

cc
Record

EXHIBIT NN



CSA Planning, Ltd

4497 Brownridge, Suite 101
Medford, OR 97504

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Fax 541.779.0114

Raul@CSAplanning.net

August 6, 2015

MAYOR and CITY COUNCIL
City of Medford
c/o Joe Slaughter, Medford Planning Department
200 South Ivy Street
Medford, Oregon 97501

RE: ***Previously submitted documents omitted from packet***

Mayor and Council members:

Attached are copies of previously submitted documents that were not included in your packet for this hearing. We wish to make them available to you so that you are able to review all of the information that was provided to the Planning Commission during their review of the Urban Growth Boundary Amendment to support the inclusion of MD-4, the Hillcrest District Urban Reserve.

Very Truly Yours,

CSA Planning, Ltd.

A handwritten signature in blue ink, appearing to read 'Raul', is written over a horizontal line.

Raul G. Woerner
Principal

cc. File

CONCLUSIONS

As discussed in the findings in Exhibit B the City has demonstrated the need for additional land outside of the existing UGB in order to provide the required 20-year supply. The proposed boundary amendment and accompanying GLUP map designations, Street Functional Classification Map changes, and text changes to applicable sections of the Comprehensive Plan meet the approval criteria for urban growth boundary amendments (Exhibit B).

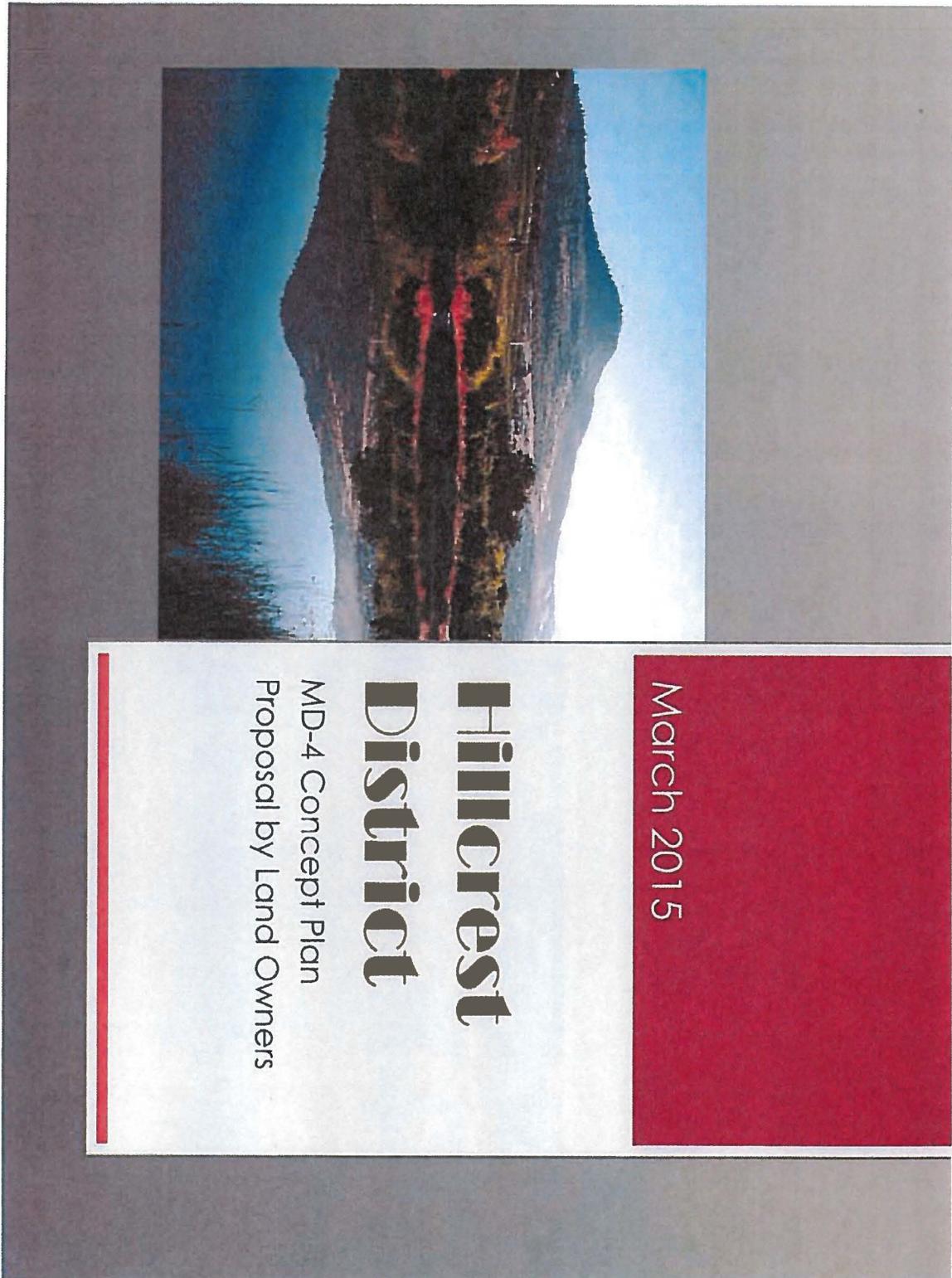
RECOMMENDED ACTION

Based on the findings and conclusions that all the approval criteria are met, and based on the testimony received in writing and at hearing(s), the Planning should either:

1. Recommend approval to the City Council per the recommendations in the staff report dated March 12, 2015, including Exhibits A–J, or
2. Direct staff to modify the proposal and findings, and return with the modifications at a future hearing for consideration by the Planning Commission.

EXHIBITS:

- A Proposed Amendment
- B Findings
- C Available Land
- D UGBA Phase 1 Effect on Land Supply
- E Land Need
- F Coarse Filter Maps
- G Capacity Analysis of the Urban Reserve
- H Additional Scoring Maps
- I Infrastructure Scoring Memos
- J Letters from Property Owners and Agents



OBJECTIVES:

- Accommodate growth while meeting property owner and neighborhood expectations
- Create a Great Place to Live and Work

RECEIVED
MAR 04 2015
PLANNING DEPT.

2

The Hillcrest District builds on the internal study area plan recently completed by the City :

- City Internal Study Areas (ISA's) refined through public process and adopted as Selected Amendment Locations (SAL's)
- Hillcrest District Plan (MD-4) Developed in Coordination with Design of Adopted SALs
- Will Become a Central Place for East Side Neighborhoods

Compliance with the Urban Reserve Area (URA) Plan

The Conceptual Plan meets the URA specific requirements of the adopted RPS Plan:

*"Medford envisions **MD-4** as a master planned, mixed-use area with residential and commercial uses, including a town center to support higher densities."¹*

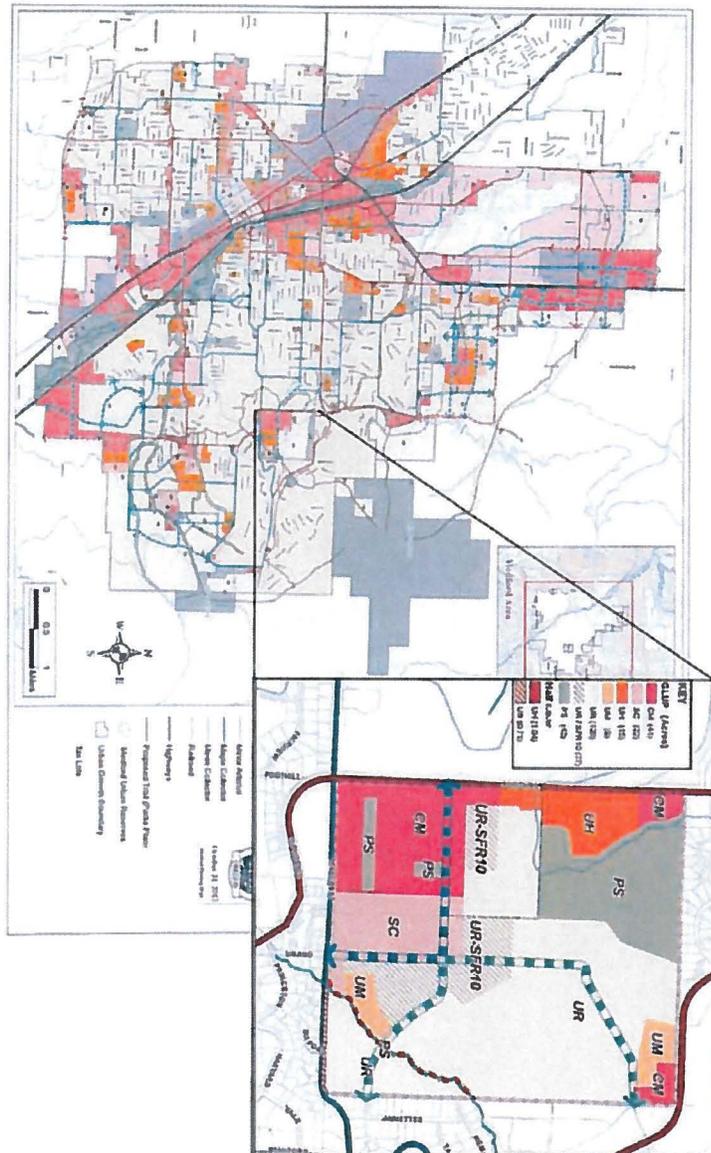
¹ Medford Regional Plan Element, page 23; Adopted August 16, 2012

MD-4 Requirements

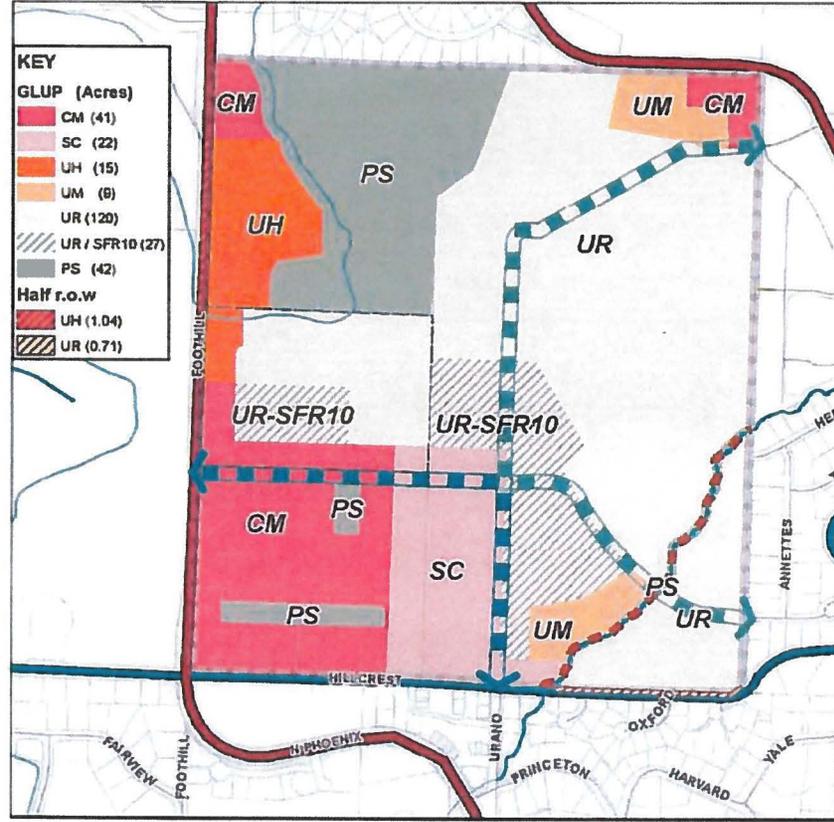
The Hillcrest District will comply with URA MD-4:

1. Meet the RPS Plan density requirements of a "Committed Residential Density" - 6.6 homes per gross acre (*approx. 8 units per net acre*)
2. Include a Town Center
3. Provide appropriate urban facilities, including higher order road connections

Central Place MD-4 – HILLCREST DISTRICT



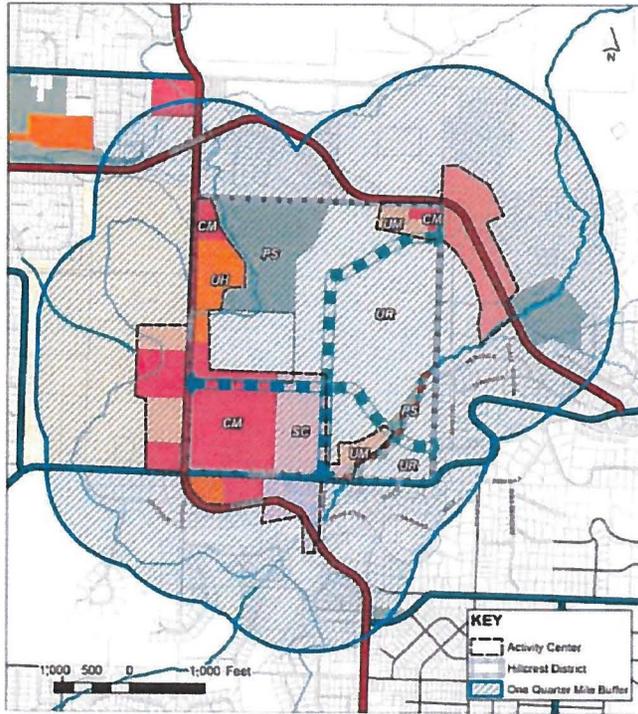
OWNERS' MD-4 CONCEPT PLAN



BENEFITS OF MD-4 CONCEPT PLAN

- Maximizes developable land while meeting all RPS plan requirements
- Functional circulation pattern and new road connections
- High Density Residential is located near town center and future transit route
- Employment land is located adjacent to town center and residential areas
- Cohesive Park and Open Space Designated with Pond as Focal Point

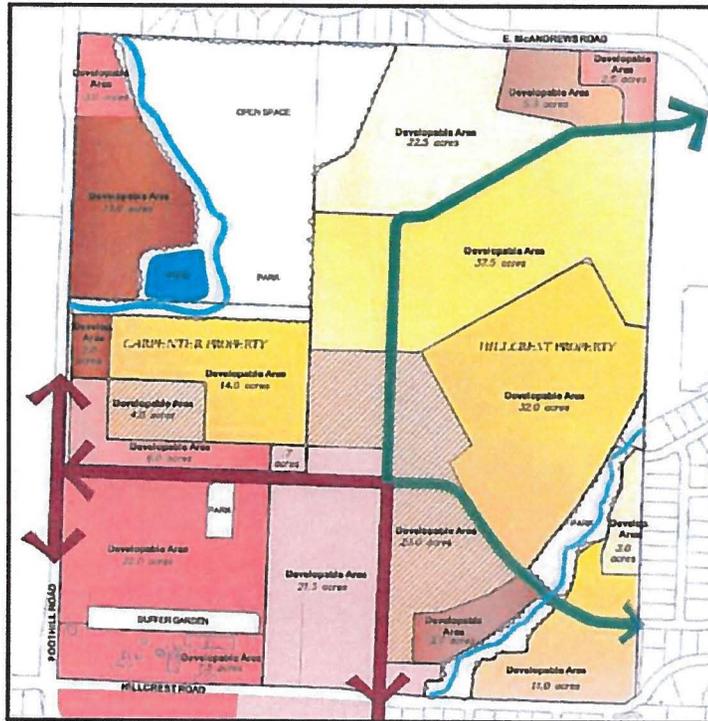
MEETING CITY PLANNING NEEDS



- The City Year 2020 target is for 49% of all new housing units and 44% of new employment to be in mixed-use/ pedestrian friendly developments. Includes housing within ¼ mile of activity centers such as Town Centers, public schools and parks
- Hillcrest District Plan will help the City meet this requirement together with Carpenter property (SAL #930), Vista Pointe, and Block 17 (business park).

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MD-4 : DEVELOPABLE ACRES



By Use:	Acres:
• Single Family Residential/ UR-4	120
• Single Family Residential/ UR-10	27
• Medium Density Residential	9
• High Density Residential	15
• Commercial/ Retail	41
• Service Commercial	22
	<hr/>
	234 acres
• Open Space/ Park	42 acres
	10

MD-4 : MINIMUM DENSITIES

Minimum required density by the RPS plan is 6.6 units per gross acre. Minimum Density Overlays over GLUP Map Categories will guarantee that Hillcrest District will meet or exceed this goal:

- *UR-4: All UR designated areas within the Hillcrest District must provide no less than 4 units per acre.*
- *UR-10: Specific areas within the District with this overlay must provide a minimum of 10 units per acre.*

These overlays assure that in the Hillcrest District residential density will be at least 6.7 units per gross acre, exceeding Medford's committed density level.

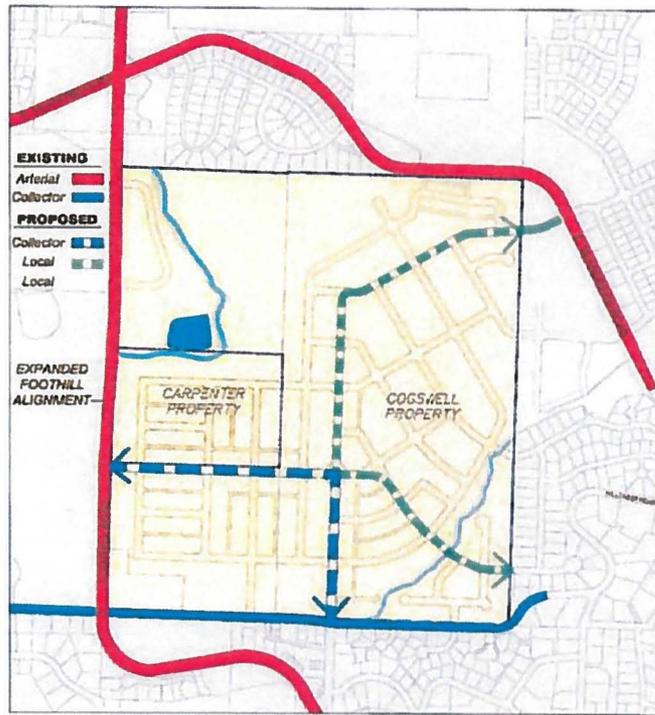
- 1. Unit estimate based on City of Medford Housing Element density levels. Does not include potential additional units in commercial areas.*
- 2. Minimum number of units required in the MD-4 URA is 1165 units.*

Additional Considerations

Some of the key issues that The Hillcrest District has taken into consideration:

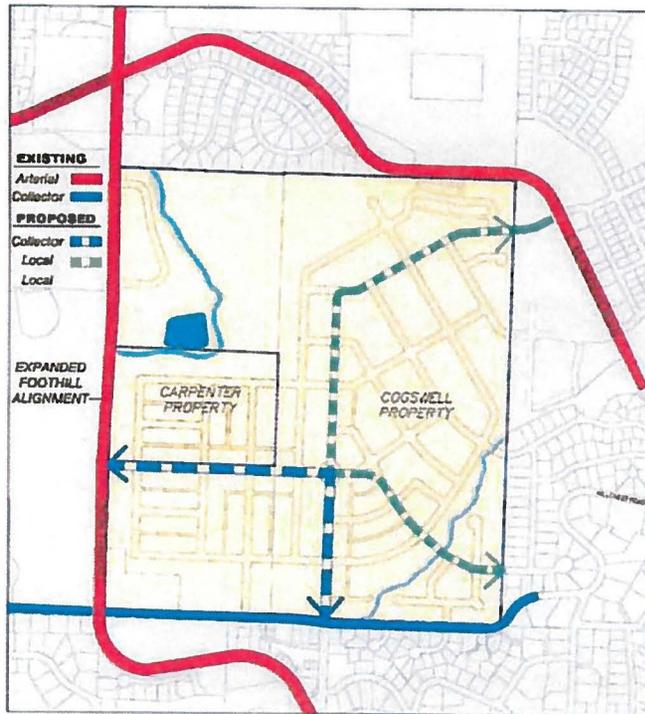
- **Traffic**
- **Irrigation / Creeks**
- **RPS Plan Density**
- **Neighborhood Compatibility**
- **Public Impact**

> TRAFFIC



- The property is situated near two city arterials capable of accommodating additional traffic from the Hillcrest District.
- The Hillcrest District mixed uses integrate shopping opportunities for future and current residential neighborhoods

> TRAFFIC



- A major upgrade and widening of Foothill Road has been approved and funded which will accommodate the additional traffic.
- By developing a Town Center with retail and employment areas, many of the needs of the residents can be met onsite, reducing the number of trips that would otherwise be generated.

> IRRIGATION / CREEKS / PARKS



- The Hillcrest District has coordinated with the Medford Irrigation District (MID), an Urban Reserve requirement.
- All MID concerns and requested conditions can be accommodated.

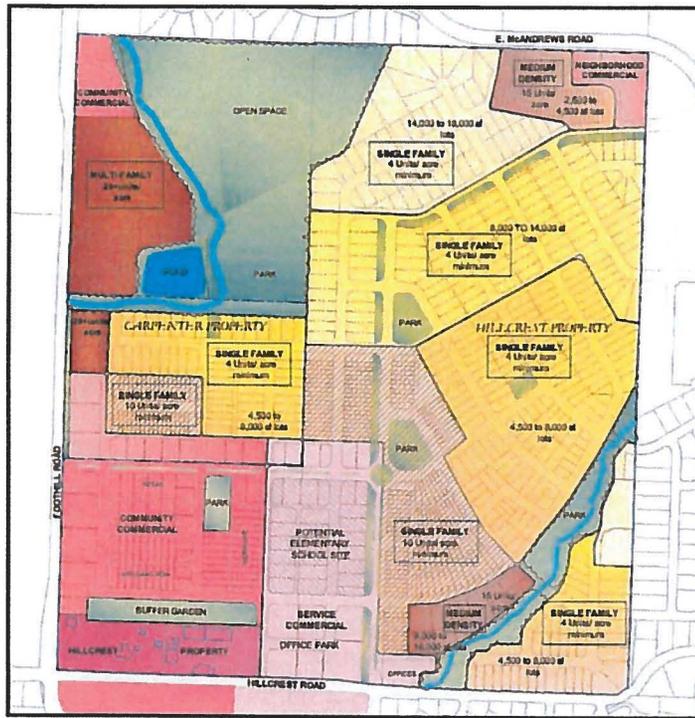
> IRRIGATION / CREEKS / PARKS



- The irrigation canal and pond will be maintained and enhanced.
- The creek will become part of the park and trail system that starts at Oregon Hills park.
- The Hillcrest District will provide a number of open space and park amenities for future and current neighborhood residents.

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> DENSITY



Response:

- The plan for the Hillcrest District concentrates the high density housing near the Town Center and major roads.
- Transitions to Town Center from Adjacent Traditional Residential Neighborhoods

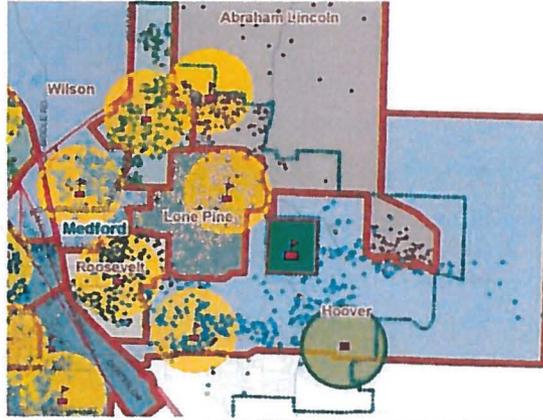
> NEIGHBORHOOD COMPATIBILITY

- The Hillcrest District can help meet the need for a variety and types of high quality housing



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> PUBLIC IMPACT

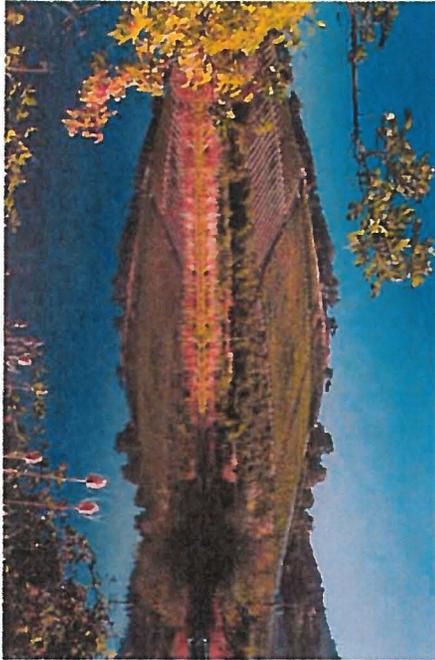


- MD-4 is well located to provide a location for a new neighborhood elementary school to serve the surrounding area and reduce the burden on the nearby schools
- A new fire station potentially could be located in MD-4 near Foothill Road.

KEY BENEFITS OF INCLUSION OF THE HILLCREST DISTRICT

- Provides the opportunity to creatively develop a variety of housing types in East Medford to help meet the RPS density requirements.
- Creates a pedestrian-friendly town center with needed neighborhood retail that is missing in this area of town.
- Provides an employment area for surrounding residents.
- Includes potential locations for school and city facilities.
- Adds attractive park and trail amenities. 21

HILLCREST DISTRICT



*Medford's next
"Great Place"!*

22



Medford Planning Commission

Agenda

Special Study Session

April 6, 2015

12:00 noon

Medford Room

Room 330, City Hall

411 West Eighth Street, Medford, Oregon

-
10. Roll Call
 20. Urban Growth Boundary Amendment file no. CP-14-114
Topic: Discuss the 3/12/2015 hearing
 - a. Introduce materials received during the two-week period the record was left open.
 - b. Staff to respond to technical questions from Commissioners.
 - c. Review the question of the 175 acre surplus (see 3/12 agenda packet, pp. 355–60); provide direction to staff.
 - d. Direct staff on what material (maps, print-offs, etc.) the Commission will need to craft a recommendation.
 - e. Set a date to continue the meeting.
 30. Other information from staff
 40. Adjourn

Exhibit E: Received at the 3/12/15 meeting

<u>Person/Group</u>	<u>Area</u>	<u>Page Number</u>
Order of speakers	n/a	11
Sign-in for meeting	n/a	12
Carlton	MD-1	19
Savage	MD-3	20
Hashimoto	MD-4	22
Vincent	MD-5	23
Hanson	MD-5	25
Hanson	MD-5	29
Hansen	MD-5	33
Hansen	MD-5	36
Hall	MD-5	38
Jones	MD-5	39
Group	MD-9	52
Galpin	MD-9	63
Brooks	MD-9	68

HILLCREST CORPORATION
GENERAL PARTNER:
COGSWELL LIMITED PARTNERSHIP

March 12, 2015

Mr. David McFadden, Chairman
Medford City Planning Commission
200 South Ivy Street
Medford, OR 97501

RE: Hillcrest Orchard Property (MD4)

Dear Mr. McFadden,

As authorized by the Hillcrest Corporation Board of Directors, I submit to the record this letter affirming that the Hillcrest Orchard Property (ie: MD4) will be available to meet the future urban needs of the City of Medford should MD4 be included within the Urban Growth Boundary.

Respectfully Submitted,



Carole Parsons Hashimoto, President
Hillcrest Corporation

Exhibit F: Received after the 3/12/15 meeting

<u>Person/Group</u>	<u>Area</u>	<u>Page Number</u>
Elliott	MD-9	70
Seeman	MD-5	72
Casebier	MD-2	73
Stevens	MD-6	74
Parks and Rec. Foundation	MD-2	76
Bauer	General	77
Gurschke	General	79
Andrews	MD-5	80
Witten	MD-5	81
Donneaud	MD-5	82
Savage	Land Need	83
Moro	Land Need	85
Medford Schools 549C	MD-2	86
Freel	MD-8	87
LaNier Wattier	MD-2	91
Fakhoury	MD-5	107
Desmond	MD-7	110
Desmond	MD-3	113
Ayala	MD-7 & MD-8	115
Knox	MD-7 & MD-8	118
Louks	MD-5	128
Hadrian	MD-5	132
Bowers	MD-5	135
Hathaway	MD-5	137
Kupillas et al (six letters)	MD-5	140
Woerner	MD-4	155
Woerner	Density	187
Thomas	MD-8	191
Savage	MD-3	192
Stone	MD-5	195
Mahar	MD-5	200
Brooks	MD-5	203
Mahar	MD-5	208
Jones	MD-5	209
Dew	MD-5	210



RECEIVED CSA Planning, Ltd
497 Brownridge, Suite 101
Medford, OR 97504

MAR 26 2015

Telephone 541.779.0569
Fax 541.779.0114

Raul@CSAplanning.net

Planning Dept.

March 26, 2015

Medford Planning Commission
c/o Jim Huber, Director
City of Medford Planning Department
200 South Ivy Street, Lausmann Annex
Medford, OR 97501

RE: **Concept Plan for Urban Reserve Area MD-4 ("Hillcrest District")**
File No. CPA 14-114

Dear Chair McFadden and Members of the Commission:

Thank you for your consideration on March 12th of our presentation for the Hillcrest District Concept Plan in Urban Reserve Area MD-4 and the merits for inclusion in the urban growth boundary.

I am enclosing for the record and your further consideration the Hillcrest District Background Information document as a companion to the Hillcrest District MD-4 Concept Plan now included at Exhibit J of the record. The Background document is a study relating the features of the land to the existing conditions that surround the site in context with the city and regional long range growth plans.

The Hillcrest District includes a 29 acre parcel owned by Rocky Knoll LLC and a 247 acre tract of land held by the Hillcrest Corporation in its capacity as entity of the Cogwell Limited Partnership. These two entities are comprised, respectively, of the members of the families that have held these properties for more than 100 years. Both the Hillcrest Corporation Board of Directors and the individual members of the Rocky Knoll LLC unanimously voted to forward to the City of Medford their proposed Hillcrest District Conceptual Plan after coordinating carefully together in consideration of their family heritage, changing conditions, and sensitivities of the surrounding community.

The Background Information will for the same reasons be useful to you in your role. It also will amplify my response to your question that the "one big thing" that MD-4 brings to serve the City's urban needs is its centrality as an enclave deep within Medford's existing urbanizable area.

For example, instead of bussing all of the elementary school children in the surrounding neighborhoods across town to Abraham Lincoln and Hoover Elementary Schools (See Background Doc, Page 24), at tremendous ongoing operational cost in time/money/insurance/vehicle miles travelled, a site located in the Hillcrest District combined the site already designated in the Southeast Neighborhood Plan would provide substantial relief to the overcrowding in the two existing schools identified above as well as Lone Pine Elementary. The proposed Hillcrest District Concept Plan includes a potential elementary school site (See Pages 12 and 18 of the Concept Plan Proposal, Exhibit J of March 12th Packet) conveniently located for walking, cycling, or parent drop-off for children who live in the nearby Vista Pointe, Bel Air Heights, and Greyson Heights. Should the school district determine that it has no need for the site, the Concept Plan would allow for other uses allowed in the C-S/P zoning district which corresponds to the SC GLUP designation.



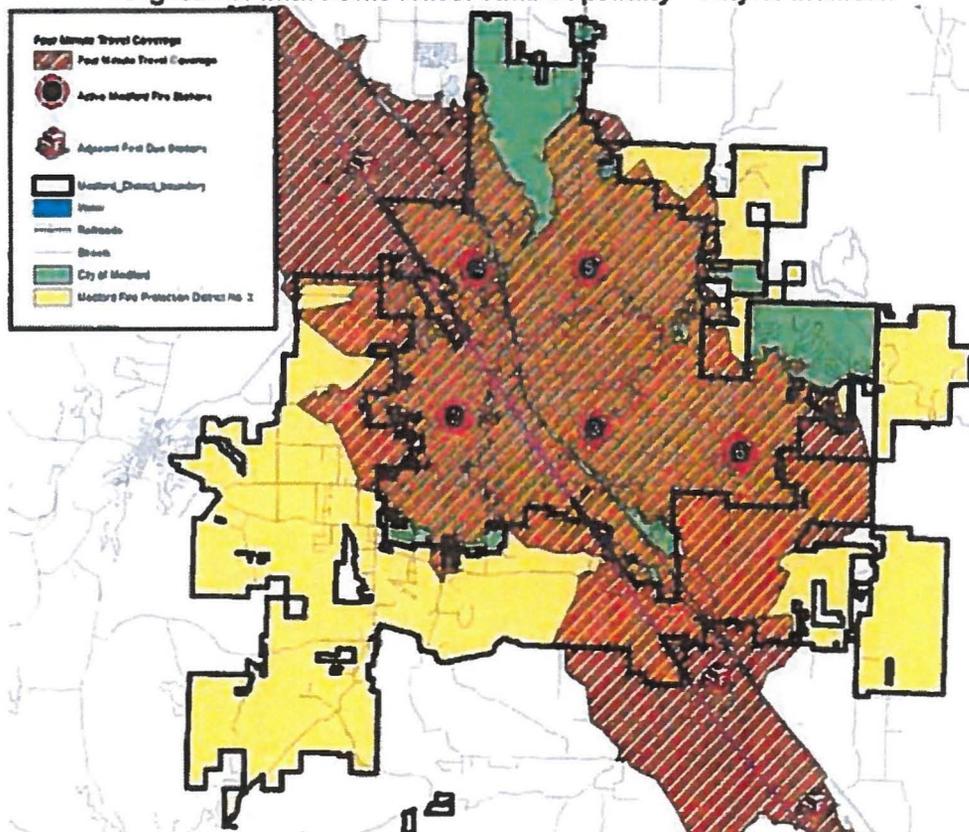
While other urban reserve areas (if included in the UGB) may very well need additional schools to accommodate enrollment pressures related specifically to adding particular new growth areas, a school in MD-4 would be of immediate service to the existing needs of the community.

Similarly, the mapping at Background Doc. Page 25 for Medford Fire-Rescue facilities and service areas clearly illustrates that there is a significant gap between Fire Stations 5 and 6 that would indicate a likely need in the future for an additional station. Indeed, the City's 2011 Emergency Service Master Plan (Fire Rescue) recognizes the coverage gap under the heading Distribution and Initial Arriving Unit Travel Time:

Travel time is potentially the longest of the response phases. The distance between the fire station and the location of the emergency influences total response time the most. The quality and connectivity of streets, traffic, driver training, geography, and environmental conditions are also factors. This phase begins with initial apparatus movement towards the incident location and ends when response personnel and apparatus arrive at the emergency's location. Within MFR's target response performance objectives, four minutes is allowed for travel time to incidents within the City of Medford. Seven minutes 30 seconds is allowed for travel time to MRFPD No. 2 incidents.

The following map illustrates the area that can be reached from all Medford fire stations and adjacent agency stations in four minutes of travel time, the time allowed by the MFR response time performance target for the City of Medford. It is based on actual travel speeds along roadways, adjusted for turning maneuvers.

Figure 56: Initial Unit Travel Time Capability – City of Medford



Adequate coverage is provided except for the city's most northern area and an area to the east."



The proposed Concept Plan anticipates that a station may be desired by the City at either the northwest corner of the Hillcrest District, which is proposed to be designated as Community Commercial land. The area has the advantage of being located along the primary north-south arterial (North Phoenix Road) through east Medford and is near the interchange with McAndrews Road to position it for dispatch in any direction. A site would also be located between the park and the highest density housing area in the Hillcrest District.

Another very important part of the Background information, at Page 28, shows how the Hillcrest District, if included in the UGB consistent with the proposed concept, will work with the existing supply of buildable employment and residential lots nearby to form a mixed-use district where jobs and housing may be credited toward the Regional Transportation Plan Measures for the same.

Please note that the property owners' proposed Concept Plan is generally consistent with the plan forwarded by the Planning Department except in three respects:

- Property Owners' proposal specifically identifies where the 15% of Open Space required by the Regional Plan Element will be located. The owners' plan will ensure a cohesive and contiguous tract will be preserved to include the pond and area north to the Bella Vista parkland, and will ensure that a buffer garden will be located along the northern boundary of the historic district boundary (about five acres containing the residence and other designated historic buildings in the southwest corner of the district).
- Property Owners' proposal does not plan Hemlock Drive to extend as a through higher-order street from the Greyson Heights neighborhood on the east side to North Phoenix Road. The City's street connectivity standard will require at least a local street to connect to Hemlock Street, but designating that as a through collector or arterial would likely have the effect of inducing cut-through traffic on Hemlock Drive through Greyson Heights. Hemlock Drive was not planned or designed to function as a collector roadway. The property owners' concept plan instead shows a local standard residential street connection to Highland Court to ensure that an outlet at the end of that neighborhood's street system is made available. However, the alignment does not allow for traffic to pick up speed coming down grade along a straight course in the manner that the connection to Hemlock Drive would certainly promote as shown on the City's proposed plan. The property owners' concept plan also does specify at least a standard residential or commercial street connection to Vista Pointe must be provided. Vista Pointe Drive is the shortest existing public street connection from McAndrews Road to the east boundary of the Hillcrest District, and passes through just over one block of a planned commercial area within the Vista Pointe PUD. That street should be the primary designated connection from the east into the District. The exact functional classification should be determined when the Transportation System Plan update is completed for the selected growth areas.
- The property owners have proposed that the City adopt a Minimum Density Overlay either as a zoning map or GLUP map overlay to provide a simple planning tool which will assist the City in demonstrating that its residential commitments under the Regional Plan will be met without need to amend its residential land use categories. Please find enclosed also a memorandum outlining how that could function including propose draft text for a zoning district overlay section to be established at MLDC Section 10.347.



For the reasons outlined above, the property owners hereby request that the City utilize the property owners' proposed Hillcrest District Conceptual Plan as the basis for further consideration through its proceedings for urban growth planning. Very truly yours,

CSA Planning, Ltd.

A handwritten signature in blue ink, appearing to read 'R. Woerner', is written over the typed name.

Raul G. Woerner
Principal

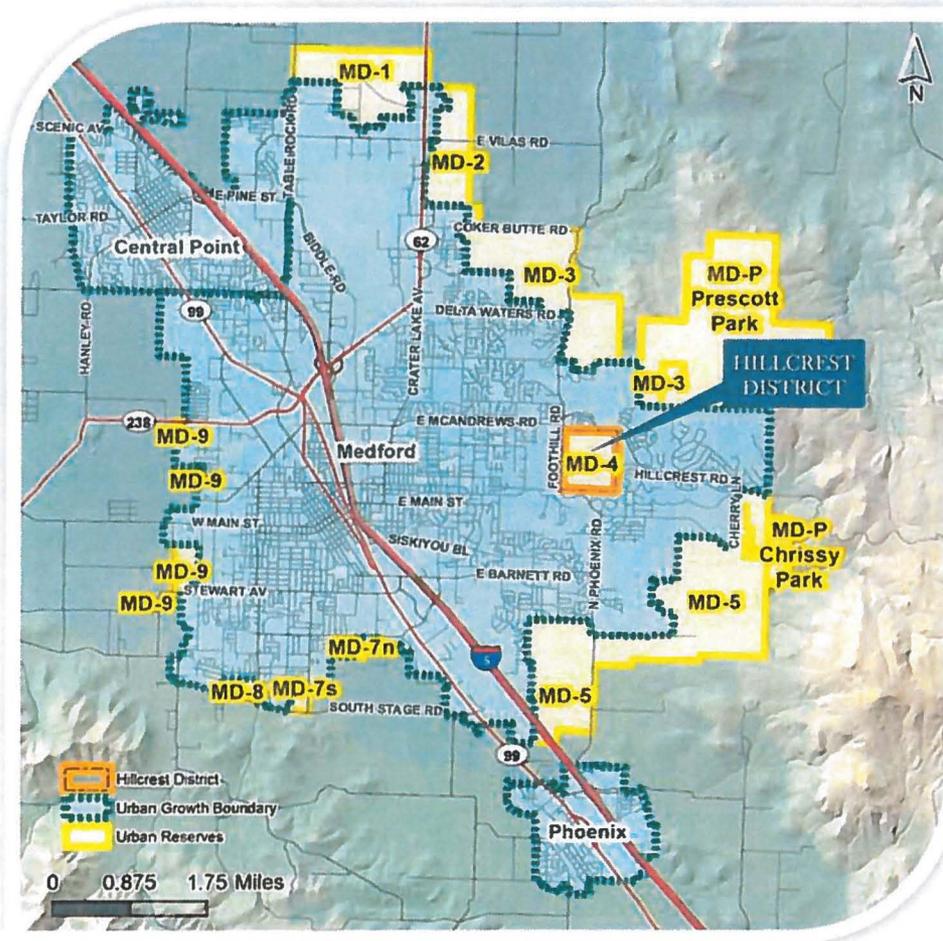
Enclosures (2): Hillcrest District Background Information Packet (companion document to MD-4 Concept Plan);

Memorandum: "Urban Reserve Planning - Minimum Density Overlays" dated March 26, 2015 by CSA Planning, Ltd.

HILLCREST DISTRICT BACKGROUND INFORMATION



HILLCREST DISTRICT BACKGROUND INFORMATION



HILLCREST DISTRICT VICINITY MAP

The 276-acre Hillcrest District is located in East Medford, surrounded on all four sides by the City Limits and Urban Growth Boundary.

The area is readily accessible. Foothill Road/North Phoenix Road along the west side of the district is the primary north-south arterial corridor in East Medford. McAndrews Road (arterial) and Hillcrest Road (major collector) provide the primary east-west approaches to the area. Utilizing these routes, the district is approximately two miles from downtown Medford and approximately three miles from both the north and south freeway interchanges in Medford. The Fern Valley interchange in Phoenix is about 3.5 miles to the south.

URBAN RESERVES

The Hillcrest District is an urban reserve area (URA) identified as MD-4 in the Greater Bear Creek Valley Regional Plan (RPS). It is the only fully enclosed urban reserve in the region.

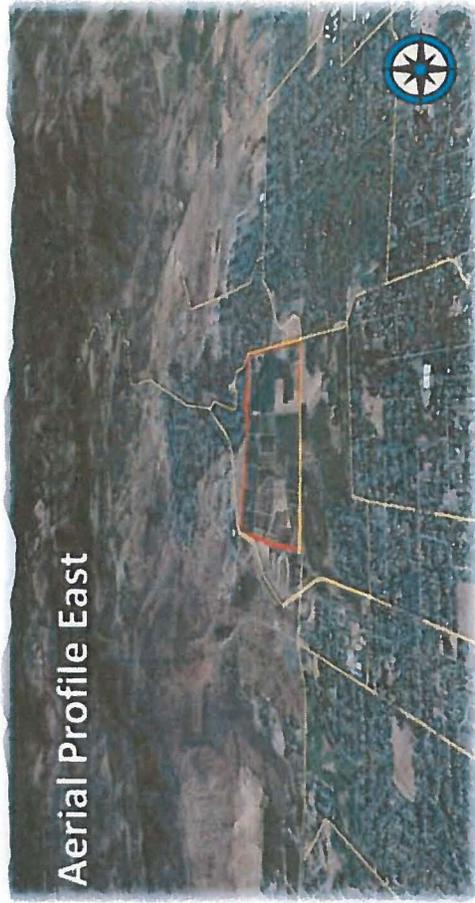
Pursuant Regional Plan, Medford envisions MD-4 as a master-planned mixed-use area with residential and commercial uses including a town center to support higher densities. The Regional Plan establishes that the land use mix for MD-4, by percent of area, shall be:

- 63% Residential Land
- 15% Parks & Open Space
- 22% Employment Land

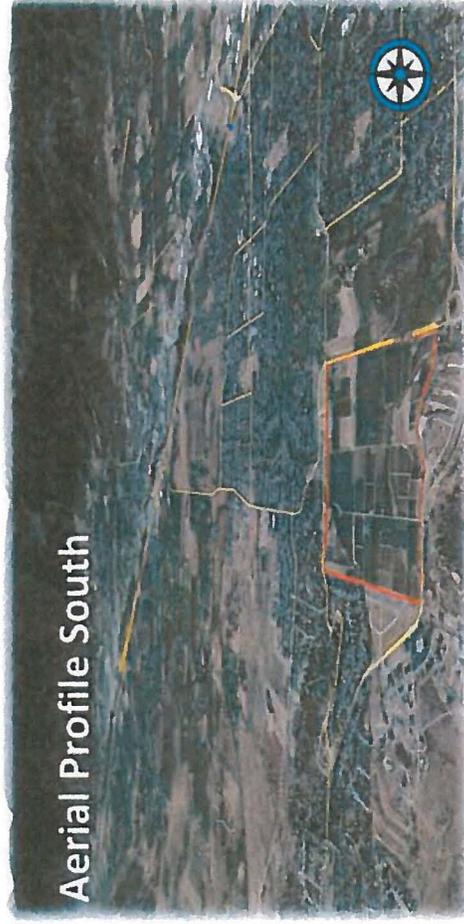
HILLCREST DISTRICT BACKGROUND INFORMATION



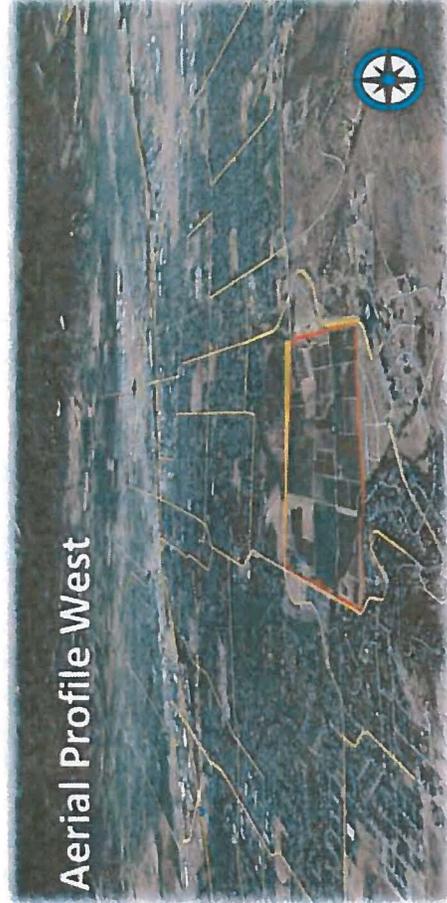
Aerial Profile North



Aerial Profile East

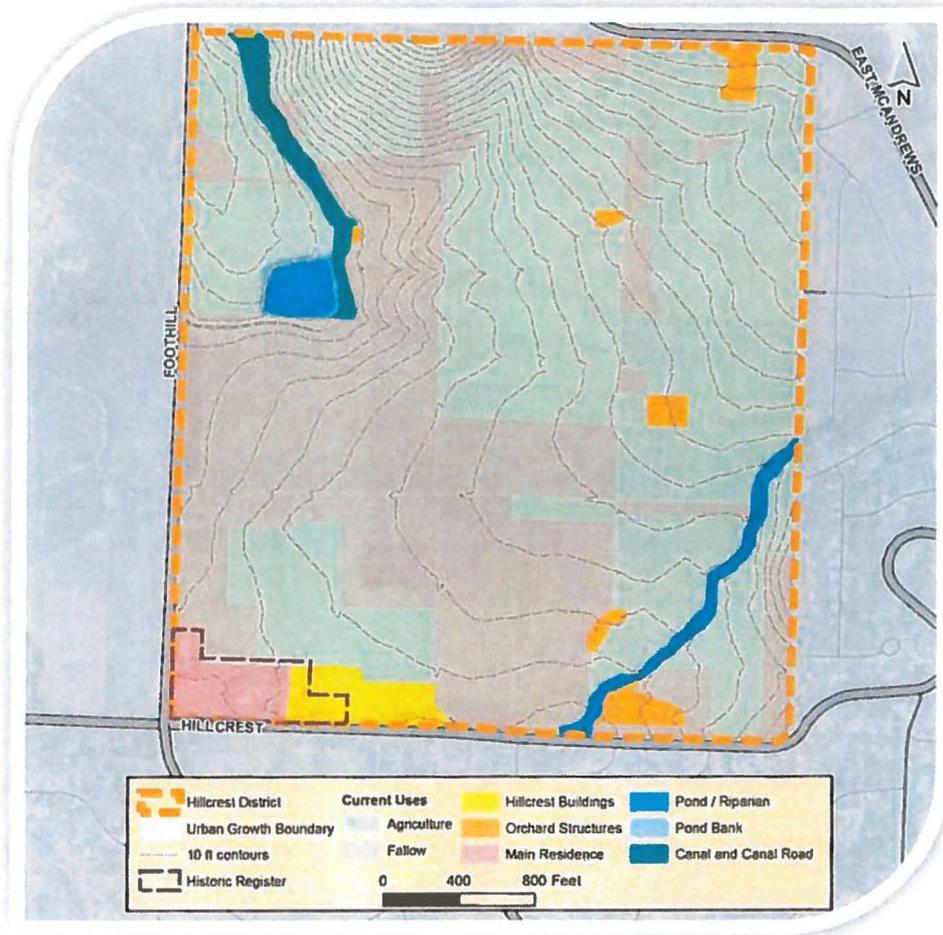


Aerial Profile South



Aerial Profile West

HILLCREST DISTRICT BACKGROUND INFORMATION



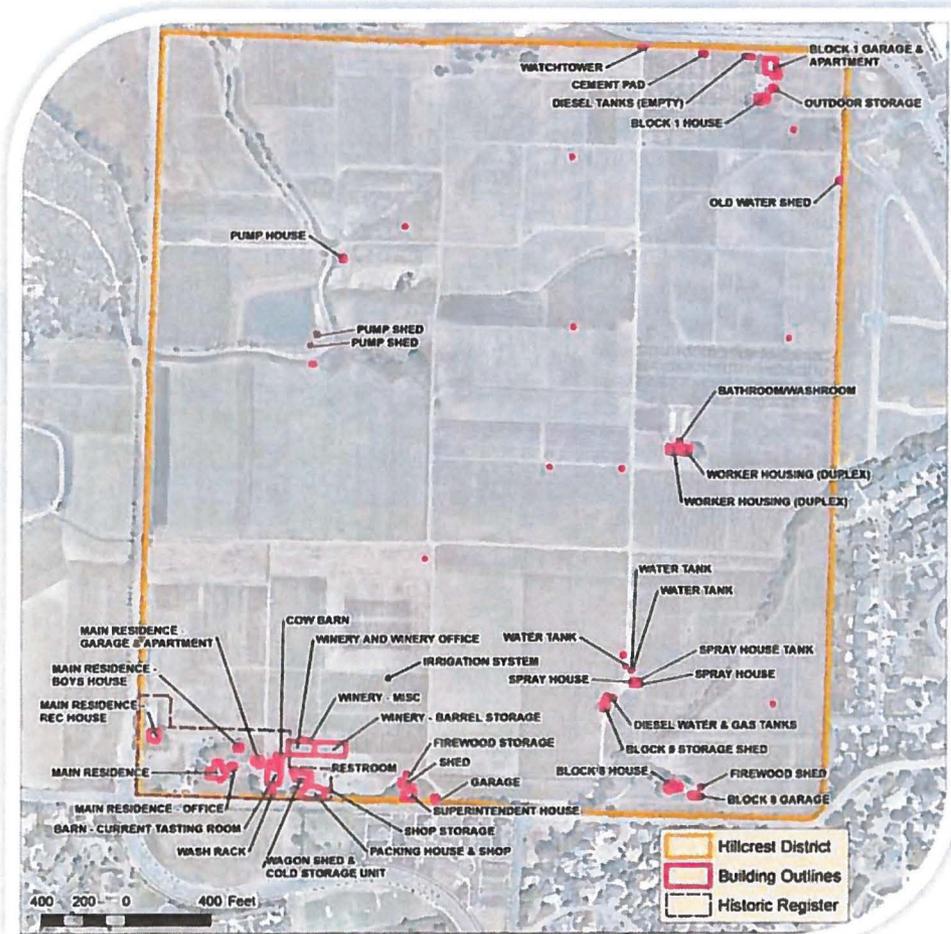
CURRENT USES / FACILITIES

The property is primarily used for orchard and vineyard with portions lying fallow. There are also ancillary agricultural production and accessory use facilities dispersed throughout.

The Roxy Ann Winery, various processing and sales facilities are located in the property southwest corner, along Hillcrest Road.

Also located in the southwest corner of the property are the main residence and various other residential improvements.

HILLCREST DISTRICT BACKGROUND INFORMATION



The Roxy Ann Winery, tasting room and farm stand are located adjacent to Hillcrest Road.

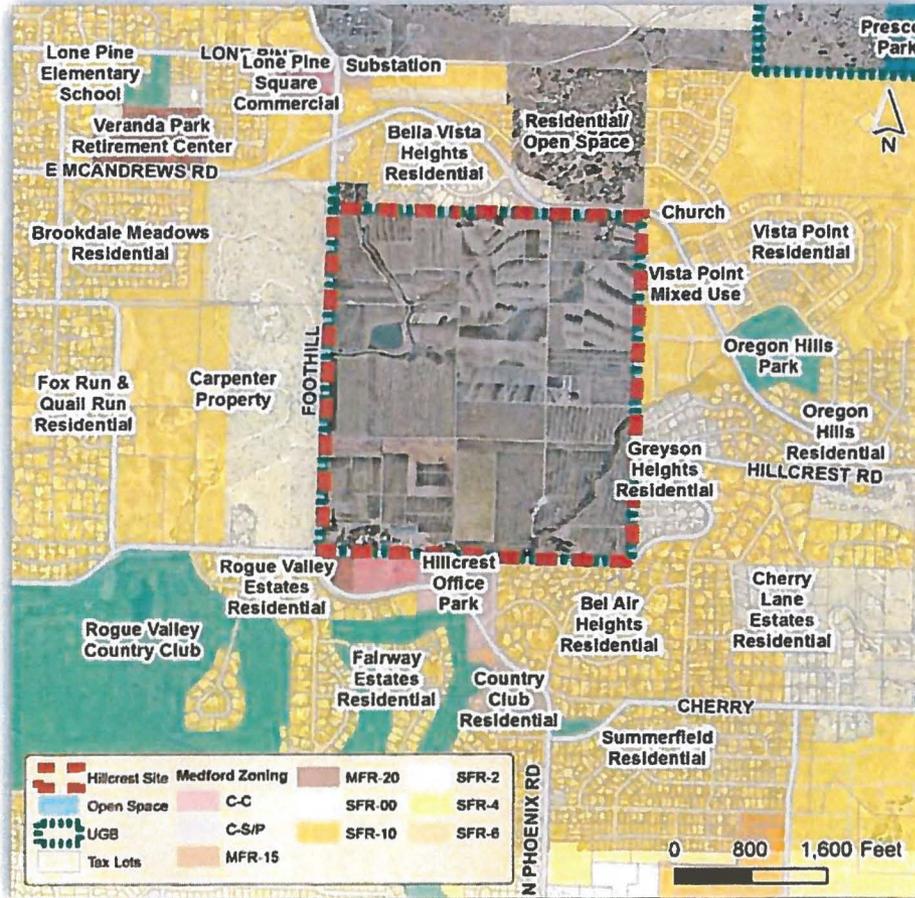
A winery, tasting room and farm stand, a handful of other historically significant improvements including the main residence and Boys' house are also located along Hillcrest Road, in the property southwest corner.

Miscellaneous other structures including farmworker housing, barns and other farm-related improvements are dispersed throughout the east side of the tract.

In all, there are 11 dwellings recognized on the property.

HILLCREST DISTRICT BACKGROUND INFORMATION

SURROUNDING LAND USES



SURROUNDING LAND USES

The Hillcrest District (MD4) is surrounded on all sides by the City of Medford.

The Greyson Heights and Bel Air Heights subdivisions to the southeast are fully developed residential neighborhoods. Additional developed residential neighborhoods extend to the south and east.

The Hillcrest Office Park to the south is built out. A vacant parcel of approximately seven acres adjacent and west of the Hillcrest Office Park is designated as commercial land on the GLUP Map and split zoned (C-S/P with 2 acres MFR-20). This land, along with the 7th Fairway PUD to the south, is land from the Hillcrest District that was included in Medford's exiting UGB.

Further to the southwest is the Rogue Valley Country Club intermixed with residential neighborhoods.

The Carpenter property to the west includes three residences and farmland within the urban growth boundary. The Brookdale Meadows neighborhood to the west was subdivided from the Carpenter property in 1991. The Vista Point mixed use neighborhood has a commercial office building, a church and the rest is residential. The Vista Point neighborhood is still being developed. The portion immediately east of the subject property includes street and infrastructure improvements only.

Directly to the north is the Bella Vista residential neighborhood currently under construction.

HILLCREST DISTRICT BACKGROUND INFORMATION



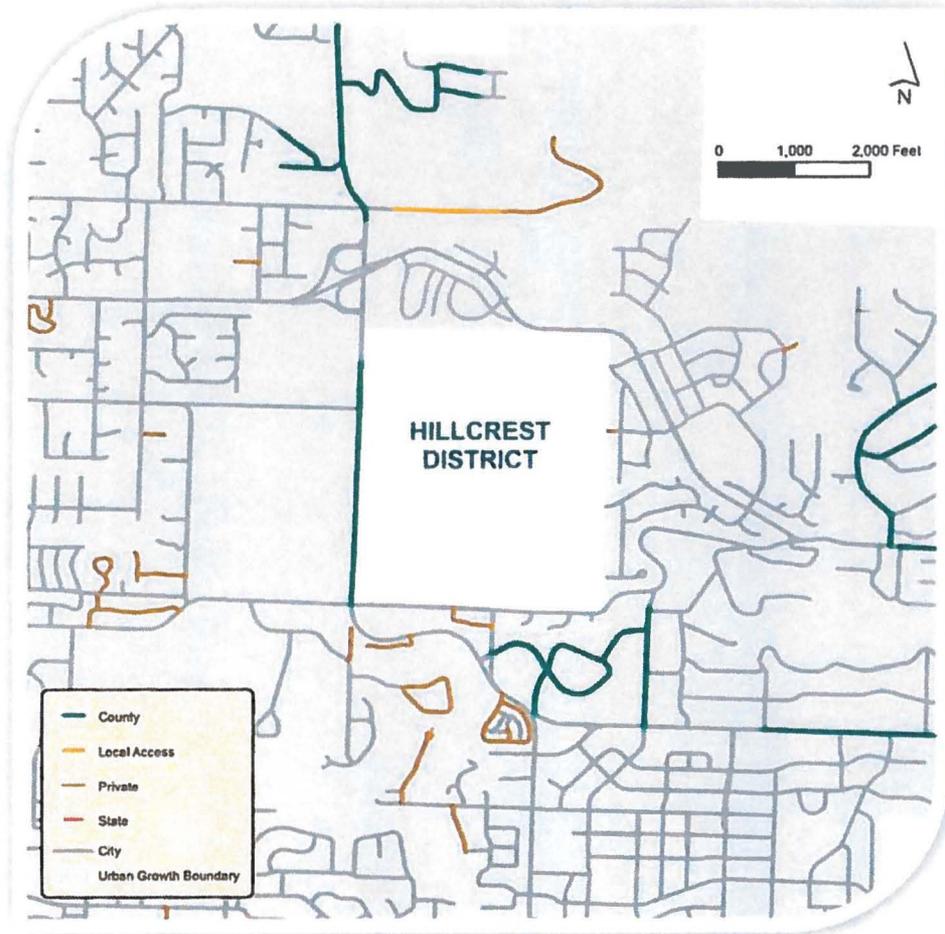
STREET FUNCTIONAL CLASSIFICATION

Two arterial streets and a major collector roadway are routed along the district boundaries. These are East McAndrews Road, Foothill Road and Hillcrest Road, respectively.

The Foothill/North Phoenix Road corridor and McAndrews Road to the west of Foothill Road, are also designated as freight routes in the Medford Transportation System Plan (TSP).

The local street network to the east includes three public residential streets (Vista Pointe Drive, Chablis Terrace, and Hemlock Drive) that extend to and currently terminate at the Hillcrest District boundary.

HILLCREST DISTRICT BACKGROUND INFORMATION



STREET JURISDICTION

The Hillcrest District is surrounded on all sides by public streets under both the county and city jurisdiction. Foothill Road adjacent to Hillcrest is currently under County jurisdiction. That arterial roadway is slated for a \$13 million improvement project to widen to 5 lanes with curb, gutter, sidewalk, and bike lanes as part of the Program of 2015-2018 Transportation Projects [Metropolitan Transportation Improvement Project No. 863]. Projects in the MTIP are drawn from the RVMPO 2013-2038 Regional Transportation Plan (RTP).

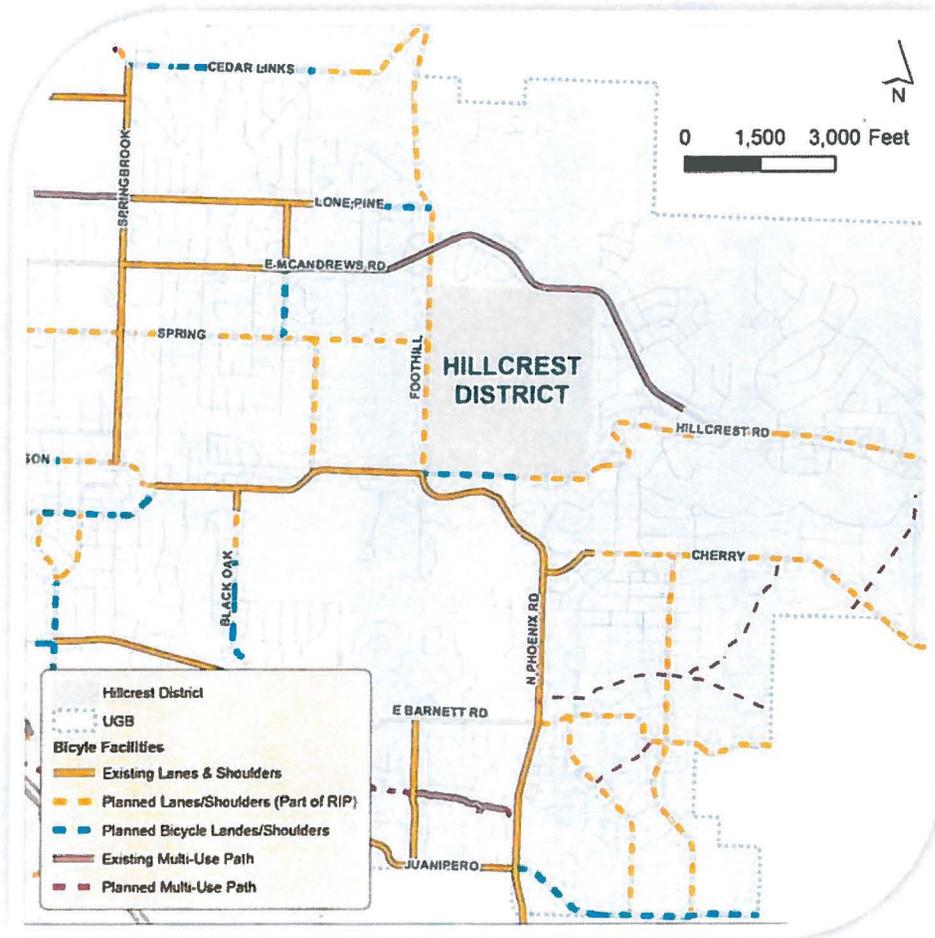
Hillcrest Road and East McAndrews are both under City jurisdiction.

The Bella Vista development to the north includes a local city street stubbing at the Hillcrest north property line.

To the east are three City of Medford local streets and a short private street stub.

To the south across Hillcrest Road are three residential cul-de-sac streets serving the Bel Air Heights neighborhood, one public street connecting through to North Phoenix Road between a commercial office park and a residential neighborhood, and one private road.

HILLCREST DISTRICT BACKGROUND INFORMATION



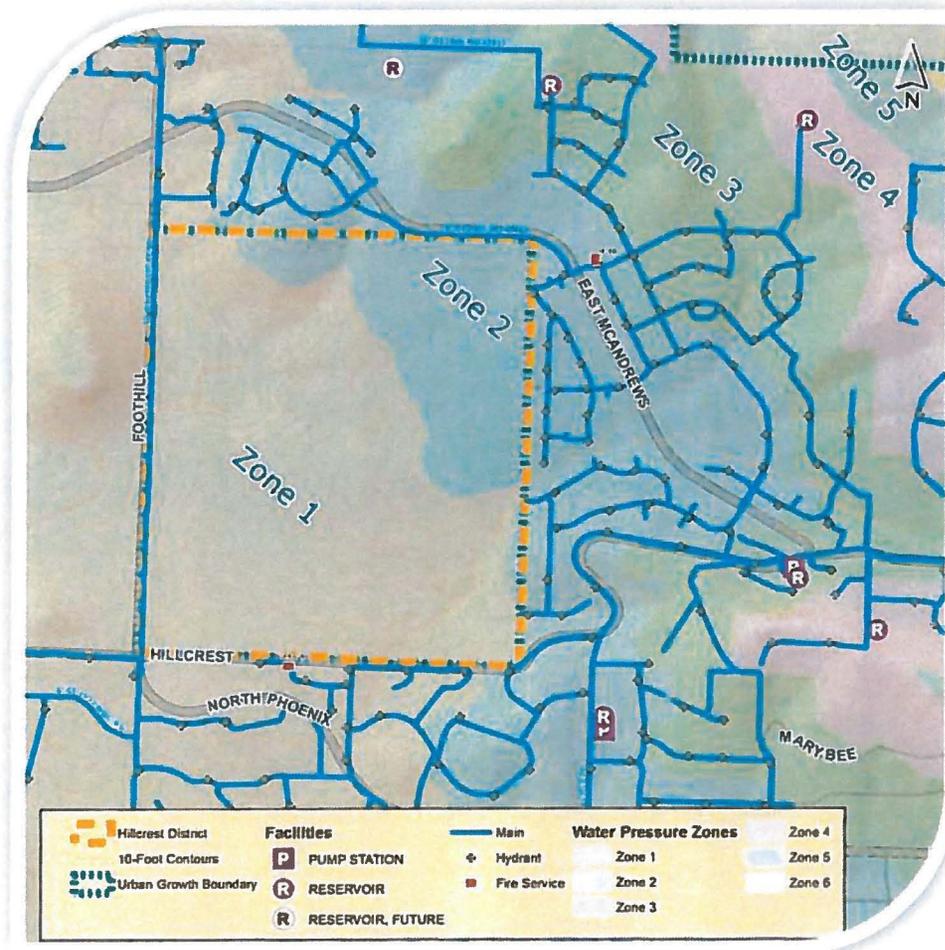
PEDESTRIAN AND BICYCLE PATH NETWORK

The Hillcrest District is surrounded on three sides by planned bicycle and pedestrian facilities.

The nearby multi-use path parallel with East McAndrews is a heavily used facility. Thrasher Lane by Veranda Park west of Foothill Road has become a trailhead for a popular hike up to the Oregon Hills Park in Vista Pointe. This urban trail has become a regional draw for fitness groups (e.g., “Boot Camp”) who favor its safe and attractive hillside attributes.

The Hillcrest District is well situated to expand and connect the existing and planned trail infrastructure. A private park in the Bella Vista adjacent and north of the Hillcrest District includes a trail paralleling the irrigation canal south from McAndrews Road to the Hillcrest land. The adjacent portion of the Hillcrest District is well suited to provide an expansive park and open space area to encompass the hillside and pond to the south, with further linkages to a town center beyond. A 40-foot wide parkway along a central north-south street through the District would provide a trail link from Vista Pointe to Hillcrest Road the parks and activity centers to be provided in between. A greenway trail and park along Lazy Creek would also connect Hillcrest Road to the Vista Pointe and Greyson Heights neighborhoods to the east.

HILLCREST DISTRICT BACKGROUND INFORMATION



WATER FACILITIES

The Hillcrest District is within two separate City of Medford Water Facility Pressure Zones, being Zones 1 and 2. In order to achieve appropriate water pressure to recipients, each zone is to be developed independently of one another.

Existing water line infrastructure abuts the Hillcrest District on all four sides. More importantly, water lines from within each zone abut both corresponding pressure zones within the Hillcrest property, making future connections / extensions a straightforward proposition.

Based on City of Medford Water Commission (MWC) facility plans and correspondence with MWC staff, there is sufficient water quantity and pressure to serve both Zones 1 and 2 within the Hillcrest District.

Based on current pressures within both Zones 1 and 2, the City recommends adjusting Zone 2 slightly into Zone 1 in order to assure adequate pressure.

HILLCREST DISTRICT BACKGROUND INFORMATION



SEWER / SANITATION FACILITIES

A City of Medford sewer main traverses the Hillcrest property from east to west. An additional line crosses the property's southeast corner. Other lines about the property at the corner of Hillcrest Road and Foothill Road and to the northeast, near East McAndrews Road.

The location of sewer lines on the subject property makes future connection a fairly straightforward proposition.

The main sewer line extending through the Hillcrest District connects to lines at Foothill Road. From there, the lines make their way to the regional interceptor along Bear Creek to the northwest, then eventually to the regional water reclamation facility northwest of White City.

Based on City of Medford Sewer Facility Plan and correspondence with City of Medford staff, the Lone Pine and McAndrews Road sections between the subject property and the Bear Creek regional interceptor do not currently have sufficient capacity to accommodate all potential future development that may be served by said lines (including land currently within the City UGB). However, these deficiencies have been identified and are planned to be sufficiently improved over the planning period.

HILLCREST DISTRICT BACKGROUND INFORMATION



TOPOGRAPHY

The Hillcrest District is located on the east side of the Bear Creek Valley at the foot of Roxy Anne. Slopes are primarily gentle to moderate with two small inclusions of steeper hillocks on the perimeter.

The main aspect is southwesterly with slight variations within small drainages and hillsides.

Slopes on portions of the hill situated at the northerly boundary of the property range from 10 to 40 percent, with 15 to 27 percent being the typical.

The remainder of the property is comprised of slopes less than 15 percent and the majority of the property includes slopes around 1-4 percent.

Based on the predominantly gentle slopes, the site is able to accommodate a wide range of

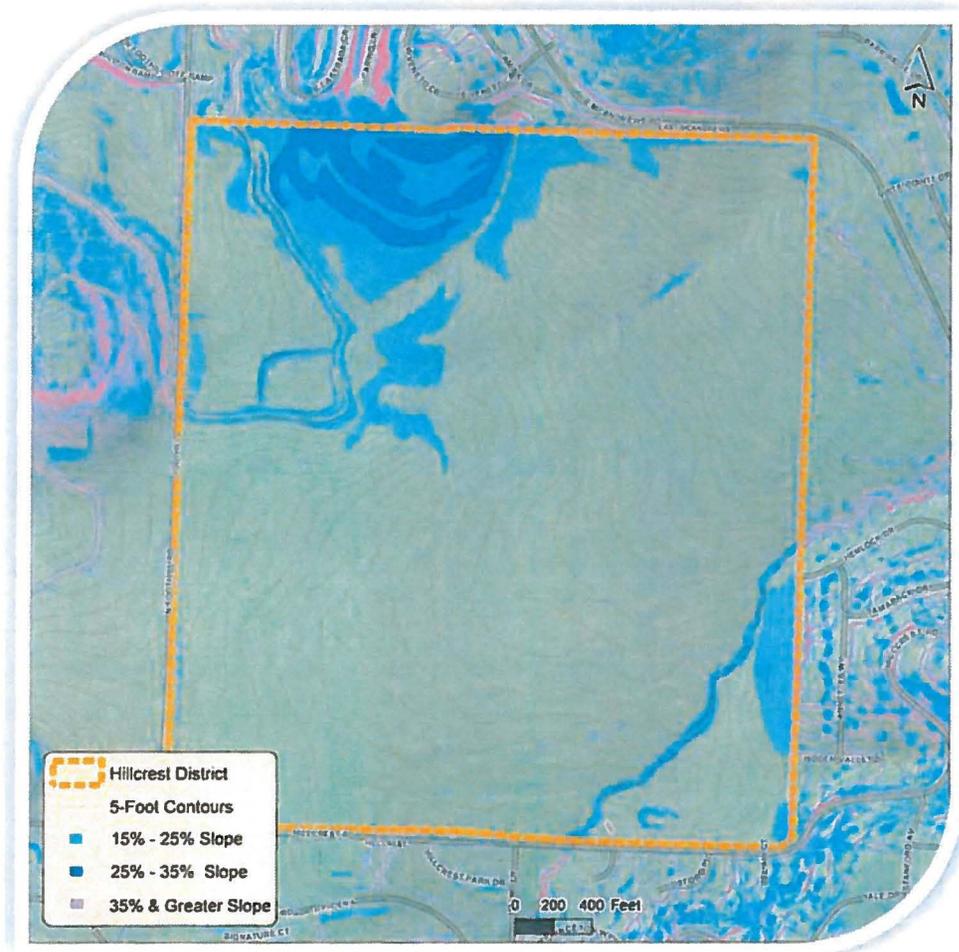
development types without any significant grading concerns.

The site is well positioned to take advantage of views of the city and mountain skyline to the west and south. Views of Roxy Ann nearby to the northeast are also prevalent from much of the property.

The gentle to moderate slopes will allow future development to maintain excellent solar orientation and generally unobstructed views of the surrounding area after full build-out.

The northwest portion of the property, being within a slight drainage, is visible from Foothill road but due to low elevation, does not benefit as much in the way of views offsite. Taller buildings such as apartments would be unobtrusively sited at this location along a likely future transit route.

HILLCREST DISTRICT BACKGROUND INFORMATION



SLOPES

Slopes 15% or greater are subject to the MLDC Chapter 10.929 Hillside Ordinance.

Slopes 25% or greater are not required to be included in the buildable inventory pursuant to OAR 660-0024 and 660-008-005(2). Using City 2-foot contours, the hill situated at the north end of the property is found to be dominated by slopes in excess of 25%. This affected area is comprised of approximately 13 acres.

Pursuant to MLDC Chapter 10.012, slopes over 30% are not deemed buildable.

As illustrated by the slopes map, most of the property includes slopes less than 15%.

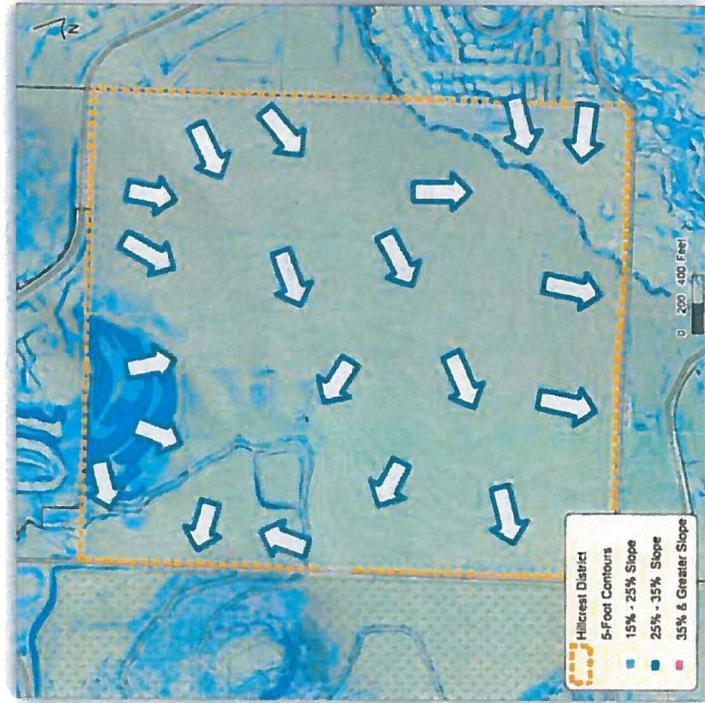
Where slopes between 15% and 25% occur (aside from the fore-mentioned hill situated at the north end of the property), there is sufficient flexibility to accommodate appropriate development.

Existing and future development situated to the north and east is and will be elevated above and has views over the Hillcrest District. Slopes allow the Hillcrest District to be developed in a manner that ties-in with yet does not impede natural views of the valley from surrounding neighborhoods.

Lower portions of the property are gentle to flat, allowing existing and future development to the west and south unobstructed views over the Hillcrest District.

HILLCREST DISTRICT BACKGROUND INFORMATION

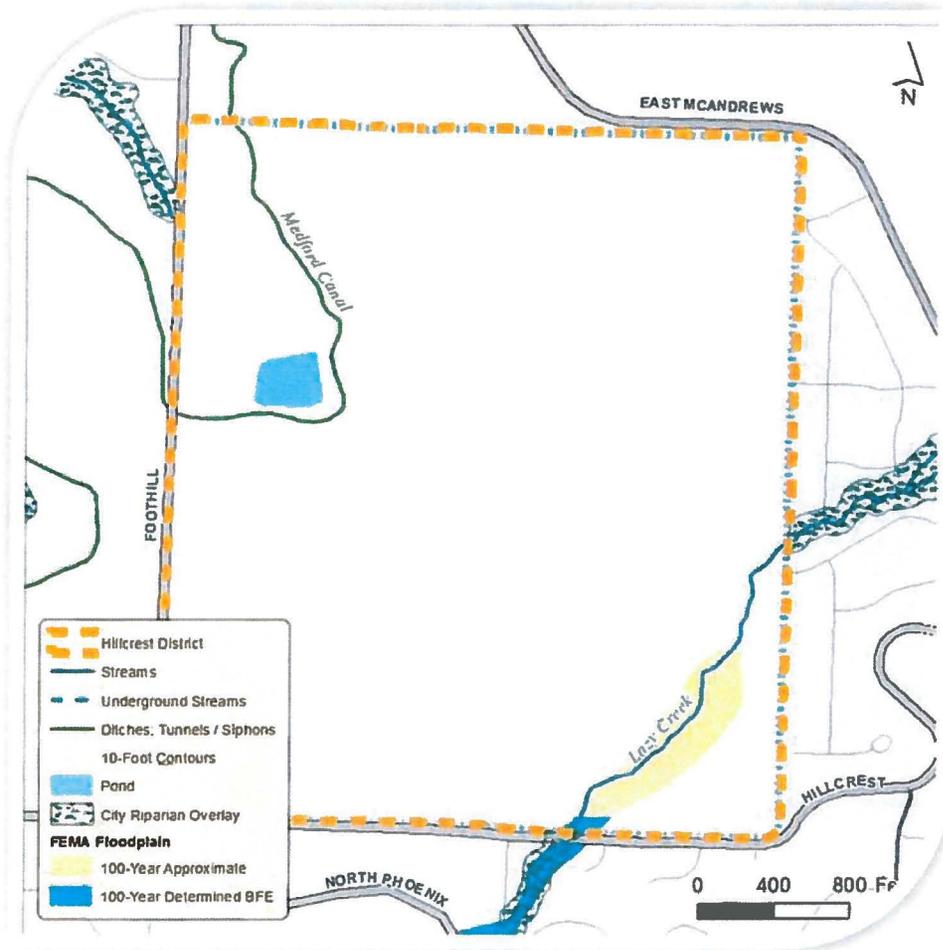
SLOPE ASPECTS



SOLAR



HILLCREST DISTRICT BACKGROUND INFORMATION



WATER FEATURES: STREAMS, CANALS, FLOODPLAIN AND RIPARIAN

There are three water features on the property:

- The Medford Canal traverses the northwest corner within a 60-foot wide easement.
- A 2.0 acre pond fed by the Medford Canal is also situated in the northwest corner.
- Lazy Creek, a seasonal stream, crosses the property southeast corner. A portion of the stream includes an approximate-method (Zone A) FEMA floodplain and a small portion includes a floodplain with a FEMA determined base flood elevation.

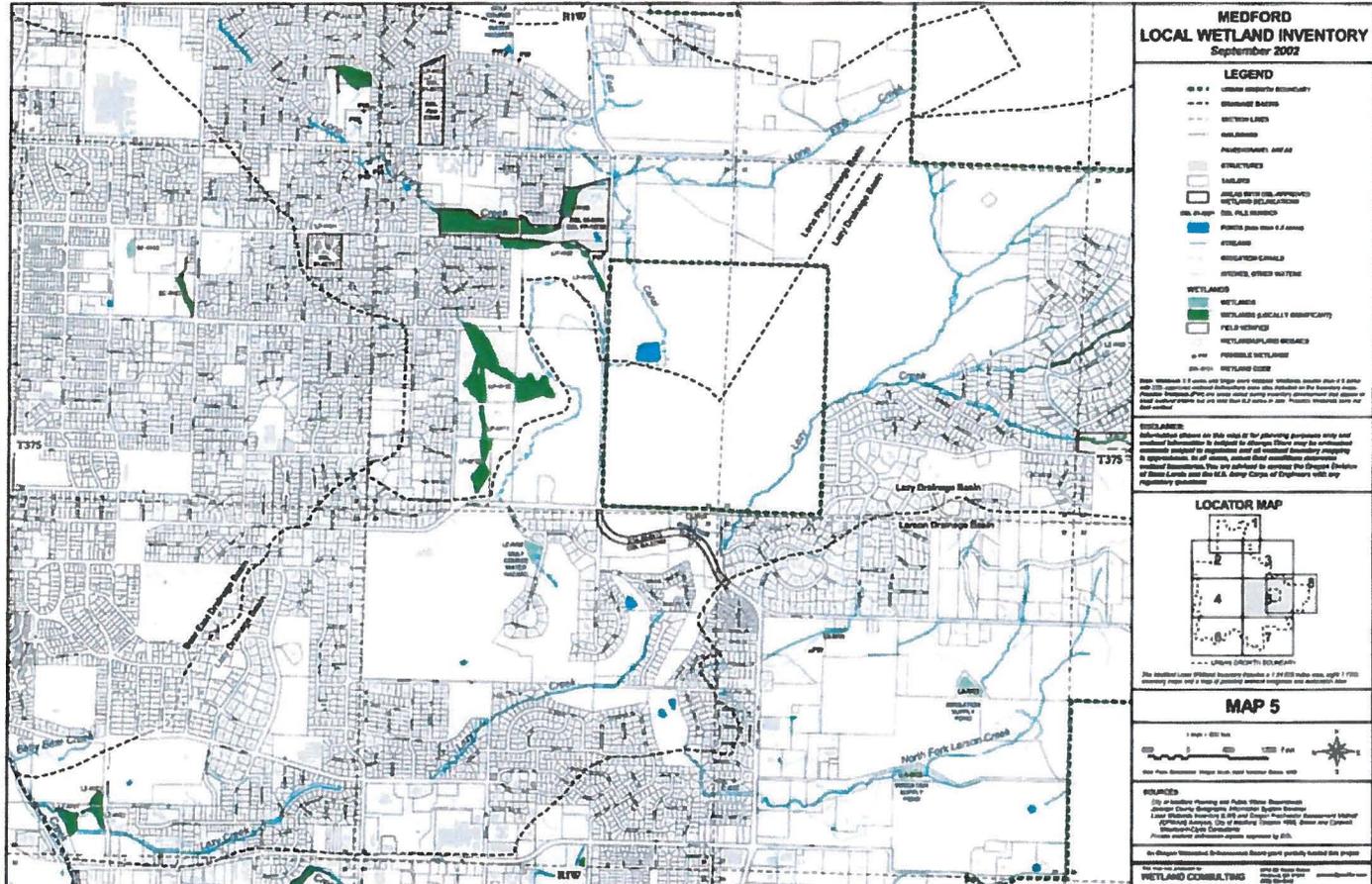
Beyond and adjacent to the subject property, within the current City Limits, the city has a riparian corridor overlay both upstream and downstream along Lazy Creek.

The property feeds into two distinct drainage basins being Lazy Creek and Lone Pine, as noted on the City of Medford Local Wetland Inventory Map.

The same riparian overlay covers the adjacent property to the northwest, below the pond.

There are no other identified wetlands or water features on the property.

HILLCREST DISTRICT BACKGROUND INFORMATION

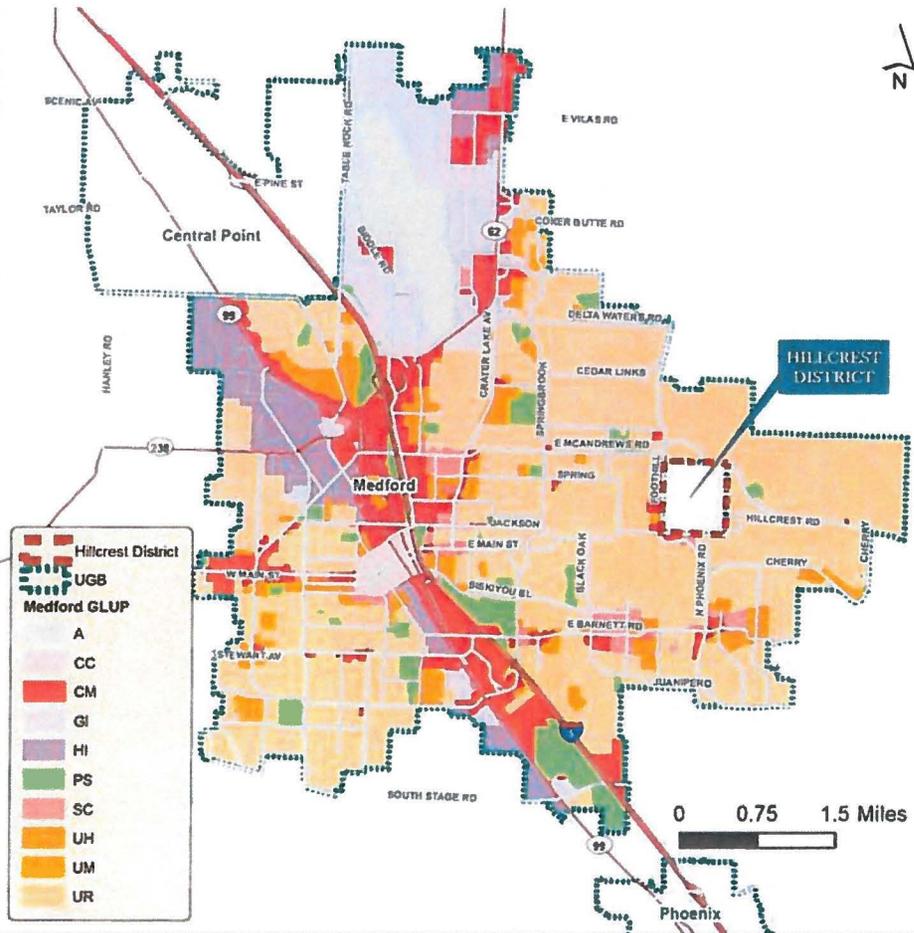


CITY OF MEDFORD LOCAL WETLAND INVENTORY MAP

HILLCREST DISTRICT BACKGROUND INFORMATION

CITY OF MEDFORD GENERAL LAND USE PLAN (GLUP) MAP

GLUP EAST MEDFORD



The Hillcrest District is surrounded on all sides by the City of Medford.

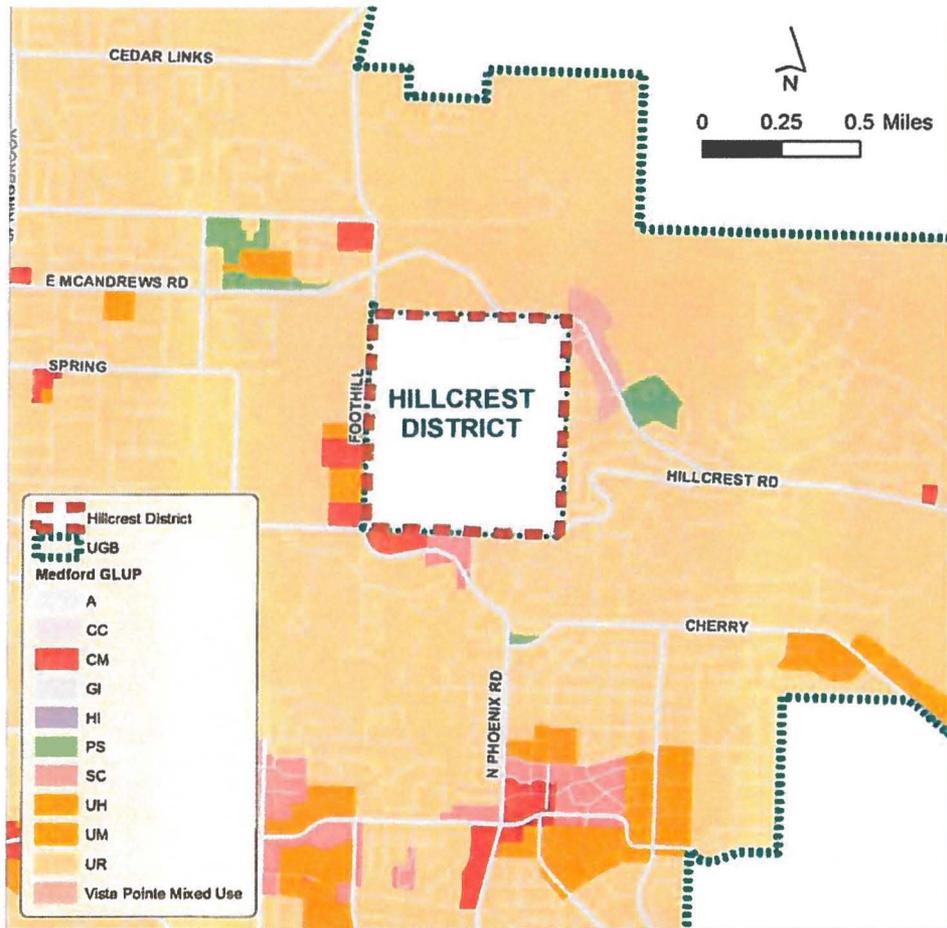
The significant majority of the property in East Medford is Urban Residential designated.

A few small pockets of Commercial, Urban Medium Density Residential and Public / Open Space lands do occur throughout. However, the map illustrates the general deficiency of commercial in East Medford.

The Hillcrest District is well situated to fulfill a range of land needs including Commercial and Institutional, in addition to Urban High, Medium and Standard Residential.

HILLCREST DISTRICT BACKGROUND INFORMATION

CITY OF MEDFORD GENERAL LAND USE PLAN (GLUP) MAP



SURROUNDING GLUP

The Hillcrest District is surrounded on three and one half sides by City of Medford Urban Residential designated lands.

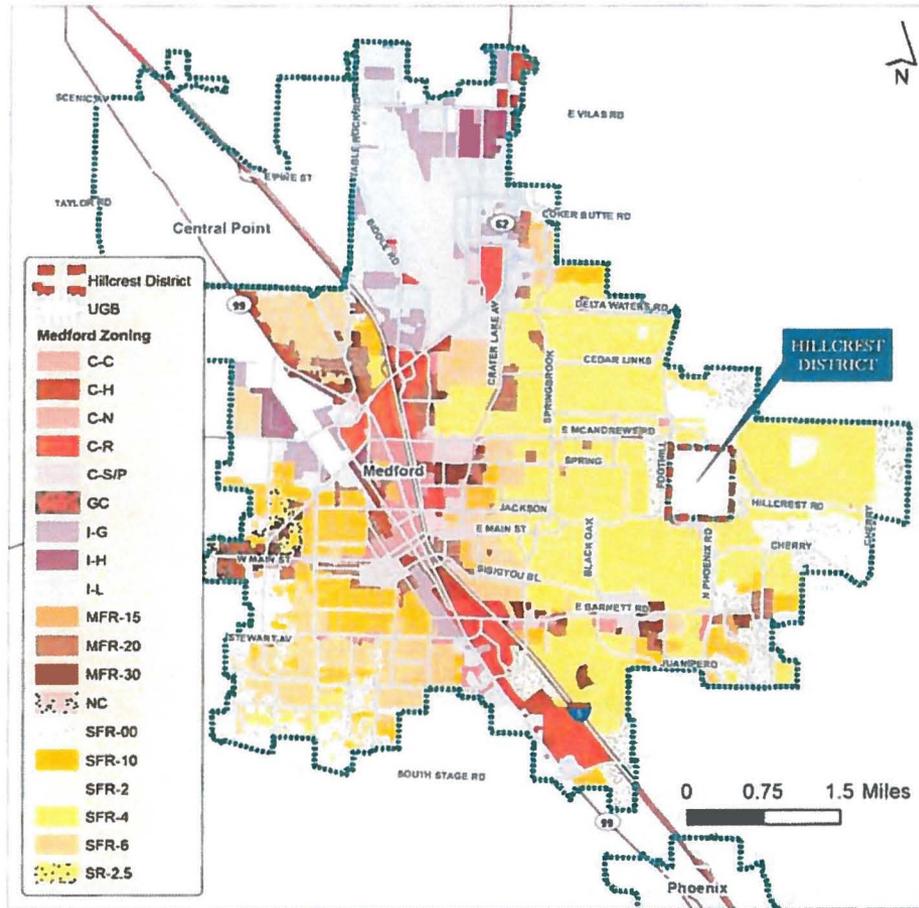
The lands to the southwest are a mixture of Commercial, Community Commercial and Urban Medium Density Residential.

A small pocket of commercial is nearby to the north between East McAndrews and Lone Pine, adjacent to Foothill Road.

The Vista Pointe PUD (a mixed use development) is situated to the northeast, including a blend of residential and commercial uses approved through Planned Unit Developments.

HILLCREST DISTRICT BACKGROUND INFORMATION

CITY OF MEDFORD ZONING MAP



CITY ZONING

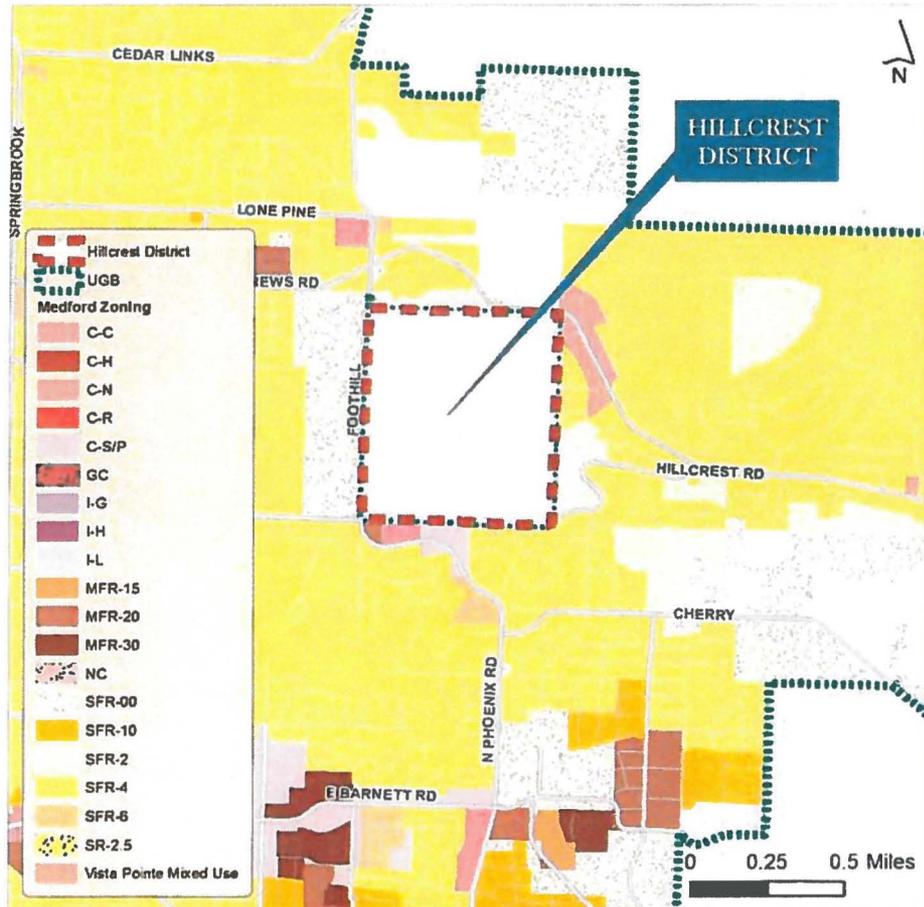
City Zoning implements the City General Land Use Plan designations through land use categories defined in greater detail.

Most of East Medford includes residential zoned lands, with SFR-4 being the predominant zone. There are pockets of placeholder SFR-00 throughout East Medford as well.

Also apparent is the general lack of Commercial zones in East Medford to provide work and shopping opportunities closer to homes.

HILLCREST DISTRICT BACKGROUND INFORMATION

SURROUNDING ZONING MAP



SURROUNDING CITY ZONING

The Hillcrest District sits at the dividing line between hillside lands to the east and gently sloped lands to the west.

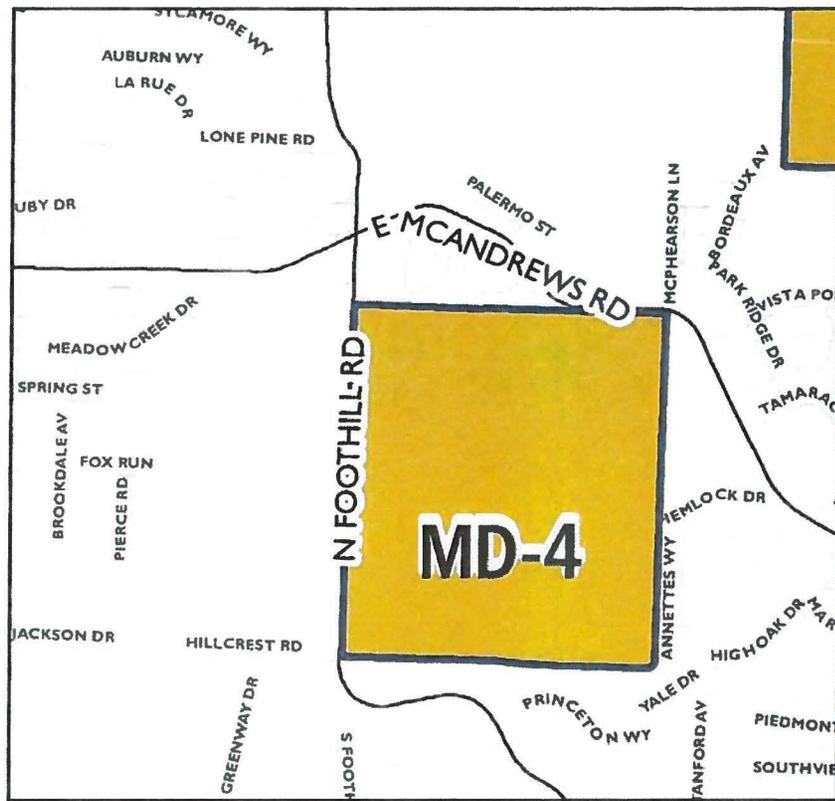
The predominant SFR-4 zoning in the area reflects existing development patterns and development on moderate hillsides. Similarly, pockets of SFR-2 reflect the steeper sloped lands intermixed throughout.

Sixteen acres that were formally part of the Hillcrest property ("Block 17") are now in the UGB to the south. The realignment of N. Phoenix Road divided the block in half. The portion to the south has been developed as a mixed-use project (7th Fairway PUD) and the remainder zoned C-S/P and MFR-20 adjacent to the Hillcrest Office Park.

Westridge Village at Vista Pointe, a mixed use development adjacent to the east boundary of the Hillcrest District, is partially developed with a relatively large community church and two office buildings. The portion between McAndrews Road and the Hillcrest District is planned for mixed residential, a congregate care facility and commercial retail and office uses. Street and utility infrastructure are in place at this time. The SFR-00 zoned Carpenter property to the west of Foothill Road includes a mixture of open space, agriculture and a few homes.

The Southeast Plan area nearby to the south is comprised of a mixture of Medium and Standard Residential zones stemming from a commercial core located near the intersection of Barnett Road and North Phoenix Road.

HILLCREST DISTRICT BACKGROUND INFORMATION



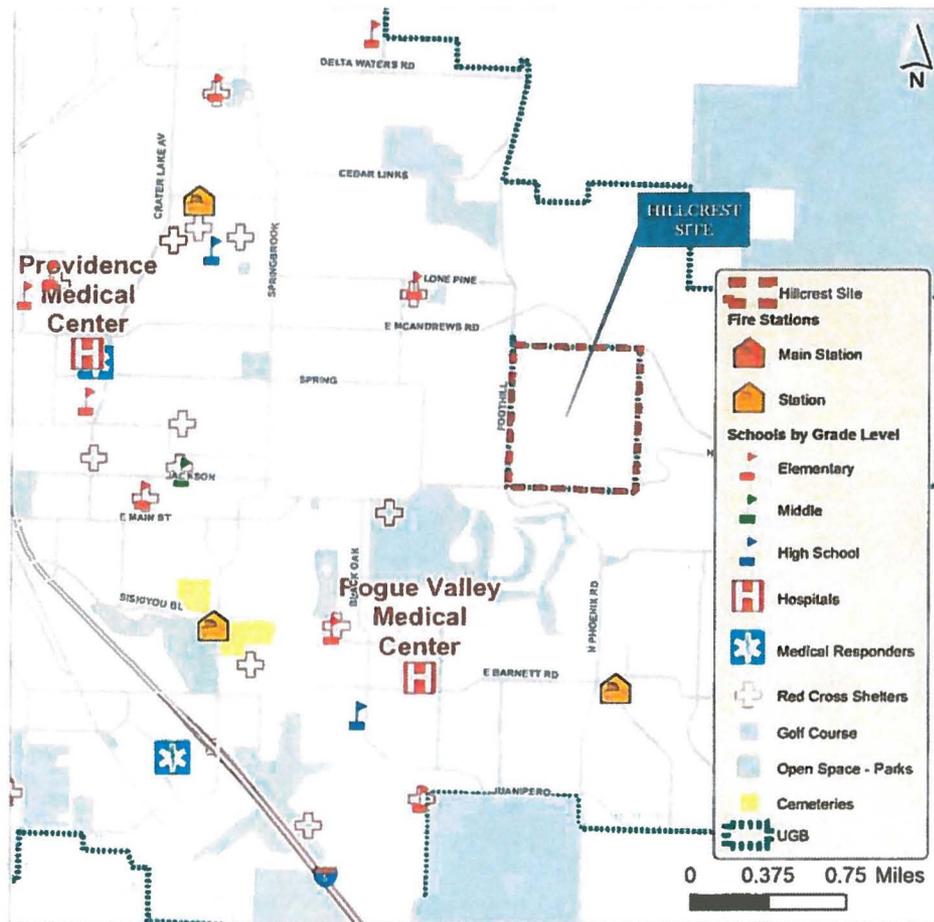
URBAN RESERVE AREA CONCEPT PLAN REQUIREMENTS

Conceptual Land Use Plans.

A proposal for a UGB Amendment into a designated UR shall include a Conceptual Land Use Plan prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

- a. **Target Residential Density.** The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment.
- b. **Land Use Distribution.** The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of an urban reserve, which applies to the following URs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-1, MD-6, MD-7mid, MD-7n, PH-2, TA-2, TA-4.
- c. **Transportation Infrastructure.** The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.
- d. **Mixed Use / Pedestrian Friendly Areas.** The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 4.1.6 above will be met at full build-out of the area added through the UGB amendment.

HILLCREST DISTRICT BACKGROUND INFORMATION



PUBLIC, OPEN SPACE & CRITICAL FACILITIES

As apparent on both the Zoning and GLUP maps herein above, much of East Medford is residentially developed.

However, given the network of arterial and collector streets, access to public and critical emergency facilities is very good. The Hillcrest District is within a the 4-minute response distance from Fire Station 6 situated near the corner of East Barnett and North Phoenix Road.

The Rogue Valley Medical center is nearby to the south. Providence Medical Center is a short 5 minutes to the west.

There are a number of school and medical service facilities within 5 minutes.

The largest and most pronounced Open Space element in East Medford is Prescott Park. This 1700 acre property including Roxy Ann is less than one mile to the east of the Hillcrest District.

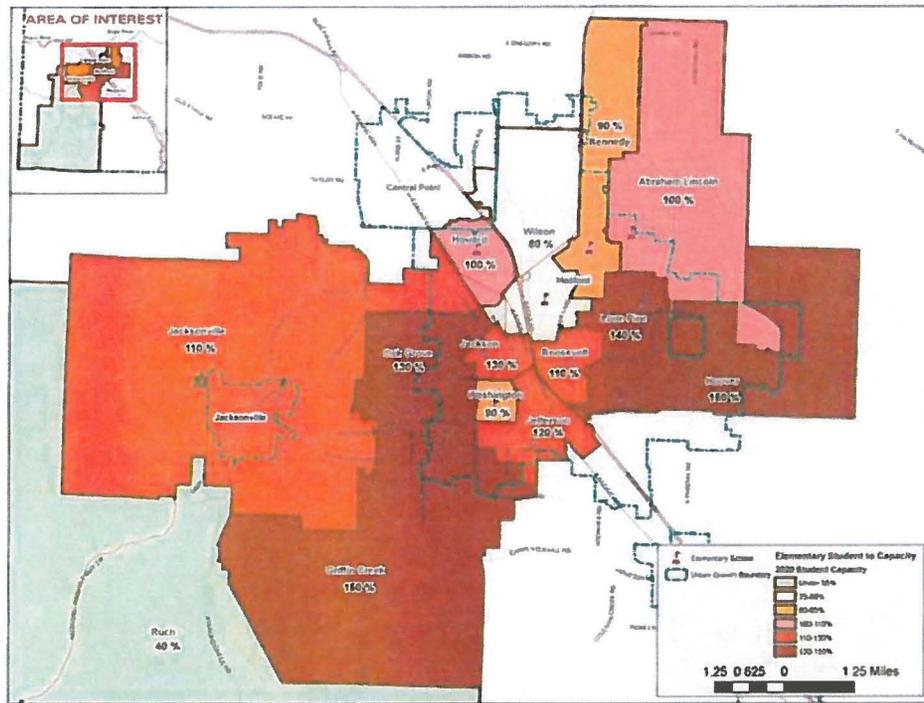
The recently constructed Oregon Hills Park is located adjacent to the Vista Pointe neighborhood to the east.

The Rogue Valley Country Club and golf course are situated nearby to the southwest.

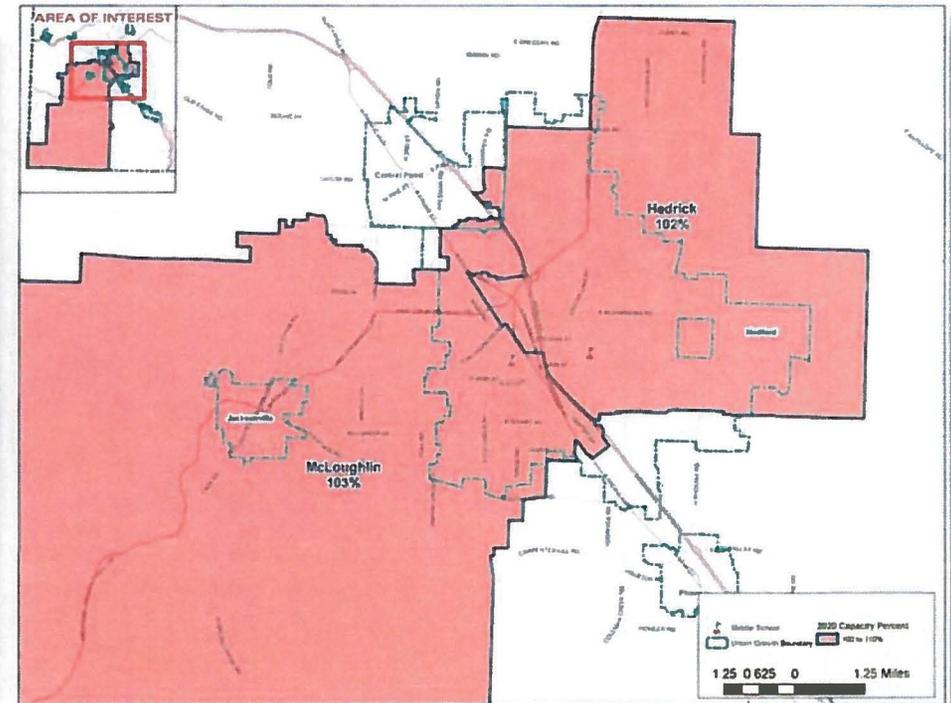
The subject property itself is well situated for providing a fair amount of public and private park / open space for the local residents and east Medford community.

HILLCREST DISTRICT BACKGROUND INFORMATION

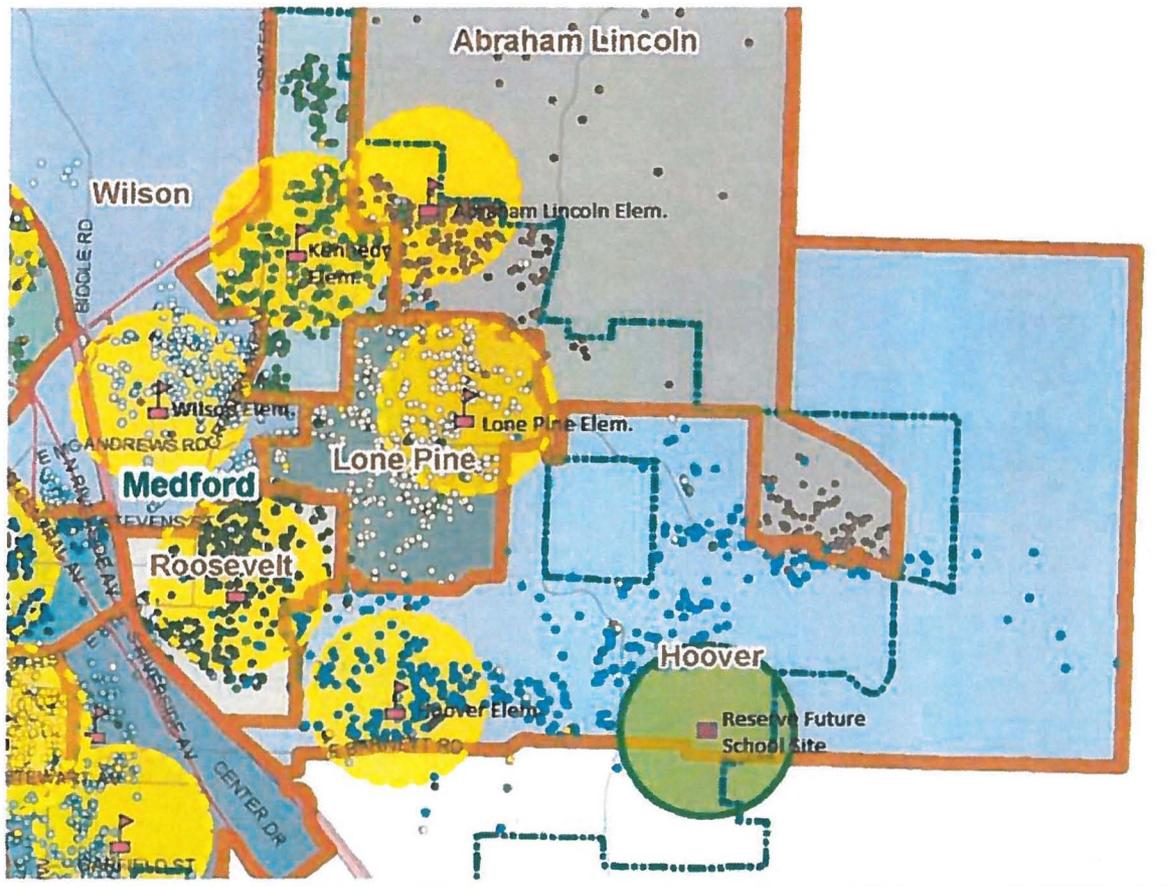
ELEMENTARY SCHOOL CAPACITY YEAR 2020



MIDDLE SCHOOL CAPACITY YEAR 2020



HILLCREST DISTRICT BACKGROUND INFORMATION



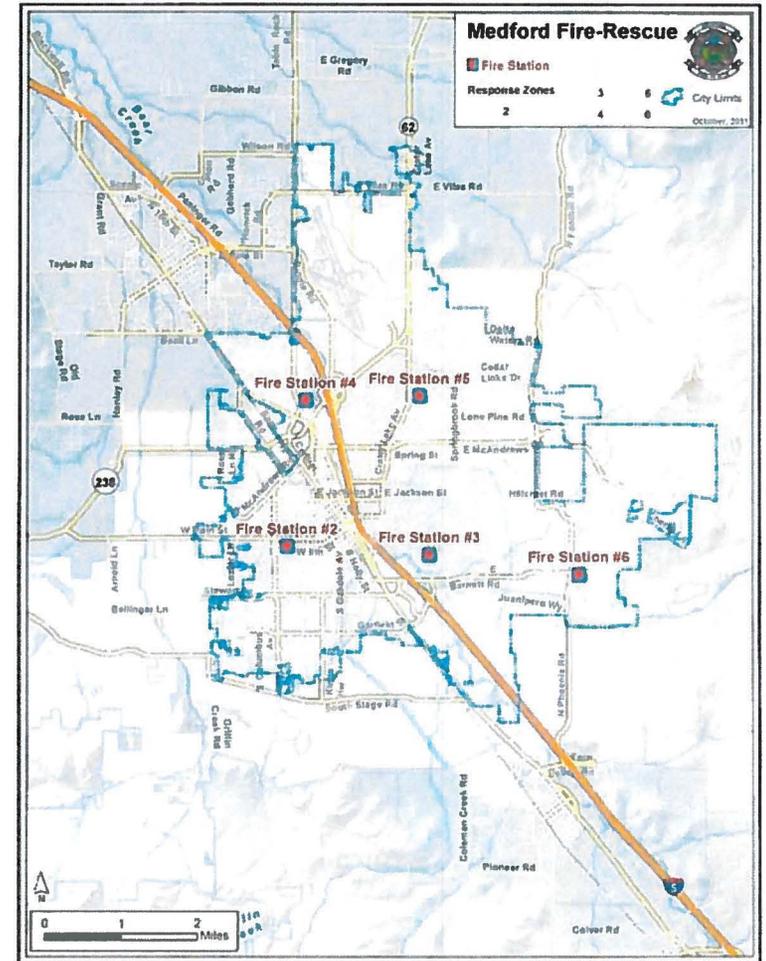
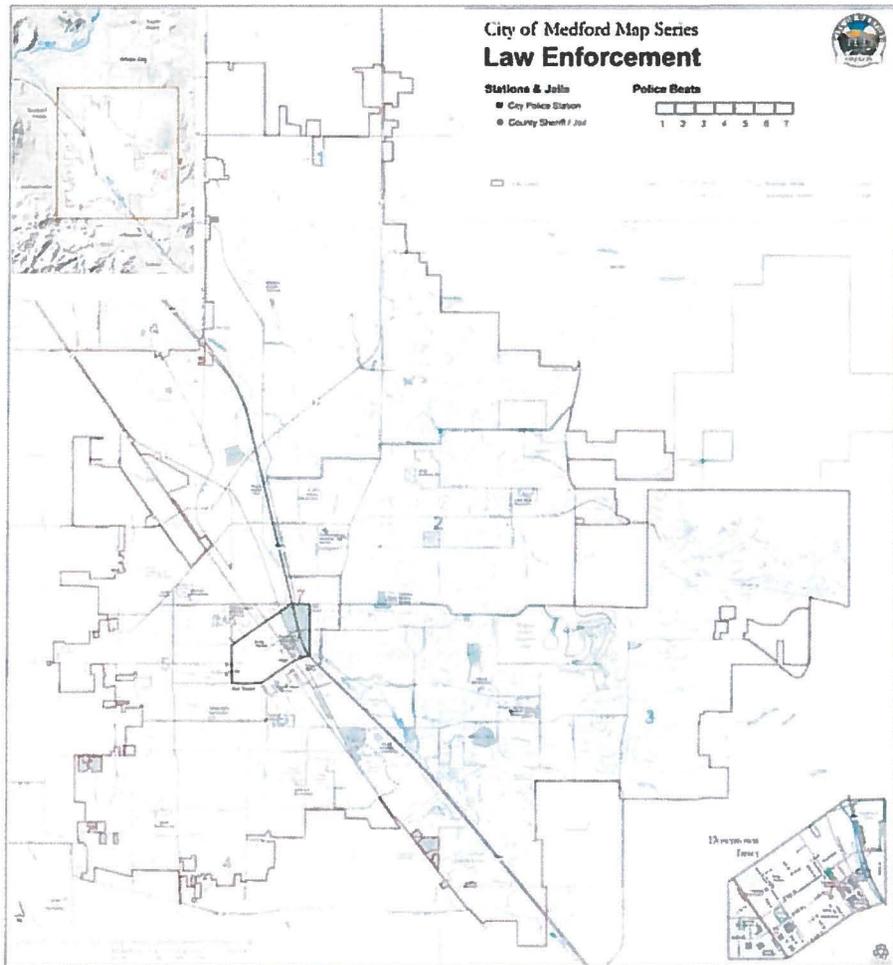
EAST MEDFORD ELEMENTARY SCHOOL ANALYSIS

Based on analysis provided in the Medford School District Facilities Plan 2012 Update (which has been incorporated into the City of Medford's Comprehensive Plan in the Public Facilities Element), Medford schools will see a strong need for additional elementary and middle schools based on city and regional population growth projections.

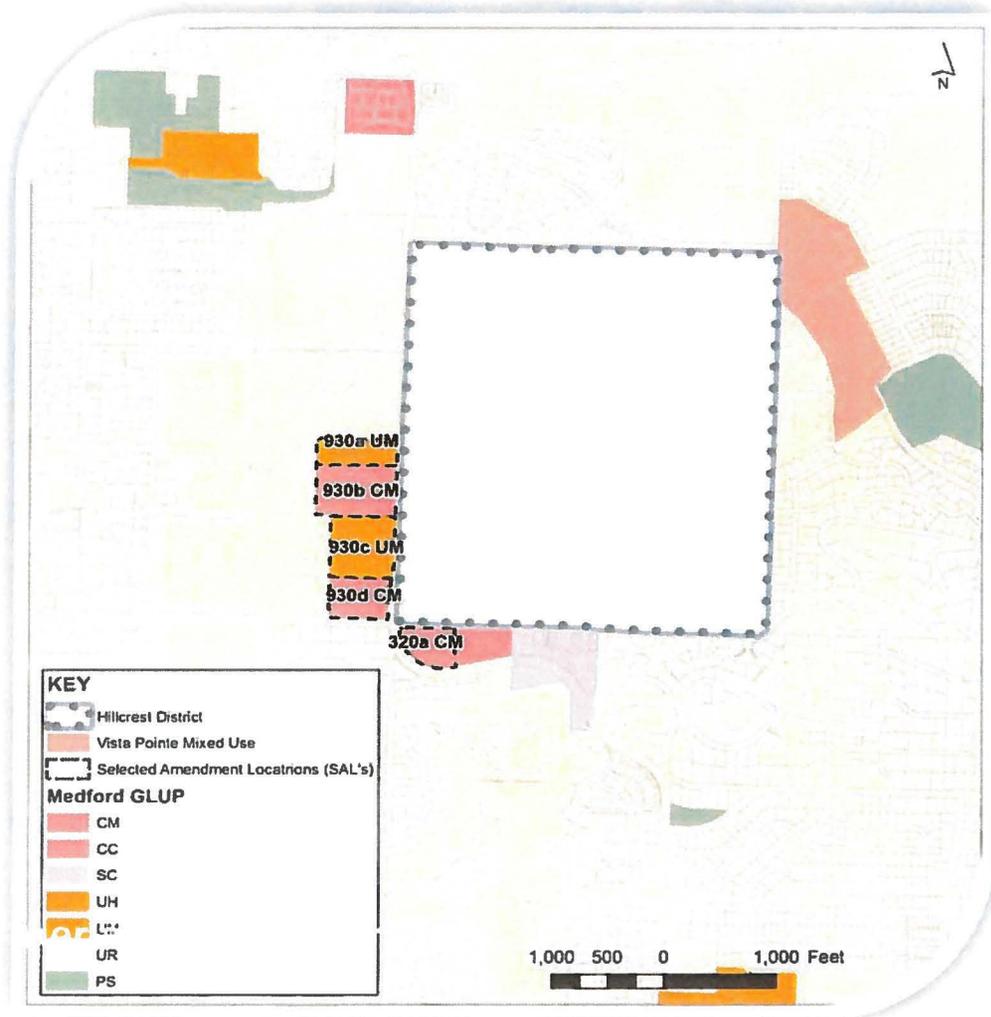
The Hillcrest District is situated approximately half-way between Lone Pine and Hoover Elementary Schools. The site is well situated to accommodate a school in a manner that could help alleviate pressure on both Lone Pine and Hoover.

An elementary or middle school located in the Hillcrest District would be within walking distance of a significant number of existing and future residential neighborhoods.

HILLCREST DISTRICT BACKGROUND INFORMATION



HILLCREST DISTRICT BACKGROUND INFORMATION



INTERNAL STUDY AREAS (ISA'S)

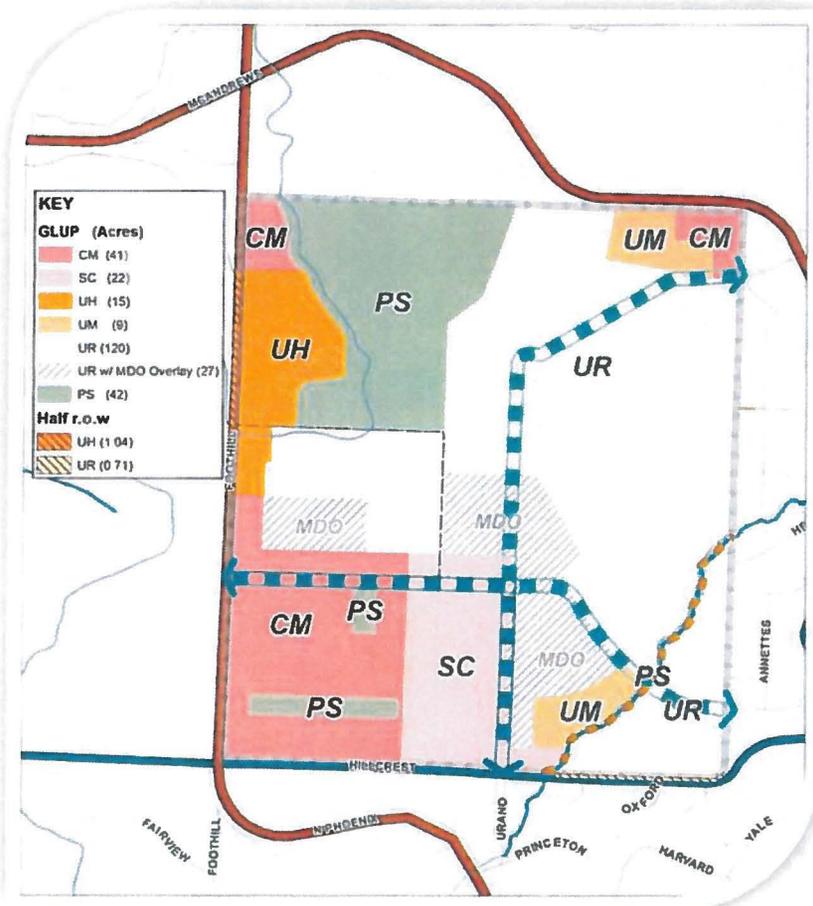
SELECTED AMENDMENT LOCATIONS (SAL'S)

The City of Medford recently completed a review of its existing UGB Area and adopted revisions to Selected Amendment Locations to increase efficiency of its existing land base. SAL No. 930 (aka The Carpenter Property) includes a mixture of Commercial and Urban Medium Residential adjacent to and along North Phoenix Road.

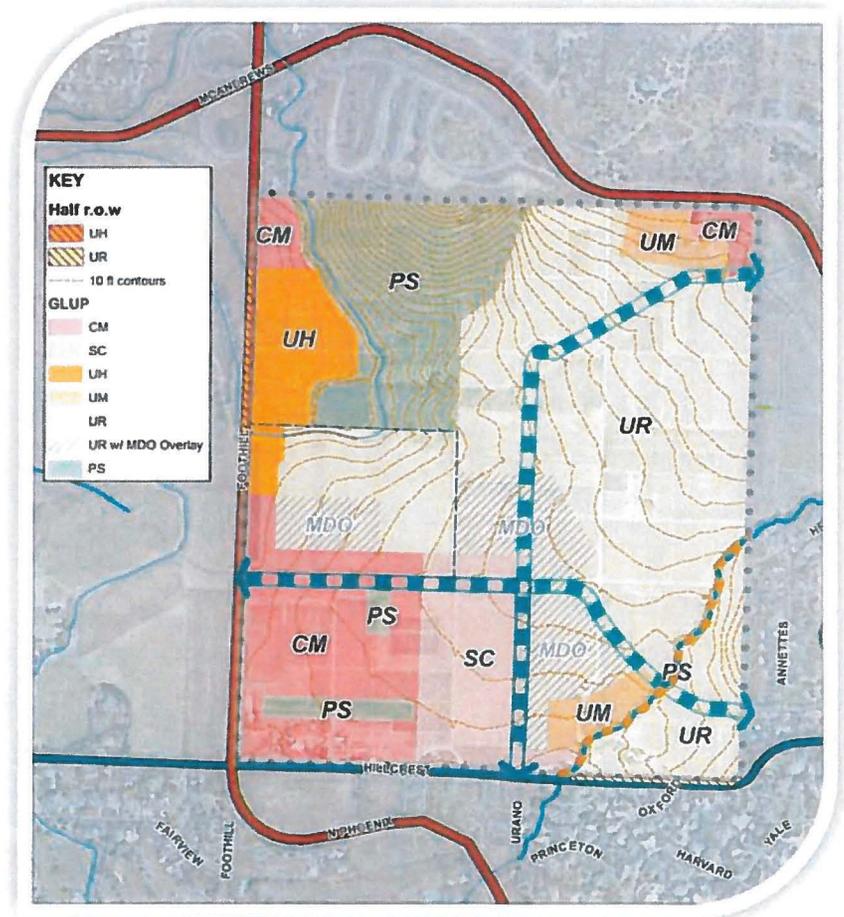
The proximity of the recommended commercial and medium-density residential PAL's adjacent to the Hillcrest District would be compatible with the conceptual commercial and medium density areas within the Hillcrest District.

HILLCREST DISTRICT BACKGROUND INFORMATION

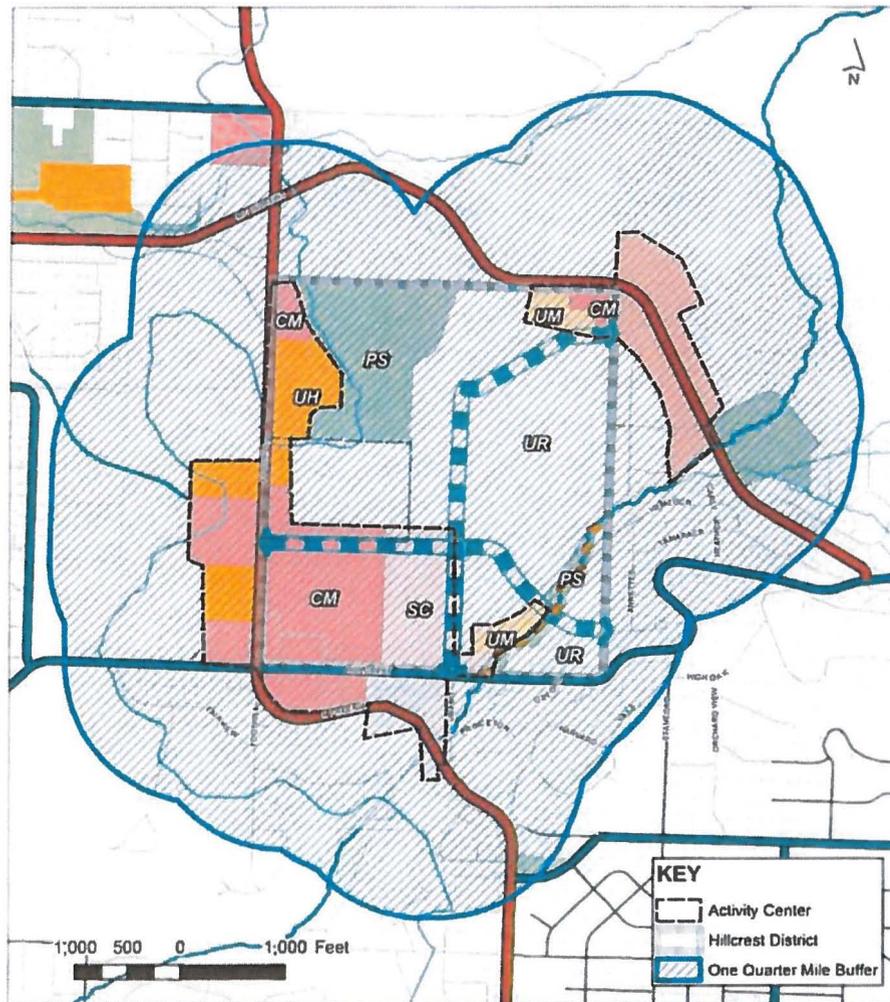
Proposed Land Use Concept Plan with Minimum Density Overlay (MDO)



Proposed Land Use Concept Plan On Aerial



HILLCREST DISTRICT BACKGROUND INFORMATION



REGIONAL TRANSPORTATION PLAN (RTP) MEASURES / JOBS & HOUSING

RTP Measure 5: Percent of New Dwelling Units in Mixed Use/Pedestrian-Friendly Areas have a Year 2020 regional target of 49%.

RTP Measure 5 is determined by tracking building permits and comparing the ratio between new dwelling units in TOD's (Mixed Land Use Areas) and total new dwellings in the region.

RTP Measure 6: Percent of New Employment in Mixed Use / Pedestrian-Friendly Areas have a Year 2020 regional target of 44%.

RTP Measure 6 is estimated through review of annual employment files issued from the State of Oregon. The percentages represent a ratio of new employment in TOD's (Mixed Use Development) as compared with

total new employment in the region.

Employment areas within the Hillcrest District, the adjacent Vista Pointe commercial center to the northeast, the Hillcrest Office Park to the south, and the recommended SAL #930 commercial area to the west (AKA the Carpenter Property) are arrayed in close proximity (1/4 mile) to planned medium and high density residential areas creating mixed use areas. Other qualifying activity areas include designated parks, greenways / trails and a community church.

Jobs created within this area and dwelling units permitted at a density of 10 per acre or will be counted toward achievement of RTP Year 2020 targets.

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MAR 26 2015
PLANNING DEPT.



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Memorandum

To: City of Medford Planning Commission
Date: March 26, 2015
Subject: Urban Reserve Planning - Minimum Density Overlays

Chair McFadden and Members of the Planning Commission:

This memorandum is provided to detail a planning overlay strategy that could be combined with Medford's existing General Land Use Plan map designations and zoning districts to achieve the "committed densities" established in the Greater Bear Creek Valley Regional Plan for the designated urban reserve areas. Section 4.1.5 in the Regional Plan Element of the Medford Comprehensive Plan provides:

"Committed Residential Density. Land within an urban reserve and land currently within an Urban Growth Boundary (UGB) but outside of the existing City Limit shall be built, at a minimum, to the following residential densities. This requirement can be offset by increasing the residential density in the City Limit.

City	Dwelling units per gross acre	
	2010-2035	2036-2060
Central Point	6.9	7.9
Eagle Point	6.5	7.5
Medford	6.6	7.6
Phoenix	6.6	7.6
Talent	6.6	7.6

a. Prior to annexation, each city shall establish (or, if they exist already, shall adjust) minimum densities in each of its residential zones such that if all areas build out to the minimum allowed the committed densities shall be met. This shall be made a condition of approval of a UGB amendment."

Section 4.1.8 of the Regional Plan Element, which lists the requirements for Conceptual Land Use Plan, imposes the following requirement for any Conceptual Plan for area to be added to a UGB:

"a. Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 4.1.5 above will be met at full build-out of the area added through the UGB amendment."

The City's adopted housing study contains data about what average densities achieved over the study period by GLUP and by housing type. A GLUP map arrangement could be proposed for an urban reserve area that, based on the trend data from the housing element, would likely achieve a particular density target. However, the same configuration could potentially fall short at build out if only the minimum densities for the GLUP map areas were to be utilized.

This is especially a concern for the Urban Residential (UR) GLUP map designation which comprises the majority of forecasted housing need. Because the UR (Urban



Residential) map designation has such a wide range of densities (from minimum 0.80 dwelling units per acre in the SFR-2 zone to 12 per acre in the SFR-10 zone with a 20% PUD density bonus), an urban growth boundary amendment study that assumes a worst-case scenario of minimum density allowable within the UR GLUP map designations would greatly underestimate the likely densities to be achieved at build-out.

Subsection 4.1.5(a) of the Regional Plan Element anticipates such a problem and directs the participating cities to adjust minimum densities in residential zones to assure that the committed densities will be met. However, adjusting a city's minimum density requirements for each residential zoning district would impact existing areas that have been already built-out or approved for development under the current zoning schemes to create non-conforming use situations over broad areas. What is needed is a more targeted approach that would be applied only to the areas specified for committed density targets by the Regional Plan. These are the lands within UGBs but outside the existing city limits and lands within an urban reserve. At the time the Regional Plan was adopted, the City of Medford had already annexed most if not all of the designated residential land within its urban growth boundary. Consequently, it is Medford's urban reserves that are the key areas of concern.

A common method of refining the standards of a zoning district in a targeted way is to adopt a zoning overlay district. The City of Medford has adopted several such districts in the past, consistent with Section 10.345 of the Medford Land Development Code:

"10.345 Purpose of Overlay Districts

Overlay districts impose additional or different land development regulations or procedures on certain parcels or areas of the City. They generally coincide with a special area plan or implement a specific Comprehensive Plan policy, such as identifying those parcels containing historic resources that are subject to specific regulations. Overlay districts address issues not addressed by the underlying zoning district. The boundaries of each overlay district are shown on the official zoning map of the City of Medford. See Section 10.251 regarding Exceptions to the site development standards contained in the overlay districts."

A Minimum Density Overlay (MDO) District could be codified in the Medford Land Development Code at Section 10.346 or 10.347 as neither section number is currently in use. The first overlay district appears at Section 10.348 (Limited Industrial Overlay District, I-00). For the City's consideration and further refinement, the following draft code language is offered:

"10.347 Minimum Density Overlay District, MDO

A. Purpose: To implement the Committed Residential Density strategy adopted in accordance with Section 4.1.5 of the Regional Plan Element. This overlay functions to increase the minimum required residential density over any base zoning district other than SFR-00, which is a holding zone.

B. Applicability: Upon annexation, this overlay shall be applied to land designated for residential use and subject to an adopted Conceptual Land Use Plan requirement that the Minimum Density Overlay be applied to all or a portion of the planning area in order to achieve a specified residential density target. When SFR-00 zoning is initially adopted as a holding zone, the overlay will still be adopted in accordance with the adopted Conceptual Land Use Plan but will not apply until the land is re-zoned to



another residential zone. This overlay may also be applied to other land within the City in combination with planning of mixed-use neighborhoods, town centers, and activity centers.

C. Minimum Density Overlay Designation: An adopted Minimum Density Overlay shall be designated on the Zoning Map with the letters "MDO" followed by a numeral integer that specifies the minimum residential density per acre that is to be required for residential development within the overlay area. For example, "MDO-8" applied over an SFR-10 zoning district requires that a minimum density of eight units per acre for residential development rather than the standard minimum density of six units per acre for that zoning district.

D. Base Zoning District: The Minimum Density Overlay specified for a particular area by an adopted Urban Reserve Conceptual Land Use Plan shall be paired with a base zoning district that both accommodates the MDO specified density and is consistent with the GLUP Map Designation for the area. For example, an MDO-10 overlay for UR designated land on the GLUP Map would be paired with SFR-10 zoning rather than MFR-15 zoning.

E. Removal/Amendment: The overlay may be removed or amended to comply with changes to the Regional Plan Element or to implement an alternative strategy demonstrating that the committed residential density requirements of the Regional Plan will be met. For example, an MDO-10 overlay of lesser area could be substituted for an MDO-8 overlay to achieve the same overall target density for the planning area."

The proposed overlay is intended to provide the City with a method that may be used in combination with any residential GLUP designation, but will likely have its greatest utility would in combination with the Urban Residential designation as is discussed above. For example, an urban reserve area may contain land where slopes exceed 5% but are less than 15% for which a Conceptual Land Use Plan indicates is to be designated UR on the GLUP Map. The SFR-4 zoning district would normally be applied to UR designated lands with those slope conditions. However, the minimum density of 2.5 units per acre for the SFR-4 district may not be adequate to assure that the target, or committed, residential density for the planning area will be achieved. In that situation, an MDO-4 overlay could be applied to ensure that residential development within that area will be at least four units per acre. With a PUD, the maximum density can be as much as five units per acre.

The City may also utilize the overlay to achieve a particular urban form in addition to the minimum committed densities. For example, we have worked already with the owners of the properties located in urban reserve area MD-4 to prepare a Hillcrest District conceptual land use plan utilizing an overlay strategy to assure that the target density for MD-4 is achieved. An MDO-10 overlay would be applied to 27 acres of UR designated land and an MDO-4 overlay would be applied to 120 acres of UR designated land. In combination with 16 acres of UH designated land and 9 acres of UM designated land, an overall residential density of 6.76 units per acre would be assured at full buildout. The Regional Plan requires a minimum of 6.6 units per acre.

See table below.



Acreages including portion of right of way to centerline between proposed Residential and current City residential and Port on UR w/ SFR-10 minimum

GLUP	Sq Feet	Acre	1/2 r.o.w.	Total Acre	Rounded	Percent	GLUP Percent	Acre	Gross density	Units
Residential	Urban High Density	651,843	14.964258	1.04	16.004258	16	5.78%	16	20	320
	Urban Medium Density	411,122	9.438071		9.438071	9	3.40%	9	10	94
	Urban Res	5180881.694	118.936678	0.71	119.646678	120	43.07%	120	4	479
Commercial	Urban Res / SFR-10	1185461.747	27.214457		27.214457	27	9.80%	27	10	272
	Commercial	1,780,940	40.884762		40.884762	41	14.72%	41		
Parks Schools	Service Commercial	969,451	22.255543		22.255543	22	8.01%	22		
	Parks Schools	1,845,901	42.376048		42.376048	42	15.25%	42		
		12,025,601	276.069817	1.75	277.819817	278				
								Overall Density		6.76

The MDO-10 overlay would be arrayed alongside the town center area to provide for higher residential densities around the town center but also allow for single family detached homes at that density, much as a traditional downtown areas are surrounded by traditional town-plat lots.

In meeting with the City planning staff to discuss this concept, it became apparent that this overlay strategy could be effectively applied in coordinating conceptual land use plans in other urban reserve areas to reconcile the Regional Plan's committed density requirements with the City's identified urban land needs while also respecting the neighborhood compatibility expectations of the existing community. Adoption of the proposed draft code, or something similar, would provide for implementation of the Conceptual Land Use Plans at such time as the respective urban reserve areas are eventually added to the City. There may be some utility in utilizing the overlay for lands already in the City as well, so the proposed code language includes a permissive provision for that.

Thank you for expressing interest in considering this proposal further.

Very truly yours,

CSA Planning, Ltd.

Raul G. Woerner
Principal

RGW/m