

MEDFORD URBAN RENEWAL AGENCY ADVISORY COMMITTEE MINUTES



MEDFORD
URBAN RENEWAL

May 12, 2021
5:00 – 6:00 P.M.
Virtual Meeting

10. Roll Call at 5:15 p.m.

Committee members and staff present: Christian Nelson, Cailin Notch, Bob Shand, Medford Urban Renewal Agency Executive Director Harry Weiss, Medford Urban Renewal Agency Administrative Assistant Shannon Thorpe.

Committee Member Barbara Laskin came in at 5:26 p.m and left the meeting at 6 p.m.

Committee Member Cailin Notch left the meeting at 5:45 p.m.

Absent: Committee members Bill Boehning, Marie Cabler, Daniel O'Connor, Caprice Moran, EJ McManus.

Absent: Councilor Eric Stark.

20. Approval or Correction of the Minutes of February 17, 2021

No quorum. Moved to the meeting on June 9, 2021.

30. Oral Requests and Communications from the Audience

None.

40. Continued Committee Business

None.

50. Agenda Items

**50.1 Central Avenue Assemblage:
Site Planning Considerations**

- Mr. Weiss discussed the warehouse is being explored for the creation of the Career Technical Education Center. This project is mainly being led by Medford School District and then Rogue Community College would have a role as a cooperating agency and potentially the Rogue Valley Workforce. The school providing 11th and 12th grade vocational training in residential construction. RCC will take it when the school does not have it and making it available for adult education, in

cooperation with Rogue Valley Workforce to create a pipeline of people who can go into the construction trades.

CTE Center

- The Medford School District has taken the lead and hired Chris Brown, an architect located in Ashland, to begin conceptualizing and bringing together some architectural schematics and programming. And to get some preliminary cost estimates for what this might look like. Hoping to bring this to the Board at the meeting on June 24, 2021.
- Medford School District has all the money identified for operations but not much in the way of capital funds for building renovation or real estate purposes. On the 24th, they will be describing their vision and making an ask of MURA for our support and participation.

Two options:

1. We have the real estate and can make it available and ultimately dispose of, if that is the preferred route.
2. Where does the rest of the money come from for the rest of the renovations? Some items that will need to be taken care of: sprinkler system, a limited amount of seismic retrofit, possibly some electrical work, etc.

Mr. Weiss explained the easement conditions with the property. What has been discussed with Medford School District is a configuration where we would replat the property into two pieces. One basically being a flag lot with a new driveway. All would be subjected to some sort of shared parking agreement. A second driveway would be improved which is a repositioning of the existing easement access in favor of Les Schwab that we could also develop additional parking. One benefit is that it splits the access into two distinct options. One that puts the students coming and going in a particular area and the residential piece coming through another area with a limited amount of shared access with Les Schwab. It also provides means for getting larger trucks into the back portion of the property and backing up onto the loading dock, which is at the north end of the building.

Mr. Weiss stated that the Medford Municipal Code is rather strict about where you take access off a major arterial. Central Avenue is a major arterial. In this situation, the code says you can only have one access point and that access must provide cross easements on either side. He gave a few examples of how it might work. He also spoke with Karl McNair and Mr. McNair felt that there was a strong argument for it and it made more sense to have two means of access to this site rather than one.

Mr. Shand inquired about the financing the build. In early meetings, he stated that the Medford School Board spoke about partnering with construction corporations in augmenting or adding to the structure. He asked if this was still an option and part of the process. Mr. Weiss replied yes, but it is still the School's project and MURA is a potential partner in getting this off the ground. But the overall project is still the Medford School District and RCC's job to find the resources for.

Mr. Shand inquired about the sprinkler installation fund and if they could use that. Mr. Weiss stated they would be able to use that fund.

Mr. Shand asked Mr. Weiss' opinion about how quickly real estate developers would come in and develop the property for housing. Mr. Weiss feels it will happen quickly. Everyone thinks the concept and a good complimentary use. The more critical question is when we will have the site keyed up and ready for a developer. They did complete an updated Phase 1 and a complete Phase 2 on the entire site last month. Have also applied to Oregon DEQ, to get a determination whether there is any further work that would be necessary to clear the site for residential use. The site is already cleared by DEQ with a no further action letter for continued commercial use. But we would like them to review it as we have done all updated testing. This would be a critical milestone.

Further discussion about storm water detection and options for drainage.

Mr. Nelson inquired about the initial purpose of this warehouse and if this venture was still a good idea. Mr. Weiss gave many options as to why it was a good project to go forward with.

50.2 Riverside Redevelopment Concepts

- LaFiesta has a desire to build a 12,000 square foot building that would house a Mexican grocery market. The store would be about 8,000 square feet with approximately 4,000 of warehouse. Several options were discussed and ultimately came up with two ideas:
 - A. Put the market immediately behind the restaurant which would leave options for Pacific Survey and redevelopment for future housing.
 - B. Putting the market closer to where the Greenway connection would occur.
- The consensus of the property owners is that they preferred A as it would meet more of all their needs.
- Mr. Weiss will be meeting with the owner of LaFiesta and his architect and the leadership at Kids Unlimited to further discuss what MURA can do to help.

- Mr. Weiss asked the advisory committee members if they all open to talking about some type of transaction and with the goal that MURA is in it for some type of control on the south end.

Discussion between committee members and Mr. Weiss in regards to access points, pedestrian crossing and future development.

50.3 Reclassification of Jackson & 4th Streets; Bartlett & 4th TFs

- We took the reclassification report to the MURA Board and they endorsed it. It was then taken to Council and they gave direction to City Staff to go ahead and initiate the land use process for reclassifying Jackson and 4th Streets to minor arterials. And the modification of the Bartlett Street TFS and rescission of the 4th Street TFs. The Planning Department has created a schedule for completing that land use process, which is about six months, taking it into October. It will then go to several agencies for approval as well as ending up at a Public Hearing with City Council for consideration.

60. Committee Reports

None.

70. Committee Member Remarks

Mr. Nelson requested an update on the housing project at 121 South Holly Street.

- Mr. Weiss responded: construction pricing has escalated and the Board will be discussing how they can participate in a more substantial way than originally planned.

Mr. Shand inquired about several blight properties, requested an update.

- Mr. Weiss responded: the Board was interested combining those with the Manzanita Street improvements.

Mr. Shand inquired about traffic calming.

- Mr. Weiss spoke with Karl McNair, the Transportation Specialist at Public Works. They discussed providing a reference guide of low-cost traffic calming options for the neighborhoods to decide on. Ultimately, this list would need to be approved.

80. Staff Reports

None.

90. Adjournment at 6:27 p.m.

Shannon Thorpe
Administrative Assistant / Medford Urban Renewal Agency