

STATE STREET LLC
415 North State Street – Lake Oswego, OR 97034

RECEIVED

Phone: (503) 635-3511

October 8, 2012

OCT 08 2012

City of Lake Oswego
Community Development Dept.

File: PC-8Oct2012

RE: Foothills Mixed Use and Related Amendments (LU 12-0032)

EXHIBIT G-6
LU 12-0032

Chair and Members of the Lake Oswego Planning Commission:

I appreciate the opportunity this evening to address you on the subject matter, which I would more appropriately refer to as the Foothills Folly. While I do not object to development of the Foothills property, I do object to the way the City of Lake Oswego, currently the 4 to 3 vote on City Council, is trying to push the matter ahead on a fast-track timetable, without properly researching all aspects of the proposed project. Is it perhaps that they are concerned with what may happen after the Election in November.

On Thursday, October 4, 2012, I attended an informational meeting with Denny Egner, Assistant Planning Director and Debra Andreades, Senior Planner, on proposed plan and code amendments needed to implement the Foothills Framework Plan. The purpose of the meeting was to provide property owners and interested citizens an informal opportunity to learn more about the proposed changes prior to a Planning Commission public hearing on the amendments scheduled for October 8, 2012, which is this evening. The only real and disappointing problem with the informational meeting is that City Staff, Denny and Debra did not have any real answers to my questions concerning the office building property at 415 North State Street.

During 2001, I attended meetings concerning the redevelopment of the Foothills District. In public meetings I spoke concerning my objection to being included within the Foothills District as I was not looking to redevelop the property at 415 North State Street to a residential high-density use, I was not in a zoning district which I desired to be changed; and, I was not in a flood plain which required special considerations for redevelopment. I further advised, the property at 415 North State Street was for an office building; and, the intent was that it remain for an office building; and, that it was not for sale.

Now, in 2012, the City is looking once again at including the office building at 415 North State Street in a zoning district to allow the development of land easterly of the railroad tracks, to the Willamette River, largely in a flood plain, for high-density residential use. The office building at 415 North State Street is West of the railroad tracks; and, not in the Foothills District.

At the October 4, 2012 meeting I asked questions concerning the impact of the Proposed Foothills Mixed Use Zone for the Foothills District on the office building at 415 North State Street, the impact of the proposed Willamette Steps on the Deeded Rights for Ingress-Egress to the office building at 415 North State Street, and other impacts on the office building at 415 North State Street. I received no rational answers to my questions of City Staff; and, finally a comment was made by Denny, "maybe the City will purchase the building". The only problem

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with that comment is that the building at 415 North State Street is not for sale; and, the building at 415 North State Street is the home of fourteen (14) small businesses in Lake Oswego which wish to remain at 415 North State Street..

My point in making these comments is that I do not feel that City Staff is properly answering the questions they should. They are trying to move ahead as fast as they can without answering questions from the citizenry and property owners which are concerned that they may; but, should not be adversely affected by redevelopment of the Foothills District, largely industrially zoned property within a flood plain. This is not the way to win support of the community.

Personally, while I am not opposed to development or redevelopment of land as I have been involved with land development for the past 40+ years as a civil engineer and surveyor, I am opposed to the over-reaching in that regard by the City of Lake Oswego for the Foothills District. It is my position that the development or redevelopment of land is something which should be undertaken by a developer when the time is right and there is a market for the product. I do not feel the time is right, I do not feel there is a market for the product; and, I think the City is spending more public monies than they should, on something which should be undertaken by the private sector; and, the City appears to be moving faster than they should, overlooking concerns of the citizenry.

Respectfully submitted
for
State Street LLC
Betty L. Buford, Member