Evaluation Matrix Addendum
SITE EVALUATION MATRIX
A.7.38 - EVALUATION MATRIX ADDENDUM

Evaluation Matrix Addendum Introduction
The Oregon Department of Forestry (ODF) has been in the process of considering properties for the relocation of the Central Coast facility since early 2014 and has considered dozens of potential sites throughout the property search process.

Per the conclusion of the Site Evaluation Matrix (March 22, 2021), ODF began preliminary discussions with the property owner of the Sturdevant Road property. Cushman and Wakefield provided the May, 2021 Broker Opinion of Value (BOV) (developed by Cushman and Wakefield) to the property owner for preliminary discussions. The BOV considered the property to be valued between $458,513.00 - $506,778.00.

A subsequent Letter of Intent (LOI) was approved and signed by ODF and the property owner, predicated on the completion of an appraisal by ODF per OAR 125.045. Following the agreement of the LOI, ODF commissioned an appraisal for the property from consultant BBG (Representative Owen Bartels, MAI) and they completed their appraisal report on May 28, 2021. The appraisal report concluded a Fair Market Value (FMV) of $240,000.00 for the subject property.

The significant difference between the BOV and appraisal valuations has led the property owner to express concerns that they do not feel that the appraisal's FMV determination is accurate, which is supported by his own research and experience with his own real estate holdings on the central coast. The property owner feels that the BOV more accurately describes the value of the property. ODF is currently evaluating all of the suitable properties that it has considered to establish a comparable cost-benefit analysis.

As a part of the next steps for the property acquisition, ODF requested that a comprehensive list be prepared to capture all of the properties that have been considered since the inception of this project. The intent of this list is to document the challenges of identifying suitable properties for this development by showing why either cost, size, location, utilities, geography, strategic value, architectural environmental potential, presence of cultural resources and/or municipal obstacles led to potential properties not being pursued for further study.

The intent of the Evaluation Matrix Addendum is to provide a brief overview of the subject properties. It is noted that many of the properties that have been considered were determined to not be viable options due to one (or multiple) challenges with a given property. Due to these respective reasons, many of the properties were dismissed from the property search without more extensive research. The key challenges are identified for each parcel that was considered.

The following pages show a full list of considered properties.

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Tax Lot #11-11-08-AA-05700
City of Newport
Acreage - 1.3 Acres (Approximately)
Cost - $1,000,000.00 (Owner Request in 2016)
Key Challenge - Cost

The design team and ODF concluded this property was not viable due to the high sale price. This property was off the market but in 2016 the property owner was asking approximately $1,000,000.00 for the property. Additionally, since this property was originally considered, it has been purchased by Les Schwab and developed as a vehicle servicing center.

$ COST

Newport, Oregon
Tax Lot #11-10-18-AA-00900
City of Toledo
Acreage - 5.5 Acres (Approximately)
Key Challenge - Location
The Port of Toledo originally discussed the possibility of providing potential properties for consideration by ODF. A few parcels were reviewed as potential options. Tax Lot 11-10-18-AA-00900 was considered thoroughly because of the amount of flat land available. However, the design team and ODF concluded this property was not viable due to its location in the tsunami inundation zone.

LOCATION

Toledo, Oregon

Tax Lot #11-11-09-BA-03700
City of Newport
Acreage - 0.7 Acres (Approximately)
Key Challenge - Size
The design team and ODF concluded this property was not viable due to the size of the parcel at only 0.7 acres. Additionally, it has a close proximity to a residential development, which was a potential challenge. Since the time it was originally considered, it was purchased by the neighboring home owner and is no longer available for purchase.

SIZE

Newport, Oregon

Tax Lot #10-10-08-DD-02000 (Camp 12)
* Site Analyzed in Site Evaluation Matrix (63% Score)
Unincorporated Lincoln County (Siletz)
Acreage - 14.8 Acres (Approximately)
Cost - $128,676.00 - $160,845.00
(Cushman & Wakefield BOV 2021)
Key Challenges - Municipal Obstacles/Strategic Value
This site was considered as a potential site and investigated in greater detail. The significant challenges of re-zoning from Timber Conservation (T-C) zoning, lack of available utilities, distance from ODF customers, and potential for cultural resources are some of the site’s challenges.

MUNICIPAL OBSTACLES/STRATEGIC VALUE

Siletz, Oregon
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**Tax Lot #11-11-09-D0-00100**
City of Newport
Acreage - 3.8 Acres (Approximately)
Key Challenge - Location

The design team and ODF determined this site was unsuitable because it is within the tsunami inundation zone.

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**Tax Lot #10-10-32-00-01408-00**
Unincorporated Lincoln County (Toledo)
Acreage - 31.8 Acres (Approximately)
Cost - $350,000.00 (2021 Asking Price)
Key Challenge - Geography

The design team and ODF concluded this property was not viable due to the significant topographic constraints, which would make development cost prohibitive and create a significant challenge in meeting the requirement of 2 acres of usable land. Additionally, it is identified in a geological hazard location per DOGAMI Geohazard mapping.

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**Tax Lot #11-09-10-BC-01001**
Unincorporated Lincoln County (Eddyville)
Acreage - 38.0 Acres (Approximately)
Key Challenges - Location/Strategic Value

The site has close proximity to Highway 20 but it was determined it is too far east to meet the needs of ODF in terms of response time in an emergency as well as meeting their land owners' service requirements. This site was determined to be strategically inefficient for the project requirements. Additionally, the site is zoned Timber Conservation (T-C) zoning and would be a challenge to successfully change the zoning.

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**Tax Lot #10-11-29-CA-02501 (Agate Beach)**
- Site Analyzed in Site Evaluation Matrix (72% Score)
- City of Newport
- Acreage - 3.0 Acres (Approximately)
- Cost - $781,000.00 (Cushman & Wakefield BOV 2021)
- Key Challenge - Cost

The design team and ODF concluded this property was not viable due to the significant price and topographic challenges. This site had potential challenges with utility connections, existing easements that cross the property, and potential challenges with access to Highway 101.

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**Tax Lot #10-11-17-AC-00600**
- Unincorporated Lincoln County (Agate Beach)
- Acreage - 9.4 Acres (Approximately)
- Cost - $299,000.00 (2021 Asking Price)
- Key Challenge - Geography

The design team and ODF concluded this property was not viable due to the significant topographic constraints which would make development cost prohibitive and create a significant challenge in meeting the requirement of 2 acres of usable land. Additionally, it is identified in a geological hazard location per DOGAMI Geohazard mapping.

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**Tax Lot #08-11-16-DB-00600**
- Unincorporated Lincoln County (Gleneden Beach)
- Acreage - 4.0 Acres (Approximately)
- Key Challenges - Location/Strategic Value

The site has close proximity to Highway 101 but it was determined it is too far north to meet the needs of ODF in terms of response time in an emergency as well as meeting their land owners’ service requirements. Additionally, there were questions of whether the structure could accommodate the full needs of the ODF building program. This site was determined to be strategically inefficient for the project requirements.

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**Capri Architecture | ODF Central Coast Relocation Project Contract Number: ODF-1008A-20**
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Tax Lot #11-10-17-A0-01100 (Sturdevant)
* Site Analyzed in Site Evaluation Matrix (82% Score)
City of Toledo
Acreage - 5.1 Acres (Approximately)
Cost - $428,717.00 - $473,846.00
    (Cushman & Wakefield BOV 2021)
    $240,000.00 (BBG Appraisal 2021)
Key Challenge - Cost
The design team and ODF have examined this site extensively. It appears to be the preferred site although there has been a discrepancy regarding the appraisal value of the property and more discussion will be required to resolve the inconsistency.

Tax Lot #11-11-05-DD-04200
City of Newport
Acreage - 6.0 Acres (Approximately)
Key Challenge - Municipal Obstacles
The design team and ODF concluded this property was not viable due to questionability of whether or not the site could be acquired in part or in full from Lincoln County. Additionally, the property was adjacent to Newport High School and competing public agencies were also interested in the property for the “Lincoln County Commons” project.

Tax Lot #09-11-08-CD-00100-00
Unincorporated Lincoln County (Depoe Bay)
Acreage - 2.0 Acres (Approximately)
Cost - $309,000.00 (2021 Asking Price)
Key Challenges - Size/Geography
The design team and ODF concluded that this property was not viable due to the known poor soil quality. ODF has experience with the subject property and the site has been filled with non-compacted soil. Additionally, its size of 2.0 acres would be a lower-limit to accommodate the project’s programmatic requirements.

COST

MUNICIPAL OBSTACLES

SIZE/GEOGRAPHY
## SITE EVALUATION MATRIX

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### Tax Lot #11-11-20-AA-02100-00
City of Newport  
Acreage - 1.8 Acres (Approximately)  
Cost - $249,000.00 (2021 Asking Price)  
Key Challenge - Size

The design team and ODF concluded this property was not viable due to the limited amount of developable land once setbacks are taken into account. Additionally, the east portion of the parcel has a considerable topographic slope and a potential wetland.

### Tax Lot #11-11-20-00-02500-00
Unincorporated Lincoln County (Newport)  
Acreage - 213.0 Acres (Approximately)  
Cost - $850,000.00 (2021 Asking Price)  
Key Challenge - Cost/Municipal Obstacles

The design team and ODF concluded this property was not viable due to limited access and known significant City of Newport infrastructure requirements that would need to be put into place before development could occur on the subject parcel. Additionally, the parcel is significantly larger than the area required for the building program.

### Tax Lot #10-11-17-AB-00100-00
Unincorporated Lincoln County (Agate Beach)  
Acreage - 1.2 Acres (Approximately)  
Cost - $250,000.00 (2021 Asking Price)  
Key Challenges - Size/Geography

The design team and ODF concluded this property was not viable due to the limited amount of developable land once setbacks are taken into account. Additionally, the property is in close proximity to a high-hazard geological area.
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Tax Lot #10-10-09-BD-00501-00
Unincorporated Lincoln County (Siletz)
Acreage - 1.4 Acres (Approximately)
Cost - $398,000.00 (2021 Asking Price)
Key Challenges - Strategic Value/Size

The design team and ODF concluded that this property has some challenges including proximity to residential structures, limited land availability, and location. This site was determined to be strategically inefficient for the project requirements. Additionally, its size of 1.4 acres would be a lower-limit to accommodate the project's programmatic requirements.

STRATEGIC VALUE / SIZE

Siletz, Oregon