



FEBRUARY 2024 MONTHLY UPDATE

PHASE 03 - OUTDOOR LEARNING CENTER THE CHILDREN'S MUSEUM OF SOUTHERN OREGON

ksw
ARCHITECTS

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PERMIT



SHEET FORMAT - 24" X 36"

PHASE 03 - OUTDOOR LEARNING CENTER
THE CHILDREN'S MUSEUM OF SOUTHERN OREGON
413 W MAIN ST., MEDFORD, OR, 97501

REVISIONS

COVER

PROJECT NO.: 25-002
ISSUE DATE: 1/10/24
SHEET:

G0.0



The Children's Museum, that borders Holly, W. Main, Oakdale and 8th Street, will be building an outdoor classroom pavilion. It will be 2,330 square feet. The project valuation is \$250,200.



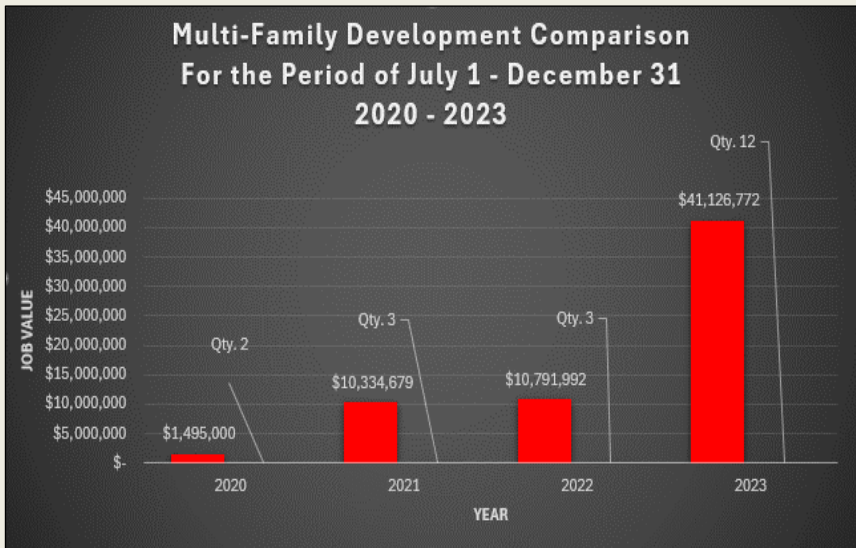


DEVELOPMENT UPDATE July 1 – December 2023

SUMMARY

Commercial: Medford has seen some phenomenal commercial development in the past few years; Rogue X Aquatics Center, Heimann Cancer Center, and the Asante Master Project, just to name a few. There have been several new hotels built in the last few years as well.

Residential: Multi-family projects are dominating commercial building permit applications. Currently there is more than 40 million dollars in project valuation that is attributed to multi-family units. New single-family residence (SFR) permit applications typically average about 25/month. 2022 was a slow year for new home builds, averaging just 15/month. The past six months have been strong, averaging 27.5/month. In February, there were 36 new SFR permit applications submitted. Out of those 36, five were duplexes, four were ADUs, and five were plans for the new ADU Master Permit Plan Program.



Multi-family development is nearly four times what it has been over the past few years for the same period. The support for affordable housing from both state and local government has proven to be successful. Not only does this type of housing help with the affordable housing crisis, it also spurs on development to support a robust and healthy economy here in the Rogue Valley.

CURRENT MULTI-FAMILY PROJECTS

60-80% AMI = 230
80-120% AMI = 372
Market Rate = 132
Total Units = 734

Name	Units	Developer/Type	Projected Availability
Orchard Homes	98	JCHA – 60-80% AMI	Summer 2024
Prescott Apartments	98	JCHA – 60-80% AMI	Summer 2024
Summitt Gardens	34	60-80% AMI	Fall 2024
Northgate – Phase #1	192	80-120% AMI	Fall 2024
Northgate – Phase #2	180	80-120% AMI	Fall 2024
Creekside Village	84	Market Rate	Summer 2024
Coker Butte	48	Market Rate	Summer 2024

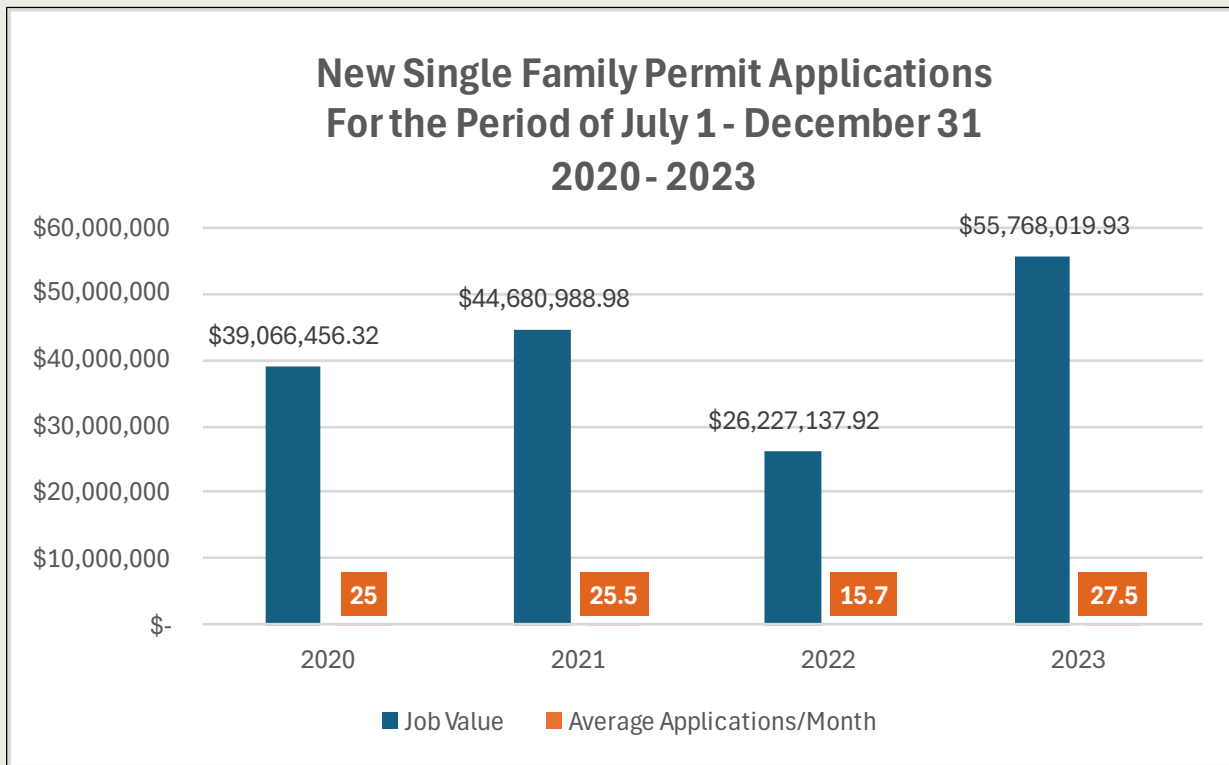




Hotel Development: Three Year Lookback

ADDRESS	DESCRIPTION	NUMBER OF ROOMS	PROJECT VALUATION	STATUS
545 E. Barnett Road	EverHome Suites	114	\$11,500,000	On Hold
529 E. Barnett Road	Woodspring Suites	122	\$10,500,000	In Review
3519 Heathrow Way	Springhill Suites	131	\$13,450,000	Complete 2022
2399 S. Pacific Hwy.	Compass Hotel	111	\$9,585,443	Complete 2022
580 Airport Road	My Place	85	\$5,420,382	Complete 2021
1503 Center Drive	Fairfield Inn	92	\$7,445,173	Complete 2021

Note: Medford Urban Renewal Agency has been working on recruiting a hotel into the downtown area.





City Manager Information

- ❖ Sam Barnum met with Todd Krug, Mahar Homes to discuss development and future plans.
- ❖ Sam serves as a Steering Committee member for development of an Economic Improvement District (EID) for the City of Medford. He has been present at each meeting.
- ❖ Carol Wedman met with Selectron, a software vendor, for the development kick-off meeting for the new online payment and inspection software. This software change is necessary to accommodate the new fee structure for the Business License program that will be effective on January 1, 2025.
- ❖ Kimberly London led her Real Estate training class. There were about 60 attendees. Realtors earn Continuing Education credit for attending this course.
- ❖ Kimberly has been invited to provide a presentation on permitting at the Latino Citizen's Academy.
- ❖ Chad Wiltrout has reviewed and approved the five ADU Master Plans that were submitted by Planning. This program is now in effect.

Budget

None

Potential Study Session & G-3 Topics

None

Potential Upcoming Council Agenda Items

April 18, 2024: Council Briefing, Adoption of current Building Codes & Chapter 9 Municipal Code update

Information for Council

None

Business License Program

There were 87 new City of Medford business licenses issued in the month of January. A detailed list can be found on [the Business License website](#).





30/60/90 Days of Upcoming Tasks for Goals Implementation

TASK	GOAL(S)	DEPARTMENT STAFF ASSIGNED	ANTICIPATED COMPLETION DATE
Destination Downtown Program	City Center Revitalization	Sam Barnum	Ongoing
Member: Reimagine Medford Planning Committee (DMA)	City Center Revitalization	Sam Barnum	Ongoing
Consult and meet regularly with local developers to assure that Building Safety processes are working to efficiently and effectively support development.	Housing; Community Engagement	Sam Barnum	Ongoing
Serves as an EID Steering Committee Member	City Center Revitalization	Sam Barnum	TBD

Building Safety Statistics and Development Information

- ❖ Developers submitted 36 new single family residential (SFR) permit applications, project valuation \$11,862,099
- ❖ Developers submitted 2 new commercial permit applications, project valuation \$140,000
- ❖ 246 building permits were generated, project valuation \$18,851,520

Permit Applications for Significant Developments

- ❖ Roxy Ann Lanes (remodel), S. Pacific Hwy., project valuation \$250,709

Acquisition of Permits for Significant Developments

- ❖ Children’s Museum outdoor classroom, W. Main Street, project valuation \$250,200
- ❖ HD Fowler distribution center, Grumman Drive, project valuation \$386,508

