

July 26, 2024

Jessica Numanoglu, AICP
Director | Community Development Department
City of Lake Oswego
380 A Avenue
Lake Oswego OR 97034

via email: jnumanoglu@ci.oswego.or.us

Dear Jessica,

Thank you for taking time today to discuss our proposed residential community, located on Stafford Road across from Luscher Farms, which is completing its site planning phase. As we talked, my family lives in Lake Oswego and in the Palisade neighborhood and our family company, Stafford Land Holdings, LLC, is involved with an incredibly unique and exciting 6-acre housing redevelopment site on Stafford Rd. which is surrounded by existing City parks, open space and Lakeridge HS sports fields. As a follow-up to our conversation, we submit this letter to provide you with a bit of background on our project and a request to provide us with City feedback as we continue our forward progress.

Our Site

Residential sites of this size are increasingly scarce in Lake Oswego. At six acres, the site is large enough to accommodate housing variety, pedestrian connections, and open space, including an existing natural area at the southwest corner. In addition, the site is surrounded by recreational and public uses, parks, and natural areas, creating a buffer between proposed higher density development on the site and the surrounding low-density neighborhoods. Th. is convenient multimodal access via Stafford Road to the nearby neighborhood commercial area at McVey Avenue, to downtown Lake Oswego, and transportation and trail networks in the surrounding area.

Our Goal

Our goal with the Stafford Project is to directly address the well-documented housing needs of Lake Oswego by developing a diverse mix of housing types at a range of prices, including a component of condominium units and townhomes that are affordable to households making 80 percent or less of the County's median income and a component of age-restricted units.

To achieve this goal, a key factor in our proposed project is securing the commitment of an affordable housing partner. We are in the process of identifying a non-profit partner with expertise to help implement our vision of the project's affordable housing component. To clear this hurdle and successfully partner to deliver affordable housing is one of the primary reasons I am reaching out to you and the city for an expression of support at this juncture.

Our Process

Stafford Land Holdings' development process relies on a collaborative approach, and our core principles of sustainable development include gathering community input and balancing social needs, economic factors, and respect for the natural environment. We are



Real Estate & Construction Company

dedicated to providing much needed housing at price points that are more in reach for more existing and future Lake Oswego families.

We recognize the measures that the City of Lake Oswego is currently taking to address the local housing deficit, and this proposal is a culmination of months of research, planning and outreach to the community to identify the best ways to address Lake Oswego's housing affordability and availability issues.

Since August of last year, we have presented six (6) neighborhood outreach and visioning work-sessions discussing the full range of site design alternatives and City code details to gain valuable insights from the Palisades NA and Land Use Committee, other stakeholders, adjacent property owners, and area neighbors interested in the housing community we are proposing to build.

Our Vision

Through this collaborative process, we have arrived at a vision where the Palisades community and the city as a whole will be provided a MIX of residential housing types, including cottages, townhomes, condominiums and affordable units, all in a site design creating interconnected pedestrian pathways and common spaces that are integrated into the surrounding public open spaces and community uses.

Next Steps

To achieve our vision, involves rezoning allowing for the flexibility needed to provide a mix of housing types that will be affordable and attainable. This site offers a prime opportunity to provide a considerable number of ownership housing units, while achieving economies of scale not available on a smaller site. Importantly, though, those economies of scale provide only part of the needed support to bring this project and needed affordable housing to our community.

We know that the support of the City of Lake Oswego will be needed to achieve our vision. We look forward to working closely with the city to bring this unique proposal to fruition that benefits all Lake Oswego residents.

In closing, we are requesting a written response from you as to the City of Lake Oswego's universal support in bringing this project to reality. Would you please highlight in your letter the various affordable housing incentives that are available for projects of this type, including fee waivers, any opportunities City staff can provide for accelerating these types of projects, and the overall policy direction the City currently has for affordable housing production.

Sincerely,
Ken Allen
LEED Developer
Stafford Land Holdings, LLC

cc: Mr. Joe Buck, Lake Oswego Mayor
Lake Oswego City Councilors
Ms. Martha Bennett, Lake Oswego City Manager