

Mr. Mayor, Councilmen and Staff,

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Planning Dept.

My name is Ray White and along with my two brothers own appr. 24 acres in the south section of MD9. We have an "Office" at 4017 West Main Street.

Although I am not acquainted with the owners of the two small parcels located off N. Ross Lane and Rossanley Drive that are included in MD 9, we have had several meetings with the other owners of the large area which contains the lion's share of the developable property located in the area bordered by Oak Grove and Stewart Avenues.

All of these owners have agreed to cooperate, if selected to be included in the UGB not only with each other but with the City of Medford , to develop a plan that is compatible with the need to revitalize West Medford.

The need for affordable housing is obvious. It has to be one of the City's major goals. At the present time the lack of affordable housing is acute. Several people involved in landlord tenant law have told me that due to the tight market in affordable housing, evictions have increased measurably due to the higher rents that can be imposed due to the shortage.

But our vision is not to develop this land into an extension of some of the less desirable parts of West Medford. Our vision is to create a development that will revitalize the area and not allow the West Side to just be "the other side of the tracks".

At present MD9 is nearly surrounded with property either already in the city limits or include in the UGB. The only part that is not is west

across Oak Grove Ave., and a small area on the southwest side across from Stewart Av. The MD 9 south area has a logical boundary of Stewart Ave. to the south and Oak Grove Rd. to the west. The property to north is already in the city and largely developed with commercial uses and some new residential units. The area east is in the UGB already and largely developed with property abutting Lozier Lane.

In the ESA Scoring process MD9 received 5's in Proximity, Water, Sewer and Transportation. The only score lower than a 5 came in Parcel size which I assume was due to the fact that there are several owners. However, as I mentioned those with developable property, to my knowledge, uniformly favor inclusion. Also during the RPS process the residents along Stewart Ave. and Oak Grove were contacted and overwhelmingly supported inclusion in the UGB.

The area is close to South Medford High School and Oak Grove Elementary is just down the street. I have been in contact with the Medford School District and have been assured that they have plans to adjust as necessary to accommodate growth in the area. Therefore I do not believe that inclusion of MD 9 will require a large investment, if any, for the district.

As I mentioned all the infrastructure required is either already present on or adjacent to the properties. In addition, Lozier Lane is scheduled for improvements, I believe, beginning in the spring of 2016.

The proximity of the infrastructure, such as city water, public sewer and adequate roadways plus the fact that the land is level makes this an area that can be developed economically at a lower cost leading to more affordable housing .

We do not have a brochure or extensive development maps to enter into the record at this time. In reality the owners of the property in MD 9 do not presently have the resources to commission a detailed plot or development plan. In fact when we did contact planners and attorneys specializing in land use , it seems everybody already had conflicts that would prevent them from representing us.

However as the process moves along and MD 9 is included in the UGB, it would be likely to allow us to retain a planner or planners that would work with us **and** the City of Medford and their planners in developing an area that would absolutely be a positive factor for Medford and spur additional investment in the West Side. This could include infill in undeveloped property already in the City or in the UGB and will also encourage redevelopment of existing properties providing additional affordable housing.

It would also spur the businesses along W. Main including Sherm's Thunderbird, BiMart, the businesses that are in the Albertson's shopping center and many, many others, a number of which are within walking distance of MD9.

One other factor that I would like to mention is the recreational and exercise benefit of development which is needed as much if not more in the West side of town as it is in the East. I have noted that Lewis Park is located less than one-half a mile from the east boundary of MD 9. There is undeveloped property between Lewis Park and Lozier Lane that could be developed to join in with walking and biking trails through MD9 up to Oak Grove Rd. Headed further west is Madrona Lane which runs between Oak Grove Road and Arnold Lane. I generally travel Madrona Lane at least 3 times a week on my way out to my brother's

farm and orchard located at the corner of Arnold Lane and West Main and although Madrona Ln. is not proposed to be included in the city, I rarely see less than 3 people or groups of people walking or biking on Madrona. If MD9 was developed to include walking and biking trails it could extend recreational and exercise opportunities out toward Jacksonville.

Although my family enjoys farming, the extensive urbanization that surrounds MD 9 prevents us from continuing profitable farming operations in that particular area and has for several years. We, of course, would like to have MD 9 included in the UGB and believe its high ESA ratings, ease of development, the demonstrated need for affordable housing plus the likelihood that allowing development of this area would spur further economic benefits for West Side businesses compels the inclusion of MD 9 in the amended UGB.

Thank you very much for your time.

Raymond B. White on behalf of White Brothers, LLC