



Medford Chamber of Commerce

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Dear Medford City Council and Community Development Board,

As previously shared, the Medford Chamber of Commerce is encouraged by the City Council's proposed zoning amendments designed to promote commercial growth and strengthen Medford's business environment. We appreciate your focus on ensuring that Medford remains a competitive and vibrant place to operate a business. Throughout this process, we have urged continued engagement with the business community and have offered detailed feedback. Some of our recommendations address specific revisions to the proposed zoning language, while others outline practical steps the City can take to mitigate impacts and better support businesses as these changes are implemented. For clarity, we have organized our comments accordingly.

MEDFORD SQUARE DISTRICT ZONING PROPOSAL

- Change Commercial Parking Garages to be an Allowable Use (I.1. Nonresidential and I.5)
- Provide incentivized zoning options for landlords who keep existing businesses as tenants

ACTIONS CITY SHOULD BE TAKING TO PREPARE FOR ZONING CHANGES

- Address parking concerns of existing businesses
- As we previously advised, existing small businesses are facing additional uncertainty with the zoning changes and will face potential displacement, higher rents and possibly lease termination or eviction. The City must take proactive steps to support these businesses and keep them in Medford.
- Develop and share your plan for attracting businesses into the first floor commercial space outlined in the Medford Square District zoning as well as the other districts.

MEMBER RECOMMENDATIONS

- Changed Mixed Use 1 to Mixed Use 2A
- Make firm commitment to rebuild the Governors Ave parking garage whether as a separate municipal structure or with private development above

Supporting existing businesses and attracting new businesses are not opposing strategies but rather necessary components to a vibrant Medford Square District.

Respectfully,

Laura O'Neill

Laura O'Neill, Executive Director, Medford Chamber of Commerce