

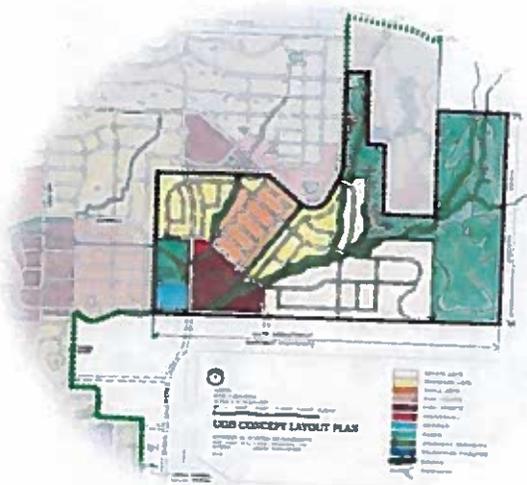
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JUL 31 2015

PLANNING DEPT.

**Jointly Before
City Council and Planning Commission
City of Medford, Oregon
and
Board of Commissioners and Planning Commission
Jackson County, Oregon**

A Proposal to Include Certain Lands In the City of Medford Urban Growth Boundary



Proposal tendered by and on behalf of:

**Mahar Homes, Inc.
John R. Hanson**

with permission of the
Medford Parks and Recreation Department

Proposal prepared by:

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March 2015

Proposal

Summary Proposal

This Proposal has been coordinated with other lands to the north and east and both are compatible and deliver positive benefits to the City of Medford. Both proposals include Chrissy Park. Proposers assert that the following features of the Proposal lands argue for its inclusion in the UGB because:

- The Proposal lands containing 259 buildable acres (278 gross acres exclusive of Chrissy Park) represents a logical extension of Medford's Southeast Area and supporting public parks, trails and infrastructure, and will provide needed land for housing of all types without significant impacts to the transportation system.
- The Proposal lands provide a means to connect pedestrian/bicycle trails from the Bear Creek Greenway to the Southeast Area's Commercial Core and beyond to Chrissy Park at virtually no cost to the City.
- Inclusion of the Proposal lands will facilitate sanitary sewer service to approximately 244 acres of land *already within the UGB* that has no gravity sewer route available within the existing UGB.

Background

Medford's UGB was last legislatively amended in 1993. It then included land sufficient for a 20-year supply. During the past 22 years, Medford has seen periods of housing growth and slow-downs. There are significant land deficiencies pointed out in Medford's Housing and Economic comprehensive plan elements. Also during the period, Medford and other nearby cities agreed to undertake the construction and adoption of a Regional Plan. During the many years that the Regional Plan was being constructed, the various cities agreed not to enact any UGB amendments until the Regional Plan was adopted. That plan was ultimately approved and adopted by Jackson County and various cities, including the City of Medford. The Regional Plan was later acknowledged by the State of Oregon and was not appealed. The Plan selected lands for future urbanization, establishing as *first priority* under law the inclusion of land therein identified. The properties included in this Proposal are included in the Regional Plan as first priority Urban Reserves.

Parties to the Proposal; Proposed Acreage

The following are parties to this Proposal and total *gross* 278 acres¹, exclusive of Chrissy Park and its 164 acres (*which will not count against the City's land requirements for housing nor employment*).

- Mahar Homes, Inc.
- John R. Hanson
- Chrissy Park included with permission of City of Medford Parks and Recreation Department

Overarching Theme

This Proposal, including Chrissy Park, represents a planned and logical extension of Medford's highly successful Southeast Area. Beginning in 1994 the Southeast Area was jointly planned by a collaboration of City officials and private owners. Mahar Homes was a leader and instrumental in the planning and implementation of this complex plan comprising roughly one thousand acres. The Southeast Area is now well on its way to implementation, with single family housing, parks and greenway trails anchoring and leading the way for the recently approved Southeast Commercial Core, and plans for other types of housing. The Proposal is now to extend the Southeast Area further east into the foothills in the way shown on the attached Concept Master Plan (which can be denoted by comprehensive plan map designations and/or implemented as Planned Unit Developments). Every comprehensive plan adopted by

¹ Of the total 259 acres, approximately 20 additional acres is constrained by topography that exceeds 25 percent slopes and is not buildable.

the City of Medford since 1910 has directed city growth to the east foothills and away from the region's most valuable farmland.

Trail systems work best when they link origins and destination activity centers. The trail system planned in the Southeast Area would be extended to form (at little or no cost to the City) a continuous path that links the Bear Creek Greenway to the Southeast Area's Village Commercial Center, through the existing Southeast Area and the Mahar tract to Chrissy Park. The sub regional trail system is well on its way as shown on the attached map. Walking and bicycling trails have become increasingly important as a matter of public health. Attached are letters addressed to former County Commissioner Don Skundrick and Mayor Gary Wheeler from the Jackson County Public Health Advisory Board which underscores the import of trails in meeting public health objectives with specific references to Chrissy Park in the expansion of Medford's UGB. If this property is included in the UGB, it will also ultimately be included in Medford's Leisure Services Plan and the same will facilitate access to grants and other public monies. Chrissy Park was bequeathed to the City under terms that contemplate its use for equestrian purposes. The Mahar tract adjoins Chrissy Park.

Specific Proposals and Intentions of the Parties

The more specific intentions of the individual Parties to this Proposal are described below and in context of the above described Overarching Theme for the proposed lands. Their intentions are graphically depicted on the attached conceptual Master Plan prepared by Robert Foster and CSA Planning, Ltd.

Mahar Homes, Inc.

Mahar Homes is a leading Community Builder that takes a comprehensive approach to its projects. From detailed planning, to infrastructure development, the design and construction of housing, and the management of its neighborhoods and communities, Mahar Homes is southern Oregon's premier builder for homes and the planned communities in which they are located.

Mahar Homes plans a logical extension of Medford's well planned Southeast Area. Its property includes land for housing of various types and densities, including Estate, Standard and Small Lots for single family detached housing, along with High Density, Commercial, Parks, School Sites, and interconnecting greenway corridors with paths that link the Southeast Area trail system to Chrissy Park. The Mahar tract is directly linked and adjacent to the existing Southeast Area and all its mixed-use pedestrian friendly neighborhood elements. Economics and housing demands generally cause single family housing to deliver needed infrastructure and drive the demand for housing of higher density. As the Southeast Area continues to develop and matures, its vitality and high standards will be translated to this logical extension of the area that is represented by the Mahar Homes tract. Residential building in the Proposal area will also strengthen the economic viability of the Southeast Area's Commercial Core and afford a broader array of goods and services for nearby residents in the Southeast Area and beyond.

Over a period of many years Mahar Homes has demonstrated a strong commitment to the Southeast Area and will shortly lack land in Medford's primary market — single family homes on standard sized lots. While other housing types are planned and intended, the development of homes on standard single family lots will drive the market for all forms of higher density housing that will be provided later as the area further approaches development maturity.

John R. Hanson

One property of slightly less than six acres and located south off Cherry Lane is owned by John R. Hanson. This property is well suited and planned for Small Lots and exists as a logical inclusion with other lands encompassed in this Proposal.

Public Facilities and Services

The following summarizes the availability of public facilities and services to the Proposed Lands:

Public Water: Representatives of the Medford Water Commission (MWC) indicate that all lands within the Proposal area are readily serviceable with municipal water over the next twenty years through the orderly and economic extension of the water system using only existing facilities and facilities planned within its 10-year capital improvement plan. MWC uses 150-foot elevation pressure zones for its service planning and delivery. Water service is summarized below by pressure zone, moving from the lowest elevation pressure zone to the highest:

- **Zone 2:** Mahar land nearest the existing Southeast Plan area would be located in Pressure Zone 2. Immediate water service to this area is available through extension of local water lines through other Mahar properties being developed at this time with water storage at the Stanford Reservoir. As demand in Pressure Zone 2 increases through the build-out of these properties, MWC has plans to construct an additional Zone 2 reservoir in Chrissy Park; the Cherry Lane #2 Reservoir is in the MWC's Capital Improvement Program and MWC representatives indicate that existing revenue streams could fund its construction in as few as three years based upon demand due to growth in the area. Land and easements for this water reservoir have already been obtained by the Water Commission.
- **Zone 3:** Lands to be served by Zone 3 are the upper lands owned by Mahar Homes, John Hanson's Property and a portion of Chrissy Park. These lands will be served through the orderly and economic extension of service lines down Cherry Lane from the second reservoir in Chrissy Park to development on the Mahar Homes tract past Chrissy Park, a distance of approximately 2,000 feet. This distance is an economically feasible water line extension for Mahar Homes and John Hanson to finance as part of its project build-out. MWC has plans to construct the new Zone 3 reservoir in Chrissy Park; the Cherry Lane Reservoir #3 is in its Capital Improvement Program and MWC representatives indicate that existing revenue streams could fund its construction in as few as five years based upon demand due to growth in the area. Land and easements for this water reservoir have already been obtained by the Water Commission. The new Cherry Lane #3 reservoir and water line extension down Cherry Lane is also needed to serve a large swath of lands located in Zone 3 that are already located within the existing Urban Growth Boundary west of Cherry Lane.

Sanitary Sewers: The Proposal lands must be served by the City of Medford through the now developing Southeast Area. Sanitary sewer for this area is challenging or simple depending on how the existing conditions are conceptualized. The City's Sewer Master Plan indicates significant downstream hydraulic deficiencies (primarily in Barnett Road) under *future conditions*. This essentially means that major upgrades to the existing system facilities or an alternative diversion route is needed to serve growth *already within* the City's Urban Growth Boundary. The marginal cost to make the needed improvements in a manner that would be adequate to serve the Proposal lands is relatively small. Moreover, including the Proposal lands would result in additional urbanizable lands to be served by the upgrades at low additional marginal cost. Thus, inclusion of the Proposal lands represents an economic and orderly manner in which to finance improvements required to serve lands *already in the existing UGB*.

The sewer capacity issue in Southeast Medford was identified in the 2003 Sanitary Sewer Waste Water Management Master Plan. The City does not have a straightforward sewer improvement plan to address the capacity deficiencies identified in the 2003 Master Plan. Property owners within the existing UGB and Proposal area have initiated a collaborative effort with the Public Works Department to establish a straight-forward plan that will serve the entire basin for current and

future growth. The sewer improvement plan that will result from this effort will be adequate to serve the existing UGB area, the Proposal area and include long-range components to serve the remaining long-range Urban Reserve lands in this basin.

The sewer facility improvement plan, including a financing component, is expected to be completed in six months or less. Over the past 13-year period, Mahar Homes and others in the Southeast Area have contributed approximately 3 million dollars in SDC's that have been used for water, sewer, storm drainage, parks and street improvement upgrades for Medford. Mahar Homes has contributed to City infrastructure needs for the past forty years and its track record can be relied upon to produce a collaborative effort with the City to plan (and ultimately deliver) needed sewer infrastructure for this entire area of the City and the same will benefit the entire basin. It is requested that the UGB review process account for this planning effort and that any facility scoring through the alternative boundary location analysis properly account for this needed planning effort.

In addition to the basin-wide capacity and improvement issues, there are more localized service area issues that will be addressed by inclusion of the Proposal lands. Geographically, it is estimated that approximately 244 acres of land along Cherry Lane that is *already within the UGB* has no gravity flow sewer route available within the existing UGB and inclusion of the Proposal lands is necessary to provide a gravity flow sewer solution for these lands.

Storm Drainage: Storm drainage for the Proposal lands is relatively straightforward. Most all of the area drains to Larson Creek. The City's policy and approach to storm drainage is essentially to limit drainage rates to pre-development conditions. Larson Creek is a relatively large drainage with a fair amount of capacity. On-site storm water detention on these properties can feasibly be engineered to limit storm-drainage run-off to predevelopment conditions. Mahar Homes would accept a condition of approval that requires them to work with the Parks Department to refine the concept plan presented herein to determine and establish locations for storm water detention to serve the Proposal lands prior to annexation.

Streets; Transportation: The properties can be served by existing public streets and the extension of planned streets. As the Southeast Area develops, an orderly and economic extension of the gridded street network in the Southeast Area can be achieved and the same will serve most of the Proposal lands. This will create additional connectivity on City streets to Barnett Road for the area.

Regionally, growth in this area is the *Preferred Alternative* according to the analysis performed by the City's transportation consultant Kittelson and Associates when it evaluated the External Study Area concepts. Kittelson examined three scenarios — growth in the northeast, growth in the southeast, and growth to the southeast and west. Growth in the southeast and in the southeast and west were the best performing growth scenarios from a regional transportation perspective.

Growth in the southeast benefits from transportation improvements that are already in place, such as the South Medford Interchange and the new Fern Valley Interchange. It also benefits from improvements that must occur no matter what growth scenario the City might select, especially capacity improvements to North Phoenix and Foothills Roads. There are other land use interaction factors to consider as well. The major employment areas at the hospitals and downtown Medford can be reached entirely on the City's arterial street network. This is also true for planned employment and retail areas. The City's UGB proposal contemplates a new employment campus area south of Centennial Golf Course. This employment campus could be accessed from the Proposal area directly by way of City/County arterials without the need for travel on any State highways or Interstate 5. For retail services, the Southeast Area includes a retail center that was recently granted master plan approval by the City; additional customers in this area will strengthen development of the retail center and increase its ability to shorten service and retail trips for its service area.

In addition to the beneficial location from a regional transportation perspective, the Proposal lands include a unique and beneficial bicycle and pedestrian element. This project will allow a bike/pedestrian path connection that is continuous, except for a short stretch along North Phoenix Road, all the way from the Bear Creek Greenway to Chrissy Park. This is a logical extension of the City's non-motorized system that will create a great bicycle and pedestrian amenity for the City when it is completed and the same will be almost exclusively funded by development without need for municipal expenditures.

Public Services and Utilities: Public services such as Police and Fire protection and public utilities which include electricity, natural gas and communications respond to growth and development and follow its path. These can and will be provided to the Proposal Lands.

Acreage Computations

The below Table reports acreages in accordance with the attached Concept Master Plan, including land that by law is considered constrained and unbuildable based upon slopes in excess of 25 percent. Land that is constrained/unbuildable does not count against the City's land requirements under terms of the laws and rules that regulate inventories of buildable land.

**Proposed Lands
Acreage Computations**
Source: CSA Planning, Ltd.

Owners	Land Use Category							Total Buildable Acres	Total Constrained Unbuildable Acres	Total Gross Acres
	Estate Lot	Standard Lot	Small Lot	High Density	Retail and Service	Parkland Open Space	All Others			
Mahar Homes	66.4	96.9	33.5	30.9	2.9	164.1	9.1	252.8	19.6	272.3
John R. Hanson			5.7					5.7		5.7
Chrissy Park						164.1		164.1		164.1
Totals	66.4	96.9	39.2	30.9	2.9	164.1	9.1	422.6	19.6	442.1

Table Notes:

1. All Others* category includes Equestrian Facilities on Hansen and School property on Mahar
2. Constrained = Slopes 25% or greater and Note, slopes were not evaluated on Chrissy Park lands.

Plans, Maps, Information and Attachments

The following plans, maps and information are attached:

- Concept Master Plan Showing Existing Southeast Area and the Proposed Lands and lands for which this plan has been coordinated to the northeast.
- Municipal Trail System with Linkages Through the Proposed Lands
- Letters from addressed to former County Commissioner Don Skundrick and Mayor Gary Wheeler from the Jackson County Public Health Advisory Board which underscores the import of trails in meeting public health objectives with specific references to Chrissy Park and expansion of Medford's UGB

If additional information or materials are required, they of course will be provided.

Respectfully submitted of behalf of the parties,

CSA Planning, Ltd.



Craig A. Stone
President

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