



SEPTEMBER 2024 MONTHLY

FEATURED PROJECTS:

The Medford Water Commission has submitted plans for their new site that will be located at 4677 Industry Drive. The new location will include the Administration and Operations Center, shown below; storage, decant, and vehicle buildings; and a canopy area for the fueling center. The total valuation of this project is \$11,423,472.96.

Medford Water Operation Center

Medford Water



4677 Industry Drive
Medford, Oregon 97501

Permit Set 09.11.2024

Soderstrom
Architect





HILLCREST HARDWARE EMARD PROPERTIES

ksw
ARCHITECTS

NO. 000000001
DATE: 01/14/2019
PROJECT: HILLCREST HARDWARE

PRELIMINARY
THIS IS AN UNFINISHED DESIGN
AND IS NOT TO BE USED FOR
CONSTRUCTION
OR FOR ANY OTHER
PURPOSES
WITHOUT THE WRITTEN
CONSENT OF ARCHITECT

NO. 00 SET

SHEET NUMBER: 001 OF 04
HILLCREST HARDWARE
NEW RETAIL BUILDING
EMARD PROPERTIES
PROJECT ADDRESS: 688 N. FOOTHILL ROAD, MEDFORD, OR

3-D VIEW

PROJECT NO.: 21019
ARCHITECT: KSW
DATE: 01/14/2019

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VIEW FROM THE NORTHWEST

HILLCREST HARDWARE: This new 15,210 square foot hardware store will be located at 688 N. Foothill Road. Additionally, there will be 4,446 square feet of covered, outdoor space that will include a plant nursery. Total project valuation is \$2,650,000.





City Manager Information

- ❖ Chad Wiltrout has resurrected regular meetings of the Oregon Code Forum. Several cities and counties across Oregon participate. There were 22 people in attendance. Chad leads this group in reviewing code and keeping forms consistent across the State.
- ❖ Building Safety staff have been very busy working out the bugs with the upgrade to the Community Development software and implementation of the new online payment and inspection portal. There have been a variety of issues that IT has been very responsive to and creative in developing workarounds for issues that there is not a current fix for. Staff has worked hard to maintain high customer service standards during this time.
- ❖ Sam Barnum has been working with Rogue Retreat to determine the best use of space for an area within the Kelly Shelter, on Market Street. Community Development Block Grant funding will support a remodel of 5,100 square feet of the facility to meet operation needs of service providers, outreach teams, partners, and clients.
- ❖ Sam met with Reid Murphy, of R. A. Murphy Construction, to aid in alleviating barriers for the development project at Navigator's Landing, on Airport Road. Building Safety staff continue to work closely with the developer to allow the project to progress while awaiting other department's approval.
- ❖ Sam and Brian Sjothun met with Joel Caswell, the owner of the former Fat City brick building located at 40 E. 10th Street. Discussion concentrated on meeting historic requirements and consultation was provided for the best use of space.
- ❖ Sam holds weekly Fire Station #15 meetings, currently with ORW (Architects) and Outlier (GC). This group is working on finalizing the plans for permit application submittal.

Budget

None

Potential Study Session & G-3 Topics

None

Potential Upcoming Council Agenda Items

None

Information for Council

There were 72 new City of Medford business licenses 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
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 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	City Center Revitalization	Sam Barnum	TBD
Project Manager: Fire Station #15	Health & Safety	Sam Barnum	2026

Building Safety Development Statistics

- ❖ Developers submitted 32 new single family residential (SFR) permit applications, project valuation \$8,940,283
- ❖ Developers submitted 9 new commercial permit applications, project valuation \$14,353,823
- ❖ 249 building permits were generated, project valuation \$15,549,308

Permit Applications for Significant Developments

- ❖ Hillcrest Hardware, Foothill Road, project valuation \$2,650,000
- ❖ Medford Water Commission, Industry Drive, project valuation \$11,423,472.96

Acquisition of Permits for Significant Developments

- ❖ 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

- First Quarter FY'25: 7.27 Days - State requirement: 15 business days

Average Residential initial plan review turnaround time for Building Safety

- First Quarter FY'25: 4.25 Days - State requirement: 10 business days

2023-2025 Performance Measure Statistics 9/30/24		
	Target	Y-T-D
Consult with downtown business/property owners to promote development in downtown spaces	1x/mo	37
Lead Town Halls with the development community: educational & informational	2x/yr	3
Lead Real Estate training courses	2x/yr	3
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 September 30, 2024 Biennial Comparison 62.5% 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)	53.1%	*Note	*Note		37.1%	48.4%	68.4%
BUILDING SAFETY (400)	57.7%	54.3%	56.6%		44.1%	40.0%	44.7%

*Notes: -As of FY 2021, BL wages and fringe benefits are currently supported out of Fund 400.

-BL M & S/Capital Outlay exceeds percentage of Y-T-D time expended slightly due to expenses paid for the new software implementation that accommodates the new BL fee structure. It will level out as the biennium progresses.

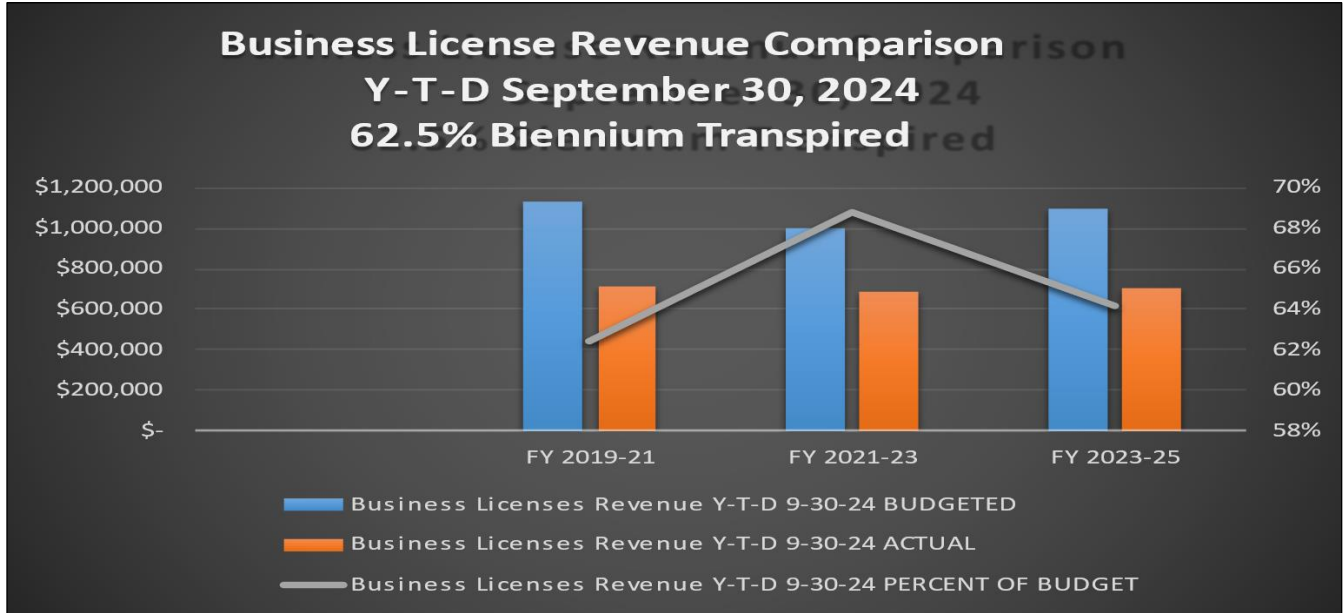




MEDFORD BUILDING SAFETY

Business License Revenues Y-T-D

Fund 100 Revenues



Building Safety Revenues Y-T-D

Fund 400 Revenues

