



## TWIN CREEKS DEVELOPMENT CO., LLC

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May 22, 2017

Tom Humphrey, Community Development Director  
City of Central Point  
140 South 3<sup>rd</sup> Street  
Central Point, OR 97502

Dear Tom:

The purpose of this letter is to request a clarification of the Twin Creeks TOD Master Plan relative to Exhibit 3, Circulation Plan specifically for the following properties:

- 37S 2W 03CA Tax Lot 1500 – Zoned Employment Commercial (EC)
- 37S 2W 03C Tax Lot 138 – Zoned Medium Mix Use Residential (MMR)

We would like shared access to be limited to use by emergency vehicles between these lots, which will be controlled by a fire access gate or other similar device. The basis of this request is that the Master Plan does not articulate a clear requirement for private shared access other than to illustrate a conceptual connection in Exhibit 3. If required to allow unlimited shared access, there are concerns that commercial traffic generated by a future land use on Tax Lot 1500 would be incompatible with and cause a safety hazard to future residents of the medium residential multifamily development on Tax Lot 138. By limiting access to emergency vehicles only, concerns about resident safety will be addressed.

If this clarification is deemed acceptable, access to Tax Lot 1500 will be limited to the intersection of Boulder Ridge Drive and Twin Creeks Crossing. As shown on Exhibit 3, this intersection is restricted to right-in/right-out turning movements due to its proximity to the rail crossing. We understand that limited access conditions will require a Traffic Impact Analysis for any potential future development. This may pose a challenge to future development and use of the site, which is acceptable to Twin Creeks Development, Co.

We request that the City accept this letter and justification as clarification that the internal circulation be provided for emergency vehicle access only. Pending approval of this request, Twin Creeks Development Co., current owner of the subject properties, agrees to record a shared access agreement reflecting the approved clarification.

If you have any questions, let me know.

Sincerely,

Bret Moore

Twin Creeks Development Co., LLC