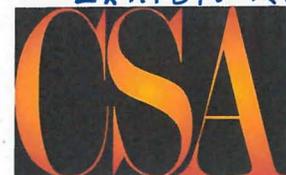


Exhibit RRRRR



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PLANNING DEPT.

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February 5, 2016

MAYOR WHEELER AND CITY COUNCIL  
c/o Mr. Jim Huber, Planning Director  
City Planning Department  
Medford, OR 97501

**HANSEN, SWITZER & BERGSTROM PROPERTIES**

Dear Mayor Wheeler and City Council:

During recent Council UGB deliberations an issue was raised by Councilman Gordon concerning the steepness of the Hansen property and whether it could meet the RPS target housing density of 6.6 units per (RPS) gross acre. Planning Department representatives opined that the land is steep and may not be able to meet the target density. We later learned of misconceptions regarding proposed density for the site.

There was also discussion among the Council concerning how best to ensure the RPS target density, more broadly, would be met over the planning period. This letter addresses Councilman Gordon's question and the related issues mentioned above.

- First, efficient urban land use should reflect the opportunities and constraints presented by each site while contributing to assure the City's overall land use objectives are realized. The committed densities in the RPS plan are an overall land use objective and it is not ideal to expect lands of different intrinsic qualities to contribute equivalent shares to each of the City's overall land use objectives. Doing so would overlook some fundamental tenants of urban planning. For example, placing higher densities near a city's core or near important shopping and employment areas serves to minimize travel distances for the greatest number of citizens and reduces traffic in key areas. For the Hansen property specifically, the flatter portions of the site could reasonably be planned to accommodate some higher density but that does not mean the overall density should be equivalent to lands with no significant topographic constraints that are closer to the city center.
- It is true that there are some relatively steep portions of the Hansen property. These areas have been proposed in the conceptual plan to be Open Space. A copy of that concept plan is attached. The open space area totals approximately 12.5 acres in size. The RPS plan has three categories of land - Employment, Residential and Parks/Open Space. The MD-5 area is planned to have 19% of its land area devoted to the Parks/Open Space category. The Open Space land areas *do not count against* the committed residential densities. Quite the opposite, land in the open space category advances the City's overall commitment to supply that land type. Of the reduced inclusion area now proposed by Hansens, approximately 18% would be devoted to Open Space. It is simply not true that Hansens have now or ever proposed to develop this property as one-acre homesites.
- The residential portions of the Hansen property can be planned to deliver housing to contribute to the City's overall housing density objectives while also providing types of housing for which the property is well suited. The concept plan initially submitted by the Hansens depicted the area along Cherry Lane as a higher density single family area. However, CSA's work on a number of UGB-wide issues identified housing type balance issues for the entire UGB amendment. For this reason, the Hansens propose a minor but important revision to the concept plan to include a UH designation along Cherry Lane. With this change, CSA estimates the residential portions of the site can attain densities of approximately 5.25 units to



the gross acre<sup>1</sup>. Because of agricultural buffering needs, adding the Cherry Lane frontage did not increase the buildable acreage estimate originally calculated. The estimated density is appropriate for the site and advances the City's previous density commitments in the RPS Plan. Just 5.5 acres of UH designated land are required, elsewhere in the UGB, to average with the Hansen land to achieve the 6.6 units to the gross acre; the City added a net of 62 such acres just in the ISA project which can be counted toward the City's RPS commitments.

- The RPS plan establishes land for UGB expansions over a 50-year period. This UGB amendment is the first 20-year iteration. Moreover, the minimum RPS target density of 6.6 units/acre is slated (by the RPS plan) to increase to 7.6 units/acre by 2036. The same was agreed to by the City in its adoption of the RPS plan. The City will compromise its ability to meet future target densities if the first UGB iteration is predominated by the easiest to develop lands. This will leave the City with few options to achieve these density commitments in the future.

Additionally and in closing the Hansens reassert the following points earlier made in the proceedings and which are supported by evidence already of record:

- **Public Facility Availability:** The Hansens (together with neighbors Bergstrom and Switzer) have proposed inclusion of 40 buildable acres. Contrary to early staff work, this portion of the Hansen tract is immediately serviceable with public sewer<sup>2</sup>, water, storm drainage and streets. In particular, the property is served by and has direct access to Cherry Lane and Hillcrest Road.
- **Binding Commitment to Improve Cherry Lane:** If included in the UGB (and in concert with other lands proposed for inclusion) Cherry Lane will be improved to City street standards to Hillcrest Road. These improvements will provide a safer alternate route for emergency vehicles for existing houses in east Medford. The Hansens continue their binding commitment to improve the Cherry Lane frontage of their property, as part of development or as part of a Local Improvement District.
- **Trail Linkage to Prescott Park Access:** Inclusion of the Hansen property will provide a key trail linkage that will connect Chrissy and Prescott parks. The Hansens earlier offered a binding commitment to build the trail through their property at their own cost and expense.
- **Wildlife Impact Mitigation Plan:** The Hansens earlier submitted a wildlife mitigation plan arrived at in consultation with ODF&W. The Hansens will implement this plan consistent with the terms set forth by ODF&W.

The Council's consideration of these points is much appreciated.

CSA Planning, Ltd.



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Craig A. Stone  
President

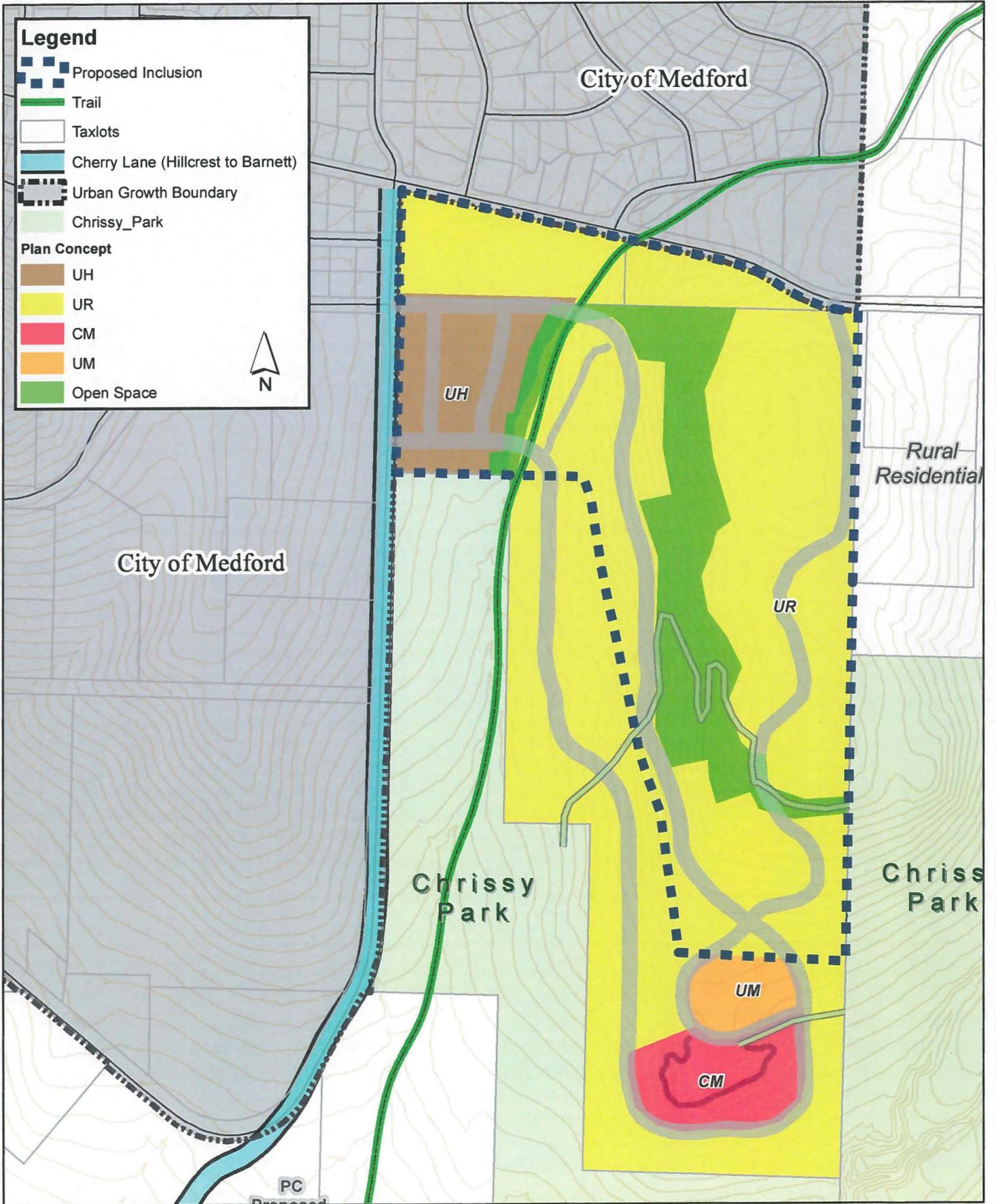
<sup>1</sup> This is based on the RPS gross acreage which is essentially everything that is residential less the actual open space designated areas – actual densities under Medford's calculation methods would be closer to about 7 units per acre.

<sup>2</sup> The approximately 7 acres proposed for UH is downgrade of the sewer service elevation. However, if this area is to be developed as a single project, an individual private pump station could be installed to provide service via the existing sewer in Hillcrest Road. Privately owned/maintained pump stations on an individual lot are not precluded by City policy.

# CONCEPT MAP HARKER /SWITZER. HANSEN & BERGSTROM

## Legend

-  Proposed Inclusion
-  Trail
-  Taxlots
-  Cherry Lane (Hillcrest to Barnett)
-  Urban Growth Boundary
-  Chrissy\_Park
- Plan Concept**
-  UH
-  UR
-  CM
-  UM
-  Open Space



500 250 0 500 Feet



1-19-2016