



JANUARY 2024 MONTHLY UPDATE

FEATURED PROJECTS:

CRUNCH FITNESS

860 BIDDLE ROAD
MEDFORD, OR 97504



CRUNCH FITNESS
860 BIDDLE ROAD
MEDFORD, OR 97504
CONSTRUCTION DRAWINGS
APN: 371W19B400

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>DESIGNER JPLUS ARCHITECTS, INC. 711 SALON STREET ROSELLE, CA 94570 TEL: 916 546-9119 FAX: 916 466-5882</p> <p>REGISTERED ARCHITECT JPLUS ARCHITECTS, INC. 711 SALON STREET ROSELLE, CA 94570 TEL: 916 546-9119 FAX: 916 466-5882</p> | <p>REGISTERED ARCHITECT JPLUS ARCHITECTS, INC. 711 SALON STREET ROSELLE, CA 94570 TEL: 916 546-9119 FAX: 916 466-5882</p> | <p>JPLUS architects inc A FULL SERVICE ARCHITECTURAL COMPANY 711 SALON STREET ROSELLE, CA 94570 TEL: 916 546-9119 FAX: 916 466-5882</p> |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

Crunch Fitness is locating where T J Maxx used to be on Biddle Road. This project is currently in review. Total project valuation is \$1,837,321.



The popular coffee shop is expanding. Pony Espresso already has two locations, one in Jacksonville and one in Ashland. They've now moved to East Medford, off Hillcrest Park Drive. Good Bean Coffee previously inhabited that space.



MEDFORD

BUILDING SAFETY

City Manager Information



- ❖ A Special Inspection application has been submitted for the vacant property at 236 N. Front St. It was formerly the New Far East Restaurant. The potential tenant is looking to convert the property into an opioid treatment center. Services would include counseling, casework, and medication management. It would operate 365 days per year, 24 hours a day.
- ❖ Bath & Body will be opening a second location on Rossanley Drive, in the Trader Jo's complex.
- ❖ Chad Wiltrout led a Building Code training course for the International Code Council.
- ❖ Holly Fay is the designated ProjectDox expert for the Building Safety Department. She is also a resource for the other Development Services departments. She will be joining a ProjectDox user group that is led by the City of Hillsboro.
- ❖ Carol Wedman and Shannon Thorpe met with Ride'em Wear's owners and the property owner of the Riverside site where a semi-permanent food pod is operating. Building Safety staff are working with owners and the Planning Department to bring the site into compliance.

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

Business License Program

There were 78 new City of Medford business licenses issued in the month of January. A detailed list can be found on [the Business License website](#).





Council Goal 1.3: Destination Downtown Program Update:

The Destination Downtown Program prioritizes downtown development. Well trained, experienced, certified Building Safety Department staff work with property owners to consult on least cost, best use development for vacant and/or underutilized downtown properties.

One year ago, the Destination Downtown Program was launched. Nearly 230 letters were sent out to owners of properties located in and around Medford’s downtown core. Since then, several meetings between staff and property owners have occurred.

Recently five personalized letters have been sent to property owners, that have a large investment in the downtown area, requesting to meet and discuss property options.

Scott Henselman, HRM Property Solutions/Henselman Realty, was the first to respond. He is a third-generation property owner and manages approximately 300 properties in Medford. He has been involved in the downtown for decades. He was a member of the Heart of Medford Association and has served on other committees, as well. He provided some feedback that he felt would increase interest in our downtown.



- ✓ Maintaining a safe and clean downtown
- ✓ Improving the image of downtown; overdoing the “shine”
- ✓ Trying to attract small retail shops
- ✓ More than one parklet allowed on a block as there are several restaurants on a single block in some areas
- ✓ Perform a downtown market analysis

Consulting that has occurred recently includes the following:

Sam Barnum has been working with the owner of the Elk’s building, located at 202 N. Central, to consult on two current projects for that location. The Copper Plank, a neighborhood pub now located on Siskiyou and Highland, will be relocating to the historic site. A dance studio will also be utilizing space in this 1915 historic building.



Sam is working with the owner of the old Fat City Disco building, located at 40 E. 10th Street. They have indicated their intent to improve the second floor of the structure to accommodate business offices. Sam is helping them develop a plan for the first floor of this 1910 brick building that is currently vacant.





MEDFORD BUILDING SAFETY

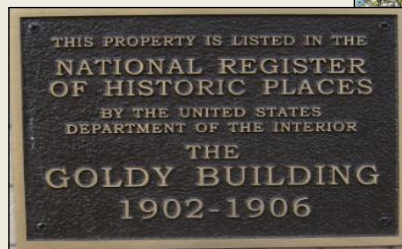
Chad Wiltrout met with a business owner who is interested in opening a Cigar Lounge/ Whiskey Bar in Medford. The desired site is the Hoover-Cooper Building located at 232 E. Main St. Lawrence Jewelers had operated at that location since 1964. The building is currently vacant. The State

responded that smoking indoors (commercial locations) is not allowed so this idea has come to a halt.



Downtown Market will close their doors early March, leaving the building at 123 W. Main (known as the Bohemian Club building) vacant. Sam has met with a realtor, that represents a potential purchaser, who is interested in converting the second floor to apartments.

Sam met with business owners who are Interested in opening a Filipino food restaurant in the Goldy Building, at 111 E. Main Street. He will work with the owners to help them remain within their budget and still meet the Building Code requirements.





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

| TASK | GOAL(S) | DEPARTMENT STAFF ASSIGNED | ANTICIPATED COMPLETION DATE |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------|-----------------------------|
| Destination Downtown Program | Downtown Revitalization | Sam Barnum | Ongoing |
| Member: Reimagine Medford Planning Committee (DMA) | Downtown 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 |

Building Safety Statistics and Development Information

- ❖ Developers submitted 24 new single family residential (SFR) permit applications, project valuation \$9,367,918
- ❖ Developers submitted 2 new commercial permit applications, project valuation \$684,959
- ❖ 230 building permits were generated, project valuation \$13,676,279

Permit Applications for Significant Developments

- ❖ Crunch Fitness, Biddle Road, project valuation \$1,837,321
- ❖ Copper Plank, N. Central Avenue, project valuation \$230,987
- ❖ Cookie Plug, Medford Center, project valuation \$124,568

Acquisition of Permits for Significant Developments

- ❖ Happy's Car Wash, Rossanley Drive, project valuation \$2,100,000

