

September 30, 2011

Sandra Belson
Community Development Department
250 Highway 101
Florence, OR 97439-7628

RE: Expiration of Cannery Station Planned unit Development (PC 08 09 PUD 01)

Dear Sandra:

Due to tough economic times nationally and particularly in Oregon, we have not been able to develop the Cannery Station property. However, we are still interested in developing the property as set out in the Cannery Station preliminary PUD. As you know, the PUD is a broad vision for a pedestrian-friendly, mixed use village. We hope to move forward on this project in the next six months, although the sequence and timing of development depends heavily on the market demand for certain uses.

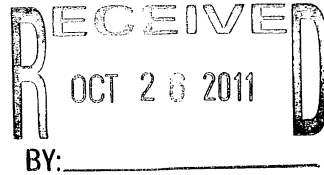
Enclosed is a check in the amount of \$500.00 for the required application fee to request a six-month extension to the approved preliminary PUD. Please send me notice of the Planning Commission public hearing at the address below.

Sincerely,

Teresa Bishow, AICP
Planning and Development Director



PC 11 12 EA 02



October 24, 2011

Florence Planning Commission
Florence City Hall
250 Highway 101
Florence, OR 97439

RE: Cannery Station Preliminary Planned unit Development (PC 08 09 PUD 01)

On September 30, 2011, Arlie & Company submitted a request for a six month extension to the approved Cannery Station Preliminary PUD. To reiterate, the primary basis for the extension is due to the challenging economic conditions. Granting an extension will help the project successfully stimulate local job growth, provide new housing for seniors and families, and create a new vibrant place for residents and tourists. This letter is written to provide additional rationale for granting the extension.

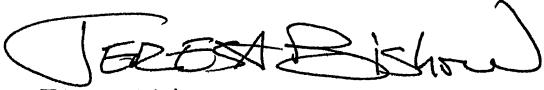
Cannery Station is located on a 17-acre vacant site at the southeast corner of Highway 101 and Munsel Lake Road, Assessor Map 18-12-14-20, Lot 700. Due to the size of the site and its location, the PUD process required extensive coordination between the City, the County and ODOT. The Planning Commission's approval of the Preliminary PUD provides a clear framework for future improvements to Munsel Lake Road and Highway 101 along with the efficient extension of public utilities. There have been no changes in circumstance that warrant a re-evaluation of these improvements.

Cannery Station is designed for a pedestrian-friendly, mixed use village. Based on the complexity of the project, the Planning Commission approved a ten year phased development plan for the project. It was recognized that the timing of development would rely heavily on market demand and the availability of private financing. The Planning Commission's approval of the Preliminary PUD establishes maximum land use intensities and requirements for open space between adjacent uses. There have been no plan amendments or zone changes on adjacent land that warrant a need to re-evaluate the planned mix of land uses.

The Cannery Station Preliminary PUD imposes certain conditions that must be met prior to submittal of the Final PUD. To the degree possible, Arlie & Company has worked diligently to address these items. Although our financial capability has been extremely limited due to the tough economy, we still retain our vision for the project.

Thank you for considering our request for a six month extension to the Cannery Station Preliminary PUD.

Sincerely,

A handwritten signature in black ink, appearing to read "TERESA Bishow". The signature is written in a cursive style with a large initial "T" and "B".

Teresa Bishow, AICP

Director of Planning and Development