



# OCTOBER 2023 MONTHLY UPDATE

## LA CLINICA - ACUTE CARE CLINIC OWNER: LA CLINICA HEALTH CARE



100 WATER STREET  
MEDFORD, OR  
97504  
TEL: 541.445.8300

100% CD SET



SHEET FORMAT - 24" X 36"

LA CLINICA - ACUTE CARE CLINIC  
NEW BUILDING  
OWNER: LA CLINICA HEALTH CARE  
SITE ADDRESS: MARKET STREET, MEDFORD OR 97504

COVER

PROJECT NO. Project Number  
ISSUE DATE: 09/27/2023  
SHEET

**G0.0**



La Clinica Acute Care Clinic  
638 Market Street  
Project Valuation: \$2,478,000

This facility is located near the Navigation Center. It will be a new 7,080 square foot outpatient acute care clinic. This clinic will provide short-term and immediate medical care.





### City Manager Information

- ❖ Sam Barnum and Chase Browning met with Fortify leadership to consult on project completion for the Loring and the Merrick.
- ❖ Sam continues to meet monthly with the Reimagine Medford group (facilitated by DMA) to discuss downtown spaces, parking availability, and to target the next tour area. The objective for participation in this group is to augment and benefit Building Safety's *Destination Downtown* program.
- ❖ Carol Wedman and Shannon Thorpe met with Finance and IT personnel to present options for supporting the potential new Business License Program fee structure; to include data collection methodology and transitioning to the new structure. Carol has met with several software vendors to find a program that can meet current online program functionality as well as collect the necessary data for the new fee structure.
- ❖ Sam, Carol, and Kimberly London hosted the Building Safety Department module of the Citizens' Academy. Evaluations came back with nearly all level 5 rankings. Attendees had very positive feedback about the presentations and activity.



- ❖ Sam continues to consult on the Navigation Center & Medical Respite project as well as for the Crossings.
- ❖ A sewer cross-connect was identified as being installed incorrectly, therefore sewage was being directed into the storm water system. Sam worked closely with Engineering to resolve the issue.
- ❖ The new Asante Rogue Regional Medical Center building has been issued a temporary Certificate of Occupancy. They can now begin to move in equipment. It is targeted to open the first week of February 2024.
- ❖ Holly Fay provided some (billable) ProjectDox software set-up assistance to Ashland. She is the Department's expert for this software product.





- ❖ Building Safety staff held a mini-pumpkin carving contest. A few sample pictures are shown below. The grand prize was a Forage Coffee gift card.



### *Development Update*

New commercial and new single-family development significantly slowed from previous months. In September there were 38 new family single residential permits applications submitted with a total project valuation of \$13,128,663. During the month of October, these numbers were just about half of the previous month's submittals. There were nine new commercial permit applications submitted in September with a total project valuation of \$4,860,515. In October there were five commercial project application submittals with a project valuation of less than one-million dollars. Overall permits, however, remain consistent in quantity and valuation from previous months. Only new construction seems to have slowed during October.

Per the November 2023 Dodge Data & Analytics report, the surge in mortgage rates presents affordability challenges for prospective homebuyers, increasing the cost and complexity of purchasing new homes.

Development beginning to slow down this time of year was more traditional nearly a decade ago. In at least the last seven years, development has held steady through the seasons. Staff is not concerned at this time but will be watching overall development/intake closely.





# MEDFORD BUILDING SAFETY

### Budget

None

### Potential Study Session & G-3 Topics

None

### Potential Upcoming Council Agenda Items

Building fee increase, Business License Fee Restructure, Rental Registration Program abolishment: November 16, 2023

Adoption of current Building Codes: TBD

### Information for Council

There were 67 new City of Medford business licenses/rental registrations issued in the month of September. 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
Consult on permit process for RCUCC project	Public Infrastructure	Sam Barnum Todd Travalini	December 2023
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. Meeting with Fortify for the Loring and the Merrick development.	Housing; Community Engagement	Sam Barnum	Ongoing
Consultation on Crossings project	Housing; Health & Safety	Sam Barnum	December 2023
Consultation on Navigation Center *Regularly consult with Zac and S & B James	Housing; Health & Safety	Sam Barnum	December 2023





*Building Safety Statistics and Development Information*

- ❖ Developers submitted 19 new single family residential (SFR) permit applications, project valuation \$6,877,555
- ❖ Developers submitted 5 new commercial permit applications, project valuation \$712,447
- ❖ 241 building permits were generated, project valuation \$23,915,559

*Permit Applications for Significant Developments*

- ❖ Urban Campground/Crossings (site-development), 846 W. McAndrews, project valuation \$1,147,248

*Acquisition of Permits for Significant Developments*

- ❖ LaClinica Acute Care Clinic, Market Street, project valuation \$2,478,000

