

Testimony – HB 3211 – March 19, 2015

To: Oregon State House: Rural Communities, Land Use and Water Committee

My name is Rob Fallow. I am a property owner in the Borland area of Stafford and the Pres. of the Borland Neighborhood Association.

I am here to tell you of promises made and the promises broken. One by Metro right here to the Oregon Legislature in 2007.

For over the past thirty years, Metro has:

- Designated the Borland area as one of the prime areas for Urban Growth Boundary Expansion.
- Has designated Borland as a Tier 1 Urban Reserve, off and on, for over 20 years – it is the only remaining Tier 1 Urban Reserve in the Metro area that has not been added to the UGB. Note, this was the old – pre-2007 reserves process.
- Has enticed landowners to sell some of their prime lands and very reduced prices (along the Tualatin River for a proposed future Metro park) in the upcoming urban development area of Borland – they just forgot about the last part of the deal, bringing Borland into the UGB.
- Has promised both the 2007 Oregon Legislature and the Stafford area that it would be the next area brought into the UGB in return for the Stafford area agreeing to release and support the Reserves Bill (SB 1011) the Senate Committee had earlier voted to kill. Yes, Metro initiated Ord 071154 – we called it the Hostika Amendment - ; but alas, it was then withdrawn and Metro proceeded to forget about this promise then and now through two further cycles of inclusion review.

For over the past 30 years, we have heard the Cities say that they have to figure out the Transportation issues before they act on Borland/Stafford:

- Then they ignore us and do nothing.
- Well not nothing, but they build their mega-churches, schools, etc. here as we are slowly being urbanized as they say they want to keep their pastoral views – code for their private reserves made up of our private property.
- Has transportation capacity or inconvenience ever been an issue or has held up areas being added in Washington County where it remains, build and then support/fix.

In 1997, Metro had determined that they would be bringing in some of Stafford including Borland when a couple of the Cities again pleaded for more time to study this further. Metro said ok, but only until the next review in four years.

- Only Tualatin reacted. They did so in a meaningful way:
 - a. They hired Otak and EcoNW for about \$400,000 to study infrastructure requirements and revenue projections. – and you know what, the impact on Tualatin was minimal regarding transportation/traffic and the services could be provided for fifty cents for every \$ of revenue generated in taxes.
 - b. Mayor Ogden now has said that he needs more transportation studies – part of which is because he now wants a Kruse Way type of a development.
 - c. Tualatin to be the governance for Borland, but they have not lifted a finger to start anything to work with the property owners and County to get us

ready for this vision since 2000. They already studied it so this is not a rational reason for inaction.

We owners have paid for a vision / pre-concept plan by Leland Consulting (an international urban design firm) that even Metro planners have agreed is adequate for their rules to allow the inclusion of the area into the UGB. A pdf copy of the plan has been emailed to Rep. Clem. As both Lake Oswego and Tualatin are now calling for our area to be more Kruse Way in design (note they want to say what but not work to make it happen), we are open to this vision for Borland.

We have tried to work with the system and within the system. Been to meetings and watched areas not even considered prior to 2007 get included and we still sit not knowing to build or plant. We have cities that say they want us and tell others that now is not the time. We think that now is the time.

We have watched many owners pass away during these years of promises. They have been unable to plan for orderly retirement or estate planning in ways most others have. One of those testifying from the 2007 legislative Reserves process is not with us. There are a number with significant age related issues that no longer will be able to enjoy what rightfully should have been theirs these past decades. This is not the time for further delays, give our owners some resolution.

What we owners of Borland expect is followed up action to back up the promises. We cannot trust Metro for this. We are asking the Oregon Legislature to assure us reasonable property rights and a process that is not tied up in courts for the next decade.

Thank you.

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