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PLANNING DEPT

November 4, 2015

Via Hand Delivery

MEDFORD CITY COUNCIL

c/o City of Medford Planning Department
Attn.: John K. Adam, Senior Planner
200 S. Ivy St. | Lausmann Annex, Rm. 240
Medford, OR 97501

Re: "Haya Park Property"
MD-5 | N. Phoenix Rd. & Coal Mine Rd.
City of Medford UGB Amendment | File No. CP-14-114

Dear Mayor & Council:

During Council's October 15 meeting, a Councilmember inquired of Staff concerning the inclusion of the "Haya Park" property in the Planning Commission's Report provided to Council in connection with City's UGBA project.

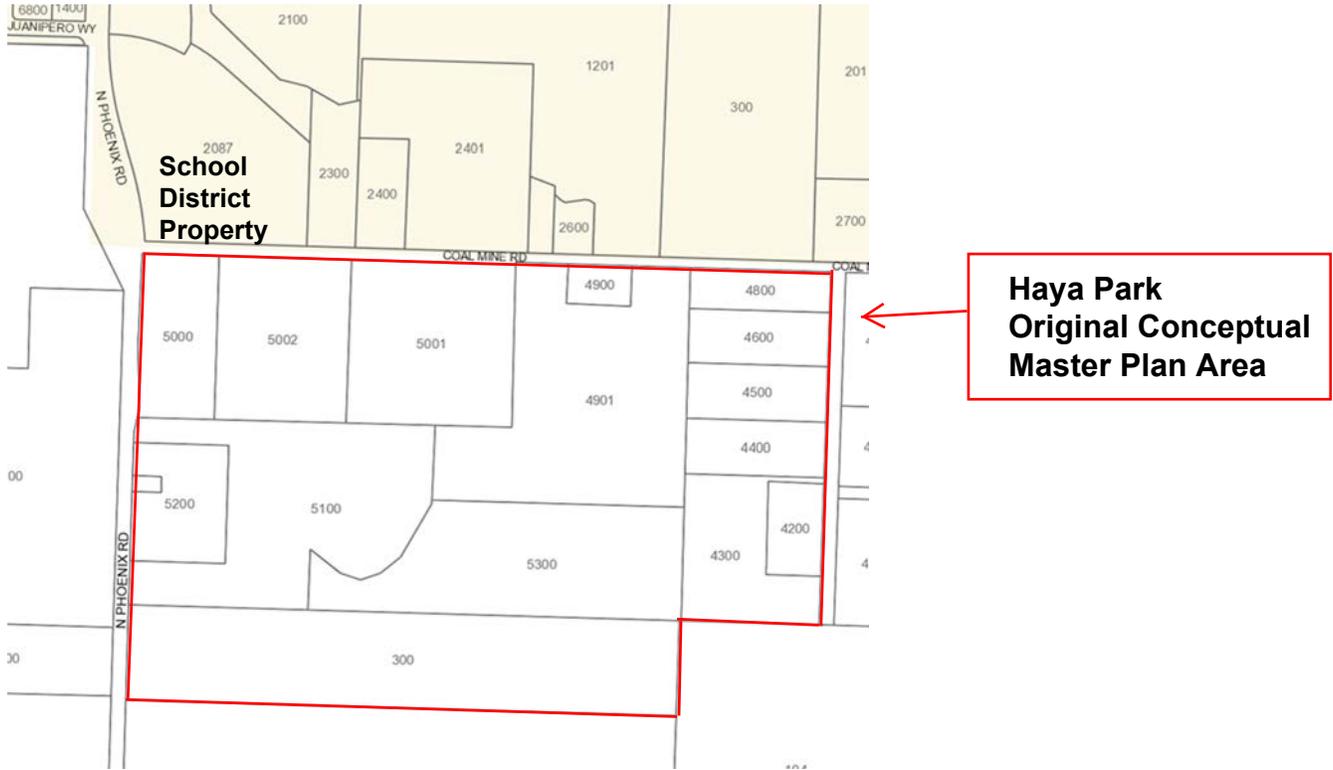
Haya Park Project Area (MD-5 | N. Phoenix Rd. & Coal Mine Road).

The Haya Park Project Area ("Project Area") is located immediately east of the Centennial Golf Club property ("Centennial Property"). The Project Area is directly across N. Phoenix Rd. from the Centennial Property.

Original Project Area included Properties in Options 1 and 3 of Staff's Memo #4.

In October, 2014, the Project Area was originally proposed to Staff 108-acre Conceptual Master Plan extending east from the Centennial Property and N. Phoenix Road to Hidden Valley Lane; and extending south from Coal Mine Road (and City's existing UGB) to the MD-5 UR boundary. The previously submitted renditions of Project Area's original boundaries are largely reflected in Staff's Memo to Council reflecting "Distribution Options for the 43 Acres of Unbuildable Land". *Staff Memo to Council 10/13/2015; See link: http://www.ci.medford.or.us/SIB/files/Memo-04_dist_%20of%2043%20acres.pdf.*

Haya Park Project Area as Originally Proposed (10/15/2014)(108 acres).



Haya Park Project Area (Aerial View).



Haya Park Project Area (MD-5)

Staff’s Proposed Alternatives for “Distribution of Additional 43 Acres” – Option 1 and Option 3 – Track Haya’s Previous Conceptual Plans.

Planning Staff’s “Supplemental Findings Memo No. 4” (October 13, 2015) provided Council with potential alternatives for distribution of the forty-three acres previously classified as “unbuildable”. Source Link: http://www.ci.medford.or.us/SIB/files/Memo-04_dist_%20of%2043%20acres.pdf.

“At the October 1, 2015 Council meeting staff reported that an additional forty-three acres could be classified as “unbuildable.” As a result, the City has forty-three acres to add to the UGB expansion proposal, broken down by types in the table below.

<u>Type</u>		<u>Acres</u>
Residential, low-density	UR	19
Residential, high-density	UH	11
Commercial, retail	CM	8
Commercial, office	SC	6
Industrial	GI	-1

“Staff developed four different distribution options for the Council to consider. Staff generally distributed the acres only to areas that had been in the original staff recommendation. The options are rough; staff can fine tune them once it receives some direction from Council. Please note that the maps are by necessity at various scales.”

Option 1 All in MD-5

“The strip of SC at the southern end of Centennial is augmented by six acres (1a), pushing the CM further eastward in the area east of North Phoenix Road, where the additional CM is added (1b and 1e). The UH and UR are added to fill a gap (1c and 1d) that was unfortunately the result of the Planning Commission’s recommended reduction and reshuffle. In making those adjustments, staff had not considered the fact that the land to the east was zoned Exclusive Farm Use, leading to a twisting-and-turning agricultural buffer on the urbanizing side. This option eliminates the excessive buffering.”

Option 3 MD-4 and MD-5

“This option allocates SC, CM, and UH to MD-4 (3a, 3b, 3c) and the UR to the Coal Mine Road area (3d) as in Option 1 to eliminate the excessive buffer. The arrangement in MD- 4 was intended to use the entire 30-acre lot (37-1W-21D/101) north of the current proposal area instead of stringing them along North Phoenix Road.”

Staff Supplemental Findings Memo No. 4, October 13, 2015.

Source: http://www.ci.medford.or.us/SIB/files/Memo-04_dist_%20of%2043%20acres.pdf

Staff's maps depicting Option 1 and Option 3 attached for easy reference.

Staff's Distribution of Additional 43 Acres – Option 1 and Option 3 – reflect modified renditions of conceptual plans previously discussed and submitted to Staff by Haya during 2014 and early 2015 (with the consent and participation of the property owners whose properties were included in those earlier versions of Haya's Conceptual Plan).

For the reasons reflected in Staff's Supplemental Findings Memo No. 4, and subsequent explanatory comments, Haya recommends Council give serious consideration to those Options.

The Haya Park Project Area meets City's need for employment land, while also providing for high and medium-density residential development adjacent to a dedicated future elementary school site (purchased by School District in 2011).

The Planning Commission's Report states:

“The future South Valley Employment Center is contained within the portions of MD-5 recommended for inclusion. This area is needed for future economic development in the city and in the region. The South Valley Employment Center is a great fit for a large portion of the identified employment land need. The inclusion of the lower-density residential property to the north of the South Valley Employment Center provides connections between the employment area and existing urban development to the north. The lower-density residential area contains the approximately 120 acre Centennial Golf Club. The golf course is counted as unbuildable and does not count against the City's supply of developable residential land. The portions of MD-5 east of North Phoenix Road and south of Coal Mine Road help to provide for a portion of the employment land need while also providing for high and medium-density residential development adjacent to a future elementary school. For those reasons, none of MD-5 was recommended for removal.”

Source: Planning Commission Report / UGBA Findings; Appendix L, pg. 146; 07-21-2015.

Link: <http://www.ci.medford.or.us/SIB/files/UGBA%20report%20for%20CC.pdf>

Haya Park Property Inclusion Balances Centennial Property Directly West.

The Centennial Property directly across North Phoenix Road from the Project Area is recommended for inclusion in City's UGBA as an “over-55 active adult community”. It also provides ample open space within this portion of MD-5, in the form of Centennial Golf Course.

Haya Park's Property provides both zoning and demographic balance to the Centennial Property's future development plan. The Haya Project area was designated in City's

adopted General Land Use Plan ("GLUP") to reflect a salutary mix of Commercial zoning (along N. Phoenix Rd.), bordered to the east by High Density Multi-Family Residential zoning ("UH" – MFR-20), and Medium Density Multi-Family Residential zoning ("UM" – MFR-15).

Further, the proximity of Haya's Project Area to the Centennial Property, and its placement adjacent to a dedicated future elementary school site (purchased by School District in 2011) will provide entry-level multi-family housing opportunities for young families with small children. The Haya Property's UH and UM multi-family housing component also provides a safe and convenient "walk to school" alternative, thereby ameliorating traffic congestion during school hours.

FUTURE ELEMENTARY SCHOOL ADJACENT TO HAYA PROPERTY
N. Phoenix Rd. & Coal Mine Rd. (Purchased by School District in 2011)

"The Phoenix-Talent School District serves the southeastern portion of Medford and currently has only one elementary school (Orchard Hill) located within the UGB. In 2010, the District acquired an 11.7 acre site at the northeast corner of North Phoenix Road and Coal Mine Road for the future development of an elementary school when additional population in the Southeast Area precipitates the need for an additional school." *City of Medford, Public Facilities Element, Schools (Draft 1 - June 19, 2013), at pg. 1.*¹



**Future Elementary School Site
Purchased by School District
in 2011.**

Haya Park Project Area

¹ Source: [http://www.ci.medford.or.us/files/School%20Facilities%20Element%20\(June%2019-2013\).pdf](http://www.ci.medford.or.us/files/School%20Facilities%20Element%20(June%2019-2013).pdf)



Haya's Property Provides Ample Transportation Alternatives:



*Source: Medford TSP Update & UGB Amendment, 10/15/2012
Planned Improvement Projects -- Figure 4-1.*

The Haya Park project area borders North Phoenix Road to the west; and Coal Mine Road to north. North Phoenix Road is a designated "Major Arterial", and Coal Mine Road is designated a "Major Collector" in City's *Southeast Neighborhood Circulation and Transportation Plan* (adopted March 7, 2013).² Stanford Road, also a designated "Major Collector", is planned to intersect with Coal Mine Road immediately northeast of the project area, providing additional circulation.

² Source: [http://www.ci.medford.or.us/SIB/files/SE_Circulation_Plan_9_20_13\(4\).pdf](http://www.ci.medford.or.us/SIB/files/SE_Circulation_Plan_9_20_13(4).pdf)

City's 2013 *Neighborhood Element, Southeast Circulation Plan* states:

6.2 NORTH PHOENIX ROAD

“North Phoenix Road is designated a Major Arterial Street. Those planned intersections with North Phoenix Road in the Southeast Plan include: Cherry Lane; Calle Vista Drive; Barnett Road; Creek View Drive; Shamrock Drive; **and Coal Mine Road.**” (*emphasis added.*)

6.2.1 “Planned Intersections

f. “Coal Mine Road with North Phoenix Road

Major Collector with Major Arterial

This intersection will be relocated to coincide with Juanipero Way in conjunction with development of the area north of Coal Mine Road, and will be signalized when warranted. This intersection will provide indispensable east-west connectivity between the Southeast Area and the remainder of the City. This major collector street (Black Oak Drive/Juanipero Way/Coal Mine Road) will provide a needed alternative to the use of Barnett Road for east-west travel. High density residential development approved as part of the Stonegate Estates Planned Unit Development will be located at northeast corner of the intersection and single-family development at the southeast and northwest corners, with the southwest corner [*Haya Park*] outside the UGB.” (bracketed insert added.)

Source: City of Medford Comprehensive Plan, Neighborhood Element, Southeast Circulation Plan (adopted 03/07/2013), pg. 14-15.

Ample direct road frontage along North Phoenix Road (designated “a Major Arterial”) and Coal Mine Road (designated “a Major Collector”) – in addition to the planned future Stanford Road connection (also designated “a Major Collector”) -- provides the project area with numerous opportunities for access and circulation alternatives.

Again, Haya Park’s close proximity to District’s “Future Elementary School” (purchased by School District in 2011, and located directly across the street) will provide safe “walk to school” opportunities, thereby ameliorating traffic during school hours.

COMPLIANCE WITH OBJECTIVES OF REGIONAL PLAN ELEMENT

“The area east of North Phoenix Road represents a logical extension of the Southeast Plan area and additional growth will support more intensive uses within the commercial core area of the Southeast Plan.” *City of Medford Comprehensive Plan, Regional Plan Element (MD-5), pg. 27.*

“The area east of North Phoenix Road may also provide some job opportunities in east Medford, part of this could be developed for commercial uses, including a business park, close to existing and planned neighborhoods.” *City of Medford Comprehensive Plan, Regional Plan Element (MD-5), pg. 27.*

First, Haya Park’s Conceptual Master Plan seeks to provide an appropriate mix of Neighborhood-Commercial and Multi-Family Residential lands, conveniently located near the intersections of future “major arterial” North Phoenix Road, future “major collector” Coal Mine Road, and future “major collector” Stanford Road all serving the future access and circulation needs of the project area. Haya Park’s Plan addresses several critical RPS objectives: promoting economic development and job growth, while siting commercial uses “close to existing and planned neighborhoods”.

Second, Haya Park’s Conceptual Master Plan also contemplates the “logical extension of the Southeast Plan area”, providing a supply of High-Density and Medium-Density Multi-Family residential housing (MFR-20 & MFR- 15), conveniently situated at the confluence of a future major arterial street and a future major collector street (North Phoenix Road and Coal Mine Road). Haya Park’s location is relatively close to Interstate 5 and the Bear Creek Greenway; and immediately adjacent to a designated future elementary school site purchased by Phoenix-Talent School District in 2010.

Third, Haya Park’s multi-family housing component provides a necessary density balance in this area of MD-5, in light of the very low-density Centennial Golf Club land directly across the street from Haya Park.

Lastly, Haya Park’s multi-family housing -- located directly across the street from a designated elementary school site -- is likely to attract younger families with small children. The project also provides a salutary demographic balance to the area: Centennial Golf Club’s “over 55 only” active adult community is located on the west side of N. Phoenix Road; while the project area and the designated elementary school site purchased by the School District in 2011, are located on the east side of N. Phoenix Road.

CONCLUSION

Haya Plan provides the necessary target density and meets the zoning allocation requirements established by the RPS process. It also provides additional target density adjacent to an area already otherwise committed to low density use (Centennial Golf Course).

Further, the Plan provides demographic balance to the area – providing multi-family housing for young families with small children in juxtaposition to Centennial's "over 55" active adult community on the opposite side of N. Phoenix Road.

Haya Park's Conceptual Plan is intended to achieve City's long term planning goals, and to maintain consistency with City's adopted *Regional Plan* and *Southeast Plan* objectives.

Respectfully submitted,

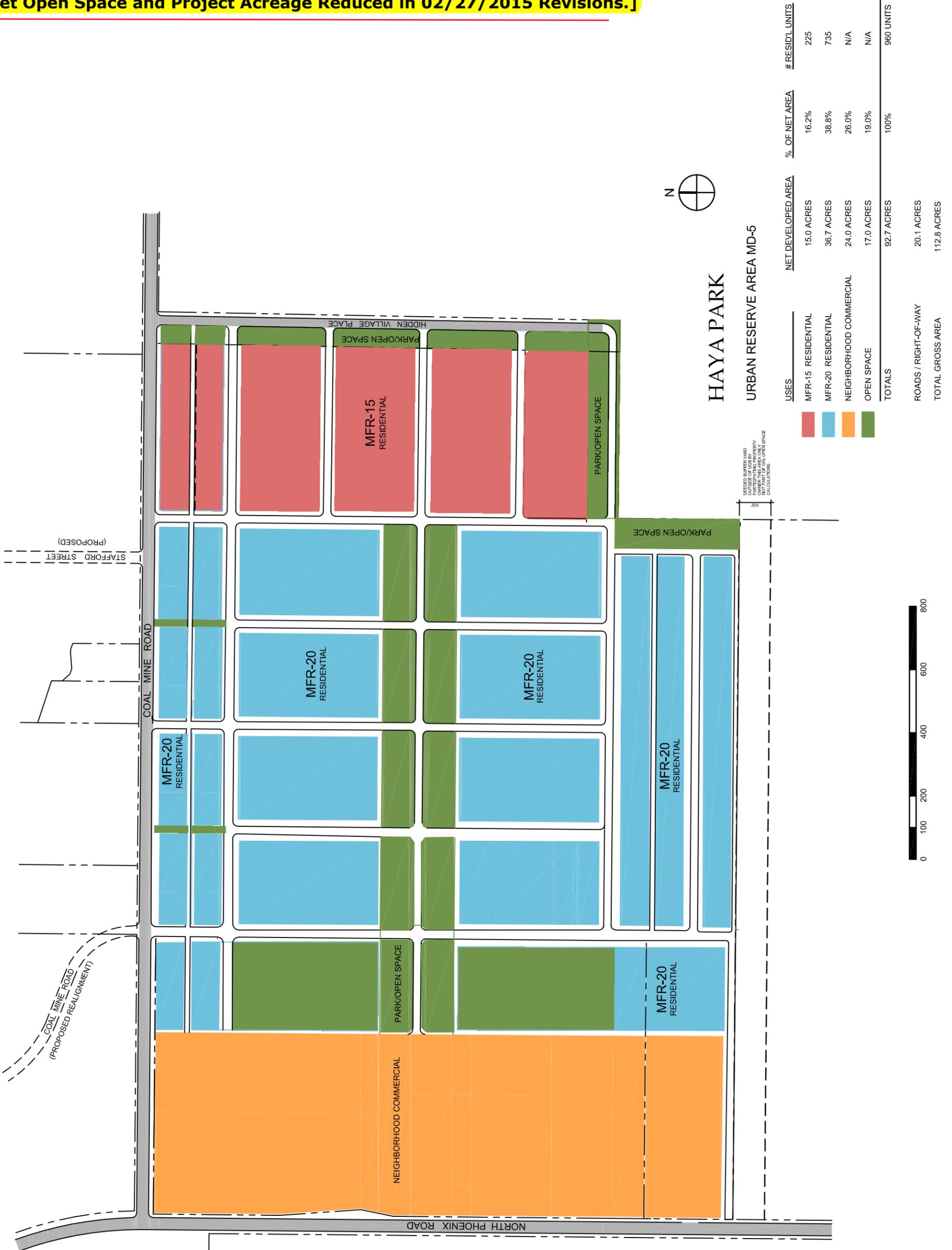
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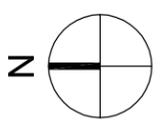
Christian E. Hearn | OSB #911829 | chearn@davishearn.com
Davis, Hearn, Anderson & Turner, pc | www.davishearn.com

Project Architect: Ray Kistler | Kistler Small White | www.kistlersmallwhite.com

Enclosures: as stated above.

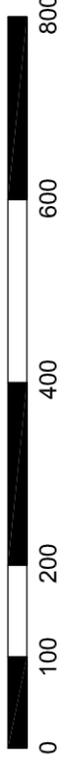
**Previous Version of Conceptual Site Plan for Haya Park (11/24/2014)
 Reflecting Open Space @ 19% of Net Project Area; and including the additional 15.85 acres to the east.
 [Net Open Space and Project Acreage Reduced in 02/27/2015 Revisions.]**





HAYA PARK

URBAN RESERVE AREA MD-5

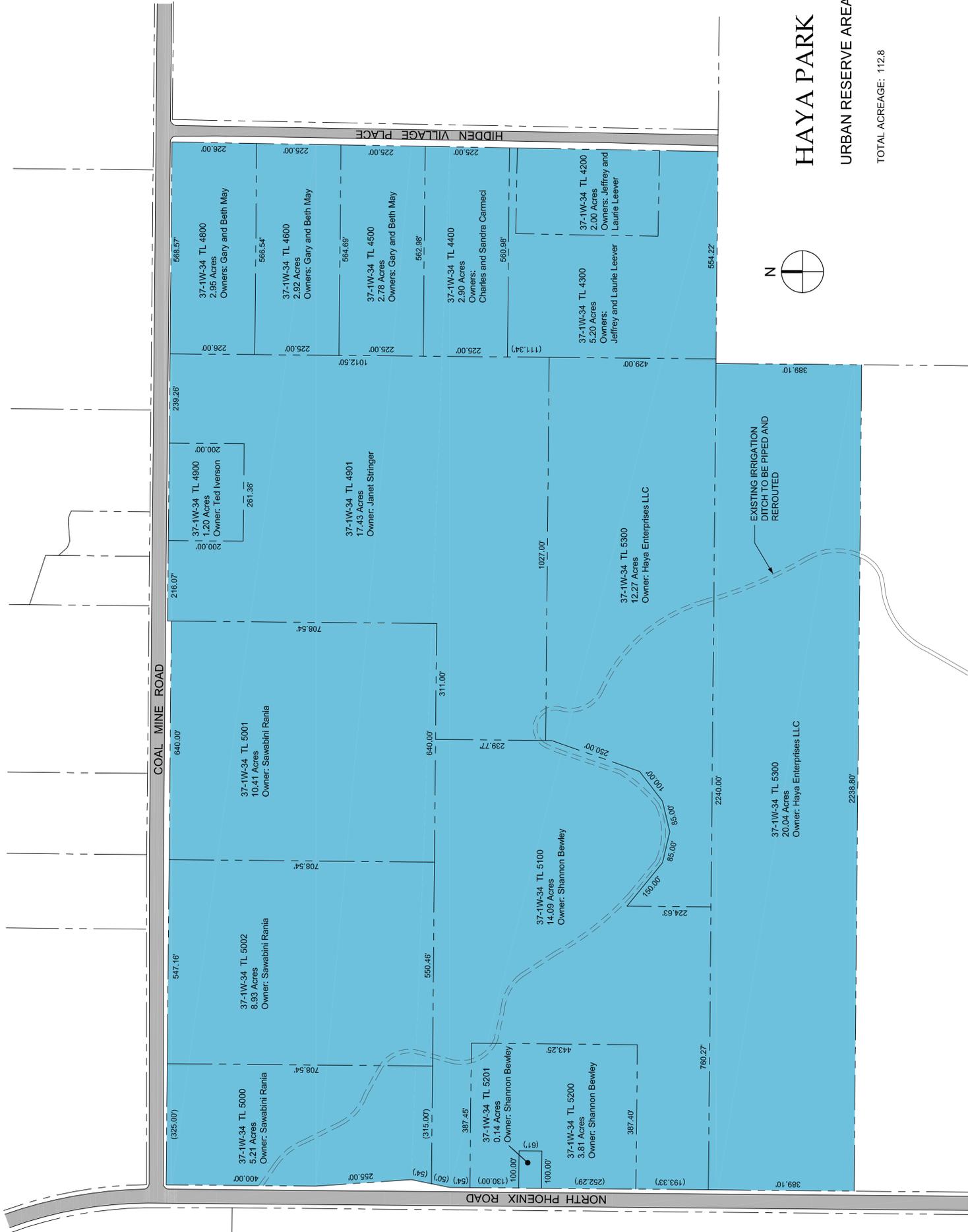


**HAYA PARK CONCEPTUAL
SITE PLAN - DRAFT #3
(REFLECTING PLANNING
COMMISSION 07-21-2015
RECOMMENDATION)**



USES	NET DEVELOPED AREA	% OF NET AREA	# RESID'L UNITS
MFR-15 RESIDENTIAL	19.97 ACRES	26.55%	299
MFR-20 RESIDENTIAL	23.69 ACRES	31.49%	473
NEIGHBORHOOD COMMERCIAL	24.26 ACRES	32.25%	N/A
OPEN SPACE	7.30 ACRES	9.71%	N/A
TOTAL	75.22 ACRES	100%	772 UNITS

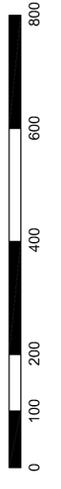
DEEDED BUFFER YARD OUTSIDE OF UGB BY PARTICIPATING PROPERTY OWNER
THIS AREA ONLY NOT PART OF 2.55% OPEN SPACE CALCULATIONS



HAYA PARK

URBAN RESERVE AREA MD-5

TOTAL ACREAGE: 112.8





MEMORANDUM

Subject UGB Amendment, Phase 2: ESA Boundary Amendment
Supplemental Findings memo no. 4

Distribution options for the 43 acres of unbuildable land

File no. CP-14-114

To Mayor and City Council

From John Adam, Principal Planner

Reviewer Bianca Petrou, Assistant Planning Director

Date October 13, 2015

BACKGROUND

At the October 1, 2015 Council meeting staff reported that an additional forty-three acres could be classified as “unbuildable.” As a result, the City has forty-three acres to add to the UGB expansion proposal, broken down by types in the table below.

<u>Type</u>		<u>Acres</u>
Residential, low-density	UR	19
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OPTIONS

Option 1 **All in MD-5**

The strip of SC at the southern end of Centennial is augmented by six acres (1a), pushing the CM further eastward in the area east of North Phoenix Road, where the additional

CM is added (1b and 1e). The UH and UR are added to fill a gap (1c and 1d) that was unfortunately the result of the Planning Commission's recommended reduction and re-shuffle. In making those adjustments, staff had not considered the fact that the land to the east was zoned Exclusive Farm Use, leading to a twisting-and-turning agricultural buffer on the urbanizing side. This option eliminates the excessive buffering.

Option 2 **All in MD-4**

Following Hillcrest's submitted plan to the extent possible given the land-use types composing the forty-three acres, this option restores a bit of land to MD-4 that was removed from the original recommendation. The additional areas were sited to avoid the vineyards on the uphill land as much as possible.

Option 3 **MD-4 and MD-5**

This option allocates SC, CM, and UH to MD-4 (3a, 3b, 3c) and the UR to the Coal Mine Road area (3d) as in Option 1 to eliminate the excessive buffer. The arrangement in MD-4 was intended to use the entire 30-acre lot (37-1W-21D/101) north of the current proposal area instead of stringing them along North Phoenix Road.

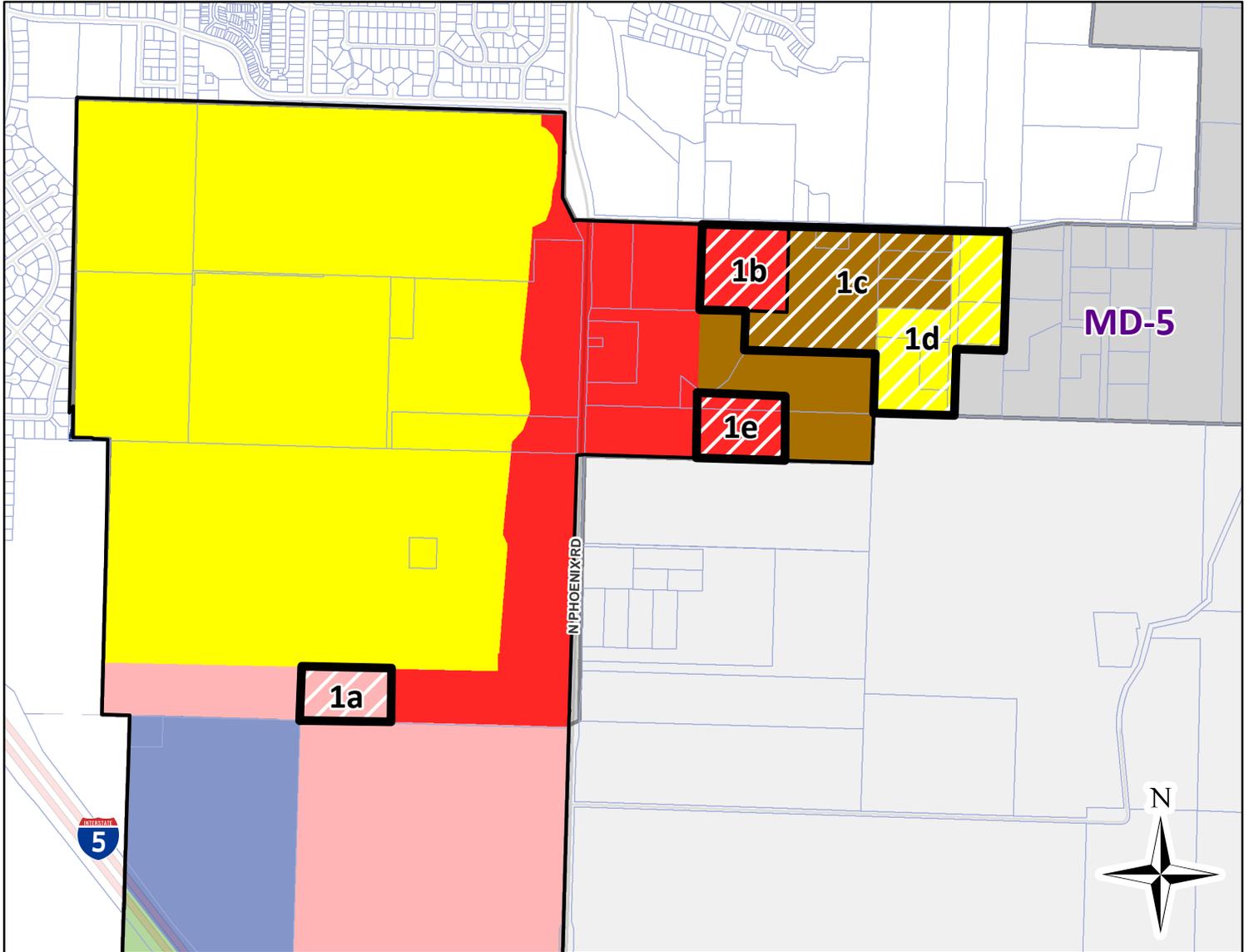
Option 4 **Northwest**

The SC is allocated to MD-2 (4b), displacing some General Industrial northward (4a). The UH is used to fill a chink in the boundary (4c) where it would be adjacent to UH in the existing boundary. The remaining UR (4d) and CM (4e) are allocated to MD-4.

Proposed Urban Growth Boundary Amendment

Distribution of Additional 43 acres

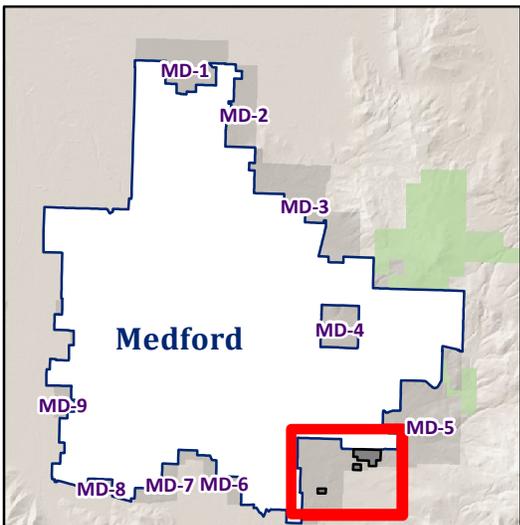
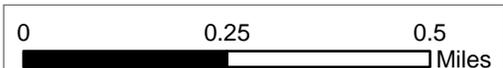
Option 1



Proposed Urban Growth Boundary Expansion Areas with proposed General Land Use Plan designations

Red	Pink	Purple	Blue	Brown	Orange	Yellow	Green
CM	SC	HI	GI	UH	UM	UR	PS

Changes Taxlots
 Urban Reserves Urban Growth Boundary

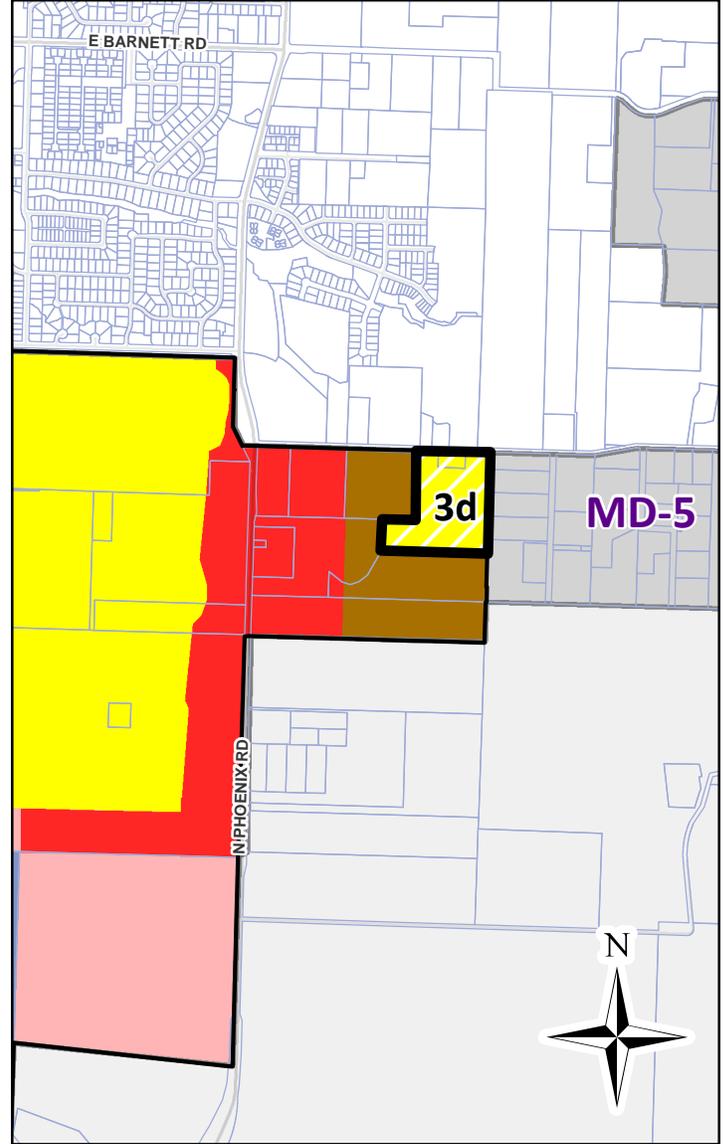
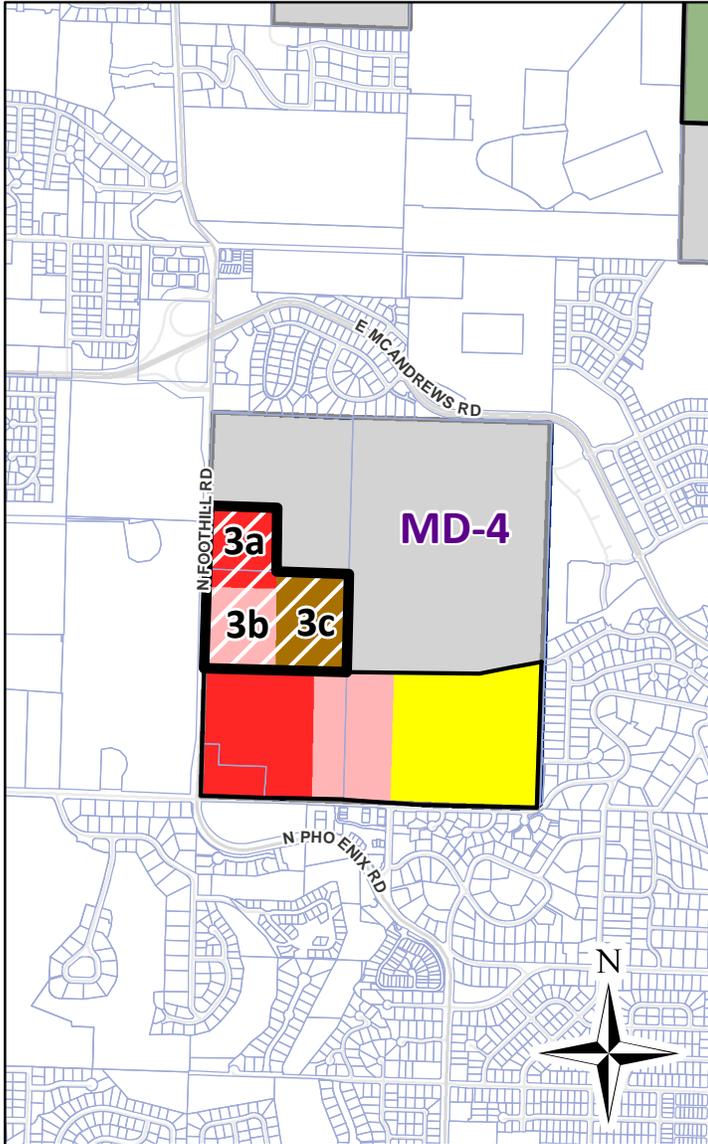


10.13.15

Proposed Urban Growth Boundary Amendment

Distribution of Additional 43 acres

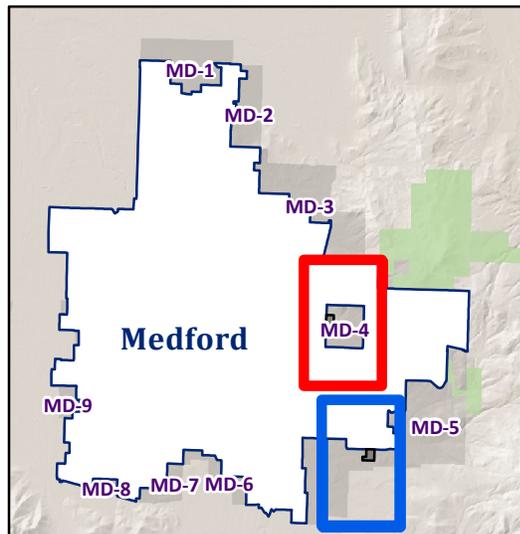
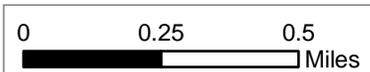
Option 3



Proposed Urban Growth Boundary Expansion Areas with proposed General Land Use Plan designations

CM	SC	HI	GI	UH	UM	UR	PS
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Changes Taxlots
 Urban Reserves Urban Growth Boundary



10.13.15