

Chapter 8

Michael Park Creekside

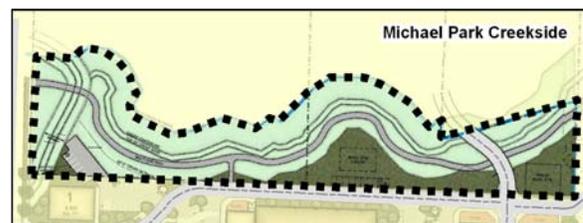
Village Center Greenway

This sector includes approximately 3.7 acres of vacant land oriented along the North Fork of Larson Creek. A major greenway overlay through this area has been designated over the creek corridor as shown on the Southeast Circulation Plan Map. As described therein, the greenway area includes the stream bed and area upland within 50-feet of either stream bank. Its north boundary also corresponds to the northern extent of the Commercial Center Core Area (7A). The creek and greenway meander over the south portion of two parcels of land that are otherwise designated in Area 7B (Commercial Center) as they extend north of the greenway boundary to Shamrock Drive. There are small areas on these parcels located to the south of the greenway boundary within Area 7A.

The Southeast Overlay District standards for greenway development were originally crafted in anticipation that greenways would be developed by property owners at the time “adjacent” land is developed. However, the majority of developable commercial land in Area 7A was in different ownership than the land on which the greenway is located. The Master Plan layout was therefore prepared in anticipation that the City would acquire the designated greenway corridor and additional land to accommodate public access and parking at the trailhead. Remnant land south and outside of the greenway boundary can accommodate two building envelopes of approximately 2,500 square feet each.



Michael Park Creekside Sector



Master Plan Layout



“Creekside” commercial use and development standards are established for the sector to assure that greenway and commercial uses complement one another. Michael Park is predominantly located within the adjacent Market-Grocery Sector to the south to assure its timely construction in the event that public acquisition of the greenway area is forestalled and/or the privately held land in the MP-Creekside Sector is similarly delayed. The cross-section proposed for Michael Park Drive at this location is intended to function with the adjacent public and commercial spaces to accommodate special community events such as street fairs, celebrations, contests, and the like. The layout also will accommodate public use of enclaved areas rather than commercial building sites as discussed in the alternative below.

The Master Plan encourages the City to acquire adequate upland area to accommodate development of a regional stormwater detention and water quality facility as described in Chapter 9 (Capital Improvement Program) of the adopted City of Medford Stormwater Management Plan. As described in the plan, the water quality facility *“would simply be a buffered low flow channel and the detention would be dedicated upland area where flows from the one-year storm would back up. The slope allows the backing and the upland area could serve as open space. This facility would work hand in hand with site specific WQ control measures and low impact development designs. ...”* The described facility could be integrated with the trail, recreational, and open space components of the greenway in an attractive manner. If the City acquires enough upland area, actual construction could be funded by nearby developers in lieu of constructing on-site facilities or in exchange for storm drainage SDC credits. Such projects constructed on public land would include a required recreational or trail amenity to be constructed or funded. This would leave more private land available for taxable improvements to the benefit of the general fund.

Other funding opportunities could be made available to individuals and organizations in the form of sponsorships, memorials, or licensing could fund tree plantings, artwork, and gateway gardens throughout the greenway while fostering grassroots community involvement and sense of ownership. Although this greenway segment includes just under 1,000 feet in length, the model could be exported beyond the Commercial Center Core Area for the entire course of the greenway ultimately to Chrissy Park two miles to the east.

Sector Specific Standards

The following Design & Development Standards will apply in this sector:

1. Site Design

- a) Trail Head Parking
 - i. The trail head parking area is to be a major access point to the greenway.



- ii. The City shall coordinate with the developer of Building 1 in the adjacent sector to the south to construct the trailhead parking concurrently with the parking area for the Building 1 site, in accordance with the related provisions for the adjacent sector. A development agreement or similar instrument will be negotiated to establish the terms for cost sharing.
- iii. Special consideration shall be given to the interface with the Medford Canal in coordination with the irrigation district with regard to need for access restrictions, setbacks, safety railings/fencing, modified crossing needs, and drainage/erosion/pollutant controls. Crossings or other improvements within the irrigation district easement will require review and approval by the irrigation district.
- iv. There shall be considerable flexibility provided in the final parking area design plan to allow adjustment based on site conditions that will minimize intrusion impacts to nearby and adjacent natural features and to provide the most value for the public investment. For example, the parking area may be reduced in size or eliminated in favor of more on-street parking. Parallel, angled, or perpendicular parking bays alongside Michael Park Drive where area is available outside the greenway boundary. Parking bays along the street may also be used for event booth or public seating areas for special events such as street fairs, parades, or races.

b) Michael Park Drive frontage

- i. An open edge treatment in lieu of a standard street tree and sidewalk design shall be promoted for this frontage along this sector to promote the open space connectivity with the street space. A multi-use path and water quality swale or rain garden plantings shall be provided along the north street frontage. Parking bays, curbing, and sidewalk shall be incorporated in the final design where adequate space exists outside the greenway boundary.
- ii. Tree and other plantings in this sector shall be targeted to improvement and enhancement of existing groves along the creek, water quality improvements, and recreational open space considerations in accordance with a greenway landscape plan as adopted by the City for the public areas. Areas acquired for public use will be designed by the City for park & greenway use, stormwater detention, and water quality enhancement projects. The design plan shall be consistent with the standards established at MLDC 10.384(D) and based on public input in accordance with neighborhood park and open space planning objectives.
- iii. Building sites A and B outside the greenway boundary as shown on the Master Plan if developed are subject to the creekside development standards of MLDC 10.384(D). The sites may instead be utilized for park, open space, and storm-water management facilities to include buildings accessory to the same.

- iv. Final site design shall accommodate the stream crossing alignment for Stanford Avenue in a manner consistent with the Southeast Circulation Plan Map.



The figure above depicts a street with bioswale along a downgrade edge. The photo shows a built example of a street with a bioswale edge.