



# DECEMBER 2024 MONTHLY

## FEATURED PROJECT:



mahlum

1932 1ST AVENUE | FLOOR 3  
SEATTLE WA 98101  
206-467-4133 | OFFICE

1180 SE 8TH AVENUE  
PORTLAND OR 97114  
503-254-6000 | OFFICE

MAHLUM ARCHITECTS INC.



OnTrack Rogue Valley

Family Treatment Campus at  
Cobblestone - North Campus  
1267 NORTH RIVERSIDE AVENUE  
MEDFORD, OREGON 97501



KEYPLAN

**Cobblestone Village:** This site is located on Riverside Avenue and is being remodeled to create a new integrated residential family treatment campus for OnTrack Rogue Valley. The site will be host to a residential facility, a gazebo, a childcare facility, a cafeteria, a welcoming center, a clinic, and outpatient support. The total project valuation is \$18,614,580.





### City Manager Information

- ❖ Carol Wedman, Shannon Thorpe, and Susan Cooper are working with Planning to redefine the Business License intake process for food trucks to improve efficiency and the customer's experience.
- ❖ Cliff Spear is interning while he trains to obtain his Residential Inspector certification. As it is becoming increasingly hard to recruit for certified positions, this is just one way the department is working to mitigate the issue. We expect to have a Residential Inspector position vacancy in the near future.
- ❖ Sam Barnum is participating on the Housing Workforce Focus Group to develop a Middle Housing Master Plan program. Currently they have enlisted an Engineer to develop the plans.
- ❖ Navigation Center Update: The grant money for this project is almost fully expended. It is anticipated that front office construction at the facility will be complete within the next 90 days.
- ❖ There were a few slow months in development recently. Years ago, that was the standard during the holidays but hasn't been the case for nearly a decade. December was a strong month for permit intake/projects.

BUDGET AND COUNCIL ITEMS	
Budget	None
Potential Study Session & G3 Topics	None
Potential Council Agenda Items	None

### Information for Council

There were 49 new City of Medford business licenses in the month of September. A detailed list can be found on [the Business License website](#).





# SET GOALS

- 1.
- 2.
- 3.



<i>Council Goal Related Initiatives</i>			
TASK	GOAL(S)	DEPARTMENT STAFF ASSIGNED	ANTICIPATED COMPLETION DATE
Destination Downtown Program	Community Engagement & City Center Revitalization	Sam Barnum	Ongoing
Member: Reimagine Medford Planning Committee (DMA)	Community Engagement & City Center Revitalization	Sam Barnum	Ongoing
Community Development Liaison to the Downtown Medford Association monthly meetings	Community Engagement & City Center Revitalization	Carol Wedman	Ongoing
Consult and meet regularly with local developers to assure that Community Development processes are working to efficiently and effectively support development	Housing & Community Engagement	Sam Barnum	Ongoing
Serve as a member of the EID Steering Committee	Community Engagement & City Center Revitalization	Sam Barnum	TBD
Project Manager: Fire Station #15	Health & Safety	Sam Barnum	2026





*December 2024 Building Safety Development Statistics*

- ❖ Developers submitted 37 new single family residential (SFR) permit applications, project valuation \$9,122,232
- ❖ Developers submitted 13 new commercial permit applications, project valuation \$25,238,550
- ❖ 230 building permits were generated, project valuation \$18,847,557

*Permit Applications for Significant Developments*

- ❖ OnTrack-Cobblestone Village Remodel, Riverside Avenue, project valuation \$18,614,580
- ❖ AutoZone, Medford Center, project valuation \$2,047,686
- ❖ Two 15-plex apartment buildings, Darlington Street, project valuation \$4,844,900
- ❖ Northgate Apartments – 144 units/four buildings, McAndrews Road, total project valuation \$17,871,793

*Acquisition of Permits for Significant Developments*

- ❖ Surf Thru Express Car Wash, E. Barnett Road, project valuation \$3,300,000
- ❖ Airway Mini Storage, Enterprise Drive, project valuation \$1,636,700
- ❖ Phase 2, Medford School District Remodel, Center Drive, project valuation \$5,777,992

## QUARTERLY UPDATE

### Plan Review Turnaround Time

Average Commercial initial plan review turnaround time for Building Safety

- Second Quarter FY'25: 4.22 Days - State requirement: 15 business days

Average Residential initial plan review turnaround time for Building Safety

- First Quarter FY'25: 3.16 Days - State requirement: 10 business days







# MEDFORD BUILDING SAFETY

## 2023-2025 Performance Measure Statistics 12/31/24

	Target	Y-T-D
Consult w/ downtown business/property owners to promote development in downtown spaces	1x/mo	52
Lead Town Halls with the development community: educational & informational	2x/yr	3
Lead Real Estate training courses	2x/yr	4
Maintain state standards for initial plan review turnaround times-Residential	10 days	100.00%
Maintain state standards for initial plan review turnaround times-Commercial	15 days	100.00%
Hold ICC Preferred classes for continuing education credits & consistency throughout	4x/yr	6
Collaborate with Developer Ad Hoc Committee to enhance the permitting process	2x/yr	1

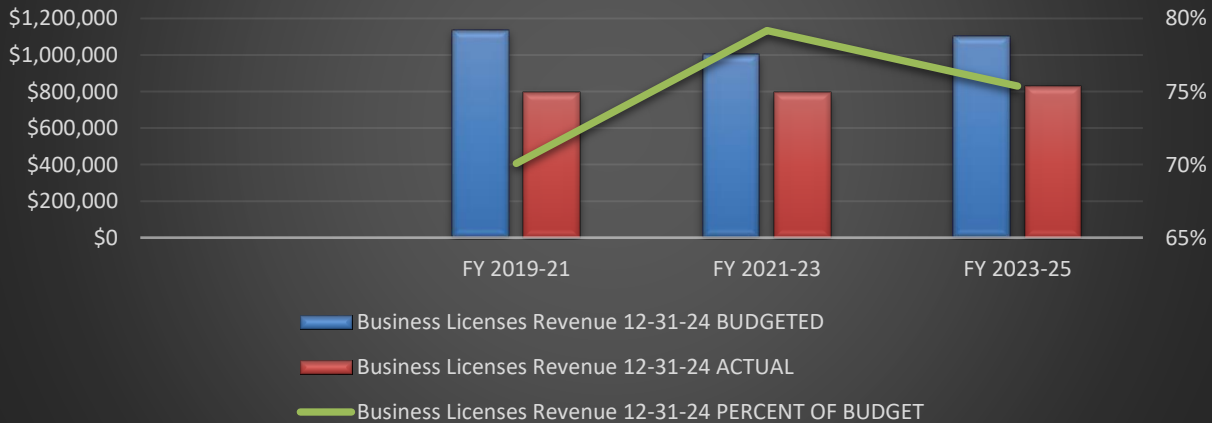
### Budget Y-T-D

#### BUILDING SAFETY-LICENSING EXPENDITURES Y-T-D December 31, 2024 Biennial Comparison 75% of the Year Transpired

FUND/DIVISION	FY 19-21	FY 21-23	FY 23-25	FY 19-21	FY 21-23	FY 23-25
	Personnel Services			Materials & Services / Capital Outlay		
BUSINESS LICENSE (100)	53.2%	Building Expense	Building Expense	44.1%	55.5%	72.7%
BUILDING SAFETY (400)	73.5%	67.4%	68.5%	36.4%	64.8%	51.1%

### Business License Revenues Y-T-D Fund 100 Revenues

#### Business License Revenue Comparison Y-T-D December 31, 2024 75.0 Biennium Transpired





# MEDFORD

## BUILDING SAFETY

### Building Safety Revenues Y-T-D

#### Fund 400 Revenues

