

Exhibit R

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PLANNING DEPT.

JULY 28, 2015

Via Hand Delivery

Joseph T. Slaughter
Medford Planning Department
Lausmann Annex, Rm. 240
200 S. Ivy St.
Medford, OR 97501

Re: City of Medford Urban Growth Boundary Amendment Project
Revised Haya Park Conceptual Master Plan for City Council
MD-5 (N. Phoenix Rd. | Coal Mine Rd.)
(Revised to comport with Planning Commission Recommendations)

Dear Joe:

Enclosed please find a hard copy of the Haya Park Conceptual Master Plan (revised per Planning Commission recommendations for inclusion in City Council Packet).

Based on our conversation before the Planning Commission's hearing process, I'm also enclosing a thumb drive with the revised Haya Park Conceptual Master Plan - and also a folder on the thumb drive with each of the 19 pages in our submittal separately extracted as individual pages (with each page being a separate file on the thumb drive).

As always, please let me know if you have questions or concerns.

Sincerely,
DAVIS, HEARN, ANDERSON & TURNER, P.C.



CHRISTIAN E. HEARN
chearn@davishearn.com

Enclosures: as stated

CONCEPTUAL MASTER PLAN FOR HAYA PARK

(Revised 07/27/2015)



A Neighborhood Planning Project

North Phoenix Road | Coal Mine Road

City of Medford, Urban Reserve Area MD-5

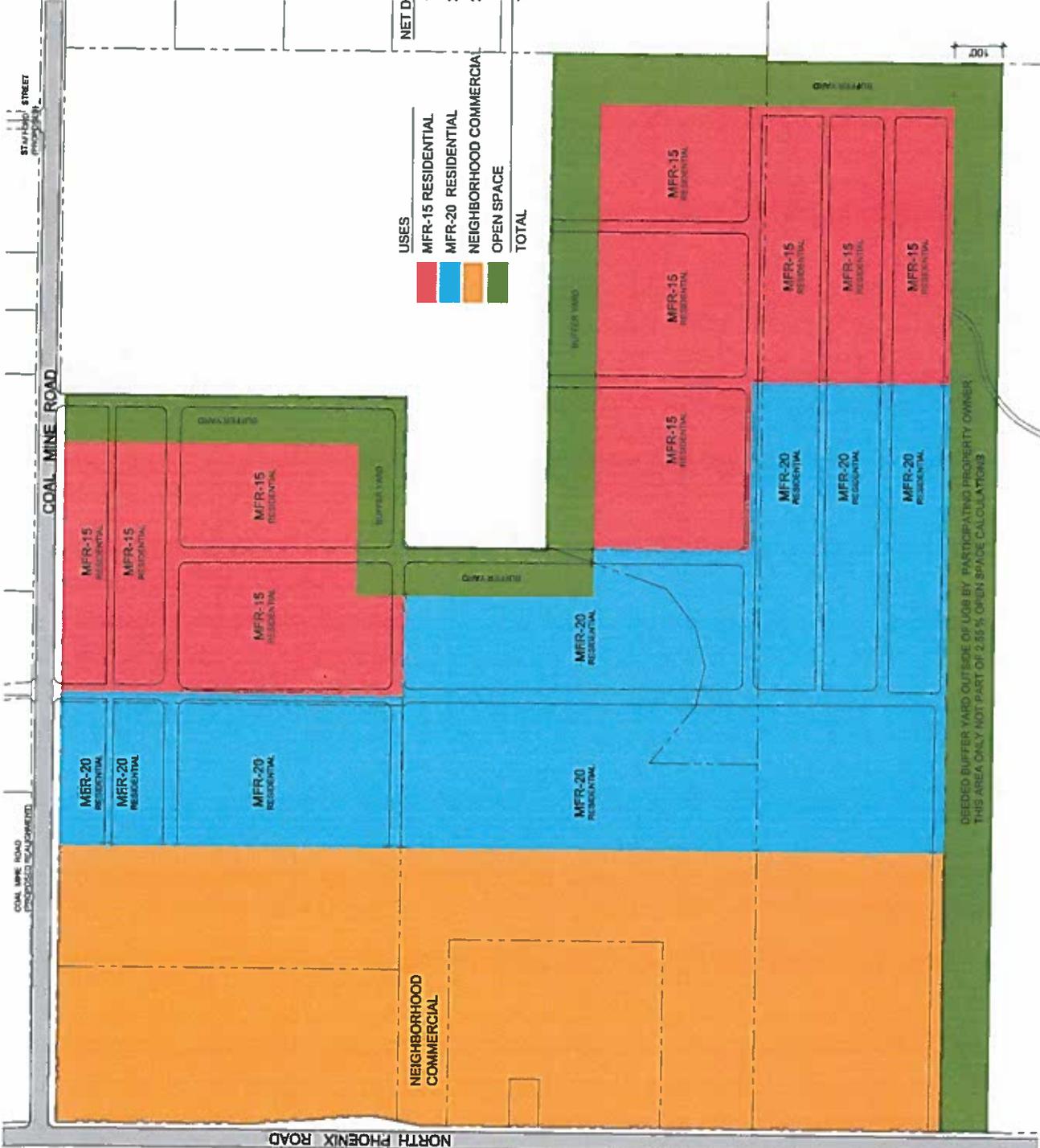
DAVIS HEARN
ANDERSON & TURNER
ATTORNEYS AT LAW





HAYA PARK

URBAN RESERVE AREA MD-5



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

HAYA PARK CONCEPTUAL SITE PLAN
 (Revised to comport with Planning Commission recommendation for inclusion in UGB)





a professional corporation | established 1953

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JULY 27, 2015

MEDFORD CITY COUNCIL

c/o City of Medford Planning Department

Attn.: Joseph T. Slaughter

200 S. Ivy St. | Lausmann Annex, Rm. 240

Medford, Oregon 97501

**RE: Conceptual Master Plan for Haya Park (Revised 07/27/2015)
(As recommended by Planning Commission for inclusion in UGB)
Urban Reserve Area MD-5 | N. Phoenix Rd. | Coal Mine Rd.**

This Conceptual Master Plan for Haya Park (Revised) reflects a cooperative neighborhood effort -- designed to interface collaboratively with the City of Medford as it transitions from the now-completed Regional Problem Solving phase, to the current task of reviewing City's Urban Reserve Lands and determining which are most suitable and appropriate for inclusion in City's 2015 Amended UGB. This Plan was recently revised to comport with the Planning Commission's recommendation for inclusion in City's amended UGB.

Encompassing roughly 75 acres, the revised Project Area reflected in this Conceptual Master Plan (tentatively called "**Haya Park**") is located in City's Urban Reserve Area **MD-5**. Haya Park abuts the southern boundary of City's current UGB; and development of the adjacent UGB land immediately to the north of the Haya Park site is currently included within the *Southeast Plan Neighborhood Element* of City's Comprehensive Plan (adopted March 7, 2013).

Bordering North Phoenix Road to the west (a "major arterial"), and Coal Mine Road to the north (a "major collector"), Haya Park's access to transportation facilities and its topography are largely identical to the existing UGB/Southeast Plan parcels it borders. This Conceptual Master Plan embraces the same pattern of neo-traditional planning encouraged in City's Regional Planning Element (2012) and City's Neighborhood Element Southeast Plan (2013).

Lastly, this Conceptual Master Plan reflects City's proposed future zoning for the project area: CM, UH, UM (per City's ESA Scoring Conceptual Plan Map). Haya's Plan reflects a mix of affordable multi-family residential and neighborhood commercial development, consistent with City's Comprehensive Plan Elements.

Respectfully submitted,

Chris Hearn | OSB #911829 | chearn@davishearn.com

Davis, Hearn, Anderson & Turner, pc | www.davishearn.com

Architects: Ray Kistler | Kistler Small White | www.kistlersmallwhite.com

BACKGROUND

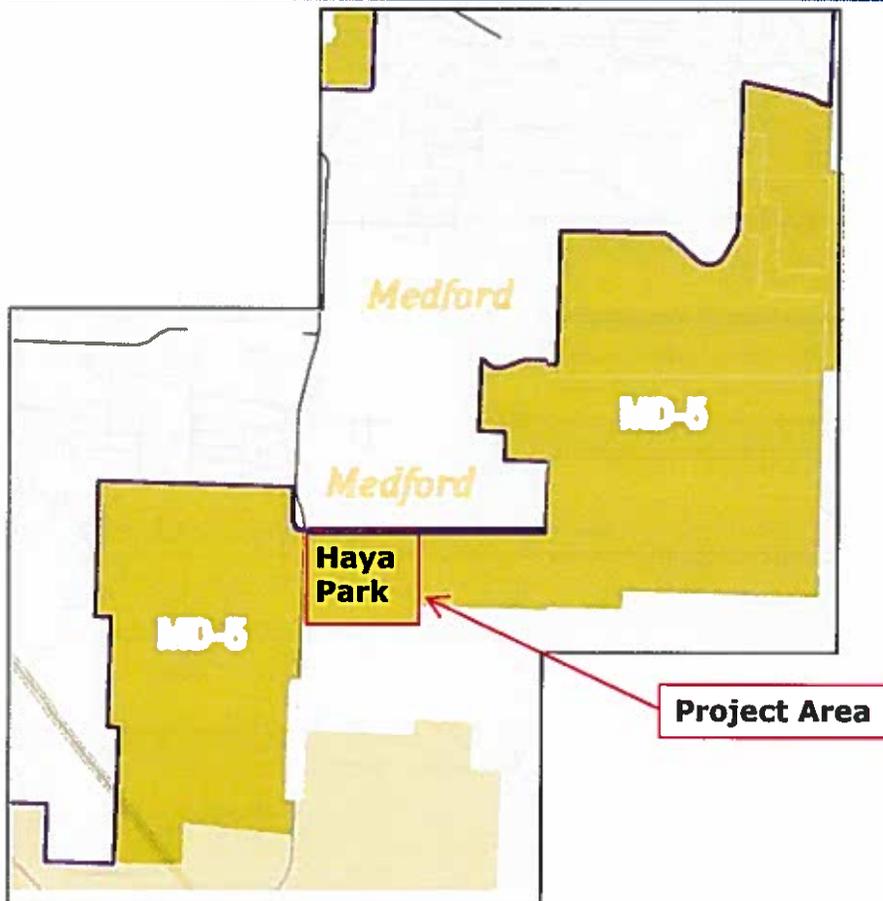
Goal 1: Citizen Involvement, "The opportunity for citizens to be involved in all phases of the planning process."

Oregon Statewide Planning Goals.

This Conceptual Master Plan reflects a cooperative effort by several neighboring property owners. Collaborating together in formulating this Conceptual Plan, these neighbors embrace the purpose and intent of the *Regional Plan Element* of the *City of Medford's Comprehensive Plan*; the *Southeast Plan Neighborhood Element* of *City's Comprehensive Plan*; *City's External Study Area ("ESA")* scoring analysis, as reflected in *City's ESA Scoring Conceptual Plan Map*; and, more recently, the Planning Commission's recommendation for inclusion in *City's amended UGB*.

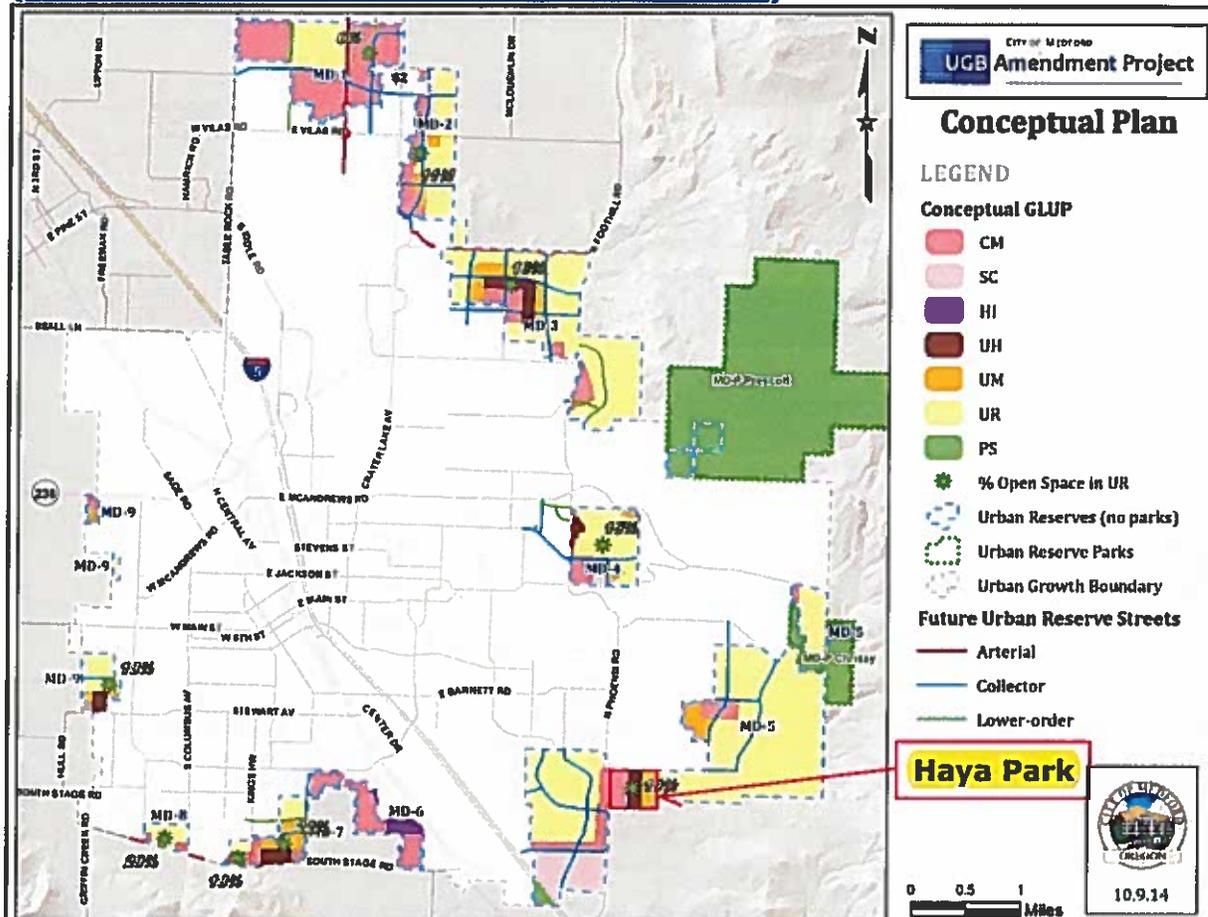
The Urban Reserve Area "MD-5" neighbors participating in this conceptual master planning project proactively embrace the long-term planning principles and objectives emerging from the Regional Problem Solving process, following year's hard work by *City's planning staff*, *City's elected and appointed officials*, and *community members engaged in the process*.

CITY OF MEDFORD URBAN RESERVE AREA MD-5



Source: *City of Medford Regional Plan Element*, pg. 26.

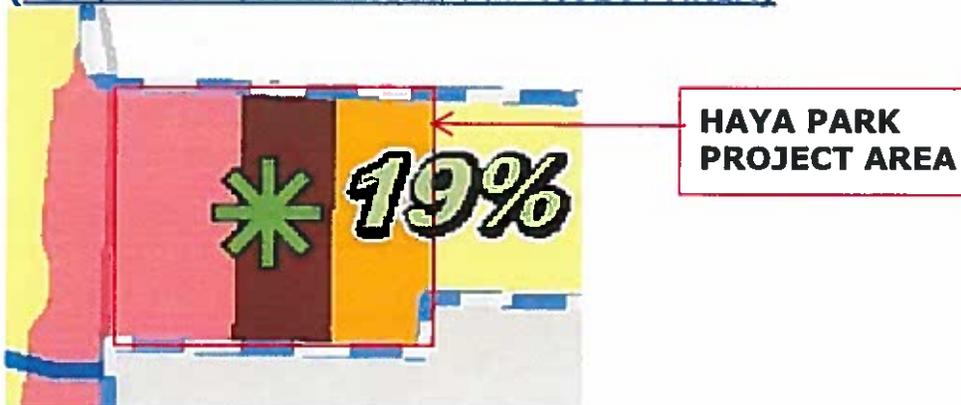
CITY CONCEPTUAL PLAN MAP (ESA Score Ranking Map) (CITY OF MEDFORD URBAN RESERVE AREAS)



Source: City of Medford ESA Score Maps: Conceptual Plan Map (10/09/2014)

Link: http://www.ci.medford.or.us/files/ESA_Score_Conceptual_Plan.jpg

CITY CONCEPTUAL PLAN MAP (ESA Score Ranking Map) (“ZOOM-IN” ON HAYA PARK PROJECT AREA)



Source: City of Medford ESA Score Maps: Conceptual Plan Map (10/09/2014)

Link: http://www.ci.medford.or.us/files/ESA_Score_Conceptual_Plan.jpg

CONCEPTUAL PLAN PROJECT AREA – AERIAL VIEW
[As recommended by Planning Commission for inclusion in UGB]



Source: Jackson County GIS Services.

BASIC HAYA PARK PROJECT AREA INFORMATION

Size: The Haya Park project area, as recently revised to comport with the Planning Commission’s recommendation, consists of roughly **75 acres** of contiguous property, located near the center of City’s asymmetrically-shaped “MD-5” Urban Reserve Area.

Location: The Haya Park project area is bordered on the west side by North Phoenix Road (designated as a future “Major Arterial”). The Haya Park project area is directly across N. Phoenix Road from the Centennial Golf Club property. The project area is bordered on the north side by Coal Mine Road (designated as a future “Major Collector”); and City’s existing Urban Growth Boundary (“UGB”). The Haya Park project area is bordered on the south side by a 35-acre EFU-zoned parcel bordering North Phoenix Road and outside City’s Urban Reserve Area. The 35-acre parcel to the south and outside City’s Urban Reserve (Tax Lot 400) is owned by Haya Enterprises, which also owns 32 acres of land within the Haya Park project area, pictured above -- thus providing additional buffering opportunities.

CONCEPTUAL PLAN PROJECT AREA – STREET VIEWS



Project area: Looking south from Coal Mine Road (City's existing UGB boundary).



Project area: Looking southeast across North Phoenix Road (from Centennial Golf Club property).

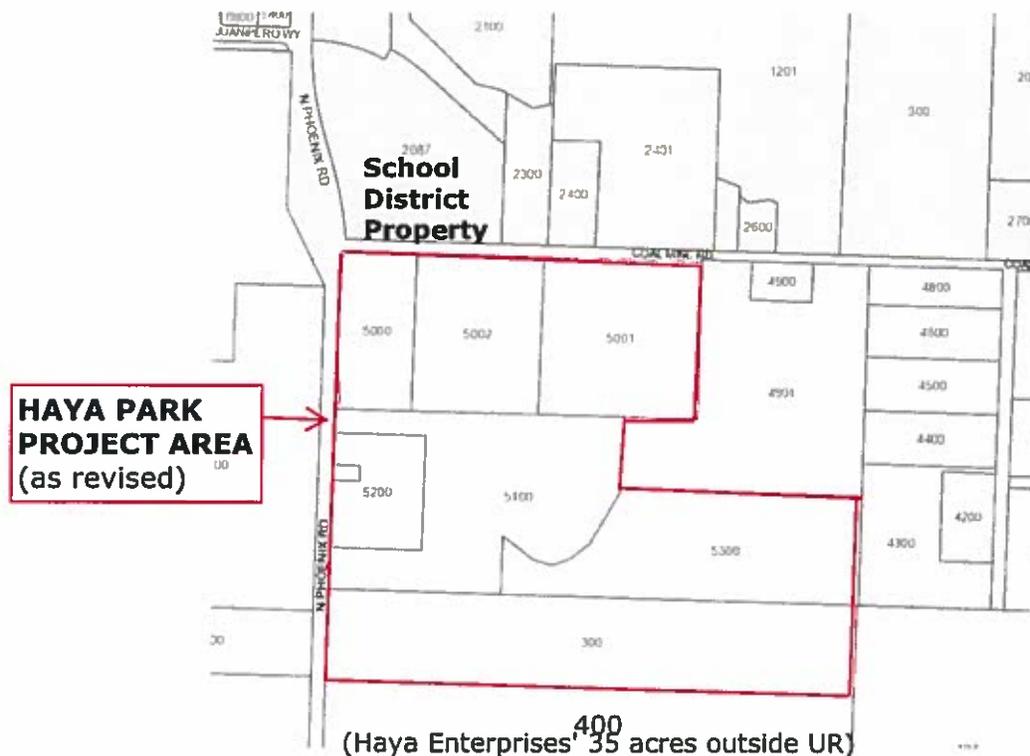
CONCEPTUAL PLAN PROJECT PROPERTY OWNERSHIP

Property Owners Participating in Conceptual Master Plan Project

PROPERTY OWNERS	MAP & TAX LOTS	LOT SIZE
Haya Enterprises, LLC	38-1W-03, Tax Lot 300	20.04 acres
Haya Enterprises, LLC	37-1W-34, Tax Lot 5300	12.27 acres
Rania Sawabini	37-1W-34, Tax Lot 5000	05.21 acres
Rania Sawabini	37-1W-34, Tax Lot 5001	10.41 acres
Rania Sawabini	37-1W-34, Tax Lot 5002	08.93 acres
Shannon L. Bewley	37-1W-34, Tax Lot 5100	14.09 acres
C & L Western, Inc.	37-1W-34, Tax Lot 5200	03.81 acres
C & L Western, Inc.	37-1W-34, Tax Lot 5201	00.14 acres
TOTAL:		74.90 acres

See: Haya Park Tax Lot Ownership Map (attached).

CONCEPTUAL PLAN PROJECT AREA – TAX LOTS*



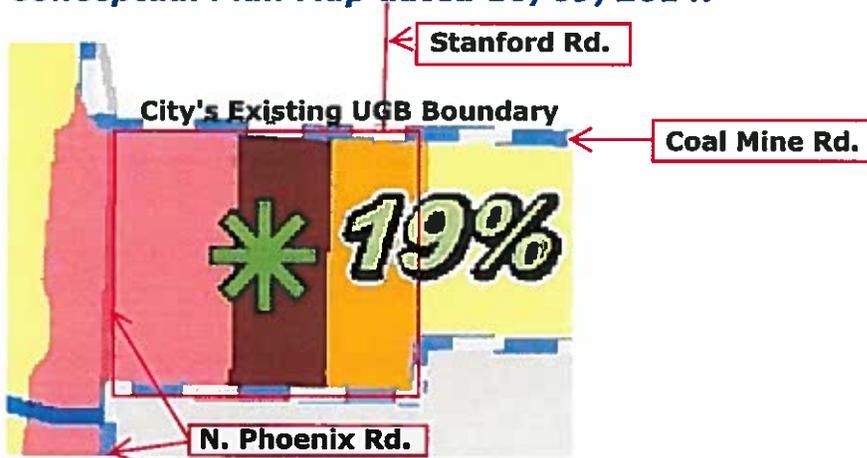
Source: Jackson County Assessor's Records -- Jackson County GIS.

**As recommended by Planning Commission for inclusion in UGB.*

PROJECT AREA FUTURE ZONING (ESA "GLUP" ZONING)

City's Conceptual General Land Use Plan ("GLUP") zoning designation for the Haya Park project area is a mix of "CM" Commercial zoning in the portion of the Haya Park project area bordering N. Phoenix Rd.; "UH" High-Density Multi-Family Residential zoning in the central portion of Haya Park; and "UM" Medium-Density Multi-Family Residential zoning in the eastern portion of the project area. The MD-5 area includes a 19% Open Space target element, although the Open Space target allocation applies to the entire MD-5 Urban Reserve area generally, and isn't specific to the project area. In discussions with Planning Staff, Haya was encouraged to reduce open space in this Revised Conceptual Master Plan, primarily because the existing Centennial Golf Course, located directly across N. Phoenix Road from the Haya Park Property, already provides more than ample open space in this area of MD-5. Higher density within Haya Park balances the lower density in the adjacent Centennial property, thereby better addressing goals established by City's *Regional Plan Element*. Haya Park's Conceptual Plan, as submitted, includes a 10% Open Space component. Haya Enterprises also owns the 35-acre parcel immediately south of the project area, providing additional buffering opportunities and functionally providing additional open space adjacent to the project area.

Below: Haya Park project area as originally depicted on City's Conceptual Plan Map dated 10/09/2014.



LEGEND

Conceptual GLUP



Source: City of Medford, ESA Score Maps – Conceptual Plan Map (10/09/2014)
http://www.ci.medford.or.us/files/ESA_Score_Conceptual_Plan.jpg

CITY'S GENERAL LAND USE PLAN ("GLUP" ZONING)

As depicted in both City's External Study Analysis Map dated 12/18/2012, and City's more recent ESA Scoring Conceptual Plan Map, to achieve the objectives of the *Regional Plan Element*, both City and participating neighbors envision the project area best developed with a mix of "CM" Commercial (Neighborhood Commercial) in the western portion of the project area, along North Phoenix Road; "UH" High Density Residential (MFR-20 Multi-Family Residential) in the center of the project area, which is near the future elementary school directly across Coal Mine Road; and "UM" Medium-Density Residential (MFR-15) along the eastern portion of the project area. See: *City ESA Scoring - Conceptual Plan Map above*.

HAYA PARK CONCEPTUAL PLAN ZONING ALLOCATIONS

<u>"GLUP" ZONING (CITY ZONING)</u>	<u>NET SITE %</u>	<u>NET ACRES</u>
"CM" - Commercial (N-C / Neighborhood Commercial)	32.25%	24.26 acres
"UH" - High-Density Residential (MFR-20 / Multi-Family Residential - 20 Units/Acre)	31.49%	23.69 acres
"UM" - Medium-Density Residential (MFR-15): (MFR-15 / Multi-Family Residential - 15 Units/Acre)	26.55%	19.97 acres
"PS" - Open Space:	9.71%	7.30 acres
TOTAL NET AREA of Haya Park:	100%	75.22 acres

HAYA PARK RESIDENTIAL UNITS:

Neighborhood Commercial Zoning: 32.25% net site 24.26 acres	N/A
MFR-20 Multi-family Residential Units: 31.49% net site 23.69 acres	473 units
MFR-15 Multi-family Residential Units: 26.55% net site 19.97 acres	299 units

Total Commercial Area:	24.26 acres 	N/A
Total Multi-Family Residential Units:	43.66 acres 	772 units

See: Haya Park Conceptual Site Plan (Pg. 2).

TRANSPORTATION:

The Haya Park project area borders North Phoenix Road to the west; and Coal Mine Road to north. North Phoenix Road is a designated "Major Arterial", and Coal Mine Road is designated a "Major Collector" in City's *Southeast Neighborhood Circulation and Transportation Plan* (adopted March 7, 2013).¹ Stanford Road, also a designated "Major Collector", is planned to intersect with Coal Mine Road immediately northeast of the project area, providing additional circulation.

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

6.2 NORTH PHOENIX ROAD

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

6.2.1 "Planned Intersections

f. "Coal Mine Road with North Phoenix Road Major Collector with Major Arterial

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

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

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

Haya Park's close proximity to the Phoenix-Talent School District's "Future Elementary School" (directly across the street) will provide safe "walk to school" opportunities, thereby ameliorating traffic during school hours.

¹ *Source: [http://www.ci.medford.or.us/SIB/files/SE_Circulation_Plan_9_20_13\(4\).pdf](http://www.ci.medford.or.us/SIB/files/SE_Circulation_Plan_9_20_13(4).pdf)*

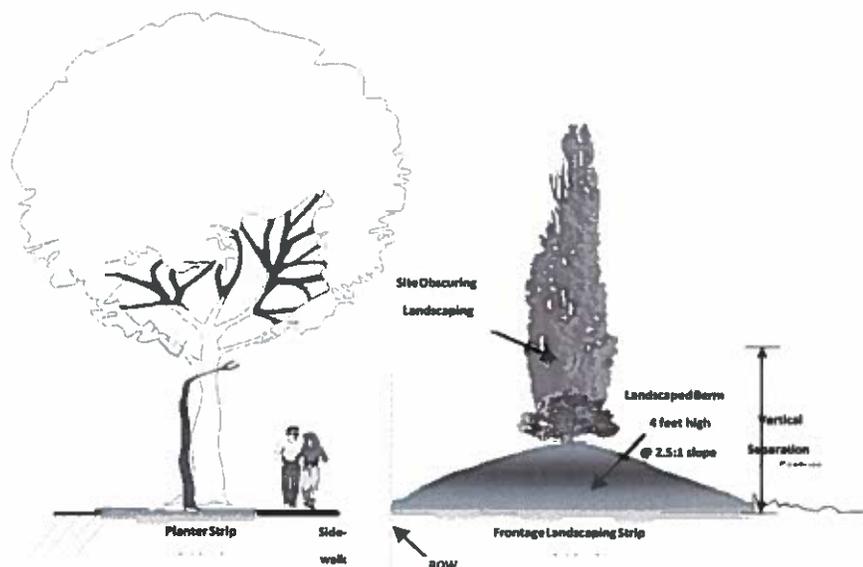
Transportation Objectives – Modal Equity

As reflected in the Conceptual Site Plan Map (Pg. 2 of this Conceptual Plan package), a key component of Haya Park's Conceptual Master Plan, as revised to comport with the Planning Commission's recommendations, is its incorporation of planning objectives reflected both City's adopted *Regional Plan Element* and *Southeast Neighborhood Circulation Element* (which are already in place for the purpose of guiding the future development of the adjacent properties immediately north of Haya Park – just across Coal Mine Road).

One critical component of Haya Park's Conceptual Plan is providing direct and convenient access for pedestrians, bicyclists, transit, and motor vehicles to neighborhood activity centers and destinations, consistent with the general circulation policies and objectives reflected in Section 5, Section 6.1, and Section 6.4 of City's *Neighborhood Element, Southeast Circulation Plan* (adopted 03/07/2013).²

Neighborhood Element, Southeast Circulation Plan, Sec. 6.1.2

North Phoenix Road - Arterial Street Frontage Landscaping and Vertical Separation Feature "A," For Residential Development. *Appendix F, SE Circ. Plan.*



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

FUTURE ELEMENTARY SCHOOL ADJACENT TO PROJECT **N. Phoenix Rd. & Coal Mine Rd. (Purchased in 2011)**

“The Phoenix-Talent School District serves the southeastern portion of Medford and currently has only one elementary school (Orchard Hill) located within the UGB. In 2010, the District acquired an 11.7 acre site at the northeast corner of North Phoenix Road and Coal Mine Road for the future development of an elementary school when additional population in the Southeast Area precipitates the need for an additional school.” *City of Medford, Public Facilities Element, Schools (Draft 1 - June 19, 2013), at pg. 1.*³



FUTURE ELEMENTARY SCHOOL SITE
11.7 acres purchased by School District
in 2011

HAYA PARK PROJECT AREA
75 acres total
44 acres zoned multi-family residential

Purchased by the School District in 2011, the proximity of the Haya Park multi-family project area to the future site of an elementary school (directly across the street) renders Haya Park particularly appropriate for much-needed entry level housing for young families with small children, who will be able to walk to and from school safely and conveniently, thus ameliorating traffic congestion during school hours.

³ Source: [http://www.ci.medford.or.us/files/School%20Facilities%20Element%20\(June%202019-2013\).pdf](http://www.ci.medford.or.us/files/School%20Facilities%20Element%20(June%202019-2013).pdf)

COMPLIANCE WITH OBJECTIVES OF REGIONAL PLAN ELEMENT

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

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

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

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

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

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

CONCLUSION

Haya Park's Conceptual Master Plan, as revised to comport with the Planning Commission's recommendation for inclusion in City's amended UGB, presents a neighborhood vision for creating multi-family housing opportunities adjacent to a committed elementary school site. The Plan also provides additional target density adjacent to an area already otherwise committed to low density use (Centennial Golf Course). Further, the Plan provides demographic balance to the area - providing multi-family housing for young families with small children in juxtaposition to Centennial's "over 55" active adult community on the opposite side of N. Phoenix Road.

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

Proposed Urban Growth Boundary Amendment

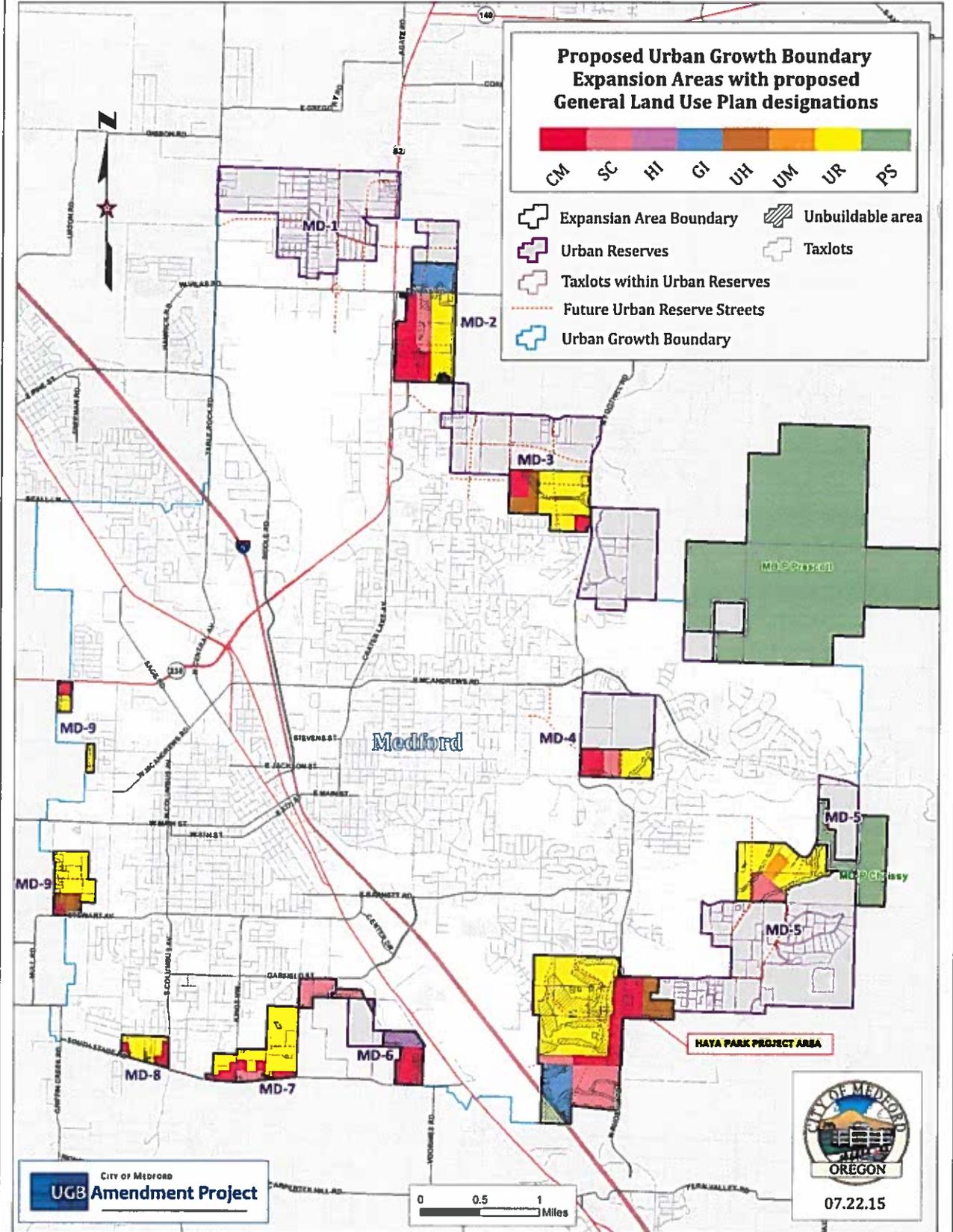
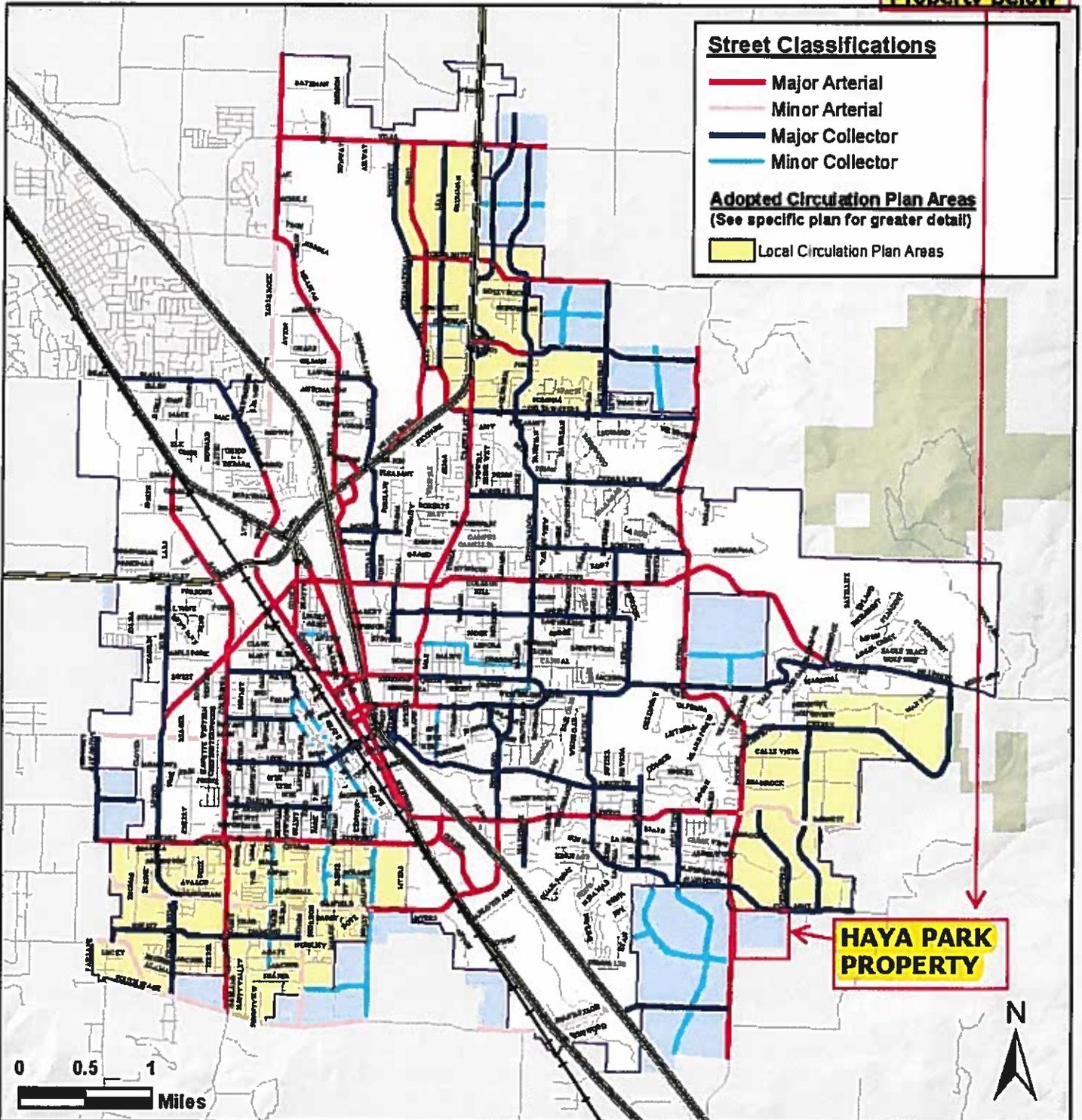


Figure 1-2: Medford Street Functional Classification Plan

ATTACHMENT TO HAYA PARK CONCEPT PLAN

See Haya Park Property Below



Street Classifications

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector

Adopted Circulation Plan Areas (See specific plan for greater detail)

- Local Circulation Plan Areas

HAYA PARK PROPERTY

0 0.5 1
Miles



- + Proposed UGB Boundary Expansion Areas
- + Urban Reserve Parks
- Urban Growth Boundary
- Other Streets
- Highway
- + + Railroad



The Geographic Information Systems (GIS) data made available on this map are 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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1.28.15