

# TWIN CREEKS A Transit-Oriented Development

## THE NORTH VILLAGE AT TWIN CREEKS

A future neighborhood to be constructed north of Twin Creeks Crossing. A total of 150 lots are planned offering narrow, medium, large, and cluster lots. In this neighborhood, several parks are planned that will include tennis courts, basketball courts, play structures, and a baseball/softball field. At the north end of this neighborhood there will be several constructed wetlands which will treat storm water and create wildlife habitat.

## TWIN CREEKS CROSSING

In the center of Twin Creeks Development, lies the neighborhood of Twin Creeks Crossing. In the future, the main entrance to the development will enter off Hwy 99, down a tree-lined boulevard, to the 3 acre Twin Creeks Crossing Park. The focal point of this park is the three bronze elk sculptures by world renowned artist Dennis Jones, above a water feature at the east end of the park. Other amenities include a bandshell, two picnic shelters and a gazebo, all built with log construction; and a public restroom. These facilities are available to the public and may be reserved for private functions through the City of Central Point Parks and Recreation Department. Just completed in this neighborhood is Twin Creeks Retirement, an active adult community. A variety of rowhomes and narrow lot homes are under construction. In the planning stage are mixed use, multi-story buildings with restaurant, retail, and office space on ground floor; and condominiums above. Asante Health Systems is currently working on plans for a medical development located within the Twin Creeks Development, in order to serve the community and the Central Point area. Other undeveloped land includes additional commercial and multi-family opportunities, as well as pocket parks and open space with bioswales.

## OPEN SPACE

One of the most unique characteristics of Twin Creeks is the amount of Open Space throughout the project. Open Space in Twin Creeks is utilized to protect the Griffin Creek and Jackson Creek corridors, treat stormwater, buffering from adjacent uses (railroad, highway), and aesthetics. Both Griffin Creek and Jackson Creek have been reconstructed to reflect a more natural creek channel, as opposed to the incised, overgrown channels they were previously. To ensure that these corridors remain in their natural state, a conservation easement has been placed on about 16 acres of land along these creeks. The Southern Oregon Land Conservancy ([www.landconserve.org](http://www.landconserve.org)) holds the easement and will monitor the property annually to ensure the land remains undeveloped.

## JACKSON OAKS

In west Twin Creeks, the Jackson Oaks neighborhood borders the newly relocated and rebuilt Jackson Creek and Open Space. The neighborhood features 116 homes on narrow, medium, and large lots; with most having alley loaded garages. The Civic Area, located just west of Twin Creeks Crossing Park, is over 7 acres in size and currently has 2 basketball courts, 2 sand volleyball courts, grass play fields, a stormwater bioswale and a small parking lot. Owned by School District 6 and managed by the City of Central Point Parks Department, this parcel may potentially be an elementary school site for the District. Soccer, football, and open area activities get the most use from this site. North of Jackson Oaks lies the Buck Point constructed wetland that treats storm water from this neighborhood.

## GRIFFIN OAKS

A completed neighborhood of 129 homes including homes on large lots, homes on medium lots including cluster lots, narrow/0-lot line homes, and attached rowhomes. Griffin Oaks is north of Taylor Road and includes the City of Central Point's first traffic circle. The neighborhood has 3 pocket parks. Griffin Oaks Park is a neighborhood park located between Griffin Oaks Drive and Blue Moon Drive. Among the amenities here are a children's play structure, swings, tables and benches, pathways from the surrounding neighborhood, and open grassy areas.

## PINE STREET STATION

A neighborhood of Twin Creeks Development that includes 6 residences, the Central Point Retirement Community, and additional undeveloped land which will be multi-family. The neighborhood offers a reconstructed and enhanced Griffin Creek channel, a large bioswale to treat storm water, and open space. Located across Taylor Road from Mae Richardson grade school, it is in the South East corner of the development. A new bridge crosses Griffin Creek and leads you to the Griffin Oaks Neighborhood.

