

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

**Presentation Date:** 08/02/2016 **Approx Start Time:** 2:00 p.m. **Approx Length:** 60 minutes

**Presentation Title:** Stafford Landowners Association Presentation

**Department:** County Administration, Public and Government Affairs

**Presenters:** Dan Chandler and Gary Schmidt; John Fregonese and Don Hanson

**Other Invitees:** Barbara Cartmill, Martha Fritzie, Stephen Madkour

## WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

This is a presentation-only item related to the Metro Urban and Rural Reserves (MURR) remand.

## EXECUTIVE SUMMARY:

In February 2014, the Oregon Court of Appeals remanded Metro's Urban Reserve designation for the Stafford and Norwood Areas – Reserves 4A, B C and D. The remand was based on a successful challenge by the Cities of Tualatin and West Linn.

In response to the remand, Metro has adopted revised findings that it believes respond to issues raised in the Court of Appeals' decision. Metro has asked the County to co-adopt those revised findings, and submit them to the Court of Appeals.

The Stafford Hamlet, and at least one adjacent city are in support of the "Stafford Compromise" which was presented the Board of County Commissioners on May 3, 2016.

A group of landowners calling themselves the Stafford Landowners Association have requested the opportunity to make a presentation to the Commission, addressing an alternative land use scenario. The BCC has agreed to receive the presentation.

## FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget?  YES  NO

What is the cost? N/A

What is the funding source? N/A

## STRATEGIC PLAN ALIGNMENT:

### How does this item align with the County's Performance Clackamas goals?

The following goals are implicated by this presentation

- Grow a vibrant economy
  - By 2019, 10,000 family wage jobs will be created in Clackamas County.

- By 2019, wages earned in Clackamas County will be at or above the national average.
- By 2019, \$500 million in new capital asset investment will be realized within Clackamas County.
- By 2020, Clackamas County will have and maintain a 20-year supply of serviceable, non-retail employment land in the urban growth boundary.

**LEGAL/POLICY REQUIREMENTS:**

None

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

N/A

**OPTIONS:**

**Presentation-only item.**

**RECOMMENDATION:**

**None- this is a presentation-only item.**

**ATTACHMENTS:**

**THE PRESENTERS WILL BE PROVIDING ADDITIONAL MATERIALS. ANY ADDITIONAL MATERIALS WILL BE POSTED IN THE COUNTY WEB SITE NO LATER THAN MONDAY MORNING, AUGUST 1st.**

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_  
Department Director/Head Approval /ss/ Dan Chandler  
County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact Dan Chandler 503-724-5394
--

# Stafford Triangle Presentation Outline

## Clackamas County Board of Commissioners

July 12, 2016

The Stafford Land Owners Association (SLOA) represents a coalition of 85 long-time residents and property owners – many of whom are stewards to multiple properties. Together their aim is to shepherd this area and shape its future for the treasured place it is among a rapidly growing region.

SLOA members represent roughly 1,400 acres land. Relatively unconstrained and well located these lands encompass more than two-thirds of the area's housing capacity and four-fifths of the job capacity.

Our vision, sharing many points with others in the area is for a concept plan that:

- Preserves sensitive stream corridors, woodlands, and steeply sloped areas
- Focuses density in the most suitable areas – away from sensitive lands and separated from neighbors wanting to retain their rural character
- Establishes transition buffers at the edges of the existing UGB
- Creates a compact, walkable community for future residents and visitors
- Is cost effectively served by efficient extension of streets and other utility systems
- Can be implemented in incremental phases that are manageable and controlled by the county and cities involved
- Delivers to Clackamas County a complete community with great neighborhoods that respect the unique Stafford triangle setting

The SLOA plan leaves much of Stafford as-is and provides a buffer between The Wisteria and Hazellia neighborhoods. The Vineland, Ashdown Woods, and Tualatin Loop neighborhoods will provide a buffer transition to the cities of West Linn and Lake Oswego.

Growth would be focused toward Borland, Stafford and Rosemont Roads. Jobs would be located in the Borland area between the river and I-205. These newly developed areas would be built to an average of ten dwelling units per net developable residential acre – conserving land and making efficient use of infrastructure.

The plan would also provide the opportunity for public water and sewer service for the Mossy Brae and Shadow neighborhoods which are located along the Tualatin River.

### Next Steps:

The SLOA planning concept provides the County with a rare opportunity to develop and enhance a truly excellent and unique place. Realizing this vision will not happen overnight. The first step in moving this balanced planning approach forward is to engage the already funded transportation and utility study. The SLOA scenarios provide a launch point for the study. The analysis will put the County in the driver's seat, providing real data and enabling quality decision making based on facts. It will provide an opportunity to work with area service providers, engage the community, and work through the range of options to discover the appropriate levels of preservation and development and gain a true understanding of the Stafford area's potential.



*Clackamas County's  
Next Great Neighborhood*

# Statement of Intent

Many people are worried about the Stafford Triangle. Residents worry about changes to their beautiful and tranquil surroundings. Farmers worry about how to plan for their livelihoods and don't know if their farms will become future neighborhoods or if they should invest in their land. Others worry about whether the streams and forested areas will be there for future generations. Meanwhile, traffic is increasing and bringing congestion.

It is time for a regional discussion about the future of the Stafford Triangle. The Stafford Land Owners Association shares a vision for the area that:

- Is centered on environmental stewardship with a fabulous Greenbelt and protection of streams and steep sloped areas
- Preserves rural character for existing residential areas
- Creates a gradual transition from homes inside the UGB
- Focuses jobs and housing density near I-205

Our vision will help set a course for local and regional dialogue about long-term desires and near-term needs. The Stafford Triangle strikes a unique balance between the city and the country, and our plan fosters the best of both worlds. We know we should not be in Rural Reserve. However, when we are designated Urban Reserve, our status on the map is only the first step to developing a plan that builds upon the area's values and provides opportunities for its landowners.

## Background

Our basin, roughly 4,000 acres in size, is home to just over 2,200 people, more than many of Oregon's towns. We are blessed with beautiful rolling terrain, healthy wildlife corridors, and a little room to breathe. The mix of farm lands and rural homesites, connected by quiet winding roads, defines our special place.



*The basin already contains neighborhoods and commercial areas, but also has room to grow. Map of existing conditions and current lot pattern.*

As the region has grown, our location and easy access to I-205 have drawn attention. There was an attempt to bring land into the UGB in the Mid 1990s, but, state law at the time determined that soil quality for farming trumped other factors such as proximity to roads, sewer, water, etc. The Region's Urban Reserve decision was rejected partially because of the inclusion of the Stafford area and other farm-zoned lands, despite their readiness for urbanization.

In 2010, under new rules that allowed the region to consider these important factors, Metro designated the area an Urban Reserve. Urban Reserves are a crucial part of the land supply, and they are the first places considered when it's time to expand the UGB. Metro's decision was rejected as well, but through action of the state legislature, several similar areas with farm zoning in Washington County were added to the reserves or the UGB itself.

At present, South Hillsboro and other Washington County sites that were part of the decision are currently poised for development as a result of decisions made under the newer rules. Clackamas County and its cities are still working on solutions for the growing places within the County.

# Proposed Solution

## Natural Areas - streams, slopes, habitat

Roughly half of the area's 4,000 acres support the natural ecosystem and the scenic beauty of the area.

This 'greeninfrastructure' forms much of the framework of the Stafford Vision. The Tualatin River and the many tributaries are highlighted as places for preservation. Shaded streams in natural settings support water quality, fish, and other animals. The woodland habitat areas are home to birds, small mammals, and deer, providing needed refuge near city life. Natural areas can, in the right setting, also provide recreation opportunities, from paddling on the Tualatin River to walking along a river to river trail or nature paths for viewing wildlife.

## Rural Character

The rural character we treasure comes from the mix of homes, farms, and livestock in our scenic environment. People in existing rural neighborhoods will retain their small acreages, enjoying their rural setting and privacy. Some larger lots may have room for another house, but in general no significant changes will occur.

## Urban Edge Transition

Stafford is bounded near the top of the ridge by urban neighborhoods, overlooking the basin and beyond. Nobody wants to see new large groups of houses, side by side like marching soldiers moving down from those ridgetops. Existing rural neighborhoods near the boundary should stay as they are, loved by their owners, and providing a visual transition from the urban neighborhoods above. Areas next to the boundary with larger vacant properties would be great places for executive homes. These low-density neighborhoods, spaced farther apart than typical city-style homes, will provide a transition for the rural neighborhoods and valuable open spaces. There will also be glorious views of the countryside, a rare commodity in our increasingly developed region.

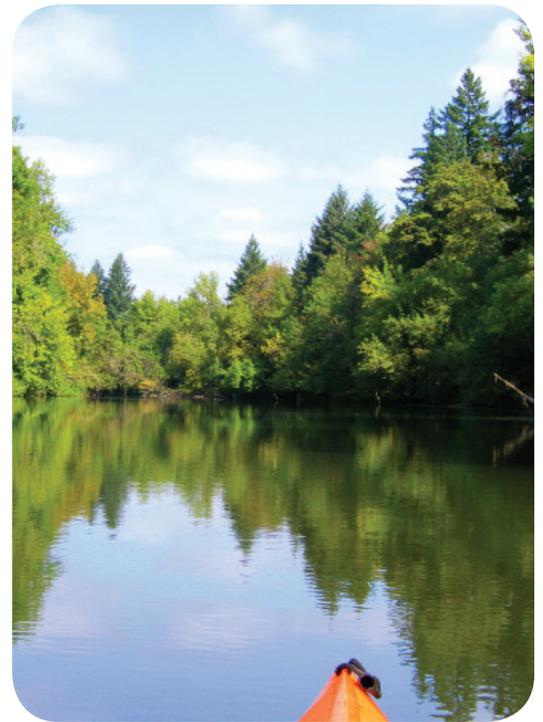
## Walkable Neighborhoods

South of Luscher Farm along Stafford and Johnson Roads lays an area with generally larger lots that is generally separated from existing rural development. This area can be home to a quality neighborhood with a variety of housing types, from mid-sized single-family homes to townhomes. These types of neighborhoods will be attractive to a wide range of people from young professionals and families to empty-nesters. This area will:

- Feature attractive streets, connected sidewalks and accessible parks for all
- Focus jobs and housing density near I-205

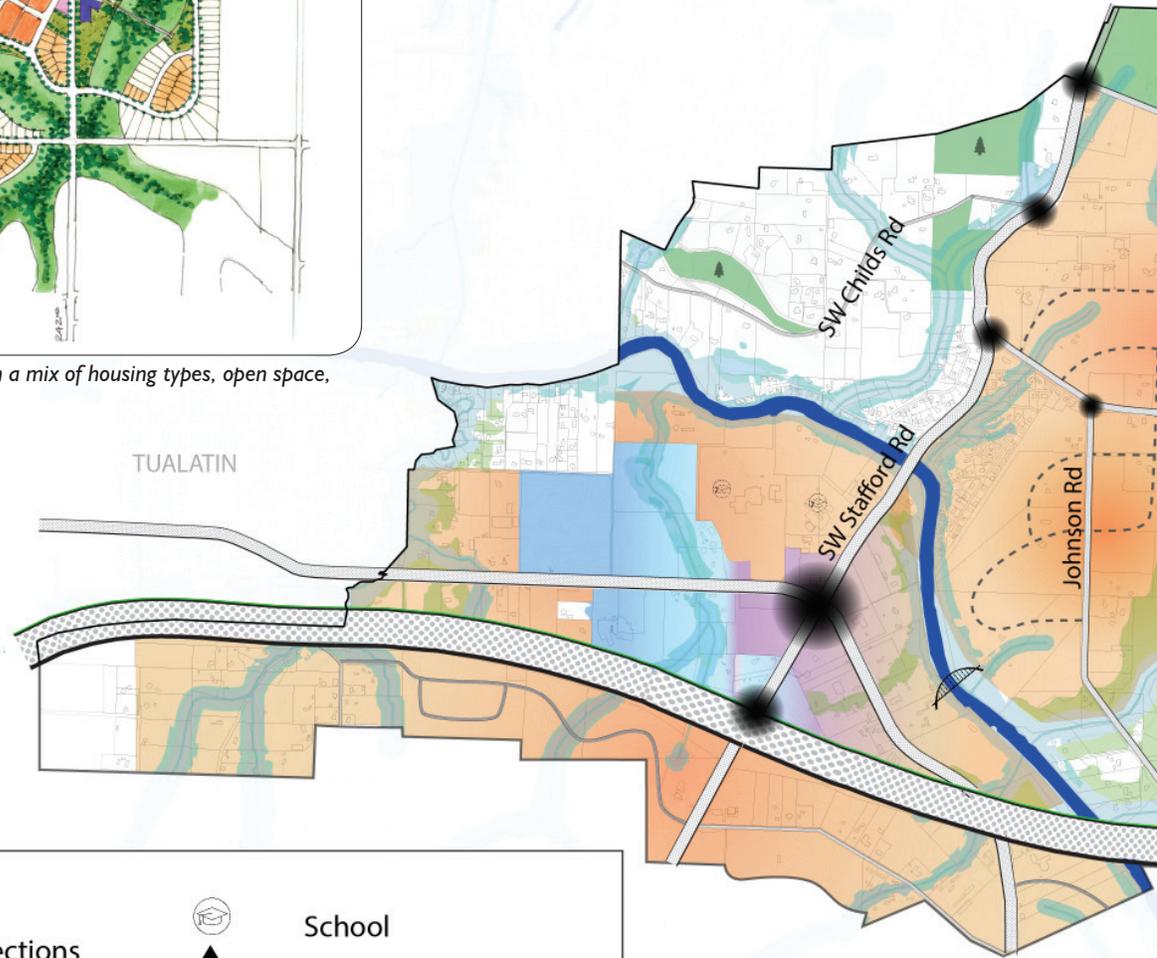
Lands closer to I-205 can provide room for needed jobs and higher density housing such as apartments or condos. The Stafford / Borland intersection could be home to a mix of shops, offices, and apartments. These developments will also help enhance the tax base that helps to fund roads, parks, and other needed improvements.

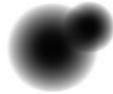
These are some of the flattest and most easily developed properties, and have great access to the freeway and Borland Road. These areas can be reached easily by car and could have enough activity to attract buses to transit stations at Oregon City and Tualatin. Separated from existing homes, concentrating development in this area will not threaten the livability of the basin's more rural neighborhoods.

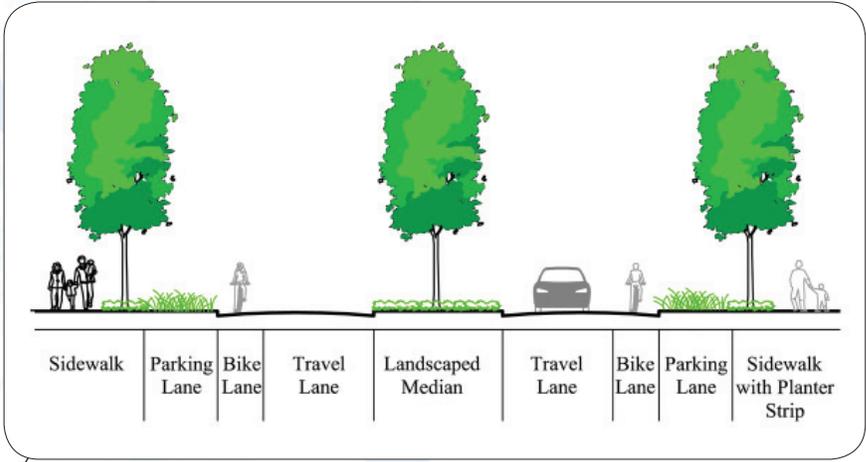
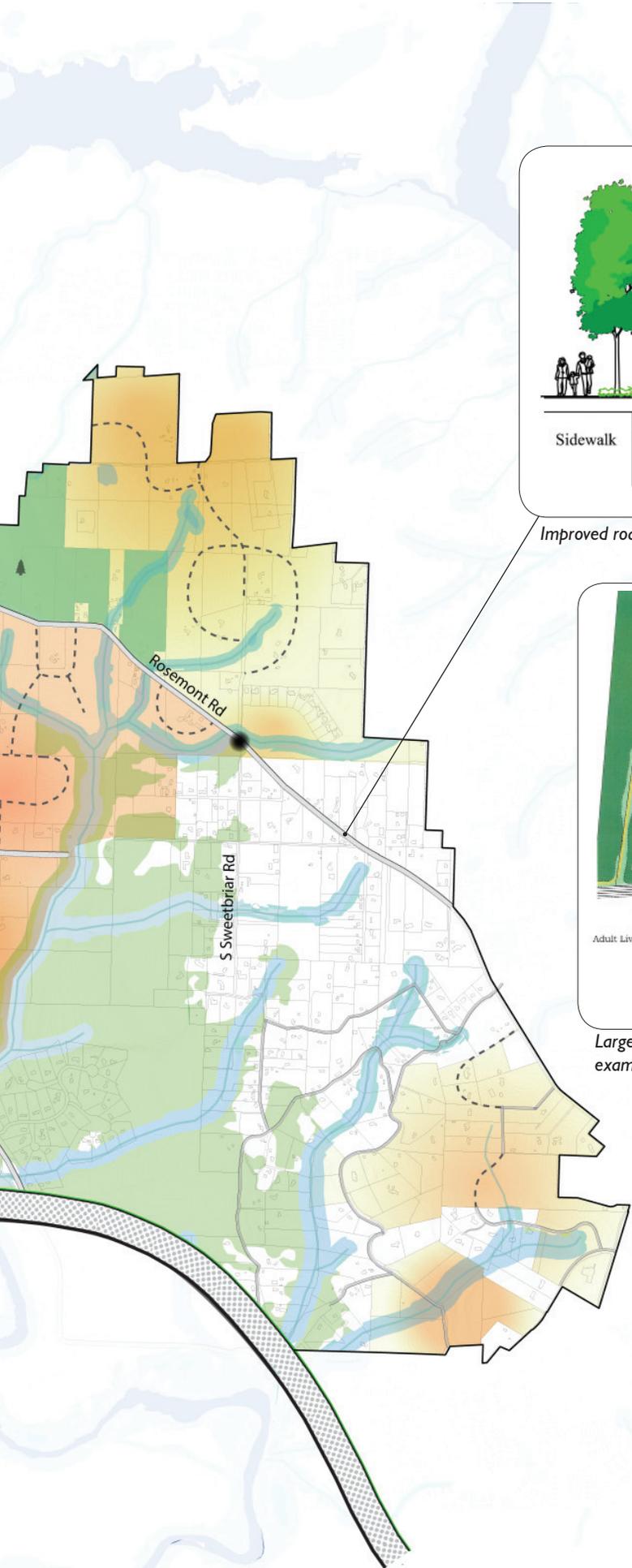




Walkable neighborhoods contain a mix of housing types, open space, and well connected streets.



KEY:			
	Key Intersections and Roundabouts		School
	I-205		Park
	Major Arterial		Potential Bridge
	Minor Arterial		Mixed Use Town Center
	Minor Collector		Employment
	Potential Roadways		Medium Density Walkable Neighborhood
			Low Density Neighborhoods



Improved roads enhance communities.



Larger properties provide more development possibilities.  
example: senior living community

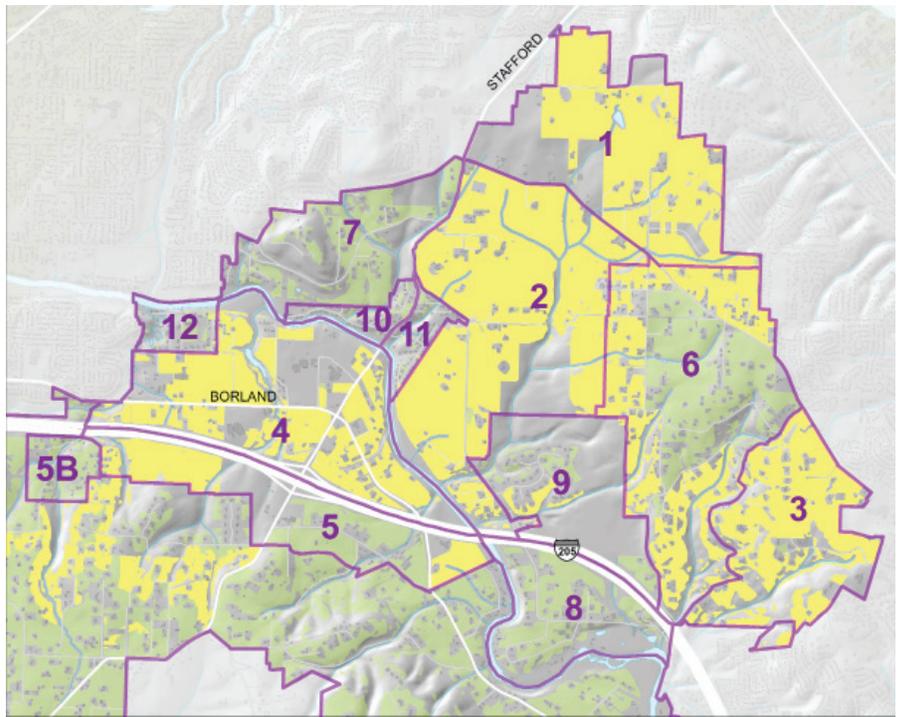
WEST LINN

# Making the Case

## Where will growth occur?

The Basin covers roughly 4,300 acres of land, of which just over 2,000 are considered buildable after accounting for existing homes, natural areas and steep slopes. Roughly half of this land is near rural homes and small farms whose owners are not looking to develop. The other half is on larger properties that are located close to major roadways. These larger properties can provide the places for all of the jobs and the majority of the housing that could come to Stafford. Owners of these lands are “Ready” to play their role in the County and Metro’s efforts to provide needed housing and room for jobs.

*For planning purposes the basin has been divided into smaller boundaries. The map to the right shows areas in which the ready lands are located.*



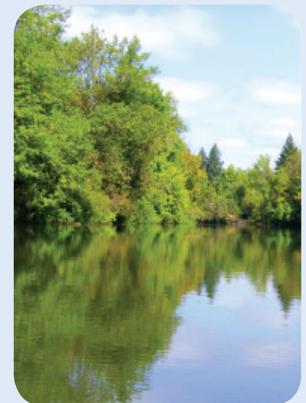
Green is vacant non-constrained land, yellow land owners are ready for growth.

## The Hamlet

A number of Clackamas County’s rural communities have banded together to form Hamlets. The Stafford Hamlet was formed as a way to give residents a voice in how the area will change and grow while retaining the unique character that define this great place.

That character includes:

- Preservation of open spaces, pastoral views, native and heritage trees, and wildlife
- Safe-guarding clean air and groundwater
- Visual connection with historical buildings, agriculture and livestock
- A safe, secure, serene environment
- Protecting the quality of the Tualatin River and its tributaries
- Having any future development being done thoughtfully, fairly, and in a balanced manner that helps build a strong community



Fanno farm house

The proposal for discussion builds from these goals and values. It describes a place that grows and changes, retaining the best of what we have today and capturing opportunities that will lead to an enhanced future.

LIVE

WORK

PLAY

## Rural Areas

Small acreage homesites will remain. In places there could be the ability to divide some larger lots for new homes while retaining the existing character.



## Lower Density Neighborhoods

The Metro Region has a limited supply of land for executive style housing. The higher elevations around Rosemont and Bergis Roads can provide room for these 3 to 5 unit per acre single-family neighborhoods, many of which with great sunset views. This also creates a more gradual transition from the neighborhoods of West Linn and Lake Oswego to the new Stafford Community.



## Medium Density Walkable Neighborhoods

The majority of the housing would come from traditional modern style neighborhoods. These neighborhoods are comprised mostly of single-family homes. They also include townhouses and, some low-rise apartments. The area between Stafford and Rosemont Roads is prime for this type of neighborhood.



## Mixed Use Town Center

A small Town Center provides the glue to bring neighborhoods together into a real community. Buildings would be expected to be two or three stories tall oriented in a main street atmosphere. The center would house shops and restaurants, offices and some housing units, either upstairs of businesses or in their own buildings.



## Office District

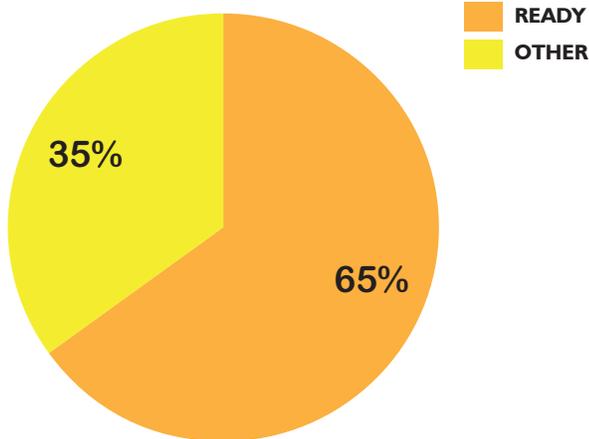
Taking advantage of proximity to I-205 and Borland Road there are roughly 70 acres of land that are targeted for jobs that are needed in the area. Office parks or flex space can attract a range of companies in an attractive and convenient setting.



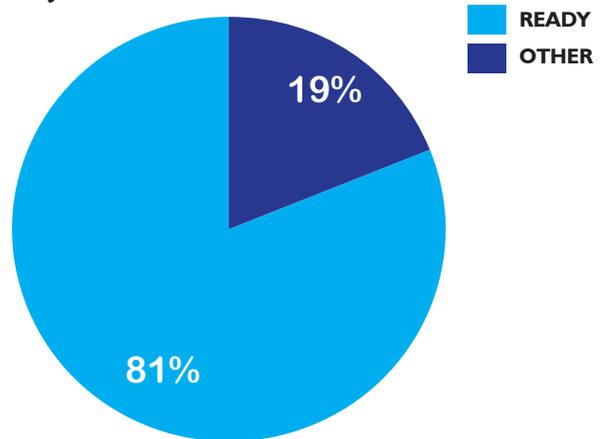
# Benefits of Urbanization

The future contained within this vision can provide room for over 8,100 jobs and the supportive new housing. The majority of the land and capacity exists within the Ready areas.

## HOUSING

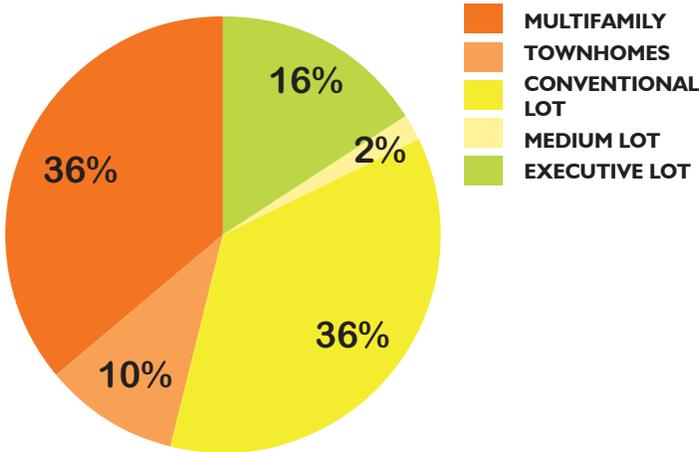


## JOB

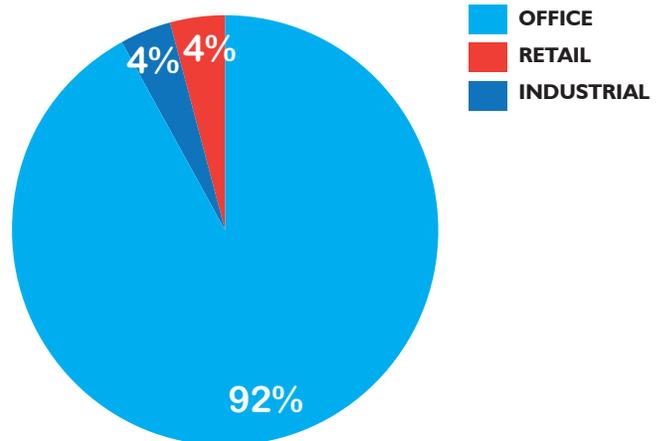


The large parcels of the Agreeable lands also provide the opportunity for efficient use of land and the ability to accommodate the wide range of housing types expected. Land assigned for jobs is focused primarily on office space with shopping allocated to the Town Center.

## HOUSING MIX



## EMPLOYMENT BY TYPE



The value of these private sector investments from opening the Stafford area to future growth could exceed \$3.7 billion dollars. \$2.5 billion of that is located on the ready lands where investment could happen the soonest.

## Next Steps

The primary factor limiting growth in the region's urbanizable areas has been the ability to plan and build roads and other needed infrastructure. Clackamas County recently received a regional grant to cover the costs of studying the transportation system. This process will allow for further testing of the vision, traffic analysis and planning and estimating the costs required to effectively serve the area with roads, trails and transit.

