

Welcome to the Land Conservation and Development Commission



**From the City Medford
January 14, 2015**



General Outline

Overall development activity

Examples of downtown development

Development in other areas of the City

Innovative work on the Development Code

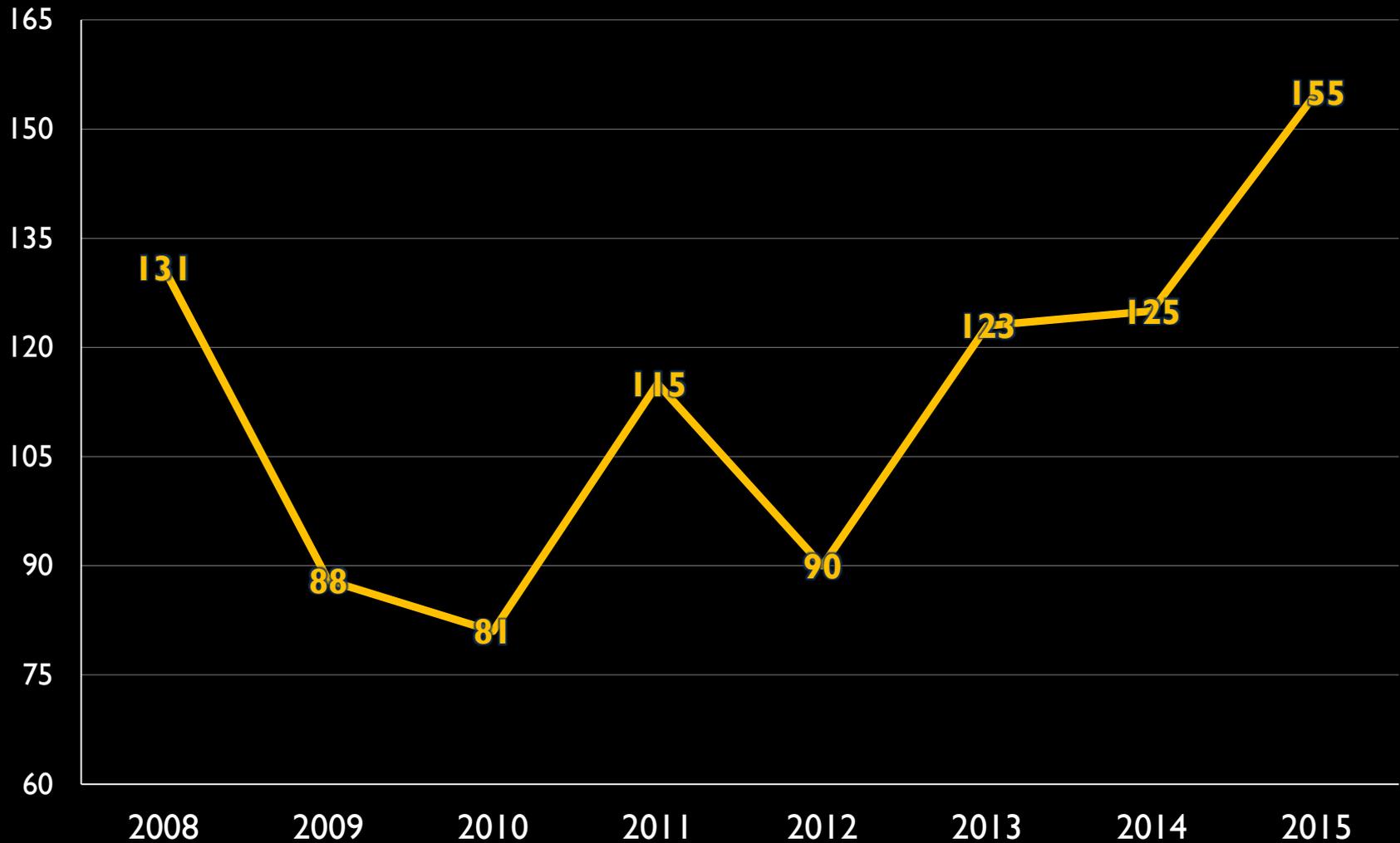
Work on the Urban Growth Boundary

Time for questions

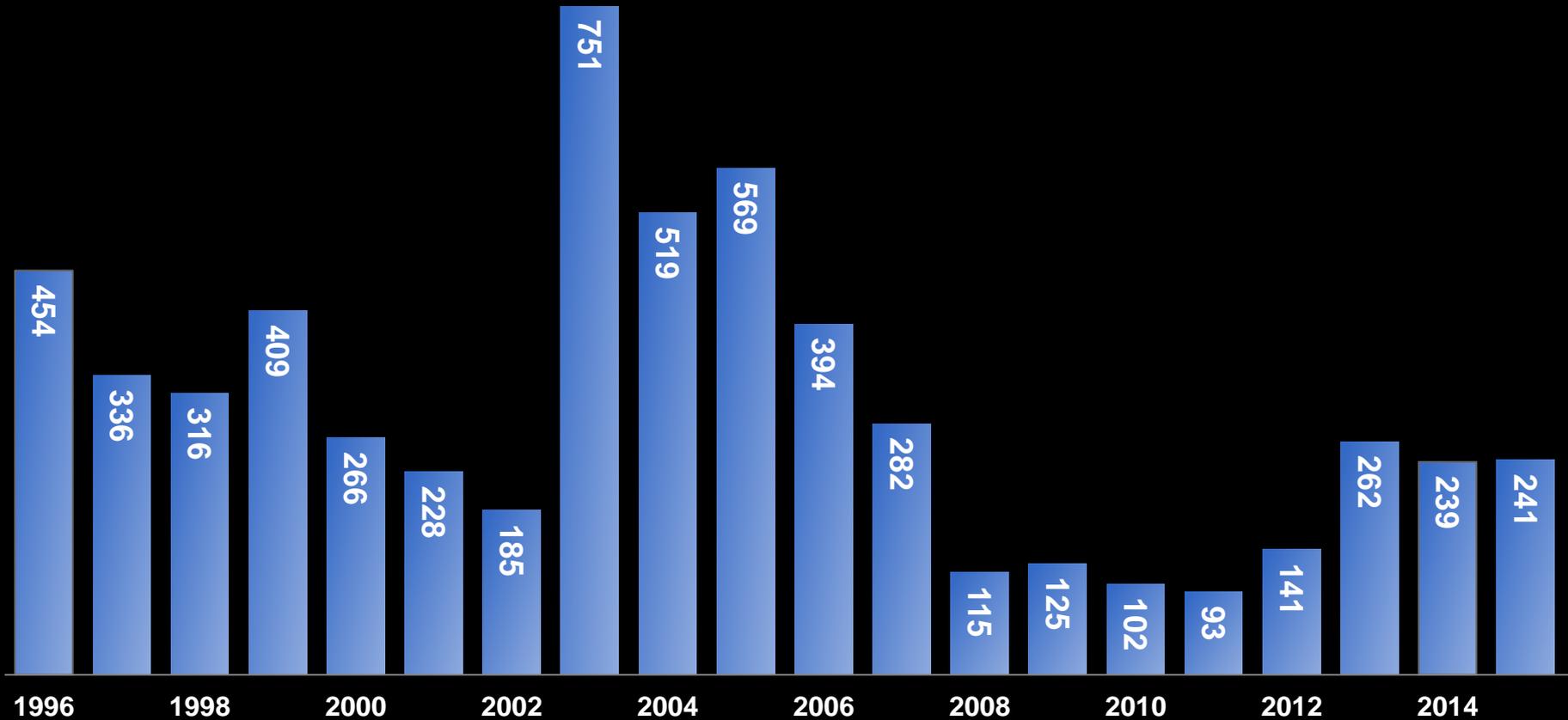
Current Planning Division

- **Responsible for staffing**
 - **Planning Commission**
 - **Site Plan and Architectural Review Commission**
 - **Landmarks and Historic Preservation Commission**
- **Processes quasi-judicial decisions and other permits**

Current Planning Applications



Single-Family Permits



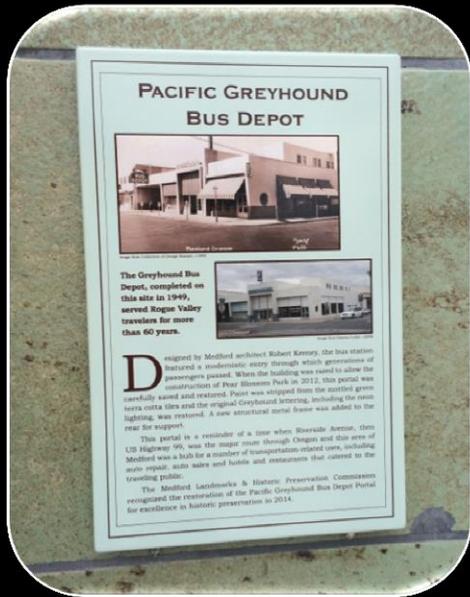
Major Projects in Downtown Area

- **Lithia Headquarters and the Pear Blossom Park Blocks**
- **One West Main**
- **Jackson County Community Health Center**
- **City of Medford Police Headquarters**
- **50 apartment units by the Jackson County Housing Authority**

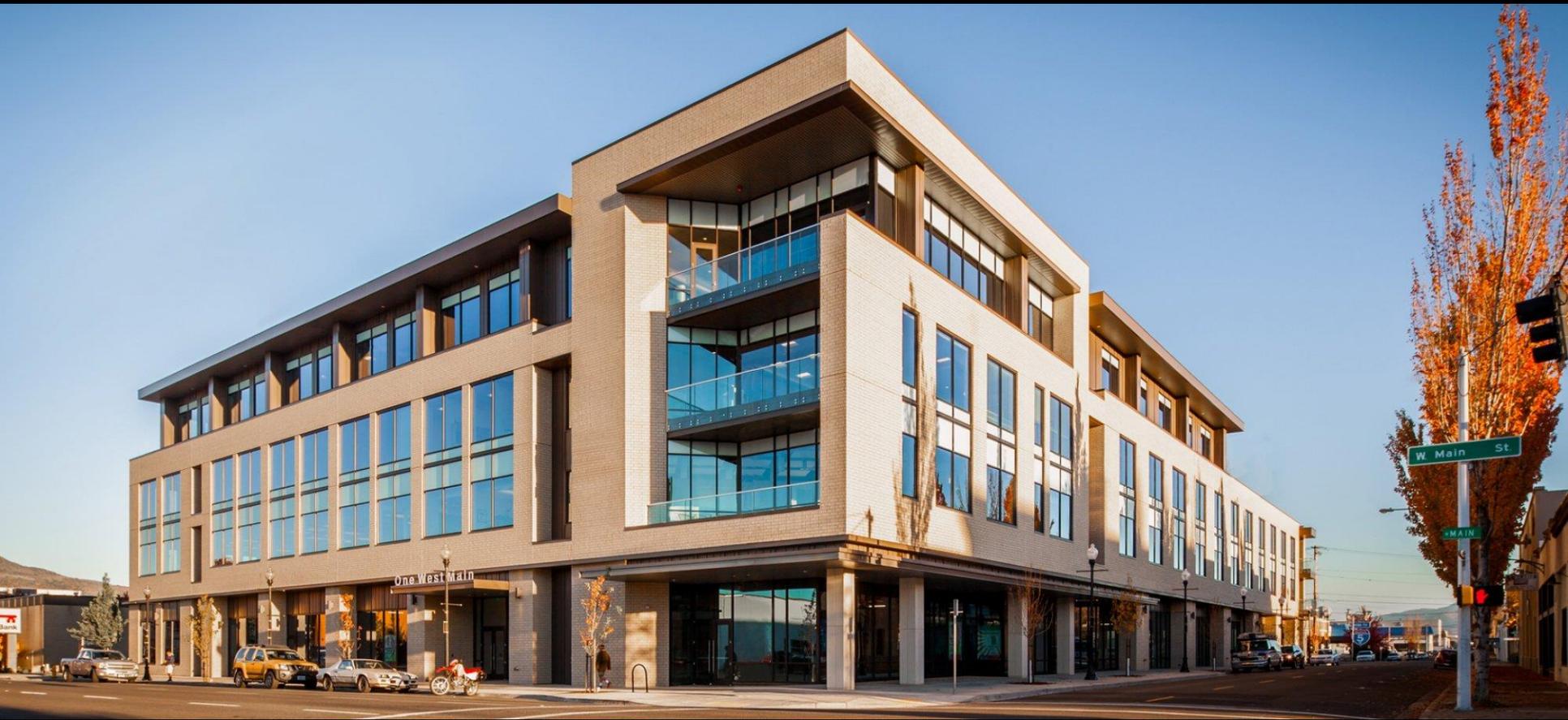
Lithia Headquarters



Honoring Lithia's "Old" Neighbor



One West Main



50 Units of Affordable Housing



Façade Improvement Program

Between 2000 & 2013, MURA awarded 80 matching grants totaling \$1,550,785, resulting in a minimum of \$3,101,570 in investments.



Limestone Coffee Company



Central Fire Hall Building

Projects outside Downtown



Asante Neuroscience
Building: approx. 35K sq. ft.



Northgate
Marketplace Phase II:
approx. 180K sq. ft.

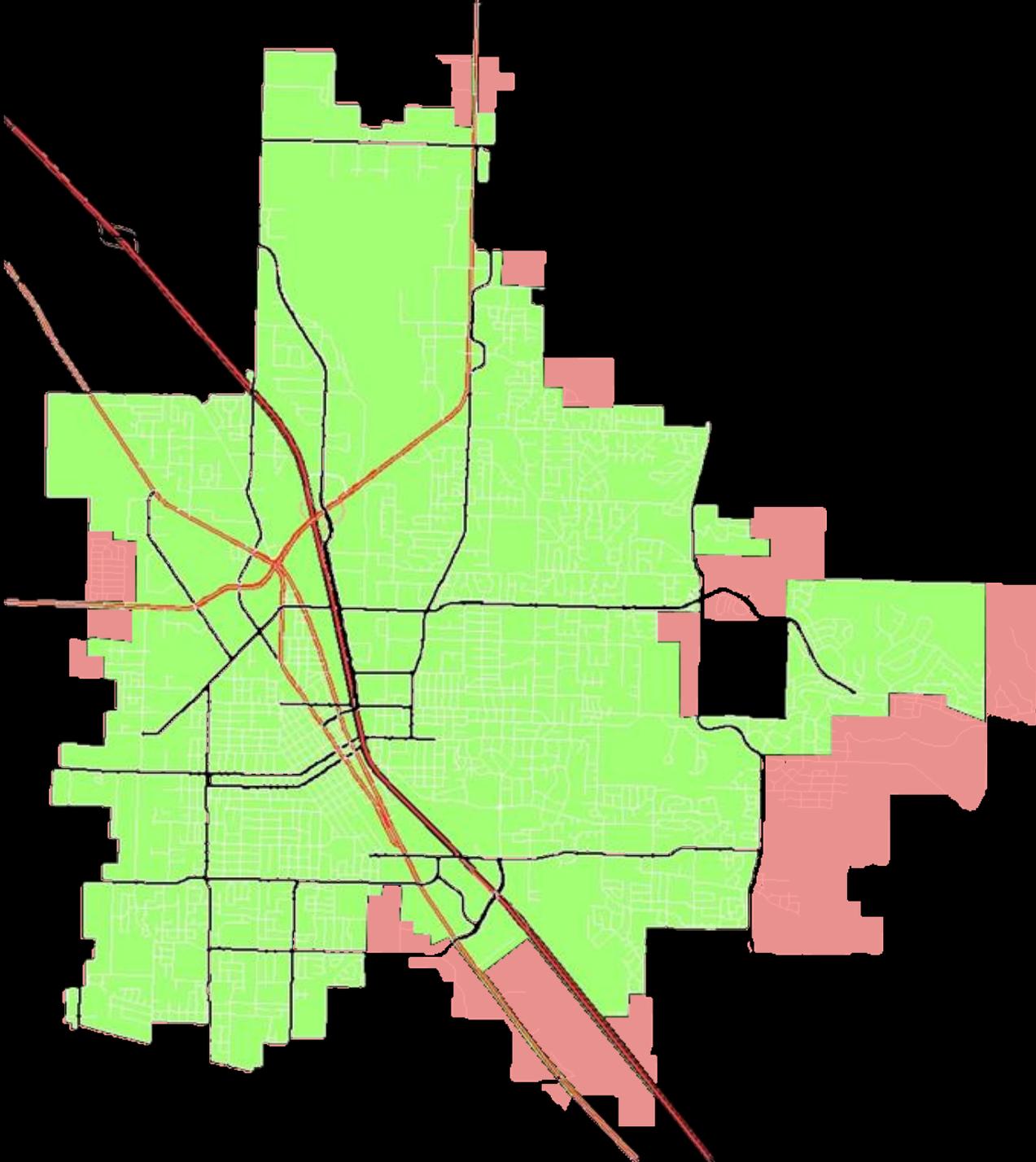
Comprehensive Planning Division

- **Processes legislative decisions, such as amendments to the Comprehensive Plan and Development Code**
- **Responsible for City's involvement in Regional Planning Solving**
- **Responsible for the Urban Growth Boundary Amendment**

Innovative Code Amendments

- **Beekeeping**
- **Brew Pubs**
- **Eliminated dual reviews in Historic Districts**
- **Eliminated hurdles for farmers markets in downtown**

1990 UGBA



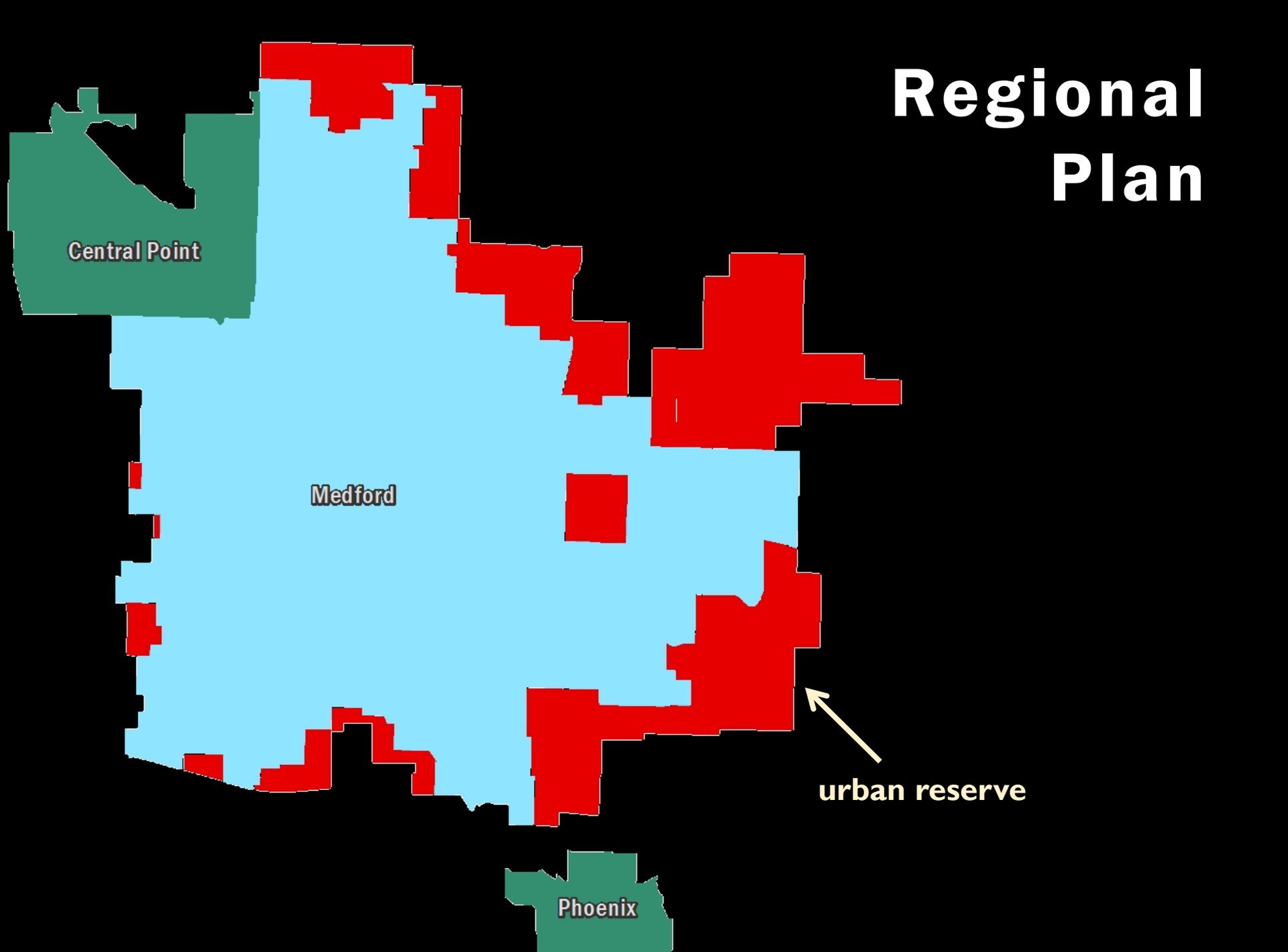
Regional Plan

Central Point

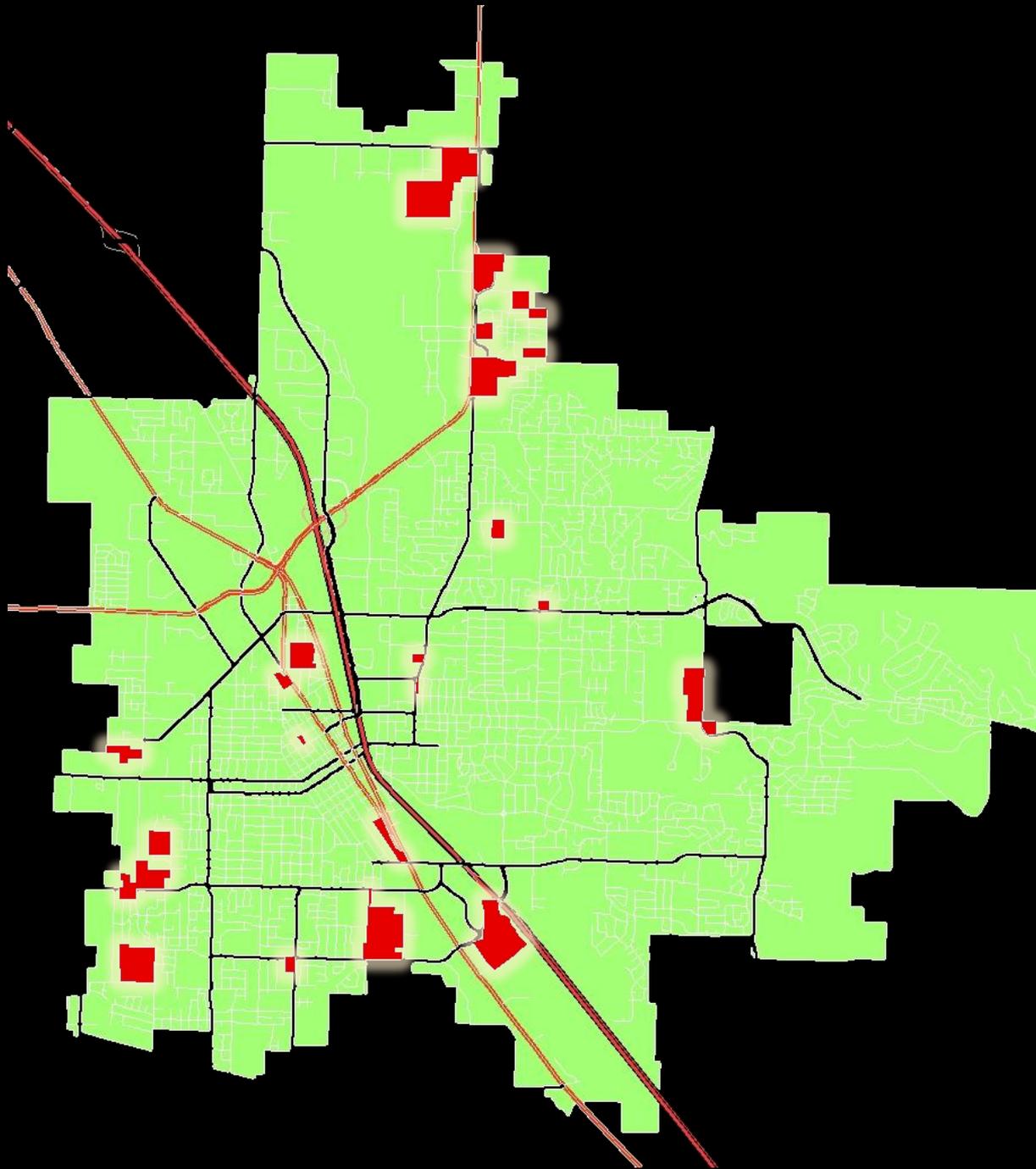
Medford

Phoenix

urban reserve



2014 UGBA Phase 1



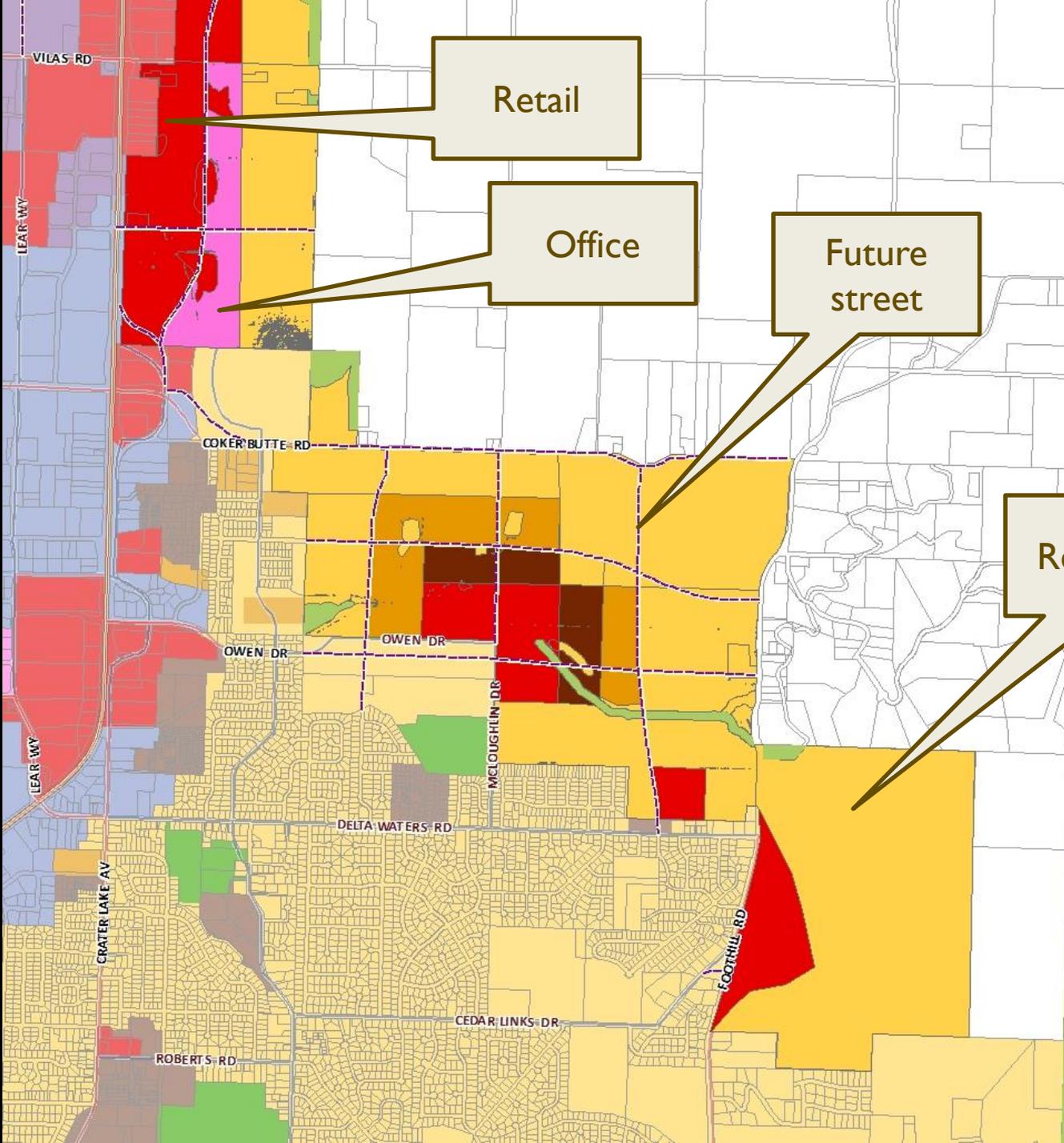
Gains in Higher Density

Type		Acres
UM	12–15 du/ac	133
UH	15–30 du/ac	<u>136</u>
		279

Resultant Rezoning in 2015

Change in units per gross acre		Acres
from	to	
4	30	6.7
4	20	0.2
6	20	1.1
6	20	2.7
10	20	<u>6.4</u>
		17.1

2015 UGBA Phase 2



Retail

Office

Future street

Residential

Housing Element vs. Regional Plan

**Housing
Element**

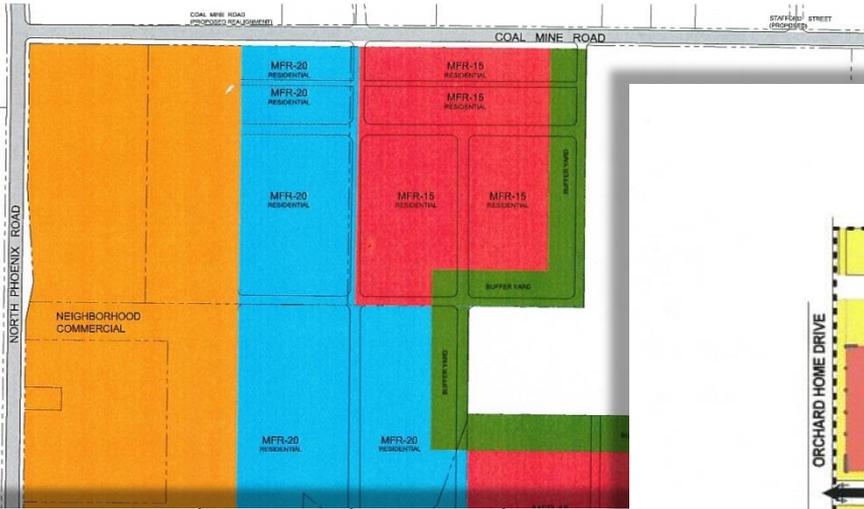
6.4

units per gross acre

**Regional
Plan**

6.6

units per gross acre

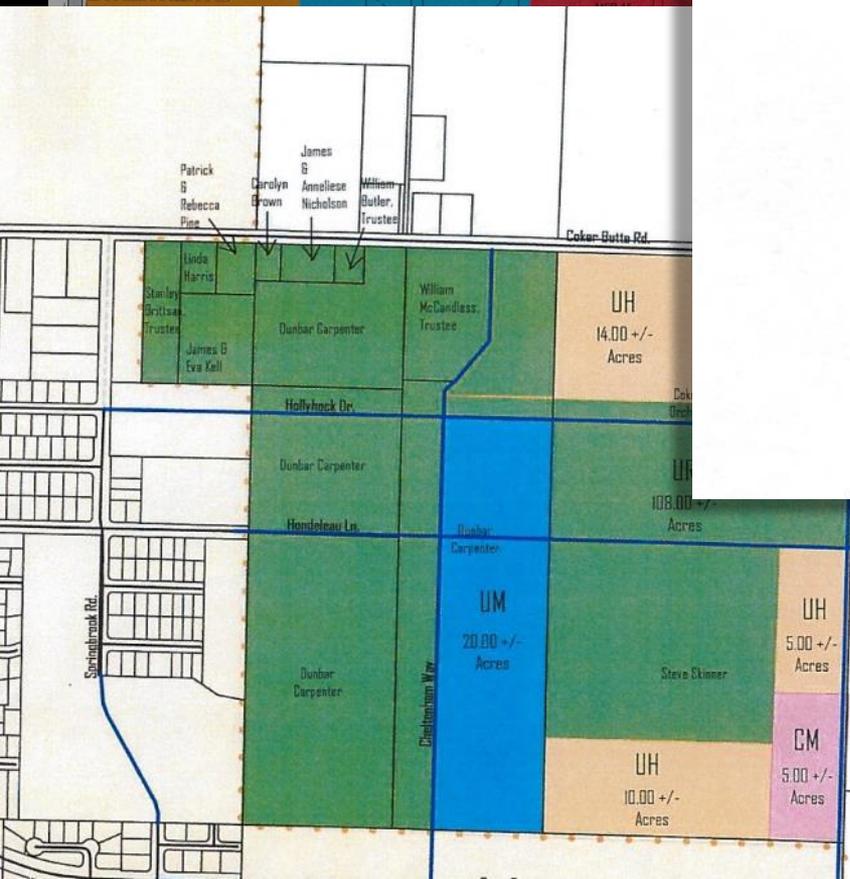


FOR GENERAL LAND USE CONCEPTS ONLY



- Commercial (CM)
- Service Commercial (SC)
- Urban Medium Density (UM)
- Urban Residential (UR)
- Existing Property Boundaries

NOTE: IF THIS SHEET IS LESS THAN 11" x 17" IT HAS BEEN REDUCED AND IS NOT TO SCALE.



LAND PLAN CON

Wrap-up on UGB Amendment

- **Planning Commission has made its recommendation**
- **City Council has been working on it since last August**
- **The record is still open; we have another study session on February 25**
- **After Council finishes, we send it Jackson County for their review**

Questions, Comments, Discussion

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