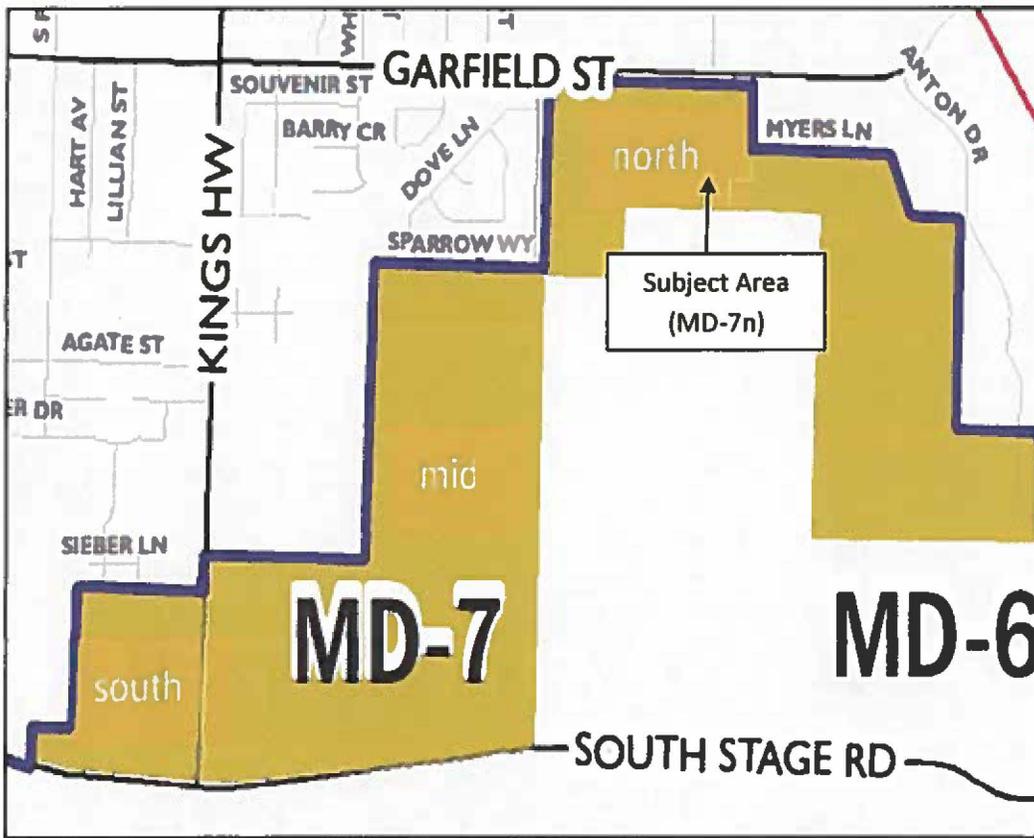


City of Medford
Mayor Gary Wheeler and Council
411 West 8th Street
Medford, OR 97501

Subject: File No. CPA 14-114, Urban Growth Boundary Amendment MD7-n

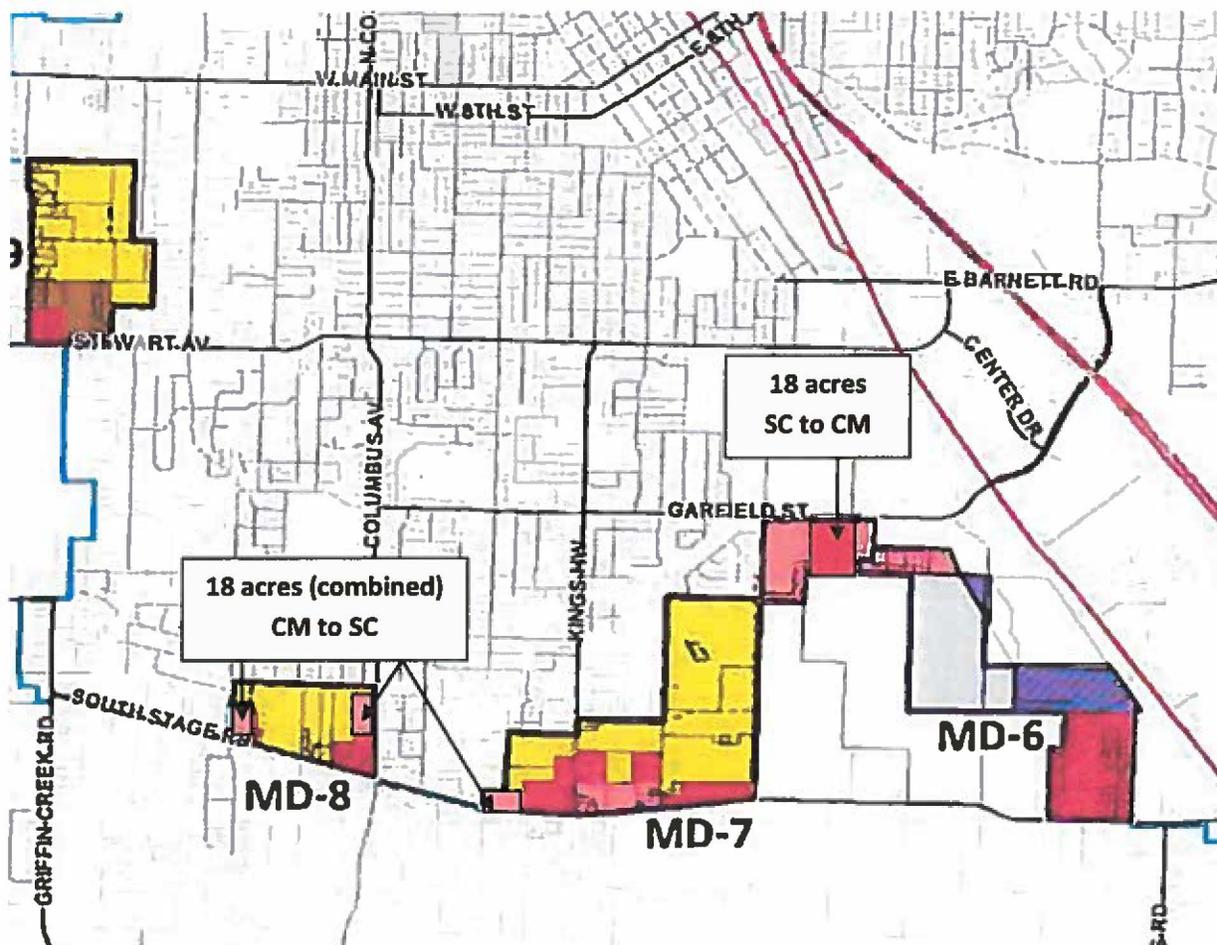
I own 18 acres located within proposed UGB area MD-7n (tax lot 371W31D 2400), shown on the map below. I would like to express my support and appreciation for Planning Commission and staff's recommendation to include MD-7n in Medford's UGB. I concur with their recommendation given the attributes listed below and hope you too will agree that this is a logical growth area for Medford.



However, my only request is that the proposed GLUP designation be changed to CM instead of CS. This property is better suited for CM uses as evidenced by the factors listed below and development patterns in the immediate area as shown in the neighborhood map attached below. We have already been in conversations with a large employment company with a strong interest in relocating to this location and CM zoning is necessary to accommodate their needs. I believe

there is more than adequate capacity in terms of transportation and services to accommodate CM uses.

I suggest swapping proposed GLUP designations with portions of MD-7mid and MD-8 equal to the required 18 acres to accommodate the prospective regional tenant. This could be accomplished by swapping proposed GLUP designation with MD-8 (approximately 6 acres on Orchard Home and South Stage and 5 acres on Columbus and South Stage) as well as MD-7 (approximately 7 acres east of Kings Highway on Sought Stage). In our communication with the Planning staff, they too have concurred with the proposal as long as the swapped acreage remains consistent.



Some of the various development attributes and characteristics offered by MD-7n in contrast to other areas are:

Proximity:

- MD-7n borders City limits along three sides;
- is less than ½ mile to Highway 99 I-5;
- is less than 1 mile to Downtown and Rogue Community College;

- is less than 1/4 mile from Harry & David, KOGAP's Stewart Meadow's Village, Wal-Mart and Fred Myer;
- is adjacent to Holly Street, a future Collector Street, intended to extend from Garfield Street to South Stage Road;
- provides a regional balance for employment uses, thus limiting excessive commutes;
- its intended employment use is generally more suitable when adjacent to agricultural land (southern boundary) and tends to have less conflict with agricultural operations;

Transportation:

- MD-7n fronts along Garfield Street, a Major Arterial street;
- Garfield Street is a direct link to both Highway 99 and I-5;
- due to the rapid commercial, industrial and residential development of the southwest area, there is a need for more connectivity between existing east-west arterials such as the extension of Holly Street to South Stage Road. The Holly Street connection will improve circulation and congestion in this area;
- inclusion of MD-7n and its eventual development will assist in the realignment and safety improvements of the unimproved portion of Myers Lane (see attached Conceptual Street Pattern Map);
- is located within a well established transportation network easily incrementally extended;
- is located in the southwest area of the City, generally unencumbered by traffic constraints;

Parcel Size:

- MD-7n consists of two parcels totaling 37 acres. Based on the recent ESA scoring maps, the parcels individually have a moderate score (3 - yellow), but combined the score would be increased to moderate high (4 - green);
- no physical components or constraints delineate two parcels allowing for a seamless development pattern. *Note:* the attached Conceptual Street Pattern Plan identifies a street along the southern boundary of the property which is intended to provide for logical street connectivity, but also an agricultural buffering opportunity.

Infrastructure:

- MD-7n has excellent infrastructure overall, including a 24" "gravity fed pressure zone" within Garfield Street which can easily accommodate the intended uses and minimal expense or right-of-way disturbance;
- sewer services are sized to 12" mains which can easily accommodate the build-out of the for its intended employment use;
- with the inclusion of MD-7mid to the south and the incremental infrastructure improvements associated with the Holly Street connection to South Stage Road, the upsizing of water and sewer service lines within the Holly Street right-of-way to accommodate the southern half of MD-7n is logical and cost efficient.

Economic:

- MD-7n has numerous economic advantages over other identified Urban Reserve Areas, including those previously noted such as existing infrastructure, existing and planned street connections, unencumbered transportation corridors, close proximity to major transportation corridors and existing commercial and employment centers;

- the parcel sizes, based on the attached MD7n Conceptual Street Pattern Map, illustrates possible large tracts of land appropriate to attract regional retailers, business professional offices and/or manufacturing technology space;



- is located in an area of the community with low to moderate income households often attractive to major employers and thus a reciprocal benefit for the community's job growth;
- is within close proximity to Rogue Community College, as well as Southern Oregon University, which can infuse inexpensive skilled labor to prospective employers;

Overall MD-7n is an ideal candidate based on the various factors noted above as well as those identified in the City's adopted Regional Plan Element. I respectfully ask for your vote of support for including MD-7n *and* amending its proposed GLUP designation from CS to CM for the reasons outlined in this letter.

Thank you for your consideration.

Sincerely,

Diana Desmond