

PLANNING COMMISSION STUDY SESSION AGENDA NOVEMBER 11, 2019



MEDFORD
OREGON

Commission Members

David Culbertson
Joe Foley
Bill Mansfield
David McFadden
Mark McKechnie
E. J. McManus
Jared Pulver
Jeff Thomas

Planning Commission study sessions are held on the second and fourth Mondays of every month

Study Sessions begin at noon

City of Medford

Lausmann Annex Room 151
200 S. Ivy Street, First Floor
Medford, OR 97501
541-774-2380

PLANNING COMMISSION STUDY SESSION AGENDA



MEDFORD
OREGON

November 11, 2019

Noon

Lausmann Annex, Room 151

200 South Ivy Street, Medford, Oregon

10. Introductions

20. Discussion Item

20.1 CP-19-004 Liberty Park Neighborhood Plan Review

30. Adjournment



MEMORANDUM

To: Planning Commission *for November 11, 2019 study session*
From: Carla Angeli Paladino, Principal Planner
Date: November 6, 2019
Subject: Liberty Park Neighborhood Plan Review

DIRECTION SOUGHT

Staff is asking the Commission to identify any proposed changes or additions to the draft Liberty Park Neighborhood Plan document.

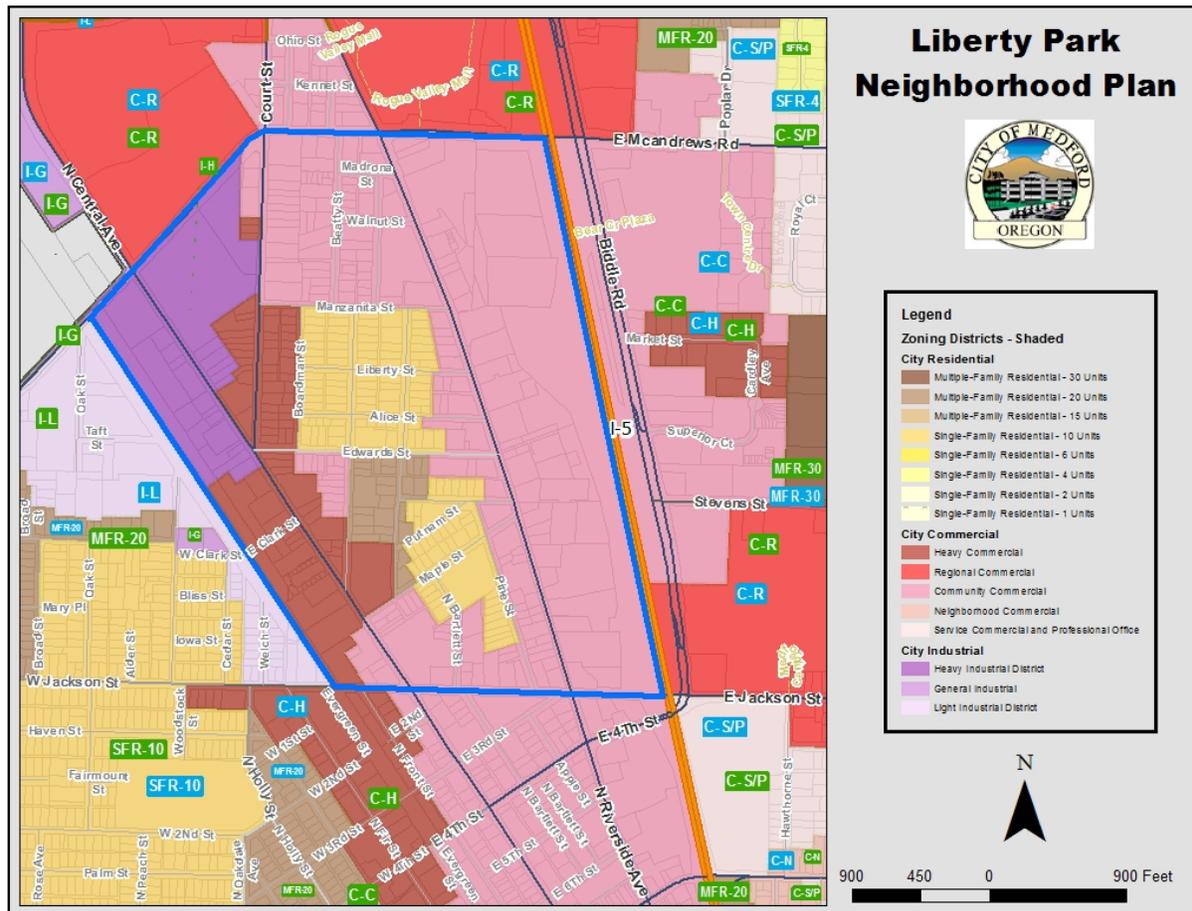
PRESENTATION OUTLINE

- Presentation overview and information – Carla Paladino
- Discussion and Direction – Planning Commission

BACKGROUND

The Liberty Park Neighborhood Plan was funded through a Transportation and Growth Management (TGM) grant received from the Department of Land Conservation and Development and the Oregon Department of Transportation. The City of Medford was awarded the grant in August 2017. The Planning Department began working with the consultant team Angelo Planning Group and Jacobs in the spring of 2018. Although it is a standalone document, the plan is intended to inform and support decision-making related to the Medford Urban Renewal Agency (MURA) plan and future investments of MURA funds in the neighborhood.

The purpose of the plan is to build off of the work conducted in 2002 for the neighborhood and update its contents in order to help guide future development and projects in this location. The boundaries that make up the Liberty Park neighborhood include McAndrews on the north, Interstate-5 on the east, Jackson Street on the south, and the properties along the railroad tracks on the west.



The contents of the plan were guided through the work of an advisory committee made up of City Councilors, neighborhood residents, non-profit and school representatives, business owners, RVTB, and a Planning Commission member. The advisory committee met six times to discuss the plan starting in June 2018 through September 2019. In addition to committee input, Planning and Engineering staff and the consultants gathered input and feedback from the residents in Liberty Park and from citizens at large within the community through stakeholder interviews and during four open house events held in June and December of 2018 and April and July of 2019.

The plan is divided into three main categories:

- Plan Goals
- Land Use Recommendations
- Transportation Recommendations including a project list

There are nine key goals the plan aims to achieve. Summarized they include:

- Making the neighborhood easier and safer to get from one place to another;
- Effectively utilizing social services and law enforcement to help minimize crime and reduce the impacts of homelessness;
- Creating a healthy and vibrant neighborhood, and enhancing spaces such as parks, educational, and community facilities;
- Increasing the quality and range of housing types;
- Supporting the creation and expansion of local businesses;
- Promoting family wage jobs and educational opportunities; and
- Providing better connections to the natural and built environment such as to Bear Creek Greenway, downtown and other parts of the City.

The land use recommendations include:

- Identifying locations for infill and redevelopment;
- Working to enhance connectivity to and safety of the Bear Creek Greenway and creating park spaces;
- Creating a regulatory framework that addresses design guidelines, land uses, enhanced landscaping, and encourages development of new housing;
- Reviewing the General Land Use Plan (GLUP) and zoning designations and making adjustments to those designations;
- Finding partnerships with law enforcement and code enforcement to help alleviate concerns with criminal activity, dilapidated buildings, and impacts of homelessness; and
- Reviewing where auto-oriented businesses such as fuel stations, drive-throughs, and car-related businesses are permitted and how they are designed on a site.

Staff recognizes that the land use component needs a separate implementation plan in order to create design and site standards, evaluate General Land Use Plan (GLUP) designations and zoning districts, review parking standards and other regulations specific to Liberty Park that will help ensure the plan envisioned can be realized.

The transportation recommendations address a number of different topics including:

- Traffic calming (for interior streets and perimeter arterials);
- Enhancement of the bicycle network and improvement of connections to downtown;
- Improvement of pedestrian crossings and a connection to the Bear Creek Greenway;
- Infilling sidewalk along the residential core of the neighborhood; and
- Relocation of bus locations.

There are twenty-two distinct transportation projects outlined in the plan. Similar to the City's Transportation System Plan (TSP) project lists, the Liberty Park plan projects include a description, the location, a priority ranking (near, medium, or long term), and a cost estimate. In several cases, the projects are identified as pilot projects in order to test out the concept and help provide data to support a more permanent installation or change.

A link to the November 2019 draft Liberty Park Neighborhood Plan can be found in **Exhibit A**.

PLAN UPDATES

The City Council reviewed the draft plan on September 12, 2019. Staff heard several topics that need to be included in the plan prior to final adoption which include:

- Information regarding the activities occurring at the motels on Riverside Avenue,
- Funding sources for the projects,
- Connectivity to downtown, and
- Traffic implications related to the lane reconfiguration on Court/Central/Riverside.

The Neighborhood Advisory Committee (NAC) met and discussed the plan on September 23, 2019. The NAC also agreed that language regarding the activity at the motels needs to be addressed in the plan. The project that includes surfacing the alleys should also include the alleys located at Bartlett and Maple. Other changes include looking at City programs that could help beautify the existing commercial corridors, signage or gateway treatment along Court and Central to let people using this street know they are passing through a neighborhood and entering downtown, and locations for additional park sites within the neighborhood.

Staff has incorporated the majority of these changes which can be found on pages 11, 13, 19, 33, and 52 of the plan.

PLAN ADOPTION

The adoption of the Liberty Park Neighborhood Plan will be incorporated into the City's Comprehensive Plan Neighborhood Element. The Planning Commission is scheduled to continue the scheduled November 14, 2019 hearing to December 12, 2019. This provides additional time for staff to discuss the plan with both the Planning Commission and Transportation Commission. The City Council hearing is scheduled for January 16, 2020.

Liberty Park Neighborhood Plan
November 6, 2019

EXHIBITS

A November 2019 - Draft Neighborhood Plan (link below)

https://www.ci.medford.or.us/SIB/files/Liberty%20Park%20NH%20Plan_November%202019_1.pdf

(Please contact staff if you prefer a paper copy)