

Clackamas County
Board of County Commissioners
2051 Kaen Road
Oregon City, OR 97045

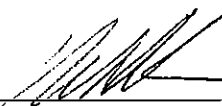
Dear Chair Lehan and Commissioners:

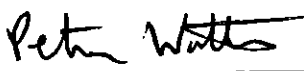
After over a decade of agreeing on very little, the Stafford Hamlet Board ("Hamlet"), the Clackamas County Business Alliance ("CCBA"), the Borland Neighborhood Association ("BNA") and the Stafford Land Owners Association ("SLOA") are all in agreement that the Stafford triangle needs to be planned, and that planning needs to occur as soon as possible. That is why we are asking the Clackamas County Board of County Commissioners, to advocate to Metro that Construction Excise Tax dollars be allocated for the planning of Stafford and other funds as needed.

Our groups came together when we learned that the City of Lake Oswego SDC's projected dense housing, at the top of the Stafford triangle. Although our groups have not always had a shared vision for Stafford, we were and are in complete agreement that that high density housing is completely inappropriate for the top of the triangle.

Over the ensuing months, through shared concerns and many conversations, we have learned that we agree on many of the elements that we think should be incorporated into the Stafford Plan. All of us agree that Borland Road needs to be the commercial center for the area, we want there to be a variety of housing with more density near I-205 and less density near the top of the triangle. We believe that there need to be adequate transportation options, that are flexible enough to prepare for whatever future transportation mode is needed. Finally, we believe that there are natural attributes to Stafford that should and must be saved. The latest trends show that urban farming can be successful and effectively feed many. That is why we believe that there should be opportunities for clustered housing with "commons" where food can be grown. Most of all, we agree that we want to plan and we want that planning process to start now.

We do not want to be the next Happy Valley, or Damascus. We want to be the first Stafford. While other groups have turned their backs on planning, we are advocating that the planning of Stafford start now. But, we cannot do this without CET funds from Metro and the support of the BCC. We are the people who have walked the hills and tilled the soil, and as such our voices need to be heard. We do not want a plan imposed upon us, we want to be active participants in the planning. At a time when we have finally come together, others seem intent on holding us back. With each day, week, month and year that we lose, the odds of a "one size fits all" plan being imposed upon us increase. It is for those reasons and many more that we ask that the BCC to confirm in writing that you will seek CET funds from Metro for the planning of Stafford.

By: 
Rob Fallow, BNA Board

By: 
Peter Watts, CCBA President

By: 
Herb Koss, SLOA President

By: _____
Dave Adams, Hamlet Board Chair