

Site Criteria

	West 1	West 2	West 3	West 4	West 5	West 6	West 7
A. Property Acquisition and Development Cost							
- 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 excluding 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	County/MUR/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

CB12

\$ 2,969,976

.9504 Acre