

**Ordinance 2599 (LU 12-0032)**  
**Property Owner Information Meeting**  
**October, 4, 2012, 4:00-5:30 pm**  
**Council Chamber**

Attendees

Property owners: Gary and Betty Buford, property owners at 415 North State Street  
Rich Martin, property owner at 220 Foothills Road

Others: Peter Sweet, Member of the Foothills Urban Renewal Area Focus Group  
Mary Olson, City Councilor

Comments and Questions from Attendees

- Mr. and Mrs. Buford expressed the following concerns:
  - The Bufords do not want their property to be part of the new FMU district. They questioned why it was included.
  - The Bufords hold a permanent easement for ingress/egress over the planned extension of B Ave. for pedestrian steps. The easement provides access to their property and the City would have to buy the property to build the steps.
  - The Bufords do not object to an expansion of the Town Center to include the industrial property or property owner funded redevelopment.
  - They do not want to be part of an Urban Renewal District or a Local Improvement District.
  - Their current development provides affordable office space – they are concerned about where their 14 tenants will find affordable space if his access is eliminated and his building is purchased.
  - The City wants to control property on east side of State St. by putting FMU zoning on it but not allowing the same height as allowed in the FMU zone farther east.
  - The Foothills project is moving too fast, and the community does not have time to understand it.
  
- Councilor Olson stated that the MMA designation exempts the City from certain traffic analysis requirements. She stated concerns about the proposed approval timeline.
  
- Peter Sweet had the following comments/concerns:
  - He was concerned about the risks involved in creating an urban renewal district. The City should provide a list of the advantages and the risks involved in creating a Foothills urban renewal district.
  - He questioned the adequacy of the development feasibility analysis.
  - He questioned how sewer plant mitigation would be funded. Would mitigation be a rate-payer expense?

**EXHIBIT F-3**  
**LU 12-0032**

Questions to Address at the Public Hearing:

- Why are the Foothills district boundaries drawn to include State Street properties?
- What is dictating the approval timeline?
- What mitigation is proposed for Portland's sewer treatment plant and who will pay for it?
- What are the risks to the City with a new Foothills Urban Renewal District?
- Are there actual developers interested in redeveloping the Foothills District?
- Why not encourage good paying jobs in Foothills rather than providing housing and affordable housing, which will require the City to provide more services?
- What are the pros and cons of Foothills? What are the risks?