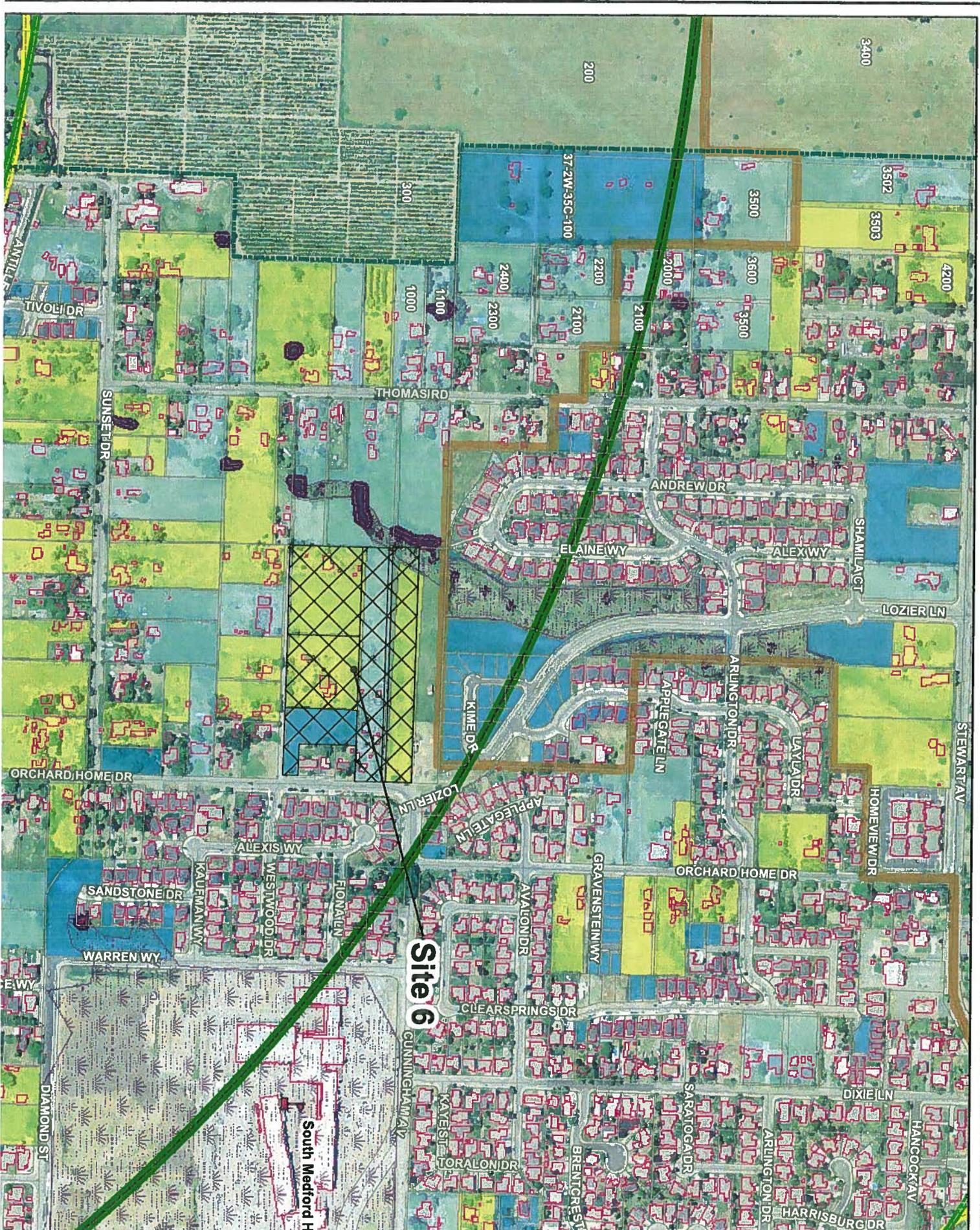


APPENDIX D.1 – Supplemental School Site Evaluation

Long Range Facilities Plan

Medford School District 549C



Site 6

South Medford H

3400

200

37-2W-35C-100

300

3502

3503

4200

3500

3600

3500

2000

2200

2100

2100

2400

2300

1000

1100

THOMAS DR

ANDREW DR

ELAINE WY

ALEX WY

SHAMILLI CT

LOZIER LN

ARLINGTON DR

APPEGATE LN

KIME DR

LAYLA DR

HOMEVIEW DR

STEWART AV

LOZIER LN

APPEGATE LN

ORCHARD HOME DR

ALEXIS WY

WESTWOOD DR

FIONA LN

SANDSTONE DR

KAUFMAN WY

WARREN WY

AVAILON DR

GRAVENSTEIN WY

CLEARSPRINGS DR

GUNNINGHAM AV

TORALON DR

KAYE ST

BRENTCREST

SARATOGA DR

DIXIE LN

ARLINGTON DR

HANCOCK AV

HARRISBURG DR

ANTILL

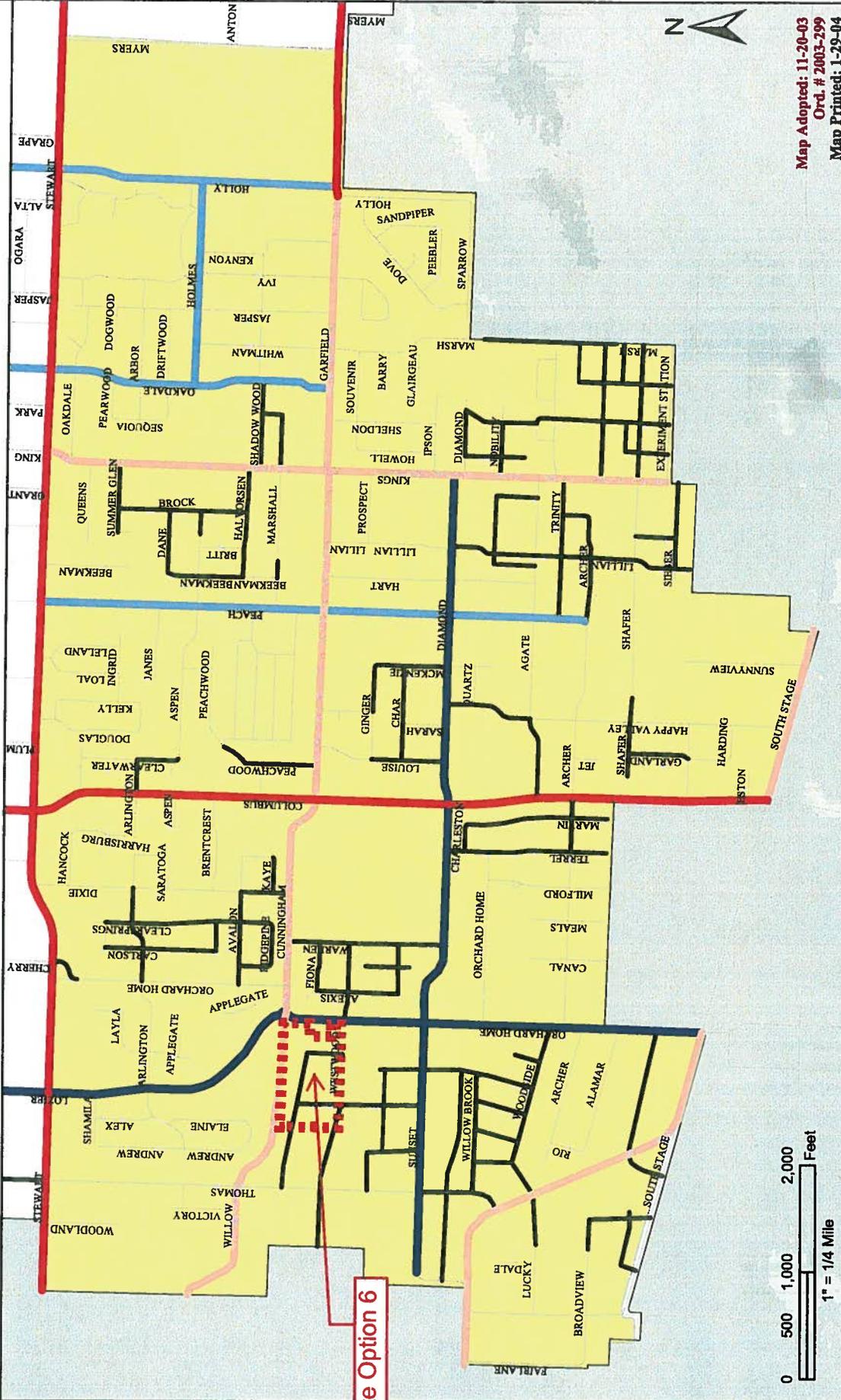
TIVOLI DR

SUNSET DR

ORCHARD HOME DR

DIAMOND ST

Adopted Southwest Medford Circulation Plan

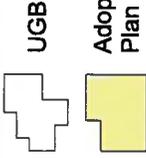


Site Option 6



Street Classifications

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Residential
- Other Streets



UGB

Adopted Circulation Plan Area



Map Adopted: 11-20-03
Ord. # 2003-299
Map Printed: 1-29-04

The Geographic Information Systems (GIS) data made available on this map was developed and maintained by the City of Medford and Jackson County GIS data is not the official representation of any of the information included. The maps and data are made available to the public solely for informational purposes.

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Medford School District 549C
 815 S. Oakdale Avenue
 Medford, OR 97501

SUPPLEMENTAL SCHOOL SITE EVALUATION – SITE NO. 6

1634 Orchard Home Drive (37-2W-35DA-1300 & 1400) ; 1652 Orchard Home Drive (37-2W-35DA-1500); 1980 Westwood Drive (37-2W-35DD-202 & 300) and 2068 Westwood Drive (37-2W-35DD-400). Generally, the tract is situated southwest of the intersection of Cunningham Avenue and Orchard Home Drive, and bound on the south by Westwood Drive.

Site location (address)

Site No. 6 is comprised of six contiguous properties in four separate ownerships, and is approximately ¼ mile east of Site No. 1. An adjacent tract to the west of approximately 8 acres was previously approved for a residential PUD (Thomas Lagune Estates), but the tract is bisected south to northeast by a significant wetland area associated with Elk Creek rendering that area unsuitable for a school site.

Contiguous or nearby school sites under evaluation

TL202-	1.14	10.53	9.2 (less wetland and one home site removed);	SFR-6	Nations Lending, LLC
TL 300-	1.99				Nations Lending, LLC
TL 400-	2.43				Kaime Living Trust, et al
TL 1500-	2.30				Daniel Tambellini
TL 1400-	0.35				Weiss Development
TL 1300-	2.32				Weiss Development
Parcel Acres	Total Site Acres	Useable	Zoning	Ownership	

Site Characteristics

Topography: Relatively flat (0-3% slope)

Historical use: Rural single family residences with agricultural use. TL 1500 was used previously for a dairy.

Current use: TL 202 is vacant and currently used for RV storage; TL 300 has a house and garage, the remainder of the property is used for pasture; TL 400 has a house; TL 1500 has three residences, a barn, a garage and several other small outbuildings; These four tax lots had been approved as the Westwood Estates residential subdivision, however the plat approval has expired. TL's 1400 and 1300 are vacant; These two tax lots had been approved as the Meadow of the Black Bear residential subdivision, however the plat approval has expired

Other structures, improvements, or material that requiring removal and/or remediation: TL 1500 has a substantial number of abandoned items and solid waste on the property. Will need to have debris removed.

Existing and planned streets (Medford Transportation System Plan), easements, or rights of way: The Southwest Medford Circulation Plan as adopted by Ordinance No. 2003-299 specifies that Cunningham Avenue is to be extended and improved as a minor arterial street along the north side of the tract, and Orchard Home Drive is to be improved as a major collector street along the east side of the tract. Westwood Avenue along the south is currently a substandard road identified on the adopted circulation plan as an "Other Street". The now-expired Westwood Estates subdivision approval was conditioned upon improvement of the street to the city's minor residential standard. The adopted circulation plan also requires that an additional two north-south residential streets and one additional east-west residential street be provided through the site. The east-west street would be located between Cunningham Avenue and Westwood Drive and would extend to Thomas Road. The now expired subdivision approvals generally conformed to the adopted circulation plan except in that the City allowed a modification to avoid crossing the significant wetland area to the west and partially on the subject site. A pedestrian crossing was still to be provided on the adjacent property to the west. Those approvals have since expired and elimination of all three street connections entirely to accommodate a school site would, in any case, constitute a major departure from the adopted circulation plan.

Adjacent Zoning and Land Uses

North: North of TL 1300 is a city-owned tax lot, TL 1200, which will provide the right-of-way for the Cunningham Avenue Minor Arterial Extension. Beyond that Phases I through III of the Cox Estates subdivision (SFR-10 zoning).

East: Medford SFR-6 zoning predominates. The 26 lot Orchard Meadows subdivision is located across Orchard Home Drive. Beyond this subdivision is Medford South High School.

South: South of Westwood Drive are predominately 1-acre suburban residential properties. Part of the area is zoned SFR-6, though the properties do not conform. The parcels beyond to the southeast are zoned SFR-00 and some to the southwest along Sunset Drive are still under county jurisdiction.

West: Parcels to the west are zoned SFR-00 and SFR-6. These are large rural residential parcels that front on Thomas Road. Some of parcels had been approved for subdivision, but no plat has been recorded and the approval has expired. Elk Creek and associated wetland flow south to northeast through this area.

Medford 549C Schools Site Selection Criteria – Site No. 6

Criterion	OK	Concern
Safety These factors must be avoided:		
<ul style="list-style-type: none"> ▪ Adjacent to arterial roadways unless school site would have adequate room on property to maintain sufficient setback conducive to good learning environment (i.e., provide distance from traffic noise and emissions). Do not site adjacent to streets having four or more travel lanes. 	✓	Cunningham Avenue, when extended, will be a minor arterial roadway. If all parcels are acquired, sufficient setback and buffering could be provided in mitigation.
<ul style="list-style-type: none"> ▪ Within 1,500 feet of railroad tracks 	✓	
<ul style="list-style-type: none"> ▪ Within airport approach overlay 	✓	
<ul style="list-style-type: none"> ▪ Crossed by high-voltage (500 KV) power lines 	✓	
<ul style="list-style-type: none"> ▪ Close to high-pressure lines, for example natural gas, gasoline sewer or water lines 	✓	
<ul style="list-style-type: none"> ▪ Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical plants, refineries, fuel tanks, nuclear plants, or agricultural use of pesticides or fertilizer, etc. 		County records indicate citations for solid waste accumulation and equipment storage; prior agricultural use including dairy. Demo of older structures present potential haz-mat mitigation issues.
<ul style="list-style-type: none"> ▪ Close to high decibel noise sources 	✓	
<ul style="list-style-type: none"> ▪ Close to open-pit mining 	✓	
<ul style="list-style-type: none"> ▪ On or near a fault zone or active fault 	✓	
<ul style="list-style-type: none"> ▪ In a dam inundation area or 100- year flood plain 	✓	
<ul style="list-style-type: none"> ▪ Social hazards in the neighborhood, such as high incidence of crime and drug or alcohol abuse 	✓	
Location		
<ul style="list-style-type: none"> ▪ Location factors conducive to allow for efficient and logical school area boundaries (promotes boundaries where students live within half mile of respective schools). Maintain approximately one-mile separation from existing school sites 	✓	
<ul style="list-style-type: none"> ▪ Proximate to residential neighborhoods 	✓	

Medford 549C Schools Site Selection Criteria – Site No. 6

Criterion	OK	Concern
<ul style="list-style-type: none"> ▪ Multiple street approaches available (2 or more street frontages) 	✓	
<ul style="list-style-type: none"> ▪ Ability to maintain at least a 200-foot set back between classrooms and outdoor activity areas and nearby farm and forest practices 	✓	
<ul style="list-style-type: none"> ▪ Safe walking areas can be provided 	✓	
Environment		
<ul style="list-style-type: none"> ▪ Desirable features include a variety of trees and plants or a wooded area and a natural water feature for use in education programs such as biology or outdoor learning 	✓	Site is generally bare, with a few mature trees at some of the edges. Land conducive to landscape improvements. Small wetland indicated on NWI in northwestern corner Potentially could be enhanced.
<ul style="list-style-type: none"> ▪ Free from sources of noise that may impede the instructional process 	✓	
<ul style="list-style-type: none"> ▪ Free from air, water and soil pollution 		Ground contamination concerns from prior ownership activities (solid waste accumulation, equipment storage and previous agricultural use)
<ul style="list-style-type: none"> ▪ Provides aesthetic view from and of the site 		No particular aesthetic views – general territorial.
<ul style="list-style-type: none"> ▪ Compatible with the educational program 		Marginal
Soils		
<ul style="list-style-type: none"> ▪ Proximity to faults or fault traces 	✓	
<ul style="list-style-type: none"> ▪ Stable subsurface and bearing capacity 		<p>Per NRCS, Coleman loam (soil map symbol 34B) which is predominant over east and west thirds of Site 6 is moderately to severely limited for building sites and roadways due to shrink-swell, low strength, and wetness. Limitations are moderate for recreational development such as playgrounds, trails, and picnic areas.</p> <p>The center third of Site 6, per NRCS, is Medford silty clay loam(soil map symbol 127A), which is moderately limited for building sites and roadways due to slow permeability, shrink-swell, low strength, and wetness. Properly designed drainage systems are key to constructing buildings and roads on this soil. Subgrade for buildings and roads needs to be engineered to offset the limited ability of the soil to support the load.</p> <p>The northwestern corner of the site is crossed by the Elk Creek Drainage which has deposited, per NRCS, Gregory silty clay loam(soil map symbol 76A). This soil is poorly suited for development. The main limitations are the wetness, a high shrink-swell potential, the slow permeability and low strength.</p>
<ul style="list-style-type: none"> ▪ Danger of slides or liquefaction 	✓	
<ul style="list-style-type: none"> ▪ Positive drainage 		High water table (1.5-2 feet) Dec-Apr, Apparent.

Medford 549C Schools Site Selection Criteria – Site No. 6

Criterion	OK	Concern
Topography		
<ul style="list-style-type: none"> ▪ Generally level 	✓	
<ul style="list-style-type: none"> ▪ Flat sites preferred; If flat site unavailable, choose site with minimum need for major excavation 	✓	
<ul style="list-style-type: none"> ▪ Rock ledges or outcroppings 	✓	
<ul style="list-style-type: none"> ▪ Surface and subsurface drainage 		Storm run-off currently sheet drains to the Elk Creek drainage which runs across northwestern corner of the site. Storm water detention area will be needed
<ul style="list-style-type: none"> ▪ Level area for playfields 	✓	
Size and Shape		
<ul style="list-style-type: none"> ▪ Generally Rectangular, Length-to-width ratio does not exceed 2:1 		Adopted circulation plan for the area precludes appropriate configuration for school.
<ul style="list-style-type: none"> ▪ Sufficient open play area and open space 		Adopted circulation plan for the area precludes appropriate configuration for school.
<ul style="list-style-type: none"> ▪ Potential for expansion for future needs 		Not beyond identified parcels for assemblage. Wetlands on property to the west and existing and planned streets and adjacent development preclude expansion in all other directions.
<ul style="list-style-type: none"> ▪ Area for adequate and separate bus loading and parking 		Adopted circulation plan for the area precludes appropriate configuration for school.
Accessibility		
<ul style="list-style-type: none"> ▪ Obstacles such as crossings on major streets and intersections, narrow or winding streets, heavy traffic patterns 		Orchard Home Drive is a major collector, and when constructed, Cunningham Avenue will be a minor arterial. Both are major streets that students to the north and east will be required to cross.
<ul style="list-style-type: none"> ▪ Access and dispersal roads 		Westwood Drive is a minimally improved, dead-end street. Would need to be brought to City Standards. Previous plans were to extend Westwood through to Thomas Road when those properties were developed. An additional northern site access potentially could be developed on Orchard Home Drive.
<ul style="list-style-type: none"> ▪ Natural obstacles such as grades or gullies 	✓	
<ul style="list-style-type: none"> ▪ Access for bus transportation 		See access and dispersal road concerns.
<ul style="list-style-type: none"> ▪ Routing patterns for foot traffic 	✓	Additional connectivity through to Thomas Avenue to the west would be needed to provide direct access to that neighborhood.
<ul style="list-style-type: none"> ▪ Remote areas (with no sidewalks) where students walk to and from school 	✓	

Medford 549C Schools Site Selection Criteria – Site No. 6

Criterion	OK	Concern
<ul style="list-style-type: none"> Easily reachable by emergency response vehicles 	✓	
Public Services		
<ul style="list-style-type: none"> Available and feasible at time of construction 	✓	Existing 8" waterline is 360 feet south of Westwood Drive would need to be extended to reach the site. Sewer is available on Westwood drive.
<ul style="list-style-type: none"> Fire and police protection, including fire water lines 	✓	Water main needs to be extended to reach the site. Police protection is available.
Cost		
<ul style="list-style-type: none"> Reasonable costs for purchase of property, severance damages, relocation of residents and businesses, and legal fees 		Would require acquisition and demo of five existing residences in addition to the land costs.
<ul style="list-style-type: none"> Reasonable costs for site preparation including, but not limited to, drainage, parking, driveways, removal of existing buildings, and grading 	✓	
<ul style="list-style-type: none"> Environmental mitigation 		Elevated risk of legacy issues from past agricultural uses; Tax Lot 1500 was used as a dairy. It had violations in 2009 and 2006 for excessive amounts on site of refuse, scrap metal, and inoperable cars. Demo of older homes/structure present haz-mat mitigation issues.
<ul style="list-style-type: none"> Reasonable maintenance costs 	✓	
Availability		
<ul style="list-style-type: none"> On the market for sale or likely to be available 		All identified tax lots have since been foreclosed upon and returned to mortgage holders within the past five years. 1980 Westwood Drive which includes Tax Lots 202 and 300 is the only property currently on the market with an asking price of \$499,900. It was last sold in 2007 at auction for \$400,000. TL 400 was sold at auction in 2009 for \$619,186. TL 1500 was sold at auction in 2008 for \$578,424. Tax Lots 1300 and 1400 were last sold for \$570,000 in 2007 and foreclosed on in 2009.
<ul style="list-style-type: none"> Title clearance - unencumbered 		Unknown – title research needed.
<ul style="list-style-type: none"> Condemnation of buildings and relocation of residents to be avoided 		Condemnation may be necessary to assemble adequate land area; demo of existing houses likely.

CONCLUSION

Site No. 6 is located near and south of the half-mile equidistant line of the West Medford Target Study Area. Acquisition cost would be high given need to assemble various ownerships and the relatively high cost basis for the existing owners. Condemnation may be necessary to acquire all the pieces, and five existing homes will need to be demolished. Environmental legacy issues to be mitigated will add to costs. Wetlands to the west and existing and planned streets around the remainder of the site preclude the ability to expand, and conformance with the adopted Southwest Medford Circulation Plan requires a new street arrangement that would render the site unsuitable as to size, shape, and inability to maintain an adequate setback from the adjacent arterial roadway. Site No. 6 is unsuitable for use as a school site.

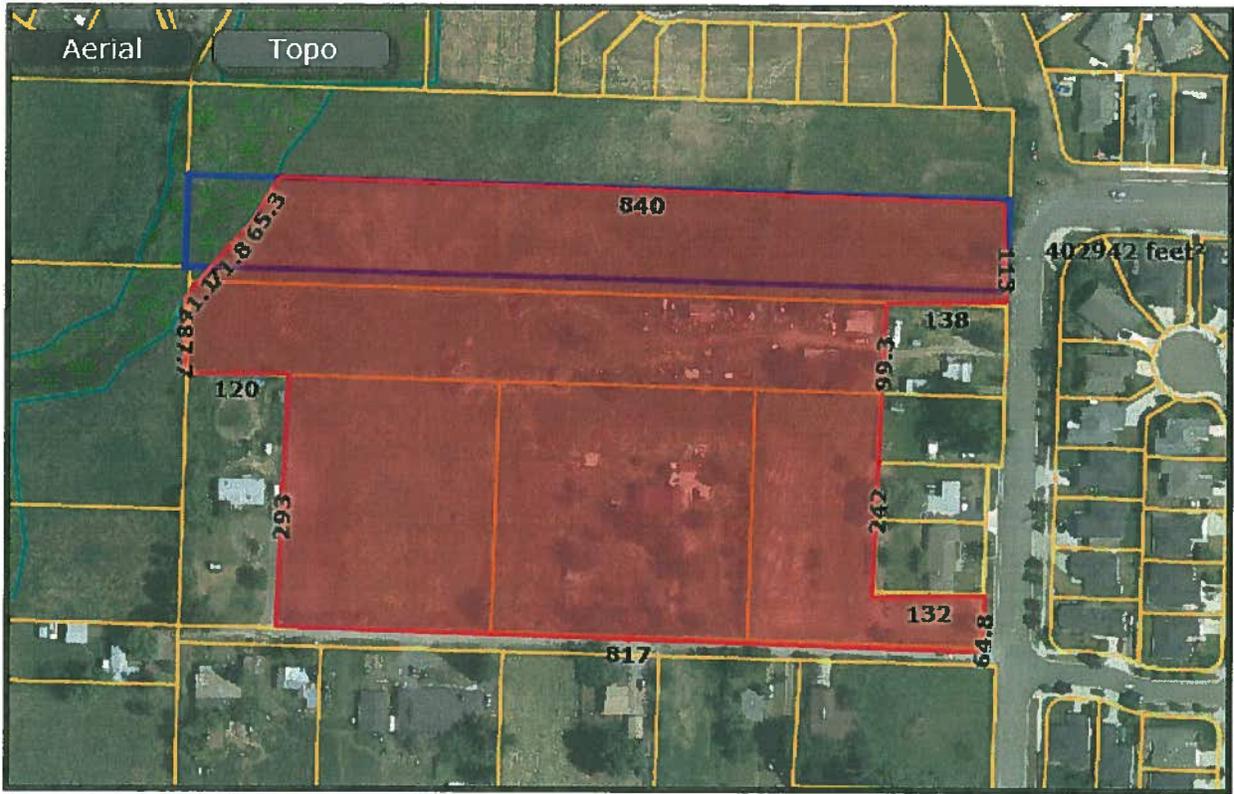


Figure D.1-1: Site 6 net one home site at SW corner and wetland area at NW corner (9.2 acres remain)



D.1-2: Site 6 Residual Parcels net of future street rights of way to comply with adopted circulation plan