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# Mail Tribune *Discover Life Daily*

## Development moves forward

*Revised application expected to be filed today for 77-acre residential, retail, office project near Stewart Meadows GC*

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By **Paris Achen**

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A revised application was expected to be filed today for a 77-acre residential, retail and office development to be built next to Stewart Meadows Golf Course in southwest Medford.

The Stewart Meadows Village development by Medford-based KOGAP Enterprises Inc. would be located between Central Oregon & Pacific Railroad tracks and the golf course, north of Garfield Street, south of Stewart, east of Myers Lane and west of Highway 99.

Although the \$200 million project previously was approved by the Medford Planning Commission, it had to be resubmitted to the city planning department because KOGAP decided to add about five acres of land to the development, change locations of some buildings and realign Myers Lane, said project architect David Wilkerson of Ogden Roemer Wilkerson Architecture of Medford.

The revised plan likely will go before the Planning Commission within a month.

The project includes 118 golf course-view apartment units for seniors, 72 apartments above offices and retail space and about 482,000 square feet of commercial space.

About 10,500 square feet of community space in the center of the development could be used as an outdoor market.

The plan has been in the works since May 2006 but was delayed for various reasons, including a requirement by the Oregon Department of Transportation that KOGAP submit a new traffic study.

The application is a glimmer of hope during a time when other developments locally and nationally have either stalled or been canceled because of the slipping economy. Locally, work on the multi-block Medford Commons redevelopment project in downtown was suspended indefinitely in August.

Edward Istel, KOGAP corporate development director, said the corporation would take "baby steps" on the project while keeping a close eye on the economy.

"We're going to play it by ear," Istel said.

The developers plan to build one component of the project at a time, starting with the realignment of Myers Lane, the rerouting of Hanson Creek running through the development and then, construction of the apartment complex for independent seniors and the retail space.

Under the new plan, Myers Lane will swing to the east of the golf course instead of running parallel to the course, as it does now.

Construction on the road is scheduled to begin in the spring, Wilkerson said.

Work on the senior apartments could begin as soon as fall 2009, he said.

The realignment of Myers Lane has allowed the developers to set apartments on the edge of the golf course with a view of a course.

"They could probably call for a golf cart to be pulled up to their apartment," Istel said.

The development will be pedestrian-friendly and scenic with paths carved out along the creek and retention ponds to capture storm water runoff, Istel said.

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