

STAFF REPORT FOR THE PLANNING COMMISSION

FILE NO: CUP-10-05/DR-10-13/MISC-10-28

HEARING DATE: March 2, 2011

REQUEST: Conditional Use Permit, Class I Design Review and Expansion or

Alteration of A Non-Conforming Structure to change the former church

at 2015 Eighth Avenue into a technical support/call center

APPROVAL CRITERIA: CDC Chapter 60 Conditional Use Permit; Chapter 55 Class I Design

Review; Chapter 66 Expansion and Alteration of a Non-Conforming

Structure

STAFF REPORT

PREPARED BY: Peter Spir (Associate Planner)

Planning Director's Initials City Engineer's Initials KQL

EXECUTIVE SUMMARY

Willamette Capital Investments is seeking approval of Conditional Use Permit (CUP), Class I Design Review, and expansion and alteration of a non-conforming use for the vacant structure at 2015 Eighth Avenue. The site was formerly occupied by the Willamette Christian Church. The property owners want to change the use from the former church occupancy to a technical support/call center with a total of 54 employees working on four shifts between 6:00 A.M. and 10:00 P.M. An estimated 10 to 20 employees will be scheduled for each shift. At most, 35-40 of the employees will be in the building at any one time. The site contains ample parking to meet the expected demand (see Finding 1).

The Willamette Neighborhood Mixed Use Transitional (MU) zone requires that "Professional and Administrative Services" obtain a CUP. No changes are proposed to the exterior of the building other than small light fixtures proposed to be mounted on the sides of the building and possible

ADA accessibility improvements required by the Building Official, such as modified door hardware. Interior modifications to meet ADA standards are also expected.

The structure is classified as a non-conforming structure under current regulations (CDC Chapter 66) by virtue of inadequate landscaping (see Finding 13), insufficient bicycle parking, (Finding 3), lack of conformance with some ADA standards (see Finding 10), and non-conformance with the architectural and dimensional standards of the Willamette Falls Drive Commercial Overlay zone and the MU zone (see Finding 13). As a non-conforming structure, the building may remain "as is" and thus is excused from meeting most of the aforementioned standards. However, under CDC Section 66.060, a change of use triggers compliance with off-street parking and loading requirements under CDC Chapter 46 and the circulation requirements of CDC Chapter 48. The applicant proposes to relocate and re-stripe the ADA parking spaces to conform to current standards. In addition, six bike stalls are required and at least one must be covered (see Findings 12 and 13 and proposed condition 3).

A significant aspect of this application is the proposed closing of an access driveway on Eighth Avenue as requested by Oregon Department of Transportation (ODOT) because it is too close to the intersection at 10th Street (see Finding 11). The access driveway will be relocated further east on Eighth Avenue. The changes to the point of access require Class I Design Review per CDC 55.020(K).

Potential impacts associated with this new use are limited to vehicle noise and headlight glare associated with the 6AM arrival of the first shift and the 10PM departure of the last shift. These impacts are expected to be minor and mitigated by the fact that the only adjacent use that could be impacted would be the house at 2005 Eighth Avenue which is 100 feet from the main entrance to the subject building. In addition to the distance, a row of 25 foot tall holly trees and a six-foot high fence on the property line should mitigate some of the impacts. Staff also notes that the site and surrounding uses are already impacted by traffic associated with I-205, Eighth Avenue, Willamette Falls Drive and nearby commercial and office uses.

Pursuant to CDC Section 99.060(D)(2)(b), the West Linn Historic Review Board (HRB) reviewed this application at their meeting on February 15, 2011. Per that section "[D] the Historic Review Board shall review an application for compliance with Chapters 25, 26 and 58, as applicable. The Historic Review Board shall have the authority to [2] make recommendations to the approval authority specified in this section regarding [b] major or minor remodel, alteration, or addition to a property within the Willamette Falls Drive Commercial District that is not a historic landmark or within the Willamette Historic District."

It was not a hearing. There was no testimony. Instead, it provided the opportunity for the HRB to provide comments and recommendations to the Planning Commission (see pages 8 and 10).

Staff has reviewed the applicant's proposal relative to all applicable requirements and finds that there are sufficient grounds for approval, subject to the proposed conditions of approval on pages 10 and 11.

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GENERAL INFORMATION

OWNER/

APPLICANT:

Willamette Capital Investments LLC

24979 SW Quarryview Drive

Wilsonville, OR. 97070

CONSULTANTS:

Cardno/ WRG

Mimi Doukas

5415 SW Westgate Drive Portland, OR. 97221

LOCATION:

2015 Eighth Avenue

LEGAL

DESCRIPTION:

Assessor's Map 31E-2BA Tax Lot 100

SITE SIZE:

.94 acres

ZONING:

Willamette Neighborhood Mixed Use Transitional (MU)

COMP PLAN

DESIGNATION:

Commercial

120-DAY PERIOD:

These applications were deemed complete on January 25, 2011. The 120-day period for making a decision will lapse on May 25, 2011. Therefore, all local review and appeals must be exhausted prior to that

date.

PUBLIC NOTICE:

Public notice was mailed to property owners within 500 feet of the property perimeter, the Oregon Department of Transportation (ODOT) and Neighborhood Associations on February 2, 2011. The site was posted on February 15, 2011. The West Linn Tidings published notice on February 17, 2011. Therefore, public notice requirements of Chapter 99 of the Community Development Code (CDC) have been satisfied. The applicant has satisfied the neighborhood meeting requirements of CDC

Section 99.038.

BACKGROUND

<u>Site Conditions</u>: The 40,909 square foot site was home to a church from 1962 until it moved to a new location. The structure's footprint occupies about 7,400 square feet. To the north and west is an asphalt parking lot (see the site photos below). A large maple tree is at the east side of the structure while two smaller maples flank the northwest side. There is a large grassy area to the northwest beside the intersection of 10th Street and Willamette Falls Drive. A fourth maple tree is at the extreme northwest corner of the parking lot near Eighth Avenue. The land slopes downhill at a gentle grade of six percent from Willamette Falls Drive to Eighth Avenue.





Aerial photo of property



South elevation of the church as seen from Willamette Falls Drive



Northwest elevation of the church



Northeast elevation of the church as seen from 10th Street

Surrounding Land Use and Zoning:

DIRECTION FROM SITE	LAND USE	ZONING
North	Commercial	General Commercial
East	Commercial	General Commercial
South	Office/Commercial	Mixed Use
West	Residence/Home Occupation/	MU
	Commercial	GC + WFDCD Overlay

The property is bounded by streets to the north, east and south and commercial/office buildings to the west. Specifically, Eighth Avenue lies to the north. It has a 60-foot wide right-of-way and a curb to curb width of 42 feet. From the back of curb is a four-foot wide planter strip filled with red lava rock. Behind that is a five-foot wide sidewalk. The sidewalk meanders at one point to the back of curb, apparently to accommodate a street tree that has since been removed. It has a number of broken sidewalk sections. Tenth Street to the east has a 70-foot right-of-way and is 42 feet wide from curb to curb. From the back of curb is a four-foot wide planter strip filled with some weed block plastic sheeting and bark mulch. Behind that is a five-foot wide sidewalk. The large maple tree at the east side of the subject site overhangs the sidewalk providing an attractive canopy.

To the south, lies Willamette Falls Drive. The street's design, which was the product of an early 1980's Federal "Block Grant", includes a 120-foot wide right-of-way and a 42-foot wide street with parallel frontage roads that accommodate street trees and offer room for on-street parking. At the intersection of Willamette Falls Drive and 10th Street there is a "bulb-out" with decorative concrete planter boxes and a bench (see the aerial photo above). The sidewalks are curb flush and just five feet wide with no planter strips. Some sections of the sidewalk are in very bad repair and could pose tripping hazards. To the west is a two story office/commercial building fronting Willamette Falls Drive and a house fronting on Eighth Avenue has been converted into an active home occupation.

The properties to the north and east are fully and intensively developed for commercial purposes including a Chevron Gas Station, McDonalds, a McMenamin's Pub and a host of similar uses. The nearest residential property is to the west on Eighth Avenue. A trophy making business operates from that address. Across Willamette Falls Drive are a number of homes that have been converted either wholly or partially into businesses.

<u>Project Description:</u> The applicant proposes to change the use of the former church to a technical support/call center. The proposed tenant, Carisbrook Technology LLC, would use the site for online and telephone technical and medical support for veterinary hospitals throughout the United States. The applicant states that there will be 54 employees working on four shifts between 6:00 A.M. and 10:00 P.M. The shifts will be as follows: 6:00 A.M. – 2:00 P.M., 8:00 A.M. – 5:00 P.M., 10:00 A.M. – 6:00 P.M., and 2:00 P.M. – 10:00 P.M. It is estimated that 10 to 20 employees will be scheduled for each shift and no more than 40 on site at any one time

during shift changes. The applicant proposes to relocate and restripe ADA parking spaces; relocate of an existing access driveway on Eighth Avenue; add security lights on the outside of the structure; and make interior and minor exterior modification (e.g., door handles) to comply with ADA requirements.

Public Comments: None received

Comments from Outside Agencies: Gail Curtis, and more recently, Sonya Kazen, also of ODOT, was extensively involved prior to the submittal of the application on the subject of 10th Street improvements. ODOT is expected to review the applicant's annual traffic report requirement discussed in condition of approval 4.

Comments from the West Linn Historic Review Board (HRB): At their meeting on February 16, 2011, the HRB discussed the proposal. The consensus was that the proposed use would have a positive influence on the Willamette District both financially and in terms of increasing the vitality of the street. It would have been good if the new tenants had proposed to re-paint the building since it is looking "tired" but the HRB recognized that the change of use does not require aesthetic changes and that the new tenants may get to that in the future after the interior/functional changes are completed. The HRB recommended approval of the application.

ANALYSIS

As previously noted, a CUP is required in the MU zone for "professional and administrative" uses. Approval is dependent upon whether possible impacts can be adequately mitigated. Ultimately, the proposed use needs to "fit" the location and be compatible with adjacent uses. The approval criteria for Conditional Uses are in CDC Section 60.070.

The proposed use is also subject to the development review provisions set forth in Chapter 55. Per CDC Section 55.020, only Class I (limited) Design Review is needed for the proposal since no changes to the exterior of the building will occur, except for the addition of lights and perhaps ADA compliant door handles.

The changes proposed or accepted at this time by the applicant include:

- Relocation of an existing access driveway on Eighth Avenue
- Relocated and striped ADA accessible parking spaces
- Improved security lighting
- Interior and exterior ADA improvements

The approval criteria for Class I Design Review are in CDC Section 55.090 and the approval criteria in Chapter 55 that relate specifically to the items listed above.

The existing structure/site is classified as a non-conforming structure under CDC Chapter 66 due to:

- Inadequate landscaping (see Finding 13);
- Non-compliance with the dimensional and architectural standards of the underlying MU zone and the Willamette Falls Drive Commercial Overlay zone (see Finding 13);
- · Non-compliance with ADA standards (see Finding 9); and
- No bicycle parking (see Findings 12 and 13).

The nonconforming landscaping, dimensional and architectural features and ADA noncompliance can continue. However, under CDC Section 66.060, a change of use of a nonconforming structures triggers compliance with off-street parking and loading requirements of CDC Chapter 46 and the circulation requirements of CDC Chapter 48.

CDC Section 46.140 exempts the Willamette Falls Commercial District from off-street parking requirements, including the subject site. However, bicycle parking is required at a rate of two spaces or .5 per 1,000 square feet of floor area whichever is greater (per the table under Section 55.195). With approximately 12,000 square feet of building a total of six bike stalls are required and at least one of these must be covered. Proposed conditional of approval 3 addresses that need.

The numerous dimensional and architectural standards of the MU zone (CDC section 59.070) and the Willamette Falls Drive Commercial Overlay zone are not met with this building which was constructed circa 1960, prior to these zones being established. Additions would have to conform to those standards but since no additions are proposed, the dimensional and architectural standards do not apply. The exemption to compliance can also be allowed if the decision making authority finds that the proposed changes do not change the non-conformity in an adverse manner.

Non-compliance with ADA accessibility requirements of CDC 55.100(K) has been noted. The applicant has already committed in the site plan to relocate and re-stripe ADA parking places. Remaining ADA issues are appropriately deferred to such time when the applicant applies for a building permit to do the internal repairs. At that time, the Building Official will require that up to 25% of the interior remodel cost be allocated to meeting ADA standards.

A Kittelson and Associates traffic study shows that the proposed use will generate 39 fewer daily trips than the former church. By keeping trip generation to levels lower or equal to the trip generation of the church, and thereby by not worsening the AM and PM peak period level of service on 10th Street, the applicant is not required to contribute to street improvements on 10th Street.

The relatively low trip reduction for the proposed use is due, in part, to the absence of customer traffic generated by the use and limited business traffic, including deliveries. Employee generated trips will be distributed over four shifts and staggered to avoid or minimize trips during AM and PM peak periods. To provide further assurance that estimated trip generation is not exceeded, the tenant agrees to implement a Traffic Demand Management

(TDM) plan. The TDM plan essentially restricts shift changes and breaks from occurring during PM peak periods (5PM-6PM) and it is incorporated in the recommended conditions of approval (see proposed condition 4) Consequently, no traffic/street improvements will be required of the applicant by the ODOT or the City.

CDC 48.060(C) allows driveways on local streets to as close as 35 feet from the intersection; however, ODOT specifically asked that the driveway on Eighth Avenue be relocated so as not to interfere with stacking of vehicles on Eighth Avenue at the 10th Street intersection. So although the current driveway is 76 feet from the intersection, it will be shifted to a location 205 feet west of the intersection. ODOT also requires that the relocated driveway be left turn only for exiting vehicles so as to minimize traffic at the 10th Street intersection and potential conflicts with traffic exiting driveways on the north side of Eighth Avenue. The relocated driveway will have the additional benefit of discouraging cut-through traffic which uses this parking lot to access the parking lots behind offices immediately west of the site.

Staff has reviewed the applicant's proposal relative to all applicable requirements and finds that there are sufficient grounds for approval, subject to the conditions listed below. See the following Supplementary Findings for details.

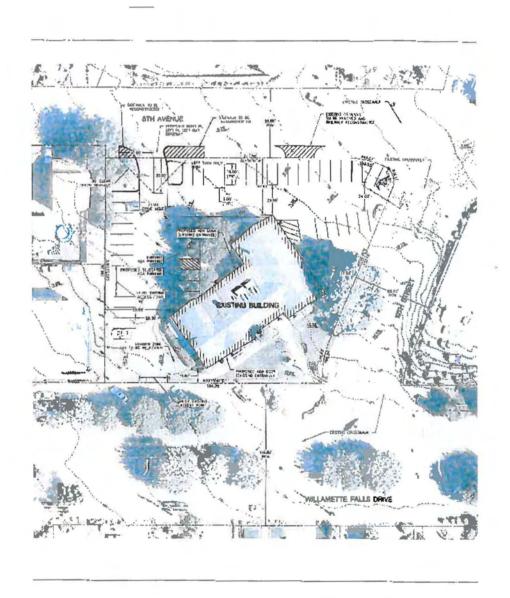
RECOMMENDATION

On February 15, 2011, the West Linn Historic Review Board, under the authority of CDC 99.060(D)(2)(b), convened and recommended that the Planning Commission approve this application based upon the findings in this staff report and the applicant's submittal, (PC-2) subject to the following conditions:

- Access. The existing access driveway on Eighth Avenue shall be relocated to a point on site at least 205 feet from the intersection of Eighth Avenue and 10th Street. It shall have a width of 24 feet and a left turn only exit sign posted. The existing driveway shall be removed and a curb installed with a sidewalk behind it to match the current sidewalk alignment. The applicant shall submit a site plan in conformance with this requirement for Planning Department approval prior to issuance of a building permit.
- Sidewalk. All sidewalk and existing ADA ramps on and abutting subject property that do
 not meet current ADA requirements must be replaced and/or reconstructed to meet
 current ADA requirements. Applicant shall replace all damaged sidewalk panels on site
 and in adjacent ROW.
- 3. <u>Bike Racks</u>. Bike racks with space for six bikes shall be installed in a location near the main building entrance that can be easily observed from the adjacent street and/or from inside the building. At least one bike rack space shall be covered.
- 4. <u>Traffic Study</u>. The applicant shall provide ODOT with a Traffic Demand Management plan; including an annual report to ODOT stating the current hours of operation, number of employees, shift scheduling and other trip generation characteristics. This

information will be used to demonstrate whether or not the proposed use's traffic counts are greater than the traffic generated by the previous church use particularly during AM and PM peak periods.

- 5. <u>Traffic.</u> Shift changes and breaks shall occur outside to the 5PM-6PM peak traffic period.
- 6. <u>Lighting</u>. The lighting plan, shown on the proposed site plan (C-100) shall be implemented as proposed and shall not produce off-site glare.
- 7. Approved Plan. The approved plan shall be the "Proposed Site Plan (C-100)".



Proposed Site Plan C-100 (reduced)

APPLICABLE REGULATIONS AND ASSOCIATED

SUPPLEMENTAL FINDINGS

CUP-10-05/DR-10-13/MISC-10-28

Staff recommends adoption of the findings contained within the applicant's submittal, with the following additions:

CHAPTER 60, CONDITIONAL USE.

60.070 APPROVAL STANDARDS AND CONDITIONS

- A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in Section 36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:
 - 1. The site size and dimensions provide:
 - Adequate area for the needs of the proposed use; and,
 - Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.

FINDING NO. 1:

To answer the question: Is there "Adequate area for the needs of the proposed use?" the spatial needs of this site can be broken down to the adequacy of the building size and adequacy of the parking. The building contains 12,000 square feet and was designed to accommodate a large number of parishioners. The technical support/call center will be operating in four shifts and, at any given time, a peak of 35-40 of the 54 employees will be in the building.

The proposal is exempt from meeting CDC Chapter 46 parking standards per CDC Section 46.140. That exemption aside, based on the standard that professional offices must have one space per 350 square feet, 34 parking spaces would be required (12,000 sq. ft./350 = 34.3). The existing parking lot has 40 spaces and there are an additional 7 spaces in the adjacent Willamette Falls Drive right-of-way. So there will be enough parking.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.

FINDING NO. 2:

With the proposed use being a technical support/call center occupied by a total of 54 employees over four shifts, with an estimated 10 to 20 employees per shift, the need is for a building big enough to accommodate that workforce. The 12,000 square foot structure appears

to be sufficient to house the proposed use. Apart from the fact that buildings in this area are exempt from the parking requirements, the existing parking lot accommodates 40 cars, 6 more than the parking standards require for such uses (although the site is exempt from the parking standards per CDC Section 46.140). The location, just off I-205, makes it easy to access. The site is also located in the Willamette Falls Drive Commercial Overlay zone and near the Historic District giving employees easy foot access to surrounding goods and services. The parcel has a gentle six percent slope with no impediments in terms of topography or natural features.

3. The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.

FINDING NO. 3:

Utilizing an existing structure to accommodate the proposed use is sustainable in terms of reusing the building, minimizing the consumption of building materials, and no increase in infrastructure needs or traffic load. In addition, this business will bring 54 jobs to West Linn and the Willamette area. It would reasonable to assume that the employees will frequent businesses in the area, bolstering the local economy. That speaks to Goal Nine: Economic Development of the adopted Comprehensive Plan. The applicant has provided additional review of the application within the context of the Comprehensive Plan.

4. Adequate public facilities will be available to provide service to the property at the time of occupancy.

FINDING NO. 4:

Adequate sewer and water facilities are already in place. No additional impermeable surfaces will be created so storm treatment and detention requirements are not triggered. The traffic study by Kittelson and Associates determined that the trip generation will not exceed the previous church use and no street improvements are required.

Gail Curtis of ODOT, in a September 1, 2010 e-mail to the City and the applicants stated that in order to be excused from improvements to 10th Street the applicant should provide ODOT with a Traffic Demand Management plan; including an annual report to ODOT stating the current hours of operation, number of employees, shift scheduling and other trip generation characteristics. This information will be used to determine whether or not the proposed use's traffic counts are greater than the traffic generated by the previous church use particularly during AM and PM peak periods. (see conditions of approval 4 and 5)

Some sections of sidewalks on and abutting the site need to be replaced or repaired in order to safely accommodate the anticipated pedestrian traffic generated by the proposed use. Selected sidewalk sections are recommended for repair as part of the conditions of approval.

7. The use will comply with the applicable policies of the Comprehensive Plan.

FINDING NO. 7.

The use complies with the applicable policies of the Comprehensive Plan, particularly Goal 9: Economic Development. The applicant has responded to this criterion.

CHAPTER 55, DESIGN REVIEW.

55.090 APPROVAL STANDARDS - CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

- A. The provisions of the following sections shall be met:
 - 1. Section 55.100 B (1-4) "Relationship to the natural physical environment" shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.
 - Section 55.100 B (5-6) "Architecture, et al" shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.
 - 3. Pursuant to Section 55.085, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

FINDING NO. 8:

Staff finds that the site is fully built out with no proposed changes except a relocated access driveway, additional security lighting, and re-striped ADA parking spaces, and installation of bike racks. Therefore "Relationship to the Natural Environment" and "Architecture, et al", do not apply.

55.100(C). Compatibility between adjoining uses, buffering, and screening.

- 1. In addition to the compatibility requirements contained in Chapter <u>24</u> CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:
- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.
- b. The size of the buffer required to achieve the purpose in terms of width and height.
 - c. The direction(s) from which buffering is needed.

- d. The required density of the buffering.
- e. Whether the viewer is stationary or mobile.

FINDING NO. 9

Potential impacts associated with this new use are limited to vehicle noise and headlight glare associated with the 6AM arrival of the first shift and the 10PM departure of the last shift. These impacts are expected to be minor and mitigated by the fact that the only adjacent use that could be impacted would be the house at 2005 Eighth Avenue which is 100 feet from the main entrance to the subject building. In addition to the distance, a row of 25 foot tall holly trees and a six-foot high fence on the property line should mitigate some of the impacts.





Staff also notes that the site and surrounding uses are already impacted by traffic associated with I-205, Eighth Avenue, Willamette Falls Drive and other adjacent commercial/office uses.

55.100(J) Crime prevention and safety/defensible space.

- 1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.
- 2. Interior laundry and service areas shall be located in a way that they can be observed by others.
- 3. Mail boxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.
- 4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.
- Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.
- Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person.
 All commercial, industrial, residential, and public facility projects

- undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omnidirectional lights of an ornamental nature may be used in general commercial districts only.
- 7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.
- 8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.

FINDING NO. 9

Staff finds that the current amount of transparency on the four elevations is adequate. The location of the building, surrounded by streets on three sides and with virtually no visual obstructions across most of the site, means that opportunities for surveillance of the parking lot and building from those streets and nearby buildings is excellent.

Most of the people coming and going to work will likely walk between the parking lot and the doorway on the west elevation. The area has reasonably good visibility; however at night time, the lighting is inadequate. Lights on surrounding streets are too far away to be effective. The applicant has sought to remedy this situation by adding security lights on the front and, in particular, the rear elevation.

55.100(K) Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

FINDING NO. 10

Although no exterior structural work is proposed and most of the inadequacies of the structure and site are excused under the non-conforming structure provisions, the building codes require that up to 25% of the cost of interior remodeling can be applied towards compliance with ADA standards. The Building Official, as part of the separate building permit process, will decide

what improvements shall be made to satisfy ADA requirement. The applicant will re-locate and re-stripe the ADA parking spaces.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

- A. Service drives for non-residential uses shall be fully improved with hard surface pavement:
 - With a minimum of 24-foot width when accommodating two-way traffic;
 or
 - 2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.
 - Meet the requirements of CDC 48.030(E)(3) through (6).
 - 4. Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.
- B. All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC 48.030(A). In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

- Minimum curb cut width shall be 16 feet.
- B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.
- C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:
 - 1. On an arterial when intersected by another arterial, 150 feet.
 - 2. On an arterial when intersected by a collector, 100 feet.
 - 3. On an arterial when intersected by a local street, 100 feet.
 - 4. On a collector when intersecting an arterial street, 100 feet.
 - 5. On a collector when intersected by another collector or local street, 35 feet.
 - 6. On a local street when intersecting any other street, 35 feet.

FINDING NO. 11:

CDC 48.060(C) allows driveways on local streets to be as close as 35 feet from the intersection; however, ODOT specifically asked that the driveway on Eighth Avenue be relocated so as not to interfere with stacking of vehicles on Eighth Avenue at the 10th Street intersection. Although

the current driveway is 76 feet from the intersection, it will be shifted to a location 205 feet west of the intersection. The access driveway will be 24 feet wide per code. ODOT also requires that the relocated driveway be left turn only for exiting vehicles. The applicant's proposal to make the driveway a "Left Turn Only" exit will also reduce traffic and stacking at the intersection (see Proposed Site Plan (C-100)).

46.140 EXEMPTIONS TO PARKING REQUIREMENTS

To facilitate the design requirements of Chapter 58 CDC, properties in the Willamette Falls Drive Commercial District/Overlay Zone, located between 10th and 16th Streets, shall be exempt from the requirements for off-street parking as identified in this chapter. Any off-street parking spaces provided shall be designed and installed per the dimensional standards of this code

46.150 DESIGN AND STANDARDS

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

A. Design standards.

- 1. "One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet). When multi-family parking stalls back onto a main driveway, the stalls shall be nine feet by 20 feet.
- Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and subsection B of this section and placed nearest to accessible building entryways and ramps.

D. Bicycle facilities and parking.

- 1. Provisions shall be made for pedestrian and bicycle ways if such facilities are shown on an adopted plan.
- Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks which accommodate bicyclist's locks securing the frame and both wheels. The bicycle parking shall be no more than 50 feet from the entrance to the building, well-lit, observable, and properly signed.
- 3. Bicycle parking must be provided in the following amounts: 2, or 0. 5 per 1,000 gross square feet, whichever is greater.

FINDING NO. 12:

The site is excused from providing parking per CDC section 46.140. The existing parking lot has 40 spaces, 6 more than would be required if the property was not in the Willamette Falls Drive Commercial Overlay zone. Once the existing driveway is replaced, new parking spaces (where

the old driveway was) will be striped per the dimensional standards above. Six bike parking spaces are required for the 12,000 square foot structure (per CDC Section 55.195). This need is addressed by proposed condition of approval 3.

Chapter 66.000, NON-CONFORMING STRUCTURES

66.010 PURPOSE

The zones applied within the City after the effective date of this Code may cause some existing structures to become non-conforming in terms of meeting the zone lot coverage, setback, parking, building height, or landscaping requirements. The purpose of this chapter is to permit these non-conforming structures to be used until they are destroyed or made conforming.

66.060 DISCONTINUANCE OR CHANGE OF CONFORMING USE IN A NON-CONFORMING STRUCTURE

Should the owner or occupant discontinue or change the use of a non-conforming structure, it shall be unlawful and a violation of this code to begin or maintain such altered use until the off-street parking spaces and loading area requirements of Chapter 46 CDC and the access, egress, and circulation requirements of Chapter 48 CDC are met, or until the appropriate approval authority under Chapter 99 CDC has approved the change.

66.080 ENLARGEMENT OR ALTERATION TO A NON-CONFORMING STRUCTURE: PROCESS AND APPROVAL STANDARDS

- B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:
 - If the enlargement, in and of itself, does not meet all provisions of the Code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of Section 99.060(B) is required subject to the following standards.
 - The enlargement or alteration will not change the non-conformity;
 and
 - b. All other applicable ordinance provisions will be met.

FINDING NO. 13:

The proposed technical support/call center is a non-conforming structure per the code because it does not meet the landscaping requirements of CDC Chapter 54. CDC Chapter 54 calls for 20% of the site to be landscaped. Staff finds that only 5,800 square feet of the site is landscaped yielding just 14% landscaping. The chapter also requires that the perimeter of the parking lot have a 15-foot wide landscaped buffer on Eighth Avenue and a ten-foot wide landscaped buffer on 10th Street and Willamette Falls Drive. There is not a landscaped buffer. A five-foot wide landscaped buffer is also required to the west. On the west edge, there are bark mulched areas available for landscaping but landscaping has not been installed. The chapter also

requires that 10% of the internal parking lot be landscaped and shall include five-foot wide treed landscaped islands after every 12th parking stall. There is no internal landscaping.

The site is also non-conforming in terms of bicycle parking. Bicycle parking is required at a rate of two spaces or .5 per 1,000 square feet of floor area whichever is greater per the table at the end of Chapter 55. With approximately 12,000 square feet of building a total of six bike stalls are required and at least one of these must be covered. This shortfall is addressed by proposed condition 1, pursuant to CDC Section 66.060.

The access, egress, and circulation requirements of Chapter 48 CDC are met as explained in Finding 11.

The numerous dimensional and architectural standards of the MU zone (CDC section 59.070) and the Willamette Falls Drive Commercial Overlay zone are not met with this building which was constructed circa 1960, prior to these zones being established. Additions would have to conform to those standards but since no additions are proposed, the dimensional and architectural standards do not apply. The exemption to compliance can also be allowed if the decision making authority finds that the proposed changes do not change the non-conformity in an adverse manner.

The building and site do not comply with ADA standards. The building will be brought into compliance as required by the Building Official.

Staff finds that changing the use will not change or increase the degree of non-conformity. In fact, given the reduced number of people using the building (compared to the church) the degree of non-conformity will actually decrease (e.g. ADA compliance, etc.). Therefore the criterion is met.

staff report 2009-CUP-10-05-feb16-morning

Exhibit PC-1 Staff Exhibits

From: CURTIS Gail E [mailto:Gail.E.CURTIS@odot.state.or.us]

Sent: Wednesday, September 01, 2010 4:37 PM

To: Pelz, Zach; Mimi Doukas; Marc Butorac; Patrick Hanlin; Alex Kiheri **Cc:** Spir, Peter; Wright, Dennis; Sonnen, John; TAYAR Abraham * Avi

Subject: RE: 10th and WF Drive

Hi All.

I would like to take the opportunity to recap the points of interest to ODOT from our meeting this p.m. plus make an additional request:

- 1. The additional request is that the crash history for the last 3 years be provided for 8th/10th Ave. intersection and the 10th and WFD intersection.
- 2. Sufficient documentation is needed to support trip generation based on the administration church activities about 12 months ago.
- 3. If the proposed use exceeds the church trip generation a traffic impact analysis will be needed to determine the impacts and proportional mitigation.
- 4. TDM measures are encouraged where shift changes occur off-peak.
- 5. Conditions discussed included:
 - limiting the circulation in and out of the site to avoid left-turns at 8th/10th intersection;
 - annual reporting on the number of employees per shift and shift hours; and
 - moving the driveway away from 10th.

Thank you for the early coordination. Please feel free to contact me with any concerns throughout the review process.

Gail Curtis, Senior Planner, AICP ODOT

Gail Curtis, Senior Planner, AICP, ODOT Region 1 123 NW Flanders Street Portland OR 97209-4012
Phone: 503-731-8206 FAX: 503-731-8259 gail.e.curtis@odot.state.or.us http://www.oregon.gov/ODOT/

Exhibit PC-2 Applicant's Submittal

Willamette Christian Church

Tax Lot 3S102BA00100 West Linn, Oregon

An Application For:

Conditional Use Permit, Class I Design Review, and Non-Conforming Structure Review

Resubmitted January 24, 2011

Applicant:

Willamette Capital Investments

24979 SW Quarryview Drive Wilsonville, Oregon 97070 Phone: (503) 407-8957

Prepared by:

Cardno WRG

Mimi Doukas, AICP, RLA 5415 SW Westgate Drive, Suite 100 Portland, Oregon 97221 Phone:503-419-2500

Fax: 503-419-2600

2109439000

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I. INTRODUCTION

General Information

Applicant: Willamette Capital Investments LLC

24979 SW Quarryview Drive Wilsonville, Oregon 97070

(503) 407-8957 Contact: Pat Hanlin

Applicant's Representative

Cardno WRG

5415 SW Westgate Drive; Suite

Portland, Oregon 97221 (503) 419-2500 phone (503) 419-2600 fax Contact: Mimi Doukas Mimi.Doukas@cardno.com

Tax Lot Information:

Tax Map 3S102BA00100

Location:

2014 Willamette Falls Drive

Current Zoning:

Mixed Use Transition, MU, Willamette Commercial Historic

Overlay Zone

Project Site Area:

0.94 Acres

Pre-application Date:

March 4, 2010, and September 9, 2010

SUMMARY OF PROPOSAL

Willamette Capital Investments LLC would like to obtain land use approvals to allow a proposed change of use for the existing Willamette Christian Church located at 2014 Willamette Falls Drive for a new office use. The new tenant is a very specialized technology support team, with three shifts between 6am and 10pm results in off-peak hour trips for the majority of the employees. This center provides phone support for clients across the country.

The support center plans to employ 42 staff members and 12 contract-to-hire staff, and plans to operate from 6:00 a.m. to 10:00 p.m. Four shifts will be used to cover the hours of operation: 6:00 a.m. - 2:00 p.m., 8:00 a.m. - 5:00 p.m., 10:00 a.m. - 6:00 p.m., and 2:00 p.m. - 10:00 p.m. It is estimated that 10 to 20 employees will be scheduled for each shift. The table below describes the employee breakdown assumed for each shift:

WORK SHIFT BREAKDOWN

Shift	Number of Employees & Employee Type
6:00 am - 2:00 pm	15 Support oriented staff members (computer and phone support resources)
8:00 am - 5:00 pm	10 non-support oriented staff members (accounting, managerial, human resources, etc.)
10:00 am - 6:00 pm	15 – 20 Support oriented staff members (computer and phone support resources)
2:00 pm - 10:00 pm	10 Support oriented staff members (computer and phone support resources)

This proposal will require a Conditional Use Permit, Class I Design Review, Non-Conforming Structure permit. Very minimal changes are proposed for the site, as required by the City for the change in use. The access drive on the north side of the property is proposed to be relocated to the west to provide more distance from the intersection of 10th Street and 8th Avenue, as requested by ODOT.

The requested applications include:

- a "Change of Conforming Use in a Non-Conforming Structure" 66.060, subject to upgrades to the off-street parking and loading requirements of Chapter 46, and the access & circulation requirements of Chapter 48, and landscape standards, with PC review:
- Conditional Use Permit for Professional Services in the Willamette Neighborhood Mixed Use Transitional Zone:
- Class I Design Review to shift the 8th Avenue access drive to the west.

SITE DESCRIPTION

Surrounding Uses

Table A: SURROUNDING LAND USE

Location	Zoning Designation	Land Use	
North	GC	Shopping Center	
South	MU	Single Family	
East	GC	Gas Station	
West	GC, MU	Retail	

II. West Linn Community Development Code

DIVISION 2. ZONING PROVISIONS

Chapter 42 – Clear Vision Areas

42.020 CLEAR VISION AREAS REQUIRED, USES PROHIBITED

A. A clear vision area shall be maintained on the corners of all property adjacent to an intersection as provided by CDC 42.040 and 42.050.

Response:

Clear vision areas are shown on the Site Plan in Exhibit A. No improvements are proposed at the intersections of Willamette Falls Drive and 10th Street or 8th Avenue and 10th Street. The new proposed access on 8th Avenue will contain one large existing tree, which is permitted by 42.020(B).

B. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction (except for an occasional utility pole or tree) exceeding three feet in height, measured from the top of the curb, or, where no curb exists, from the street centerline grade, except that trees exceeding this height may be located in this area, provided all branches below eight feet are removed.

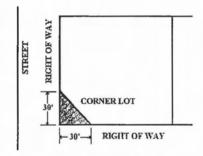
Response:

Clear vision areas are shown on the Site Plan in Exhibit A. No improvements are proposed at the intersections of Willamette Falls Drive and 10th Street or 8th Avenue and 10th Street. The new proposed access on 8th Avenue will contain one large existing tree, which is permitted by 42.020(B).

42.040 COMPUTATION; STREET AND ACCESSWAY 24 FEET OR MORE IN WIDTH

The clear vision area for all street intersections and street and accessway intersections (accessways having 24 feet or more in width) shall be that triangular area formed by the right-of-way or property lines along such lots and a straight line joining the right-of-way or property line at points which are 30 feet distant from the intersection of the right-of-way line and measured along such lines.

Clear vision area for corner lots and driveways 24 feet or more in width:



Response:

Clear vision areas are shown on the Site Plan in Exhibit A. No improvements are proposed at the intersections of Willamette Falls Drive and 10th Street or 8th Avenue and 10th Street. The new proposed access on 8th Avenue will contain one large existing tree, which is permitted by 42.020(B).

42.050 COMPUTATION: ACCESSWAY LESS THAN 24 FEET IN WIDTH

The clear vision area for street and accessway intersections (accessways having less than 24 feet in width) shall be that triangular area whose base extends 30 feet along the street right-of-way line in both directions

from the centerline of the accessway at the front setback line of a single-family and two-family residence, and 30 feet back from the property line on all other types of uses.

Clear vision area for corner lots and driveways less than 24 feet in width:...

Response: No accessways are existing or proposed that are less than 24 feet in width; therefore this section does not apply.

DIVISION 3. SUPPLEMENTAL PROVISIONS AND EXCEPTIONS

Chapter 44 – Fences

44.020 SIGHT-OBSCURING FENCE; SETBACK AND HEIGHT LIMITATIONS

A. A sight- or non-sight-obscuring fence may be located on the property line or in a yard setback area subject to the following:...

Response: No fences are proposed; therefore this criterion is not applicable.

B. Fence or wall on a retaining wall. When a fence is built on a retaining wall or an artificial berm, the following standards shall apply:...

Response: No fences or walls are proposed; therefore this criterion is not applicable.

44.030 SCREENING OF OUTDOOR STORAGE

- A. All service, repair, and storage activities carried on in connection with any commercial, business or industrial activity and not conducted within an enclosed building shall be screened from view of all adjacent properties and adjacent streets by a sight-obscuring fence.
- B. The sight-obscuring fence shall be in accordance with provisions of Chapter 42 CDC, Clear Vision Areas, and shall be subject to the provisions of Chapter 55 CDC, Design Review.

Response: No new service, repair or storage activities are proposed; therefore this criterion does not apply.

44.040 LANDSCAPING

Landscaping which is located on the fence line and which impairs sight vision shall not be located within the clear vision area as provided in Chapter 42 CDC.

Response: No fences or walls are proposed; therefore this criterion is not applicable.

44.050 STANDARDS FOR CONSTRUCTION

- A. The structural side of the fence shall face the owner's property; and
- B. The sides of the fence abutting adjoining properties and the street shall be maintained.

Response: No fences or walls are proposed; therefore this criterion is not applicable.

Chapter 46 – Off-Street Parking, Loading, and Reservoir Areas

46.020 APPLICABILITY AND GENERAL PROVISIONS

A. At the time a structure is erected or enlarged, or the use of a structure or parcel of land is changed within any zone, off-street parking spaces, loading areas and reservoir areas shall be provided in accordance with the requirements of this chapter unless other requirements are otherwise established as a part of the development approval process.

Response: CDC 46.140 exempts land within the Willamette Falls Drive Commercial District/Overlay zone from the requirements for off-street parking in Section 46.

Willamette Falls Church

All parking provided must meet the dimensional standards of the code. This site is within the Willamette Falls Drive Commercial District/Overlay zone; therefore this proposal is exempt from the parking standards.

B. The provision and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.

Response: This provision can be implemented through a condition of approval.

C. No building or other permit shall be issued until plans are approved that show the property that is and will remain available for exclusive use as off-street parking and loading space as required by this chapter. The use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this chapter.

This provision can be implemented through a condition of approval. Response:

D. Required parking spaces and loading areas shall be improved to the standards contained in this chapter and shall be available for use at the time of the final building inspection except as provided in CDC 46.150.

No new parking is proposed; therefore this criterion does not apply. Response:

46.040 APPROVAL STANDARDS

Approval shall be based on the standards set forth in this chapter and Chapter 48 CDC, Access, Egress and Circulation; Chapter 52 CDC, Signs; and Chapter 54 CDC, Landscaping.

This narrative provides responses for the criteria in Chapters 46, 48, 52, and 54. Response:

46.050 JOINT USE OF A PARKING AREA

- Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation of the proposed uses do not overlap, and a finding can be made that parking can be accommodated for all uses provided that satisfactory legal evidence is presented to the City in the form of deeds, leases, and/or contracts to establish the joint use. The applicant shall agree to pay all reasonable legal costs incurred by the City for review.
- B. If a joint use arrangement is subsequently terminated, the requirements of this chapter will thereafter apply to each use separately.

No joint parking is proposed in this application; therefore this criterion does not Response: apply.

46,060 STORAGE IN PARKING AND LOADING AREAS PROHIBITED

Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and the required parking spaces shall not be used for storage of vehicles or materials or for the parking of trucks connected with the business or use with the exception of small (under one-ton) delivery trucks or cars.

No storage is proposed within the parking or loading areas for this application: Response: therefore this criterion does not apply.

46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE

Off-street parking spaces for single- and two-family dwellings shall be located on the same lot with the dwelling.

No residential development is proposed in this application; therefore this criterion Response: does not apply.

Willamette Falls Church

B. Off-street parking spaces for uses not listed in subsection A of this section shall be located not farther than 200 feet from an entryway to the building or use they are required to serve, measured in a straight line from the building, with the following exceptions:...

Response: All existing parking is located within 200 feet of an entryway to the existing building; therefore this criterion is met.

46.080 COMPUTATION OF REQUIRED PARKING SPACES AND LOADING AREA

A. Where several uses occupy a single structure or parcel of land or a combination of uses are included in one business, or a combination of uses in the same or separate buildings share a common parking area as in the case of a shopping center, the total off-street parking spaces and loading area shall be the sum of the requirements of the several uses, computed separately. For example, parking for an auto sales and repair business would be calculated using the "retail-bulky" calculation for the sales area and the "service and repair" calculation for the repair area. In another example, parking for a shopping center with a grocery store, a restaurant, and a medical office would be calculated using the "general retail store" calculation for the grocery store, the "restaurant" calculation for the restaurant, and the "medical/dental clinics" calculation for the medical office. The total number of required parking spaces may be reduced by up to 10 percent to account for cross-patronage (when a customer visits several commercial establishments during one visit to the commercial center) of adjacent businesses or services in a commercial center with five or more separate commercial establishments.

Response: Only one use is proposed for the existing building; therefore this section does not apply.

B. To calculate building square footage as a basis for determining how many parking spaces are needed, the area measured shall be gross floor area under the roof measured from the faces of the structure, including all habitable floors and excluding only space devoted to covered off-street parking or loading.

Response: The existing building contains 12,000 square feet of usable office space.

C. Where employees are specified, the employees counted are the persons who work on the premises including proprietors, executives, professional people, production, sales, and distribution employees, during the largest shift.

Response: As shown in Section 46.090, parking has been calculated for general "office" use for the entire structure. The property is exempt from parking requirements by Section 46.140.

D. Fractional space requirements shall be counted as a whole space.

Response: Fractions have been rounded.

E. Parking spaces in the public street shall not be eligible as fulfilling any part of the parking requirement except open space/park areas with adjacent street frontage.

Response: Parking along public streets have not been included in the parking calculations.

F. When an office or commercial development is proposed which has yet to identify its tenants, the parking requirement shall be based upon the "office" or "general retail" categories, respectively.

Response: As shown in Section 46.090, parking has been calculated for general "office" use for the entire structure. The property is exempt from parking requirements by Section 46.140.

G. As permitted uses are replaced with new permitted uses within an existing commercial or business center, modification of the number of parking spaces relative to the new mix of uses is not required

unless other modifications of the site which require design review approval pursuant to Chapter 55 CDC are proposed.

Response:

Only office uses are proposed for the existing building. No changes of use are possible without additional land use review. This section does not apply.

46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

[Full space requirement list omitted from this narrative, see City Code for actual use list]

С	Commercial	
5	Professional Offices, Banks and saving and loans, and government offices	One space for every 350 sf of gross area

Response:

The existing building contains 12,000 square feet of space, but only 54 total employees are expected for the proposed use, with three separate shifts. This section requires 34 parking spaces (12,000/350 = 34.29). The site currently contains 40 spaces (including two accessible stalls), and with the access modification the site will remain with 40 spaces, which exceeds the minimum of 34 spaces.

F. Maximum parking. While it is important to establish minimum standards to ensure that adequate parking is available, it is equally important to establish maximum parking standards to reduce payed impermeable areas, to reduce visual impact of parking lots, and to encourage alternate modes of transportation. For these reasons, parking spaces (except for single-family and two-family residential uses) shall not exceed the minimum by more than 10 percent except by variance.

Response:

The maximum number parking spaces for this site is $38 (34.29 \times 1.10 = 37.72)$. The existing 40 stalls exceed this standard, but they are existing stalls and exempt from review per Section 46.

G. Parking reductions. CDC 55.100(H)(5) explains reductions of up to 10 percent for development sites next to transit stops and up to 10 percent for commercial development sites adjacent to large multifamily residential sites.

No parking reductions are proposed; therefore this criterion does not apply. Response:

For office, industrial, and public uses where there are more than 20 parking spaces for employees H. on the site, at least 10 percent of the required employee parking spaces shall be reserved for carpool use before 9:00 a.m. on weekdays. The spaces will be the closest to the building entrance, except for any disabled parking and those signed for exclusive customer use. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Before 9:00 a.m."

Per Section 46.140, this site is exempt from parking requirements; therefore this Response: section does not apply.

Existing developments along transit streets or near transit stops may redevelop up to 10 percent of l. the existing parking spaces to provide transit-oriented facilities, including bus pullouts, bus stops and shelters, park and ride stations, and other similar facilities.

No parking reductions are proposed; therefore this criterion does not apply.

46.100 PARKING REQUIREMENTS FOR UNLISTED USES

Upon application and payment of fees, the decision-making authority, as provided by CDC A. 99.060(B), may rule that a use not specifically listed in CDC 46.090 is a use similar to a listed use and that the same parking standards shall apply. The ruling on parking requirements shall be based on

the requirements of Chapter 99 CDC and findings that:

[Full requirements for unlisted uses omitted from this narrative, see City Code for actual use list]

The proposed office use is listed with specific requirements; therefore this Response: criterion does not apply.

46.110 RESERVOIR AREAS REQUIRED FOR DRIVE-IN USES

All uses providing drive-in service as defined by this code shall provide, on the same site, a reservoir space a minimum of 15 feet long for each car, as follows:...

No drive-through facilities are proposed; therefore this criterion does not apply. Response:

46.120 DRIVEWAYS REQUIRED ON SITE

Any school or other meeting place which is designed to accommodate more than 25 people at one time shall provide a 15-foot-wide driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers. Depending on functional requirements, the width may be increased with Planning Director approval.

No schools or meeting places are proposed; therefore this criterion does not Response:

46.130 OFF-STREET LOADING SPACES

Buildings or structures to be built or substantially altered, which receive and distribute material or merchandise by truck, shall provide and maintain off-street loading and maneuvering space. The dimensional standard for loading spaces is a minimum of 14 feet wide by 20 feet long or proportionate to accommodate the size of delivery trucks that typically serve the proposed use as follows:...

No material distribution is proposed; therefore this criterion does not apply. Response:

46.140 EXEMPTIONS TO PARKING REQUIREMENTS

To facilitate the design requirements of Chapter 58 CDC, properties in the Willamette Falls Drive Commercial District/Overlay Zone, located between 10th and 16th Streets, shall be exempt from the requirements for offstreet parking as identified in this chapter. Any off-street parking spaces provided shall be designed and installed per the dimensional standards of this code.

Response: This site is located within the exemption district for off-street parking.

46.150 DESIGN AND STANDARDS

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

Design standards.

"One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet). When multi-family parking stalls back onto a main driveway, the stalls shall be nine feet by 20 feet.

All existing stalls have a minimum dimension of 9 feet by 18 feet, meeting this Response: standard.

2. Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and subsection B of this section and placed nearest to accessible building entryways and ramps.

Willamette Falls Church

Response:

Two accessible stalls already exist on site. One accessible stall is proposed to be moved from the southwest corner of the building to the west side of the building to be adjacent to the existing van accessible stall.

3. Parking spaces located in the public right-of-way that require backing movements or other maneuvering within a street or right-of-way are permitted with City Engineer approval as is in the case of Willamette Falls Drive parking facilities.

Response:

No parking spaces are located within the public right-of-way; therefore this section does not apply.

4. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.

Response:

No service drives are proposed within the site; therefore this section does not apply.

Each parking and/or loading space shall have clear access, whereby the relocation of other 5. vehicles to utilize the parking space is not required.

Response:

All parking is existing, and contains clear access and circulation.

6. Except for single- and two-family residences, any area intended to be used to meet the offstreet parking requirements as contained in this chapter shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety. Permeable parking surface spaces may have an alternative delineation for parking spaces.

Response:

All existing parking is striped with permanent paint and signed for clarity.

7. Except for residential parking, and parking for public parks and trailheads, at least 50 percent of all areas used for the parking and/or storage and/or maneuvering of any vehicle. boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of City streets. The remainder of the areas used for parking may use a permeable paving surface designed to reduce surface runoff. Parking for public parks or trailheads may use a permeable paving surface designed to reduce surface runoff for all parking areas. Where a parking lot contains both paved and unpaved areas, the paved areas shall be located closest to the use which they serve.

Response:

All existing parking is paved with asphalt. No new parking is proposed. The site is exempt from the parking requirements per Section 46.140.

8. Off-street parking spaces for single- and two-family residences shall be improved with an asphalt or concrete surface, or a permeable parking surface designed to reduce surface runoff, to specifications as approved by the Building Official. Other parking facilities for two- and single-family homes that are to accommodate additional vehicles, boats, recreational vehicles, and trailers, etc., need not be paved. All parking for multi-family residential development shall be paved with concrete or asphalt. Driveways shall measure at least 20 feet from the back of sidewalk to garage or the end of the parking pad to accommodate cars and sport utility vehicles without the vehicles blocking the public sidewalk.

Response:

This proposal does not contain any residential uses; therefore this section does not apply.

9. Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site. The number of access drives shall be limited to the minimum that will allow the property to accommodate and service the anticipated traffic. Access drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.

All parking is existing, and contains clear access and circulation. Response:

10. Access drives shall have a minimum vision clearance as provided in Chapter 42 CDC. Clear Vision Areas.

Response: Compliance with Chapter 42 has been addressed previously in this narrative.

11. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located two feet back from the front of the parking stall. Alternately, landscaped areas or sidewalks adjacent to the parking stalls without wheel stops shall be two feet wider.

Response: All parking stalls have curb to provide wheel stop protection. The parking spaces are existing without a landscape perimeter.

12. Off-street parking and loading areas shall be drained in accordance with plans and specifications approved by the City Engineer, Storm drainage at commercial sites may also have to be collected to treat oils and other residue.

Response: No new parking is proposed; therefore this Section does not apply.

13. Artificial lighting on all off-street parking facilities shall be designed to deflect all light downward away from surrounding residences and so as not to create a hazard to the public use of any road or street.

No new lighting is proposed; therefore this Section does not apply. Response:

14. Directional arrows and traffic control devices which are placed on parking lots shall be identified and installed.

No new traffic control devices are proposed; therefore this Section does not Response: apply.

15. The maximum driveway grade for single-family housing shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC. Regardless, the last 18 feet in front of the garage must maintain a maximum grade of 12 percent as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply....

This proposal does not contain any residential uses; therefore this section does Response: not apply.

16. Visitor or guest parking must be identified by painted "GUEST" or "VISITOR."

No new visitor parking is proposed; therefore this Section does not apply. Response:

17. The parking area shall have less than a five percent grade. No drainage across adjacent sidewalks or walkways is allowed.

All parking is existing; this section does not apply. Response:

18. Commercial, office, industrial, and public parking lots may not occupy more than 50 percent of the main lot frontage of a development site. The remaining frontage shall comprise buildings or landscaping. If over 50 percent of the lineal frontage comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet wide and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. The defensible space of the parking lot should not be compromised.

Response: All improvements are existing; therefore this section does not apply.

19. Areas of the parking lot improved with asphalt or concrete surfaces shall be designed into areas of 12 or less spaces through the use of defined landscaped area. Groups of 12 or less spaces are defined as:...

Response: All parking is existing; therefore this section does not apply.

20. Pedestrian walkways shall be provided in parking areas having 20 or more spaces. Walkways or sidewalks shall be constructed between major buildings/activity areas (an example in multi-family housing: between recreation center, swimming pool, manager's office, park or open space areas, parking lots, etc.) within a development, between adjacent developments and the new development, as feasible, and between major buildings/activity areas within the development and adjacent streets and all adjacent transit stops. Internal parking lot circulation and design should maintain ease of access for pedestrians from streets and transit stops. Walkways shall be constructed using a material that visually contrasts with the parking lot and driveway surface. Walkways shall be further identifiable to pedestrians and motorists by grade separation, walls, curbs, surface texture (surface texture shall not interfere with safe use of wheelchairs, baby carriages, shopping carts, etc.), and/or landscaping. Walkways shall be six feet wide. The arrangement and layout of the paths shall depend on functional requirements.

[Illustration omitted from this narrative, see City Code for actual use list]

Response: All improvements are existing; therefore this section does not apply.

21. The parking and circulation patterns are easily comprehended and defined. The patterns shall be clear to minimize traffic hazards and congestion and to facilitate emergency vehicles.

Response: All improvements are existing; therefore this section does not apply.

22. The parking spaces shall be close to the related use.

Response: The existing parking wraps around the existing building, meeting this standard.

23. Permeable parking spaces shall be designed and built to City standards.

Response: All improvements are existing; therefore this section does not apply.

- B. Accessible parking standards for persons with disabilities. If any parking is provided for the public or visitors, or both, the needs of the people with disabilities shall be based upon the following standards or current applicable federal standards, whichever are more stringent:
 - 1. Minimum number of accessible parking space requirements (see following table):

MINIMUM REQUIRED	TOTAL NUMBER OF ACCESSIBLE SPACES	NUMBER OF VAN-	SPACES SIGNED
NUMBER OF TOTAL		ACCESSIBLE SPACES	"WHEELCHAIR USE
PARKING SPACES		REQUIRED, OF TOTAL	ONLY"
26 – 50	2	1	4

Response: This site requires a minimum of 34 total parking spaces, which requires 2 total accessible stalls, one of which must be Van Accessible. Two accessible stalls

already exist on site, including one van accessible stall. One accessible stall is proposed to be moved from the southwest corner of the building to the west side of the building to be adjacent to the existing van accessible stall.

2. Location of parking spaces. Parking spaces for the individual with a disability that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance to a building. In separate parking structures or lots that do not serve a particular building, parking spaces for the persons with disabilities shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

Accessible stalls are located next to the existing building entrances. Response:

3. Accessible parking space and aisle shall meet ADA vertical and horizontal slope standards.

One van accessible stall is existing. Relocation of the second accessible stall will Response: be subject to review of slope standards.

4. Where any differences exist between this section and current federal standards, those standards shall prevail over this code section.

One van accessible stall is existing. Relocation of the second accessible stall will Response: be subject to review of federal standards.

5. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide.

Response: All stalls are existing.

Van-accessible parking spaces shall have an additional sign marked "Van Accessible" 6. mounted below the accessible parking sign. A van-accessible parking space reserved for wheelchair users shall have a sign that includes the words "Wheelchair Use Only." Vanaccessible parking shall have an adjacent eight-foot-wide aisle. All other accessible stalls shall have a six-foot-wide aisle. Two vehicles may share the same aisle if it is between them. The vertical clearance of the van space shall be 96 inches.

Response: The required van accessible stall is existing.

C. Landscaping in parking areas, Reference Chapter 54 CDC, Landscaping.

Section 54 is addressed later in this narrative. Response:

- D. Bicycle facilities and parking.
 - 1. Provisions shall be made for pedestrian and bicycle ways if such facilities are shown on an adopted plan.
 - 2. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored. or secure stationary racks which accommodate bicyclist's locks securing the frame and both wheels. The bicycle parking shall be no more than 50 feet from the entrance to the building, well-lit, observable, and properly signed.
 - Bicycle parking must be provided in the following amounts: 3.

Land Use Category	Minimum Required Bicycle Parking Spaces	Min Covered Amount
Office	2, or 0.5 spaces per 1,000 gross sf, whichever is greater	10%
Full accessible stand	dards omitted from this narrative, see City Code for actual us	e list

Response: The existing building contains 12,000 square feet, which requires 6 bicycle stalls (12,000/1,000 x 0.50 = 6 spaces). Ten percent must be covered, which means one stall. Bicycle storage shall be provided within the existing building, meeting this standard.

E. Office or industrial developments shall be allowed a 10 percent reduction in the number of required parking spaces when the property owner agrees to a demand management program that includes three or more of the following measures:...

Response: No parking reductions are requested; therefore this section does not apply.

F. (See Figures 1 and 2 below.)...

Response: All existing stalls are a minimum of 9 feet wide and 18 feet long. The drive aisles vary in width across the site but allow for vehicle movement and circulation. The parking lot is existing and exempt from Design Review.

Chapter 48 - Access, Egress and Circulation

48.020 APPLICABILITY AND GENERAL PROVISIONS

- A. The provisions of this chapter do not apply where the provisions of the Transportation System Plan or land division chapter are applicable and set forth differing standards.
- B. All lots shall have access from a public street or from a platted private street approved under the land division chapter.
- C. No building or other permit shall be issued until scaled plans are presented to the City and approved by the City as provided by this chapter, and show how the access, egress, and circulation requirements are to be fulfilled. Access to State or County roads may require review, approval, and permits from the appropriate authority.
- D. Should the owner or occupant of a lot or building enlarge or change the use to which the lot or building is put, resulting in increasing any of the requirements of this chapter, it shall be unlawful and a violation of this code to begin or maintain such altered use until the provisions of this chapter have been met, and, if required, until the appropriate approval authority under Chapter 99 CDC has approved the change.
- E. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this code; provided, that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.
- F. Property owners shall not be compelled to access their homes via platted stems of flag lots if other driveways and easements are available and approved by the City Engineer. (Ord. 1584, 2008)

Response: This site currently has one access on 8th Avenue and one access on Willamette Falls Drive. ODOT has requested that the 8th Avenue access be moved to the west to provide additional separation from the intersection of 8th Avenue and 10th Street. The new access will be limited to Right In, Left In, and Left Out to reduce the number of exiting vehicles using the 10th Street intersection. The proposed Site Plan in Exhibit A shows this proposed geometry.

48.025 ACCESS CONTROL

Access control standards.

January, 2011

1. Traffic impact analysis requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC 55.125, Traffic Impact Analysis.)

Response:

A full Transportation Impact Analysis was determined to not be necessary for this proposed use, but a Transportation Assessment has been provided to clarify that the new proposed use has no greater impact during peak hours than the previous church use. That report has been included in Exhibit F.

2. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.

Response:

This site currently has one access on 8th Avenue and one access on Willamette Falls Drive. ODOT has requested that the 8th Avenue access be moved to the west to provide additional separation from the intersection of 8th Avenue and 10th Street. The new access will be limited to Right In, Left In, and Left Out to reduce the number of exiting vehicles using the 10th Street intersection. The proposed Site Plan in Exhibit A shows this proposed geometry.

- Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP). These methods are "options" to the developer/subdivider.
 - a) Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.
 - b) Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.
 - c) Option 3. Access is from a public street adjacent to the development parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (B)(6) of this section.

Response:

This site currently has one access on 8th Avenue and one access on Willamette Falls Drive. ODOT has requested that the 8th Avenue access be moved to the west to provide additional separation from the intersection of 8th Avenue and 10th Street. The new access will be limited to Right In, Left In, and Left Out to reduce the number of exiting vehicles using the 10th Street intersection. The proposed Site Plan in Exhibit A shows this proposed geometry.

4. Subdivisions fronting onto an arterial street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots (e.g., includes flag lots and mid-block lanes).

Response: The proposed new use does not include a subdivision; therefore this criterion does not apply.

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5. Double-frontage lots. When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street. When a lot has frontage opposite that of the adjacent lots, access shall be provided from the street with the lowest classification.

Response: No new access is requested.

6. Access spacing. The access spacing standards found in Chapter 8 of the adopted Transportation System Plan (TSP) shall be applicable to all newly established public street intersections, private drives, and non-traversable medians.

Response: This site currently has one access on 8th Avenue and one access on Willamette Falls Drive. ODOT has requested that the 8th Avenue access be moved to the west to provide additional separation from the intersection of 8th Avenue and 10th Street. The new access will be limited to Right In, Left In, and Left Out to reduce the number of exiting vehicles using the 10th Street intersection. The proposed Site Plan in Exhibit A shows this proposed geometry.

7. Number of access points. For single-family (detached and attached), two-family, and duplex housing types, one street access point is permitted per lot, when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in subsection (B)(6) of this section. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (B)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.

Response: All accesses are existing; the 8th Avenue access is proposed to shift and change the geometry for controlled turn movements.

8. Shared driveways. The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:...

Response: No shared driveways are proposed.

C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:...

Response: The proposed new use does not include a subdivision and is not a large development; therefore this criterion does not apply.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

A. Direct individual access from single-family dwellings and duplex lots to an arterial street...

Response: No residential development is proposed; therefore this criterion does not apply.

B. When any portion of any house is less than 150 feet from the adjacent right-of-way, access to the home is as follows:...

Response: No residential development is proposed; therefore this criterion does not apply.

C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions....

Response: No residential development is proposed; therefore this criterion does not apply.

D. Access to five or more single-family homes shall be by a street built to full construction code standards. All streets shall be public. This full street provision may only be waived by variance.

Response: No residential development is proposed; therefore this criterion does not apply.

E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement:...

Response: No residential development is proposed; therefore this criterion does not apply.

F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapters 46 and 48 CDC.

Response: No residential development is proposed; therefore this criterion does not apply.

G. The number of driveways or curb cuts shall be minimized on arterials or collectors. Consolidation or joint use of existing driveways shall be required when feasible.

Response: No residential development is proposed; therefore this criterion does not apply.

H. In order to facilitate through traffic and improve neighborhood connections, it may be necessary to construct a public street through a multi-family site.

Response: No residential development is proposed; therefore this criterion does not apply.

I. Gated accessways to residential development other than a single-family home are prohibited.

Response: No residential development is proposed; therefore this criterion does not apply.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

- A. Service drives for non-residential uses shall be fully improved with hard surface pavement:
 - 1. With a minimum of 24-foot width when accommodating two-way traffic; or
 - 2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.
- Response: All existing access aisles are a minimum of 24 feet in width, meeting this standard for two way traffic.
 - Meet the requirements of CDC 48.030(E)(3) through (6).
- Response: Responses for CDC 48.030(E)(3) through (6) are provided above.
 - 4. Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.
- **Response:** No pickup or drive through windows are proposed; therefore this section does not apply.
- B. All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC 48.030(A). In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.

Response: Drive aisles are provided on the north and west sides of the building, providing

adequate site circulation.

C. All on-site maneuvering and/or access drives shall be maintained pursuant to CDC 46.130.

Maintenance will be required. Response:

D. Gated accessways to non-residential uses are prohibited unless required for public safety or security.

No gates are proposed for this site. Response:

48.050 ONE-WAY VEHICULAR ACCESS POINTS

Where a proposed parking facility plan indicates only one-way traffic flow on the site, it shall be accommodated by a specific driveway serving the facility, and the entrance drive shall be situated closest to oncoming traffic, and the exit drive shall be situated farthest from oncoming traffic.

No one way traffic is proposed for this site. Response:

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

A. Minimum curb cut width shall be 16 feet.

All existing and proposed accessways are 24 feet in width. Response:

B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.

Response: All existing and proposed accessways are 24 feet in width.

- C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:
 - 1. On an arterial when intersected by another arterial, 150 feet.
 - 2. On an arterial when intersected by a collector, 100 feet.
 - 3. On an arterial when intersected by a local street, 100 feet.
 - 4. On a collector when intersecting an arterial street, 100 feet.
 - 5. On a collector when intersected by another collector or local street, 35 feet.
 - 6. On a local street when intersecting any other street, 35 feet.

This site currently has one access on 8th Avenue and one access on Willamette Response: Falls Drive. ODOT has requested that the 8th Avenue access be moved to the west to provide additional separation from the intersection of 8th Avenue and 10th Street. The new access will be limited to Right In, Left In, and Left Out to reduce the number of exiting vehicles using the 10th Street intersection, and will be located over 150 feet from the intersection, meeting this standard. The proposed Site Plan in Exhibit A shows this proposed geometry.

- There shall be a minimum distance between any two adjacent curb cuts on the same side of a public D. street, except for one-way entrances and exits, as follows:
 - 1. On an arterial street, 150 feet.
 - 2. On a collector street, 75 feet.
 - 3. Between any two curb cuts on the same lot on a local street, 30 feet.

Response: Only the 8th Avenue access is under review. It will be located over 50 feet away from the nearest curb cut.

E. A rolled curb may be installed in lieu of curb cuts and access separation requirements.

Response: No rolled curb is proposed.

F. Curb cuts shall be kept to the minimum, particularly on Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.

Response: No new curb cuts are proposed. The existing accessway on 8th Avenue is only proposed for relocation at the request of ODOT.

G. Adequate line of sight pursuant to engineering standards should be afforded at each driveway or accessway.

Response: Clear vision triangles have been addressed previously in this narrative and are shown on the plans in Exhibit A.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

A. Within all multi-family developments (except two-family/duplex dwellings), each residential dwelling shall be connected to vehicular parking stalls, common open space, and recreation facilities by a pedestrian pathway system having a minimum width of six feet and constructed of an all-weather material. The pathway material shall be of a different color or composition from the driveway. (Bicycle routes adjacent to the travel lanes do not have to be of different color or composition.)

Response: The proposed new use does not include a multi-family development; therefore this criterion does not apply.

B. Bicycle and pedestrian ways within a subdivision shall be constructed according to the provisions in CDC 85.200(A)(3).

Response: The proposed new use does not include a subdivision; therefore this criterion does not apply.

C. Bicycle and pedestrian ways at commercial or industrial sites shall be provided according to the provisions of Chapter 55 CDC, Design Review.

Response: Section 55 is addressed later in this narrative.

Chapter 54 - Landscaping

54.020 APPROVAL CRITERIA

A. Every development proposal requires inventorying existing site conditions which include trees and landscaping. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot-tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three two-inch caliper street trees, they provide immediate micro-climate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.

Response: The Site Analysis uses an aerial photo to document all the existing landscaping on site. No site improvements are proposed except the relocation of the 8th Avenue accessway. No landscaping will be removed or damaged with this proposal, meeting this criterion.

- B. To encourage tree preservation, the parking requirement may be reduced by one space for every significant tree that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking. The City Parks Supervisor or Arborist shall determine the significance of the tree and/or landscaping to determine eligibility for these reductions.
- C. Developers must also comply with the municipal code chapter on tree protection.

Response: No site improvements are proposed except the relocation of the 8th Avenue accessway. No landscaping will be removed or damaged with this proposal, meeting this criterion.

D. Heritage trees. Heritage trees are trees which, because of their age, type, notability, or historical association, are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal. Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of heritage trees is found in the municipal code.

Response: The applicant is unaware of any Heritage trees on this property. No landscaping is proposed for removal.

- E. Landscaping By type, location and amount.
 - Residential uses (non-single-family). A minimum of 25 percent of the gross area including parking, loading and service areas shall be landscaped, and may include the open space and recreation area requirements under CDC 55.100. Parking lot landscaping may be counted in the percentage.
 - 2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

Response: The site currently contains 14% landscaped area. This is all existing development and not subject to review.

- 3. All uses (residential uses (non-single-family) and non-residential uses):
 - The landscaping shall be located in defined landscaped areas which are uniformly a. distributed throughout the parking or loading area. There shall be one shade tree planted for every eight parking spaces. These trees shall be evenly distributed throughout the parking lot to provide shade. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, explained in subsection (E)(3)(d) of this section, shall not be included in the 10 percent figure. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the parking lot devoted to landscaping. The perimeter landscaping, as explained above, shall not be included in the five percent. Parking lots with fewer than 10 spaces shall have the standard perimeter landscaping and at least two shade trees. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.

Response: No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

b. The landscaped areas shall not have a width of less than five feet.

Response:

No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

The soils, site, proposed soil amendments, and proposed irrigation system shall be C. appropriate for the healthy and long-term maintenance of the proposed plant species.

Response:

No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area or driveway is contiguous to an adjoining parcel, there shall be an intervening five-foot-wide landscape strip. The landscaped area shall contain:...

Response:

No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

If over 50 percent of the lineal frontage of the main street or arterial adjacent to the development site comprises parking lot, the landscape strip between the right-ofway and parking lot shall be increased to 15 feet in width and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. This extra requirement only applies to one street frontage.

Response:

No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

f. A parking, loading, or service area which abuts a property line shall be separated from the property line by a landscaped area at least five feet in width and which shall act as a screen and noise buffer, and the adequacy of the screen and buffer shall be determined by the criteria set forth in CDC 55.100(C) and (D), except where shared parking is approved under CDC 46.050.

Response:

No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

All areas in a parking lot not used for parking, maneuvering, or circulation shall be g. landscaped.

Response:

No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

The landscaping in parking areas shall not obstruct lines of sight for safe traffic h.

Response:

No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.

i. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in CDC 55.100(C)(1).

Response:

No outdoor storage areas are proposed; therefore this section does not apply.

Crime prevention shall be considered and plant materials shall not be located in a j. manner which prohibits surveillance of public and semi-public areas (shared or

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common areas).

- Response: No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.
 - k. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.
- Response: No new landscaping is proposed with the project. Only the relocated driveway is subject to Design Review.
 - For commercial, office, multi-family, and other sites, the developer shall select trees that possess the following characteristics:...
- No new landscaping is proposed with the project. Only the relocated driveway is Response: subject to Design Review.
 - Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).
- No new landscaping is proposed with the project. Only the relocated driveway is Response: subject to Design Review.
- F. Landscaping (trees) in new subdivision....
- The proposed new use does not include a subdivision; therefore this criterion Response: does not apply.

54.030 PLANTING STRIPS FOR MODIFIED AND NEW STREETS

All proposed changes in width in a public street right-of-way or any proposed street improvement shall, where feasible, include allowances for planting strips. Plans and specifications for planting such areas shall be integrated into the general plan of street improvements. This chapter requires any multi-family, commercial, or public facility which causes change in public right-of-way or street improvement to comply with the street tree planting plan and standards.

No new streets are proposed. No modifications to existing streets are proposed. Response: This section does not apply.

DIVISION 4. DESIGN REVIEW

Chapter 55 – Design Review

55.020 APPLICABILITY

This chapter provides two levels of design review: Class I and Class II. Class I design review applies to land uses and activities that require only a minimal amount of review. Class II design review is reserved for land use and activities that require comprehensive review. Class I design review applies to the following land uses and activities:...

- K. Revised points of ingress/egress to a site....
- Class I Design Review is required only for the proposed change in access along Response: 8th Avenue, as requested by ODOT.

55.090 APPROVAL STANDARDS - CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

- A. The provisions of the following sections shall be met:
 - 1. CDC 55.100(B)(1) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.
 - CDC 55.100(B)(5) and (6), architecture, et al., shall only apply in those cases that involve 2. exterior architectural construction, remodeling, or changes.
- Response: No new building construction or remodeling is proposed. Only internal improvements will be made upon approval of the land use applications. Therefore this section does not apply.
 - 3. Pursuant to CDC 55.085, the Director may require additional information and Responses to additional sections of the approval criteria of this section depending upon the type of application.

No additional information was identified in the Pre-Application meeting. Response:

- B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.
- Response: A full Transportation Impact Analysis was determined to not be necessary for this proposed use, but a Transportation Assessment has been provided to clarify that the new proposed use has no greater impact during peak hours than the previous church use. That report has been included in Exhibit F. Water, storm drainage and sewer service was provided to the building when it was a church. and the proposed office use will have similar infrastructure needs.
- C. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section.

Applicable criteria were reviewed during the Pre-Application conference. Response:

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application....

A Class II Design Review is not requested; therefore this section of criteria does Response: not apply.

55.125 TRANSPORTATION ANALYSIS

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2).

A full Transportation Impact Analysis was determined to not be necessary for this Response: proposed use, but a Transportation Assessment has been provided to clarify that the new proposed use has no greater impact during peak hours than the previous church use. That report has been included in Exhibit F.

January, 2011

55,130 GRADING PLAN

The grading and drainage plan shall be at the same scale as the site analysis (CDC 55.110) and shall include the following:...

No grading is proposed; therefore this section of criteria does not apply. Response:

55.140 ARCHITECTURAL DRAWINGS

This section does not apply to single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

Architectural drawings shall be submitted showing:...

No architectural improvements are proposed: therefore this section of criteria Response: does not apply.

55.150 LANDSCAPE PLAN

This section does not apply to detached single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

A. The landscape plan shall be prepared and shall show the following:...

Response: No landscape improvements are proposed; therefore this section of criteria does not apply.

- B. The landscape plan shall be accompanied by:...
 - 1. The erosion controls that will be used, if necessary.
 - 2. Planting schedule.
 - 3. Supplemental information as required by the Planning Director or City Arborist.

No landscape improvements are proposed; therefore this section of criteria does Response: not apply.

55.190 SHARED OPEN SPACE

Where the open space is designated on the plan as common open space, the following shall apply:...

No shared open space is proposed; therefore this section does not apply. Response:

55.195 ANNEXATION AND STREET LIGHTS

As a condition of approval for design review for any project that is being annexed to the City, the developer and/or homeowners association shall pay for all expenses related to street light energy and maintenance costs until annexed into the City. The approval for any property annexed must state: "This approval is contingent on voter approval of annexation of the subject property." This means that no permit, final plat, or certificate of occupancy may be issued or approved until annexation is complete.

Response: No annexation is required for this property; therefore this section does not apply.

DIVISION 6. - WILLAMETTE FALLS DRIVE COMMERCIAL DISTRICT DESIGN STANDARDS

Chapter 58 – Willamette Falls Drive Commercial District Design Standards 58.030 APPLICABILITY

The provisions of this chapter shall apply to all new commercial construction, restorations, and A. remodels on Willamette Falls Drive between 10th and 15th Streets. "Restorations" shall be defined as all exterior repairs, replacement of materials, alterations or changes, including reroofing, painting, window and sign replacement, etc. Failure to obtain a permit shall constitute a Class A infraction pursuant to CDC 106.050.

- B. Commercial structures that are also within the historic district as defined in CDC 25.030(A) are required to meet the provisions of Chapter 25 CDC in addition to the provisions of this chapter.
- C. Boundary limits. The affected area shall be as delineated in Figure 1, below. Generally, the area is along Willamette Falls Drive between 10th Street and 15th Street....

No new building construction or remodeling is proposed. Only internal improvements will be made upon approval of the land use applications.

58.050 PERMITTED USES

All uses permitted by the underlying General Commercial zone shall be allowed pursuant to CDC 19.030. 19.040, 19.050, and 19.060 and shall require the application of the standards of this chapter. Residential use of the second floor and the rear portion only of the ground floor, with no access onto Willamette Falls Drive, is permitted by application through this chapter. Residential use may only comprise 50 percent or less of the total square footage of the building combined. Commercial uses shall dominate the first floor.

The underlying zone for this site is Mixed Use Transition, which lists Office as a Response: Conditional Use. No residential uses are proposed.

58.090 STANDARDS

Standards are needed to provide a clear and objective list of design elements that are needed to bring new construction and remodels into conformance with 1880 - 1915 architecture. Buildings of the period saw relatively few deviations in design. Consequently, the Historic Review Board will require conformance with the standards. Deviations or deletions from the standards are addressed in the variance procedure of this chapter.

No new building construction or remodeling is proposed. Only internal Response: improvements will be made upon approval of the land use applications.

B. The use of neo-designs or simply contextual designs which only attempt to capture the basic or generalized elements such as building line, massing and form, etc., is not acceptable....

No new building construction or remodeling is proposed. Only internal Response: improvements will be made upon approval of the land use applications.

C. The following standards shall apply to new construction and remodels....

Response: No new building construction or remodeling is proposed. Only internal improvements will be made upon approval of the land use applications.

58.100 VARIANCE PROCEDURES

In those circumstances where a design proposal cannot meet the standards, or proposes an alternative to the standard, the Historic Review Board may grant a variance in those cases where one of the following criteria is met:

The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to architecture in the region, and especially West Linn. in 1880 - 1915.

No new building construction or remodeling is proposed. Only internal Response: improvements will be made upon approval of the land use applications.

January, 2011

B. The applicant is incorporating exceptional 1880 - 1915 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship....

No new building construction or remodeling is proposed. Response: Only internal improvements will be made upon approval of the land use applications.

Chapter 59 WILLAMETTE NEIGHBORHOOD MIXED USE TRANSITIONAL ZONE 59.030 PERMITTED USES

The following are uses permitted outright in this zone:...

Response: None of the listed uses are proposed; therefore this criterion does not apply.

59.040 ACCESSORY USES

Accessory uses are allowed in this zone as provided by Chapter 34 CDC.

No accessory uses are proposed; therefore this criterion does not apply. Response:

59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:...

None of the listed uses are proposed; therefore this criterion does not apply. Response:

59.060 CONDITIONAL USES

Only the following conditional uses are allowed in this zone subject to the provisions of Chapter 60 CDC. Conditional Uses:...

16. Professional and administrative services....

The proposed office use is defined as a Conditional Use within the Mixed Use Response: Transition Zone. This application includes a Conditional Use Permit, and addresses the criteria of Chapter 60.

59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

- Except as may be otherwise provided by the provisions of this code, the following are the A. requirements for uses within this zone:
 - 1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35
 - 2. The average minimum lot width shall be 50 feet.
 - 3. The average minimum lot depth shall not be less than 90 feet.
 - 4. The minimum yard dimensions or minimum building setback area from the lot line shall be:
 - For a front yard, 12 feet minimum and 20 feet maximum to the structure, except that a. a porch, patio, or pedestrian amenity may be six feet from the front property line.
 - For an interior side yard, seven and one-half feet. b.
 - C. For a side yard abutting a street, 12 feet.
 - For a rear yard, 20 feet. However, where the use abuts a residential district, the setback distance required in the residential district shall apply, and within the setback area a buffer of at least 10 feet of landscaping in addition to a fence is required.

- The maximum building height shall be two stories above grade, or 35 feet, whichever is less.
- 6. Maximum building size for all floors shall not exceed 6,000 square feet above grade excluding porches.
- 7. The building floor area ratio shall be 0.4, except that the ground floor of the building shall not exceed 5,000 square feet.
- 8. The minimum lot size shall be 4,500 square feet and the maximum lot size shall be 10,000 square feet, unless defined as an existing lot of record.

Response: No new construction, remodeling, or land division is proposed. Only internal improvements will be made upon approval of the land use applications. Therefore, these criteria are not applicable.

B. <u>Design standards</u>. All uses in the mixed-use zone shall comply with the provisions of Chapter 55 CDC, except for CDC 55.100(B)(7)(a), (b), (c), (h), (i), and (j). Further, single-family and duplex residential uses shall also comply with the Class I design review standards. In addition, the design standards described below apply to all uses....

Response: No new construction or remodeling is proposed. Only internal improvements will be made upon approval of the land use applications. Therefore, these criteria do not apply.

59.080 ADDITIONAL USE REQUIREMENTS

In addition to all other provisions of this section, the following additional requirements may apply:

A. Permitted uses may only be open from 6:00 a.m. to 10:00 p.m. and are subject to the noise provisions of Chapter 55 CDC.

Response: The proposed office use will have three shifts that span between 6am to 10pm, in conformance with this criterion.

B. Exterior business activity shall not take place beyond the rear wall of the building when the subject property abuts a residential district, except for parking and refuse storage. Refuse storage must be buffered or enclosed and may not abut a property line that adjoins a residential zone.

Response: The no exterior business activity is proposed; therefore this section does not apply.

C. If a qualified historic residential landmark in the Willamette neighborhood is destroyed, it may be rebuilt on the original building footprint.

Response: The existing building is not residential in use; therefore this section does not apply.

59.090 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this code, the appropriate lot size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in CDC 60.070(A) and (B).

Response: The existing site is 0.94 acres in size with 12,000 square feet of existing building space in two stories. This is an FAR of 0.28, which is fairly typical for an office use. This site is appropriately sized for office use.

DIVISION 7. DISCRETIONARY PROVISIONS

Chapter 60 CONDITIONAL USES

60.070 APPROVAL STANDARDS AND CONDITIONS

- The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in CDC 36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:
 - 1. The site size and dimensions provide:
 - Adequate area for the needs of the proposed use; and a.
 - b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.
 - 2. The characteristics of the site are suitable for the proposed use considering size, shape. location, topography, and natural features.
 - The granting of the proposal will provide for a facility that is consistent with the overall 3. needs of the community.
 - 4. Adequate public facilities will be available to provide service to the property at the time of occupancy.
 - 5. The applicable requirements of the zone are met, except as modified by this chapter.
 - 6. The supplementary requirements set forth in Chapters 52 to 55 CDC, if applicable, are met.
 - 7. The use will comply with the applicable policies of the Comprehensive Plan.
- B. An approved conditional use or enlargement or alteration of an existing conditional use shall be subject to the development review provisions set forth in Chapter 55 CDC.
- C. The Planning Commission may impose conditions on its approval of a conditional use which it finds are necessary to assure the use is compatible with other uses in the vicinity. These conditions may include, but are not limited to, the following:
 - 1. Limiting the hours, days, place, and manner of operation.
 - 2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust.
 - Requiring additional setback areas, lot area, or lot depth, or width. 3.
 - 4. Limiting the building height, size or lot coverage, or location on the site.
 - 5. Designating the size, number, location and design of vehicle access points.
 - Requiring street right-of-way to be dedicated and the street to be improved including all 6. steps necessary to address future street improvements identified in the adopted Transportation System Plan.
 - 7. Requiring participation in making the intersection improvement or improvements identified in the Transportation System Plan when a traffic analysis (compiled as an element of a conditional use application for the property) indicates the application should contribute toward.
 - Requiring landscaping, screening, drainage, and surfacing of parking and loading areas. 8.
 - 9. Limiting the number, size, location, height, and lighting of signs.
 - Limiting or setting standards for the location and intensity of outdoor lighting. 10.

- 11. Requiring berming, screening, or landscaping and the establishment of standards for their installation and maintenance.
- 12. Requiring and designating the size, height, location, and materials for fences.
- 13. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.
- Aggregate extraction uses shall also be subject to the provisions of ORS 541.605.

Chapter 66 NON-CONFORMING STRUCTURES

66.060 DISCONTINUANCE OR CHANGE OF CONFORMING USE IN A NON-CONFORMING STRUCTURE

Should the owner or occupant discontinue or change the use of a non-conforming structure, it shall be unlawful and a violation of this code to begin or maintain such altered use until the off-street parking spaces and loading area requirements of Chapter 46 CDC and the access, egress, and circulation requirements of Chapter 48 CDC are met, or until the appropriate approval authority under Chapter 99 CDC has approved the change.

Response: This proposed application includes a request for Change of Use for a Non-Conforming Structure. This narrative addresses the criteria of Chapters 46 and 48.

66.070 DESTRUCTION, MOVEMENT OF STRUCTURES

- A. If a non-conforming structure is damaged or destroyed by any means to the extent that the cost of rebuilding the damaged portions would exceed 50 percent of the then current replacement cost of the entire building, the rebuilding shall conform fully to City codes and standards. Determination of the rebuilding costs shall be made by the Building Official, who may utilize an appraisal to determine current replacement costs. If the damage is 50 percent or less, the rebuilding or reconstruction shall be commenced within one year of the date of damage or destruction, and shall be completed within two years. Under such circumstances, the reconstruction shall comply with the terms of this code.
- B. Should such a structure be moved for any reason for any distance whatever, excluding elevating the structure to construct or replace the foundation, it shall thereafter conform to the regulations for the zone in which it is newly located.

Response: The existing structure has not been damaged, and is not proposed for movement. This section does not apply.

66.080 ENLARGEMENT OF OR ALTERATION TO A NON-CONFORMING STRUCTURE: PROCESS AND APPROVAL STANDARDS

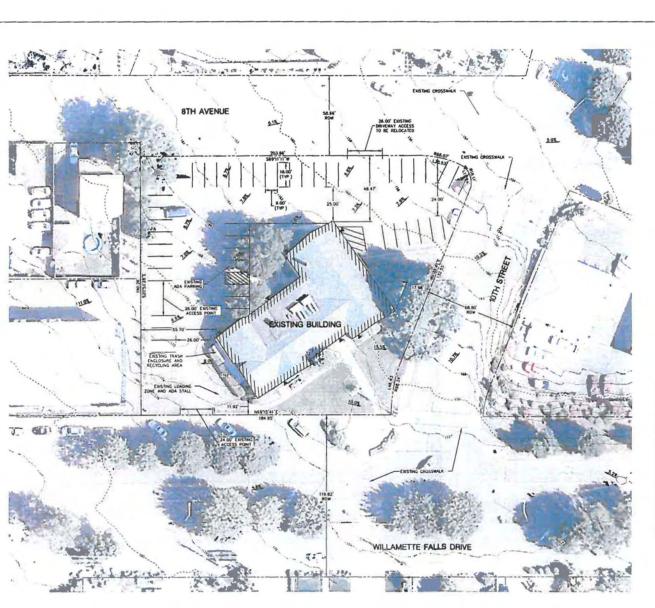
- A. An enlargement of or alteration to a non-conforming structure containing a non-conforming use may be permitted subject to review and approval by the Planning Commission under the provisions of CDC 99.060(B) and CDC 65.120 through 65.140.
- B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:...
- Response: No expansions or alterations are proposed for the existing structure. This section does not apply.

66.090 NON-CONFORMING STRUCTURE UNSUITED FOR A CONFORMING USE

A non-conforming use involving a structure is replaced by another use, the new use shall conform to this code unless the Planning Commission, after a public hearing held pursuant to Chapter 99 CDC, determines that such a structure is suitable only for another non-conforming use, so long as the new use is no more intense than the past use or other uses contemplated in the zone. The determination by the Planning Commission shall be based on findings of fact which support its determination of suitability.

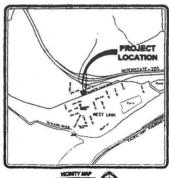
Response:

The existing structure has been vacant for over a year, therefore the change of use is from "Vacant" to Office, which is a Conditional Use, not a Non-Conforming use. Therefore the proposed application is compliant with this criterion.



- EXISTING ROW LINE
- EXISTING 3" CONTOUR
- EXISTING STREPING
- EXISTING STREPING
- EXISTING LIGHT

SITE INFORMATION

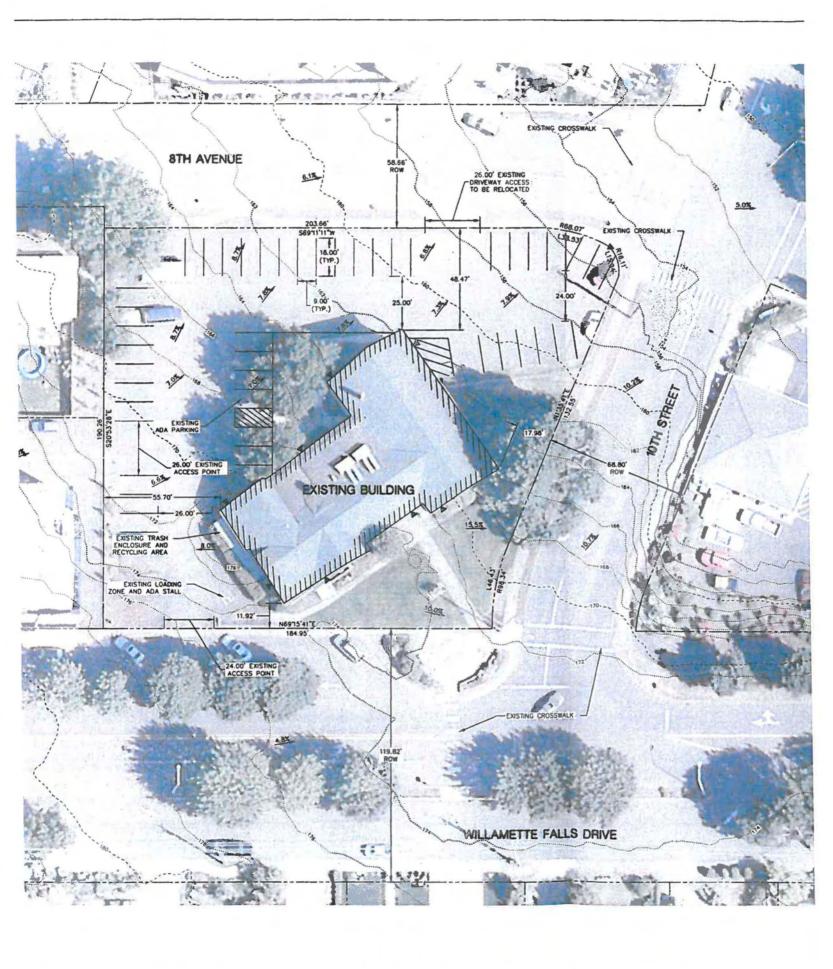




SITE ANALYSIS PLAN
WILLAMETTE CHRISTIAN CHURCH
WILLAMETTE CAPITAL INVESTMENTS
WEST LINN, OREGON

SITE ANALYSIS PLAN C-001

Planning Commisson meeting 3-2-2011 page 56 of 137





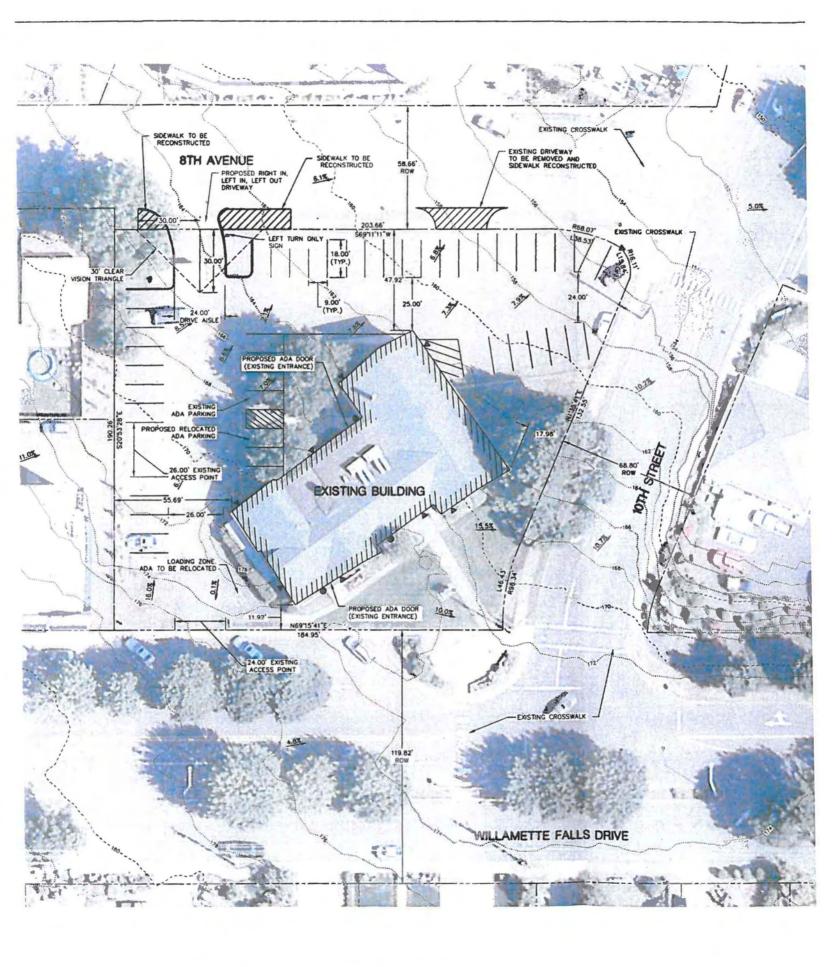
- EXSTING ROW LINE
- DUSTING 2' CONTOUR
- DUSTING 10' CONTOUR
- DUSTING STREME
- EXISTING STREME
- PROPOSED AMPROVEDENTS LINE
- PROPOSED LIGHT
- PROPOSED LIGHT

TOTAL SITE AREA

40,908 SF (939 AC) 8,000 SF (14 87%)

WILLAMETTE CHRISTIAN CHURCH WILLAMETTE CAPITAL INVESTMENTS
WEST LINN, OREGON PROPOSED SITE PLAN

> PROP. SITE PLAN C-100



n, Oregon 97068

DEVELOPMENT REVIEW APPLICATION

1	
FOR STAFF COMPL	ETION
OJECT NO. DR -	
TAFF CONTACT	
NON-REFUNDABLE FEE(S)	
REFUNDABLE DEPOSIT(S)	
TOTAL FEES	

	REFUNDABLE DEPOSIT(S)
Type of Review (Please check all that apply):	TOTAL FEES
Annexation Appeal and Review * Conditional Use Design Review Minor Partition (Preliminary Plat or Plan) Easement Vacation Extraterritorial Ext. of Utilities Final Plat or Plan Flood Plain Construction Historic Review Legislative Plan or Change Minor Partition (Preliminary Plat or Plan) Non-Conforming Lots, Uses & Structures One-Year Extension * Planned Unit Development Flood Plain Construction Pre-Application Conference *	The state of the s
Home Occupation, Pre-Application, Sidewalk Use Application*, Sign Review Permit Application require different or additional application forms, available on the City	
Site Location/Address	Assessor's Map No. 31E02BA
2014 Willamette Falls Drive, West Linn, OR 97068	Tax Lot 100
	Total Land Area 0.94
Brief Description of Proposal	
Change of Use from Religious to Office	
Owner Name & Address Pat Hanlin, Willamette Capital Investments, LLC 24979 SW Quarryview Dr Wilsonville Or 97070	Phone (503) 407-8957 phanlin@msn.com Email
Consultant Name & Address Mimi Doukas, Cardno WRG 5415 SW Westgate Drive, Portland OR 97221	Phone (503) 419-2500 mimi.doukas@cardno.co
1 All application face are non-refundable (evaluating denosit)	

- The owner/applicant or their representative should be present at all public hearings.
- 3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.
 - * No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application

Owner's signature

Applicant's signature



Fidelity National Title Company

The Closing Company

Prepared For:

Prepared By:

Information Services Department

1001 SW Fifth Avenue Suite 400 - Portland, Oregon 97204

Phone: (503) 227-LIST (5478)

Fax: (503) 274-5472

E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner

: Willamette Capital Investments LLC

CoOwner

Site Address

: 2014 Willamette Falls Dr West Linn 97068

Mail Address Telephone

: Owner:

: 24979 SW Quarryview Dr Wilsonville Or 97070 Tenant:

Ref Parcel Number

7: 03S R: 01E : 31E02BA00100 S: 02

0:250

Parcel Number

: 00748757

County

: Clackamas (OR)

SALES AND LOAN INFORMATION

Transferred Document # : 06/25/2008

: 008-046144 Multi-Parcel

Sale Price

: \$3,050,000 Full

Deed Type

: Special Warranty

% Owned

: 100

Loan Amount

Lender

Loan Type

Interest Rate

Vesting Type

: Corporation

PROPERTY DESCRIPTION

Map Page & Grid

: 716 G2

Census Improvement Type

: Tract: 207.00 : 600 Churches

: Willamette

Subdivision/Plat

Neighborhood Cd

Land Use

Floor Cover

Roof Type

Foundation

Roof Shape

: 101 Res, Residential Land, Improved

Legal

: 147 WILLAMETTE TRACTS TR 1-64 PT LT

Block: 2

: 56

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$261,984

Mkt Structure : \$858,950

Mkt Total : \$1,120,934

% Improved :77

09-10 Taxes

Exempt Amount: \$704,088 Exempt Type : Religious

: 003002 Levy Code

Millage Rate : 18.5220

M50 Assd Value: \$704,088

PROPERTY CHARACTERISTICS

Bedrooms Bathrooms Fireplace Heat Type Interior Material: Exterior Finish:

1st Floor SF Above Ground SF Upper Finished SF Unfin Upper Story Upper Total SF Finished SF Basement Fin SF Basement Unfin SF

Basement Total SF

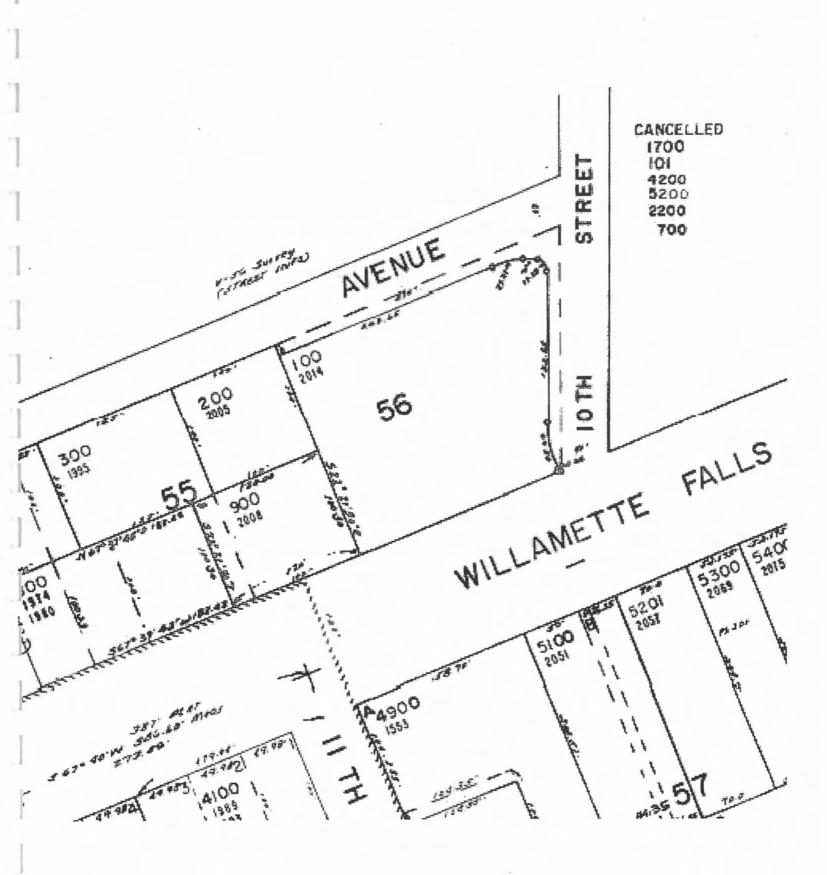
Building SF

Stories Garage SF Lot Acres : .94

Lot SF : 40,908 Year Built : 1961 Year Appraised

Appraisal Area School District : 003 Utility District Bldg Tot SF

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



{GRANTOR'S NAME:

Willamette Christian Church of West Linn, an Oregon non-profit corporation

GRANTEE'S NAME:

Willamette Capital Investments, LLC, an Oregon limited liability company

SEND TAX STATEMENTS TO:
Willamette Capital Investments, LLC, an Oregon
limited liability company
2027 Wellington Drive
West Linn, OR 97068

AFTER RECORDING RETURN TO: Willamette Capital Investments, LLC, an Oregon limited liability company 2027 Wellington Drive West Linn, OR 97068

Escrow No: 3626000541-TTPOR50

Clackamas County Official Records Sherry Hall, County Clerk

2008-046144



\$56.00

06/25/2008 02:47:04 PM

D-D Cnt=1 Stn=5 LESLIE \$10.00 \$10.00 \$16.00 \$20.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Willamette Christian Church of West Linn, an Oregon non-profit corporation, as to Parcels 1, 2, 3 and 5 and Willamette Christian Church of West Linn, an Oregon non-profit corporation, who took title as Willamette Christian Church as to Parcel 4

Grantor, conveys and specially warrants to

Willamette Capital Investments, LLC, an Oregon limited liability company

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

PARCEL 1: Part of Lot B, Block 41, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot B, being at the intersection of the East line of 13th Street with the Northerly line of 8th Avenue; thence North along the West line of said Lot B and the East line of 13th Street, 135 feet; thence East 106.7 feet; thence South 90 feet, more or less, to the North line of 8th Avenue and the Southerly lot line; thence South 67 39' West along the Northerly line of 8th Avenue, 114 feet, more or less, to the point of beginning, in the County of Clackamas and State of Oregon.

PARCEL 2: Part of Lot B, Block 41, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point on the north line of said Lot B which is 106.70 feet East of the Northwest corner thereof; thence East along the North line of said lot to the Northeast corner thereof; thence South along the East line of said lot to the Northwesterly line of 8th Avenue; thence Southwesterly along said Northwesterly line to a point South of the point of beginning; thence North to the point of beginning.

Excepting therefrom that portion conveyed by deed recorded April 11, 1967 as Book 688 Page 234 and that portion conveyed by deed recorded December 10, 1968 as Fee Number 68-24883, Records of Clackamas County, Oregon.

PARCEL 3: Part of Lot B, Block 41, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot B In said Block 41 on the East line of 13th Street; thence South along the West line of said Lot B a distance of 87.22 feet; thence East, parallel with the North line of said lot, a distance of 106.70 feet; thence North, parallel with the West line of said lot, a distance of 87.22 feet to the North line of said Lot B; thence West along the North line of said lot a distance of 106.70 feet to the point of beginning.

PARCEL 4: Part of Lot B, Block 41, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of Lot B, In said Block 41, on the East line of 13th Street; thence South, along the West line of said Lot B, (the East line of 13th Street) a distance of 87.22 feet to the point of beginning; thence East, parallel with the North line of said lot, a distance of 106.70 feet; thence South 87.22 feet to the Northeast corner of that certain tract conveyed to Darrell W. Greenwood, et ux, by Deed recorded April 21, 1965, Book 656, Page 28, Deed Records of Clackamas County; thence West, parallel with the North line of said Lot B, a distance of 106.70 feet to the Northwest corner of the Greenwood tract on the East line of 13th Street; thence North along the West line of said Lot B (the East line of 13th Street) 87.22 feet to the point of beginning.

PARCEL 5: Lot 56, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion conveyed in Warranty Deed by City of West Linn, an Oregon municipal corporation, recorded November 14, 1984 as Fee No. 84 040074.

ENCUMBRANCES: Covenants, Conditions, Restrictions, Reservations, Set Back Lines, Powers of Special Districts, and Easemens of Record, If any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$3,050,000.00.

Date:	Welle 34, 2008

Willamette Christian Church of West Linn, an Oregon non-profit corporation

Its: Hark E. Foley

By: Charles F. Gault

its: Elder

State of OREGON
County of County of

and (HARLES F. GAULT both to me personally known, who being duly swom, did say that they are the said

of Willamette Christian Church of West Linn, an Oregon

non-profit corporation

written

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above.

Mily Silvy

Notan/Public State of Oregon 192009

My commission expires:







Memorandum

Date:

October 6, 2010

To:

Mimi Doukas, AICP, RLA, CardnoWRG

Patrick Hanlin and Tim Tofte, Willamette Capital Investments

From:

Zach Pelz, AICP, City of West Linn

Subject: Change of Occupancy at 2014 Willamette Falls Drive

This memo is an update to the pre-application notes from March 4, 2010, regarding a proposed zone change at 2014 Willamette Falls Drive.

Background

Since the applicant's pre-application conference on March 4, 2010, Willamette Capital Investments has elected to modify their original request to include only a change in occupancy for the existing structure at 2014 Willamette Falls Drive. A zone change is no longer requested. Additionally, the applicant proposes no change to the exterior of the existing structure and asserts that the new use will not generate a net increase in vehicle trips from the previous use.

The Planning Department has determined that sufficient information was discussed during the applicant's pre-application conference and a subsequent meeting on September 1, 2010 (with the applicant, their consultant and traffic consultant, the Oregon Department of Transportation and the City of West Linn) to provide an understanding of the standards applicable to the applicant's request.

Based on the items discussed in these meetings, staff believes the applicant will be required to obtain Conditional Use (CDC Chapter 60), Class I Design Review (CDC Chapter 55) and Nonconforming Structure (CDC Chapter 66) permits in the Willamette Neighborhood Mixed Use Transitional Zone (CDC Chapter 59) and the Willamette Falls Drive Commercial Overlay Zone (CDC Chapter 58). This analysis is based on the applicant's assertion that an anticipated online veterinary support center will require no modifications to the exterior of the building and that the site will generate no net increase in vehicle trips from the previous use.

Process

The applicant's current proposal to change the use of this structure from a religious institution to professional and administrative services will require approval of a Conditional Use, Class I Design Review and Non-conforming Structure permit.

Professional and administrative services are listed as conditional uses in Section 59.060 of the Willamette Neighborhood Mixed Use Transitional Zone. Per Section 59.090, the appropriate lot size and dimensional standards for conditional uses in this zone shall be determined by the appropriate approval authority at the time of consideration per Section 60.070(1) and (2). Section 59.100 lists additional standards applicable to development proposals in the Mixed Use Transitional zone. These standards include CDC Chapters:

- 42. Clear Vision;
- 44, Fences and Screening of Outdoor Storage;
- · 48, Access, Egress and Circulation;
- 55, Design Review; and,
- 54, Landscaping.

This property is also located within the Willamette Falls Drive Commercial District Overlay Zone. The standards in this chapter do not apply as no modification to the exterior of the existing building is proposed. New CDC language expected to take effect on October 13, 2010, will grant review authority to the Historic Review Board for all exterior manifestations of a development proposal. As approved, this new CDC language would allow the HRB to make a recommendation to the Planning Commission on the applicant's proposal.

As it pertains to this request, an application for a conditional use must include the following materials per Subsections 60.060(B-F):

- Pre-application conference (completed)
- Meeting with the appropriate neighborhood association per Section 99.038
- Completed application form and narrative responses to the criteria listed in Section 60.070
- Site plan
- Names and addresses of all record property owners within 300' of the project site; and,
- The appropriate deposit fee (Class I Design Review (\$850) + Conditional Use (\$3,650) + Non-Conforming Structure (\$1,200) = \$5,700).

Applicable structural-related standards in the Willamette Neighborhood Mixed-use Transitional Zone may be found in CDC Chapter 55.100(B)(6). The existing structure is currently non-conforming to Subsection 55.100(B)(6)(b) which requires contextual design treatments; structures must be compatible with existing structures on-site and on adjoining sites and must respect and incorporate prominent architectural styles, building lines, roof forms, rhythm of windows, scale and massing, and materials and colors of surrounding buildings. The existing structure is also non-conforming to many of the standards of the Willamette Falls Drive Commercial District Overlay zone.

CDC Section 66.050 states that a non-conforming structure may be maintained although it does not conform to the provisions of the applicable zone, subject to the provisions of Sections 66.060 though 66.100.

- Section 66.060 requires that changes of use for non-conforming structures address the offstreet parking and access criteria in CDC Chapters 46 and 48, respectively. Properties in the Willamette Falls Drive Commercial District Overlay are however, exempt from the off-street parking requirements in Chapter 46. The applicant's narrative must respond to Subsection 48.020(D); if the new use will result in increasing the requirements of Chapter 48, the standards of Chapter 48 will apply.
- 66.080(B)(1) states, where the enlargement [/alteration] in and of itself, meets all
 provisions of this code, the enlargement [/alteration] will be approved. This exception does
 not preclude design review.

A Class I Design Review is required for proposals to revise circulation (55.020(10)) or, revise points of ingress/egress to a site (11). The approval standards listed in 55.090(A)(1) and (2) do not apply as the site is substantially developed with no remaining natural physical features that would be impacted and no exterior architectural changes are proposed. The applicant would be required to

satisfy 55.090(B), which states that an application may only be approved where adequate public facilities are available.

The CDC defines Adequate Public Facilities as:

Public facilities that must be adequate for an application for new construction, remodeling, or replacement of an existing structure, to be approved are transportation, water, sewer, and storm sewer facilities. To be adequate, on-site and adjacent facilities must meet City standards, and off-site facilities must have sufficient capacity to 1) meet all existing demands, 2) satisfy the projected demands from projects with existing land use approvals, plus the additional demand created by the application, and 3) remain compliant with all applicable standards. (ORD. 1544)

For purposes of evaluating discretionary permits in situations where the level-of-service or volume-to-capacity performance standard for an affected City or State roadway is currently failing or projected to fail to meet the standard, and an improvement project is not programmed, the approval criteria shall be that the development avoids further degradation of the affected transportation facility. Mitigation must be provided to bring the facility performance standard to existing conditions at the time of occupancy.

Discussions with ODOT and City Engineering on September 1, 2010, indicate the following additional items should be addressed in the applicant's submittal:

- The City will require a traffic impact analysis if ODOT determines that operational or safety
 concerns warrant such an analysis. ODOT has stated that operational concerns can only be
 avoided through demonstration of a net-zero trip generation. Sufficient documentation is
 needed to support trip generation based in the administrative church activities approximaly
 12 months ago;
- The applicant shall be required to provide the crash history for the past 3 years at both the 8th Avenue/10th Street and 10th Street/Willamette Falls Drive intersections;
- TDM measures are encouraged where shift changes occur off-peak;
- ODOT is in support of a left turn only egress onto 8th Avenue;
- The City and ODOT support relocating the 8th Avenue access further west of the intersection of 8th Avenue and 10th Street:
- ODOT requests that the applicant document existing traffic conditions. The study conducted for the Willamette Marketplace is out-of-date;
- ODOT has expressed a desire for a condition of approval which requires the applicant to submit annual reports detailing the site's hours of operation, number of employees, shift scheduling, and other relevant trip generation characteristics.

The applicant's proposal will be heard by the West Linn Planning Commission in the manner prescribed for consolidated hearings under CDC Section 99.070. The proposal is exempt from the requirements for a separate hearing with the West Linn/Clackamas County Historic Review Board (as established in CDC Section 55.030(E)) as the subsequent design review will not involve a "building" but will consider only whether adequate public facilities are available.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Please also note that these notes have a limited (18 month) shelf life and as new codes are introduced the ability to develop per these provisions may no longer be possible.



Shaping the Future

5415 SW Westgate Drive Suite 100 Portland, Oregon 97221 USA

Phone (503) 419-2500 Fax (503) 419-2600

www.cardnowrg.com

October 26, 2010

Beth Kieres Willamette NA President 1852 4th Ave West Linn, OR 97068 503-722-1531

Re:

Willamette Christian Church Land Use Application

Neighborhood Meeting Request

Dear Ms. Kieres:

Cardno WRG is working with developers Pat Hanlin and Tim Tofte on a land use application package to allow a new office use within the existing Willamette Christian Church Building located at 2014 Willamette Falls Drive. The new tenant is a very specialized technology support team, with three shifts over a 24 hour period. This will require a Conditional Use Permit, Class I Design Review, Non-Conforming Structure permit. Very minimal changes are proposed for the site, as required by the City for the change in use. The access drive on the north side of the property is expected to be relocated to the west to provide more distance from the intersection of 10th Street and 8th Avenue.

We would like to have a neighborhood meeting as soon as possible, but also within the required 60 day period from the mailing of this letter. The code requires a minimum of 20 days of written notice for the meeting date, which would put us in the middle of November at a minimum. If you are amenable, we would prefer to set a special meeting for that time rather than wait for your regularly scheduled meeting on December 8th. Please let me your thoughts/preferences. I can be reached by phone at 503-419-2500 or email at minimi.doukas@cardno.com.

Per the Zoning Ordinance, I need to send this letter to one other "designee" of the Neighborhood Association. I need the contact information for this designee, since the City does not have one on file.

Thank you for your help on this matter.

Sincerely,

Mimi Doukas, AICP, RLA Principal, Director of Planning and Landscape Architecture Cardno WRG

cc: Pat Hanlin



Shaping the Future

5415 SW Westgate Drive Suite 100 Portland, Oregon 97221 USA

Phone (503) 419-2500 Fax (503) 419-2600

www.cardnowrg.com

October 26, 2010

Jerry D Offer Willamette NA Second Designee 1831 5th Avenue West Linn, OR 97068-4532 (503) 657-1350

Re:

Willamette Christian Church Land Use Application

Neighborhood Meeting Request

Dear Mr. Offer:

Cardno WRG is working with developers Pat Hanlin and Tim Tofte on a land use application package to allow a new office use within the existing Willamette Christian Church Building located at 2014 Willamette Falls Drive. The new tenant is a very specialized technology support team, with three shifts over a 24 hour period. This will require a Conditional Use Permit, Class I Design Review, Non-Conforming Structure permit. Very minimal changes are proposed for the site, as required by the City for the change in use. The access drive on the north side of the property is expected to be relocated to the west to provide more distance from the intersection of 10th Street and 8th Avenue.

We would like to have a neighborhood meeting as soon as possible, but also within the required 60 day period from the mailing of this letter. The code requires a minimum of 20 days of written notice for the meeting date, which would put us in the middle of November at a minimum. If you are amenable, we would prefer to set a special meeting for that time rather than wait for your regularly scheduled meeting on December 8th. Please let me your thoughts/preferences. I can be reached by phone at 503-419-2500 or email at minimi.doukas@cardno.com.

I have already sent notice to Beth Kieres, but per the Zoning Ordinance, I need to send this letter to one other "designee" of the Neighborhood Association so you are receiving the second required notice.

Thank you for your help on this matter.

Sincerely.

Mimi Doukas, AICP, RLA
Principal Director of Planning

Principal, Director of Planning and Landscape Architecture

Cardno WRG

cc: Pat Hanlin

U.S. Postal Service TAIL U.S. Postal Service 114 CERTIFIED MAIL RECEIPT CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) 0301 (Domestic Mail Only; No Insurance Coverage Provided) 표 For delivery information visit our website at www.usps.com 1876 72 18 Certified Fee Certified Fee nu Postmark ostmark 000 Return Receipt Fee (Endorsement Required) Return Receipt Fee (Endorsement Required) Here Restricted Delivery Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required) 287 287 Total Postage & Fees Total Postage & Fees 7008 Street, Apt. No. et, Apt. No or PO Box No. City, State, ZIP-City, State, ZIP DE 97028 See Reverse for Instruction PS Form 3800, August 200 COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION ■ Complete Items 1, 2, and 3. Also complete ☐ Agent Item 4 If Restricted Delivery is desired. Addressee Print your name and address on the reverse so that we can return the card to you. C. Date of Delivery Attach this card to the back of the mailplece, 12 abeth1 or on the front if space permits. D. is delivery address different from item 1? ☐ Yes 1. Article Addressed to: If YES, enter delivery address below: Beth Kieres Willamette NA President 1852 4th Ave West Linn OR 97068 3. Service Type ertified Mall ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mall ☐ C.O.D, 4. Restricted Delivery? (Extra Fee) ☐ Yes 7008 2810 0002 2. Article Number (Transfer from service label) PS Form 3811, February 2004 102595-02-M-1540 Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION ■ Complete Items 1, 2, and 3. Also complete □ Agent Item 4 If Restricted Delivery is desired. Addressee Print your name and address on the reverse so that we can return the card to you. C. Date of Delivery Attach this card to the back of the mailpiece, or on the front if space permits. D. Is delivery address different from Item 1? 1. Article Addressed to: If YES, enter delivery address below: Jerry D. Offer Willamette NA 2nd Designee 1831 5th Avenue Service Type ☐ Certified Mail ☐ Express Mall West Linn, OR 97068-4532 ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mall ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes 2. Article Number: 7008 2810 0002 1876 0318 (Transfer from service label)

PS France Property September 137

102595-02-M-1540



Shaping the Future

November 15, 2010

5415 SW Westgate Drive Suite 100 Portland, Oregon 97221 USA

RE:

Proposed Change of Use for Willamette Christian Church 2014 Willamette Falls Drive, West Linn, OR

Phone (503) 419-2500 Fax (503) 419-2600

Dear Neighbor,

www.cardnowrg.com

You are cordially invited to attend an informational meeting to discuss a proposed change of use for the existing Willamette Christian Church to allow a new office use within the existing Willamette Christian Church Building located at 2014 Willamette Falls Drive. The new tenant is a very specialized technology support team, with three shifts over a 24 hour period. This will require a Conditional Use Permit, Class I Design Review, Non-Conforming Structure permit. Very minimal changes are proposed for the site, as required by the City for the change in use. The access drive on the north side of the property is expected to be relocated to the west to provide more distance from the intersection of 10th Street and 8th Avenue.

Property owners Pat Hanlin and Tim Tofte would like to discuss the proposed development with the neighborhood, as required by the West Linn Development Code. We will present the proposal and hear from the neighbors at the regularly scheduled meeting of the Willamette Neighborhood Association meeting at the following time and location:

December 8, 2010 Pacific West Bank 2040 8th Avenue West Linn, OR 97068 7:00 pm

This may not be the only item discussed at the meeting. You should contact your neighborhood president or neighborhood representative if you would like to forward questions to our team and are unable to attend directly (<u>willametteneighborhood@gmail.com</u>). We look forward to discussing the proposal with you. Please feel free to contact us at 503-419-2500 if you have any questions.

Sincerely,

Mayo

Mimi Doukas, AICP, RLA Principal, Director of Planning and Landscape Architecture Cardno WRG

encl: Map



Willamette Falls Church

Aerial

WEST LINN, OREGON

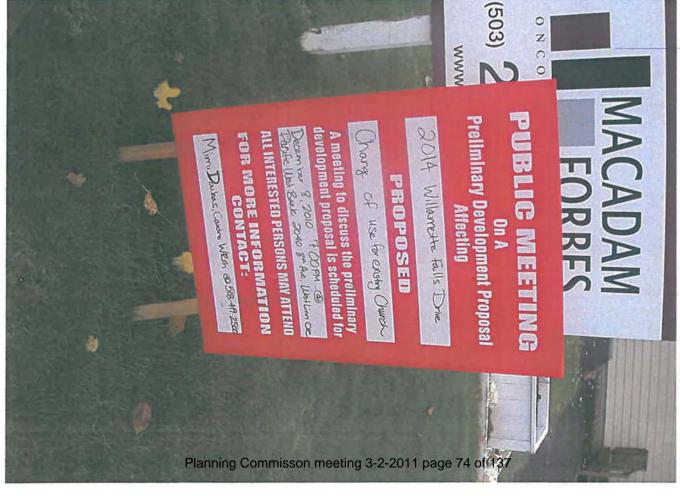




AFFIDAVIT OF NEIGHBORHOOD MEETING

	e dates indicated below:	that, in the interest or	initiating a proposed land use, the following took p	lace
GEN! Appli	Cant's Name: Cordno	WRG		
Propo	sed Development Address:	2014 Willam	nette Falls Drive	
Propo	sed Development Description:	Change o	f use for the existing	
Wil	lamete Christian	Church to	allow a new office	
w	se within the	existing b	ouilding	
		J	δ	
	uled Meeting Date:	•		
	<u>CE</u> : Notices were sent at least 20 nunity Development Code.) days prior to the sche	eduled neighborhood meeting per Section 99.038 of	the
A. B.	NA President certified (date) NA Designee certified (date)	11/15/10	(signed) Kusti Cupper	
C.	NA officers (date)	•	(signed) Kusti Cupp	
D. F.	Add Affected NA President. (d	•	(signed)	
G.	Add. Affected NA Designee (d 500 ft. Affected Properties: (date	1 1	(signed) Kust Cupper	_
SIGN				
	st 20 days prior to the scheduled Community Development Code.		g, a sign was posted on the property per Section 99	.038
p:\dev	rvw\forms\affidvt of neighborhood	meeting notice (3/10)		







Fidelity National Financial, Inc. Customer Service 500 SW 9th Ave, Mezzanine Portland, OR 97204 tel: 503-796-6663 fax: 503-796-6631 csrequest@fnf.com

Wednesday, November 10, 2010

The enclosed radius search was created using data purchased from Core Logic and Metro. This data is derived from county tax records and is accurate to the best of our knowledge. The information provided herein is deemed reliable, but is not guaranteed. Fidelity National Title cannot be held liable for any additions, deletions or discrepancies in this search.

This notification label search was performed and completed on the date stated above.

Thank you.

Enclosures:

- Map of subject parcel, radius, and parcels of notification
- County assessor maps for parcels of notification
- Data summary of parcels of notification
- Labels



Fidelity National Title Company

The Closing Company

Prepared For:

Prepared By:

Information Services Department

1001 SW Fifth Avenue Suite 400 - Portland, Oregon 97204

Phone: (503) 227-LIST (5478)

Fax: (503) 274-5472

E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

: Willamette Capital Investments LLC Owner

Ref Parcel Number : 31E02BA00100

CoOwner .

T: 03S R: 01E

Q: 250 S: 02

Site Address

: 2014 Willamette Falls Dr West Linn 97068

Parcel Number

: 00748757

Mail Address

: 24979 SW Quarryview Dr Wilsonville Or 97070

Telephone : Owner: Tenant:

County

: Clackamas (OR)

SALES AND LOAN INFORMATION

Transferred

: 06/25/2008

Loan Amount

Document # : 008-046144 Multi-Parcel Sale Price

Lender Loan Type

: \$3,050,000 Full

Interest Rate

Deed Type : Special Warranty

Vesting Type : Corporation

% Owned : 100

PROPERTY DESCRIPTION

Map Page & Grid

: 716 G2

: Tract: 207.00 Census

Block: 2

Improvement Type Subdivision/Plat

: 600 Churches : Willamette

Neighborhood Cd

Land Use

Roof Shape

Foundation

: 101 Res, Residential Land, Improved

Legal

: 147 WILLAMETTE TRACTS TR 1-64 PT LT

Basement Unfin SF

Basement Total SF

: 56

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$261,984

Mkt Structure : \$858,950

Mkt Total : \$1,120,934

% Improved :77

09-10 Taxes

Exempt Amount: \$704,088 Exempt Type : Religious

Levy Code

: 003002 Millage Rate : 18.5220

M50 Assd Value: \$704,088

PROPERTY CHARACTERISTICS

Building SF Bedrooms 1st Floor SF Bathrooms Above Ground SF Fireplace Upper Finished SF Heat Type Unfin Upper Story Interior Material: Upper Total SF Exterior Finish: Finished SF Floor Cover Basement Fin SF Roof Type

Stories Garage SF

Lot Acres : .94 Lot SF : 40,908

: 1961 Year Built

Year Appraised: Appraisal Area School District : 003 Utility District Bldg Tot SF

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title Company

The Closing Company

*	*******	*
*	Search Parameters	*
*	*********	*
*	Clackamas (OR)	*
*	11/11/2010	*
*	1:29 PM	*
*	Parcels Printed: 64	*
+	+++++++++++++++++++++++++++++++++++++++	*

Reference Parcel Number...64 21E35C 01601 21E35C 02200 21E35C 02300 21E35C 02500 21E35C 02502 21E35C 90000 thru 21E35C 90222 21E35D 00901 21E35D 00902 21E35D 00904 21E35D 00905 21E35D 00906 21E35D 01002 21E35D 01803 31E02AB03600 thru 31E02AB04100 31E02AB04201 31E02BA00100 thru 31E02BA01000 31E02BA02100 31E02BA03100 31E02BA04100 31E02BA04300 thru 31E02BA05100 31E02BA05201 31E02BA05300 thru 31E02BA06300

```
Parcel: 00407660
                                    RefPar#
                                               : 21E35C 01601
                                                                       Document# : 07 059791
Owner : Vpc Or West Linn
                                                                       Transfer
                                                                                  : 07/09/2007
        : *no Site Address*
Site
                                                                       Price
Mail
                                                                       Mkt Total
                                                                                  : $1,671,399
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                  : $996,160
Imprvmt: *unknown Improvement Code*
                                                                       Mkt Land
                                                                                  : $675,239
Legal : SUBDIVISION WILLAMETTE TRACTS
                                                                   09-10
                                                                          Taxes
                                                                                  : $17,316.10
        : TRACTS 1-64 PT LT B BLK 37 & PT LT
                                                                      M-5 Rate
                                                                                  : 18.5220
        : A BLK 41 147
                                                   Map Grid:
                                                                      Phone
Bedrm:
                Bth :
                               YB:
                                                   BldgSF:
                                                                          Lot SF : 76,246
                                                                                              Ac: 1.75
Parcel: 00407731
                                   RefPar#
                                               : 21E35C 02200
                                                                      Document# : 05-096264
Owner: Willamette Capital Investments LLC
                                                                       Transfer
                                                                                  : 09/28/2005
        : *no Site Address*
                                                                      Price
                                                                                  : $600,000
Site
        : 24979 SW Ouarryview Dr Wilsonville Or 97070
                                                                      Mkt Total
                                                                                  : $192,445
Mail
LandUse: 100 Vacant, Residential Land
                                                                      Mkt Imprv
Imprvmt: *unknown Improvement Code*
                                                                      Mkt Land
                                                                                  : $192,445
Legal: 147 WILLAMETTE TRACTS PT LT B BLK
                                                                         Taxes
                                                                  09-10
                                                                                 : $1,938.31
        : 41
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid:
                                                                      Phone
                Bth:
                               YB:
Bedrm:
                                                   BldgSF:
                                                                          Lot SF : 37,183
                                                                                             Ac: .85
3
Parcel: 00407740
                                   RefPar#
                                               : 21E35C 02300
                                                                      Document# : 002-090426
Owner : Morton Don R & Cynthia Sue
                                                                      Transfer
                                                                                  : 09/24/2002
        : 1970 8th Ave West Linn 97068
Site
                                                                      Price
                                                                                  : $320,000
        : 1970 8th Ave West Linn Or 97068
Mail
                                                                      Mkt Total
                                                                                  : $354,664
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                 : $224,040
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                      Mkt Land
                                                                                  : $130,624
Legal: 147 WILLAMETTE TRACTS PT LT B BLK
                                                                  09-10
                                                                         Taxes
                                                                                 : $3,998.18
                                                                      M-5 Rate
        : 41
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm:
                Bth:
                               YB: 1967
                                                   BldgSF:
                                                                          Lot SF : 16,681
                                                                                             Ac: .38
Parcel: 00407759
                                   RefPar#
                                               : 21E35C 02500
                                                                      Document#: 007-011704 Multi-Parcel
Owner: Vpc-Or West Linn Limited Partnership
                                                                      Transfer
                                                                                  : 02/09/2007
Site
        : 2000 8th Ave West Linn 97068
                                                                      Price
                                                                                  : $6,670,000
       : 125 E Sir Francis Drake Blvd #3R Larkspur Ca 94939
                                                                      Mkt Total
                                                                                  : $7,479,295
Mail
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                 : $5,555,490
                                                                                  : $1,923,805
Imprvmt: 492 Shopping Centers
                                                                      Mkt Land
Legal: PARTITION PLAT 2008-068 PARCEL 1
                                                                  09-10
                                                                          Taxes
                                                                                 : $85,061.13
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                               YB: 1977
Bedrm:
                Bth:
                                                   BldgSF:
                                                                          Lot SF : 202,686
                                                                                             Ac: 4.65
5
Parcel: 00409187
                                               : 21E35D 01002
                                   RefPar#
                                                                      Document# : 85-41345
Owner: Powell Ronald W & Nancy E
                                                                      Transfer
       : 1673 10th St West Linn 97068
                                                                      Price
Site
       : 12296 S Carus Rd Oregon City Or 97045
                                                                      Mkt Total
Mail
                                                                                 : $986,217
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                 : $524,840
Imprvmt: 470 Medical Buildings
                                                                      Mkt Land
                                                                                  : $461.377
       : 147 WILLAMETTE TRACTS PT LT A BLK
                                                                  09-10
                                                                         Taxes: $10,165.46
       : 43
                                                                      M-5 Rate
                                                                                 : 18.5220
                                                   Map Grid: 716 G2 Phone
                                                                          Lot SF : 13,715
               Bth:
                               YB: 1986
                                                   BldgSF:
Bedrm:
                                                                                             Ac: .31
```

```
6
Parcel: 00748105
                                                                       Document# : 0093-36120
                                   RefPar#
                                                : 31E02AB03600
                                                                       Transfer
Owner : Carter Marjorie Et Al
                                                                                   : 05/27/1993
        : 2185 Willamette Falls Dr West Linn 97068
                                                                       Price
Site
      : 954 N McCue St #180 Laramie Wy 82072
                                                                       Mkt Total
Mail
                                                                                  : $314,579
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $185,670
Imprvmt: 141 Sgl Family,R1-4,1-Story
                                                                       Mkt Land
                                                                                  : $128,909
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT
                                                                           Taxes
                                                                                  : $2,927.31
                                                                   09-10
                                                                       M-5 Rate
        : LTS A&B BL 58
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm: 3
                Bth: 2.00
                               YB: 1950
                                                   BldgSF: 1,816
                                                                           Lot SF : 20,870
                                                                                              Ac: .48
Parcel: 00748114
                                   RefPar#
                                               : 31E02AB03700
                                                                       Document# : 009-033410
Owner : Love Robert W
                                                                       Transfer
                                                                                  : 05/14/2009
        : 2117 Willamette Falls Dr West Linn 97068
                                                                       Price
                                                                                  : $285,000 Full
Mail
        : 20321 Noble Ln West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $287,201
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv : $169,300
Imprvmt: 141 Sgl Family,R1-4,1-Story
                                                                       Mkt Land
                                                                                  : $117,901
                                                                                  : $3,195.12
       : 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                          Taxes
        : A BLK 58
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm: 3
                Bth: 1.50
                               YB: 1965
                                                   BldgSF: 1,406
                                                                           Lot SF : 16,696
                                                                                              Ac: .38
Parcel: 00748123
                                   RefPar#
                                               : 31E02AB03800
                                                                       Document# : 72-18603
Owner: Scharback Raymond & Nancy
                                                                       Transfer
Site
        : 2113 Willamette Falls Dr West Linn 97068
                                                                       Price
Mail
        : 2113 Willamette Falls Dr West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $194,075
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $85,960
Imprvmt: 121 Sgl Family,R1-2,1-Story
                                                                       Mkt Land
                                                                                  : $108,115
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                         Taxes
                                                                                  : $1,846.24
        : A BLK 58
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
                                                                          Lot SF : 13,624
Bedrm: 3
                Bth: 1.00
                               YB: 1910
                                                   BldgSF: 1,453
                                                                                              Ac: .31
9
Parcel: 00748132
                                   RefPar#
                                               : 31E02AB03900
                                                                       Document# : 0094-35361
Owner : Guelette Lee
                                                                       Transfer
                                                                                  : 04/27/1994
        : 1553 10th St West Linn 97068
                                                                       Price
                                                                                  : $49,052
Site
Mail
        : 1553 10th St West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $137,429
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $53,780
Imprvmt: 121 Sgl Family,R1-2,1-Story
                                                                      Mkt Land
                                                                                  : $83,649
       : 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                          Taxes
                                                                                  : $1,311.08
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
                                                                          Lot SF : 5,096
Bedrm: 2
               Bth: 1.00
                               YB: 1920
                                                   BldgSF: 772
                                                                                              Ac: .12
Parcel: 00748141
                                   RefPar#
                                               : 31E02AB04000
                                                                       Document# : 004-090841
Owner : Moon Gary C & Laurel A
                                                                       Transfer
                                                                                  : 09/29/2004
       : 1537 10th St West Linn 97068
                                                                       Price
                                                                       Mkt Total
Mail
       : 1537 10th St West Linn Or 97068
                                                                                  : $192,991
                                                                      Mkt Imprv : $93,440
LandUse: 101 Res, Residential Land, Improved
Imprvmt: 199 Mobile Home, Surrndr Title, Real Prop
                                                                      Mkt Land : $99,551
Legal: 147 WILLAMETTE TRACTS 1-64 PT LT D
                                                                  09-10
                                                                          Taxes
                                                                                  : $2,377.68
       : BLK 58
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
                                                                          Lot SF : 10,353
Bedrm:
               Bth:
                               YB: 1993
                                                   BldgSF:
                                                                                              Ac: .24
```

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11
Parcel: 00748150
                                               : 31E02AB04100
                                                                       Document# : 008-017329
                                    RefPar#
Owner: Bailly Devin R & Sarah W Ross-Bailly
                                                                       Transfer
                                                                                  : 03/12/2008
        : 1523 10th St ( No Mail ) West Linn 97068
                                                                       Price
Site
        : 1523 10th St ( No Mail ) West Linn Or 97068
Mail
                                                                       Mkt Total
                                                                                  : $242,211
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $142,660
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                       Mkt Land
                                                                                  : $99.551
Legal: 147 WILLAMETTE TRACTS TR 1-64 TL87
                                                                         Taxes
                                                                                  : $2,308.98
                                                                   09-10
        : LT D BLK 58
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm: 2
                Bth: 1.00
                                YB: 1900
                                                   BldgSF: 1,330
                                                                           Lot SF : 10,397
                                                                                              Ac: .24
                                                                       Document# : 004-087984 Multi-Parcel
Parcel: 00748178
                                    RefPar#
                                               : 31E02AB04201
                                                                       Transfer
Owner: Dunnington Lizabeth T
                                                                                  : 09/22/2004
Site
        : 2136 5th Ave West Linn 97068
                                                                       Price
Mail
        : 2136 5th Ave West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $17,124
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
Imprvmt: 900 Contiguous Property
                                                                       Mkt Land
                                                                                  : $17,124
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                          Taxes
                                                                                 : $169.25
        : D BLK 58
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm:
                Bth :
                                YB:
                                                   BldgSF:
                                                                          Lot SF : 6,114
                                                                                              Ac: .14
13
Parcel: 00748757
                                    RefPar#
                                               : 31E02BA00100
                                                                       Document# : 008-046144 Multi-Parcel
Owner: Willamette Capital Investments LLC
                                                                       Transfer
                                                                                  : 06/25/2008
        : 2014 Willamette Falls Dr West Linn 97068
                                                                       Price
                                                                                  : $3,050,000 Full
        : 24979 SW Quarryview Dr Wilsonville Or 97070
                                                                       Mkt Total
                                                                                  : $1,120,934
Mail
LandUse: 101 Res, Residential Land, Improved
                                                                                  : $858,950
                                                                       Mkt Imprv
Imprvmt: 600 Churches
                                                                       Mkt Land
                                                                                  : $261,984
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                         Taxes
                                                                       M-5 Rate
        : 56
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm:
                               YB: 1961
                                                                          Lot SF : 40,908
                Bth:
                                                   BldgSF:
                                                                                              Ac: .94
14
Parcel: 00748766
                                   RefPar#
                                               : 31E02BA00200
                                                                       Document# : 009-017715
Owner : Handris Holdings LLC
                                                                       Transfer
                                                                                  : 03/18/2009
Site
        : 2005 8th Ave West Linn 97068
                                                                       Price
Mail
        : 1980 Willamette Falls Dr #200 West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $268,359
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $151,460
Imprvmt: 132 Sgl Family,R1-3,1-Story (Basement)
                                                                       Mkt Land
                                                                                  : $116,899
                                                                                  : $2,609.70
Legal: 147 WILLAMETTE TRACTS 1-64 PT LT 55
                                                                   09-10
                                                                          Taxes
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm: 2
                               YB: 1924
                                                   BldgSF: 1,700
                                                                          Lot SF : 10,004
                                                                                              Ac: .23
                Bth: 1.00
15
Parcel: 00748775
                                               : 31E02BA00300
                                   RefPar#
                                                                       Document# : 613-271
Owner: Moles Clement C Jr & Patricia A
                                                                       Transfer
       : 1995 8th Ave West Linn 97068
Site
                                                                       Price
       : 1995 8th. Ave West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $275,844
Mail
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv : $150,790
Imprvmt: 141 Sgl Family,R1-4,1-Story
                                                                       Mkt Land
                                                                                  : $125,054
       : 147 WILLAMETTE TRACTS TR 1-64 PT
                                                                   09-10
                                                                         Taxes : $3.016.38
                                                                       M-5 Rate
       : BLKS 54&55
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm: 4
               Bth: 2.00
                               YB: 1960
                                                   BldgSF: 1,550
                                                                          Lot SF : 12,588
                                                                                              Ac: .29
```

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16
Parcel: 00748784
                                   RefPar#
                                               : 31E02BA00400
                                                                       Document# : 007-064646
Owner: Pakula Jenny & Scot Gelfand
                                                                       Transfer
                                                                                  : 07/25/2007
        : 1975 8th Ave West Linn 97068
Site
                                                                      Price
                                                                                  : $330,000
Mail
        : 2500 Crestview Dr West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $340,973
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $232,230
Imprvmt: 141 Sgl Family,R1-4,1-Story
                                                                      Mkt Land
                                                                                  : $108,743
Legal: 147 WILLAMETTE TRACTS TRACT 1-64 PT
                                                                   09-10
                                                                          Taxes
                                                                                 : $3,320.83
        : LT 54
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                                                                                  : 503-722-1677
Bedrm: 3
                Bth: 2.00
                               YB: 1956
                                                   BldgSF: 1,736
                                                                          Lot SF : 7,475
                                                                                              Ac: .17
Parcel: 00748793
                                   RefPar#
                                               : 31E02BA00500
                                                                      Document# : 478-035
Owner: Anderson Irene
                                                                       Transfer
        : 1693 12th St West Linn 97068
                                                                      Price
Site
        : 1693 12th St West Linn Or 97068
Mail
                                                                      Mkt Total
                                                                                  : $288,829
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv
                                                                                 : $171,930
Imprvmt: 142 Sgl Family,R1-4,1-Story (Basement)
                                                                      Mkt Land
                                                                                  : $116,899
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64
                                                                                 : $2,440.78
                                                                   09-10
                                                                          Taxes
        : PT LT 54
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm: 2
                Bth: 1.00
                               YB: 1946
                                                   BldgSF: 2,086
                                                                          Lot SF : 9,535
                                                                                              Ac: .22
18
Parcel: 00748800
                                   RefPar#
                                               : 31E02BA00600
                                                                      Document# : 07-019871
Owner: Willamette Falls Holdings LLC
                                                                       Transfer
                                                                                  : 08/17/2006
        : 1914 Willamette Falls Dr West Linn 97068
                                                                      Price
        : 1980 Willamette Falls Dr #200 West Linn Or 97068
                                                                      Mkt Total
Mail
                                                                                  : $3,921,032
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                  : $3,326,260
Imprvmt: 141 Sgl Family, R1-4,1-Story
                                                                      Mkt Land
                                                                                  : $594,772
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64
                                                                          Taxes
                                                                   09-10
                                                                                  : $44,002.42
       : PT LT 54
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm:
                               YB: 1920
                                                   BldgSF:
                                                                          Lot SF : 17,675
                                                                                              Ac: .41
                Bth:
19
Parcel: 00748828
                                                                      Document# : 007-019871
                                   RefPar#
                                               : 31E02BA00800
Owner: Willamette Falls Holdings LLC
                                                                      Transfer
                                                                                  : 03/08/2007
        : 1980 Willamette Falls Dr #200 West Linn 97068
                                                                      Price
        : 1980 Willamette Falls Dr #200 West Linn Or 97068
                                                                      Mkt Total
Mail
                                                                                  : $3,517,059
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                  : $3,265,310
Imprvmt: 142 Sgl Family,R1-4,1-Story (Basement)
                                                                      Mkt Land
                                                                                  : $251,749
       : 147 WILLAMETTE TRACTS TR 1-64 PT
                                                                   09-10
                                                                          Taxes
                                                                                  : $39,378.75
       : LTS 54&55
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                                                                          Lot SF
                                                                                              Ac:.30
Bedrm:
                               YB: 1945
                                                                                 : 13,260
                Bth:
                                                   BldgSF:
20
Parcel: 00748837
                                                                      Document# : 001-088219
                                   RefPar#
                                               : 31E02BA00900
Owner : Handris Edward & Teresa M
                                                                      Transfer
                                                                                  : 10/25/2001
       : 2008 Willamette Falls Dr #B West Linn 97068
                                                                      Price
       : 2008 Willamette Falls Dr #B West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $1,730,908
                                                                                 : $1,581,280
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                      Mkt Land
Imprvmt: 440 Stores
                                                                                  : $149,628
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64
                                                                   09-10
                                                                          Taxes
                                                                                  : $18,773.79
                                                                      M-5 Rate
       : PT LT 55
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm:
                Bth:
                               YB: 1940
                                                   BldgSF:
                                                                          Lot SF : 12,000
                                                                                              Ac: .28
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21
                                                                       Document# : 003-096947
Parcel: 00748846
                                   RefPar#
                                               : 31E02BA01000
Owner: Farza Javad & Mafar Zahra
                                                                       Transfer
                                                                                  : 07/28/2003
        : 1684 12th St West Linn 97068
                                                                       Price
Site
        : 7110 SW Clinton St Tigard Or 97223
                                                                       Mkt Total
                                                                                  : $186,928
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $68,590
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                       Mkt Land
                                                                                  : $118,338
Legal: 147 WILLAMETTE TRACTS TRACTS 1-64
                                                                   09-10
                                                                          Taxes
                                                                                 : $1,727.75
                                                                      M-5 Rate
                                                                                  : 18.5220
       : PT LT 53
                                                   Map Grid: 716 G2 Phone
                                                                          Lot SF : 10,900
Bedrm: 2
               Bth: 1.00
                               YB: 1924
                                                   BldgSF: 816
                                                                                              Ac: .25
Parcel: 00748944
                                               : 31E02BA02100
                                   RefPar#
                                                                       Document# : 07-019871
Owner: Willamette Falls Holdings LLC
                                                                       Transfer
                                                                                  : 08/17/2006
       : 1880 Willamette Falls Dr West Linn 97068
                                                                       Price
Site
       : 1980 Willamette Falls Dr #200 West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $1,391,788
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                 : $1,241,390
Imprvmt: 440 Stores
                                                                      Mkt Land
                                                                                  : $150,398
Legal: SUBDIVISION WILLAMETTE TRACTS 1-64
                                                                  09-10
                                                                          Taxes
                                                                                  : $16,338.76
        : 147 PT BLK 3 SEE EXEMPT PORTION
                                                                      M-5 Rate
                                                                                  : 18.5220
       : 02100E2
                                                   Map Grid: 716 G2 Phone
                                                                          Lot SF
Bedrm:
               Bth:
                               YB: 1921
                                                   BldgSF:
                                                                                              Ac:
23
Parcel: 00749051
                                   RefPar#
                                               : 31E02BA03100
                                                                      Document# : 0098-65476
Owner: Tekander Steve
                                                                       Transfer
                                                                                  : 07/17/1998
       : 1889 Willamette Falls Dr West Linn 97068
                                                                      Price
                                                                                  : $325,000 Full
       : 31650 SW Willow Island Ln West Linn Or 97068
                                                                                  : $203,573
Mail
                                                                      Mkt Total
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                  : $133,600
Imprvmt: 493 Taverns
                                                                      Mkt Land
                                                                                  : $69,973
      : 121 WILLAMETTE FALLS BLKS 1 THRU 17
                                                                  09-10
                                                                          Taxes
                                                                                  : $3,298.93
                                                                      M-5 Rate
       : LT1 BLK9
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm:
                               YB: 1923
                                                   BldgSF:
                                                                          Lot SF : 5,000
               Bth:
                                                                                              Ac: .11
24
Parcel: 00749168
                                   RefPar#
                                               : 31E02BA04100
                                                                      Document# : 001-075266
Owner : Becker Claire T
                                                                       Transfer
                                                                                  : 09/14/2001
Site
       : 1969 Willamette Falls Dr West Linn 97068
                                                                      Price
                                                                                  : $500,000
       : 25120 SW Petes Mountain Rd West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $273,696
Mail
LandUse: 201 Com, Commercial Land, Improved
                                                                      Mkt Imprv
                                                                                 : $73,380
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                      Mkt Land
                                                                                  : $200,316
      : 121 WILLAMETTE FALLS BLKS 1-17 LTS
                                                                  09-10
                                                                          Taxes
                                                                                 : $1,931.38
Legal
                                                                      M-5 Rate
                                                                                  : 18.5220
       : 1-3 BLK 10
                                                   Map Grid: 716 G2 Phone
                               YB: 1920
                                                                          Lot SF : 14,994
Bedrm:
               Bth:
                                                   BldgSF:
                                                                                              Ac: .34
25
Parcel: 00749177
                                   RefPar#
                                               : 31E02BA04300
                                                                      Document# : 008-063174
Owner : Becker Kirk & Claire
                                                                      Transfer
                                                                                  : 09/09/2008
       : 1949 Willamette Falls Dr West Linn 97068
Site
                                                                      Price
                                                                                  : $497,500 Full
       : 25120 SW Petes Mountain Rd West Linn Or 97068
                                                                                  : $183,645
Mail
                                                                      Mkt Total
                                                                      Mkt Imprv
LandUse: 201 Com, Commercial Land, Improved
                                                                                 : $63,360
Imprvmt: 142 Sgl Family, R1-4,1-Story (Basement)
                                                                      Mkt Land
                                                                                  : $120,285
      : 121 WILLAMETTE FALLS LT 4 PT LT 5
                                                                  09-10
                                                                          Taxes
                                                                                 : $1,878.37
                                                                      M-5 Rate
                                                                                 : 18.5220
                                                   Map Grid: 716 G2 Phone
               Bth:
                               YB: 1972
                                                   BldgSF:
                                                                          Lot SF : 9,362
                                                                                              Ac: .21
Bedrm:
```

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26
Parcel: 00749186
                                    RefPar#
                                               : 31E02BA04400
                                                                       Document# : 0097-00370
Owner: Willamette Falls Entrps LLC
                                                                       Transfer
                                                                                  : 12/24/1997
Site
        : 1919 Willamette Falls Dr West Linn 97068
                                                                      Price
                                                                                  : $172,000
Mail
        : 1919 Willamette Falls Dr West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $329,838
                                                                      Mkt Imprv
LandUse: 201 Com, Commercial Land, Improved
                                                                                  : $243,590
                                                                      Mkt Land
Imprvmt: 561 Office Building, Low Rise
                                                                                  : $86,248
       : 121 WILLAMETTE FALLS LT 6 PT LT 5
                                                                   09-10
                                                                          Taxes
                                                                                  : $3,556.33
        : BLK 10
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm:
                Rth :
                               YB: 1915
                                                                           Lot SF : 5,644
                                                   BldgSF:
                                                                                              Ac: .13
27
Parcel: 00749195
                                   RefPar#
                                               : 31E02BA04500
                                                                      Document#
Owner: Potter Donna Kay & Kenneth C
                                                                      Transfer
        : 1549 12th St West Linn 97068
Site
                                                                      Price
        : 22841 SW Stafford Rd Tualatin Or 97062
Mail
                                                                      Mkt Total
                                                                                  : $176,816
LandUse: 101 Res.Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $73,350
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                      Mkt Land
                                                                                  : $103,466
Legal: 121 WILLAMETTE FALLS BLKS 1-17 PT
                                                                          Taxes
                                                                   09-10
                                                                                  : $1,606.53
        : LTS 7 8&9 BLK 10
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                Bth: 1.00
                               YB: 1920
                                                   BldgSF: 786
                                                                          Lot SF : 6,250
Bedrm: 3
                                                                                              Ac: .14
28
Parcel: 00749202
                                   RefPar#
                                               : 31E02BA04600
                                                                      Document# : 000-080240
Owner: Secchi Albert J Jr & Laura M
                                                                      Transfer
                                                                                  : 12/13/2000
        : 1920 6th Ave West Linn 97068
                                                                      Price
Site
       : 1920 6th Ave West Linn Or 97068
                                                                      Mkt Total
Mail
                                                                                  : $256,016
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $152,550
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                      Mkt Land
                                                                                  : $103,466
Legal: 121 WILLAMETTE FALLS BLKS 1-17 PT
                                                                   09-10
                                                                         Taxes
                                                                                 : $2,217.62
       : LTS 7 8&9 BLK 10
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm: 2
                Bth: 1.00
                               YB: 1952
                                                   BldgSF: 1,272
                                                                          Lot SF : 6,250
                                                                                              Ac: .14
29
Parcel: 00749211
                                   RefPar#
                                               : 31E02BA04700
                                                                      Document#: 97-58937
Owner : Sliger Harold M & Dot-Am
                                                                      Transfer
                                                                                  : 07/01/1997
        : 1968 6th Ave West Linn 97068
                                                                      Price
Site
                                                                                  : $11,469
       : 1968 6th Ave West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $196,733
Mail
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $87,990
Imprvmt: 132 Sgl Family,R1-3,1-Story (Basement)
                                                                      Mkt Land
                                                                                  : $108,743
Legal: 121 WILLAMETTE FALLS BLKS 1-17 PT
                                                                  09-10
                                                                         Taxes
                                                                                  : $1,745.86
        : LT 9&LT 10 BLK 10
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm: 4
               Bth: 1.00
                               YB: 1915
                                                   BldgSF: 1,952
                                                                          Lot SF : 7,500
                                                                                              Ac: .17
30
Parcel: 00749220
                                   RefPar#
                                               : 31E02BA04800
                                                                      Document# : 297-038
Owner : Sloma Paul L & Ethel V
                                                                      Transfer
       : 1992 6th Ave West Linn 97068
                                                                      Price
Site
       : 1992 6th Ave West Linn Or 97068
Mail
                                                                      Mkt Total
                                                                                  : $265,969
LandUse: 101 Res.Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $149,070
Imprvmt: 141 Sgl Family,R1-4,1-Story
                                                                      Mkt Land
                                                                                  : $116,899
                                                                  09-10
       : 121 WILLAMETTE FALLS BLKS 1-17
                                                                         Taxes
                                                                                 : $2,429.24
       : LTS11&12 BLK10
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                                                                                  : 503-656-8689
               Bth: 1.00
                               YB: 1900
                                                   BldgSF: 1,600
                                                                          Lot SF : 10,000
Bedrm: 2
                                                                                              Ac:.23
```

```
31
Parcel: 00749239
                                   RefPar#
                                                : 31E02BA04900
                                                                       Document# : 0093-20643
Owner : Lawrence David J
                                                                       Transfer
                                                                                   : 03/30/1993
Site
        : 1553 11th St West Linn 97068
                                                                       Price
Mail
        : 1553 11th St West Linn Or 97068
                                                                       Mkt Total
                                                                                   : $449,003
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $288,930
Imprvmt: 132 Sgl Family, R1-3,1-Story (Basement)
                                                                       Mkt Land
                                                                                   : $160,073
Legal: 147 WILLAMETTE TRACTS 1-64 PT LT A
                                                                          Taxes
                                                                                 : $4,872.10
                                                                   09-10
        : BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm: 3
                Bth: 1.00
                                YB: 1945
                                                                           Lot SF : 22,233
                                                                                              Ac: .51
                                                   BldgSF: 2,732
Parcel: 00749248
                                   RefPar#
                                               : 31E02BA05000
                                                                       Document# : 0097-70616
Owner: Obrien Peter X
                                                                       Transfer
                                                                                   : 09/01/1997
        : 1547 11th St West Linn 97068
Site
                                                                       Price
        : 1547 11th St West Linn Or 97068
Mail
                                                                       Mkt Total
                                                                                  : $273,638
                                                                       Mkt Imprv
LandUse: 101 Res, Residential Land, Improved
                                                                                  : $155,300
Imprvmt: 133 Sgl Family,R1-3,2-Story
                                                                       Mkt Land
                                                                                  : $118,338
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                           Taxes
                                                                                  : $2,881.50
        : A BLK 57
                                                                       M-5 Rate
                                                                                   : 18.5220
                                                   Map Grid: 716 G2 Phone
                Bth: 1.50
Bedrm: 4
                                YB: 1977
                                                   BldgSF: 1,440
                                                                           Lot SF : 10,887
                                                                                              Ac: .25
33
Parcel: 00749257
                                   RefPar#
                                               : 31E02BA05100
                                                                       Document# : 0096-00255
Owner: Tonks Larry K & Deanna C
                                                                       Transfer
                                                                                  : 01/02/1996
        : 2051 Willamette Falls Dr West Linn 97068
                                                                       Price
Site
                                                                                  : $140,000
        : 11351 E Desert Vista Dr Scottsdale Az 85255
Mail
                                                                       Mkt Total
                                                                                  : $416,804
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $275,440
Imprvmt: 142 Sgl Family, R1-4,1-Story (Basement)
                                                                       Mkt Land
                                                                                  : $141,364
Legal: 147 WILLAMETTE TRACTS PT LTS A&B
                                                                   09-10
                                                                          Taxes
                                                                                  : $4,307.33
        : BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                                                                           Lot SF : 17,604
Bedrm: 4
                Bth: 1.50
                               YB: 1939
                                                   BldgSF: 2,992
                                                                                              Ac: .40
34
Parcel: 00749275
                                   RefPar#
                                               : 31E02BA05201
                                                                       Document# : 006-108792
Owner: Blanc-Gonnet Maria Luisa
                                                                       Transfer
                                                                                  : 11/24/2006
        : 2057 Willamette Falls Dr West Linn 97068
Site
                                                                       Price
Mail
        : 2057 Willamette Falls Dr West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $299,580
LandUse: 101 Res.Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $167,810
Imprvmt: 141 Sgl Family,R1-4,1-Story
                                                                       Mkt Land
                                                                                  : $131,770
       : 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                          Taxes
                                                                                 : $3,318.13
                                                                                  : 18.5220
                                                                       M-5 Rate
        : B BLK 57
                                                   Map Grid: 716 H2 Phone
                                                                                  : 503-557-5620
Bedrm: 3
               Bth: 1.50
                               YB: 1977
                                                   BldgSF: 1,302
                                                                           Lot SF : 14,609
                                                                                              Ac: .34
35
Parcel: 00749284
                                   RefPar#
                                                                       Document# : 89-32620
                                               : 31E02BA05300
Owner: Walsh Donald R & Elizabeth E
                                                                       Transfer
                                                                                  : 07/01/1989
       : 2069 Willamette Falls Dr West Linn 97068
                                                                                  : $54,900
                                                                       Price
Mail : 2069 Willamette Falls Dr West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $257,438
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $139,100
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                       Mkt Land
                                                                                  : $118,338
      : 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                          Taxes
                                                                                  : $2,394.36
       : B BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm: 3
               Bth: 1.00
                               YB: 1945
                                                   BldgSF: 1,673
                                                                           Lot SF : 10,889
                                                                                              Ac: .25
```

```
36
Parcel: 00749293
                                    RefPar#
                                               : 31E02BA05400
                                                                       Document# : 001-029773
Owner : Lawrence David J
                                                                                  : 04/26/2001
                                                                       Transfer
        : 2075 Willamette Falls Dr West Linn 97068
Site
                                                                       Price
       : 1553 11th St West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $246,391
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $116,810
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                       Mkt Land
                                                                                  : $129,581
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                           Taxes
                                                                                  : $2,662.21
        : B BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm: 2
                Bth: 1.00
                                YB: 1945
                                                   BldgSF: 1,200
                                                                           Lot SF : 10,889
                                                                                              Ac: .25
37
Parcel: 00749300
                                   RefPar#
                                               : 31E02BA05500
                                                                       Document# : 0093-47041
Owner: Barnes Norman Charles & Donna Evelyn
                                                                       Transfer
                                                                                  : 07/06/1993
        : 1542 10th St ( No Mail ) West Linn 97068
                                                                       Price
        : 1542 10th St ( No Mail ) West Linn Or 97068
Mail
                                                                       Mkt Total
                                                                                  : $270,237
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $115,440
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                       Mkt Land
                                                                                  : $154,797
       : 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                         Taxes
                                                                                  : $2,352.81
        : C BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm: 3
                Bth: 1.00
                               YB: 1910
                                                   BldgSF: 1,620
                                                                           Lot SF : 21,778
                                                                                              Ac: .50
38
Parcel: 00749319
                                   RefPar#
                                               : 31E02BA05600
                                                                       Document# : 007-013361
Owner : James Ben & Marki
                                                                       Transfer
                                                                                  : 02/14/2007
Site
       : 1530 10th St West Linn 97068
                                                                       Price
                                                                                  : $485,000
Mail
        : 1530 10th St West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $383,388
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $283,280
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                      Mkt Land
                                                                                  : $100,108
Legal: 147 WILLAMETTE TRACTS 1-64 PT LT C
                                                                   09-10
                                                                         Taxes
                                                                                  : $4,042.93
       : BLK 57
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
                                                                          Lot SF : 5,445
Bedrm: 3
                Bth: 2.50
                               YB: 2006
                                                   BldgSF: 2,460
                                                                                              Ac: .13
39
Parcel: 00749328
                                   RefPar#
                                               : 31E02BA05700
                                                                      Document# : 10 066877
Owner : Drury James T
                                                                       Transfer
                                                                                  : 10/22/2010
Site
       : 2092 5th Ave West Linn 97068
                                                                      Price
                                                                                  : $226,900 Full
Mail
        : 2092 5th Ave West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $234,848
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv
                                                                                  : $134,740
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                      Mkt Land
                                                                                  : $100,108
       : 147 WILLAMETTE TRACTS TR 1-64 TL75
                                                                         Taxes
                                                                   09-10
                                                                                  : $2,006.82
       : LT C BLK 57
                                                                      M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
               Bth:
                               YB: 1935
                                                   BldgSF: 1,254
                                                                          Lot SF : 5,444
                                                                                              Ac: .13
Bedrm: 2
Parcel: 00749337
                                   RefPar#
                                               : 31E02BA05800
                                                                      Document# : 007-033849
Owner : Marcus Paul H & Karin
                                                                       Transfer
                                                                                  : 04/20/2007
       : 2062 5th Ave West Linn 97068
                                                                      Price
       : 2062 5th Ave West Linn Or 97068
                                                                      Mkt Total
                                                                                  : $365,568
LandUse: 101 Res, Residential Land, Improved
                                                                      Mkt Imprv : $247,230
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                      Mkt Land
                                                                                 : $118,338
                                                                   09-10 Taxes
Legal: 147 WILLAMETTE TRACTS 1-64 PT LT C
                                                                                 : $3,643.70
                                                                      M-5 Rate
       : BLK 57
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
                               YB: 2008
                                                   BldgSF: 1,903
Bedrm: 3
               Bth: 1.00
                                                                          Lot SF : 10,889
                                                                                              Ac: .25
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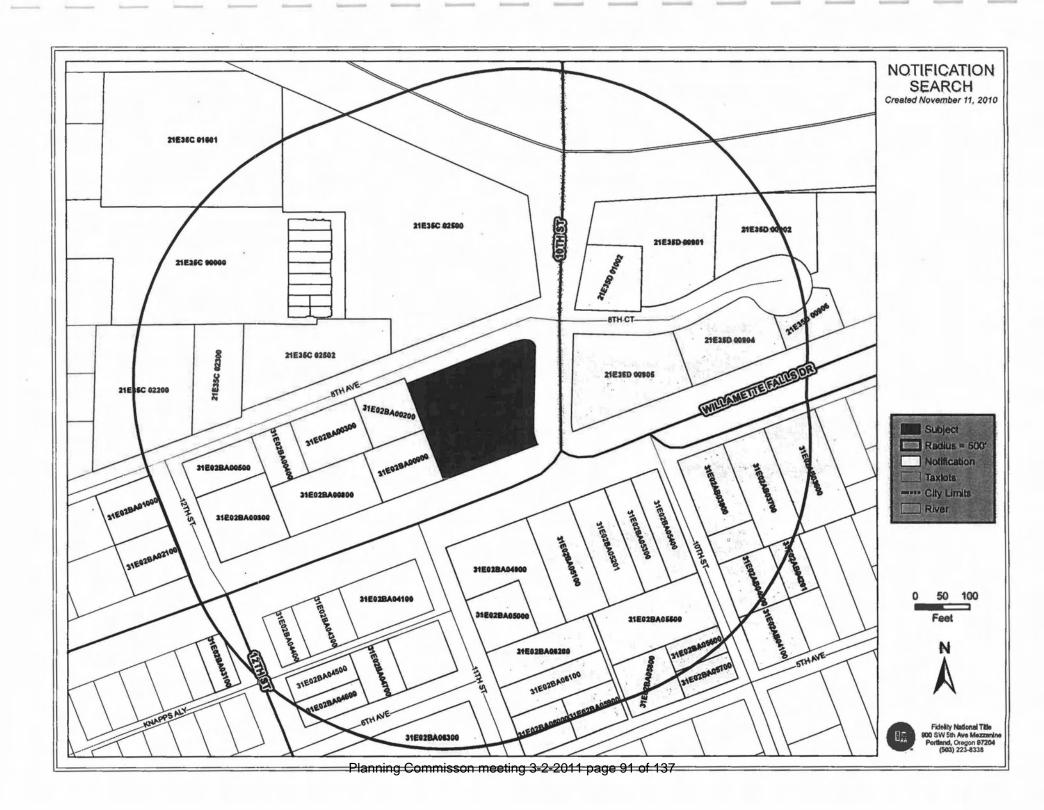
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41
Parcel: 00749346
                                                                       Document# : 004-087557
                                               : 31E02BA05900
                                   RefPar#
Owner: Gray Dawn L A & James R
                                                                       Transfer
                                                                                  : 09/20/2004
        : 2050 5th Ave West Linn 97068
Site
                                                                       Price
                                                                                  : $265,000
Mail: 2050 5th Ave West Linn Or 97068
                                                                                  : $334,542
                                                                       Mkt Total
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                  : $223,880
Imprvmt: 141 Sgl Family, R1-4,1-Story
                                                                       Mkt Land
                                                                                  : $110,662
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                   09-10
                                                                          Taxes
                                                                                  : $3,554.60
        : D BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 H2 Phone
Bedrm: 3
                Bth: 3.00
                               YB: 1920
                                                   BldgSF: 2,238
                                                                           Lot SF : 7,995
                                                                                              Ac: .18
42
Parcel: 00749355
                                   RefPar#
                                               : 31E02BA06000
                                                                       Document# : 0096-08135
Owner: Peter Jimmy A & Paula A
                                                                       Transfer
                                                                                  : 02/02/1996
        : 1521 11th St West Linn 97068
                                                                       Price
                                                                                  : $25,000
                                                                       Mkt Total
Mail
        : 1521 11th St West Linn Or 97068
                                                                                  : $192,392
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                 : $81,730
Imprvmt: 132 Sgl Family, R1-3,1-Story (Basement)
                                                                       Mkt Land
                                                                                  : $110,662
Legal: 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                          Taxes
                                                                                  : $1,647.37
        : D BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
Bedrm: 2
                Bth: 1.00
                               YB: 1921
                                                   BldgSF: 982
                                                                           Lot SF : 7,991
                                                                                              Ac: .18
43
Parcel: 00749364
                                   RefPar#
                                               : 31E02BA06100
                                                                       Document# : 006-045485
Owner: Matthies Kenneth E & Margaret M
                                                                       Transfer
                                                                                  : 05/18/2006
        : 1531 11th St West Linn 97068
                                                                       Price
                                                                                  : $400,000
Site
       : 1531 11th St West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $349,416
Mail
LandUse: 101 Res, Residential Land, Improved
                                                                       Mkt Imprv
                                                                                 : $227,720
Imprvmt: 121 Sgl Family,R1-2,1-Story
                                                                       Mkt Land
                                                                                  : $121,696
Legal: 147 WILLAMETTE TRACTS TR 1-64 TL76
                                                                         Taxes
                                                                                  : $4,358.22
                                                                   09-10
        : LT D BLK 57
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                                                   BldgSF: 1,692
                                                                          Lot SF : 11,779
                                                                                              Ac: .27
Bedrm: 3
               Bth: 2.00
                               YB: 2000
44
Parcel: 00749373
                                               : 31E02BA06200
                                                                       Document# : 010-036610
                                   RefPar#
Owner : Reim Paul E
                                                                       Transfer
                                                                                  : 06/18/2010
Site
       : 1541 11th St West Linn 97068
                                                                       Price
                                                                                  : $248,000 Full
Mail
        : 1541 11th St West Linn Or 97068
                                                                       Mkt Total
                                                                                  : $247,691
                                                                       Mkt Imprv
                                                                                  : $117,360
LandUse: 101 Res, Residential Land, Improved
Imprvmt: 131 Sgl Family,R1-3,1-Story
                                                                       Mkt Land
                                                                                  : $130,331
      : 147 WILLAMETTE TRACTS TR 1-64 PT LT
                                                                  09-10 Taxes
                                                                                 : $2,035.46
        : D BLK 57
                                                                      M-5 Rate
                                                                                 : 18.5220
                                                   Map Grid: 716 G2 Phone
               Bth: 1.00
                               YB: 1905
                                                   BldgSF: 1,486
                                                                          Lot SF : 13,975
                                                                                              Ac: .32
Bedrm: 2
45
Parcel: 00749382
                                   RefPar#
                                               : 31E02BA06300
                                                                       Document# : 61-167
Owner: West Linn-Wils Sch Dist #3J
                                                                       Transfer
       : 1403 12th St West Linn 97068
                                                                       Price
       : PO Box 35 West Linn Or 97068
                                                                       Mkt Total
                                                                                 : $8,913,711
LandUse: 401 Tract, Tract Land, Improved
                                                                      Mkt Imprv
                                                                                 : $8,355,520
Imprvmt: 601 Schools
                                                                      Mkt Land
                                                                                  : $558,191
Legal: 121 WILLAMETTE FALLS LTS 1 THRU 12
                                                                  09-10 Taxes
       : BLK 11&17
                                                                       M-5 Rate
                                                                                  : 18.5220
                                                   Map Grid: 716 G2 Phone
                                                                          Lot SF : 156,000
                               YB: 1952
                                                   BldgSF:
                                                                                              Ac: 3.58
Bedrm:
               Bth:
```

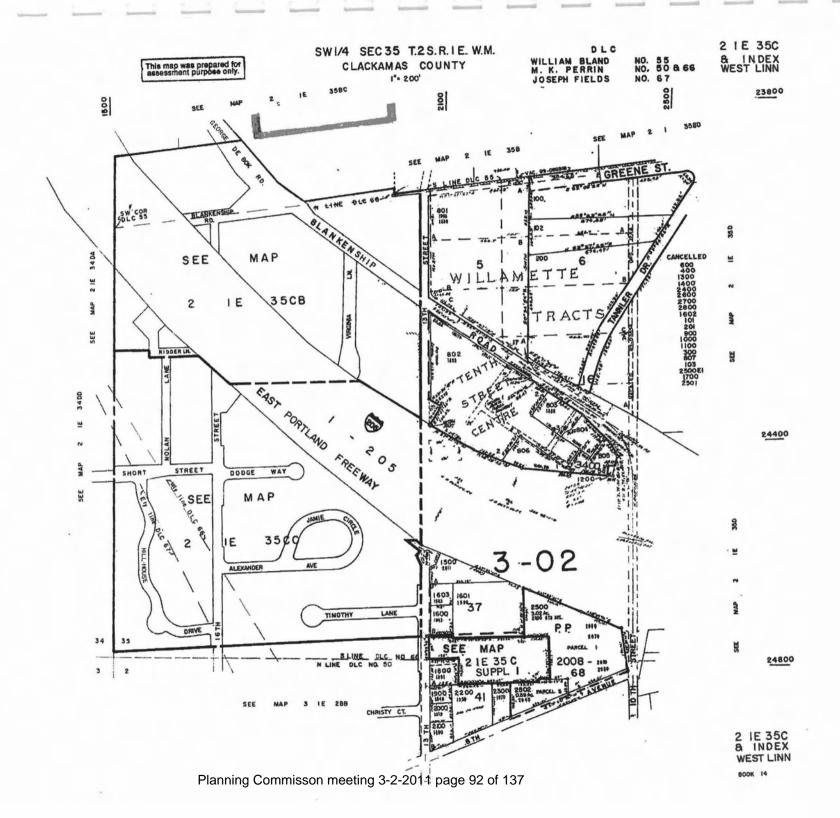
46							
Parcel	: 01680345	RefPar#	: 21E35D 00901	Document#	: 95-56836		
	: Greentree Enterpris			Transfer	: 09/01/1995		
	: 2100 8th Ct West L			Price	: \$10		
	: 8655 SW Citizens I		Or 97070	Mkt Total	: \$2,090,685		
	2: 201 Com, Commerce		01 97070	Mkt Imprv	: \$976,520		
	: 467 Restaurants,Fa			Mkt Land	: \$1,114,165		
			DADVIT				
-	: 3202 WILLAMET	IE COMMERCIAL I	PARK LI	09-10 Taxes	: \$21,204.82		
	:1		V C : 1 71/	M-5 Rate	: 18.5220		
	:	*** ****	Map Grid: 716		:		
Bedrm: 17	Bth:	<i>YB</i> : 1996	BldgSF:	Lot SF	: 33,069	Ac: .76	
	: 01680354	RefPar#	: 21E35D 00902	Document#	: 06-118789		
	: Tamer Willamette l		. 212330 00902				
				Transfer	: 12/18/2006		
	: 2120 8th Ct West L			Price	:		
	: 3560 SW Troy St P			Mkt Total	: \$1,393,152		
	: 201 Com,Commerc			Mkt Imprv			
	: 480 Service Station			Mkt Land	: \$765,052		
_	: 3202 WILLAMET	TE COMMERCIAL I	PARK LT	09-10 Taxes	: \$14,081.19		
	: 2			M-5 Rate	: 18.5220		
	:		Map Grid: 716	H2 Phone	:		
Bedrm:	Bth:	YB: 1996	BldgSF:		: 24,527	Ac: .56	
18 Parcel	: 01680372	RefPar#	: 21E35D 00904	Document	. 007-067278	3 Multi-Parcel	
	: Fisher Properties Ll	•	. 212332 00704	Transfer	: 08/01/2007		
	_			-	. 06/01/2007		
	: 2155 8th Ct West L			Price			
	: PO Box 823210 Va			Mkt Total	: \$1,249,995		
	: 201 Com,Commerc			Mkt Imprv	: \$660,510		
mnrumt				10.7 1	0500 105		
	: *unknown Improve			Mkt Land	: \$589,485		
	: *unknown Improve : 1997-95 PARTITIO			09-10 Taxes	: \$12,821.67		
				09-10 Taxes M-5 Rate			
Legal	: 1997-95 PARTITIC : :	ON PLAT PARCEL 6	Map Grid: 716	09-10 Taxes M-5 Rate H2 Phone	: \$12,821.67 : 18.5220 :		
egal				09-10 Taxes M-5 Rate H2 Phone	: \$12,821.67 : 18.5220 :	Ac: .45	
Legal Bedrm:	: 1997-95 PARTITIC : :	ON PLAT PARCEL 6	Map Grid: 716	09-10 Taxes M-5 Rate H2 Phone	: \$12,821.67 : 18.5220 :		
egal Bedrm:	: 1997-95 PARTITIC : :	ON PLAT PARCEL 6	Map Grid: 716	09-10 Taxes M-5 Rate H2 Phone Lot SF	: \$12,821.67 : 18.5220 : : 19,781		
egal Bedrm: Parcel:	: 1997-95 PARTITIC : : : Bth :	ON PLAT PARCEL 6 YB: RefPar#	Map Grid : 716 BldgSF :	09-10 Taxes M-5 Rate H2 Phone Lot SF	: \$12,821.67 : 18.5220 : : 19,781	Ac: .45 3 Multi-Parcel	
egal Bedrm: 9 Parcel: Dwner:	: 1997-95 PARTITIC : : : : : Bth :	YB: RefPar# LC	Map Grid : 716 BldgSF :	09-10 Taxes M-5 Rate H2 Phone Lot SF Document#	: \$12,821.67 : 18.5220 : : 19,781 : 007-067278	Ac: .45 3 Multi-Parcel	
egal Bedrm: 9 Parcel: Owner:	: 1997-95 PARTITIC : : : : : Bth : : 01680381 : Fisher Properties LI	YB: RefPar# LC inn 97068	Map Grid : 716 BldgSF :	09-10 Taxes M-5 Rate H2 Phone Lot SF Document# Transfer	: \$12,821.67 : 18.5220 : : 19,781 : 007-067278 : 08/01/2007	Ac: .45 3 Multi-Parcel	
egal Bedrm: 9 Parcel: Twner: ite: Iail:	: 1997-95 PARTITIC : : : : : : : : : : : : :	YB: RefPar# LC inn 97068 ncouver Wa 98682	Map Grid : 716 BldgSF :	09-10 Taxes M-5 Rate H2 Phone Lot SF Document# Transfer Price Mkt Total	: \$12,821.67 : 18.5220 : : 19,781 : 007-067278 : 08/01/2007 : : \$2,145,327	Ac: .45 3 Multi-Parcel	
egal Bedrm: Garcel Dwner ite Mail andUse	: 1997-95 PARTITIC : : : : : : : : : : : : :	YB: RefPar# LC inn 97068 ncouver Wa 98682 ial Land,Improved	Map Grid : 716 BldgSF :	09-10 Taxes M-5 Rate H2 Phone Lot SF Document# Transfer Price Mkt Total Mkt Imprv	: \$12,821.67 : 18.5220 : : 19,781 : 007-067278 : 08/01/2007 : : \$2,145,327 : \$1,153,050	Ac: .45 3 Multi-Parcel	
egal Pedrm: Parcel Pomer iite and Use	: 1997-95 PARTITIO : Bth : : 01680381 : Fisher Properties LI : 2115 8th Ct West L : PO Box 823210 Var : 201 Com, Commerc : 543 Service Stations	YB: RefPar# LC inn 97068 ncouver Wa 98682 ial Land,Improved	Map Grid : 716 BldgSF : : 21E35D 00905	09-10 Taxes M-5 Rate H2 Phone Lot SF Document# Transfer Price Mkt Total Mkt Imprv Mkt Land	: \$12,821.67 : 18.5220 : : 19,781 : 007-067278 : 08/01/2007 : : \$2,145,327 : \$1,153,050 : \$992,277	Ac: .45 3 Multi-Parcel	
egal dedrm: Parcel wher ite and Use mprymt egal	: 1997-95 PARTITIO : : : : : Bth : : 01680381 : Fisher Properties LI : 2115 8th Ct West L : PO Box 823210 Vai : 201 Com, Commerc : 543 Service Stations : 3202 WILLAMETT	YB: RefPar# LC inn 97068 ncouver Wa 98682 ial Land,Improved	Map Grid : 716 BldgSF : : 21E35D 00905	09-10 Taxes M-5 Rate H2 Phone Lot SF Document# Transfer Price Mkt Total Mkt Imprv Mkt Land 09-10 Taxes	: \$12,821.67 : 18.5220 : : 19,781 : 007-067278 : 08/01/2007 : : \$2,145,327 : \$1,153,050 : \$992,277 : \$22,052.35	Ac: .45 3 Multi-Parcel	
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Gegal Gedrm: 19 Parcel Owner Site Mail LandUse: mprvmt: Cegal Carcel Owner Site Mail And Use: Mail And Use: Mail And Use: Mail Carcel Owner Site Mail And Use: Mail Martin Martin	: 1997-95 PARTITIO : : Bth : : 01680381 : Fisher Properties LI : 2115 8th Ct West L : PO Box 823210 Vai : 201 Com, Commerc : 543 Service Stations : 3202 WILLAMETT : 5 : : Bth : : 01682414 : City of West Linn : *no Site Address* : 22500 Salamo Rd # : 200 Vacant, Comme : *unknown Improver	PROPERTY OF THE PROPERTY OF TH	Map Grid : 716 BldgSF: : 21E35D 00905 PARK LT Map Grid : 716 BldgSF: : 21E35D 01803	09-10 Taxes M-5 Rate H2 Phone Lot SF Document# Transfer Price Mkt Total Mkt Imprv Mkt Land 09-10 Taxes M-5 Rate H2 Phone Lot SF Document# Transfer Price Mkt Total Mkt Imprv Mkt Land	: \$12,821.67 : 18.5220 : : 19,781 : 007-067278 : 08/01/2007 : : \$2,145,327 : \$1,153,050 : \$992,277 : \$22,052.35 : 18.5220 : : 28,400 : 99-065666 : 06/01/1999 : \$41,540 :	Ac: .45 3 Multi-Parcel Ac: .65	
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51 Parcel	: 01799272	RefPar#	: 21E35D 00906	Document#	: 000-048796	5		
	: Tekander Albert Tri		. 212552 00700	Transfer	: 07/27/2000			
	: 2175 8th Ct West L			Price	: \$685,000			
	: 31650 SW Willow I		D- 07069	Mkt Total				
			JI 97008		: \$651,157			
	e: 201 Com,Commerci			Mkt Imprv	: \$418,210			
	: *unknown Improve			Mkt Land	: \$232,947			
Legal	: 1997-95 PARTITIO	N PLAT PARCEL 7		09-10 Taxes	: \$6,818.17			
	:			M-5 Rate	: 18.5220			
	:		Map Grid: 716		:			
Bedrm: 52	Bth :	YB: 1998	BldgSF:	Lot SF	: 7,900	Ac:.18	-,	
Parcel	: 05021571	RefPar#	: 21E35C 02502	Document#	: 008-046909)		
Owner	: Pacific West Bank			Transfer	: 06/27/2008			
Site	: *no Site Address*			Price	: \$2,360,000	Full		
Mail	: 2040 8th Ave West	Linn Or 97068		Mkt Total	: \$3,249,000			
	e: 201 Com,Commerci			Mkt Imprv	: \$2,780,620			
	: *unknown Improver			Mkt Land	: \$468,380			
	: PARTITION PLAT		1	09-10 Taxes	: \$36,873.21			
ægui	. TAKITION TLAI	2000-000 TARCEL.	,	M-5 Rate	: 18.5220			
	•		16-0-11		. 10.3220			
n 1	:	WD.	Map Grid:	Phone		4		
Bedrm: 53	Bth :	<i>YB</i> :	BldgSF:	Lot SF	:	Ac:		
Parcel	: 05022305	RefPar#	: 21E35C 90000	Document#	:			
<i>Dwner</i>	: Vpc-Or West Linn I	Limited Partnership		Transfer	:			
Site	: *no Site Address*			Price	:			
	: 125 E Sir Francis D	rake Blvd #3R Larks	our Ca 94939	Mkt Total	:			
	: 201 Com,Commerci	and the second of the second o		Mkt Imprv	:			
	: *unknown Improver			Mkt Land				
	: CONDOMINIUM V		IONAT	09-10 Taxes				
_	: CENTER-WEST LI			M-5 Rate	: 18.5220			
	: GENERAL COMM			Phone	. 10.3220			
			Map Grid:	Lot SF	:	Ac:		
Bedrm:	Bth:	<i>YB</i> :	BldgSF:	Lot SF	•	AC.		
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	: 05022306	RefPar#	: 21E35C 90010	Document#	:			
	: Vpc-Or West Linn I	Controlled the Controlled Control		Transfer	:			
	: 2020 8th Ave #A-H	West I inn 97068						
4 .7				Price	:			
ман	: 125 E Sir Francis Di	rake Blvd #3R Larks	our Ca 94939	Price Mkt Total	: : \$3,681,020			
	: 125 E Sir Francis Di : 201 Com,Commerci	rake Blvd #3R Larksp	our Ca 94939		: : \$3,681,020 : \$3,681,020			
andUse	2: 201 Com,Commerci	rake Blvd #3R Larksp al Land,Improved	our Ca 94939	Mkt Total				
andUse mprvmt	: 201 Com,Commerci : *unknown Improver	rake Blvd #3R Larkspal Land,Improved nent Code*		Mkt Total Mkt Imprv Mkt Land	: \$3,681,020 :			
andUse mprvmt Legal	e: 201 Com,Commerci : *unknown Improver : CONDOMINIUM V	rake Blvd #3R Larksp al Land,Improved nent Code* 'ENTURE PROFESS	IONAL	Mkt Total Mkt Imprv Mkt Land 09-10 Taxes	: \$3,681,020 : : \$46,883.22			
LandUse Imprvmt Legal	2: 201 Com,Commerci : *unknown Improver : CONDOMINIUM V : CENTER-WEST LI	rake Blvd #3R Larksp al Land,Improved nent Code* 'ENTURE PROFESS	IONAL M 4245	Mkt Total Mkt Imprv Mkt Land 09-10 Taxes M-5 Rate	: \$3,681,020 :			
LandUse Imprvmt Legal	2: 201 Com,Commerci : *unknown Improver : CONDOMINIUM V : CENTER-WEST LI : UNIT 010	rake Blvd #3R Larkspal Land,Improved nent Code* 'ENTURE PROFESS NN CONDOMINIUM	IONAL M 4245 <i>Map Grid</i> :716	Mkt Total Mkt Imprv Mkt Land 09-10 Taxes M-5 Rate G2 Phone	: \$3,681,020 : : \$46,883.22 : 18.5220			
LandUse Imprvmt Legal Bedrm:	2: 201 Com,Commerci : *unknown Improver : CONDOMINIUM V : CENTER-WEST LI	rake Blvd #3R Larksp al Land,Improved nent Code* 'ENTURE PROFESS	IONAL M 4245	Mkt Total Mkt Imprv Mkt Land 09-10 Taxes M-5 Rate	: \$3,681,020 : : \$46,883.22 : 18.5220			
LandUse Imprvmt Legal Bedrm:	2: 201 Com,Commerci : *unknown Improver : CONDOMINIUM V : CENTER-WEST LI : UNIT 010 Bth :	rake Blvd #3R Larkspal Land,Improved nent Code* ENTURE PROFESS NN CONDOMINIUM YB:	IONAL M 4245 Map Grid : 716 BldgSF :	Mkt Total Mkt Imprv Mkt Land 09-10 Taxes M-5 Rate G2 Phone Lot SF	: \$3,681,020 : : \$46,883.22 : 18.5220		+	
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andUse imprvmt ægal Bedrm: 5 Parcel Owner	2: 201 Com,Commerci : *unknown Improver : CONDOMINIUM V : CENTER-WEST LI : UNIT 010 Bth : : 05022307 : Vpc-Or West Linn I	rake Blvd #3R Larkspal Land,Improved ment Code* TENTURE PROFESS NN CONDOMINIUM YB: RefPar# Limited Partnership	IONAL M 4245 Map Grid : 716 BldgSF :	Mkt Total Mkt Imprv Mkt Land 09-10 Taxes M-5 Rate G2 Phone Lot SF Document# Transfer	: \$3,681,020 : : \$46,883.22 : 18.5220		,	
andUse imprvmt egal Bedrm: 5 Parcel Owner Site	2: 201 Com,Commerci : *unknown Improver : CONDOMINIUM V : CENTER-WEST LI : UNIT 010 Bth : : 05022307 : Vpc-Or West Linn I : 2020 8th Ave #100 V	rake Blvd #3R Larkspal Land,Improved ment Code* TENTURE PROFESS NN CONDOMINIUM YB: RefPar# Limited Partnership West Linn 97068	IONAL M 4245 Map Grid : 716 BldgSF : : 21E35C 90100	Mkt Total Mkt Imprv Mkt Land 09-10 Taxes M-5 Rate G2 Phone Lot SF Document# Transfer Price	: \$3,681,020 : : \$46,883.22 : 18.5220 :	Ac:	,	
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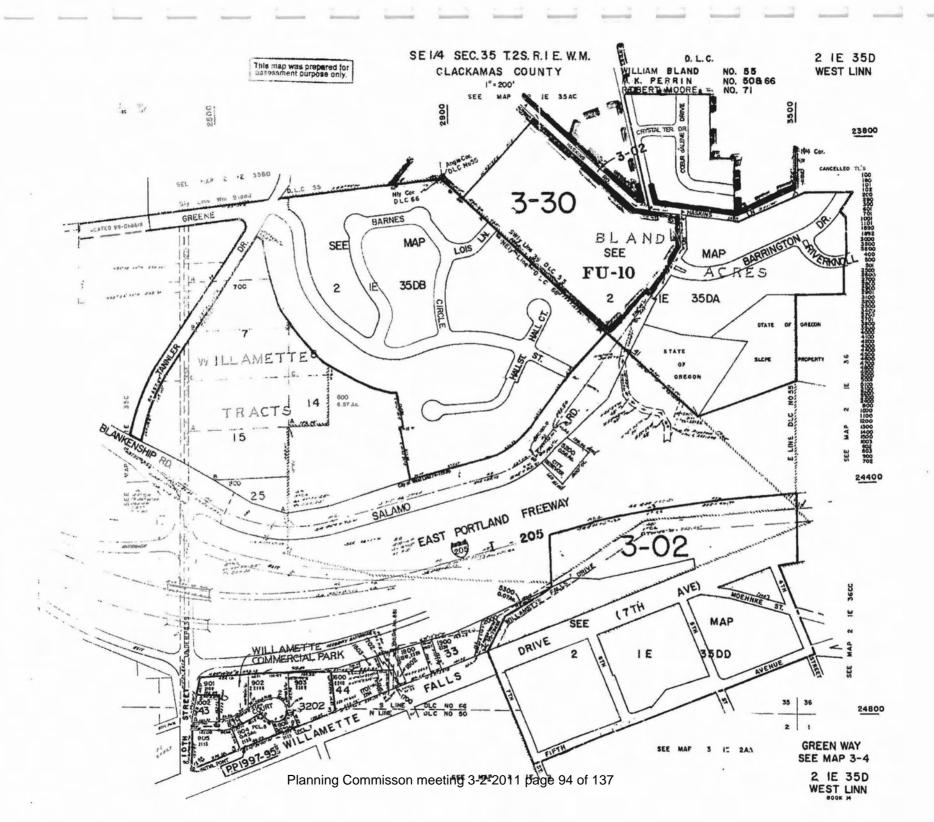
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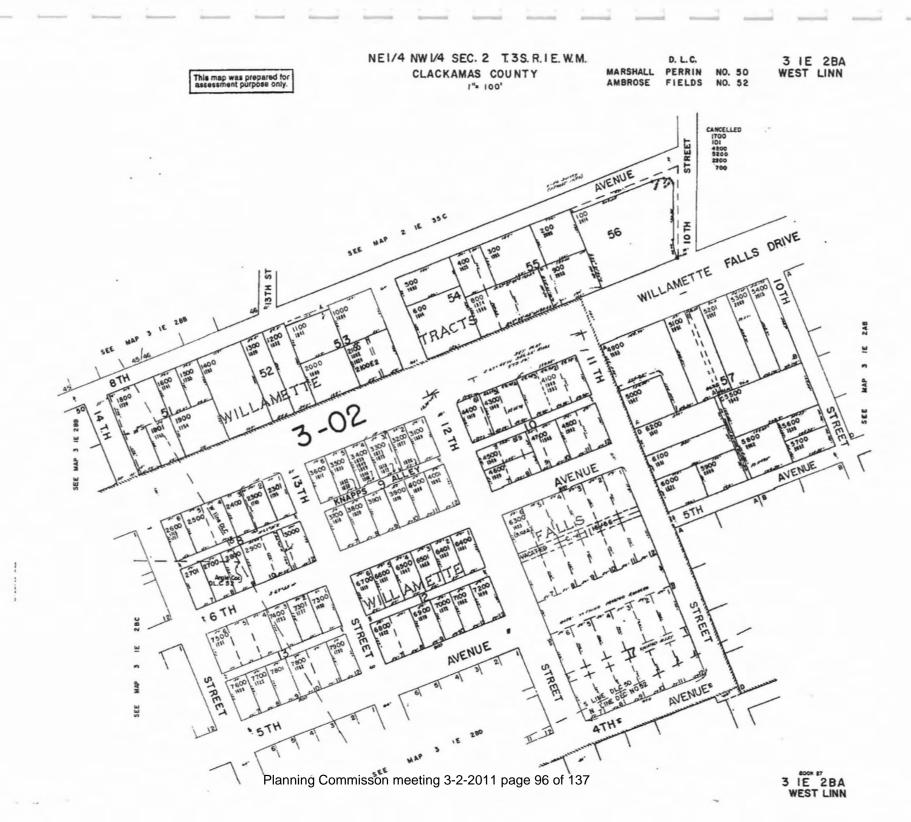




Planning Commisson meeting 3-2-2011 page 93 of 137







21E35C 01601 Or West Linn Vpc 125 E Sir Francis Drake Blvd #3r Larkspur, CA,94939

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21E35D 00902 Tamer Willamette LLC 3560 SW Troy St Portland, OR,97219

21E35D 00906 Albert Tekander 31650 SW Willow Island Ln West Linn, OR,97068

31E02AB03600 Marjorie Carter 954 N Mccue St #180 Laramie, WY,82072

31E02AB03900 Lee Guelette 1553 10th St West Linn, OR,97068 21E35C 02200 Willamette Capital Investments LLC 24979 SW Quarryview Dr Wilsonville, OR,97070

21E35C 02502 Pacific West Bank 2040 8th Ave West Linn, OR,97068

21E35C 90100 Vpc-Or West Linn Limited Partnership 125 E Sir Francis Drake Blvd #3r Larkspur, CA,94939

21E35C 90121 Vpc-Or West Linn Limited Partnership 125 E Sir Francis Drake Blvd #3r Larkspur, CA,94939

21E35C 90215 Vpc-Or West Linn Limited Partnership 125 E Sir Francis Drake Blvd #3r Larkspur, CA,94939

21E35C 90222 John Galt Holdings LLC 3857 Southhampton Ct West Linn, OR,97068

21E35D 00904 Fisher Properties LLC Po Box 823210 Vancouver, WA,98682

21E35D 01002 Ronald W & Nancy E Powell 12296 S Carus Rd Oregon City, OR,97045

31E02AB03700 Robert W Love 20321 Noble Ln West Linn, OR,97068

31E02AB04000 Gary C & Laurel A Moon 1537 10th St West Linn, OR,97068 21E35C 02300 Don R Morton 1970 8th Ave West Linn, OR,97068

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21E35C 90218 Vpc-Or West Linn Limited Partnership 125 E Sir Francis Drake Blvd #3r Larkspur, CA,94939

21E35D 00901 Greentree Enterprises Inc 8655 SW Citizens Dr #201 Wilsonville, OR,97070

21E35D 00905 Fisher Properties LLC Po Box 823210 Vancouver, WA,98682

21E35D 01803 City Of West Linn 22500 Salamo Rd #600 West Linn, OR,97068

31E02AB03800 Raymond & Nancy Scharback 2113 Willamette Falls Dr West Linn, OR,97068

31E02AB04100 Devin R Bailly 1523 10th St West Linn, OR,97068 31E02BA06000 Jimmy A & Paula A Peter 1521 11th St West Linn, OR,97068 31E02BA06100 Kenneth E & Margaret M Matthies 1531 11th St West Linn, OR,97068 31E02BA06200 Paul E Reim 1541 11th St West Linn, OR,97068

31E02BA06300 West Linn-Wils Sch Dist #3j Po Box 35 West Linn, OR,97068 WNA Minutes: December 8, 2010

Attendance: Beth Kieres Elizabeth Rocchia, Franny Heald, Shelly Wert, Julia Simpson, Tim Tofte, Pat Hanlon, Linda Neace, Rae Henry, Ruth Offer, Kevin Vandenbrink, Richard Seals, Midge Pierce, Mimi Doukas, Jim Milne, Pauline Beatty and Jerry Offer.

US Bank Account balance: \$ 2924.73 In the last month, paid Yoga \$343 WNA stipend balance: \$938.21

Old Business:

WNA Banking

Issue from 11/2010 meeting: complicated banking.

Options discussed:

- 1. Update US Bank account and maintain as separate. Look at options to run LHT outside this.
- 2. Move all accounts to PWB and set up separate accounts.

Discussion: research needed to determine the # the US bank is currently tied to. WNA can get an IRS number for account identifier.

Motion: Make the LHT a separate account from WNA, seconded. Treasurer for LH account to be determined. Amend motion and seconded; add authority to choose bank, open accounts and move funds to Beth Kieres and Elizabeth Rocchia. Motion and amendment passed unanimously.

Presentation By: Mimi Doukas of Cardno WRG

Cardno firm is working with Tim Tofte and Pat Hamlin on their land use application for the old Willamette Christian Church building. The group presented a proposal to change use within the Willamette transitional use zone. Conditional use permit required to change from church to office. Discussion of the history of the transportation planning with proposed signal. Proposal will not be a zone change because that would require a transportation plan, without a long term plan in place, the fix for traffic issues is too big for one property.

Design changes proposed are minimal to the building-mostly interior. The only change to the site is to move the driveway on 8th further west, making the entry drive closer to the western edge of the parking lot. This change has been discussed with ODOT.

Carisbrook Technology is leasing this space when ready, this business has shifts and is a 24 hour employer. This spreads transportation trips over the 24 clock adding no change to the transportation during peak traffic hours. Pros: more users in the neighborhood, the building is active and maintained.

Does WNA want to see it in Willamette? Yes-discussion of group encourage looking at sites in Willamette

Comments from attendees: Change design, smaller footprint, add parking underground, smaller setback for more urban part of Willamette.

Any further comments, contact Midge.

Live Christmas Trees available, contact James Manning.

Respectfully submitted, Ruth Offer, volunteer for minutes at December WNA meeting.



December 13, 2010

Pat Hanlin Willamette Capital Investment LLC 24979 SW Quarryview Dr. Wilsonville, OR 97070 Project #: 11027.0

OREGON / C./

RE: Willamette Christian Church Tenant Improvement - Transportation Assessment Letter

Dear Mr. Hanlin,

This letter contains the requested transportation assessment for the proposed tenant improvement at the Willamette Christian Church located at 2014 Willamette Falls Drive in West Linn, Oregon. The transportation assessment herein includes; existing traffic volumes and operations, historical safety data and trends, trip generation of the previous church use and proposed Technical and Medical Support Center and a traffic demand management plan.

Based on this assessment the proposed tenant Carisbrook, who will use the site for online and telephone technical and medical support for veterinary hospitals, will not create a significant impact beyond that of the previous church use. The proposed use will generate 39 fewer weekday a.m. peak hour trips and the same number of weekday p.m. peak hour trips as the previous church use. As such, the proposed use will not create a transportation impact on the surrounding transportation greater than that of the previous church use.

To ensure no additional impact to the surrounding transportation system, the proposed tenant is willing to adhere to a traffic demand management plan prescribed in the preliminary change-of-use conditions (as developed during the pre-application period) set forth by the City of West Linn and the Oregon Department of Transportation (ODOT).

Carisbrock LLC is proposing to use the space to provide online and phone support to veterinarian clinics through out the United States. Due to the various time zones of the proposed tenants clients, the expected hours of operations are 6:00 a.m. to 10:00 p.m. The previous use of this site was as a church which was staffed daily and provided religious meetings/study groups throughout the week. When not being used for their congregation, the church allowed various other community groups to use the space.

Existing Condition

Based on conversations with the City of West Linn (City) and ODOT; the following intersections have been included in this existing conditions analysis.

10th Street/8th Avenue

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10th Street/Willamette Falls Drive.

Figure 1 shows a site vicinity map and Figure 2 illustrates the study intersections and the location of the subject site for the proposed tenant improvement.

TRANSPORTATION FACILITIES

Roadway Facilities

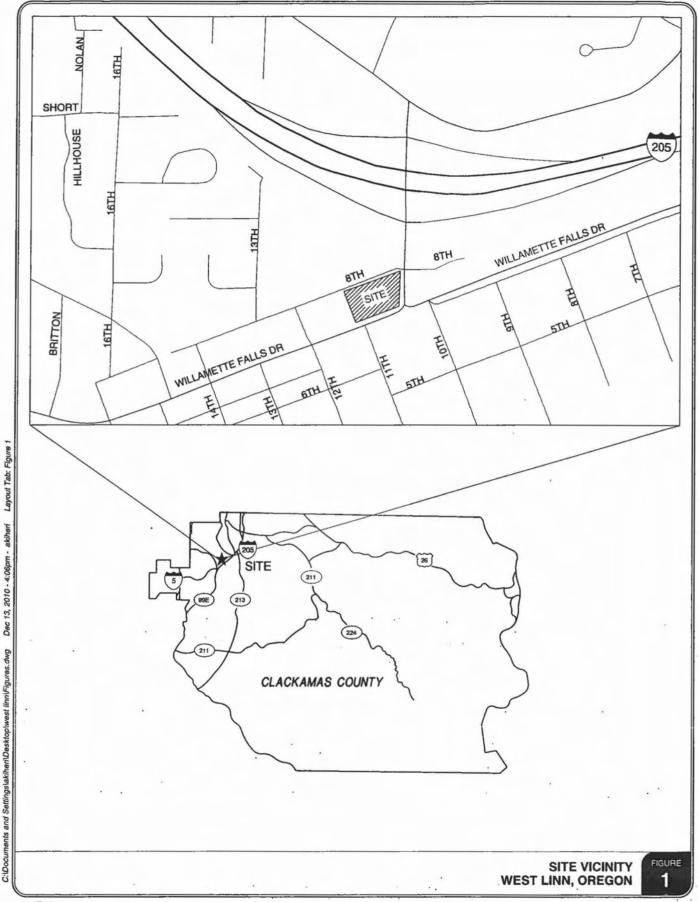
As indicated in Figure 1, the study site is located on 8th Avenue in the vicinity of 10th Street, 12th Street, Willamette Falls Drive and I-205. The primary roadways and intersections near the study area are generally maintained by the City of West Linn; however, the I-205 Ramps/10th Street intersections are maintained by ODOT. Table 1 summarizes these key transportation facilities within the site vicinity.

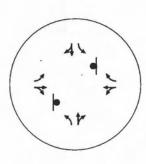
TABLE 1 EXISTING TRANSPORTATION FACILITIES AND ROADWAY DESIGNATIONS

Roadway	Classification	Cross Section	Speed Limit	Sidewalks?	Bicycle Lanes?	On-Street Parking?
8th Avenue	Local	2-lane	Not Posted	Yes – north side Partial – south side	No	No
10th Street	Arterial	2-lane	Not Posted	Yes – west side Partial – east side	NO	No
Willamette Falls Drive	Arterial	2-lane	45 mph - east of 10th Street 25 mph - west of 10th Street	Multiuse path - east of 10th Street on north side Yes - west of 10th Street	No	Yes – west of 10th Street via frontage road system

EXISTING TRAFFIC OPERATIONS

Turning movement and pedestrian counts were collected for the weekday a.m. and p.m. peak hours at the study intersections in October 2010. Using these traffic counts, an existing conditions analysis was performed using Synchro 7. Figure 3 summarizes the weekday a.m. and p.m. peak hour traffic volumes and operations for the study intersections. See Appendix A for existing traffic counts and Synchro 7 Worksheets.





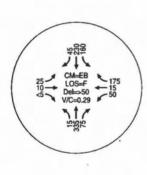


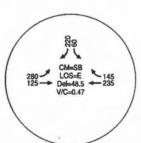
STUDY INTERSECTIONS AND LANE CONFIGURATION WEST LINN, OREGON

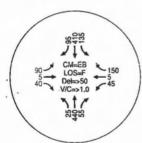
FIGURE 2

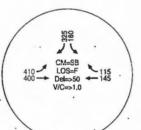
Dec 13, 2010 - 4:09pm - akiheri

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2010 EXISTING TRAFFIC VOLUME AND PEAK HOUR OPERATIONS WEST LINN, OREGON

FIGURE 3



Dec 13, 2010 - 4:07pm - akiheri

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As shown in Figure 3, the study intersections operate at LOS "F" during the weekday a.m. and p.m. peak hours. Currently, the City and ODOT are working to improve capacity and operations along 10th Street. Options to improve 10th Street may include implementation of a roundabout at the 10th Street/Willamette Falls Drive intersection; however, no timeline has been determined regarding near- or mid-term improvements. Thus, it is likely that these intersections will continue to operate at LOS "F" during the peak traffic periods for the foreseeable future.

TRAFFIC SAFETY

The crash histories of the respective study intersections were reviewed in an effort to identify potential operational and/or safety issues. Crash records were obtained from ODOT for the five-year period from January 1, 2005 through December 31, 2009. Table 2 summarizes the severity and type of crashes over the five-year analysis period at the study area intersections.

TABLE 2
INTERSECTION CRASH HISTORY (JANUARY 1, 2005 THROUGH DECEMBER 31, 2009)

		Collisi	on Type		Sev	erity	
Intersection	Rear- End	Turn	Angle	Other	Non- Injury	Injury	Total
10th Street/ 8th Avenue	0	0	3	0	2	1	3
10th Street/ Willamette Falls Drive	0	1	2	0	3	0	3

As shown in Table 2, both intersections had three crashes over the five analysis years. Of these six total crashes, one resulted in injury. There were no fatalities reported over the past five years at these intersections. The crash data used for this analysis is shown in Appendix "B".

Future Condition and Change-of-Use

Based on the understanding that the existing facilities along 10th Street are deficient and it is unlikely they will be improved in the near-term, the property owner constrained their tenant search to those potential tenants that could work within the former use's traffic generation constraints, either by:

- Limited hours of operation;
- Limited number of employees; and/or,
 - Must not generate significant customer/business traffic
- Atypical staffing schedule that avoids the adjacent streets peak hour periods.
 - Must not generate significant customer/business traffic

Based on these understandings, the property owner has determined that of all interested parties identified to date, only the currently proposed tenant meets these specific criteria on maintaining

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Portland, Oregon

or reducing the site's traffic impact on the surrounding transportation system. As such, the remainder of the transportation assessment compares the trip generation between the proposed and previous tenants and recommends a traffic demand management plan and draft conditions of approval for the proposed tenant.

Trip Generation Study

As shown in the existing conditions analysis, the study intersections along 10th Street do not meet operational standards. As such, an investigation of the previous and proposed tenant's trip generation has been conducted in order to ensure no net new peak hour trips will be created.

TRIP GENERATION ESTIMATE METHODOLOGY

Typically when reviewing a proposed development (or land use) for trip generation, the Institute of Transportation Engineers' *Trip Generation Manual*, 8th Edition is employed. This manual estimates a potential development's trip generation based on historical information gathered from existing developments of a similar use. In lieu of ITE's reference, an applicant may also supply site specific data.

In this case, the applicant's site specific data was determined to be more reliable and realistic for the previous and proposed tenants due to the lack of representative data in the ITE Trip Generation. Appendix C includes site specific data for the last quarter of the church's occupation and the proposed tenant's employment schedule. Appendix D includes an ITE Trip Generation estimate and the rational regarding its non-applicability to this situation.

Trip Generation Estimate Based on Site Specific Data

An estimate of peak hour trip generation for the previous church use and the proposed support center have been generated based on the provided past and proposed occupancy data (as shown in Appendix C).

CHURCH TRIP GENERATION ESTIMATE

Based on information provided by the church, the following recurring weekday activities were held on-site during the last year of occupation (vacating in summer 2009):

- 14 employees worked from 8:00 a.m. until 6:00 p.m.
- Church or community meetings ranged in size from 6 to 75 attendees
- Women's Bible Study met on Tuesday mornings between 8:00 a.m. and noon (75 attendees)

While it was common for morning meetings to occur during the weekday a.m. peak hour, evening meetings were typically held after 6:00 p.m. so that attendees could avoid commuter peak traffic. Based on these operating characteristics, it is assumed that the only source of weekday p.m. peak hour traffic would be church staff. To ensure a conservative estimate, it was assumed 10 of the 14 staff members occupying the site from 8:00 a.m. to 6:00 p.m. departed during the peak hour. The remaining staff members were assumed to have either left prior to the peak hour or remained on site to help facilitate evening community meetings.

Table 3 documents a weekday a.m. and p.m. peak period trip generation estimates for the previous church use.

TABLE 3 PEAK PERIOD TRIPS GENERATED BY WILLAMETTE CHRISTIAN CHRUCH

	Number of Trips					
Weekday Scenario	A.M. Peak Period	P.M. Peak Period ¹				
Monday	20	10				
Tuesday	64²	10				
Wednesday	20	10				
Thursday	20	10				
Friday	44	10				
· Minimum	20	10				
30 th Highest Hour ³	64¹	10				

^{1 –} Weekday p.m. peak hour assumed that 10 of the 14 staff members would leave during the evening peak period. The remaining four staff members are assumed to either leave prior to the peak or following the peak (in order to provide a presence during evening functions)

SUPPORT CENTER TRIP GENERATION ESTIMATE

The proposed support center's trip generation was also estimated, considering the support center's plan to employ 42 staff members and 12 contract-to-hire staff. The support center plans to operate from 6:00 a.m. to 10:00 p.m. Four shifts will be used to cover the hours of operation: 6:00 a.m. – 2:00 p.m., 8:00 a.m. – 5:00 p.m., 10:00 a.m. – 6:00 p.m., and 2:00 p.m. – 10:00 p.m. It is

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Portland; Oregon

^{2 – 75} women regularly attended Women's Bible Study on Tuesdays between 8:00 a.m. and noon. Only 50 total trips were assumed to conservatively account for carpools.

estimated that 10 to 20 employees will be scheduled for each shift. Table 4 describes the employee breakdown assumed for each shift:

TABLE 4 WORK SHIFT BREAKDOWN

Shift	Number of Employees	Employee Type
6:00 a.m. – 2:00 p.m.	15	Support oriented staff members (computer and phone support resources)
8:00 a.m. – 5:00 p.m.	10	non-support oriented staff members (accounting, managerial, human resources, etc.)
10:00 a.m. – 6:00 p.m.	15 - 20	Support oriented staff members (computer and phone support resources)
2:00 p.m. – 10:00 p.m.	10	Support oriented staff members (computer and phone support resources)

Based on the assumption of 10 staff members for the 8:00 a.m. – 5:00 p.m. shift, Table 5 summarizes the estimated number of peak period trips generated by the support center taking into account the planned shifts and overall number of employees. Additionally, it is understood that the late shift (2:00 a.m. – 10:00 p.m.) will not schedule lunch periods during the p.m. peak hour period (i.e., all lunch breaks for the late shift occur after four hours of work).

TABLE 5 PEAK PERIOD TRIPS GENERATED BY TECHNICAL AND MEDICAL SUPPORT CENTER

Number	of Trips
A.M. Peak Hour	P.M. Peak Hour
15	10
Weekday A.M. Peak I	Hour Trip Comparison
Church	64
Proposed Tenant	15
Net New Trips	(39)
Weekday P.M. Peak I	lour Trip Comparison
Church	10
Proposed Tenant	10
Net New Trips	0

As shown in Table 5, approximately 15 trips are expected to occur during the weekday a.m. peak hour. The weekday p.m. peak hour estimate reflects the expected numbers of employees leaving as it is unlikely deliveries will be made so late in the day. Additionally, employee lunch breaks are not anticipated to be made during the weekday p.m. peak hour due to the close proximity of a shift change. These assumptions, regarding peak hour trips, result in 39 less net new weekday a.m. peak hour trips and no net new weekday p.m. peak hour trips for the proposed tenant.

Traffic Demand Management

In order to provide further assurance that the proposed tenant will not operate the site in a manner that would increase its weekday p.m. peak hour transportation impact beyond that of the previous church use. The tenant agrees to implement a traffic demand management plan.

The following traffic demand management plan and corresponding draft conditions of approval have been written based on conversations with ODOT and the City of West Linn. These conditions of approval will serve as the tenant's traffic demand management plan.

 Schedule shift changes of support oriented staff shall avoid the weekday p.m. peak hour (5:00 p.m. – 6:00 p.m.).

While it is not plausible to avoid certain employees from coming and going during customary business hours, the proposed tenant can agree to avoid shift changes of support oriented staff during the hour of 5:00-6:00 p.m. However, it is still expected that up to 10 non-support oriented staff members will work a customary 8:00 a.m. to 5:00 p.m. shift.

• Schedule lunch breaks to avoid the weekday p.m. peak hour (5:00 p.m. – 6:00 p.m.).

Similar to the shift changes, the tenant can make arrangements to limit lunch breaks to avoid the weekday p.m. peak hour.

- Submit an annual traffic demand management letter of compliance to the City of West Linn documenting the following
 - Prior year's and upcoming year's shift schedules;
 - Number of employees scheduled during the customary 8:00 a.m. 5:00 p.m. shift for the prior and upcoming year; and,
 - Current employee count.
- The annual compliance letter would be required until such a time as the 8th Avenue/10th
 Street intersection operates acceptably, as determined by the City of West Linn or until
 such a time as the property owner voluntarily submits a new transportation assessment
 documenting that these measures are no longer be necessary.

Monitoring of this program will be carried out through the above prescribed yearly compliance letter to the City of West Linn's Department of Planning. Day-to-day code enforcement is recommended to operate in accordance with the current practices in the City of West Linn.

Conclusion

Based on the trip generation estimates presented in this assessment and the property owner and tenant's acceptance of the recommended traffic demand management plan, the proposed tenant improvement should not further impact the existing peak hour traffic conditions along 10th Street based on the following findings and recommendations:

- Proposed tenant will generate 39 fewer weekday a.m. peak hour trips and the same number of weekday p.m. peak hour trips as the previous church use. This is due to the following reasons:
 - Tenant will use an atypical employee shift schedule (staggered to support a 6:00 AM – 10:00 PM operation schedule);
 - Limited business traffic (mainly due to deliveries); and,
 - o No customer traffic (no store front or walk-up services).

In order to provide further assurance that the proposed tenant will not operate the site in a manner that would increase its weekday p.m. peak hour transportation impact beyond that of the previous church use. The tenant agrees to implement a traffic demand management plan based on the following draft conditions of approval:

- The Applicant shall submit an annual TDM letter of compliance to the City of West Linn;
- The applicant shall schedule lunch breaks to avoid the p.m. peak hour (5:00 p.m. 6:00 p.m.); and,
- The applicant shall schedule shift changes of support oriented staff as to avoid the p.m. peak hour (5:00 p.m. 6:00 p.m.).

We trust this transportation assessment provides you with a clear understanding of the trip impacts associated with the proposed Willamette Christian Church tenant improvements. If you have any questions or comments, please do not hesitate to contact us at (503) 228-5230.

Sincerely,

KITTELSON & ASSOCIATES, INC.

Alex Kiheri

Transportation Analyst

Marc Butorac P.E., P.T.O.E.

Principal Engineer

Attachments: Appendix A (Traffic Counts and Synchro Worksheets), Appendix B (Safety Data), Appendix C (Occupancy Data); Appendix D (ITE Data)

Kittelson & Associates, Inc.

Portland, Oregon

APPENDIX A: TRAFFIC COUNTS AND SYNCHRO WORKSHEETS

	•	\rightarrow	*	1	4-	*	1	1	-	-	↓	1
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBF
Lane Configurations	*	Î			4	75	N.	1>		7	7-	
Volume (veh/h)	23	12	2	51	13	176	15	337	75	159	231	47
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%	office of the second		0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	26	13	2	57	14	196	17	374	83	177	257	52
Pedestrians		7			2						7	
Lane Width (ft)		12.0			12.0		E-SMITA				12.0	
Walking Speed (ft/s)		4.0			4.0						4.0	
Percent Blockage		1			0					The East	1	36
Right turn flare (veh)						6						
Median type						To Make		None	TAN	140 150	None	
Median storage veh)												
Upstream signal (ft)					DE LANG							
pX, platoon unblocked												
vC, conflicting volume	1163	1136	290	1070	1121	425	316		Ser Mariana	460	E Carre	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol					STATE OF							
vCu, unblocked vol	1163	1136	290	1070	1121	425	316			460		
tC, single (s)	7.3	6.5	6.2	7.1	6.5	6.3	4.2			4.1		
tC, 2 stage (s)												
tF(s)	3.7	4.0	3.3	3.5	4.0	3.4	2.3			2.2	naus	
p0 queue free %	71	92	100	65	92	68	99			84		
cM capacity (veh/h)	87	167	750	160	171	614	1209	MYS "F	100	1089	977. 1	
Direction Lane #	EB 1	EB 2	WB1	NB 1	NB 2	SB 1	SB 2		5-100			9.1
Volume Total	26	16	267	17	458	177	309	1	11200			PL D
Volume Left	26	0	57	17	0	177	0					
Volume Right	0	2	196	0	83	0	52			BIE S		
cSH	87	188	609	1209	1700	1089	1700			estimated by the state of		
Volume to Capacity	0.29	0.08	0.44	0.01	0.27	0.16	0.18					
Queue Length 95th (ft)	27	7	56	1	0	14	0					
Control Delay (s)	62.5	25.9	21.5	8.0	0.0	8.9	0.0	15 310	NAME OF TAXABLE PARTY.			
Lane LOS	F	D	C	Α		Α						
Approach Delay (s)	48.7		21.5	0.3	Ster In	3.3						DYS
Approach LOS	Е		С									
ntersection Summary												
Average Delay			7.5									
ntersection Capacity Utilizat	tion		52.0%	IC	U Level o	f Service			A	14157	ALC: N	
Analysis Period (min)			15									

	•	-	4-	4	-	1	
Movement	EBL	EBT	WBT	WBR	SBL	SBR	
Lane Configurations	15		4		7	7	
Volume (veh/h)	279	123	235	144	62	219	
Sign Control	Charles of the last	Free	Free		Stop		
Grade		0%	0%		0%		
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	
Hourly flow rate (vph)	324	143	273	167	72	255	
Pedestrians		6					DAIL TORS
Lane Width (ft)		12.0		I E SE			
Walking Speed (ft/s)		4.0				24-11-11-1	17-11-12-12
Percent Blockage	STOTES	1					
Right turn flare (veh)	Control of the last	S. S. S. S.	Dente				9.50000
Median type		None	None		TABARA	I PARTY	
Median storage veh)		Hono	Itolio				
Upstream signal (ft)			SUPPLI			Marian	
pX, platoon unblocked	3-28	No. of Street, or other Persons	- A 185		A STURE WA		- The state of
vC, conflicting volume	441			LASSIFIE	1149	363	No.
vC1, stage 1 conf vol	441			attention and	1140	000	
vC2, stage 2 conf vol					ET COME		The Par
vCu, unblocked vol	441	ST SAN		100	1149	363	
tC, single (s)	4.2			-	6.5	6.3	Maria I
tC, 2 stage (s)	4.2	100			0.0	0.0	
tF (s)	2.3				3.6	3.4	STARK
p0 queue free %	70	OIL WAR	MATERIAL S		53	61	- Port
cM capacity (veh/h)	1098				152	659	
civi capacity (verim)	1090				4-3	009	E Intella
Direction, Lane#	EB 1	EB 2	WB 1	SB 1	SB 2		
Volume Total	324	143	441	72	255		En mira
Volume Left	324	0	0	72	0		
Volume Right	0	0	167	0	255		
cSH	1098	1700	1700	152	659		
Volume to Capacity	0.30	0.08	0.26	0.47	0.39		
Queue Length 95th (ft)	31	0	0	55	46		
Control Delay (s)	9.6	0.0	0.0	48.5	13.9		
Lane LOS	Α			E	В		
Approach Delay (s)	6.7		0.0	21.5			
Approach LOS				С			
Intersection Summary					Net.	Alle I	
Average Delay		- 11	8.2				
ntersection Capacity Utilizat	tion		51.8%	IC	U Level o	of Service	11
Analysis Period (min)			15				

	•	→	•	1	-	•	4	1	-	-	1	1
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	ሻ	P			4	7	3	1		7	1	
Volume (veh/h)	88	6	38	46	3	150	23	441	57	137	412	95
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	94	6	40	49	3	160	24	469	61	146	438	101
Pedestrians		1										
Lane Width (ft)		12.0	No. of Section				431		THE REAL PROPERTY.	WEST CONTRACTOR		
Walking Speed (ft/s)		4.0										
Percent Blockage		0	TE I			and the			Page -			
Right turn flare (veh)						6						
Median type		2 300	A Web		1			None			None	914
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked	111111111111111111111111111111111111111							100000				
vC, conflicting volume	1381	1360	490	1322	1380	499	540			530		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol	WIN VEGE	THE			1/307							
vCu, unblocked vol	1381	1360	490	1322	1380	499	540			530		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1		Book	4.1	COUNTY.	
tC, 2 stage (s)												and the
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	0	95	93	54	97	72	98	No. of Concession, Name of Street, or other party of the Concession, Name of Street, or other pa		86	AND DESCRIPTION OF THE PERSON NAMED IN	
cM capacity (veh/h)	76	126	582	106	122	573	1037	Media		1043		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2			Photo L	REIF	- 1-12
Volume Total	94	47	212	24	530	146	539		MA HAD	Track In	tro 1	W
Volume Left	94	0	49	24	0	146	0					
Volume Right	0	40	160	0	61	0	101				20 M B G	
cSH	76	389	434	1037	1700	1043	1700	H			Pareller III	
Volume to Capacity	1.24	0.12	0.49	0.02	0.31	0.14	0.32					
Queue Length 95th (ft)	179	10	65	2	0	12	0		0.00			
Control Delay (s)	277.2	15.5	26.9	8.6	0.0	9.0	0.0	ELEVIT	200	SHE	150	
Lane LOS	F	C	D	A		Α	and the state of					
Approach Delay (s)	190.0	200	26.9	0.4		1.9						
Approach LOS	F		D									
Intersection Summary	125 TE 15	SWE			1-11		4540					0
Average Delay			21.3									
Intersection Capacity Utiliza	ation		55.8%	IC	U Level	of Service			В			
Analysis Period (min)			15									

	•	\rightarrow	-		-	1
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	ሻ	1	1>		ሻ	7
Volume (veh/h)	409	402	146	117	180	324
Sign Control		Free	Free	Freehalt Co.	Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	431	423	154	123	189	341
Pedestrians		4				
Lane Width (ft)	EX MA	12.0				CSIVE T
Walking Speed (ft/s)		4.0				
Percent Blockage	M. Comme	0				
Right turn flare (veh)	1	V	100		10000	
Median type		None	None	No.		
Median storage veh)	100	HONE	HOIG			
Upstream signal (ft)						
pX, platoon unblocked		in the				
vC, conflicting volume	277				1499	219
vC1, stage 1 conf vol	211				1400	213
vC2, stage 2 conf vol					and the same	
vCu, unblocked vol	277				1499	219
the state of the s	4.1	NAME OF TAXABLE			6.4	6.2
tC, single (s)	4.1				0.4	0.2
tC, 2 stage (s)	2.2				3.5	3.3
tF (s)	67	This is	10-512	The state of		58
p0 queue free %	1286				90	818
cM capacity (veh/h)						818
Direction, Lane #	EB 1	EB 2	WB 1	SB 1	SB 2	
Volume Total	431	423	277	189	341	
Volume Left	431	0	0	189	0	
Volume Right	0	0	123	0	341	
cSH	1286	1700	1700	90	818	
Volume to Capacity	0.33	0.25	0.16	2.11	0.42	
Queue Length 95th (ft)	37	0	0	417	52	
Control Delay (s)	9.2	0.0	0.0	610.2	12.5	
Lane LOS	Α			F	В	
Approach Delay (s)	4.6		0.0	226.0		
Approach LOS				F		
Intersection Summary			e in An	الرابع بإد		
Average Delay			74.6			J-CORE-
Intersection Capacity Utilizatio	n		57.9%	IC	U Level	of Service
Analysis Period (min)			15			
			Serial in			

APPENDIX B: SAFETY DATA

CDS150 10/08/2010

OREGON DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT CRASH SUMMARIES BY YEAR BY COLLISION TYPE

PAGE: 1

8th Avenue @ 10th Street in the City of West Linn January 1, 2005 through December 31, 2009

			NON-	PROPERTY										INTER-	
		FATAL	FATAL	DAMAGE	TOTAL	PEOPLE	PEOPLE		DRY	WET			INTER-	SECTION	OFF-
COLLISION TYPE	Ε	CRASHES	CRASHES	ONLY	CRASHES	KILLED	INJURED	TRUCKS	SURF	SURF	DAY	DARK	SECTION	RELATED	ROAD
YEAR: 2009															
TURNING MOVE	MENTS	. 0	0	1	1	0	0	0	1	0	0	1	1	0	0
2009 TOTAL		0	0	1	1	0	0	0	1	0	0	1	1	0	0
YEAR: 2007															
ANGLE		0	0	1	1	0	0	0	1	0	1	0	1	0	0
2007 TOTAL		0	0	1	1	0	0	0	1	0	1	0	1	0	0
YEAR: 2005															
ANGLE		0	1	0	1	0	1	0	1	0	0	1	1	0	0
2005 TOTAL		. 0	1	0	1	0	1	0	1	0	0	1	1	0	0
FINAL TOTAL		0	1	2	3	0	1	0	3	0	1	2	3	0	. 0

Note: Legislative changes to DMV's vehicle crash reporting requirements, effective 01/01/2004, may result in fewer property damage only crashes being eligible for inclusion in the Statewide Crash Data File.

CDS150 10/08/2010

OREGON DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT CRASH SUMMARIES BY YEAR BY COLLISION TYPE

PAGE: 1

10th Street @ Willamette Falls Drive in the City of West Linn January 1, 2005 through December 31, 2009

COLLISION TYPE	FATAL	NON- FATAL	PROPERTY DAMAGE		PEOPLE	PEOPLE	TOLIONO	DRY	WET	DAY	DARK	INTER-	INTER- SECTION	OFF-
COLLISION TYPE	CRASHES	CRASHES	ONLY	CRASHES	KILLED	INJURED	TRUCKS	SURF	SURF	DAY	DARK	SECTION	RELATED	ROAD
YEAR: 2009	21													
TURNING MOVEMENTS	. 0	0	1	1	0	0	0	1	0	1	0	1	0	0
2009 TOTAL	0	0	1	1	0	0	0	1	0	1	0	1	0	0
YEAR: 2007														
ANGLE	0	0	1	1	0	0	0	1	0	0	1	1	0	0
2007 TOTAL	0	0	1	1	0	0	0	1	0	0	1	1	0	0
YEAR: 2005														
ANGLE	. 0	0	1	1	0	0	0	0	1	1	0	1	0	0
2005 TOTAL	. 0	0	. 1	1	0	0	0	0	1	1	0	1′	0	0
FINAL TOTAL	0	0	. 3	3	0	0	0	2	1	2	1	3	0	0

Note: Legislative changes to DMV's vehicle crash reporting requirements, effective 01/01/2004, may result in fewer property damage only crashes being eligible for inclusion in the Statewide Crash Data File.

10/8/2010 CDS380

CITY OF WEST LINN, CLACKAMAS COUNTY

PAGE: 1

OREGON DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT URBAN NON-SYSTEM CRASH LISTING

8th Avenue 0 10th Street in the City of West Linn January 1, 2005 through December 31, 2009

SER! INVEST	S D P R S W E A U C O E L G H R	DAY	CLASS DIST FROM	CITY STREET- FIRST STREET SECOND STREE	RD CHAR DIRECT LOCTN	INT-TYP (MEDIAN) LEGS (#LANES)	TRAF-	OFF-RD RNDBT DRVWY	WTHR SURF LIGHT	CRASH TYP COLL TYP SVRTY	V#	SPCL USE TRLR QTY OWNER VEH TYPE	MOVE FROM TO	Pf	PRTC TYPE	INJ SVRTY		LICHS	ERROR	ACTN EVENT	CAUSE
03812	NNN	09/01/2007	17	8TH AVE	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE 0	STRGHT								02
CITY		Sat	0	10TH ST	CN		UNKNOWN	N	DRY	ANGL		PRVTE	N S							000	00
		11A			01	0		N	DAY	PDO		PSNGR CAR		01	DRVR	NONE	52 M	OR-Y	000	000	00
			:															OR<25			
											02	NONE 0	STRGHT								
												PRVTE	E W							000	00
												PSNGR CAR		01	DRVR	NONE	73 F	OR-Y	028	000	02
																		OR<25			
00782	иии	02/28/2009	17	STH AVE	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE 0	TURN-L								02
NONE	,	Sat	0	10TH ST	CN		STOP SI	GN N	DRY	TURN		PRVTE	E S							015	00
		11P ·			01	0		N	DARK	PDO		PSNGR CAR		01	DRVR	NONE	17 F	OR-Y	028	000	02
																		OR<25			
											02	NONE 0	STRGHT								
												PRVTE	N S							000	00
												PSNGR CAR		01	DRVR	NONE	62 F	OR-Y	000	000	00
																		OR<25			
02851	NNN	07/14/2005	17 .	8TH AVE	INTER		N	N	CLR	ANGL-OTH	01	NONE 0	TURN-L								02
CITY		Thu	ó	10TH ST	CN		STOP SI	GN N	DRY	ANGL		PRVTE	SW N							000	00
		9 P			03.	0			DARK	INJ		PSNGR CAR		01	DRVR	NONE	18 F	OR-Y	004,028	000	02
																		OR<25			
														02	PSNG	INJB	18 M	1	000	000	00
											02	NONE 0	STRGHT								
												PRVTE	N S							000	00
												PSNGR CAR		01	DRVR	NONE	55 F	OR-Y	000	000	00

CDS380

PAGE: 1

OREGON DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT

URBAN NON-SYSTEM CRASH LISTING

CITY OF WEST LINN, CLACKAMAS COUNTY

10th Street @ Willamette Falls Drive in the City of West Linn January 1, 2005 through December 31, 2009

SER!	P RSW EAUCO ELGHR C LK	DAY	CLASS DIST FROM	CITY STREET FIRST STREET SECOND STREET	RD CHAR DIRECT LOCTN	INT-TYP (MEDIAN) LEGS (#LANES)		OFF-RD RNDBT DRVWY	SURF	CRASH TYP COLL TYP SVRTY	V#	TRLR QTY OWNER VEH TYPE	MOVE FROM TO	P#		INJ SVRTY		LICNS	ERROR	ACTN EVENT	CAUSE
03931	иии	09/10/2007	19	WILLAMETTE FALLS DR	INTER	CROSS	N		CLR	ANGL-OTH	01										02
NONE		Mon	0	10TH ST	CN		STOP SIG		DRY	ANGL		PRVTE	S N							000	00
		10P			. 02	0		N	DARK	PDO	1	SNGR CAR		01	DRVR	NONE	59	OR-Y	028	000	02
											02	NONE 9	STRGHT								
												UNKN	NE SW							000	00
					•						(INKNOWN		01	DRVR	NONE	00	UNK	000	000	00 .
01996	N N N.	05/19/2005	16	WILLAMETTE FALLS DR	INTER		N	N	RAIN	ANGL-OTH	01	NONE 0	STRGHT								02
NONE		Thu	0	10TH ST	CN		STOP SIG		WET	ANGL		PRVTE	NE SW							000	00
TONE		5 P			03	0			DAY	PDO	1	SNGR CAR		01	DRVR	NONE	00	F OR-Y OR<25	000	000	00
											02	NONE 0	STRGHT								
												PRVTE	S N							000	00
					¥						E	SNGR CAR		01	DRVR	NONE	42	OR-Y OR<25	028	000	02
02098	иии	06/09/2009	16 .	WILLAMETTE FALLS DR	INTER	3-LEG	N	N	CLR	ANGL-OTH	01	NONE 0	STRGHT								02
NONE	14 14 14	Tue	0	10TH ST	CN		UNKNOWN		DRY	TURN		PRVTE	WE							000	00
TONE		4 P			03	0			DAY	PDO	F	SNGR CAR		01	DRVR	NONE	21	OR-Y	028	000	02
																		OR<25			
											02	NONE 0	TURN-L								
												PRVTE	E S							000	00
											P	SNGR CAR		01	DRVR	NONE	43	OR-Y	000	000	00

ACTION CODE TRANSLATION LIST

CODE	SHORT DESCRIPTION	LONG DESCRIPTION
000	NONE	NO ACTION OR NON-WARRANTED
001	SKIDDED	SKIDDED
002	ON/OFF V	GETTING ON OR OFF STOPPED OR PARKED VEHICLE
003	LOAD OVR	OVERHANGING LOAD STRUCK ANOTHER VEHICLE, ETC.
006	SLOW DN	SLOWED DOWN
007	AVOIDING	AVOIDING MANEUVER
800	PAR PARK	PARALLEL PARKING
009	ANG PARK	ANGLE PARKING
010	INTERFERE	PASSENGER INTERFERING WITH DRIVER
011	STOPPED	STOPPED IN TRAFFIC NOT WAITING TO MAKE A LEFT TURN
012	STP/L TRN	STOPPED BECAUSE OF LEFT TURN SIGNAL OR WAITING, ETC.
013	STP TURN	STOPPED WHILE EXECUTING A TURN .
015	GO A/STOP	PROCEED AFTER STOPPING FOR A STOP SIGN/FLASHING RED.
016	TRN A/RED	TURNED ON RED AFTER STOPPING
017	LOSTCTRL	LOST CONTROL OF VEHICLE
018	EXIT DWY	ENTERING STREET OR HIGHWAY FROM ALLEY OR DRIVEWAY
019	ENTR DWY	ENTERING ALLEY OR DRIVEWAY FROM STREET OR HIGHWAY
020	STR ENTR	BEFORE ENTERING ROADWAY, STRUCK PEDESTRIAN, ETC. ON SIDEWALK OR SHOULDER
021	NO DRVR	CAR RAN AWAY - NO DRIVER
022	PREV COL	STRUCK, OR WAS STRUCK BY, VEHICLE OR PEDESTRIAN IN PRIOR COLLISION BEFORE ACC. STABILIZED
023	STALLED	VEHICLE STALLED
024	DRVR DEAD	DEAD BY UNASSOCIATED CAUSE
025	FATIGUE	FATIGUED, SLEEPY, ASLEEP
026	SUN	DRIVER BLINDED BY SUN
027	HDLGHTS .	DRIVER BLINDED BY HEADLIGHTS
028	ILLNESS	PHYSICALLY ILL
029	THRU MED	VEHICLE CROSSED, PLUNGED OVER, OR THROUGH MEDIAN BARRIER
030	PURSUIT	PURSUING OR ATTEMPTING TO STOP ANOTHER VEHICLE
031	PASSING	PASSING SITUATION .
	PRKOFFRD	VEHICLE PARKED BEYOND CURB OR SHOULDER
033	CROS MED	VEHICLE CROSSED EARTH OR GRASS MEDIAN
034	X N/SGNL	CROSSING AT INTERSECTION - NO TRAFFIC SIGNAL PRESENT
035	X W/ SGNL	CROSSING AT INTERSECTION - TRAFFIC SIGNAL PRESENT
036	DIAGONAL	CROSSING AT INTERSECTION - DIAGONALLY
037	BTWN INT	CROSSING BETWEEN INTERSECTIONS
038	DISTRACT	DRIVER'S ATTENTION DISTRACTED
039	W/TRAF-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER WITH TRAFFIC
040	A/TRAF-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER FACING TRAFFIC
041	W/TRAF-P	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT WITH TRAFFIC
042	A/TRAF-P	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT FACING TRAFFIC
043	PLAYINRD	PLAYING IN STREET OR ROAD
	PUSH MV	PUSHING OR WORKING ON VEHICLE IN ROAD OR ON SHOULDER
045	WORK ON	WORKING IN ROADWAY OR ALONG SHOULDER
050	LAY ON RD	STANDING OR LYING IN ROADWAY
051	ENT OFFRD	ENTERING / STARTING IN TRAFFIC LANE FROM OFF-ROAD
088	OTHER	OTHER ACTION
099	UNK	UNKNOWN ACTION

· CAUSE CODE TRANSLATION LIST

CAUSE	SEORT DESCRIPTION	LONG DESCRIPTION
00	NO CODE	NO CAUSE ASSOCIATED AT THIS LEVEL
01	TOO-FAST	TOO FAST FOR CONDITIONS (NOT EXCEED POSTED SPEED
02	NO-YIELD	DID NOT YIELD RIGHT-OF-WAY
03	PAS-STOP	PASSED STOP SIGN OR RED FLASHER
04	DISRAG	DISREGARDED R-A-G TRAFFIC SIGNAL.
05	LEFT-CTR	DROVE LEFT OF CENTER ON TWO-WAY ROAD
06	IMP-OVER	IMPROPER OVERTAKING
07	TOO-CLOS	FOLLOWED TOO CLOSELY
08	IMP-TURN	MADE IMPROPER TURN '.
09	DRINKING	ALCOHOL OR DRUG INVOLVED
10	OTHR-IMP	OTHER IMPROPER DRIVING
11	MECH-DEF	MECHANICAL DEFECT
12	OTHER	OTHER (NOT IMPROPER DRIVING)
13	IMP LN C	IMPROPER CHANGE OF TRAFFIC LANES
14	DIS TCD	DISREGARDED OTHER TRAFFIC CONTROL DEVICE
15	WRNG WAY	WRONG WAY ON ONE-WAY ROADWAY
.16	FATIGUE	DRIVER DROWSY/FATIGUED/SLEEPY
18	IN RDWY	NON-MOTORIST ILLEGALLY IN ROADWAY
19	NT VISBL	NON-MOTORIST CLOTHING NOT VISIBLE
20	IMP PKNG	VEHICLE IMPROPERLY PARKED
21	DEF STER	DEFECTIVE STEERING MECHANISM
22	DEF BRKE	INADEQUATE OR NO BRAKES
24	LOADSHFT	VEHICLE LOST LOAD OR LOAD SHIFTED
25	TIREFAIL	· TIRE FAILURE
26	PHANTOM	PHANTOM / NON-CONTACT VEHICLE
27	INATTENT	INATTENTION
30	SPEED.	DRIVING IN EXCESS OF POSTED SPEED
31	RACING	SPEED RACING (PER PAR)
32	CARELESS	CARELESS DRIVING (CITATION ISSUED)
33	RECKLESS	RECKLESS DRIVING (CITATION ISSUED)
34	AGGRESV	AGGRESSIVE DRIVING (PER PAR)
35	RD RAGE	BOAD RAGE (PER PAR) 1

COLLISION TYPE CODE TRANSLATION LIST

CODE	SHORT DESCRIPTION	LONG DESCRIPTION
ě	ОТН	MISCELLANEOUS
-	BACK	BACKING
0	PED	PEDESTRIAN
1	ANGL	ANGLE
2	HEAD	HEAD-ON
3	REAR	REAR-END
4	SS-M	SIDESWIPE - MEETING
5	SS-O	SIDESWIPE - OVERTAKING
6	TURN	TURNING MOVEMENT
7	PARK	PARKING MANEUVER
8	NCOL	NON-COLLISION
9	FIX	FIXED OBJECT OR OTHER OBJECT

CRASH TYPE CODE TRANSLATION LIST

CRASH TYPE	SHORT DESCRIPTION	LONG DESCRIPTION
æ	OVERTURN	OVERTURNED
0	NON-COLL	OTHER NON-COLLISION
1	OTH RDWY	MOTOR VEHICLE ON OTHER ROADWAY
2	PRKD MV	PARKED MOTOR VEHICLE
3	PED	PEDESTRIAN
4	TRAIN	RAILWAY TRAIN
6	BIKE	PEDALCYCLIST
7	ANIMAL	ANIMAL
8	FIX OBJ	FIXED OBJECT
9	OTH OBJ	OTHER OBJECT
A	ANGL-STP	ENTERING AT ANGLE - ONE VEHICLE STOPPED
В	ANGL-OTH	ENTERING AT ANGLE - ALL OTHERS
C	S-STRGHT	FROM SAME DIRECTION - BOTH GOING STRAIGHT
D	S-ITURN	FROM SAME DIRECTION - ONE TURN, ONE STRAIGHT
E	S-1STOP	FROM SAME DIRECTION - ONE STOPPED
F	S-OTHER	FROM SAME DIRECTION-ALL OTHERS, INCLUDING PARKING
G	O-STRGHT	FROM OPPOSITE DIRECTION - BOTH GOING STRAIGHT
H	O-1TURN	FROM OPPOSITE DIRECTION - ONE TURN, ONE STRAIGHT
I	O-1STOP	FROM OPPOSITE DIRECTION - ONE STOPPED
J	O-OTHER	FROM OPPOSITE DIRECTION-ALL OTHERS INCL. PARKING

DRIVER LICENSE CODE TRANSLATION LIST

DRIVER RESIDENCE CODE TRANSLATION LIST

CODE	DESC	· LONG DESCRIPTION	CODE	DESC	LONG DESCRIPTION
0 1 2 3	NONE OR-Y OTH-Y SUSP	NOT LICENSED (HAD NEVER BEEN LICENSED) VALID OREGON LICENSE VALID LICENSE, OTHER STATE OR COUNTRY SUSPENDED/REVOKED	1 2 3 4	OR<25 OR>25 OR-? N-RES UNK	OREGON RESIDENT WITHIN 25 MILE OF HOME OREGON RESIDENT 25 OR MORE MILES FROM HOME OREGON RESIDENT - UNKNOWN DISTANCE FROM HOME NON-RESIDENT UNKNOWN IF OREGON RESIDENT

ERROR CODE TRANSLATION LIST

ERROR	SHORT	
CODE	DESCRIPTION	FULL DESCRIPTION
000	NONE	NO ERROR
001	WIDE TRN	WIDE TURN
002	CUT CORN	CUT CORNER ON TURN
003	FAIL TRN	FAILED TO OBEY MANDATORY TRAFFIC TURN SIGNAL, SIGN OR LANE MARKINGS
004	L IN TRF	LEFT TURN IN FRONT OF ONCOMING TRAFFIC
005	L PROHIB	LEFT TURN WHERE PROHIBITED
006	FRM WRNG	TURNED FROM WRONG LANE
007	TO WRONG	TURNED INTO WRONG LANE .
008	ILLEG U	U-TURNED ILLEGALLY
009	IMP STOP	IMPROPERLY STOPPED IN TRAFFIC LANE
010	IMP SIG	IMPROPER SIGNAL OR FAILURE TO SIGNAL
011	IMP BACK	BACKING IMPROPERLY (NOT PARKING)
012	IMP PARK	IMPROPERLY PARKED
013	UNPARK	IMPROPER START LEAVING PARKED POSITION
014	IMP STRT	IMPROPER START FROM STOPPED POSITION
015	IMP LGHT	IMPROPER OR NO LIGHTS (VEHICLE IN TRAFFIC)
016	INATTENT	FAILED TO DIM LIGHTS (UNTIL 4/1/97) / INATTENTION (AFTER 4/1/97)
017	UNSF VEH	DRIVING UNSAFE VEHICLE (NO OTHER ERROR APPARENT)
018	OTH PARK	ENTERING, EXITING PARKED POSITION WITH INSUFFICIENT CLEARANCE OR OTHER IMPROPER PARKING MANEUVER
019	.DIS DRÍV	DISREGARDED OTHER DRIVER'S SIGNAL
020	DIS 'SGNL	DISREGARDED TRAFFIC SIGNAL
021	RAN STOP	DISREGARDED STOP SIGN OR FLASHING RED
022	DIS SIGN	DISREGARDED WARNING SIGN, FLARES OR FLASHING AMBER
023	DIS, OFCR	DISREGARDED POLICE OFFICER OR FLAGMAN
024	DIS EMER	DISREGARDED SIREN OR WARNING OF EMERGENCY VEHICLE
025	DIS RR	DISREGARDED RR SIGNAL, RR SIGN, OR RR FLAGMAN
026	REAR-END	FAILED TO AVOID STOPPED OR PARKED VEHICLE AHEAD OTHER THAN SCHOOL BUS
027	BIKE ROW	DID NOT HAVE RIGHT-OF-WAY OVER PEDALCYCLIST
028	NO ROW	DID NOT HAVE RIGHT-OF-WAY
029	PED ROW .	FAILED TO YIELD RIGHT-OF-WAY TO PEDESTRIAN
030	PAS CURV	PASSING ON A CURVE
031	PAS WRNG	PASSING ON THE WRONG SIDE
032	PAS TANG	PASSING ON STRAIGHT ROAD UNDER UNSAFE CONDITIONS
033	PAS X-WK	PASSED VEHICLE STOPPED AT CROSSWALK FOR PEDESTRIAN
034	PAS INTR	PASSING AT INTERSECTION
035	PAS HILL	PASSING ON CREST OF HILL
036	N/PAS ZN .	PASSING IN "NO PASSING" ZONE
037	PAS TRAF	PASSING IN FRONT OF ONCOMING TRAFFIC
038	CUT-IN	CUTTING IN (TWO LANES - TWO WAY ONLY)
039	WRNGSIDE	DRIVING ON WRONG SIDE OF THE ROAD
040	THRU MED	DRIVING THROUGH SAFETY ZONE OR OVER ISLAND
041	F/ST BUS	FAILED TO STOP FOR SCHOOL BUS

ERROR CODE TRANSLATION LIST

ERROR	SHORT	· ·
CODE	DESCRIPTION	FULL DESCRIPTION
042	F/SLO MV	FAILED TO DECREASE SPEED FOR SLOWER MOVING VEHICLE
043	TO CLOSE	FOLLOWING TOO CLOSELY (MUST BE ON OFFICER'S REPORT)
044	STRDL LN	STRADDLING OR DRIVING ON WRONG LANES
045	IMP CHG	IMPROPER CHANGE OF TRAFFIC LANES
046	WRNG WAY	WRONG WAY ON ONE-WAY ROADWAY (VEHICLE IS DELIBERATELY TRAVELING ON WRONG SIDE)
047	BASCRULE	DRIVING TOO FAST FOR CONDITIONS (NOT EXCEEDING POSTED SPEED)
048	OPN DOOR	OPENED DOOR INTO ADJACENT TRAFFIC LANE
049	IMPEDING	IMPEDING TRAFFIC
050	SPEED .	DRIVING IN EXCESS OF POSTED SPEED
051	RECKLESS '	RECKLESS DRIVING (PER PAR)
052	CARELESS	CARELESS DRIVING (PER PAR)
053	RACING	SPEED RACING (PER PAR)
054	X N/SGNL	CROSSING AT INTERSECTION - NO TRAFFIC SIGNAL PRESENT
055	X W/SGNL	CROSSING AT INTERSECTION - TRAFFIC SIGNAL PRESENT
056	DIAGONAL	CROSSING AT INTERSECTION - DIAGONALLY
057	BTWN INT	CROSSING BETWEEN INTERSECTIONS
059	W/TRAF-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER WITH TRAFFIC
060	A/TRAF-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER FACING TRAFFIC
061	W/TRAF-P	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT WITH TRAFFIC
062	A/TRAF-P	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT FACING TRAFFIC
063	PLAYINRD	PLAYING IN STREET OR ROAD
064	PUSH MV	PUSHING OR WORKING ON VEHICLE IN ROAD OR ON SHOULDER
065	WK IN RD	WORKING IN ROADWAY OR ALONG SHOULDER
070	LAYON RD	STANDING OR LYING IN ROADWAY
073	DIS POL	DISREGARDING POLICE (ELUDING)
080	FAIL LN	FAILED TO MAINTAIN LANE
081	OFF RD	RAN OFF ROAD
082	NO CLEAR	DRIVER MISJUDGED CLEARANCE
083	OVRSTEER	OVER CORRECTING
084	NOT USED	CODE NOT IN USE
085	OVRLOAD	OVERLOADING OR IMPROPER LOADING OF VEHICLE WITH CARGO OR PASSENGERS
097	UNA DIS TC	UNABLE TO DETERMINE WHICH DRIVER DISREGARDED TRAFFIC CONTROL DEVICE

EVENT CODE TRANSLATION LIST

CODE	SHORT DESCRIPTION	LONG DESCRIPTION
001	FEL/JUMP	OCCUPANT FELL, JUMPED OR WAS EJECTED FROM MOVING VEHICLE
002	INTERFER	PASSENGER INTERFERED WITH DRIVER
003	BUG INTF	ANIMAL OR INSECT IN VEHICLE INTERFERED WITH DRIVER
	PED INV	PEDESTRIAN INVOLVED (NON-PEDESTRIAN ACCIDENT)
005	SUB-PED	"SUB-PED": PEDESTRIAN INJURED SUBSEQUENT TO COLLISION, ETC.
006	BIKE INV	TRICYCLE-BICYCLE INVOLVED
007	HITCHIKR	HITCHHIKER (SOLICITING A RIDE)
008	PSNGR TOW	PASSENGER BEING TOWED OR PUSHED ON CONVEYANCE
009	ON/OFF V	GETTING ON OR OFF STOPPED OR PARKED VEHICLE (OCCUPANTS ONLY)
010	SUB OTRN	OVERTURNED AFTER FIRST HARMFUL EVENT
011	MV PUSHD	VEHICLE BEING PUSHED
012	MV TOWED	VEHICLE TOWED OR HAD BEEN TOWING ANOTHER VEHICLE
013	FORCED	VEHICLE FORCED BY IMPACT INTO ANOTHER VEHICLE, PEDALCYCLIST OR PEDESTRIAN VEHICLE SET IN MOTION BY NON-DRIVER (CHILD RELEASED BRAKES, ETC.)
015	SET MOTN RR ROW	AT OR ON RAILROAD RIGHT-OF-WAY (NOT LIGHT RAIL)
016	LT RL ROW	AT OR ON LIGHT-RAIL RIGHT-OF-WAY
017	RR HIT V	TRAIN STRUCK VEHICLE
018	V HIT RR	VEHICLE STRUCK TRAIN
019	HIT RR CAR	VEHICLE STRUCK RAILROAD CAR ON ROADWAY
020	JACKNIFE	JACKENIFE; TRAILER OR TOWED VEHICLE STRUCK TOWING VEHICLE
021	TRL OTRN	TRAILER OR TOWED VEHICLE OVERTURNED
022	CN BROKE	TRAILER CONNECTION BROKE
023	DETACH TRL	DETACHED TRAILING OBJECT STRUCK OTHER VEHICLE, NON-MOTORIST, OR OBJECT
024	V DOOR OPN	VEHICLE DOOR OPENED INTO ADJACENT TRAFFIC LANE
025	WHEELOFF	WHEEL CAME OFF
026	HOOD UP	HOOD FLEW UP
028	LOAD SHIFT	LOST LOAD, LOAD MOVED OR SHIFTED
029	TIREFAIL	TIRE FAILURE
030	PET	PET: CAT, DOG AND SIMILAR
031	LVSTOCK	STOCK: COW, CALF, BULL, STEER, SHEEP, ETC.
032	HORSE	HORSE, MULE, OR DONKEY
033	HRSE&RID	HORSE AND RIDER
034	GAME	WILD ANIMAL, GAME (INCLUDES BIRDS; NOT DEER OR ELK)
035	DEER ELK	DEER OR ELK, WAPITI
036	ANML VEH	ANIMAL-DRAWN VEHICLE
037	CULVERT	CULVERT, OPEN LOW OR HIGH MANHOLE
038	ATENUATN	IMPACT ATTENUATOR
039	PK METER	PARKING METER
040	CURB	CURB (ALSO NARROW SIDEWALKS ON BRIDGES)
041	JIGGLE	JIGGLE BARS OR TRAFFIC SNAKE FOR CHANNELIZATION
042	GDRL END	LEADING EDGE OF GUARDRAIL
043	GARDRAIL	GUARD RAIL (NOT METAL MEDIAN BARRIER)
044	BARRIER	MEDIAN BARRIER (RAISED OR METAL)
045	WALL	RETAINING WALL OR TUNNEL WALL BRIDGE RAILING (ON BRIDGE AND APPROACH)
046	BR RAIL	
047	BR ABUT BR COLMN	BRIDGE ABUTMENT (APPROACH ENDS) BRIDGE PILLAR OR COLUMN (EVEN THOUGH STRUCK PROTECTIVE GUARD RAIL FIRST)
048	BR GIRDR	BRIDGE GIRDER (HORIZONTAL STRUCTURE OVERHEAD)
050	ISLAND	TRAFFIC RAISED ISLAND
051	GORE	GORE .
052	POLE UNK	POLE - TYPE UNKNOWN
052	POLE UTL	POLE - POWER OR TELEPHONE
054	ST LIGHT	POLE - STREET LIGHT ONLY
055	TRF SGNL	POLE - TRAFFIC SIGNAL AND PED SIGNAL ONLY
056	SGN BRDG	POLE - SIGN BRIDGE
057	STOPSIGN	STOP OR YIELD SIGN
	OTH SIGN	OTHER SIGN, INCLUDING STREET SIGNS
059		HYDRANT

EVENT CODE TRANSLATION LIST

EVENT	SEORT DESCRIPTION	LONG DESCRIPTION
060	MARKER	DELINEATOR OR MARKER (REFLECTOR POSTS)
061	MAILBOX	MAILBOX.
062	TREE	TREE, STUMP OR SHRUBS
063	VEG OHED	TREE BRANCH OR OTHER VEGETATION OVERHEAD, ETC.
064	WIRE/CBL	WIRE OR CABLE ACROSS OR OVER THE ROAD
065	TEMP SGN	TEMPORARY SIGN OR BARRICADE IN ROAD, ETC.
066	PERM SGN	PERMANENT SIGN OR BARRICADE IN/OFF ROAD
067	SLIDE	SLIDES, ROCKS OFF OR ON ROAD, FALLING ROCKS
068	FRGN OBJ	FOREIGN OBSTRUCTION/DEBRIS IN ROAD (NOT GRAVEL)
069	EQP WORK	EQUIPMENT WORKING IN/OFF ROAD
070	OTH EQP	OTHER EQUIPMENT IN OR OFF ROAD (INCLUDES PARKED TRAILER, BOAT)
071	MAIN EQP	WRECKER, STREET SWEEPER, SNOW PLOW OR SANDING EQUIPMENT
072	OTHER WALL	ROCK, BRICK OR OTHER SOLID WALL
073	IRRGL PVMT	SPEED BUMP, OTHER BUMP, POTHOLE OR PAVEMENT IRREGULARITY (PER PAR)
075	CAVE IN	BRIDGE OR ROAD CAVE IN
076	HI WATER	HIGH WATER
077	SNO BANK	SNOW BANK
078	HOLE	CHUCKHOLE IN ROAD, LOW OR HIGH SHOULDER AT PAVEMENT EDGE
079	DITCH	CUT SLOPE OR DITCH EMBANKMENT
080	OBJ F MV	STRUCK BY ROCK OR OTHER OBJECT SET IN MOTION BY OTHER VEHICLE (INCL. LOST LOADS)
081	FLY-OBJ	STRUCK BY OTHER MOVING OR FLYING OBJECT
082	VEH HID	VEHICLE OBSCURED VIEW
083	VEG HID	VEGETATION OBSCURED VIEW
084	BLDG HID	VIEW OBSCURED BY FENCE, SIGN, PHONE BOOTH, ETC.
085 .	WIND GUST	WIND GUST
086	IMMERSED	VEHICLE IMMERSED IN BODY OF WATER
087	FIRE/EXP	FIRE OR EXPLOSION
088	FENC/BLD	FENCE OR BUILDING, ETC.
089	OTH ACDT	ACCIDENT RELATED TO ANOTHER SEPARATE ACCIDENT
090	TO 1 SIDE	TWO-WAY TRAFFIC ON DIVIDED ROADWAY ALL ROUTED TO ONE SIDE
092	PHANTOM	OTHER (PHANTOM) NON-CONTACT VEHICLE (ON PAR OR REPORT)
093	CELL-POL	CELL PHONE (ON PAR OR DRIVER IN USE)
094	VIOL GDL	TEENAGE DRIVER IN VIOLATION OF GRADUATED LICENSE PGM
095	GUY WIRE	GUY WIRE
096	BERM	BERM (EARTHEN OR GRAVEL MOUND)
097	GRAVEL	GRAVEL IN ROADWAY
098	ABR EDGE	ABRUPT EDGE
099	CELL-WTN	CELL PHONE USE WITNESSED BY OTHER PARTICIPANT
100	UNK FIXD	UNKNOWN TYPE OF FIXED OBJECT .
101	OTHER OBJ	OTHER OR UNKNOWN OBJECT, NOT FIXED
104	OUTSIDE V	PASSENGER RIDING ON VEHICLE EXTERIOR
105	PEDAL PSGR	PASSENGER RIDING ON PEDALCYCLE
106	MAN WHLCHR	PEDESTRIAN IN NON-MOTORIZED WHEELCHAIR
107	MTR WHLCHR	PEDESTRIAN IN MOTORIZED WHEELCHAIR
110	N-MTR	NON-MOTORIST STRUCK VEHICLE
111	S CAR VS V	STREET CAR/TROLLEY (ON RAILS AND/OR OVERHEAD WIRE SYSTEM) STRUCK VEHICLE
112	V VS S CAR	VEHICLE STRUCK STREET CAR/TROLLEY (ON RAILS AND/OR OVERHEAD WIRE SYSTEM)
113	S CAR ROW	AT OR ON STREET CAR/TROLLEY RIGHT-OF-WAY
114	RR EQUIP	VEHICLE STRUCK RAILROAD EQUIPMENT (NOT TRAIN) ON TRACKS
120	WIRE BAR	WIRE OR CABLE MEDIAN BARRIER
124	SLIPPERY	SLIDING OR SWERVING DUE TO WET, ICY, SLIPPERY OR LOOSE SURFACE
	SHLDR	SHOULDER GAVE WAY

FUNCTIONAL CLASSIFICATION TRANSLATION LIST

CLASS	DESCRIPTION	
01	RURAL PRINCIPAL ARTERIAL - INTERSTATE	
02	RURAL PRINCIPAL ARTERIAL - OTHER	
06	RURAL MINOR ARTERIAL	
07	RURAL MAJOR COLLECTOR	
08	RURAL MINOR COLLECTOR	
09	RURAL LOCAL	
11	URBAN PRINCIPAL ARTERIAL - INTERSTATE	
12	URBAN PRINCIPAL ARTERIAL - OTHER FREEWAYS AND EXP	
14	URBAN PRINCIPAL ARTERIAL - OTHER	
16	URBAN MINOR ARTERIAL	
17	URBAN COLLECTOR	
19	URBAN LOCAL	
78	UNKNOWN RURAL SYSTEM	
79	UNKNOWN RURAL NON-SYSTEM	
98	UNKNOWN URBAN SYSTEM .	
99	UNKNOWN URBAN NON-SYSTEM	

INJURY SEVERITY CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
1	KILL	FATAL INJURY
2	INJA	INCAPACITATING INJURY - BLEEDING, BROKEN BONES
3	INJB	NON-INCAPACITATING INJURY
4	INJC	POSSIBLE INJURY - COMPLAINT OF PAIN
5	PRI	DIED PRIOR TO CRASH
7	NO<5	NO INJURY - 0 TO 4 YEARS OF AGE

MEDIAN TYPE CODE TRANSLATION LIST

RIPTION .	
IAN BARRIER	,
ASS OR PAVED MEDIAN	
	RIPTION ** IN IN BARRIER WASS OR PAVED MEDIAN

HIGHWAY COMPONENT TRANSLATION LIST

CODE	DESCRIPTION				
0	MAINLINE STATE HIGHWAY				
1	COUPLET				
3	FRONTAGE ROAD				
6	CONNECTION	*			
8	HIGHWAY - OTHER				

LIGHT CONDITION CODE TRANSLATION LIST

CODE	SHORT	LONG DESCRIPTION
0	UNK	UNKNOWN
1	DAY	DAYLIGHT
2	DLIT	DARKNESS - WITH STREET LIGHTS
3	DARK	DARKNESS - NO STREET LIGHTS
4	DAWN	DAWN (TWILIGHT)
5	DUSK	DUSK (TWILIGHT)

MILEAGE TYPE CODE TRANSLATION LIST

CODE	LONG DESCRIPTION	*	
0	REGULAR MILEAGE		
T	TEMPORARY		
Y	SPUR		
Z	OVERLAPPING		

MOVEMENT TYPE CODE TRANSLATION LIST

CODE	SHORT	LONG DESCRIPTION	
0	UNK	UNKNOWN	
1	STRGHT	STRAIGHT AHEAD	
2	TURN-R	TURNING RIGHT .	
3	TURN-L	TURNING LEFT	
4	U-TURN	MAKING A U-TURN	
5	BACK	BACKING	
6	STOP	STOPPED IN TRAFFIC	
7	PRKD-P	PARKED - PROPERLY	
8	PRKD-I	PARKED - IMPROPERLY	

PEDESTRIAN LOCATION CODE TRANSLATION LIST

CODE	LONG DESCRIPTION	
00	AT INTERSECTION - NOT IN ROADWAY	
01	AT INTERSECTION - INSIDE CROSSWALK .	
02	AT INTERSECTION - IN ROADWAY, OUTSIDE CROSSWALK	
03	AT INTERSECTION - IN ROADWAY, XWALK AVAIL UNKNWN	
04	NOT AT INTERSECTION - IN ROADWAY	:
05	NOT AT INTERSECTION - ON SHOULDER	
06	NOT AT INTERSECTION - ON MEDIAN	
07	NOT AT INTERSECTION - WITHIN TRAFFIC RIGHT-OF-WAY	
08	NOT AT INTERSECTION - IN BIKE PATH	
09	NOT-AT INTERSECTION - ON SIDEWALK	
10	OUTSIDE TRAFFICWAY BOUNDARIES	
15	NOT AT INTERSECTION - INSIDE MID-BLOCK CROSSWALK	
18	OTHER, NOT IN ROADWAY	
99	UNKNOWN LOCATION .	

ROAD CHARACTER CODE TRANSLATION LIST

CODE	SHORT	LONG DESCRIPTION					
0	UNK	UNKNOWN					
1	INTER	INTERSECTION					
2	ALLEY	DRIVEWAY OR ALLEY					
3	STRGHT	STRAIGHT ROADWAY	*				
4	TRANS	TRANSITION .					
5	CURVE	CURVE (HORIZONTAL CURVE)					
6	OPENAC	OPEN ACCESS OR TURNOUT					
7	GRADE	GRADE (VERTICAL CURVE)					
8	BRIDGE	BRIDGE STRUCTURE					
9	TUNNEL	TUNNEL .					

PARTICIPANT TYPE CODE TRANSLATION LIST

CODE	SHORT	LONG DESCRIPTION
0	occ	UNKNOWN OCCUPANT TYPE
1	DRVR	DRIVER
2	PSNG	PASSENGER
3	PED	PEDESTRIAN
4	CONV	PEDESTRIAN USING A PEDESTRIAN CONVEYA
5	PTOW	PEDESTRIAN TOWING OR TRAILERING AN OB-
6	BIKE	PEDALCYCLIST
7	BTOW	PEDALCYCLIST TOWING OR TRAILERING AN
8	PRKD	OCCUPANT OF A PARKED MOTOR VEHICLE
9	UNK	UNKNOWN TYPE OF NON-MOTORIST

TRAFFIC CONTROL DEVICE CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
000	NONE	NO CONTROL
001	TRF SIGNAL	TRAFFIC SIGNALS
002		FLASHING BEACON - RED (STOP)
003	FLASHBCN-A	FLASHING BEACON - AMBER (SLOW)
	STOP SIGN	STOP SIGN
005	SLOW SIGN	SLOW SIGN
006	REG-SIGN	REGULATORY SIGN
007	YIELD	YIELD SIGN
800	WARNING	WARNING SIGN
009	CURVE	CURVE SIGN
010	SCHL X-ING	
011	OFCR/FLAG	POLICE OFFICER, FLAGMAN - SCHOOL PATROL
012	BRDG-GATE	BRIDGE GATE - BARRIER
013	TEMP-BARR	TEMPORARY BARRIER
014	NO-PASS-ZN	NO PASSING ZONE
015	ONE-WAY	ONE-WAY STREET
016	CHANNEL	CHANNELIZATION
017	MEDIAN BAR	MEDIAN BARRIER
018	PILOT CAR	PILOT CAR
019	SP PED SIG	SPECIAL PEDESTRIAN SIGNAL
020	X-BUCK	CROSSBUCK
021	THR-GN-SIG	THROUGH GREEN ARROW OR SIGNAL
	L-GRN-SIG	LEFT TURN GREEN ARROW, LANE MARKINGS, OR SIGNAL
023	R-GRN-SIG	
	WIGWAG	
	X-BUCK WRN	CROSSBUCK AND ADVANCE WARNING
026	WW W/ GATE	FLASHING LIGHTS WITH DROP-ARM GATES
027	OVRHD SGNL	SUPPLEMENTAL OVERHEAD SIGNAL (RR XING ONLY)
028	SP RR STOP	SPECIAL RR STOP SIGN
029	ILUM GRD X	ILLUMINATED GRADE CROSSING
037	RAMP METER	METERED RAMPS
038	RUMBLE STR	RUMBLE STRIP
090	L-TURN REF	LEFT TURN REFUGE (WHEN REFUGE IS INVOLVED)
091		RIGHT TURN AT ALL TIMES SIGN, ETC.
	EMR SGN/FL	EMERGENCY SIGNS OR FLARES
093	ACCEL LANE	ACCELERATION OR DECELERATION LANES
094	R-TURN PRO	

VEHICLE TYPE CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION .
01	PSNGR CAR	PASSENGER CAR, PICKUP, ETC.
02	BOBTAIL .	TRUCK TRACTOR WITH NO TRAILERS (BOBTAIL)
03	FARM TRCTR	FARM TRACTOR OR SELF-PROPELLED FARM EQUIPMENT
04	SEMI TOW	TRUCK TRACTOR WITH TRAILER/MOBILE HOME IN TOW
05	TRUCK	TRUCK WITH NON-DETACHABLE BED, PANEL, ETC.
06	MOPED	MOPED, MINIBIKE, MOTOR SCOOTER, OR MOTOR BICYCLE
07	SCHL BUS	SCHOOL BUS (INCLUDES VAN)
80	OTH BUS	OTHER BUS
09	MTRCYCLE	MOTORCYCLE
10	OTHER	OTHER: FORKLIFT, BACKHOE, ETC.
11	MOTRHOME	MOTORHOME .
12	TROLLEY	MOTORIZED STREET CAR/TROLLEY (NO RAILS/WIRES)
13	ATV	ATV
14	MTRSCTR	MOTORIZED SCOOTER
15	SNOWMOBILE	SNOWMOBILE
99	UNKNOWN	UNKNOWN VEHICLE TYPE

095 BUS STPSGN BUS STOP SIGN AND RED LIGHTS
099 UNKNOWN UNKNOWN OR NOT DEFINITE

WEATHER CONDITION CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION	
0	UNK	UNKNOWN	
1	CLR	CLEAR	
2	CLD	CLOUDY	
3	RAIN	RAIN	
4	SLT	SLEET	
5	FOG	FOG	
6	SNOW	SNOW	
7	DUST	DUST	
8	SMOK	SMOKE	
9	ASH	ASH	

APPENDIX C: FORMER AND PROPOSED OCCUPANCY DATA



Exhibit B

Pertinent information for Tenant's Application for a Conditional Use Permit:

Name of Business: Carisbrook Technology Services,,LLC.

Ownership Entity: Robert M Fernandez (86%) and Aspen Venture III(14).

Years in Operation: 10

General Business Description: Technical and medical support for veterinary hospitals.

Number of Employees (at occupancy): 42 employees and 12 contract to hire temporary staff.

Normal Business Hours: 6:00 AM PDT to 10:00PM PDT.

Number of employees arriving during early "peak trip hours" (7am - 9am):15

Number of employees departing during late "peak trip hours" (4pm - 6pm):15

Number of employees using various methods of mass transit: approx 50%

Number of employees parking on-site during normal business hours: Approx 50%

Willamette Christian Church Church Use During Final Quarter of Occupation* Information provided by Facilities Manager

Mone	days:
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5:30 am to 8:00 am

8:00 am to 6:00 pm

6:30 pm to 9:00 pm

6:30 pm to 9:00 pm

Women's Prayer Group (6)

Church Staff (14)

Financial Counseling class (25)

Women's Bible Study (25)

Tuesdays:

8:00 am to 12:00 pm Women's Bible Study (75) 8:00 am to 6:00 pm Church Staff (14) 6:30 pm to 9:00 pm Financial Counseling Class (25) 6:30 pm to 9:30 pm Art Class (40)

Wednesdays:

7:00 am to 10:00 am
Building Committee (6)
8:00 am to 6:00 pm
Church Staff (14)
9:30 am to 12:00 pm
Women's Bible Study (15)
6:30 pm to 9:00 pm
High School Youth Class (35)

Thursdays:

5:30 am to 8:00 am Men's Prayer Group (6) 8:00 am to 6:00 pm Church Staff (14) 6:30 pm to 9:00 pm Lion's Club every other Thursday (30)

Fridays:

5:30 am to 9:30 am

8:00 am to 6:00 pm

Church Staff (14)

Counseling (8)

Saturdays:

8:00 am to 10:30 am Men's Study Group (25) 3:30 pm to 6:00 pm Service Set-up (15) 5:30 pm to 8:00 pm Saturday Service (120)

Sundays:

8:00 am to 3:00 pm

Meetings before and after Service including
Elders, Small Group Leaders, Children's
Leadership team, funerals, etc.

Monthly Meetings: Reasons to believe class (15), 4H Club (10) both in the evening, Laidlaw Bus Meeting (50), Investment Club (15), Christina Athletes (15) each in the morning.

Ad Hoc Meetings: Neighborhood Associations, Music Recitals, Willamette Walking Adventures starting point, Polling place prior to mail-in ballots, Boy Scouts, Cub Scouts, Birthday parties, etc.

* Assumes arrival and departure occurs within a 30 minute time frame before and after scheduled meetings/workday

APPENDIX D: ITE TRIP GENERATION ESTIMATE



MEMORANDUM

Date:

September 23, 2010

Project #: 11027.0

To:

Pat Hanlin

Willamette Capital Investment LLC

24979 SW Quarryview Dr. Wilsonville, OR 97070

From:

Alex Kiheri, Marc Butorac P.E., P.T.O.E

Project:

Willamette Christian Church Change-of-Use

Subject:

Non-applicability of ITE Trip Generation Manual

Kittelson & Associates, Inc. has determined that the Institute of Transportation Engineers' *Trip Generation Manual*, 8th Edition is not a reliable trip generation estimation tool for the proposed online and telephone technical and medical support center based on the several considerations below. ITE land-use date for churches (code 560) and single tenant office-space (code 715) have been used. ITE Code 715 was determined to be the closest approximation to the proposed support center.

ITE Underestimation of the previous use - ITE Code 560 (Church)

- A limited amount of data is available from Trip Generation for predicting weekday trips generated by churches. Currently only nine data points are available for historical reference purposes. Additionally;
- No level of activity is given for those included data points. This is especially crucial to this
 situation as the former tenant, Willamette Christian Church, relocated because they
 outgrew the building and have moved into a significantly larger space.
- While the ITE data suggests that a "typical" church of 12,000 square feet will only generate 7 a.m. peak hour trips, this church employed 14 staff members who arrived by 8:00 a.m. during the week. This suggests that the existing church represents a significant deviation from the data represented by ITE Trip Generation.
- The church had a long history of providing daily meetings for various church and community functions that coincide with the peak hours of traffic. These events include a community kitchen for disadvantaged community members, weekly prayer study groups, and various other social functions.

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ITE Overestimation of the Proposed Use - ITE Code 715 (Office - Single Tenant)

- The proposed support center will serve a variety of time zones and as such will have staffing needs that requires the use of shifts to cover the operating hours of 6:00 a.m. – 10:00 p.m.
- They will use up to four shifts to cover their operating hours. Three shifts will be used to ensure the service center can meet client needs and will be; 6:00 a.m. 2:00 p.m., 10:00 a.m. 6:00 p.m. and 2:00 p.m. 10:00 p.m. Additionally, an 8:00 a.m. 5:00 p.m. shift will be used for non support staff (i.e. book keepers, accountants, secretaries, management). This 8:00 a.m. 5:00 p.m. shift is the only one expected to generate a.m. or p.m. peak hour trips.
- The 54 employee positions will be spread out roughly evenly among these shifts to provide uniform services to their clients.

Table 1 below summarizes trip estimates prepared using the closest ITE Code approximations from *Trip Generation*.

Table 1 ITE Trip Generation Estimate for Existing and Proposed Land-uses

	ITE	# of	Daily	A.M. Peak Hour Trips			P.M. Peak Hour Trips			
Land use	Code	Size (sf)	Employees	Trips	In	Out	Total	In	Out	Total
Church	560	12,000	14	109	4	3	7	3	4	7
Office – Single Tenant	715	12,000	54	324	39	5	44	9	48	57

As shown in Table 1 use of *Trip Generation* results in unreasonable estimates for both the former and proposed uses. Given the previously supplied data by the church, it is known that a typical weekday would include 14 staff members arriving during the a.m. peak. As shown above the ITE estimate is not comprehensive enough to account for this outlying church facility.

Additionally, due to the proposed use's hours of operations, *Trip Generation* is not able to appropriately represent the peak hour conditions for office spaces using multiple non-customary shifts. As is evidenced by the a.m. peak period estimate of 44 total trips, this would imply that nearly all of the proposed tenant's employees arrive during the a.m. peak period. This is not the anticipated case.

Due to these issues, ITE *Trip Generation* is not representative of this specific situation. *Trip Generation* specifically calls for the use of local data when such data is determined to be more representative of a given land-use.