



Memorandum

Date: May 12, 2009
To: Chris Jordan, City Manager
From: Chris Kerr, Acting Planning Director
Subject: More AP-09-02 and CUP-09-01 correspondence

Attached is correspondence received during May 11, 2009.

City Council review of Holiday Inn Express- May 11, 2009

Rec'd 5-11-09
Wk. session

Dear Honorable Mayor and City Councilors,

The possibility of a hotel, particularly in the Willamette area where tourists, travelers and family members could stay is certainly welcome. Such a sizable structure would definitely have a strong bearing in a community valued for natural beauty and historical characteristics. My hope for such a facility is that we use the utmost care to strive for the best outcome. I am concerned that for whatever reasons, several codes and criteria were either misunderstood or somehow overlooked. Thank you for providing your precious time and attention to review this application. I believe it will allow an opportunity to clarify the interpretation of the hardship clause and other code provisions for the sake of better planning for our city.

“We shape our buildings, thereafter, they shape us”... Winston Churchill

Fire safety

Turning to the January 6, 2009 Memorandum, following the order of issues raised by Associate planner Tom Soppe, the **fire code requirements** come first. If you read the Jan. 6, 2009 correspondence from Fire Marshall's office, Karen Mohling, it says, "The site plan is no better than before- there are several fire code requirements that are still not met that make it difficult to perform fire and rescue work at this site". Also, "Tualatin Valley Fire & Rescue does not endorse this proposal until the following items have been addressed and approved." Therefore, I strongly urge you not to approve this application without seeing a definite plan that satisfies the unmet safety criteria before you. Public safety is too important to be decided later outside of a public hearing, left to staff as proposed in condition of approval #9. If you call for a secondary evidentiary hearing for fire safety codes be sure to request an extension of 120 days.

According to a letter dated April 16, 2009, Tualatin Valley Fire and Rescue "does not endorse this proposal" until several items are addressed and approved. You must decide if it is reasonable to believe it is possible to meet fire safety standards considering several problems related to the limited area to provide fire safety access around the building.

Parking

A smaller and more sustainable LEED eligible building with underground parking would significantly reduce the area of disturbance and offer a more appealing configuration. Expansive parking lots are not encouraged in the Willamette Historic District. Also, without knowing the number of staff, it is unclear how many employee parking spaces are required according to Chapter 46 parking guidelines (46.090, A, 4.) (One space for each 2 employees)

Hardship Clause and Further Variances Requested

I agree with Mr. Soppe that the site must not be divided for the purpose of gaining more area of disturbance when there is actually one owner and one use for the lot. Therefore, **only up to 5000 square feet of disturbance** is allowed. However, I disagree with Soppe's opinion that the hardship clause was "clearly intended for residential lot situations". Chapter 32 applies to "**all zones and uses within the city**" (**CDC 32.020**). The hardship clause is intended to avoid situations that might deprive **all** use of a property as protected by the constitution. The constitution doesn't guarantee "economic viability", even though some people may think it should. Since the term "economically viable use" offers no parameters, we should compare the size of other businesses surviving nearby. They are all significantly smaller and may or may not have encroached into the wetland area. A smaller building just like the others in the area is certainly possible.

Who benefits from violating riparian codes that have been developed to provide safety? Riparian codes protect buildings from water damage and keep water moving from one site to the next safe for all those drinking it and living in it. Riparian codes require limiting disturbance to the greatest extent possible and restoration of disturbed sites such as this one. This is Bernert Creek, not a drainage way, just for the record.

CDC 32.090 (B) requires at least a **15 ft setback** on each side of a wetland, but the building comes closer. Considering recent flooding in the area, this makes no sense.. According to Soppe, the storm-water treatment facility is "located more than 25 ft within the water resource area." This also exceeds setback limits.

To address these two discrepancies, applicant inappropriately seeks further variances in CDC 75. This does not fit since variances in **CDC 75.060** are only allowed in the event of extraordinary circumstances that disallow a right enjoyed by other property owners surviving in the same zone or vicinity. This is a self imposed hardship. The city is not requiring a hotel; this is at the applicant's insistence. **See any big hotels nearby?**

The hardship clause requires evidence that this is the least amount of disturbance possible. If zoned **only** for a hotel the need to exceed the 5000 sq ft. limit would make sense. Oddly enough, **this commercial area is actually not zoned for a hotel. CDC 19.060 (20) requires a Conditional Use Permit for transient lodging according to Chapter 60**

Adequate Area

CDC 60.070 (1) (a-f) lists requirements for "adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses." **The site characteristics must be suitable to protect existing watercourses and natural features in the first place. This site is does not have adequate space for this size and use.**

DSL and Corp of Engineers Permit

The Jan 21, 2009 Planning Commission minutes bring up the issue of a Department of State Lands (DSL) permit. Soppe twice states that the wetland area is “too small to require a permit” and citing that the wetlands consultant determined the area is “less than one-tenth of an acre”. He conflicts with DSL's Dec. 13, 2007 letter which states that the wetland area is .25 acres. Although a permit is required to fill or excavate 50 cubic yards or more, the expected fill volume has not been addressed in the application. In addition, the sidewalk is not included in the mapped area calculated even though it directly impacts the stream.

Condition of Approval #4 requires DSL approval of the culvert replacement. The Dec. 13, '07 letter recommends the applicant work with DSL staff for “an appropriate site design before completing the city or county land use approval process”. The Schott and Associates Biologist and Wetland Specialist Nov. 2006 notes it as “preliminary” report to “use at your own risk unless reviewed by DSL.” Their report on page 189 speaks of slopes over 25%. This begs the question of which setback is required, 100ft or 200 ft?

Apparently DSL approval is incomplete. Considering the unusual extent of disturbance proposed, it is not important to require that this is addressed prior to any approval. Form the city.

Mitigation

Lastly, I must ask, is re-vegetating park area we already own an equal exchange for giving up Bernert Creek wetland and habitat area? We could use a hotel, but if it means exceeding the 5000sq ft hardship limit by over 4 times and then go beyond two other setback limits without justification, is this a good deal for our city?

Further Questions

Further questions arise from the mention by Peter Spir of a second stream in the Pre-ap letter. Also a question of whether the tree is protected beyond a 10' dripline according to 55.100, (B).(2) (b). Does this exceed the height limit to 56.5 ft by using semantics? Staircases are intended for human occupancy even when they are called towers. Is street loading space for commercial use is adequate according to 46.130?

I would love to see a hotel built somewhere in the future, hopefully with high LEED qualifications, underground parking, and designed to fit nicely with the Willamette Historical District...Maybe we also find a better location.

Thank you for your precious time considering my comments.

Sincerely, Teri Cummings

WestLinn Tidings

Now it's rain!

Flash flood deposits layer of sludge inside local businesses

BY KARA HANSEN

The West Linn Tidings, Jan 8, 2009

Shannon Anderson surveyed the damage to the business she opened more than three years ago.

"It absolutely destroyed the salon," she said, tears welling up in her eyes as she worked to sweep thick, sticky mud out the door with a push broom. "Everything is ruined."

Flooding late Thursday through early Friday morning soaked nearly everything inside Transition Salon. Muddy water also damaged two storage units that share the building, law offices nearby and a telecommunications facility next door, temporarily cutting phone and Internet service to about 200 Qwest customers.

The flood's source: a crippled drainage system on Interstate 205.

Relentless rain pounded the region last week, adding to snow melt already pooling on local roads.

On I-205, the resulting runoff rushed south toward West Linn. It was so strong, it eroded the 10th Street exit ramp's unpaved shoulder, eventually washing out material below the overpass, destroying the intersection's electrical system and clogging culverts necessary for drainage.

Water then spilled onto properties behind the washed-out exit on the north side of Willamette Falls Drive.

Although it had receded by Friday morning, the surge's force was evident by the disarray inside Transition Salon, located in a warehouse-style building in the Willamette neighborhood.

A loveseat was pushed to the opposite side of one of two rooms. In the back, a refrigerator lay on its side. A 4-foot-high water line on the building's exterior showed the flood's peak.

While Anderson believed the building was insured, her equipment and retail products were not. As damaged styling chairs, hair-processing heat lamps, retail products and electronic tools were stacked outside, she tearfully tallied the damage. Early estimates ranged from \$200,000 to \$500,000.

Helping remove equipment and shovel out mud was Steve Peake, a West Linn resident who rents a storage unit in the building. The loss was also a blow for his business, Peake Marketing, a manufacturer's representative firm.

"We lost all our records for the last seven years," Peake said.

Patti Skramturner's storage unit wasn't hit quite as hard.

"A lot of it is junk," she said, looking over furniture and boxes strewn inside.

But some belongings were worth more, such as air conditioning units stored for the winter. Others have sentimental value, like the antique heirloom trunk her great-grandmother carried from overseas when she emigrated from Ireland.

"One thing that's good is I had a bunch of paper I needed to shred," Skramturner said, pointing to



VERN UYETAKE / WEST LINN TIDINGS
Shannon Anderson, owner of Transition Salon in West Linn, works to shovel out a layer of mud from the floors of her business. A flash flood late last Thursday thanks to a failed drain on the 10th Street off ramp from I-205 caused between \$200,000 to \$500,000 of damage to the salon.

She wasn't sure whether any of the loss would be covered by insurance. The storage units are sublet from Anderson, who said the property is owned by Sally Hayward.

On Friday, all of the tenants lamented the lack of warning.

West Linn Police Sgt. Steve Taylor said after shutting down 10th Street he tried to contact Transition Salon, which had already succumbed to flooding by the time his shift ended at midnight. But no one answered, and he didn't have an emergency backup number.

However, Taylor did manage to contact Lawrence "Larry" Blunck, of the Blunck and Walhood law firm, which also backs I-205 near 10th Street.

Blunck dashed to the building, bringing family members along as reinforcements. His business partner did the same, and the group managed to move computers and other electrical equipment to higher ground.

Even so, loads of paperwork and carpets were ruined.

Blunck said the incident took them by surprise.

Although a seasonal stream cuts through the property below a steep, rocky wall, he said he's never worried about flooding in the 10 years he's worked there.

And there was no indication of the freeway ramp's imminent collapse when an attorney, working late, left the office that night.

"I don't know why there was such a sudden rush of water last night," Blunck said Friday. "Within two hours it went from not being a problem or worry to 14 inches of mud inside our building."

The Oregon Department of Transportation owns the freeway.

Spokesman Peter Murphy said the agency incorporates local weather and other environmental conditions into its plans, so ODOT officials were as surprised as everyone else when 1,500 feet of pavement gave way under heavy rains.

"There's been a serious amount of moisture there, some of which was in the form of snow and ice that was the most the Portland area has seen in 50 years," Murphy said. "We're in an extraordinary situation."

Down the road, transportation officials would likely reflect on what happened, Murphy said. For now, their top priority was to fix the southbound off-ramp at 10th Street.

Kerr Contractors Inc., hired by the state, worked 24 hours per day through the weekend to make the repairs, and the ramp was open to traffic Monday.

WestLinn Tidings

Waiting for help to come

The residents and business owners hit by a Jan. 1 flash flood are still waiting for assistance from city, insurance, state — anybody to offset the damage done

BY KARA HANSEN

The West Linn Tidings, Feb 19, 2009

More than a month after a crippled freeway drainage system sent water surging into buildings on Willamette Falls Drive, residents and business owners are still waiting for answers.

"I want to know who's going to pay for the damage," said Matt Altenhofen, who lives in the lower level of a duplex he shares with his brother, a house on the frontline of the Jan. 1 flash flood.

Heavy rain combined with melted snow and ice to wash out an unpaved ramp shoulder on Interstate 205 at 10th Street, sending debris into culverts and overloading the catch basins that usually collect stormwater.

The runoff spilled over a ditch that cuts between the freeway and a row of buildings on Willamette Falls Drive, pouring into one house, law offices, a salon, storage units and telecommunications facilities.

At the time, Altenhofen was watching TV. He and Maria Vgaal, also in the basement at the time, are still shocked by the flood's strength.

They said there was no time to dial 9-1-1, no time to cut the power.

"Water was up to our necks," Vgaal said. "It happened so fast, we didn't know what to do."

Vgaal and their dog, a "Cockapoo" mix, floated on a couch as Altenhofen struggled to push his way toward the stairs and back door.

He ended up tearing out an air conditioning unit and breaking a window so the pair could escape.

His cat, typically kept outside, was found dead down the road the following day.

"My cat died, and we almost died," Altenhofen said, surveying the damage recently. "I lost everything."

He said he didn't have any sort of flood coverage: "Why would I? This isn't a floodplain."

For him, the lack of a Dumpster on his family's property serves as a glaring reminder of his trouble finding help in the flood's aftermath, which damaged his possessions inside as well as a collection of antique cars and furniture stored out back.

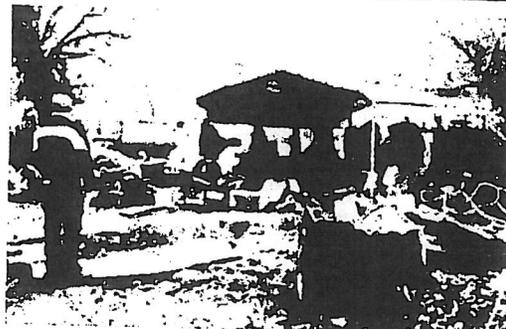
He said the city wouldn't donate use of a trash receptacle, the public works department wouldn't help with a pump and he's not sure how to navigate higher levels of bureaucracy.

"No one wants to take responsibility," Altenhofen said.

For others, the mess remaining is purely financial.

Shannon Anderson, owner of flood-damaged Transition Salon, said the city eventually provided a Dumpster for her to discard her ruined equipment and products. But her insurance has denied her coverage for an estimated \$40,000 in damages.

Her husband still has his job working for West Linn Refuse, but she's increasingly worried about



VERN UYETAKE / WEST LINN TIDINGS
Matt Altenhofen surveys debris left from a Jan. 1 flash flood that washed through his duplex and several surrounding businesses.

"I'm not asking for anything more than what I lost," she said. "We have late bills — I still have had to pay for the utilities. It's been an absolute nightmare."

City Finance Director Richard Seals said he's passed along some claims from residents to City County Insurance Services. The company didn't return calls to comment.

But most city officials point to the Oregon Department of Transportation as being responsible for the flood. The state owns the freeway where the drainage system clogged.

Oregon's Risk Management division would handle any of ODOT's claims, agency representatives said. They didn't offer any other information about the incident. The division didn't respond to requests for information by press time.

Salon owner Anderson hasn't had much luck either.

"The state got back to me to say they're looking into it. The city has yet to respond to me at all," she said. "Nobody seems to want to talk."

Anderson, a longtime West Linn resident who organized charitable activities at her salon and ended up sharing her Dumpster with others affected by the flood, feels let down by the situation.

"It's been a good month now," she said. "I just keep waiting."

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Soppe, Tom

From: Soppe, Tom
Sent: Monday, May 11, 2009 3:26 PM
To: Kerr, Chris
Subject: RE: State Lands

As we've discussed the proposal only develops in the actual creek/wetlands (as opposed to transition area) at the southeast corner including the public sidewalk and the south end of the walkway linking the hotel and street.

This encroachment appears to be approximately 725 square feet at the very most, which is less than 0.02 acres. Therefore impacts are less than 0.10 acres.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068

From: Kerr, Chris
Sent: Monday, May 11, 2009 2:53 PM
To: Soppe, Tom
Subject: FW: State Lands

Please add to the record

From: [REDACTED]
Sent: Monday, May 11, 2009 2:17 PM
To: Kerr, Chris
Subject: Fwd: State Lands

Mr. Kerr:

I forward you this correspondence between myself and the Oregon Department of State Lands regarding permits with DSL and the Army Corps of Engineers. Please submit it to the record for the Holiday Inn application file numbers AP-09-02 and CUP-09-01.

The applicant has not satisfied approval criteria CDC 32.070 (7) that requires evidence that a Joint Permit Application to the US Army Corps and Oregon DSL, if impacts to wetlands are greater than 0.10 acres has been submitted and accepted for review.

I first expressed my concern for this in my letter to the Planning Commission dated January 14, 2009, in the record for DR 08-01/VAR 08-01/WAP 08-01 and again in my letter to the City Council, dated February 6, 2009, asking for it to review the PC decision.

I contacted DSL for information because my concern was not addressed by the PC and is not addressed in the Staff Reports for either files for May 11, 2009.

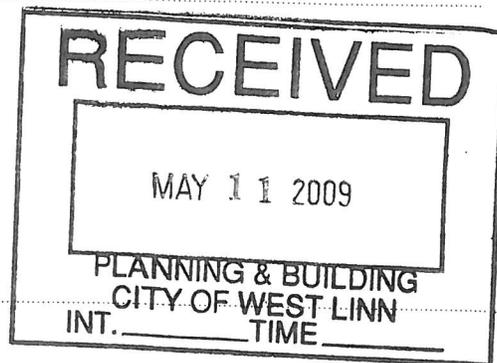
Thank you,

Karie Oakes

5/11/2009

Soppe, Tom

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Subject: FW: State Lands



Please add to the record

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I contacted DSL for information because my concern was not addressed by the PC and is not addressed in the Staff Reports for either files for May 11, 2009.

Thank you,

Karie Oakes

-----Original Message-----

From: KELLY Sarah <sarah.kelly@state.or.us>
To: [redacted]
Cc: Holm, James A NWP <James.A.Holm@usace.army.mil>
Sent: Mon, 11 May 2009 7:41 am
Subject: RE: State Lands

Karie,

Please see my responses below.

I understand from our conversation that the Department of State Lands requires a removal-fill permit when a project requires a total of 50 cubic yards or more of material be removed/filled from the waters of the state (wetlands and waterways). Correct. The Army Corps of Engineers requires a permit for

greater than 0.10 acres of material and a joint application for both permits is filed with DSL. The permit would need to be submitted to both the Corps and DSL as we issue separate permits. I have copied James Holm with the Corps so he can verify the acreage.

The Removal-Fill permit is issued for a project within the project site. I asked who is responsible for obtaining a permit for work in the public right of way in connection with the development of the property comprised of these tax lots. You replied that development of the property and the ROW improvements would be considered one project and that the developer would be responsible. By our rules this would be seen as one project if the work is being done by the same entity. If the ROW work would be performed by the City/County they could file a separate permit. I expressed my concern that the developer of this property has received a letter from DSL concurring the wetland boundaries only within the legal boundaries of the property. The developer, however, has proposed building a rain garden and sidewalk in the ROW that impact the wetlands there. You replied that the boundaries of the wetlands and creek within the ROW would have to be delineated and submitted to DSL for concurrence. If they are part of one project the entire area of impacts should be included in the delineation and permit application.

Are the DSL letters of concurrence necessary to apply for a Removal-Fill permit? They are not required when an application is submitted for review, however a permit will not be issued until we have concurred with the delineation.

Please let me know know if you need any additional clarification.

Sarah Kelly

Oregon Department of State Lands
775 Summer St. NE Suite 100
Salem, OR 97301-1279
(503) 986-5219 phone
(503) 378-4844 fax

From: [REDACTED]
Sent: Friday, May 08, 2009 6:50 PM
To: sarah.kelly@state.or.us
Subject: Re: State Lands

Ms. Kelly,

Thank you for your reply. Just to reiterate, would you please confirm that I have the following information correct?

I understand from our conversation that the Department of State Lands requires a removal-fill permit when a project requires a total of 50 cubic yards or more of material be removed/filled from the waters of the state. The Army Corps of Engineers requires a permit for greater than 0.10 acres of material and a joint application for both permits is filed with DSL.

The Removal-Fill permit is issued for a project within the project site. I asked who is responsible for obtaining a permit for work in the public right of way in connection with the development of the

5/11/2009

property comprised of these tax lots. You replied that development of the property and the ROW improvements would be considered one project and that the developer would be responsible.

I expressed my concern that the developer of this property has received a letter from DSL concurring the wetland boundaries only within the legal boundaries of the property. The developer, however, has proposed building a rain garden and sidewalk in the ROW that impact the wetlands there. You replied that the boundaries of the wetlands and creek within the ROW would have to be delineated and submitted to DSL for concurrence.

If you please, one more question: Are the DSL letters of concurrence necessary to apply for a Removal-Fill permit?

Thank you for your time. You've been most helpful.

Karie Oakes

-----Original Message-----

From: KELLY Sarah <sarah.kelly@state.or.us>

To: [REDACTED]

Sent: Fri, 8 May 2009 1:22 pm

Subject: State Lands

Ms. Oakes,

As we discussed earlier today, I was not able to find any evidence in our system that an application for wetland removal-fill has been submitted to us for any of the following properties.

T2S R1E Section 35D Lot 2000

T2S R1E Section 35DD Lots 3400 and 3500

Please let me know if I can be of any further assistance.

Sarah Kelly

Oregon Department of State Lands

775 Summer St. NE Suite 100

Salem, OR 97301-1279

(503) 986-5219 phone

(503) 378-4844 fax

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

5/11/2009

Soppe, Tom

From: Kerr, Chris
Sent: Friday, May 08, 2009 1:44 PM
To: vipul patel; David@meadsmith.com
Cc: Soppe, Tom; Jordan, Chris
Subject: holiday inn - Monday night meeting

Vic - For the hearing on Monday – based on general inquiries I have had from the Council –I think that you should be especially prepared to respond to questions related to the criterion in chapter 32 that states that “no other use could result in the economically viable use of the property.”

Also, I think it would be instructive to call me, or have your attorney call me, to discuss the procedural issues related to the hearing.

Thanks

Chris Kerr
Senior Planner

City of West Linn
22500 Salamo Road, Suite 1000
West Linn, OR 97068
503-723-2538
fax-503-656-4106

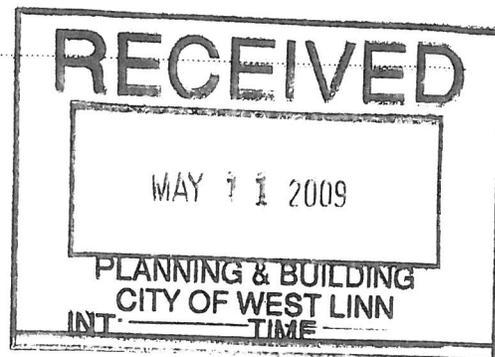
Soppe, Tom

From: Kerr, Chris
Sent: Monday, May 11, 2009 11:08 AM
To: Soppe, Tom
Subject: FW: Holiday Inn Chp 75 Table.xls
Attachments: Holiday Inn Chp 75 Table.xls

From: jkovash [mailto:jkovash@comcast.net]
Sent: Monday, May 11, 2009 11:06 AM
To: Kerr, Chris
Subject: Fw: Holiday Inn Chp 75 Table.xls

----- Original Message -----

From: GARY
To: 'John Kovash'
Sent: Sunday, May 10, 2009 4:46 PM
Subject: Holiday Inn Chp 75 Table.xls



Dear Councilor John Kovash,

Attached for your consideration and use is a matrix of property comparisons of site area and tax lot values in West Linn. From the poorly scanned documentation put out to the public, I have calculated the buildable area at the Holiday Inn, for purposes of applying 75.060. There are 3 sites I have identified that have square foot areas about equal to the buildable area identified in the site drawings.

No. 1, Foundation Real Estate, as you suggested, came in about equal to the proposed Holiday Inn site.

The building that contains the Chamber of Commerce is on a .04 acre lot and shares parking on 3 other lots. I thought it *may* be used as a comparison because the property layout uses 3 lots to support a single use.

75.060 THE APPROVAL CRITERIA

The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria are not met.

2. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity. (There are other properties in the vicinity that show the Holiday Inn, without a variance, possesses the same rights by owners of other properties.)

Sorry for getting this to you at the 11th hour. I did allow myself to get distracted on other issues involving the TSP, etc. And I also put CDC Section 99 ahead of this, as I have never analyzed the section under other applications I have reviewed.

This exercise of going into the Cackamas County GIS and mining data was a simple enough task that required all of about 30 minutes. I think I might have additional time to redirect or channel energies into a different direction if you need me to.

Warm Regards, and Happy Mothers Day to Merle,

Gary Hitesman

A dark, horizontal redacted area, likely covering a signature or contact information.

Chapter 75 Land Use Viability Analysis

		LOT 1	LOT 2
Proposed Holiday Inn	10,800 SF	5205	5424
		3002	4927
Buildable Area	6525 SF	2203	497
		\$ 100,000.00	

Other Businesses			Land \$	Building Value
1	1584 HOLLY ST WEST LINN, OR. 97068	6,098 SF	\$ 90,998.00	
2	5750 HOOD ST WEST LINN, OR. 97068	12,632 SF	\$ 65,254.00	
3	6105 WEST A ST WEST LINN, OR. 97068	7,840 SF	\$ 118,800.00	
4a	21420 WILLAMETTE DR WEST LINN, OR. 97068	1,742 SF	\$ 65,956.00	
b	6148 ELLIOTT ST WEST LINN, OR. 97068	2,613 SF	\$ 94,963.00	
c	6122 DAVENPORT ST WEST LINN, OR. 97068	5,663 SF	\$ 111,759.00	
	Total	10,018 SF	\$ 272,678.00	
5	18625 WILLAMETTE DR WEST LINN, OR. 97068	8,276 SF	\$ 142,010.00	
6	18615 WILLAMETTE DR WEST LINN, OR. 97068	5,227 SF	\$ 98,428.00	
7	2175 8TH CT WEST LINN, OR. 97068	7,840 SF	\$ 258,830.00	
8	1817 WILLAMETTE FALLS DR WEST LINN, OR. 97068	4,792 SF	\$ 77,748.00	

LOT 3	
	7080
	3255
	3825

	Use
\$ 1,213,480.00	Office(Building & Loan)
	5,000 SF Proposal Office(Coston Property) (Approved by CoWL; Currently @ LUBA)
\$ 748,160.00	Office
\$ 67,060.00	Office/Mixed Use/Shared Parking
\$ 97,700.00	
\$ 94,030.00	
\$ 258,790.00	
\$ 224,600.00	Commercial
\$ 555,510.00	Commercial
\$ 464,390.00	Retail/Commercial Oil Can Henry's
\$ 427,410.00	Downtown Willamette

