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**Subject** Ordinance, Code, and Comprehensive Plan Changes Memorandum

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**From** Andrew Parish and Matt Hastie, Angelo Planning Group

**Date** June 19, 2019

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## Introduction and Purpose

This memorandum provides concepts and draft implementation language related to the City of Medford Liberty Park Neighborhood Plan (Plan) and will be adopted as an appendix to the Plan.

This memorandum includes:

- Recommended amendments to the City of Medford’s Comprehensive Plan, including goals, policies, and implementation measures; and
- Potential amendments to the City of Medford’s Development Code.

## Comprehensive Plan

The following amendments to the City of Medford’s comprehensive plan are recommended. Amendments are derived from the Neighborhood Plan’s goals and policies needed to ensure its implementation. Changes to comprehensive plan language are underlined for new text and ~~strikeout~~ for deleted text. Notes related to findings and other commentary are provided in *italics*.

### HOUSING ELEMENT: GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES

**Policy 2:** The City of Medford shall designate areas for residential development that are or will be conveniently located close to pedestrian, bicycle, and transit or high capacity transportation routes, community facilities and services, and employment to ensure that the benefits of public investment in those facilities are available to as many households as possible.

**Implementation 2-A:** Pursue amendments as needed to achieve transit-supportive density near current and future transit streets, especially where parks or schools are present.

*Note: The Liberty Park area contains parks, schools (Kids Unlimited), and is adjacent to transit along Riverside, Central and Jackson. It is an appropriate location for modest*

*increases in density that will make transit available to more households, and the Neighborhood Plan implements this policy.*

**Policy 5:** The City of Medford shall provide opportunities for alternative housing types and patterns, such as planned unit developments, mixed-uses, and other techniques that reduce development costs, increase density, and achieve projects that are flexible and responsive to the site and surroundings, including the conservation and enhancement of areas having special scenic, historic, architectural, or cultural value.

*Note: Mixed uses, cottage housing, duplexes, triplexes, and fourplexes within the Liberty Park neighborhood are consistent with this policy.*

**Policy 6:** The City of Medford shall plan for multi-family residential development encouraging that which is innovative in design and aesthetically appealing to both the residents and the community.

*Note: The intent and design standards of the overlay support this policy.*

**Policy 7:** The City of Medford shall promote preservation of the existing housing stock and existing neighborhoods through continued support of programs related to housing rehabilitation and neighborhood revitalization.

*Note: This plan is part of the Neighborhood Planning Program called for in implementation 7-A. The purpose of zoning changes to keep existing homes in the neighborhood from being "non-conforming" will support preservation of the existing housing stock by promoting reinvestment into these properties.*

## PARKS, RECREATION, AND LEISURE SERVICES - GOALS, POLICIES, AND IMPLEMENTATION MEASURES

**Policy 2-B:** The City of Medford shall give special consideration to the Bear Creek corridor in order to protect this dynamic natural and recreational resource for the enjoyment of present and future generations.

**Implementation 2-B(1):** ~~Directly and/or cooperatively acquire and plan appropriate park and recreation sites and public access along the Bear Creek corridor.~~ Maintain and expand partnerships for the on-going maintenance and restoration of the Bear Creek Greenway.

*Note: Goal language is revised to reflect the Liberty Park plan.*

## NEIGHBORHOOD ELEMENT

### **LIBERTY PARK NEIGHBORHOOD PLAN - CONCLUSIONS**

1. The 2019 Liberty Park Neighborhood Plan identified the following:

- a. Liberty Park is one of the City's oldest and most established neighborhoods, with a diverse mix of residents and businesses. It includes a mix of housing, commercial and retail businesses, educational and other institutions, and industrial uses, while serving as a gateway to the Downtown, other commercial areas, and the Bear Creek Greenway.
- b. Liberty Park lacks a complete and reliable network of sidewalks and safe and convenient crossings, and has little in the way of bicycle infrastructure, making access and mobility within and outside the Neighborhood a challenge.
- c. There are opportunities through redevelopment to create multi-modal connections from the Liberty Park neighborhood to the Bear Creek Greenway, downtown, and other commercial and residential areas which would be a benefit to local residents, visitors, and employees.
- d. Several parcels within the Liberty Park neighborhood are vacant or underutilized, and their redevelopment should support the goals of the Liberty Park Neighborhood Plan.
- e. Residential and mixed-use development and redevelopment is desired in the plan area's commercial corridors.
- f. The neighborhood is facing issues of crime, illegal dumping, and homelessness.

### **LIBERTY PARK NEIGHBORHOOD PLAN - GOALS, POLICIES, AND IMPLEMENTATION MEASURES**

**Goal 1:** Make Liberty Park a safe neighborhood for residents to walk, bicycle, and socially interact through design of private development and public spaces.

**Policy 1-A:** The City of Medford shall implement the transportation projects of the Liberty Park Neighborhood Plan through its Capital Improvements Plan, Transportation System Plan, private development, and other relevant processes.

**Policy 1-B:** The City of Medford shall implement an overlay zone for the Liberty Park neighborhood that includes design standards and multi-modal requirements of development and redevelopment in the area.

**Goal 2:** Enhance and promote social services and law enforcement that meet community needs and help minimize crime and the impacts of homelessness on the neighborhood.

**Goal 3:** Create and maintain a happy, healthy, attractive, and vibrant neighborhood for residents and business owners through a shared sense of responsibility, accountability, ownership and respect.

**Goal 4:** Create, maintain and enhance places within the neighborhood that contain resources to enrich lives, including parks, gathering places and other educational and community facilities and services that enhance the neighborhood and improve the lives of people within it.

**Goal 5:** Provide quality, affordable, attractive housing for people with a range of incomes, ages and needs through development and redevelopment of a full range of housing types and mixed residential and commercial development.

**Policy 5-A:** The City of Medford shall implement an overlay zone and other development code amendments for the Liberty Park Neighborhood that supports development and redevelopment of a variety of housing types and mixed uses.

**Policy 5-B:** The City of Medford shall support property-owner initiated rezoning that better reflects existing uses in the neighborhood and the goals of the neighborhood plan.

**Goal 6:** Support creation and expansion of local businesses, including those that serve neighborhood residents and workers and provide products that meet every-day needs.

**Goal 7:** Conserve natural resources, preserve the natural environment and provide access to nature, including through connections to the Bear Creek Greenway.

**Policy 7-A:** The City of Medford shall work to create bicycle and pedestrian access to the Bear Creek Greenway from Riverside Drive.

**Implementation Measure 7-A(1):** Work with the City of Medford Parks and Recreation Department to identify one or more preferred locations for access from the Liberty Park Neighborhood to the Bear Creek Greenway.

**Implementation Measure 7-A(2):** Require development/redevelopment of properties east of Riverside Drive to provide access and amenities, as identified in adopted plans.

**Implementation Measure 7-A(3):** Implement an improved pedestrian crossing of Riverside Ave. with wayfinding, and signage to support access to the Bear Creek Greenway from the Liberty Park neighborhood.

**Goal 8:** Support the creation of family wage jobs and advanced educational opportunity to the residents of the neighborhood.

**Goal 9:** Connect this neighborhood into the downtown economy and to other parts of the City through improvement and maintenance of an efficient, effective transportation system that supports all types of travel, including walking, bicycling, driving and transit.

**Policy 9-A:** The City of Medford shall implement a reconfiguration of OR-99 (Riverside and Court/Central) as described in the Liberty Park Neighborhood Plan in order to improve multi-modal travel along these facilities.

**Policy 9-B:** The City of Medford shall partner with the Rogue Valley Transit District to locate bus stops to better connect to local activity centers and pedestrian crossings within the Liberty Park Neighborhood.

*Note: This new section of the City’s Comprehensive Plan brings forward several of the Neighborhood Plan’s goals and creates new policies and implementation measures. Not all goals of the neighborhood plan are implemented through the Comprehensive Plan.*

## LAW ENFORCEMENT – GOALS, POLICIES, AND IMPLEMENTATION MEASURES

**Goal 1:** To provide a safe and secure environment for people and property in the City of Medford.

**Policy 1-D:** The City of Medford shall strive to coordinate law enforcement planning with local, regional, state and federal plans.

*Note: This policy statement includes coordination with local plans. Several of the Liberty Park Neighborhood Plan’s goals address public safety in particular.*

## TRANSPORTATION SYSTEM PLAN ELEMENT

Action Item 8-b: Implement transportation infrastructure improvement projects recommended by the Downtown, Liberty Park, and other neighborhood plans including the Bear Creek Master Plan. Coordinate the TSP with neighborhood planning efforts to ensure consistency between neighborhood plans and the TSP.

Action Item 9-c: Incorporate context-sensitive street and streetscape design techniques in order to balance the needed street function for all users and modes with the needs of the surrounding built environment. The selected design solution should take into consideration whether the street is new or an existing “legacy” street.

*Note: The Liberty Park Neighborhood Plan includes recommendations to provide a pedestrian-friendly and human-scale environment on the local streets within the Liberty Park neighborhood, consistent with this Transportation System Plan policy.*

Action Item 12-a: Coordinate with local and regional partners to develop trails, shared-use paths and other active transportation facilities that better connect the City’s neighborhoods, schools, parks, and various activity centers.

Action Item 12-b: Improve pedestrian and bicycle connectivity to current and proposed major shared-use paths, such as the Bear Creek Greenway; this may include land acquisition and dedication from private and public land owners to implement trail connections where needed.

*Note: Recommended sidewalk and bicycle improvements support this Comprehensive Plan goal.*

Action Item 12-c: Identify gaps such as missing bike facilities and sidewalks and systematically upgrade the network to correct deficiencies. Sidewalk infill should be the highest priority for non-auto related project funding, with a minimum of a 2:1 ratio of pedestrian to bicycle facility expenditures.

Action Item 13-a: Identify and prioritize sidewalk infill projects within a quarter-mile radius of current and planned transit routes and/or stops.

Action Item 13-b: On arterials and collectors, coordinate public transportation facility design and development with RVTD that considers the design of stop locations and facilities, transit pull-outs and other similar features.

*Note: Recommended pedestrian crossings and sidewalk infill support this Comprehensive Plan.*

# Development Code

The Liberty Park Neighborhood Plan includes several recommendations related to development and redevelopment of property, design guidelines, and bicycle/pedestrian transportation within the district. This memorandum provides high-level concepts as well as example language intended to help craft amendments to the City of Medford’s development code.

## Definitions

The following uses require definitions within the City’s code:

**Cottage Cluster:** Small lot detached single-family dwellings arranged in groups, with a courtyard(s) containing shared green space and a public access sidewalk easement.

**Live/Work Dwelling Unit:** A dwelling unit in which a portion of the unit is designed for a non-residential use. The space designed for non-residential use is internally connected to the dwelling unit without passing through a common area shared by other units or businesses and is generally located on the ground floor. The non-residential use is operated by the same household that occupies the dwelling unit but needs not meet the definition of a home business. Live/work dwelling units are considered to have multiple primary uses, with the residential and non-residential uses each subject to the regulations for their respective use categories; both the residential and the non-residential use must be permitted in the zone.

*Note: These uses may be desirable in other neighborhoods of the City. These definitions could be added to sections of the code that apply more broadly.*

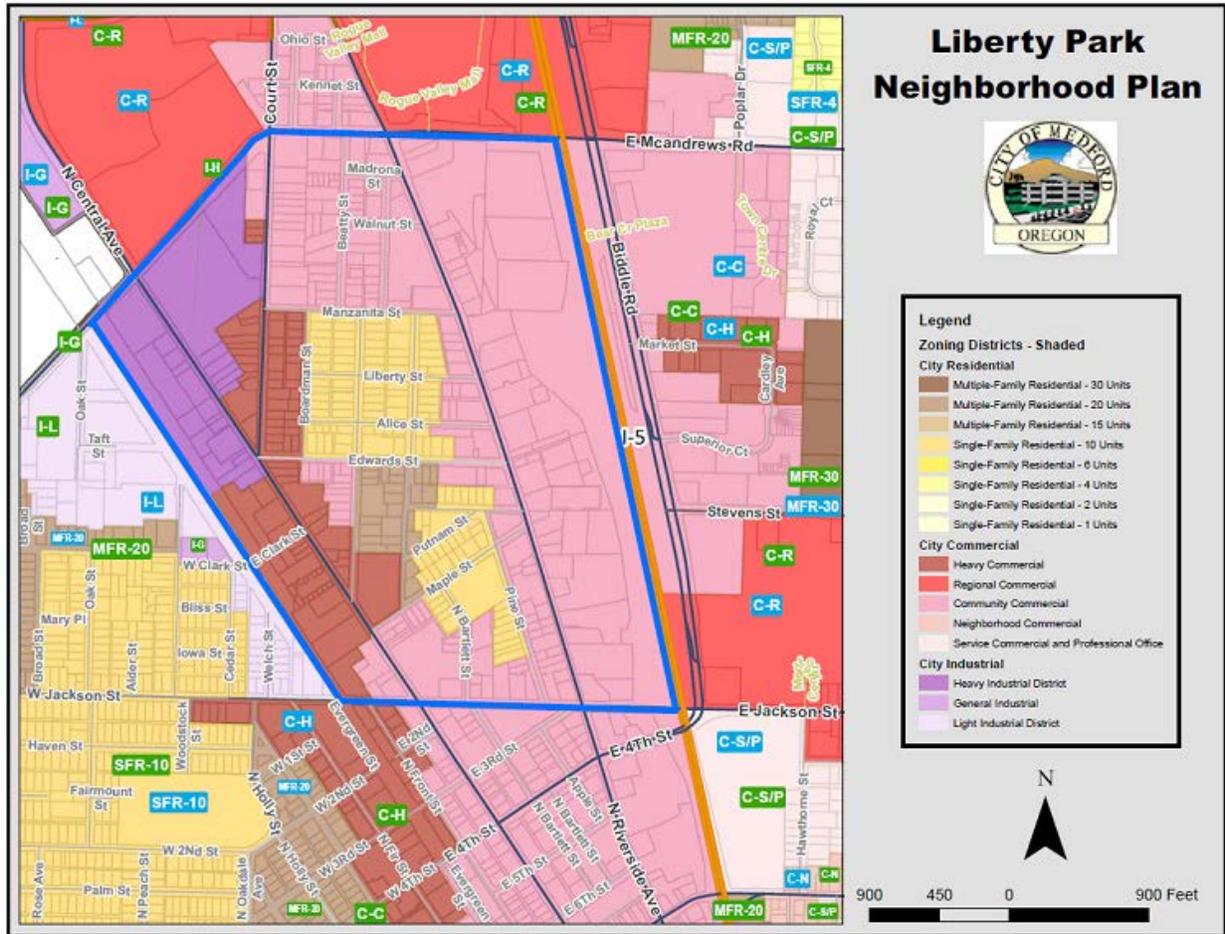
## Re-Zoning of Residential Parcels

In addition to an overlay zone (described below), target re-zoning of residential land is recommended. Residential land within the Liberty Park neighborhood is zoned Single Family Residential-10 (SFR-10) and Multi-Family Residential-20 (MFR-20), as shown in Figure 1. The area’s General Land Use Plan (GLUP) designations are a mix of Urban Medium Density Residential (UM) and Urban High Density Residential (UH).

Through the Neighborhood Plan process, a recommendation to change the zoning designation of SFR-10 areas to MFR-15 emerged in order to address nonconforming uses, to better match the UM designation of the GLUP, and to better implement the types of development desired in the Liberty Park Neighborhood Plan. As stated in 10.310-2, the MFR-15 district is an “urban residential district [which] provides for medium density townhouses (rowhouses), duplexes, apartments, mobile home parks, and group quarters. It is suitable and desirable for locations near neighborhood activity centers or mass transit.”

*Note: Construction of single family dwellings in multiple-family zones is subject to 10.826 and are only allowed when the lot is nonconforming as to minimum lot area (9,000 sq ft in MFR-15), width, or depth.*

Figure 1. Liberty Park Neighborhood Boundary and Existing Zoning Designations



## New Liberty Park Overlay Zone

An overlay zone is recommended as the primary strategy for implementing the Neighborhood Plan’s land use recommendations. This is because the bulk of the changes are applicable to the Liberty park neighborhood in particular (rather than to all areas in the City with a similar zone), and the recommended changes address more than one zone within the area. The City has a variety of overlay zones in existence today, including the Southeast (S-E) Overlay District, which is intended to implement the Southeast Plan and may serve as a model for this overlay zone. If the City decides to move forward with this strategy, City staff will need to refine the language presented here for application within the Liberty Park area.

### Overlay Boundary

The recommended boundary of the overlay district is the neighborhood boundary as shown in Figure 1. This encompasses residential, commercial, industrial, and green space areas within the neighborhood to try and achieve a cohesive developed environment.

*Note: The extent of the overlay could be modified if there are particular parcels within the study area boundary that the City wishes to exclude.*

## Objectives of the Liberty Park Neighborhood (LP) Overlay District

A draft statement of purpose for the district is provided below, based on project objectives and the feedback received through public outreach.

*“The Liberty Park Neighborhood Overlay District is intended to:*

- A. Establish site development, streetscapes, and architectural design guidelines to create a more pedestrian-friendly environment.*
- B. Restrict auto-oriented uses such as drive-throughs, businesses that emphasize outdoor storage such as automotive sales, and large-format “big box” stores.*
- C. Require additional landscaping and planting of trees compared to what exists in the neighborhood today.*
- D. Allow for a mix of single family and multi-unit dwellings at an appropriate scale for the neighborhood.*
- E. Allow live/work units and home-based businesses, cottage housing, and other flexible development types within the district.*
- F. Require development or redevelopment in certain areas to provide better pedestrian access to neighborhood amenities and natural resources.”*

## Residential and Mixed Commercial/Residential Uses within the LP Overlay District

Assuming the rezoning of existing SFR-10 areas to MFR-15 mentioned previously, residential designations within the district will include MFR-15 and MFR-20. Residential uses are allowed in all commercial districts as well subject to the standards of the MFR-30 district as noted in 10.837. The recommended provisions of the LP Overlay will make the following changes to allowed residential uses:

- Allow single family dwellings on lots that have them today, regardless of lot size (preventing homes from becoming nonconforming uses through rezoning).
- Allow for multifamily dwellings in the area’s commercial districts that do not front Riverside and Central to be built at MFR-20 densities rather than MFR-30 as required today. This change would lower the “floor” of density for multifamily developments, allowing for buildings that are more compatible in scale with Liberty Park’s residential districts.
- Consider limiting scale of multi-family developments to 1-3 story “courtyard (garden) apartments” within the neighborhood core; allow larger scale multi-family development along Riverside and Central
- Consider additional code requirements for multi-family structures that control bulk and scale of new housing to better match scale of most surrounding single-family housing. Existing development standards for multiple-family dwellings are located in Section 10.717 of the code, including standards for façade articulation, building materials, and building orientation. Potential new regulations could establish setbacks or building mass restrictions when a development neighbors single family residences.
- Allow for cottage cluster housing and Live/Work Dwelling Units (defined above) in residential and commercial districts.

## Commercial Uses in Residential Zones

Within the Liberty Park Neighborhood Overlay, commercial uses allowed within the C-N zone may be permitted within residential zones, provided that they do not exceed 3,500 square feet of gross area.

*Note: The City’s C-N zone is intended for neighborhood-serving commercial development that is pedestrian-oriented and compatible with the scale and character of surrounding residential areas. Today, it is applied to specific small properties in various parts of the city. An alternative to the above approach would be to allow zone changes from SFR-10 and MFR-20 to C-N within the overlay district. The C-N zone allows for uses of up to 2,500 square feet – we have increased that amount to 3,500 here.*

## Limiting Auto-Oriented and Outdoor Storage Uses

Auto-oriented uses tend to detract from the pedestrian-oriented, human-scale environment that is desired for the Liberty Park Neighborhood. Uses such as drive-through restaurants, gas stations, and car repair shops tend to create environments that are both unappealing to pedestrians—with little activity at the sidewalk to draw their interest—and can often create safety hazards when cars frequently pull in and out of driveways and traverse the sidewalk. As such, the project team recommends restricting auto-oriented uses within centers. Similarly, uses that rely heavily on outdoor storage of vehicles or other merchandise can negatively impact the pedestrian environment.

### Option 1

The City of Medford utilizes a detailed list of commercial and industrial uses based on the Standard Industrial Classification (SIC) system. One option for limiting auto-oriented uses is to prohibit the following uses within Community Commercial district of the LP overlay, or throughout the overlay:

- New and Used Car Dealers (SIC 551)
- Used Car Dealers (SIC 552)
- Boat dealers (SIC 555)
- Recreation & Utility Trailer Dealers (SIC 556)
- Motorcycle Dealers (SIC 557)
- Automotive Dealers (SIC 559)
- Automotive Rentals, Without Drivers (SIC 751)
- Automobile Parking (SIC 752)
- Automotive Repair Shops (SIC 753)
- Automotive Services, Except Repair (SIC 754)

*Note: These prohibitions make the C-C zone more similar to Medford’s C-N zone within the Liberty Park neighborhood with regards to automobile-oriented uses.*

### Option 2

As an alternative to full prohibition, the auto-oriented uses could be permitted subject to obtaining a Conditional Use Permit and meeting special standards. Special standards could include limiting applicable uses to a certain size or requiring the use be separated or significantly screened from the street, or located within enclosed structures. Considering a similar policy city-wide or in more transit oriented districts, may provide the same benefits as it would in Liberty Park.

### Option 3

In conjunction with Options 1 or 2, the City could pursue policies related to amortization for auto-oriented and outdoor storage uses. Amortization, as it relates to land use, is a method in which municipalities require a nonconforming use be terminated over a period of time (20-30 years) to allow for the current owners to recoup investments or seek an alternative location. Restrictions on expansion of nonconforming uses could also be pursued in relation to amortization. Further research and direction from policy-makers would be required to implement Option 3.

### Option 4

To limit large, underdeveloped parking lots, a minimum floor area ratio (FAR)<sup>1</sup> of .75 or higher could be implemented. Implementation of a FAR would be within the Liberty Park Overlay zone for particular uses to limit the amount of paved parking that can be provided. See Option 1 for examples of uses that could be limited to a particular FAR. In addition, auto-oriented uses could be allowed, or conditionally allowed, with certain design standards. This FAR approach could be applied apply to other uses as well. See the section of this memorandum on Special Design Standards.

## Heavy Industrial (I-H) District

No changes to the Heavy Industrial District are proposed within the Liberty Park neighborhood. The Liberty Park area includes a significant amount of Heavy Industrial (I-H) west of Court Street. Employers in this area have expressed interest in allowing/transitioning to more compact industrial uses such as “maker spaces,” which would be generally allowed under current zoning. Office uses are not allowed in the I-H district, which would hinder any proposed “flex-space” uses that mix office and light industrial activities.

## Special Design Standards

The following types of design standards are recommended in order to create a more pedestrian-friendly environment.

*Note: Many of these design standards apply in Medford’s Southeast Overlay today. Portions of that code section may be adapted to inform the Liberty Park overlay. Additionally, special design standards apply for multi-family dwellings and large retail structures.*

### Primary Building Entrances

Orienting buildings and entrances to the street helps promote an active and engaging street frontage. Building entries are important in making buildings accessible and interesting for pedestrians, and help break down the scale of the building. These standards will ensure that primary entrances are highly visible and accessible to pedestrians:

- **Orientation** – All buildings must have at least one primary entry facing the street.

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<sup>1</sup> A FAR is the relationship between the total amount of useable floor area permitted for structures on a site in relation to the total area of the site. FAR is determined by dividing the total floor area of the buildings/structures by the gross area of the lot.

- **Walkway** – All primary entries to a building must be connected to the sidewalk by a direct and continuous walkway.
- **Entry Design** – The primary building entries must be architecturally emphasized through the use of one or more of the following features: recessed doorway; overhangs or canopies; transom windows; ornamental light fixtures; larger, transparent or more prominent doors; or pilasters or columns that frame the doorway.

### Window Coverage

Window area or “glazing” at the ground floor ensures that buildings provide views of activity, people, and merchandise, and engages the interest of passersby. Ground floor windows also enhance the safety of public spaces by providing direct visibility to the street. Higher levels of glazing at the ground floor are appropriate for commercial and other non-residential uses, whereas privacy is more of a concern for residential uses. Windows at upper stories provide variation and interest for building facades. The following coverage requirements are recommended for street-facing facades:

- Non-residential or mixed-use buildings: Require windows, display areas, or glass doorways to cover at least [50-60%] of the ground floor wall area and at least 20% of the wall area of upper stories (if more than one story).
- Multi-family residential buildings: Require windows, display areas, or glass doorways to cover at least [20-25%] of the ground floor wall area and at least 20% of upper stories (if more than one story).
- All required windows must have a have a Visible Transmittance (VT) of 0.6 or higher.

### Building Articulation

Articulation describes variation in architectural features that break up larger building fronts into smaller planes and masses. Articulation is key to creating visual interest, establishing a rhythm for pedestrians, and maintaining a human scale. Features that create articulation include windows, balconies, recesses, projections, roofline offsets, canopies, or changes in building material. The City of Medford currently has special development standards that apply to multiple-family dwellings, which could be applied in this area to commercial buildings as well. These standards include:

- **Building Length** – Buildings within 30 feet of a street shall be limited to 150 feet, and other buildings on the site shall be limited to 200 feet.
- **Façade Articulation** – In order to preclude long expanses of uninterrupted wall surfaces, exterior elevations of buildings shall incorporate design features such as off-sets, projections, balconies, bays, windows, entries, porches, porticos, or similar elements.
- **Roofline Articulation** – Require roofline articulation every 30 feet, in a manner that corresponds with the facade articulation. Potential roofline treatment options: gables, dormers, offsets in ridgeline, stepped parapets, cornice lines, or changes in roofline elevation.
- **Distinct base, middle and top** – Require buildings with more than 3 stories to have a distinct base, middle and top to break up the vertical mass of buildings. The building base consists of the lowermost floor or two floors; the top consists of the uppermost floor or two floors; the middle consists of the remainder of the façade between base and top. Buildings should utilize horizontal articulation and/or a discernable change in materials. Both with minimum dimensions).

### Locating Parking Behind Structures

Buildings set back from the street with parking next to the sidewalk are less interesting and less comfortable for pedestrians. To promote a safe, comfortable, and vibrant pedestrian environment, it is best to limit surface parking adjacent to sidewalks. The project team recommends allowing surface parking and vehicular circulation areas behind buildings, or to the side of buildings, as long as a minimum 50% frontage occupancy standard is met. An alternative standard to 50% frontage occupancy would be limiting parking and circulation areas to 50% of a site frontage.

### Landscaping

Landscaping can soften the edges and provide screening for vehicle parking and circulation areas. This will provide a more comfortable experience for pedestrians where parking is adjacent to the sidewalk, and will reduce the impact of large paved areas.

The City also could require perimeter landscaping with a minimum width of 5 feet where surface parking or vehicular circulation areas are located adjacent to the right-of-way. Landscaping typically should include trees spaced not more than 30 feet on center, and a mix of shrubs and ground cover. except when abutting residential zones.

### Setbacks and Frontage Requirements

Buildings placed close to the sidewalk provide an engaging experience for pedestrians. They allow passersby to interact with building interiors, both physically—through direct access to entrances—and visually—by seeing through windows and other openings. They also help establish a sense of enclosure that creates more comfortable spaces for walking. The City can consider reducing minimum setbacks or establishing a maximum setback for pedestrian areas in the Liberty Park area along commercial or mixed use streets.

Frontage occupancy—sometimes known as “build-to percentage” or “front property line coverage” —is the percent of a property’s street frontage that is occupied by a building, and works closely with setback standards. Maximum setbacks and frontage occupancy should work together to establish a consistent street frontage. While buildings should be allowed to occupy the full site frontage, there should also be some allowance for open areas that serve to extend the sidewalk and provide places for gathering and resting.

Examples:

- Minimum front setback: 0 feet
- Maximum front setback: 10 feet unless public amenity requires additional space.
- Require at least 50% of a site frontage to be occupied by a building that meets the maximum setback. Allow the percentage to be reduced to [40%] if a plaza or other pedestrian open space is provided.
  - *Alternative:* Instead of regulating building frontage occupancy, the code could simply limit vehicle parking and circulation areas to 50% of a site frontage.

These standards would apply to both residential and non-residential uses (or mixed uses).

### Building materials

The intent of potential building materials standards is to evoke a sense of permanence and durability for new buildings. A requirement for two or more materials can establish variety in textures, colors, and/or patterns. The City of Medford regulates building materials of multiple-family structures, and in the Liberty Park area these regulations could be applied to non-residential structures as well.

### Pedestrian Connections to Bear Creek Natural Area

Connections between the Liberty Park Neighborhood and the Bear Creek Natural Area are a key component of the Neighborhood Plan. Any development or redevelopment of properties along the identified connection across Riverside Ave. should be required to accommodate multi-modal connections and provide pedestrian-scale lighting. However, as of this writing there are still several options that the City is evaluating for the ultimate location of this connection. The City also will need to ensure that there is a nexus between these requirements and impacts of proposed developments to avoid any takings issues. Any code language should address this issue.

### Minimum Floor to Area Ratio (FAR) Requirements

The City could create a more urban form in particular areas of Liberty Park by requiring a minimum FAR of new development. Used in conjunction with other development code requirements such as height and setback requirements, FAR can effectively regulate the overall mass of development. A minimum FAR of 1.0 would require the equivalent of one-story development on the entire lot, as illustrated below.

