

# MEDFORD URBAN RENEWAL AGENCY ADVISORY COMMITTEE AGENDA



**MEDFORD**  
URBAN RENEWAL

October 13, 2021  
5:00 – 6:30 P.M.  
Virtual Meeting

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*Due to the extreme number of COVID-19 cases in Jackson County, the public may only view this meeting live through our website. To watch a recording or view this meeting live, click [HERE](#).*

10. Roll Call

20. Approval or Correction of the Minutes of September 8, 2021

30. Oral Requests and Communications from the Audience

Due to the extreme number of COVID-19 cases in Jackson County, no in-person public comments will be heard during this meeting. The Medford Urban Renewal Agency Advisory Committee encourages written comments. Submit comments by regular mail to MURA, 411 W. 8<sup>th</sup> Street or by email to [urbanrenewal@cityofmedford.org](mailto:urbanrenewal@cityofmedford.org). Comments must be received by noon of the date of the meeting to be noted in the record. Please include the date of the MURAC meeting with your comments.

This virtual meeting is open to the public. Non-Committee Member attendees enter the meeting in muted status. To make a comment, attendees shall raise their hand and the meeting host will unmute that person.

40. Continued Committee Business

50. Agenda Items

50.1 Sprinkler Grant Application: 518 N Riverside Avenue

50.2 Central Avenue Corridor Improvements:  
Bus Stop Design

50.32 MURA Capital Funding Allocation Tracker

60. Committee Reports

70. Committee Member Remarks

80. Staff Reports

90. Adjournment

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Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or [ada@cityofmedford.org](mailto:ada@cityofmedford.org) at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.



## MEMORANDUM

**To:** MURA Advisory Committee  
**From:** Harry M. Weiss, Executive Director  
**Subject:** MURAAC Virtual Meeting  
5:00 - 6:30 PM, October 13, 2021

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The following items will be discussed at the next meeting of the Advisory Committee:

### **Sprinkler Grant Application 518 N Riverside Avenue**

The Committee will review a sprinkler grant application for 518 N Riverside Avenue and make a recommendation to the Board for consideration at their meeting on October 28, 2021.

### **Central Avenue Corridor Improvements: Bus Stop Design**

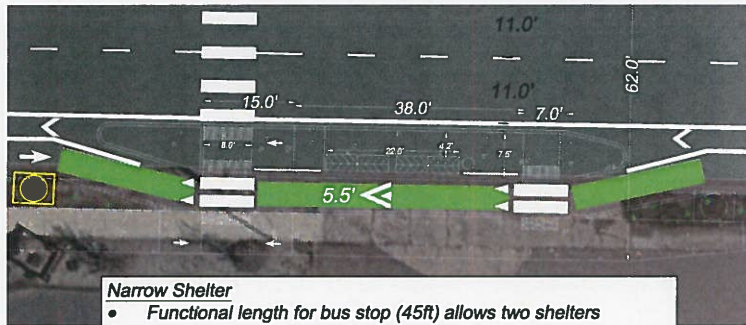
Christina Charvat has continued to develop alternatives for RVTB bus stops in the Central Avenue Corridor. Attached are variations for the proposed bus stop to be located in front of MURA's property at 727 Central Avenue where new multifamily housing is envisioned. The variations reflect a consistent approach for managing conflicts among pedestrian, bicycle and bus motions, but utilizing different amounts of the ROW and possibly a portion of the frontage of the site to accommodate the design.

We will review these design considerations as well as explore what other enhancement opportunities might exist. These ideas can also be adapted for the Court/Edwards/Central Triangle Park location.

### **MURA Capital Funding Allocation Tracker**

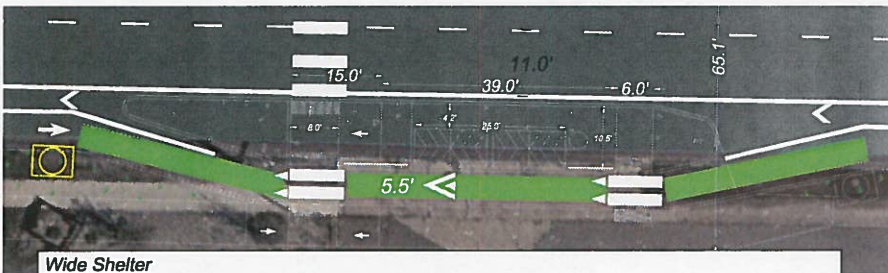
At the September MURA Study Session the Board reviewed a capital funding allocation spreadsheet that tracks capital expenditures and funding commitments by project, by location (distinguishing Liberty Park from other areas), and by primary purpose and/or Council Biennial Goal. The overarching objective is to show how MURA funds are being spent across multiple criteria of evaluation, and to understand the balance of outcomes achieved. The Board directed staff to refine the tracker further and to present it on a quarterly basis for review. The Committee will review the tracker and provide input for additions.





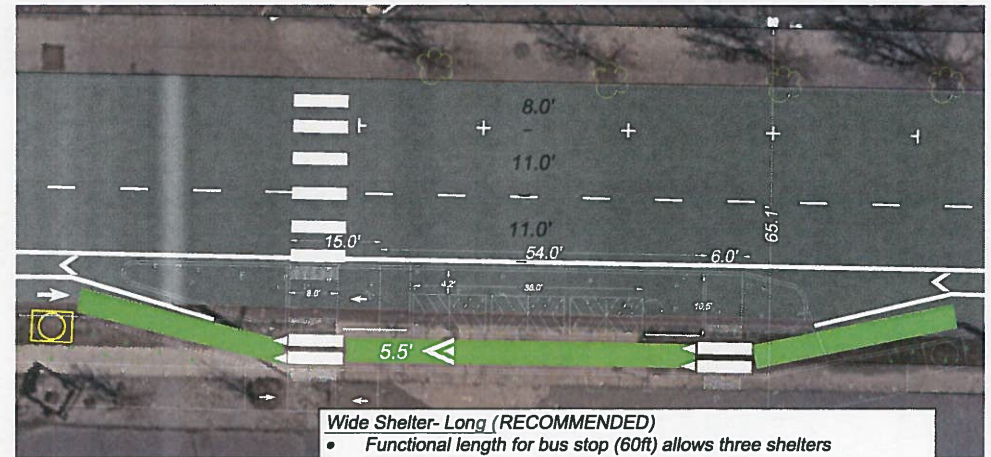
#### Narrow Shelter

- Functional length for bus stop (45ft) allows two shelters
- Smallest impact to private property
- Better sight distance for raised bike/ped crossing due to shorter shelter length



#### Wide Shelter

- Functional length for bus stop (45ft) allows two shelters
- Footprint is 3ft wider than narrow shelter
- Visibility area for bike/ped for raised crossing is less than desired (by approximately 3ft)

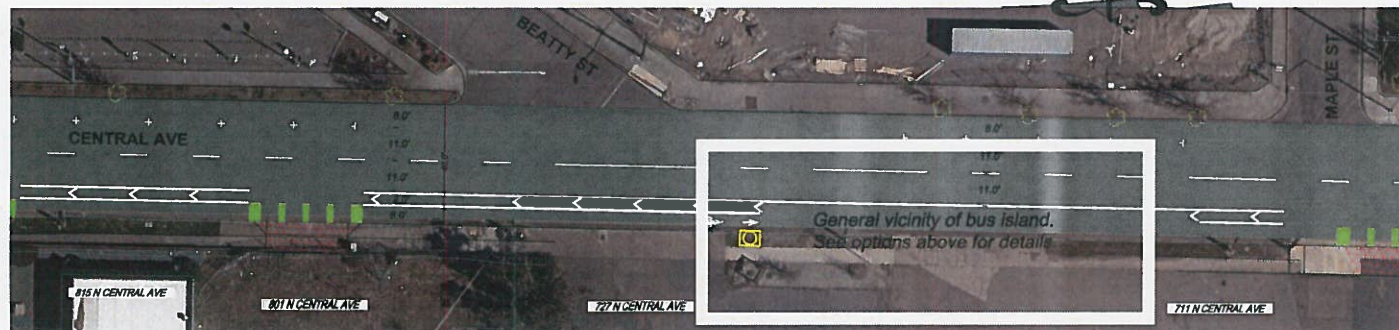


#### Wide Shelter- Long (RECOMMENDED)

- Functional length for bus stop (60ft) allows three shelters
- Footprint is 3ft wider than narrow shelter

#### Design Considerations Common to All Options

- 5'x8' boarding/alighting area
- 4' min. width accessible route in front of shelter
- Raised ped path to sidewalk at front of island
- Lowered crossing at back of island to accommodate roadway crossing (requires ramp with landings on island)
- Railing along island areas without shelter to limit bike/ped crossing areas
- Will require addition/modification to storm system to mitigate raised crossing
- Assumed 7' sidewalk width



NO.	REVISION	DATE	BY
REVISED AS CONSTRUCTED BY			
CITY OF MEDFORD - ENGINEERING DEPARTMENT			
CENTRAL AVENUE STRIPING EDWARDS ST TO JACKSON ST Bus Stop Options			
DESIGNED BY C. CHARVAT	CHECKED BY J. BROWN	PROJECT NO. T21-00216	SHEET NO. 1 OF 1
APPROVED BY J. BROWN	DATE 12/21/22		

**MURA CAPITAL FUNDING RESOURCES**

Maximum Indebtedness 19,926,045

Personnel/M&amp;S Incurred/Obligated 3,554,953

TIF Funds for Capital Projects 16,371,092

CAPITAL PROJECTS	TOTAL	HOUSING	PUBLIC SPACE	ECON DEV	REHAB GRANTS	ADD'L INVESTMENT	RATIO	NOTE
<b>Liberty Park - expended or earmarked</b>								
Central Assemblage Acquisition	1,727,166	1,727,166						
325 E Jackson Acquisition	120,537	120,537						
532 Putnam Acquisition	61,387	61,387						
Project Turnkey	450,000	450,000				3,750,000	8.33	motel conversion to housing (RR)
Central Corridor	490,000		490,000					
Neighborhood Bikeway	125,000		125,000					
Sidewalk infill	950,000		950,000			250,000		ARPA funds - Rep Wallan
Traffic Calming	750,000		750,000					
Manzanita Improvement	1,300,000		1,300,000					
<b>subtotal</b>	<b>5,974,090</b>	<b>2,359,090</b>	<b>3,615,000</b>	<b>-</b>	<b>-</b>	<b>4,000,000</b>		
<b>Liberty Park - allocations pending</b>								
Central Development								
325 E Jackson Development								
532 Putnam Development								
Sprinkler Grants								
The Jackson (OYO/ABVI)	50,000	50,000			50,000	3,525,000	71	motel conversion to housing (Fortify)
<b>subtotal</b>	<b>50,000</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>3,525,000</b>		
<b>TOTAL LIBERTY PARK</b>	<b>6,024,090</b>	<b>2,409,090</b>	<b>3,615,000</b>	<b>-</b>	<b>50,000</b>	<b>7,525,000</b>		
	<b>TOTAL</b>	<b>HOUSING</b>	<b>PUBLIC SPACE</b>	<b>ECON DEV</b>	<b>REHAB GRANTS</b>			<b>NOTE</b>
<b>Downtown - expended or earmarked</b>								
Lithia Deck Incentive	749,999			749,999				
Genesis/Holly Street Apartments	749,999	749,999				11,500,000	15	Genesis
Seismic/Sprinkler Grants								
Elks Lodge	10,000			10,000	10,000			
KidTime	50,000		50,000		50,000			
426 W Sixth Street	32,641	32,641			32,641	750,000		Hafer House apartments
<b>subtotal</b>	<b>1,592,639</b>	<b>782,640</b>	<b>50,000</b>	<b>759,999</b>	<b>92,641</b>	<b>12,250,000</b>		
<b>Downtown - allocations pending</b>								
Residence Inn development								
Seismic/Sprinkler Grants								
107-113 S Grape Street	45,423			45,423	45,423	1,139,000		commercial conversion
The Merrick (IATC)	50,000	50,000			50,000			motel conversion to housing (Fortify)
Mural Project	25,000		25,000					
<b>subtotal</b>	<b>120,423</b>	<b>50,000</b>	<b>25,000</b>	<b>45,423</b>	<b>95,423</b>	<b>1,139,000</b>		
<b>TOTAL DOWNTOWN</b>	<b>1,713,061</b>	<b>832,640</b>	<b>75,000</b>	<b>805,422</b>	<b>188,064</b>	<b>13,389,000</b>		

<b>TOTAL CAPITAL COMMITTED</b>	<b>7,737,151</b>	<b>3,241,729</b>	<b>3,690,000</b>	<b>805,422</b>	<b>238,064</b>	<b>20,914,000</b>
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<b>UNALLOCATED TIF FUNDS AVAILABLE</b>	<b>8,633,941</b>
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**LAND VALUE**

Central Assemblage	1,709,000
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325 E Jackson	120,000
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532 Putnam	60,000
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8th & Holly parking lot	140,000
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Hotel site	1,500,000
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<b>subtotal land value</b>	<b>3,529,000</b>
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<b>TOTAL RESOURCES AVAILABLE</b>	<b>12,162,941</b>
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