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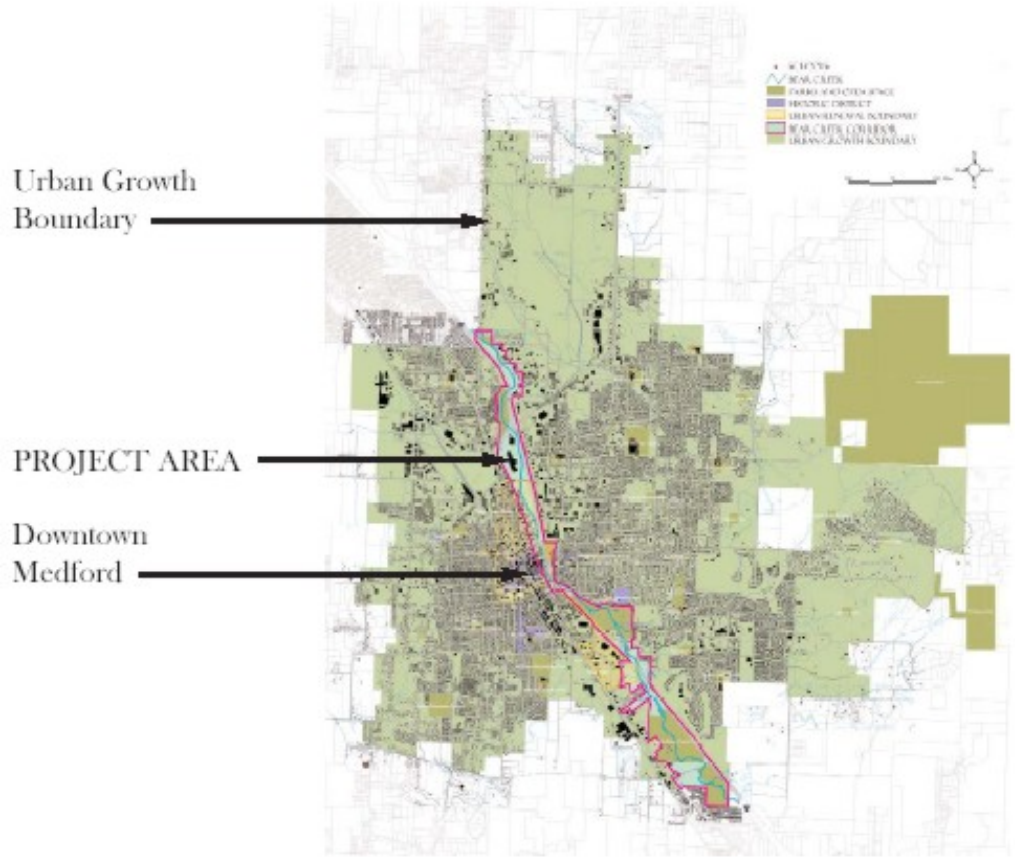
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200 South Ivy Street Lausmann  
Annex: Room 240  
Medford, Oregon 97501  
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**Email:** [planning@ci.medfor.](mailto:planning@ci.medfor.) . . .  
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## Bear Creek Master Plan



**Bear Creek Masterplan - Medford, Oregon**

Bear Creek Master Plan

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(739.4KB)

This is the Adopted Bear Creek Master Plan (1/21/2003)

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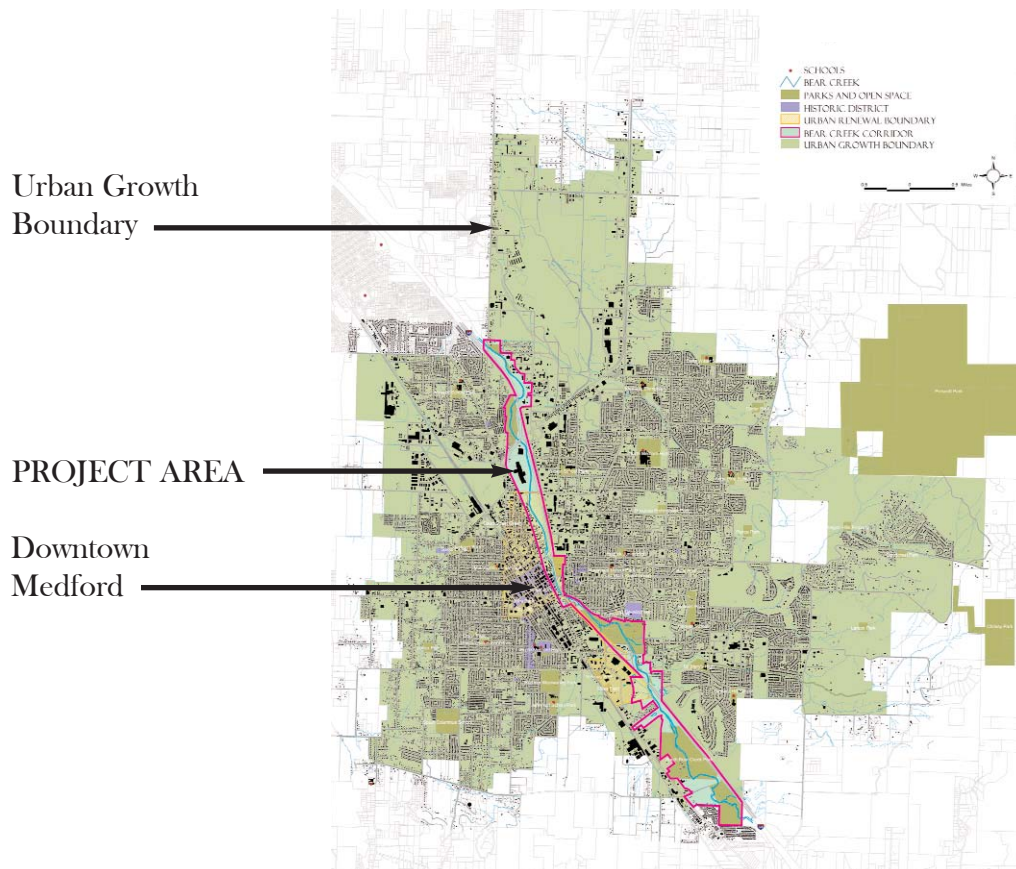
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SECTION 1  
INTRODUCTION

# 1 INTRODUCTION

Over the course of the past 25 years the City of Medford has initiated the preparation of numerous studies within the Bear Creek Corridor that bisects the community. Although there is a great trail system and some wonderful parks and natural areas, most of the ideas and aspirations concerning the creek corridor have yet to be realized. Today the Downtown turns its back to Bear Creek resulting in a highly urbanized core area and signs of pollution and neglect are apparent along the entire corridor.

In February 2002, Design Studios West, Inc (DSW) was engaged, by the City of Medford and the Medford Urban Renewal Agency (MURA), to prepare a master plan for the seven and one-half mile length of the Bear Creek Corridor as it bisects the community. The study area encompasses a corridor that stretches from the north Urban Growth Boundary (UGB) (roughly Gilman Road) to the south UGB (near South Stage Road). The width of the study area fluctuates depending on development patterns and was defined by the City and MURA.



SECTION  
1  
INTRODUCTION

After an extensive site investigation and careful review of all available existing information for the study area, a strategic approach for the preparation of the master plan was developed. The sentiment was not to prepare “just another study to sit and collect dust on a shelf”, but instead to prepare an “Action Plan” to kick start the immediate and future redevelopment of the corridor.

A conscious effort was made not to disregard the ideas and themes so prominent in the previous studies but conversely, to build upon them. The strategy was to draw from and learn about existing environmental concerns, current user needs, and future community goals and ultimately to define a plan of action that will lead to implementation.

The following document is a summary of the steps taken by DSW working with the Bear Creek Masterplan Advisory Committee and Bear Creek Technical Advisory Committee and MURA to prepare a Plan of Action for the Bear Creek Corridor.



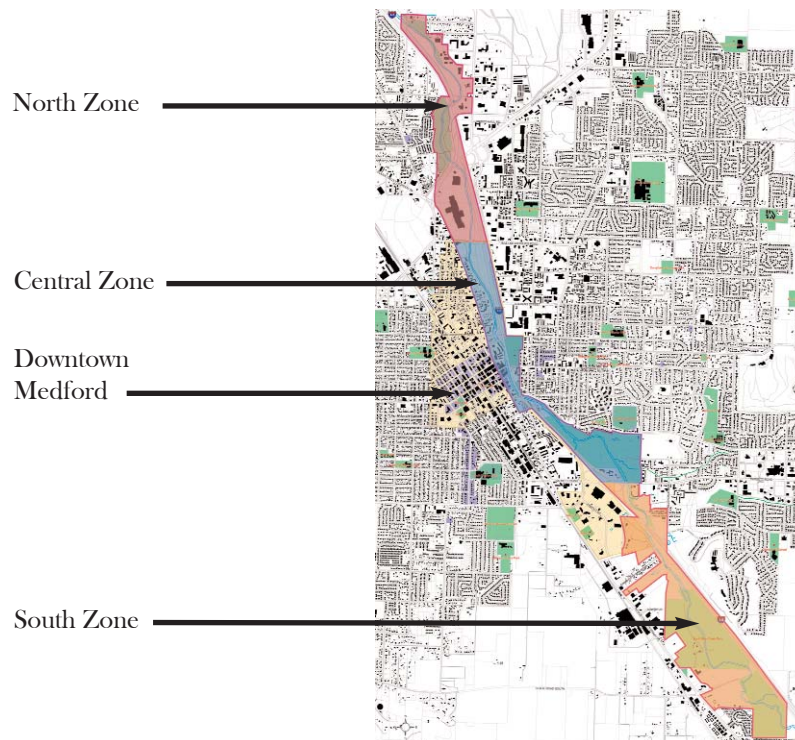
SECTION 2

# METHODOLOGY

## 2 METHODOLOGY

Public participation during a master planning process is paramount; especially when many valuable studies have been prepared over a number of years. Information can be lost or key thoughts about connections and relationships can be forgotten. Getting people that live, work, and play in a community, on a daily basis, to participate, share ideas, and communicate their dreams is crucial.

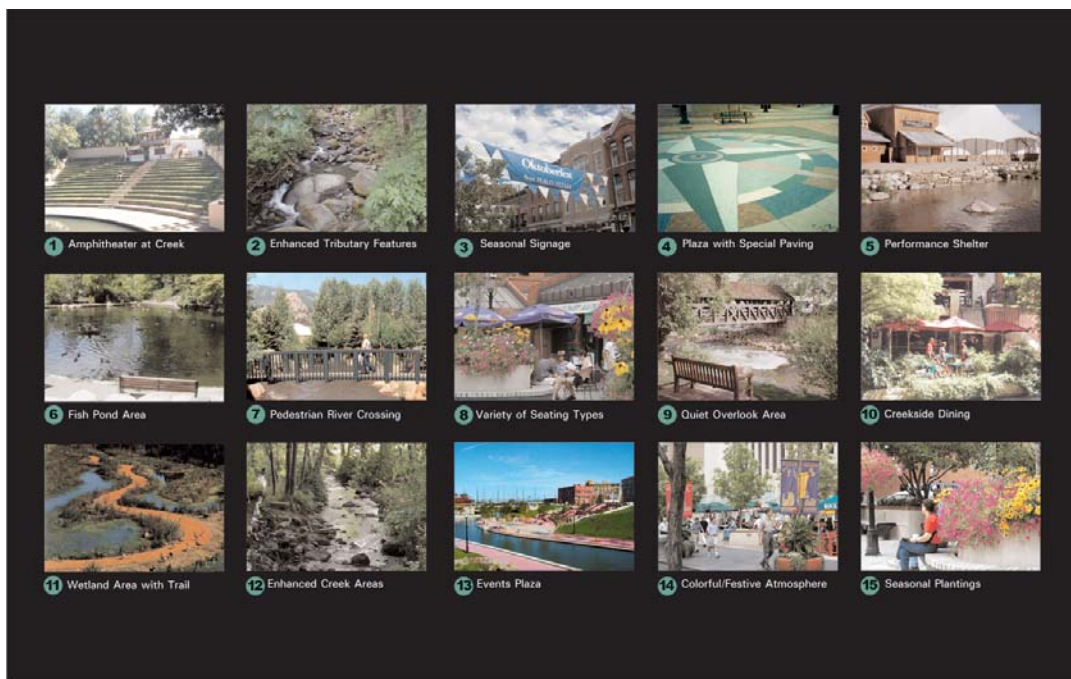
The significant scale and distinct existing characteristics of various parts of the seven and one-half mile corridor required that the study area be broken into more manageable zones. Based on a site investigation and the approach of previous studies, the project area was divided into three zones. The North Zone is defined as within the creek corridor from the North UGB down to McAndrews Road. The Central Zone is defined as being within the creek corridor from McAndrews Road south to 12th Street (which later was extended south to a more logical break at Barnett Road). The South Zone is defined as being within the creek corridor from Barnett Road south to the South UGB. These three zones broke out logically for two reasons, each zone is approximately the same length and the character of the corridor transitions from natural (North Zone) to urban (Central Zone) and then back to natural again (South Zone).





SECTION  
2  
METHODOLOGY

Developing a design program for an area of this magnitude is challenging even after its segmentation into three zones. The public can be of great assistance to develop programming ideas and understand “favorite” places for improvement along the corridor. Using extensive base mapping provided by the City, three zones were defined for the first public meeting. During this meeting the design team called on the community at large to help define ideas and opportunities within the corridor and more than 100 citizens attended. A series of display boards with 60 images that defined different “uses” to spark ideas were used during an “open house” format workshop. Each image was numbered for reference and small white adhesive dots were provided to allow people to pick an image they preferred, write the corresponding number on a dot and place the dot in any location they deemed appropriate with the project zones. At the conclusion of this first workshop more than 350 dots were placed within the three zones. This information, along with numerous comments written on “Post-it” notes, helped inform and guide the development of a design program for the Bear Creek Corridor.



**POTENTIAL USES & ACTIVITIES**  
**BEAR CREEK MASTERPLAN**

Prepared for City of Medford  
Prepared by Design Studio West, Inc.  
3 March 2009

*One of four image boards used during the first public workshop.*

Before embarking on the design of the corridor the team discussed how to address the three distinct zones in the corridor while insuring continuity along the entire seven and one-half mile length. A conscious effort was made to build on existing assets

SECTION  
2  
METHODOLOGY

such as the trail system, parks, and many unique natural areas within the corridor. As the design phase progressed, it became apparent that numerous other projects along the corridor are either slated for implementation or currently in progress. Some of these projects include a sports park and a new interchange proposed for the South Zone, improvements to Interstate 5 in the Central Zone and a new interchange in the North Zone. The goal during the design process was to identify potential project areas and give them conceptual form. In the future, these areas will need to be paired with community partners to assure implementation. Assembling the various groups that will affect the future of the corridor and persuading them to embrace a common vision is imperative to the success of this action plan.



Upon the completion of the design phase, a second public workshop was held to present conceptual design ideas encompassing the entire seven and one-half mile length of the corridor. The citizens that attended the workshop were very supportive and provided great insight into potential project areas and their preferences for the concepts. A questionnaire was provided to help quantify, prioritize, and understand what areas people felt would make the best projects. The result of the questionnaire was two-fold. First, the public response was overwhelmingly supportive of the project. Secondly, a majority of the citizens feel that the Central Zone is the most problematic or had the most opportunity and therefore should be the focus of the initial phases of implementation. Upon further discussion with members of the advisory committees, it became more apparent that an opportunity should be taken to implement projects in coordination with other proposed improvements to the corridor i.e. the south sports park. To take full advantage of these coordination opportunities “Partnerships” must be formed by all interested parties within the community of Medford.

SECTION 3

PURPOSE OF PLAN

## 3 PURPOSE OF PLAN

Upon initial consideration, a plan of this nature is prepared to document community wants, needs, and aspirations. More often these plans reflect the sentiment of a community's citizens at a particular point in time and weigh those views against the more lengthy span of a project's life. In the end, if one project is realized and becomes the impetus for the future resurgence of Bear Creek, then the plan is a success. To propagate this success it is critical that citizens consider the Bear Creek Masterplan to be a reality. While many of the concepts presented in the Plan require long-term implementation, there are a number of highly visible projects that can begin immediately. If the City of Medford proceeds with projects that improve, enhance, and protect the assets of Bear Creek while still allowing people to utilize the corridor, then it will have initiated a plan that will take on a life of its own while serving generations to come.



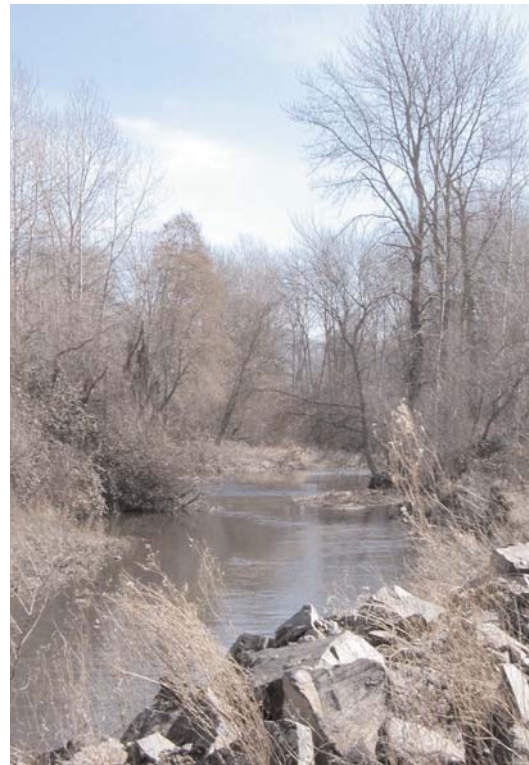
SECTION 4  
SITE CONDITIONS

# 4 SITE CONDITIONS

Over a two day period, DSW walked the entire length of the project area to get an appreciation for the scale and character of the creek corridor. During this trek, more than 750 digital images were taken that would be used during analysis and later to produce sketches depicting design concepts. The basic impression was one of opportunity. There are currently many assets within the corridor that are being either underutilized or ignored. The opportunity lies in some wonderful natural areas that exist in both the North and South zones and a trail system that is popular to a wide cross section of the community. The challenge lies in the urbanized core area adjacent to the downtown where I-5 looms overhead and businesses turn their backs to the creek. In general, the corridor has many attributes that will be the foundation for a successful restoration and redevelopment plan.



North Zone



South Zone



Central Zone

SECTION  
4  
SITE CONDITIONS

*SITE CHALLENGES*



Debris and pollution in water - Central Zone



Interstate 5 overhead - Central Zone



Chainlink fences and high walls - North Zone



Erosion behind businesses - Central Zone



Worn access points along creek - Central Zone



Thick stands of Blackberry - South Zone

*SITE OPPORTUNITIES*



Good existing trail used by community - North Zone



Mature overstory providing shade - Central Zone



Healthy, stable creek bank in areas - South Zone



Vigorous white water in some areas - Central Zone



Strong Tributaries - Central Zone



Large adjacent parks - Central Zone



SECTION 4  
SITE CONDITIONS

*SITE PHOTOS*



South Zone



South Zone



South Zone



South Zone



Central Zone



Central Zone

SITE CONDITIONS

*SITE PHOTOS*



Central Zone



Central Zone



North Zone



North Zone



North Zone



North Zone

SECTION 5

# PREVIOUS STUDIES

# 5 PREVIOUS STUDIES

During the design team's first official visit to the City of Medford, digital files containing base information for the entire project area were provided. On this visit, volumes of previous plans and studies dating back over 15 years were also acquired. The following is a list of the resources that were referenced in the creation of the plan.



Zoning and Land Use Regulations

Property Ownership Mapping

Medford Downtown/Bear Creek Vision Plan 1989

City Center Design Concept 99

Medford Stormwater Masterplan

Bear Creek Ecological Survey 1989

Bear Creek Greenway Plan 1998

City of Medford Comprehensive Plan 2000

DEQ Reports

RVCOG Reports

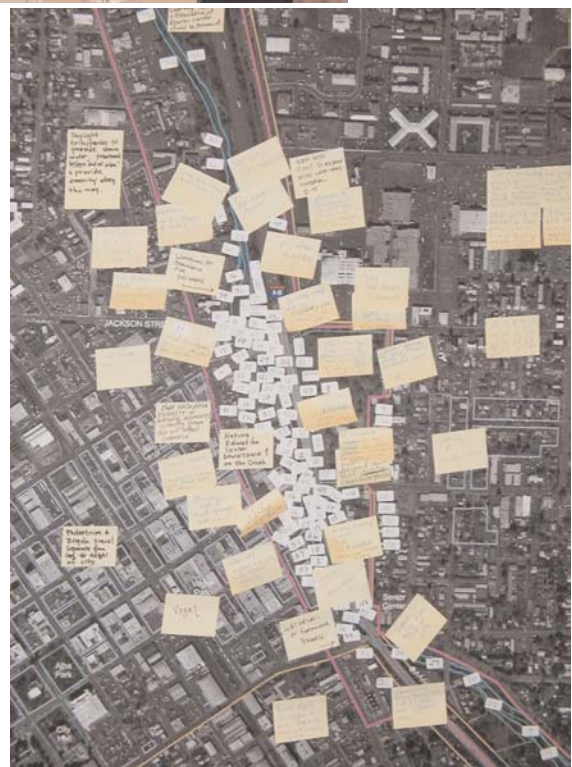
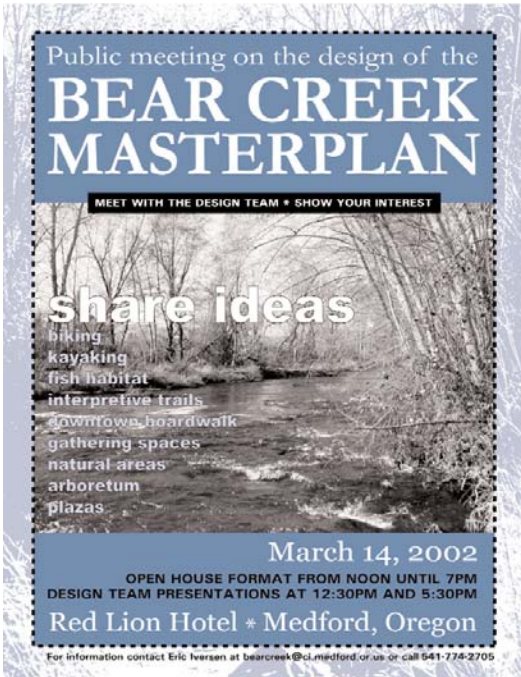
Medford City Code

Jackson County Code

SECTION 6

# FIRST PUBLIC WORKSHOP

# 6 FIRST PUBLIC WORKSHOP



An initial public workshop was held in “open-house” format to draw ideas from the community. More than 100 people attended the session and many great ideas were discussed. Citizens were asked to help identify special areas for potential projects along the corridor and give thoughts about their future use. The result of this effort would culminate in a design program for the Bear Creek corridor that would guide the design process.



Programming "Top Ten List" from Public Meeting, March 14, 2002. The following are the top ten programming items for each zone along with the top ten items for the entire project corridor.

#### North Zone

1. Enhanced creek area
2. Enhanced fish habitat
3. Pedestrian river crossing
4. Quiet overlook area
5. Enhanced creek vegetation
6. Creekside dining
7. Wetland area with trail
8. Integrated sculpture
9. Enhanced tributary features
10. Passive sitting area

#### Central Zone

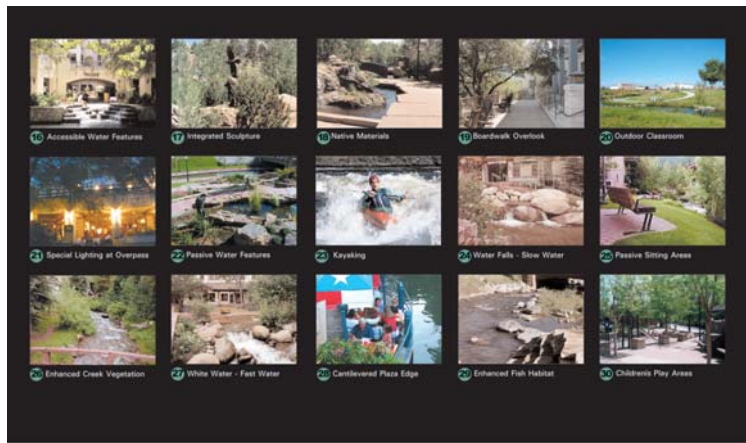
1. Businesses fronting creek
2. Creekside dining
3. Enhanced creek vegetation
4. Cantilevered plaza edge
5. Enhanced creek area
6. Colorful/festive atmosphere
7. Accessible water features
8. Common plaza facing creek
9. Attractive bridge treatment
10. Integrated sculpture

#### South Zone

1. Interpretive trail
2. Wetland area with trail
3. Quiet overlook area
4. Constructed wetland
5. Enhanced fish habitat
6. Enhanced creek vegetation
7. Interpretive placard
8. Passive sitting area
9. Accessible water features
10. Enhanced tributary features

#### All Zones (total project area)

1. Enhanced fish habitat
2. Enhanced creek vegetation
3. Quiet overlook area
4. Enhanced creek area
5. Interpretive trail
6. Creekside Dining
7. Wetland area with trail
8. Businesses fronting creek
9. Accessible water features
10. Integrated Sculpture



POTENTIAL USES & ACTIVITIES  
BEAR CREEK MASTERPLAN

Prepared for the City of Medford  
by Urban Land Institute, Inc.  
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A series of four display boards with a total of 60 images that define different "uses" were used during an "open house" format workshop. Each image was numbered for reference and small white adhesive dots were provided for people to select an image they preferred, write the corresponding number on a dot and place the dot in any location they deemed appropriate with the project zones. At the conclusion of this first workshop more than 350 dots were placed within the three zones. This information, along with numerous comments written on "Post-it" notes, helped inform and guide the development of a design program for the Bear Creek Corridor.



All image boards and comments can be referenced in the appendixes of this document.

SECTION 7

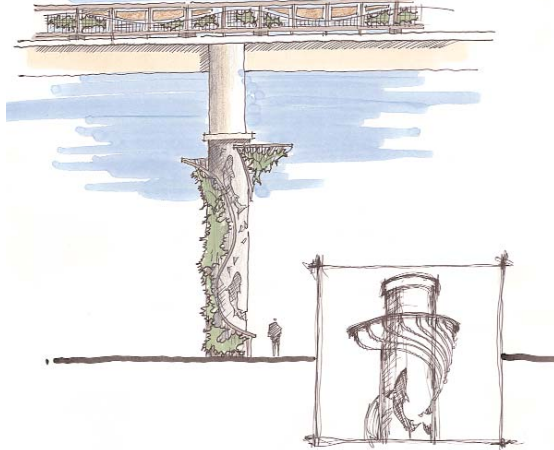
# DESIGN CONCEPTS

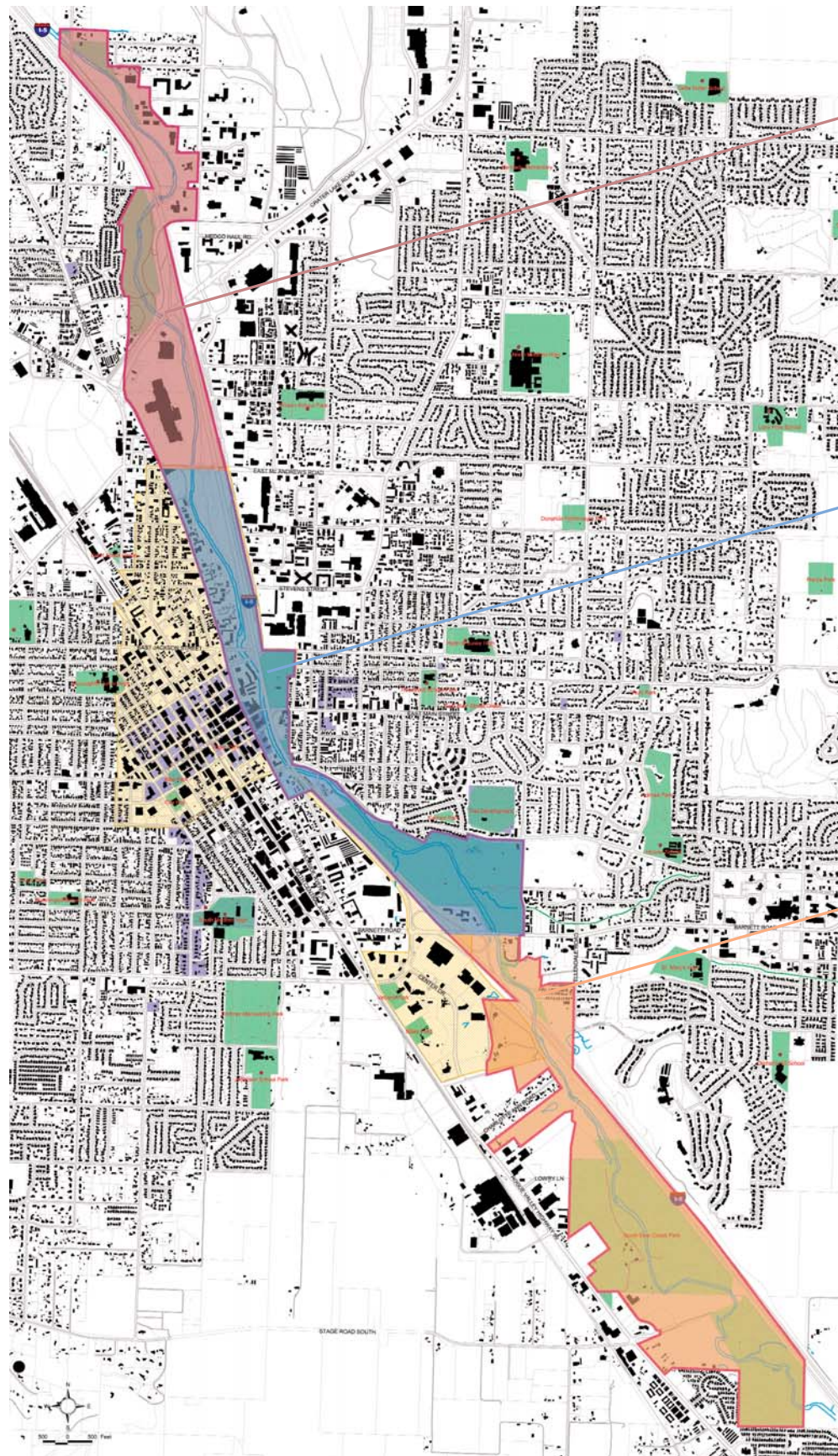


# 7 DESIGN CONCEPTS



Based on information gathered from the first public workshop a series of presentation boards were produced that portrayed conceptual design alternatives for each project zone within the study area. These alternatives included before and after sketches of key areas as well as some detailed design ideas applicable to the entire seven and one-half mile length project area. The purpose of these design concepts was to solicit feedback during the second public workshop





## North Zone

- Enhanced creek area
- Enhanced fish habitat
- Pedestrian river crossing
- Quiet overlook
- Enhanced creek vegetation
- Creekside dining
- Wetland area with trail
- Integrated sculpture
- Passive sitting area
- Enhanced tributary features

## Central Zone

- Businesses fronting creek
- Creekside dining
- Enhanced creek vegetation
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- Common plaza facing creek
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- Integrated sculpture

## South Zone

- Interpretive trail
- Wetland area with trail
- Quiet overlook
- Constructed wetland
- Enhanced fish habitat
- Enhanced creek vegetation
- Interpretive placard
- Passive sitting area
- Accessible water features
- Enhanced tributary features

# BEAR CREEK MASTERPLAN

16 May 2002

Prepared for City of Medford

Prepared by Design Studios West, Inc. • 1475 Lawrence Street, Denver, Colorado 80202 • 303-623-3465

DSW  
• • •

“Would like integrated artwork throughout the corridor.”

“Get rid of tires and shopping carts in the creek.”

“More trees for noise barrier.”

“Water features mask freeway noise at Hawthorne Park.”

“The area is ripe for a forward-thinking, cutting-edge, park space with reclaimed wetlands, bike paths, bold vegetative planting, and useable, sculptural art that ties in with the juxtaposition of being in between two working logging mills. Think ‘Gas Works Park’ in Seattle and bring it to Medford .”

“Vines to help camo overpass.”

“I dream of laying on my tummy with my head over an edge close to the water. I could look into a deep pool and it was full of beautiful , natural, healthy fish - please help.”

“Enhanced tributaries for fish and visual quality all over the place and integrate paths to go along them.”

“Peaceful woods and active water.”

“Bike path smooth for rollerblading.”

“Native vegetation plan - use local plants and keep design simple - not a lot of concrete.”

“Eliminate blackberries and re-establish native species.”

“Encourage commercial development to adopt and pay for trail beautification.”

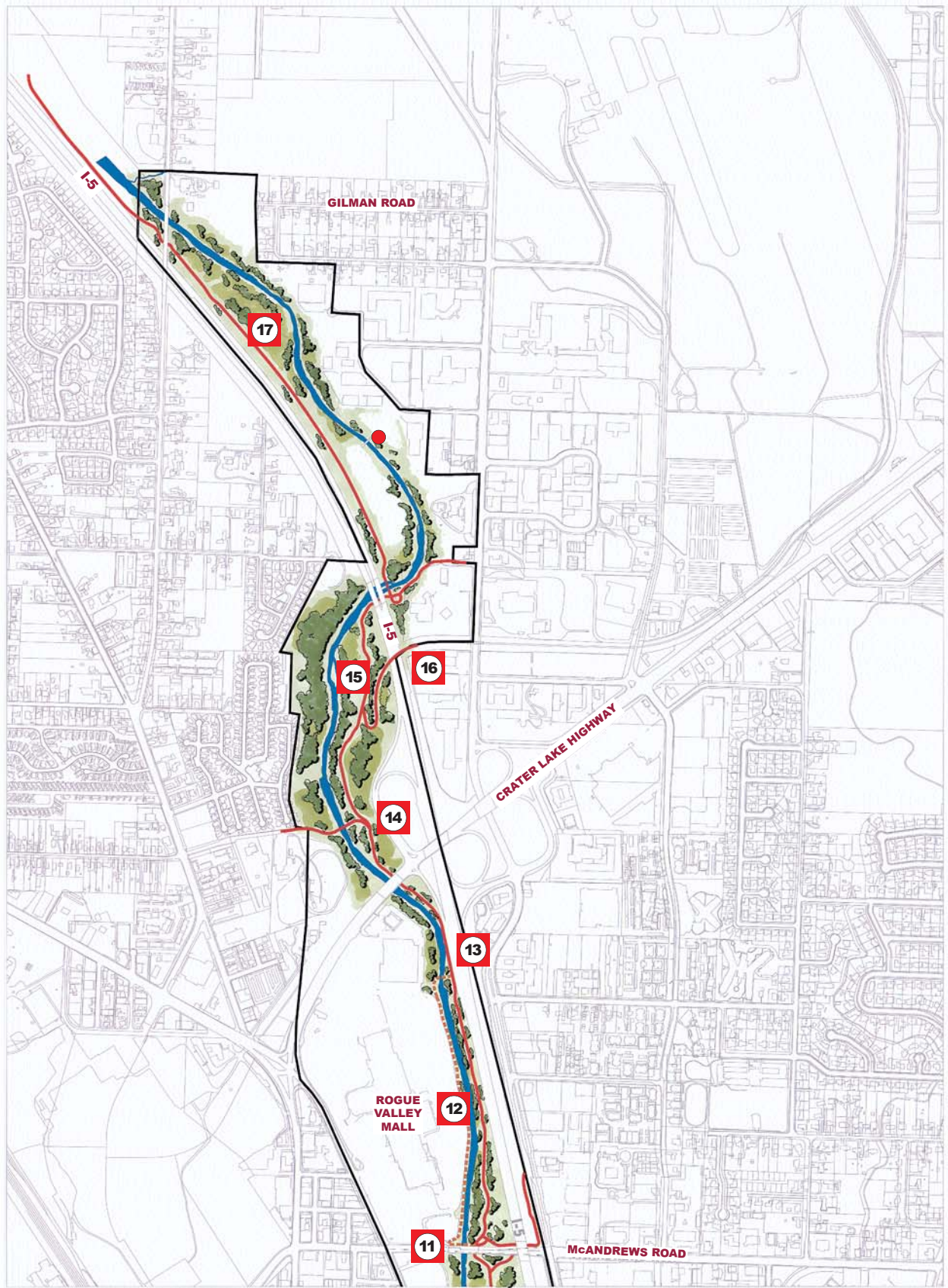
“Let’s do something - tired of car lots. Runners and bicycle friendly - we have such potential - we must do something before we become one big blacktop! We need this desperately!”

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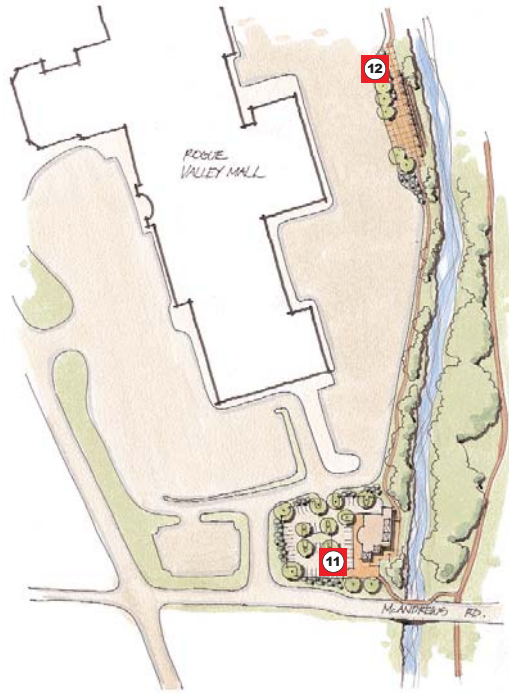
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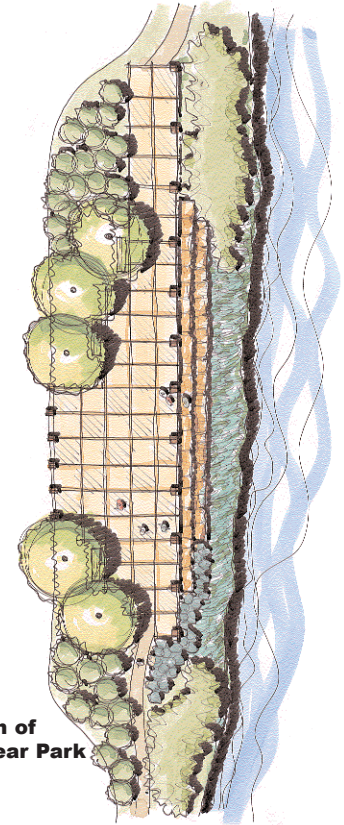
**DSW**  
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**11** View of Creekside Dining



**12** Plan of Linear Park

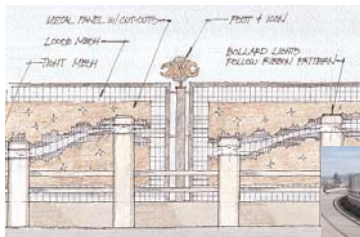


**13** Bas Relief Wall

**14** View of Railroad Park Station



**15** View of "Open Area" Station



**16** Overpass Detail



**17** View of Promontory Station

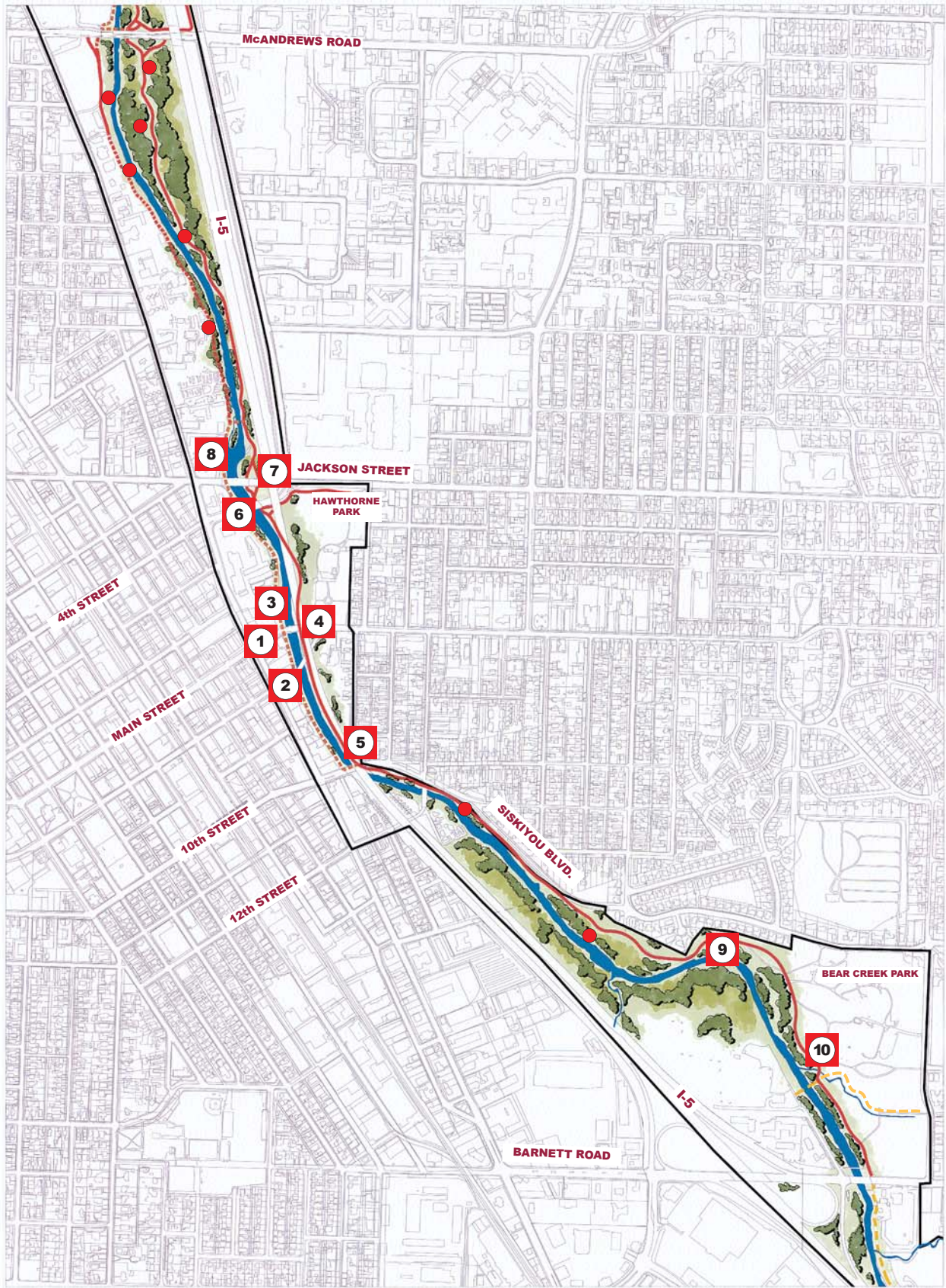
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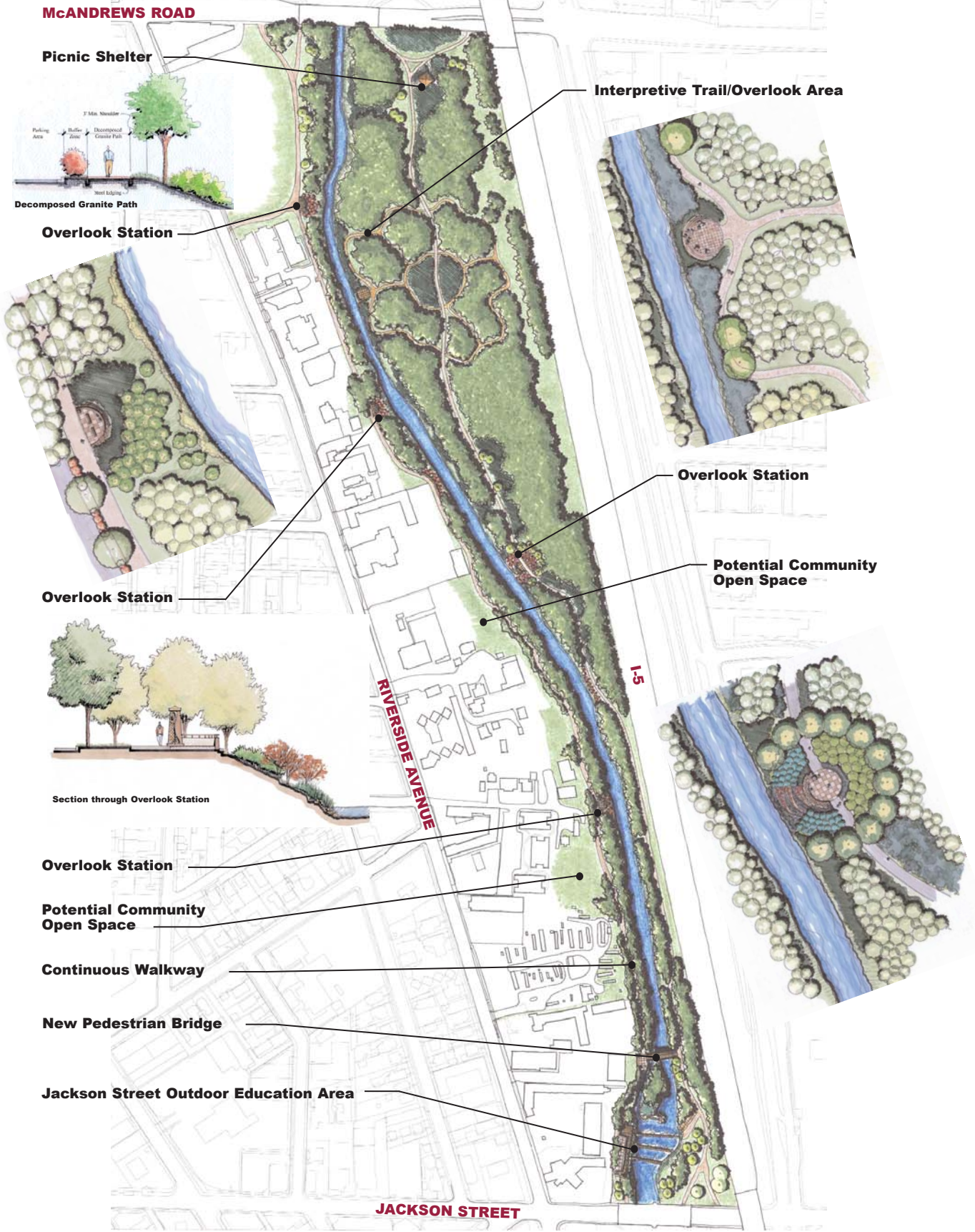
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# CENTRAL ZONE ENLARGED PLAN



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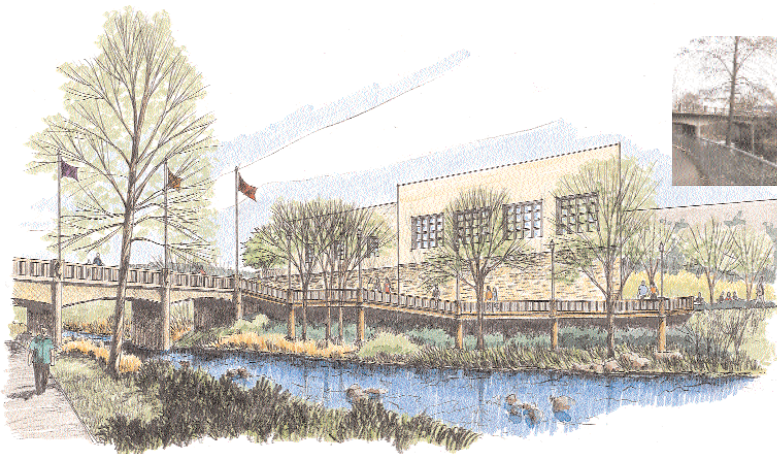
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**1** View of Creekside Dining at Main Street



**2** View of Cantilevered Walkway along backs of buildings in Central Area



**3** View of Main Street on Market Day

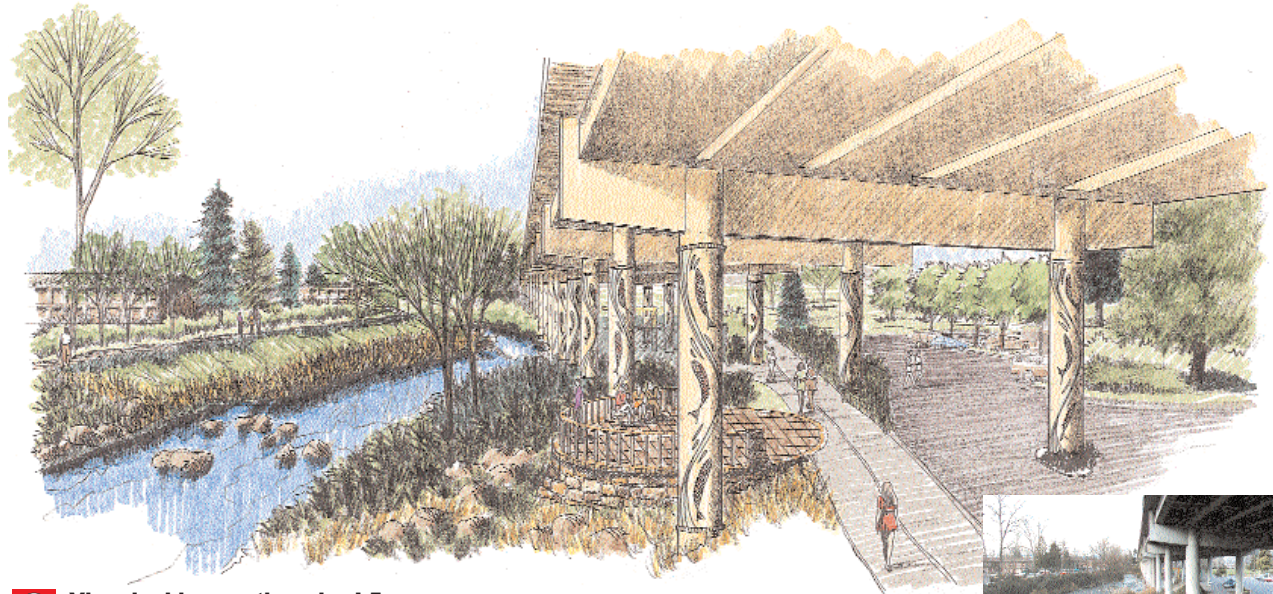
# BEAR CREEK MASTERPLAN

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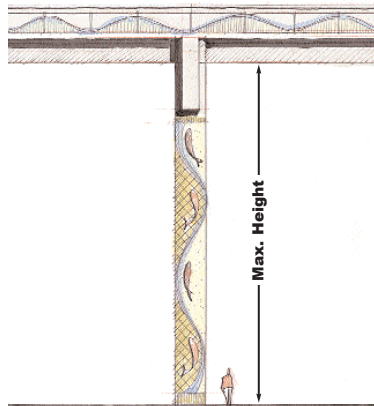
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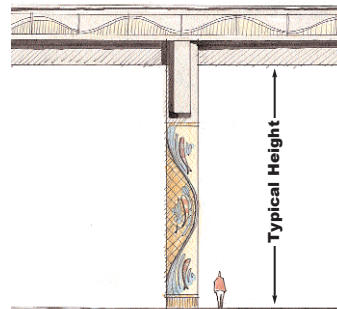
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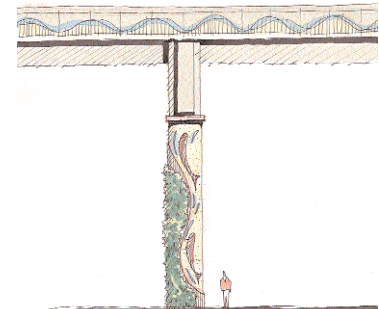
4 View looking north under I-5 along Hawthorne Park



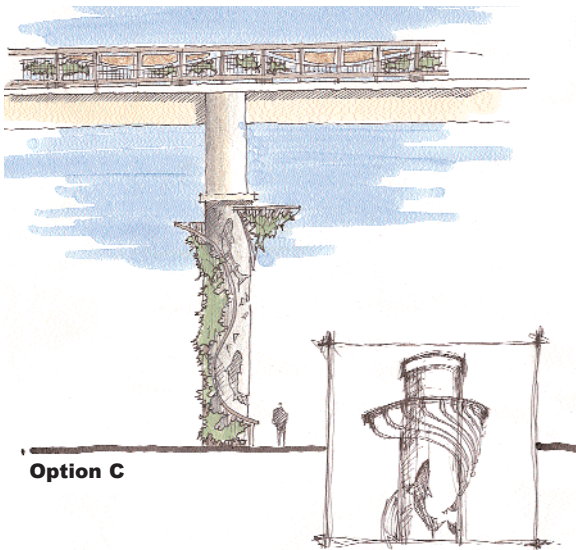
Option A



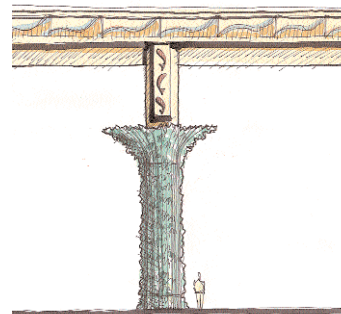
Option A



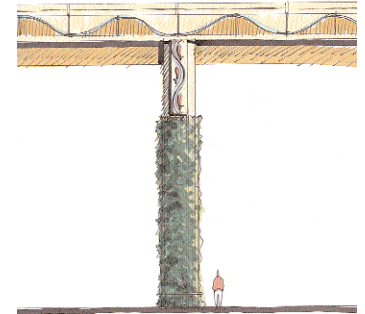
Option B



Option C



Option D



Option E

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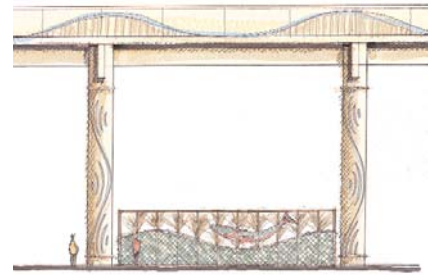
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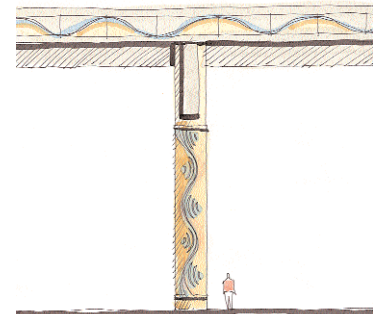
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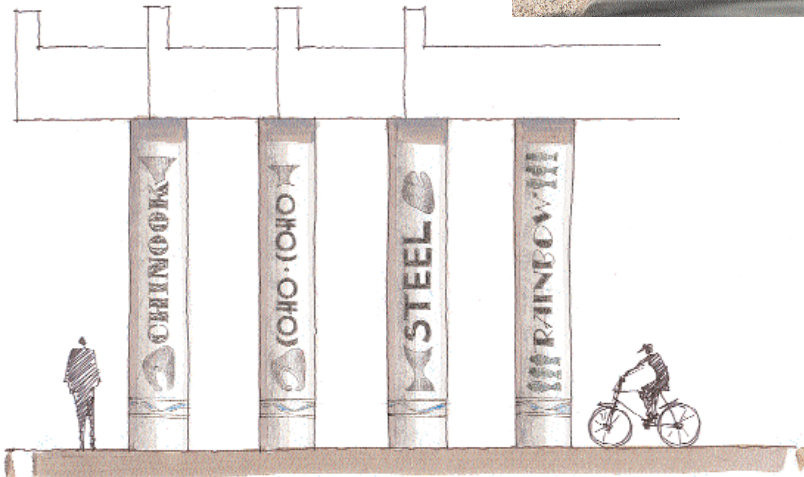
5 View Walking under I-5



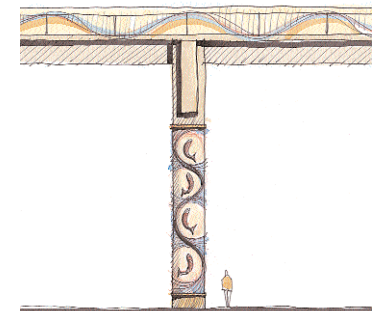
Decorative Screen Fence



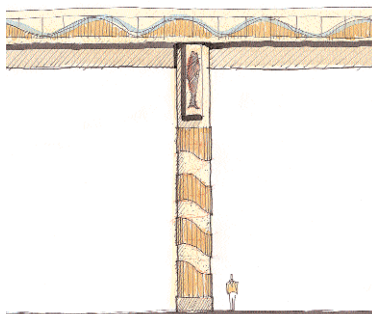
Option F



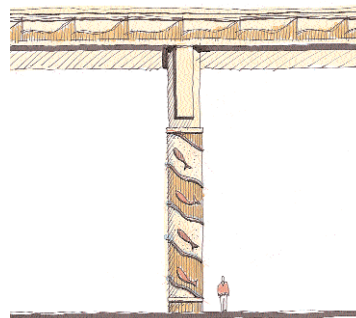
"Fish Name" Option



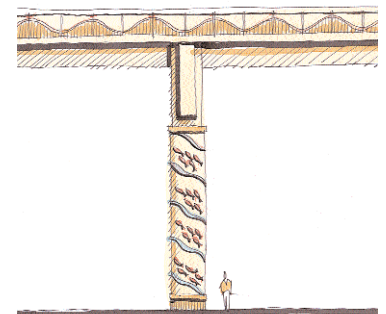
Option G



Option H



Option I



Option J

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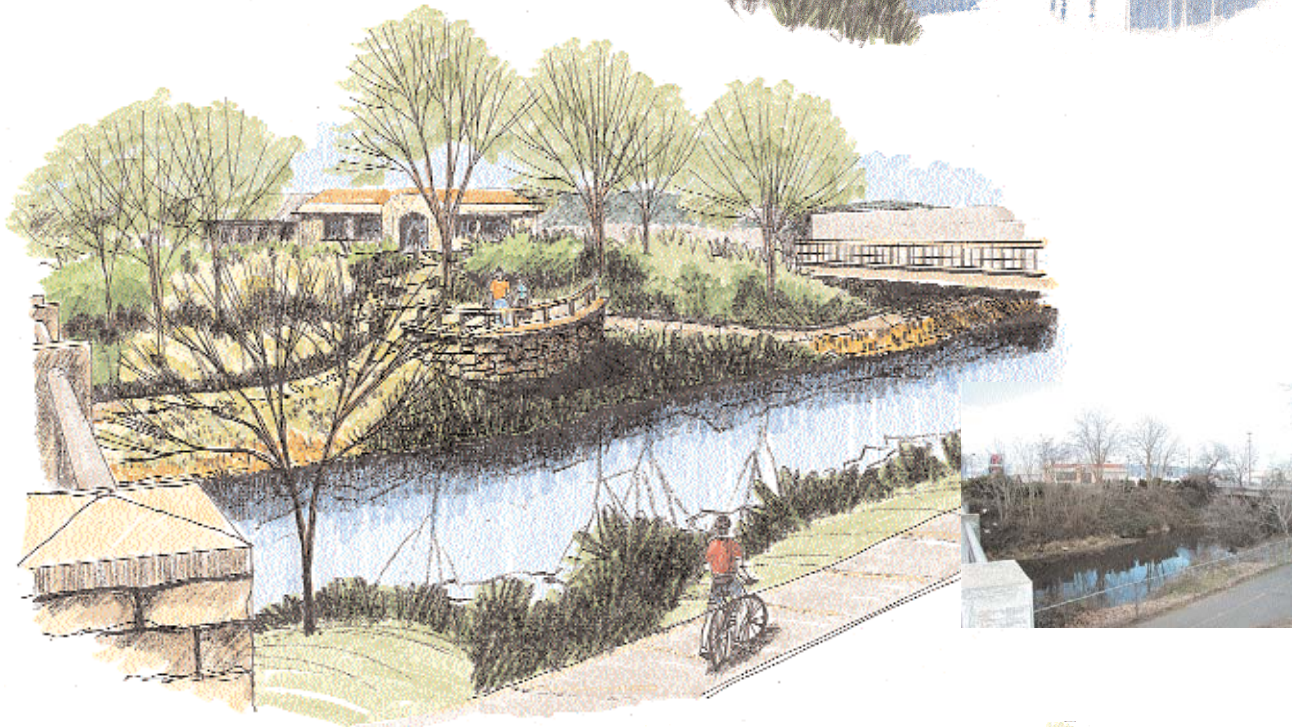
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**6** View of Cantilevered Walk at Hotel



**7** View of Overlook Station Point between 4th and Jackson Street



**8** View of Jackson Street Park

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**9** "Favorite Spot" at Bear Creek Park



**10** Observation Boardwalk at Bear Creek Park



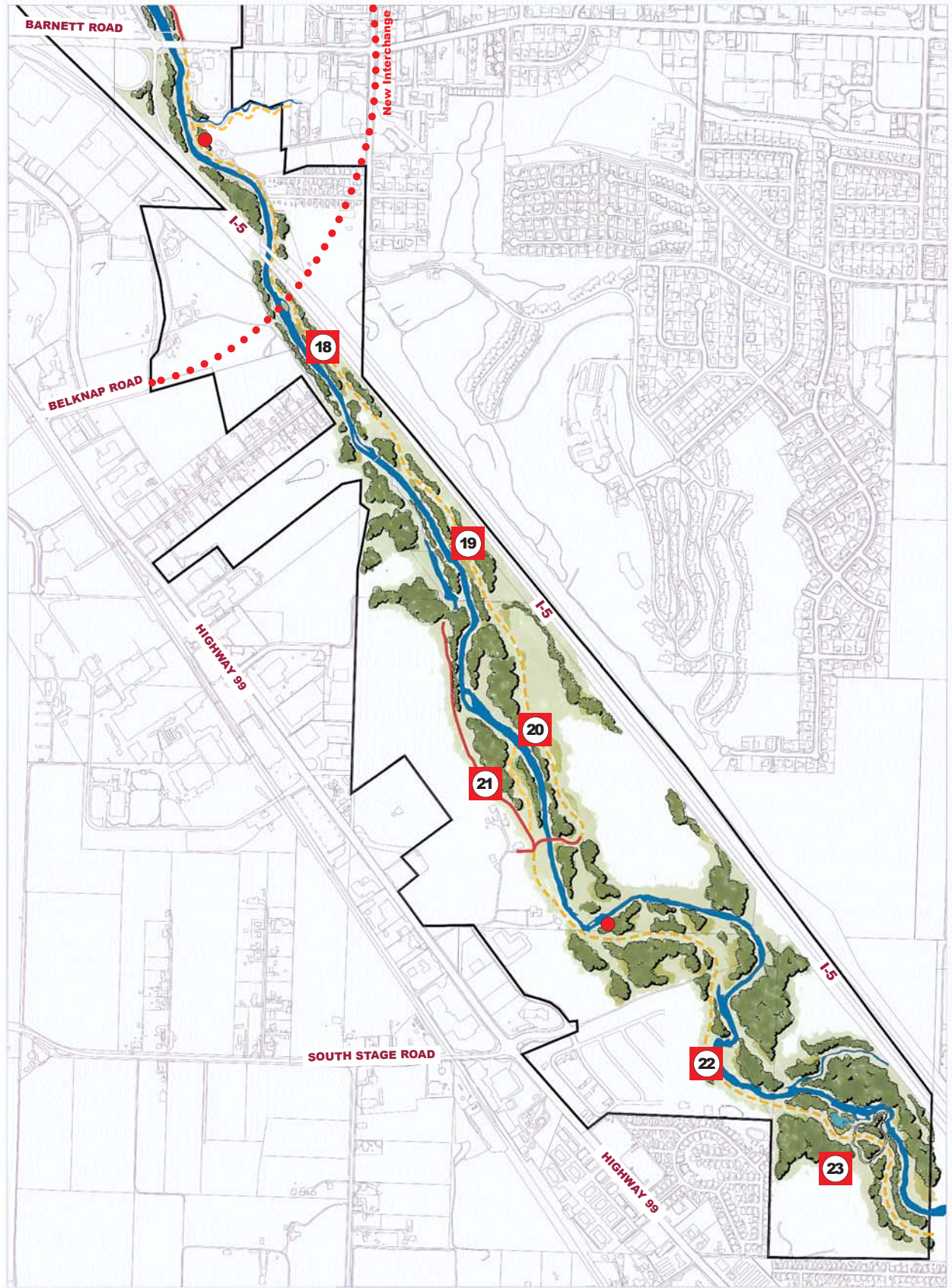
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16 May 2002

Prepared for City of Medford

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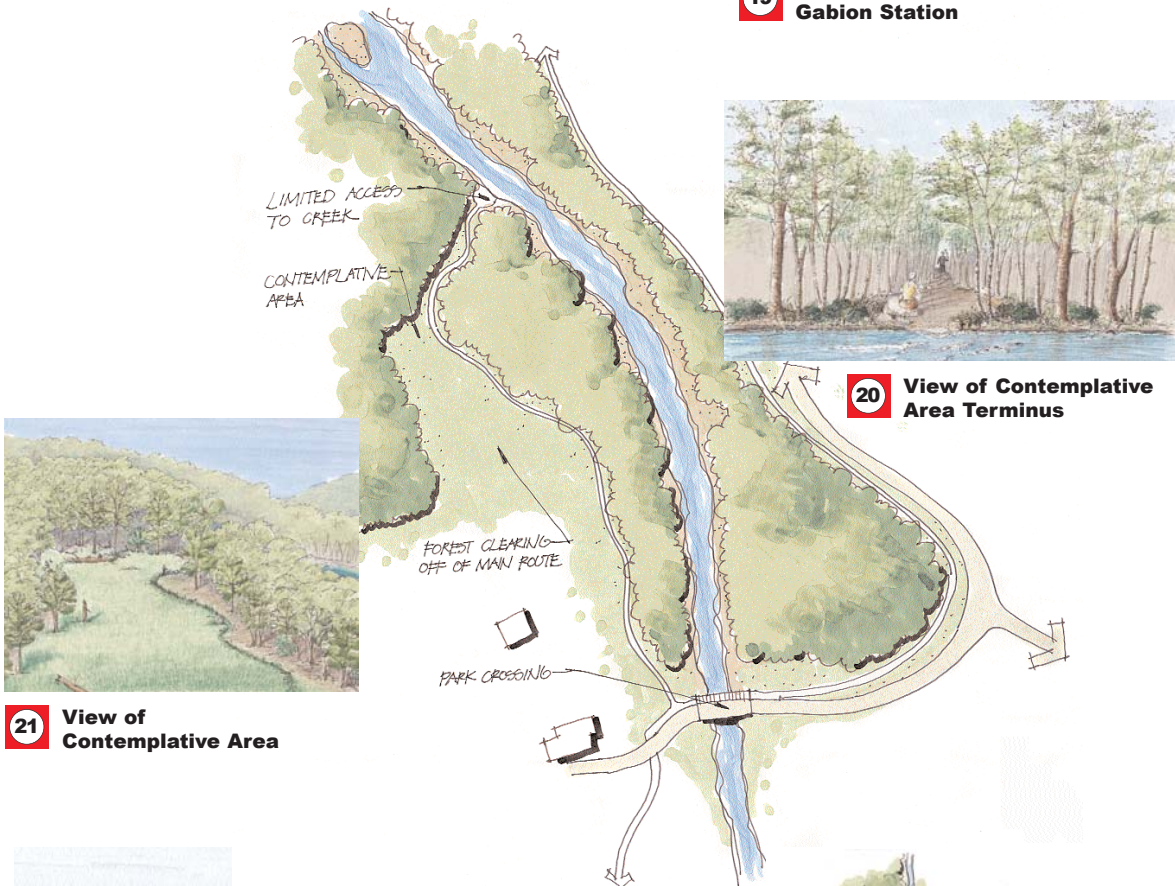
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**18** View of Invasive Species Station



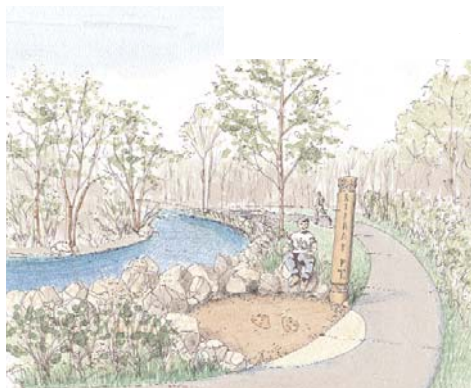
**19** View of Gabion Station



**20** View of Contemplative Area Terminus



**21** View of Contemplative Area



**22** View of Rip-Rap Station



**23** Plan of Interpretive Trails

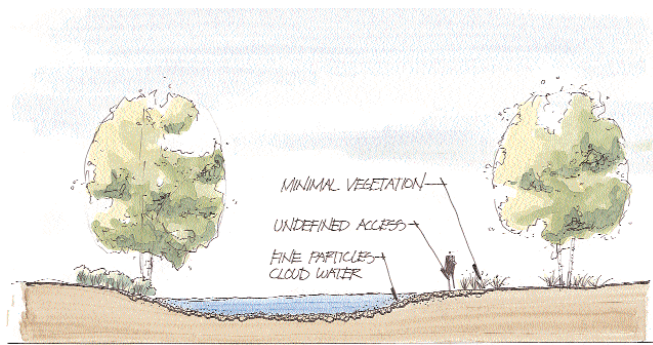
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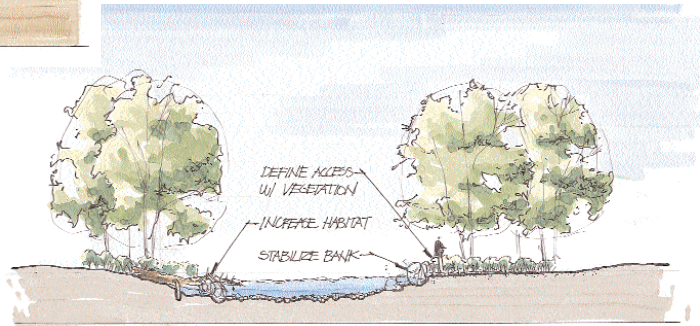
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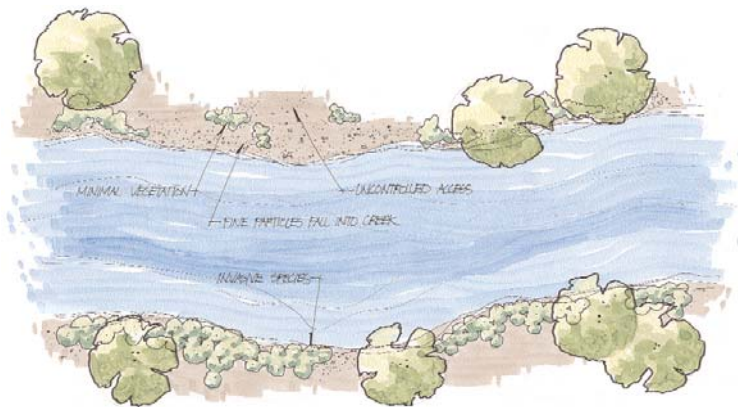




**BEFORE**



**AFTER**



**BEFORE**



**AFTER**

# BEAR CREEK MASTERPLAN

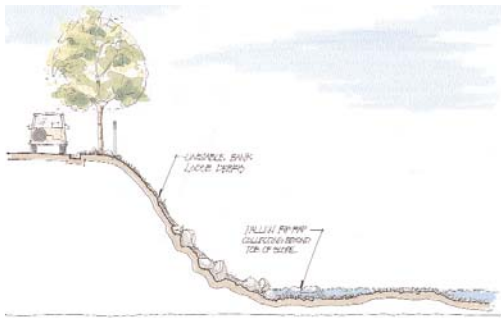
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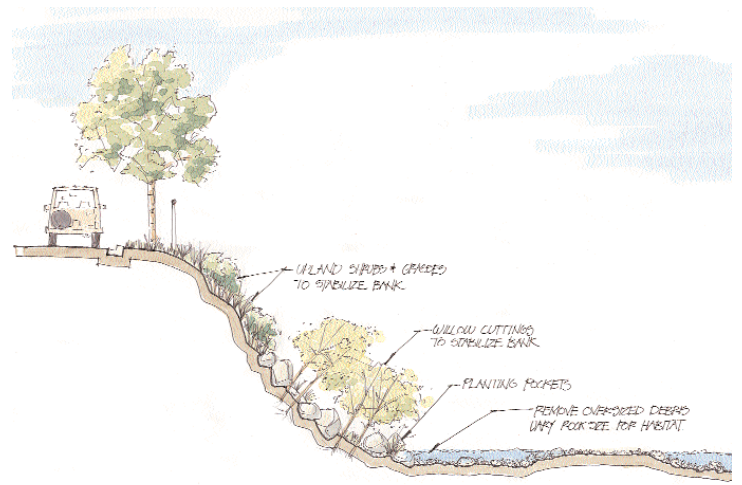
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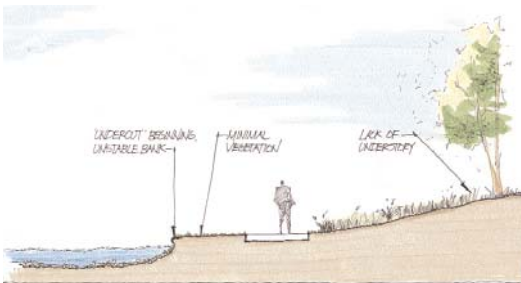




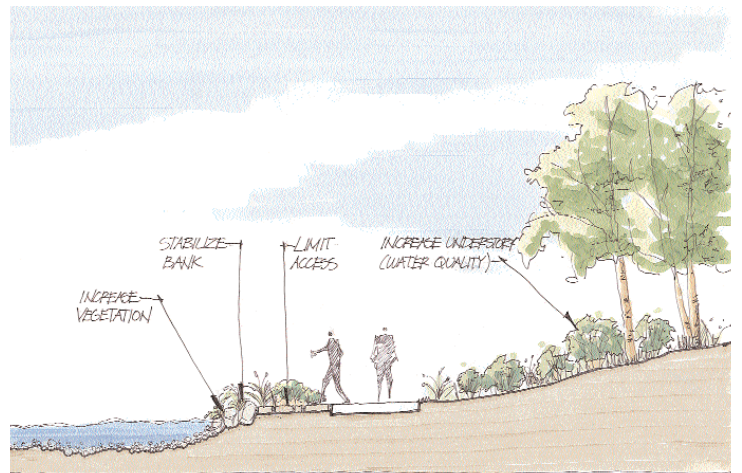
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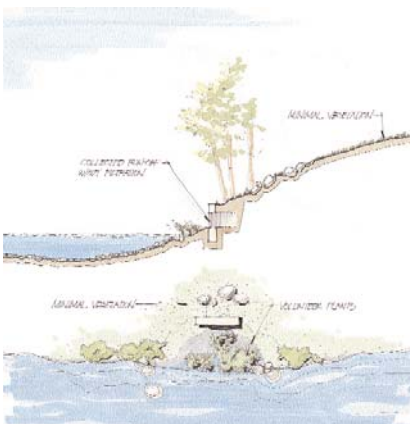
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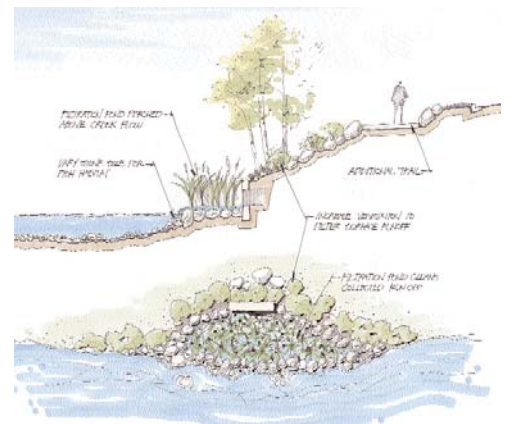
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**AFTER**

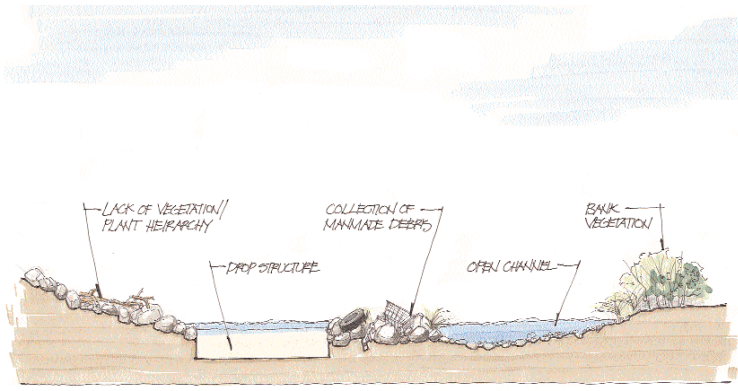
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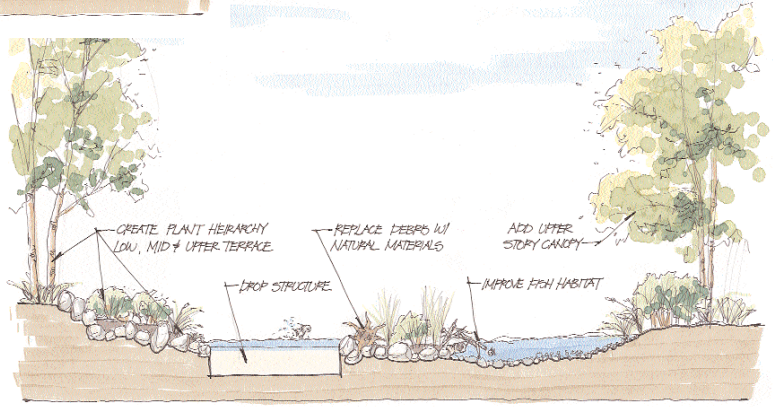
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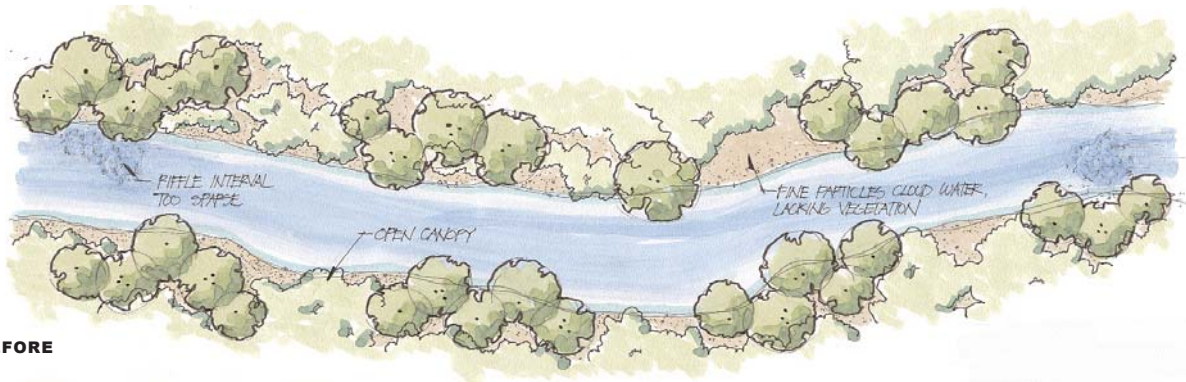
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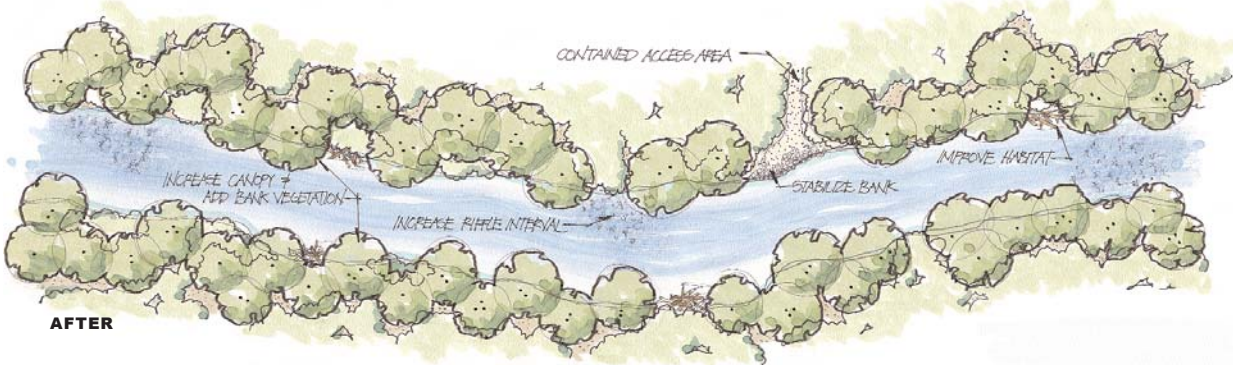
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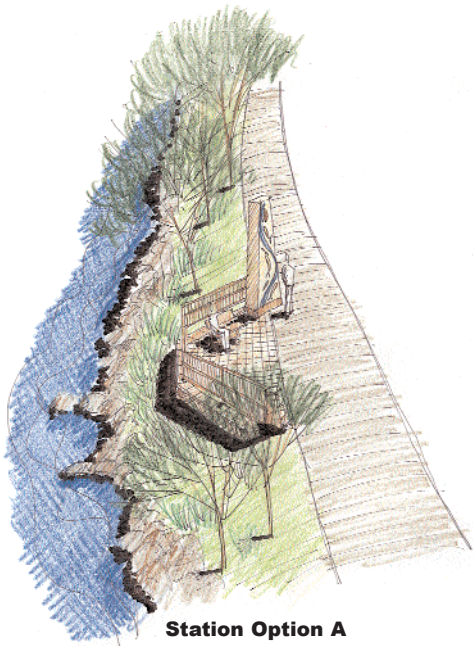
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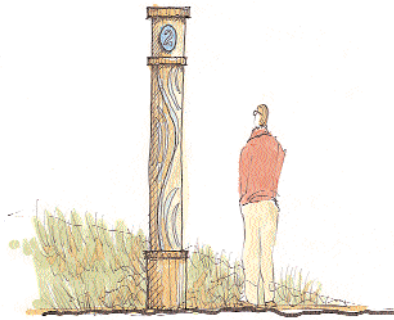
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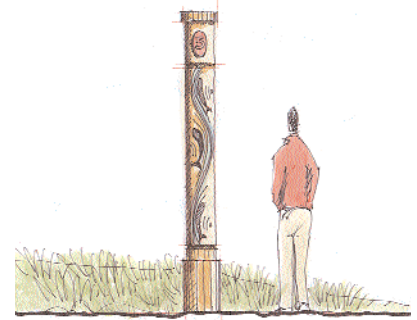
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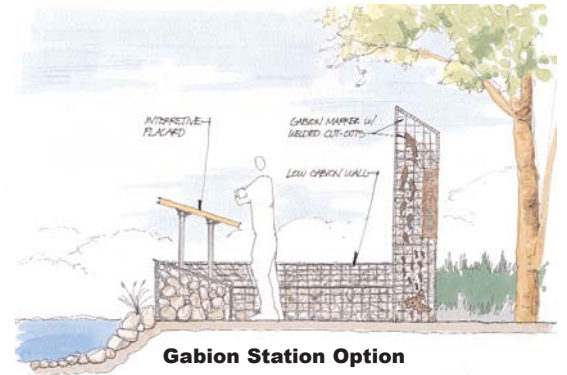
Station Option A



Marker Option A



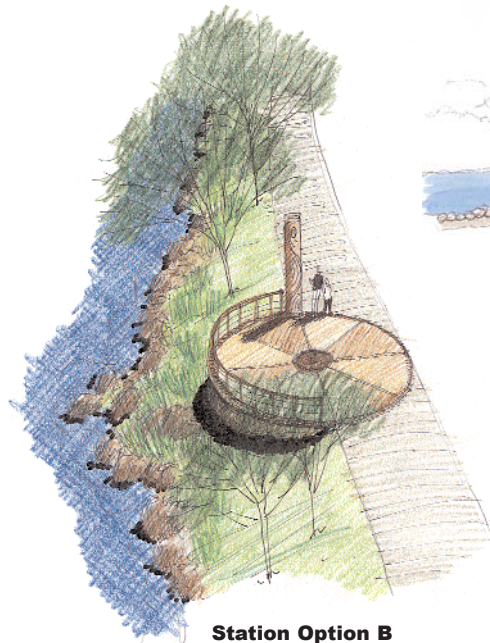
Marker Option B



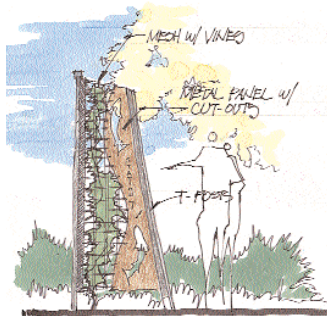
Gabion Station Option



Marker Option C



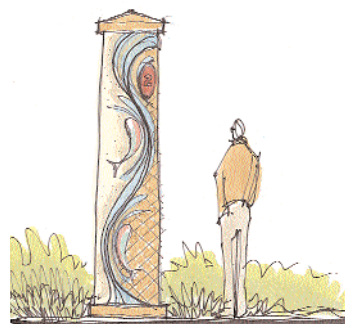
Station Option B



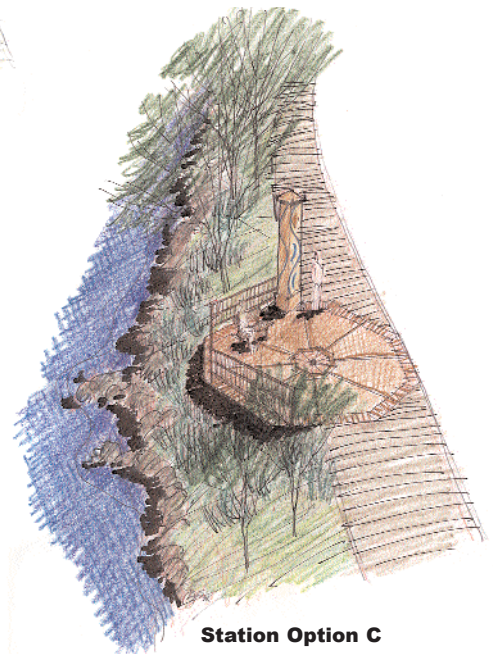
Marker Option D



Marker Option E



Marker Option F



Station Option C

# BEAR CREEK MASTERPLAN

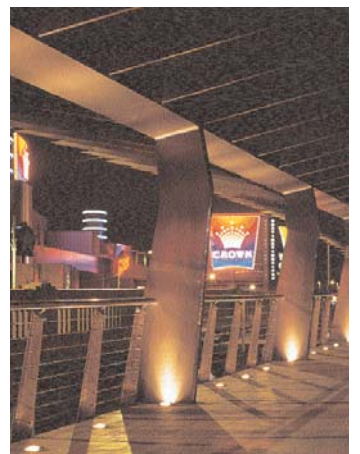
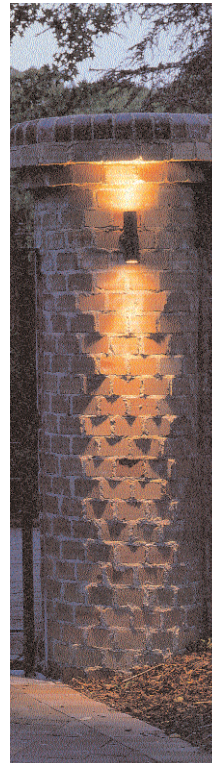
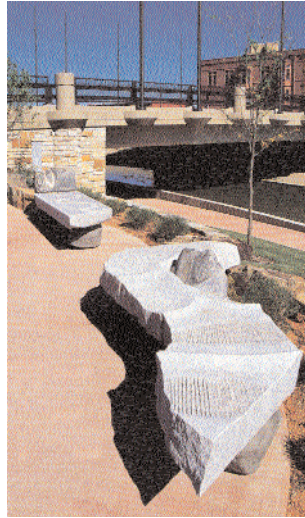
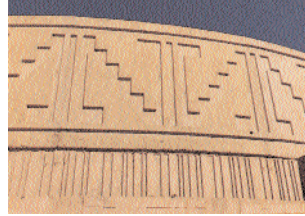
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SECTION 9

PROJECTS, PRIORITIES AND PARTNERS

## 9 PROJECTS, PRIORITIES, and PARTNERS

To achieve the goals of the City of Medford for the Bear Creek Corridor it will require the combined efforts of many people over a number of years. A variety of public and private actions will need to take place in order to implement the Action Plan. Policy, financial implementation strategies, and organizational structures will be critical. A phasing strategy that will allow an incremental approach to implementation will be crucial.

### **PARTNERSHIPS**

Medford is fortunate to have a number of organizations and agencies committed to improving the quality of the Bear Creek Corridor. As the Bear Creek Masterplan is implemented, many existing public and private sector groups will have the responsibility for initiating and coordinating the projects outlined. Among the entities expected to play key roles are those mentioned below:

- City of Medford
- Medford Urban Renewal Agency
- Jackson County
- State of Oregon
- Adjacent Land Owners
- Adjacent Building Owners
- Adjacent Business Owners
- Major Private Partners
- Local Clubs and Organizations

Many of the projects outlined in this report are too large to be implemented by a single entity. The demands on the limited resources of these groups will require creative strategies with regard to partnerships to implement the project. A comprehensive approach is required that initiates new ideas, improves upon existing services, and motivates various public and private sector groups to work together for the betterment of the entire corridor. To facilitate these partnerships and to encourage their public involvement, smaller projects have been identified for primary sponsorship

### **FUNDING AND IMPLEMENTATION MECHANISMS**

There are many ways that the Masterplan can be achieved. The choice of mechanisms to be used must consider a combination of existing legislation, administrative framework, political realities, and funding capacities. The following are key target attainments of the Masterplan objectives.

Zoning - Special ordinances will affect the long-term development patterns in terms of land use and design. Some changes in current code may be

necessary for final implementation, ie.. setbacks and easements.

Regulatory Codes - Existing sign codes and vending codes need to be modified to reflect proposed improvements along the creek.

Ordinances - Special ordinances that specify the desired uses and design criteria in corridor for the purpose of protecting and enhancing the special art and cultural qualities of the area should be considered.

Design Guidelines/Plan Review - Mandated administrative plan review of future projects will ensure that development standards are met.

Capital Improvements - Much of what will be accomplished in the future will be through the direct construction of improvements by the City. Integral to the capital improvements will be the method of funding them, which in this case may include the City's capital improvements budget monies raised through local bonding authority.

State/Federal Capital Grants - Medford may be eligible for grants, including TEA-21 Funding for certain types of projects that fall within State and Federal rules.

Joint Public/Private Actions - The public and private sector can participate in joint development projects under certain circumstances

Private Actions - Certain portions of the Plan will be achieved in the private sector primarily from the retail, business, and art communities.

Bed Tax - Funds from this special tax levied on hotels and motels could be increased to fund various capital improvements and programming activities.

Transfer of Development Rights - Allow transfer of development rights to occur provided the new structure contains an art or cultural space fronting the creek.

Transfer of City Properties - A private developer receives a city-owned property and, in return, constructs and/or operates a business with costs equivalent to the market value of the city-owned property.



## PROJECTS, PRIORITIES and PARTNERS

Tax Abatements - The abatement of real estate taxes would reduce a building's operating costs which in turn would increase the net operating income and increase the value of the property to the owner. The resultant marginal increase in value could be used to offset the cost of developing pedestrian improvements adjacent to the creek.

State of Oregon Vertical Housing Program - (See Attachment)

Property Assessments Credits - The City could exempt development or renovation costs of spaces fronting the creek from value added property re-assessments.

Neighborhood Stabilization - Programs should be continued to help ensure that existing downtown neighborhoods are improved.

Art in Public Places - A specific set-aside for public art projects should be made for all public projects and major public open spaces adjacent to the creek.

Promotional Activities - Promotional campaigns for culture and business related to the corridor should be guided by existing or newly founded associations. The promotion of the corridor should be a joint public/private effort.

## PHASING

It is crucial that people see progress on the Masterplan become a reality immediately. While many of the projects suggested require long-term implementation, there are a number of highly visible projects that can begin in the near future. Proper phasing will be critical to the success of the entire corridor. It is important to take advantage of the momentum and support coming out of the two public workshops.

## INITIATIVE

It is obvious that the community of Medford is concerned about the current state of the Bear Creek corridor and about the economic future of its downtown. The revitalization of the corridor, especially adjacent to downtown will be a renaissance to the City of Medford.

To move forward with the implementation of the Bear Creek Masterplan, it is important that active participation from an ever broadening range of people be encouraged. Private investment, risk taking, and the struggle to identify and pursue resources and opportunities are key to the future of Bear Creek.

Medford is a city with a bright future. The revitalization of Bear Creek can be the foundation of that future. Now is the time to start building.

## DEFINING PILOT PROJECTS

The following process of evaluating each potential project against the same criteria by assigning a value related to developability, will help prioritize all projects and identify “pilot” projects.

### Irreplaceable, Unique or Scarce Resource

Low	Has no known irreplaceable, unique, or scarce resources.
Medium	May have one or more irreplaceable, unique, or scarce resource.
High	Has confirmed irreplaceable, unique, or scarce resource(s).

### Natural Resource Significance

Low	Site has no natural resource significance.
Medium	Site has several significant natural resources.
High	Site has multiple unique natural resource significance.

### Recreation Resource Significance

Low	Site has no recreational resource significance.
Medium	Site has several significant recreational resources.
High	Site has multiple unique recreational resources

### Environmental Education Significance

Low	Site has limited or no environmental education significance.
Medium	Site has moderate environmental education significance.
High	Site has multiple unique environmental education significance.

### Public Access

Low	Not easily accessible (no paved roads or trails.)
Medium	Accessible from private roads or parking areas.
High	Accessible from existing roads or trails.

### Linkage

Low	Does not provide linkage to existing or planned parks or other protected areas.
Medium	Provides a linkage to planned parks or other protected areas.
High	Provides a dynamic in route experience & linkage to a unique destination, existing parks, or other protected areas.

### Urgency

Low	Low potential of loss of site (to development, etc.)
Medium	Moderate potential of loss of site.
High	High potential of loss of site.

### Partnership or Governmental Opportunity/Cooperation/Compatibility

Low	Low partnership or intergovernmental opportunity/cooperation/compatibility, high potential for overwhelming participation number.
Medium	Moderate partnership or intergovernmental opportunity/cooperation/compatibility workable group size.
High	High partnership or intergovernmental opportunity/cooperation/compatibility, comfortable and workable group - partnership sizes.

## PROJECTS, PRIORITIES and PARTNERS

Liabilities (The fewer the liabilities the higher the score)

Low	Has multiple liabilities (contamination, lien, hazard), long project duration.
Medium	Has minor liabilities, reasonable project duration.
High	Has no known liabilities, short project duration.

Public Support

Low	Has no known public support, desire, high opposition, or need, few people benefited, no public awareness potential, value or appeal, no ownership/stewardship potential.
Medium	Has moderate public support, desire, some opposition, or need, few people benefited, moderate public awareness potential, little value and appeal, some ownership stewardship potential.
High	Has broad and balanced support from the community.

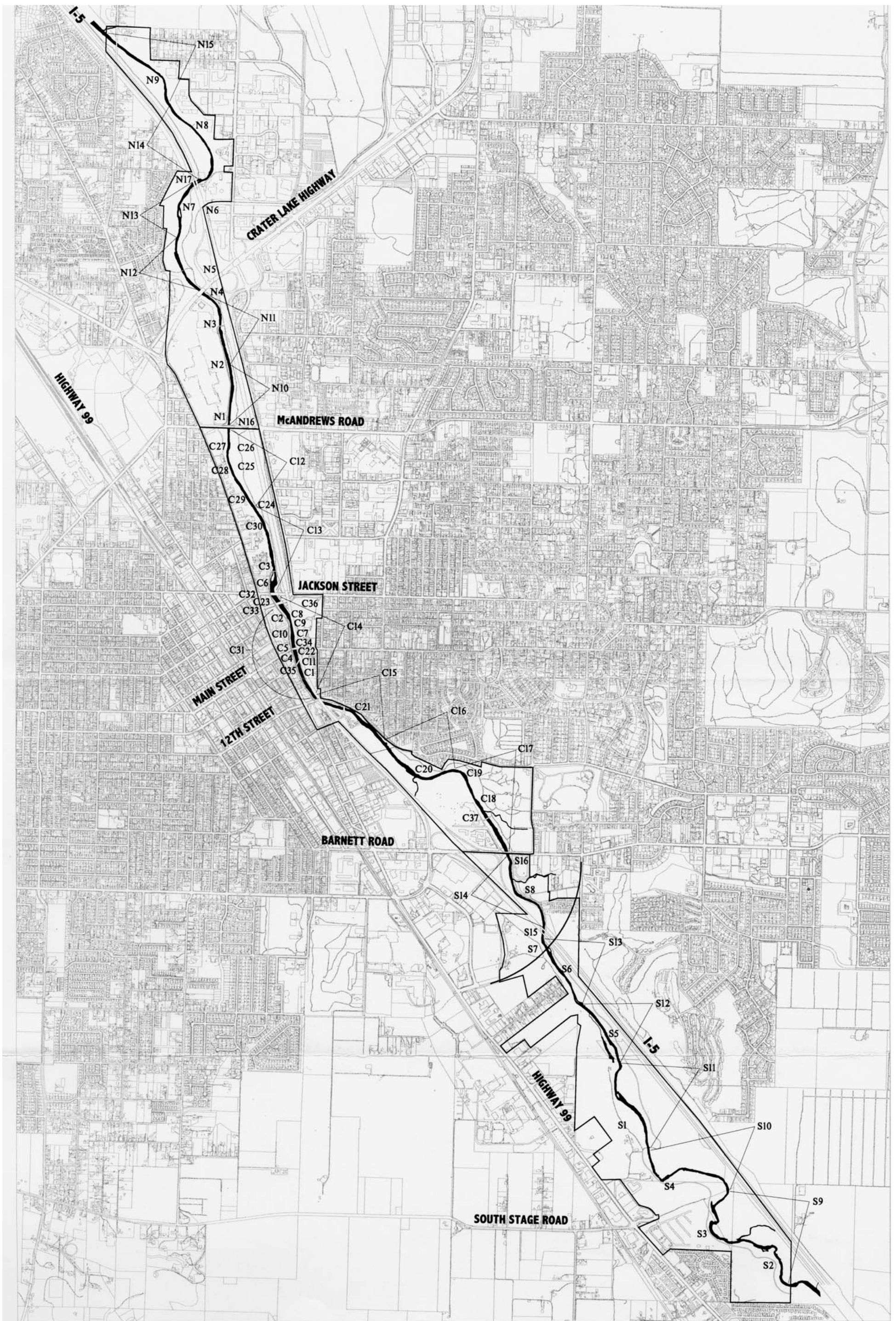
Fundable Project

Low	Is not eligible for public funding or grants (Federal, State, Historic Society, etc.); poor cost sharing, inefficient budget.
Medium	Meets some criteria for funding; decent cost sharing, & effective budget.
High	Is excellent candidate for funding; excellent cost sharing, efficient budget.

Project Plan

Low	Unclear goals, no feasibility or likelihood of success, high maintenance/management, poor plan development, low quality & quantity of available human resources; no regard to sustainable practices or clear understanding or macro & micro natural systems, no versatility, flexibility or diversity, no respect for natural carrying capacity, no economic draw/value.
Medium	Somewhat clear goals, some feasibility and likelihood of success, medium maintenance/management mediocre plan development, medium quality & quantity of available human resources; some regard to sustainable practices or clear understanding or macro & micro natural systems, some versatility, flexibility or diversity, some respect for natural carrying capacity, some economic draw/value.
High	Clear goals, high feasibility and likelihood of success, high maintenance/management excellent plan development, high quality & quantity of available human resources; high regard to sustainable practices and clear understanding or macro & micro natural systems, high versatility, flexibility or diversity, high respect for natural carrying capacity, high economic draw/value.





# BEAR CREEK MASTERPLAN

## Project Key

**DSW**  
 DESIGN STUDIOS WEST INC.  
 Planning Landscape Architecture Urban Design  
 1415 Lemmon Street, Suite 100, Denver, CO 80202  
 (303) 733-3443 FAX (303) 733-3718

November 4, 2002

**PRIORITY AND PROJECT ESTIMATED PROJECT COSTS**

<b>Priority One 2002-2005</b>	
N2	\$250,000.00
N3	\$500,000.00
N10	\$25,000.00
C1	\$500,000.00
C2	\$2,500,000.00
C6	\$500,000.00
C12	\$25,000.00
C22	\$25,000.00
C23	\$50,000.00
C31	\$25,000.00
C34	\$250,000.00
S1	\$100,000.00
S2	\$50,000.00
S3	\$25,000.00
S4	\$25,000.00
S5	\$25,000.00
S6	\$25,000.00
S9	\$25,000.00
S10	\$25,000.00

**Priority One Total = \$4,950,000.00**

<b>Priority Two 2006-2009</b>	
N1	\$1,000,000.00
N11	\$25,000.00
C3	\$500,000.00
C4	\$2,500,000.00
C5	\$250,000.00
C7	\$100,000.00
C9	\$25,000.00
C13	\$25,000.00
C18	\$25,000.00
C19	\$25,000.00
C20	\$25,000.00
C21	\$25,000.00
C26	\$100,000.00
C27	\$25,000.00
C28	\$500,000.00
C37	\$500,000.00
S7	\$250,000.00
S8	\$25,000.00
S11	\$25,000.00
S16	\$100,000.00

**Priority One Total = \$6,050,000.00**

<b>Priority Three 2010-2013</b>	
N5	\$100,000.00
N6	\$250,000.00
N7	\$25,000.00
N8	\$25,000.00
N9	\$25,000.00
N12	\$25,000.00
C8	\$250,000.00
C10	\$250,000.00
C11	\$100,000.00
C14	\$25,000.00
C24	\$25,000.00
C25	\$250,000.00
C29	\$25,000.00
C30	\$25,000.00
S12	\$25,000.00
S15	\$100,000.00

**Priority One Total = \$1,525,000.00**

<b>Priority Four 2014-2017</b>	
N4	\$100,000.00
N13	\$25,000.00
N14	\$25,000.00
C15	\$25,000.00
C32	\$100,000.00
C33	\$100,000.00
C35	\$100,000.00
C36	\$100,000.00
S13	\$25,000.00

**Priority One Total = \$600,000.00**

<b>Priority Five 2018-2021</b>	
N15	\$25,000.00
N16	\$100,000.00
N17	\$100,000.00
C16	\$25,000.00
C17	\$25,000.00
S14	\$25,000.00

**Priority One Total = \$300,000.00**

**Total Estimated Cost = \$13,425,000.00**

SECTION 10  
NEXT STEPS

# 10 NEXT STEPS

## Adoption

- The Bear Creek Master Plan adopted by City Council as a part of the City Comprehensive Plan.

## Planning and Design Guidelines

- Prepare detailed Bear Creek Planning and Design Guidelines for private and public improvements for the North, Central and South reaches.
- Prepare Bear Creek site design, landscape architectural, architectural, engineering, wildlife, riparian, ecological and recreational standards and criterion.
- Prepare and amend City zoning and creekfront planning, density, height, bulk and public safety standards for Bear Creek.
- Prepare planning and design review and approval standards and criterion for future Bear Creek projects.
- Prepare Bear Creek planning and design goals, objectives and policies for future improvements.
- Determine Bear Creek compliance and regulatory standards for ADA, water quality, flood, access, crossings, flow, and other statutory requirements.

## Technical Review Committee

- Using the Bear Creek Master Plan and Bear Creek Planning and Design Guidelines organize a Technical Design Review Committee.
- Determine a comprehensive Committee of technical expertise from all appropriate public, private and non-profit agencies and organizations.
- Establish consistent public information and outreach for preliminary and final Bear Creek projects.
- Review all proposed Bear Creek projects for compliance with City, regional, state and Federal requirements.
- Archive all approved Bear Creek improvement projects and revise and update applicable standards as required.
- Implement a Bear Creek monitoring and measurement program that gauges public use, water quality, wildlife enhancement and investment along Bear Creek.

## Funding and Finance Committee

- Prepare a five (5) year Bear Creek capital improvements program.
- Prepare a comprehensive funding and finance campaign for Bear Creek projects using public, private and non-profit sources.
- Prepare a Bear Creek project selection process that encourages broad and multiple financial support, volunteerism and donation for all Bear Creek projects.
- Promote and seek appropriate creekfront development that generates local revenue and job creation.
- Establish financial and development incentives for creekside development that supports and advances the goals and objectives of the City and Bear Creek.



# Next Steps

	January	February	March	April	May	June
<b>A. Adoption</b>						
<ul style="list-style-type: none"> <li>The Bear Creek Master Plan adopted by City Council as a part of the City Comprehensive Plan</li> </ul>						
<b>B. Planning and Design Guidelines</b>						
<ul style="list-style-type: none"> <li>Prepare detailed Bear Creek Planning and Design Guidelines for private and public improvements for the North, Central and South reaches.</li> </ul>						
<ul style="list-style-type: none"> <li>Prepare Bear Creek site design, landscape architectural, architectural, engineering, wildlife, riparian, ecological and recreational standards and criterion.</li> </ul>						
<ul style="list-style-type: none"> <li>Prepare and amend City zoning and creekfront planning, density, height, bulk and public safety standards for Bear Creek.</li> </ul>						
<ul style="list-style-type: none"> <li>Prepare planning and design review and approval standards and criterion for future Bear Creek projects.</li> </ul>						
<ul style="list-style-type: none"> <li>Prepare Bear Creek planning and design goals, objectives and policies for future improvements.</li> </ul>						
<ul style="list-style-type: none"> <li>Determine Bear Creek compliance and regulatory standards for ADA, water quality, flood, access, crossings, flow, and other statutory requirements.</li> </ul>						
<b>C. Technical Review Committee</b>						
<ul style="list-style-type: none"> <li>Using the Bear Creek Master Plan and Bear Creek Planning and Design Guidelines, organize a Technical Design Review Committee.</li> </ul>						
<ul style="list-style-type: none"> <li>Determine a comprehensive Committee of technical expertise from all appropriate public, private and non-profit agencies and organizations.</li> </ul>						
<ul style="list-style-type: none"> <li>Establish consistent public information and outreach for preliminary and final Bear Creek projects.</li> </ul>						
<ul style="list-style-type: none"> <li>Review all proposed Bear Creek projects for compliance with City, regional, state and Federal requirements.</li> </ul>						
<ul style="list-style-type: none"> <li>Archive all approved Bear Creek improvement projects and revise and update applicable standards as required.</li> </ul>						
<ul style="list-style-type: none"> <li>Implement a Bear Creek monitoring and measurement program that gauges public use, water quality, wildlife enhancement and investment along Bear Creek.</li> </ul>						
<b>D. Funding and Finance Committee</b>						
<ul style="list-style-type: none"> <li>Prepare a five (5) year Bear Creek capital improvements program.</li> </ul>						
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