Site Criteria																																				
A. Property Acquisition and Development Cost	West 1	West 2	West 3	M 4 4	187 4 5	14440	144 7	1444-0	0	0	0		South 1	South 2 So	-41-0	South 4	Io I	outh 6 South 7	South 8	0	0	0 North 1	North 2	2 North		ALCOHOLD	OD4	one I	CB3	lona lo	nne l	one	CB7 CB8	CB	9 CB10	CB11 CB12
	S 1.682.420				West 5 \$ 678.917	West 6	West 7	West 8 \$ 302,289	Soutwest 1 \$ 2.964.702		Southwest 3 S \$ 279.387 S			\$ 2.483.881 \$	288.237			6 264.794 \$ 646.0		South 9			5.770.050 \$ 33			North 5				\$ 3.791.564						S 3.811.863 S 2.969.976
- What is the assessed value of the property?	30 Acres			\$ 550,400 15 Acres	00,517	542 Acres	72 Acres														53,148 Land Le										3,811,863					
- Total sile area				10 740103	33 Acres				18 Acres			18 Acres	s 44.75 Acres		13.7 Acres			67.01 Acres 59.2 Ac					5.43 Acres 29.27					.9498 Acre	1.5395 Acre	1.3877	0.7	.6987 Acre	.7058 Acre	.5896 Acre	.97 Acre 1.33 Acre	e .8 Acre .9504 Acre
 - Usable site area (Area exicuding Hazards: Wetland, Riparian, Steep Slope, or Significant Vegetation) 	15.2 Acres		1	15 Acres	33 Acres		44.4 Acres	33 Acres	9 Acres		23 Acres	17 Acres		8 Acres	13.7 Acres	25 Acres		48 Acres 39 Ac			2 Acres		58 Acres 29.27		Acres 158.7 Ac	res 3.4 Acres										
- Percent usable site area	50.60%			100%	100%	2.50%	61.60%	70%	50%	100%	100%	61%	100%	56%	100%	100%	6 100%	72% 6	8%	100%	100%		68%	100%	100% 10	0% 4%										
- Potential for future expansion? (<14 Acres = No (-1), 14-20 Acres = Maybe (0), >21 Acres = Yes (+1))	Maybe	Maybe	Maybe	Maybe	yes	no	yes	yes	no	yes	yes	Maybe	yes yes	no	no	yes	s yes	yes	es	yes	yes		yes	yes	yes	yes no										
- Does the site require annexation into City? (No = +1, Yes = 0)	yes	no	no	no	yes	yes	yes	yes	no	yes	yes	yes	s no	no	yes	yes yes	s yes	yes	es	yes	yes	yes	no Outsid	de UGB Outsid	e UGB Outside U	GB yes										
 Do utilities need to be extended to site? (No = 0, Yes = -1) 																	1 1																			
- Are there off-site improvements that would potentially be required? (No = 0, Yes = -1)																	1 1																			
- Is the site bisected by any roads? (No = 0, Yes = -1)	no	no	no	yes	no	no	no	no	no	no	no	no	no no	no	no	no no	o no	no	no	no	no	no	no	no	no	yes no										
- Does the site have floodplain present on site? (No = 0, Yes = -1)	no	no	no	no	no	yes	yes	no	yes	no	no	no	no	no	no	no	o yes	yes	es	no	no	no	yes Outsid	de UGB Outsid	e UGB Outside U	GB no										
- Does the site any have Steep Slope present on site? (No = 0, Yes = -1)						'			yes	no	no	yes	s no	no	no	no no	no no	no	no	no	no	no	no Outsid	de UGB Outsid	e UGB Outside U	GB yes										
- Does the site have any Significant Vegetation the project can improve? (Yes =+1, No = 0)									no	no	no	no	no no	no	no	no no	o no	no	no	no	no	no	no Outsid	de UGB Outsid	e UGB Outside U	GB ves										
 Does the site have Riparian Corridors or Wetlands the project can improve? (Yes = +1, No = 0) 	Ves	ves	ves	no	no	Ves	no	ves	ves	no	no	nr		ves	no			no	no	no	no	no	ves Outsid	de UGB Outsid	e UGB Outside U	GR Ves										
- Are there any potential risks associated with soil, ground contamination, or archeology? (No = 0, Yes = -1)	/	,	,			,		,	,					,			1						,													
B. Ease of Acquisition																																				
- Is the owner willing to sell? (Yes = 0, No = -1)																																				
- Are there multiple parcels to purchase and combine? (No= 0, Yes = -1)	no	no	no	ves	no	no	no	no	no	no	ves	ves	s no	ves	no	no no	o no	no	no	no	no	no	no	no	no	no no										
- Are there current uses that would need to be displaced or relocated as a result of the acquisition? (No = 0, Yes = -1)				,							· ·			'			1 1																			
C. Neighborhood Compatibility																																				
- Zoning Type	County / Industrial	Industria	I Industrial	RS-12 / Mixed	County/MUR/MUC	County / Ag	unty/MUC/MUR/RS	County/RS	RS-3.5	FR-5 / County	UR-5 / County	UR-10 / Counts	RS-20	Gen Indust I	Urban Indust/County	UR-5 / County	V UR-5 / County I	IR-5 / County UR-5 / Cou	nty Urban Indust / Co	ounty Urban Indust /	County Special	Luse Gen Indi	ust / RS-20 FFILE	County FELL	County FELL Cou	nty UR-5 / County										
 Zoning Type Prioritization: Industrial or Commercial = +1, Other = 0, Residential = -1 								-			,		1		,	1	, [, [,						,	,										
- Are there any unique Corvallis Comprehensive Plan Policies that affect this site?																	1 1																			
 Does this policy increase the viability of this site (+1), decrease (-1), or neutral (0)? 																	1 1																			
- Adjacent to existing residential: No = +1, One side = 0, Two sides = -1)	One Side	One Side	One Side	Two Sides	Two Sides	l No.	One Side	Ma	000		Torre	0													ne side											
- Are there planned roads through the site? (No = 0, Yes = -1)	One one	One one	One orde	TWO GIGGS	TWO GIGES		One one	140	One	Ven	100	Oik		110	110					110	110	100			ic side											
- Are there natural areas, parks, or undevelopable open space adjacent to the site? (Yes = +1, No = 0)	110	yes	yes	110	yes		110	110	110	No.	yes No	110	yes	yes	yes	, ,,,,	el yes	yes	,es	yes	yes	yes	yes	110	110	iio yes										
D. Service to the City	yes	IIC.	110	110	110	yes	110	110	110	NO	NO	- IIC	1	110	110	1	yes	you		110			y-3			yes yes										-
Travel time to City Hall (How centrally located is the site?)	11 min	10 mir	10 min	9 min	0 min	9 min	8 min	O min	7 min	10 min	10 min	O min	7 min	8 min	8 min	8 min	n 8 min	8 min 8	nin (8 min	9 min 13	S min	4 min	8 min	9 min 6 s	nin 8 min										
- Iravel sime to City riasi (riow centrally located is the site?) - Is the site bounded by two or more roads for Law Enforcement? (Yes = 0. No = -1)	11 min	10 mir	10 min	o min	o min	9 min	o min	9 min	/ min	10 min	10 min	9 mir	. / min	o min	o min		o min	0 111111			3 11111		* 11111	0 111111	3111111	o min										
 Is the site bounded by two or more roads for Law Enforcement? (Yes = 0, No = -1) Are 5 or more County Facilities or Resources within 5 minutes of the site? (Yes = +1, No = -1) 	NO (U)	ne	no no	res (-1)	Yes (-1)	yes	yes	no	NO	No	res	Tes	yes yes	no	yes	yes	s yes	no	no	yes	yes	yes	yes	yes	no	yes no										
E. Service to the Public																																				
- Is the site adjacent to public transportation? (Yes = +1. No = -1)					1000				1000																											
- Can the site accomodate required parking? (>13 Acres, Yes = 0, <14 Acres, No = -1)	110	110		110	yes		yes	110	yes	110	1110	110	1 ,,,,,	110	110	1								,		yes yes										
 Lan the site accomposate required parking? (>13 Acres, *res = 0, <14 Acres, *No = -1) Is the site adjacent to a Maj/Min Arterial (+1) or Collector road (+0)? 	Minor Arterial	Minor Arteria	Minor Arterial	Arterial	Arterial	yes Arterial	Minor Arterial	Collector	Arterial	Collector	Arterial	Arteria	yes Arterial	Collector	Arterial	yes Arterial	s yes d Arterial	Arterial Arte	res A	terial	Arterial Min Art	lasial	Arterial /	Arterial Co	yes ollector Arte	yes no rial Arterial										
- is the site adjacent to a majnmin Artenai (+1) or Collector road (+0)? - is the site adjacent to multimodal paths? (Yes = +1, No = 0)	Winor Artenai	wiii lor Arteria	willior Arterial	Anterial	Arterial	Arteriai	minor Arterial	Collector	Artenai	Collector	Artenai	Anena	Arterial	Conector	Arienai	Arterial	Artenai	Arrenar Arte	Al Al	terrar	Min An	uerrar	Airenal	Auteriai Co	niecioi Arte	Artenai										
- is the site adjacent to multimodal paths? (Yes = +1, No = 0) F. Community Visibility	yes	yes	s yes	yes	yes	yes	yes	yes	yes	no	yes	yes	s no	no	no	no no	no no	no	no	no	no	no	yes	yes	no	no no										-
- Is the site located at the intersection of 2 arterial roads? (Yes = +1, No = 0)	no	no	no no	yes	yes	yes	yes	no	no	no	no	no	no no	no	no	no no	ol no	no	no	no	no	no	no	no	no	yes no										

Site Criteria							
A. Property Acquisition and Development Cost	West 1	West 2	West 3	West 4	West 5	West 6	West 7
- What is the assessed value of the property?	\$ 1,682,420	\$ 1,108,745	\$ 1,579,754	\$ 985,400	\$ 678,917	n/a	n/a
- Total site area	30 Acres	38 Acres	35 Acres	15 Acres	33 Acres	542 Acres	72 Acres
- Usable site area (Area exlcuding Hazards: Wetland, Riparian, Steep Slope, or Significant Vegetation)	15.2 Acres	17.6 Acres	14.2 Acres	15 Acres	33 Acres	13.7 Acres	44.4 Acres
- Percent usable site area	50.60%	46.30%	40.50%	100%	100%	2.50%	61.60%
- Potential for future expansion? (<14 Acres = No (-1), 14-20 Acres = Maybe (0), >21 Acres = Yes (+1))	Maybe	Maybe	Maybe	Maybe	yes	no	yes
- Does the site require annexation into City? (No = +1, Yes = 0)	yes	no	no	no	yes	yes	yes
- Do utilities need to be extended to site? (No = 0, Yes = -1)							
- Are there off-site improvements that would potentially be required? (No = 0, Yes = -1)							
- Is the site bisected by any roads? (No = 0, Yes = -1)	no	no	no	yes	no	no	no
- Does the site have floodplain present on site? (No = 0, Yes = -1)	no	no	no	no	no	yes	yes
- Does the site any have Steep Slope present on site? (No = 0, Yes = -1)							
- Does the site have any Significant Vegetation the project can improve? (Yes =+1, No = 0)							
- Does the site have Riparian Corridors or Wetlands the project can improve? (Yes = +1, No = 0)	yes	yes	yes	no	no	yes	no
- Are there any potential risks associated with soil, ground contamination, or archeology? (No = 0, Yes = -1)							
B. Ease of Acquisition							
- Is the owner willing to sell? (Yes = 0, No = -1)							
- Are there multiple parcels to purchase and combine? (No= 0, Yes = -1)	no	no	no	yes	no	no	no
- Are there current uses that would need to be displaced or relocated as a result of the acquisition? (No = 0, Yes = -1)							
C. Neighborhood Compatibility							
- Zoning Type	County / Industrial	Industrial	Industrial	RS-12 / Mixed	County/MUR/MUC	County / Ag	ounty/MUC/MUR/RS
- Zoning Type Prioritization: Industrial or Commercial = +1, Other = 0, Residential = -1							
- Are there any unique Corvallis Comprehensive Plan Policies that affect this site?							
- Does this policy increase the viability of this site (+1), decrease (-1), or neutral (0)?							
- Adjacent to existing residential: No = +1, One side = 0, Two sides = -1)	One Side	One Side	One Side	Two Sides	Two Sides	No	One Side
- Are there planned roads through the site? (No = 0, Yes = -1)	no	yes	yes	no	yes	no	no
- Are there natural areas, parks, or undevelopable open space adjacent to the site? (Yes = +1, No = 0)	yes	no	no	no	no	yes	no
D. Service to the City							
- Travel time to City Hall (How centrally located is the site?)	11 min	10 min	10 min	8 min	8 min	9 min	8 min
- Is the site bounded by two or more roads for Law Enforcement? (Yes = 0, No = -1)	No (0)	no	no	Yes (-1)	Yes (-1)	yes	yes
- Are 5 or more County Facilities or Resources within 5 minutes of the site? (Yes = +1, No = -1)							
E. Service to the Public							
- Is the site adjacent to public transportation? (Yes = +1, No = -1)	no	no	no	no	yes	no	yes
- Can the site accomodate required parking? (>13 Acres, Yes = 0, <14 Acres, No = -1)	yes	yes	yes	yes	yes	yes	yes
- Is the site adjacent to a Maj/Min Arterial (+1) or Collector road (+0)?	Minor Arterial	Minor Arterial	Minor Arterial	Arterial	Arterial	Arterial	Minor Arterial
- Is the site adjacent to multimodal paths? (Yes = +1, No = 0)	yes	yes	yes	yes	yes	yes	yes
F. Community Visibility							
- Is the site located at the intersection of 2 arterial roads? (Yes = +1, No = 0)	no	no	no	yes	yes	yes	yes

West 8															
										Ī		1	South 8		South 10
	302,289	, ,					\$ 2,483,881			\$ 557,531				\$ 253,148	Land Lease
	47 Acres	18 Acres		23 Acres		44.75 Acres	14.34								Varies
l	33 Acres	9 Acres		23 Acres		44.75 Acres	8 Acres								
l	70%	50%	100%	100%		100%	56%		100%	100%		66%	100%	100%	
İ	yes	no	, i	yes		yes	no		yes	yes				yes	
	yes	no	yes	yes	yes	no	no	yes	yes	yes	yes	yes	yes	yes	yes
İ	no	no		no	no	no	no	no	no			no	no	no	no
l	no	yes	no	no		no	no	no	no	yes	yes	yes	no	no	no
		yes	no	no	1	no	no	no	no				no	no	no
İ		no		no		no	no		no					no	no
	yes	yes	no	no	no	no	yes	no	no	no	no	no	no	no	no
	no	no	no	yes	yes	no	yes	no	no	no	no	no	no	no	no
C	County/RS	RS-3.5	ER-5 / County	UR-5 / County	UR-10 / County	RS-20	Gen Indust	Urban Indust/County	UR-5 / County	UR-5 / County	UR-5 / County	UR-5 / County	Urban Indust / County	Urban Indust / County	Special use
1			_	_	_										
İ	No	One		Two		no	no		one					no	no
l	no	no		yes		yes	yes		yes		1	1		yes	yes
	no	no	No	No	no	no	no	no	no	yes I	yes	es	no	no	no
i	9 min	7 min	10 min	10 min	9 min	7 min	8 min	8 min	8 min	8 min	8 min	8 min	8 min	9 min	13 min
l	no	No		Yes		yes	no		yes						yes
1	110	110	110	100		yoo	110	you	you	, , ,			, , ,	you	you
	no	yes	no	no	no	yes	no	no	no	no	no	no	no	no	no
İ	yes	no		yes	yes	yes	no	no	yes	yes	yes	yes			
l	Collector	Arterial	Collector	Arterial		Arterial	Collector	Arterial	Arterial			Arterial		Arterial	Min Arterial
	yes	yes	no	yes	yes	no	no	no	no	no	no	no	no	no	no
	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no

North	1	North 2	North 3	North 4	North 5	CB1	CB2	CB3	CB4	CB5	CB6	CB7	CB8	CB9	CB10	CB11
\$	5,770,050	\$ 337,747	\$ 764,131	\$ 589,177	\$ 373,201	\$ 2,471,284	\$ 2,428,450	\$ 5,223,771	\$ 3,791,564	\$ 3,811,863	\$ 2,065,938	\$ 810,005	\$ 1,360,082	\$ 4,398,336	\$ 6,862,868	\$ 3,811,863
	85.43 Acres	29.27 Acres	l	158.7 Acres	84.95 Acres	.7238 Acre	.9498 Acre	1.5395 Acre	1.3877	0.7	.6987 Acre	.7058 Acre	.5896 Acre	.97 Acre	1.33 Acre	.8 Acre
	58 Acres				1											
	68%	100%	100%	100%	4%											
	yes		l		1											
	no	Outside UGB	Outside UGB	Outside UGB	yes											
	no															
	yes		Outside UGB													
	no				_											
	no															
	yes	Outside UGB	Outside UGB	Outside UGB	yes											
	no	no	no	no	no											
Gen I	ndust / RS-20	EFU County	EFU County	EFU County	UR-5 / County											
	no	no	one side	no	no											
	yes	no	no	no	yes											
	yes	no	no	yes	yes											
	4 min															
	yes	yes	no	yes	no											
	no	V00	no	no	y o o											
	no	yes														
	yes Arterial	yes Arterial	l		1											
	yes															
	yes	yes	110	110	110											
	no	no	no	yes	no											
	110	110	110	ı yes	110					l		1			1	

CB12

\$ 2,969,976 .9504 Acre