

November 2nd, 2015

Medford City Council
City of Medford, Lausmann Annex
200 Ivy Street
Medford, OR 97501

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Planning Dept.

Subject: File No. CPA 14-114, Assurances

Dear Honorable Mayor Wheeler and City Councilors,

As the principal owners of the MD-7 Urban Reserve Area (URA), it has come to our attention the City Council is looking for assurances from the owners who have made certain commitments relating to their specific URAs. In this regard, we have proposed to donate 1.5 acres of land for a municipal fire station and 3.5 acres of land to Kids Unlimited of Oregon (Naumes Park Conceptual Plan, October 2014).

However, it's important for the Council to understand the subject land donations are *not* being offered to "induce" MD-7's chances of being included into the City's Urban Growth Boundary. These lands are being donated because we sincerely believe it is appropriate and responsible land use planning to have such essential City services and amenities within a master planned community of 171 acres. That said, we are more than willing to provide such assurances by whatever reasonable means the Council deems is necessary, but to be clear, we are *not* expecting any special consideration due to the land donations and strongly contend MD-7 should stand on its own merits as it relates to the urbanization criteria established by the State of Oregon (Goal 14, OAR 660, Division 24) and the City of Medford (Urbanization Element, Section 1.2.3).

Further, the Naumes Park Conceptual Master Plan outlines the basics of a neo-traditional neighborhood pattern, including land use designations, connected streets, central parks and commercial areas – all of which are based on the City's adopted portion of the Greater Bear Creek Valley Regional Plan (RPS) as well as numerous City Comprehensive Plan goals and policies, with the intent to add evidence into the record that MD-7 also meets the required Performance Indicators (ORS 197.656(2)(B)(C) which include addressing mandated minimum densities, incorporating mixed-use pedestrian friendly designs, general transportation connectivity and required park/open space lands. Finally, substantial evidence has been submitted to the Planning Commission and City Council illustrating how MD-7 easily connects to essential services such as water, sewer, electric and transportation.

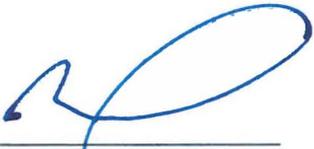
In regards to parks and open space, as the Council is aware, such parks and open spaces are also a requirement of the RPS plan in order to provide recreational amenities and add spatial relief as urbanization occurs. Throughout the development of the Conceptual Master Plan and the ESA process, there have been various meetings with the City's Parks and Recreation Commission and City Staff who were appreciative of an "integrated" parks and open space plan and that such

identified park lands were not remnant “leftovers or surplus” properties. With regard to the planned parks and open spaces within the Naumes Park Conceptual Master Plan, such lands *will also be dedicated by the owners* as urbanization occurs. To the question of who pays for their actual development and maintenance, the property owners would be willing to consider a provision similar to that adopted for the Southeast Medford Plan where Park System Development Charges (SDC) paid with each building permit are specifically applied to the dedicated parks within the MD-7 urbanized area.

References have also been made by property owners and proponents relating to “affordable” housing in the MD-7 area. These references relate to geography and market affordability as factual statistics show that West Medford has the most affordable housing stock in the City – for new or existing homes. MD-7’s relatively level topography and it’s overabundant connectivity to multiple sources of water, sewer and transportation infrastructure provide for construction costs to remain competitive and more affordable when compared to other URAs. It should not be construed to suggest Naumes Park will be a low income neighborhood or under any obligation to provide affordable housing beyond any other URA, but instead an integrated neighborhood development that offers competitive housing prices and a mixture of housing types (single-family, apartments, townhomes, etc.).

Overall, the owners contend MD-7 is a superior candidate to be considered for inclusion into the City’s Urban Growth Boundary as already recognized by City’s Planning Staff, Planning Commission and those members of the City Council who recently echoed this opinion during a Council hearing. The owners have put forward conclusive evidence that this urban reserve area exemplifies constructive land use planning as it relates to Statewide Planning Goals, Regional Problem Solving and the City’s Comprehensive Plan Policies and should be included within the City of Medford’s Urban Growth Boundary.

Respectfully,

By:  Date: 11.3.15
Lazaro Ayala, A&D Marsh Lane Property, LLC, Managing Partner

By: Michael D. Naumes Date: 11/3/15
Michael D. Naumes Naumes, Inc., President

By:  Date: 11/2/15
Rania Sawabini, Haya Enterprises, LLC, Managing Partner