

Full Build-out
Development Scenario
INTERCHANGE AREA MANAGEMENT PLAN
Fern Valley Interchange

Analysis Area No.	TAZ ¹ No.	Gross Acres ²	Net Acres ³	Existing			Full-Buildout							
				Comprehensive Plan Designation	Zoning	Land Use	Zoning	Land Use	Dwelling Units	Commercial Sq. Ft. or Units	Industrial Sq. Ft.	Institutional Sq. Ft.	Notes	
1	156	57.1	55.2	Agricultural Land	Exclusive Farm Use	Undeveloped, uncultivated; possibly pasture, but looks ungrazed.	Low Density Residential	Residential	204	-	-	-	-	Includes a few farm buildings.
2	167	327.3	327.2	Agricultural Land	Exclusive Farm Use	Agriculture; mainly pasture.	2.5% Low Density Residential 2.5% Medium Density Residential 13% Commercial Highway 40% Industrial, Light Industrial 27% Low Density Residential (institutional uses) 15% Low Density Residential (parks and open space)	5% Residential 13% Commercial 40% Industrial 27% Institutional 15% Parks & open space	95	Specialty retail center: 340,000	Industrial park: 1,000,000	Schools and day care centers: 410,000	-	Includes Arrowhead Equestrian Center. and a farmstead. Equestrian center not a protected historic resource, per draft EA analysis. Allocation of uses from September 2007 draft Regional Problem Solving Plan.
3	155	67.6	67.6	Agricultural Land	Exclusive Farm Use	Agriculture	Commercial Highway	Commercial	-	Specialty retail center: 540,000	-	-	-	
4	165	47.0	47.0	Urban Residential Land	Urban Residential-10	Mobile homes	Urban Residential-10	Mobile homes	250	-	-	-	-	Medford Estates mobile home park. Units appear to mainly date from 1970's and 80's.
5	165	3.0	3.0	Commercial Land	General Commercial	Mixed commercial	General Commercial	Commercial (mini-warehouse)	-	Mini-warehouse: 25,000	-	-	-	Existing mini-warehouse.
6	165	1.9	1.9	Commercial Land	General Commercial	Medical clinic	General Commercial	Medical clinic	-	Medical clinic: 15,000 SF	-	-	-	Existing La Clinica del Valle.
7	166	19.4	19.4	Commercial Land	General Commercial	Commercial	General Commercial	Commercial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	-	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange.
8	166	10.2	10.2	Industrial Land	Light Industrial	Industrial	Light Industrial	Industrial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	-	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange.
9	166	1.6	1.5	Urban Residential Land	Urban Residential-10	Commercial	Urban Residential-10	Commercial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	-	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange.
10	165	13.2	11.8	Urban Residential Land	Urban Residential-30	Nursing home on OR 99, then apts. along Northridge	Urban Residential-30	Institutional, residential	140	Assisted living: 32,000	-	-	-	Northridge Center Assisted Living
11	165	21.5	19.1	Urban Residential Land	Urban Residential-8	Modular homes along Northridge; mobile homes north	Urban Residential-8	Residential	86	-	-	-	-	35 mobile homes, 25 modular homes on Northridge, 26 single-family dwellings along Oak Crest Way.
12	166	22.5	22.4	Urban Residential Land	Urban Residential-10	Residential (mobile home park)	Urban Residential-10	Residential (mobile home park)	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	-	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange.
13	166	12.1	12.1	Commercial Land	General Commercial	Commercial	General Commercial	Commercial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	-	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange.

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14	165	17.6	17.1	Commercial Land	General Commercial	Commercial uses (RV parts and service, storage, electrician)	General Commercial	Commercial	-	Specialty retail center: 145,000	-	-	Scenario includes consolidation and redevelopment as a specialty retail center. All but one of the properties in are susceptible to redevelopment (have ratios of the value of the improvements to the value of the land of less than 1). Analysis area 14 could be consolidated with adjacent mobile home park in analysis area 15. Commercial square footage equals total acres minus 15% for streets times SF/acre ratio for shopping centers, 10,000 SF/acre.
15	165	36.7	33.3	Urban Residential Land	Urban Residential-10	Mobile home park	Urban Residential-10	Commercial	-	Specialty retail center: 280,000	-	-	Scenario includes redevelopment as a specialty retail center. Tax lots 381W09A-102, 809, and 110, which Jackson County owns, remain as open space. Remaining lots consolidated and redeveloped as retail specialty center. Commercial square footage equals total acres minus 15% for streets times SF/acre ratio for shopping centers, 10,000 SF/acre. Of the many mobile home parks in the study area, this is the only one included in the scenario as being redeveloped. The reasons are that it is close to the interchange and intersection of Fern Valley Rd. and OR 99 and visible from I-5, it has frontage on OR 99, and there are only three owners. Could be consolidated with the properties in analysis area 14.
16	500	21.7	21.7	Interchange Business	Commercial Highway	Commercial; RV park	Commercial Highway	Commercial	-	Specialty retail center: 71,475 Fast food: 5,800 RV park: 100 spaces	-	-	Holiday RV Park and Shops at Exit 24 shopping center remain.
17	501	5.2	4.8	Interchange Business	Commercial Highway	South of Grove Way Lazyboy furniture store, north undeveloped	Commercial Highway	Commercial	-	Furniture store: 39,000 Specialty retail center: 25,000	-	-	Lazyboy remains. Undeveloped parcel to north developed as specialty retail at ratio of 10,000 SF per acre, but with 20 percent reduction in area because of slopes.
18	501	15.5	14.5	Interchange Business	Commercial Highway	South of Grove Way Home Depot, north undeveloped	Commercial Highway	Commercial	-	Home improvement superstore: 130,000 Specialty retail center: 33,000	-	-	Home Depot remains. Undeveloped parcel to north developed as specialty retail at ratio of 10,000 SF per acre, but with 20 percent reduction in area because of slopes. The original development proposal for the Home Depot included a motel on the parcel to the north. However, the supplemental traffic impact analysis published November 12, 2004, assumed a specialty retail center on the parcel to the north.
19	501	4.1	4.1	Interchange Business	RR-5	Undeveloped; sloped	Commercial Highway	Commercial	-	Specialty retail center: 33,000	-	-	Parcel developed as specialty retail at ratio of 10,000 SF per acre, but with 20 percent reduction in area because of slopes and need for access road.
20	501	14.5	14.6	Interchange Business	Commercial Highway	About 1/4 Peterbilt truck repair, 3/4 undeveloped	Commercial Highway	Commercial	-	Heavy truck repair: 22,715 Specialty retail center: 84,000	-	-	Truck repair remains. Remainder of parcel, estimated to be 10.5 acres, developed as specialty retail at ratio of 10,000 SF per acre, with 20 percent reduction in area for access roads and because of slopes.

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21	501	36.4	35.3	Interchange Business	Farm Residential	Orchard	Commercial Highway	Commercial	-	Apartments: 60 Townhouses: 52 General office building: 94,400 High-turnover restaurant: 14,300 Fast-food restaurant w/out drive through: 14,300 Hotel: 167 Specialty retail center: 38,700 Discount club: 85,200	-	-	Parcel developed as described in proposal for zone change, as described in March 15, 2007, letter from David Fletcher, ODOT, to Bart Benthul, JRH Engineering.
22	501	1.0	0.3	Interchange Business	Commercial Highway	Undeveloped (ODOT owns portion south of N. Phoenix Rd.)	Commercial Highway	Commercial, except portion south of N. Phoenix Rd. undeveloped	-	Specialty retail center: 2,800	-	-	Portion north of N. Phoenix Rd. developed along with AA21 as specialty retail center.
23	501	43.3	43.3	Agricultural Land	Exclusive Farm Use	Agriculture, w/ dwelling	15% Commercial Highway 85% Low Density Residential	15% commercial 85% SF residential	123	Specialty retail center: 52,000	-	-	This is urban reserve area PH-10 in the September 2007 draft of the Regional Problem Solving Plan. The plan calls for 85% residential development and 15% commercial development. Retail developed as specialty retail center, with 20% reduction for streets. Residential developed at same density as Meadow View Estates immediately to the south, i.e., 3.7 dwelling units per gross acre (after deducting land occupied by irrigation canal).
24	506	54.8	43.0	Low Density Residential	Low Density Residential	Residential	Low Density Residential	Residential	199	-	-	-	Meadow View Estates subdivision, fully developed (undeveloped portions permanent open space and irrigation canal).
25	506	4.6	4.6	Interchange Business	Commercial Highway	Undeveloped	Commercial Highway	Commercial	-	Retail specialty center: 46,000	-	-	Developed as a retail specialty center at 10,000 SF per acre.
26	506	1.3	1.3	Interchange Business	Commercial Highway	Undeveloped	Commercial Highway	Commercial	-	Retail specialty center: 12,500	-	-	Developed as a retail specialty center at 10,000 SF per acre.
27	506	1.9	1.9	Interchange Business	Commercial Highway	Light industrial	Commercial Highway	Light industrial	-	-	15,600	-	Existing building remains.
28	506	3.5	3.5	Interchange Business	Commercial Highway	Commercial	Commercial Highway	Commercial	-	Modular home sales: 2,500	-	-	Modular home sales continue. Permanent structure (vs. model homes) appears to be about 2,500 SF.

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29	506	10.6	10.6	Interchange Business	Commercial Highway	Commercial	Commercial Highway	Commercial	-	High-Turnover Sit-down Restaurant: 11,142 Service station with convenience market: 2,720 Truck servicing building: 12,800	-	-	Petro truck stop remains.
30	506	4.8	4.8	Interchange Business	Commercial Highway	Commercial	Commercial Highway	Commercial	-	Motel: 46 RV Park: 28 Specialty retail center: 8,035	-	-	Motel and RV park remain. Vacant land developed as specialty retail center.
31	505	8.7	7.7	Interchange Business	Commercial Highway	Undeveloped, except 1-story professional buildings. at Luman and N. Phoenix. Rd.	Commercial Highway	Commercial	-	Motel: 210 units Retail specialty center: 31,000	-	-	Either build alternative will take some of the north side of the properties, but vacation of old alignment of Lumen Rd. will replace this land. Properties on north side of Lumen Rd consolidated and a motel developed. Property on south side of Lumen Rd. developed as a retail specialty center.
32	504	3.6	3.6	Commercial	Commercial Highway	Residential, commercial	Commercial Highway	Commercial	-	Specialty retail center: 36,000	-	-	Existing uses include six non-conforming single-family homes and a 17-unit motel dating to 1947. Redeveloped as single retail specialty center.
33	504	1.5	1.5	Commercial	Commercial Highway	Commercial	Commercial Highway	Commercial	-	Sit-down restaurant: 3,200 Gasoline/service station with convenience market: 8 fueling positions Car wash Coffee stand	-	-	Site occupied by two buildings currently vacant. Build-out uses based on pre-application submitted to the City of Phoenix.
34	500	5.1	4.9	Commercial	Commercial Highway	Commercial uses, residential on east end	Commercial Highway	Commercial	-	Commercial services: 45,762 Fast food: 5,000 Retail: 17,000	-	-	Now occupied by Pacific Business Center, including the Salvation Army; a gas station; shops; and residential on east end. Existing commercial, retail, and fast food uses remain; residential uses convert to retail, with a ratio of 10,000 SF per acre (similar to existing retail).
35	503	7.5	7.0	Commercial	Commercial Highway	Commercial	Commercial Highway	Commercial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Existing uses will remain. RVCOG model numbers to be used because the traffic analysis zone (TAZ) that contains this analysis area reflects only modest growth in population, households, and employment.
36	503	21.6	20.9	High Density Residential	High density residential	Residential	High density residential	Residential	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Existing uses will remain. RVCOG model numbers to be used because the traffic analysis zone (TAZ) that contains this analysis area reflects only modest growth in population, households, and employment.

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37	503	1.1	1.1	Commercial	Commercial Highway	Commercial	Commercial Highway	Commercial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Existing uses will remain. RVCOG model numbers to be used because the traffic analysis zone (TAZ) that contains this analysis area reflects only modest growth in population, households, and employment.
38	503	29.7	23.2	Low Density Residential	Low Density Residential	Residential	Low Density Residential	Residential	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Existing uses will remain. RVCOG model numbers to be used because the traffic analysis zone (TAZ) that contains this analysis area reflects only modest growth in population, households, and employment.
39	502	34.7	33.8	Industrial	Industrial	Undeveloped	Industrial	Industrial	-	-	Industrial park: 300,000	-	Now undeveloped. Land developed as industrial park, with 20% deducted for streets.
40	503	4.2	4.1	Commercial	Commercial Highway	Commercial	Commercial Highway	Commercial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Existing uses will remain. RVCOG model numbers to be used because the traffic analysis zone (TAZ) that contains this analysis area reflects only modest growth in population, households, and employment.
41	504	4.7	4.5	Commercial	Commercial Highway	Commercial, undeveloped, residential	Commercial Highway	Commercial	-	Services: 14,549 Automobile parts sales: 6,400 Gas station: 1,141 Automobile care center: 3,140 Motel: 22	-	-	Existing commercial uses remain or are replaced with similar uses. Undeveloped and residential land developed for services with ratios of building square footage to land area like the existing service uses.
42	504	1.9	1.9	High Density Residential	High density residential	Residential, undeveloped	High density residential	Residential	45	-	-	-	The twenty existing townhouses remain. The 0.8-acre lot now undeveloped developed with apartments 25 apartments (R-3 zoning would allow 34 apartments (one apartment per 1,000 SF), but narrow site width and steep slopes will reduce feasible number).
43	509	13.0	10.6	City Center District	City Center	Commercial	City Center	Commercial	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange. Also, the City of Phoenix owns 3.8 acres, all or much of which is understood to be undevelopable because of slopes, wetland values, and legal restrictions under Section 6(f) of the Federal Land and Water Conservation Fund Act.
44	505	13.7	13.7	Medium Density Residential	High density residential	Residential (1 residence?), outdoor storage, RV storage	High density residential	Residential, RV storage	80	RV storage: 82,000	-	-	1.88 acres used for RV storage remains, rest developed for residential use under R-2 zoning, with 5,000 SF lots. 20% deducted for streets.
45	505	37.2	37.2	High Density Residential	High density residential	Residential	High density residential	Residential	210	-	-	-	Bear Lake Mobile Estates remains as is, with 210 mobile homes.
46	506	9.6	9.6	Interchange Business	Farm Residential/ Commercial Highway	Commercial, Undeveloped	Farm Residential/ Commercial Highway	Commercial	-	Mini-warehouse: 60,000	-	-	North lot mini-storage; south undeveloped, with piles of rock and cement block debris. Mini-storage continues (size estimated, because tax records don't include). Half of the vacant parcel is rezoned Commercial Highway and developed for mini-storage; remainder remains vacant because of its slope.
47	506	81.9	81.9	Residential Hillside	Low Density Residential/ RR-5	Residential (very low density)	Low Density Residential/ RR-5	Residential (very low density)	5	-	-	-	Two residences added to existing three.
48	512	37.6	37.6	Commercial /Park Open Space	Commercial Highway/BC G	Commercial, parks and open space	Commercial Highway	Commercial, parks and open space	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange. Also, 12 acres is a City of park.

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49	511	5.5	5.5	Commercial	Commercial Highway	Commercial, residential	Commercial Highway	Commercial, residential	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange.
50	511	14.9	13.2	City Center District	City Center	Commercial, undeveloped	City Center	Commercial, undeveloped	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Use RVCOG model numbers	Redevelopment likely to be piecemeal and unpredictable because of small lots and fragmented ownership, and is unlikely to materially alter traffic generation or impact on interchange.
¹ Traffic Analysis Zone. Used for traffic modeling.													
² Total area from geographic information system.													
³ Exclusive of public right-of-way. Equals sum of tax lot acreages.													