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## **CITY OF OREGON CITY URBAN RENEWAL COMMISSION AGENDA**

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Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City  
Wednesday, March 18, 2026 at 7:30 PM

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Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email [recorderteam@orcify.org](mailto:recorderteam@orcify.org) or call 503-496-1509 by 3:00 PM on the day of the meeting to register)
  - Email [recorderteam@orcify.org](mailto:recorderteam@orcify.org) (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)
  - Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045
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### **EXECUTIVE SESSION**

The Executive Session will begin after the adjournment of the URC meeting pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

- 1. CALL TO ORDER AND ROLL CALL**
  - 2. PUBLIC COMMENTS**
  - 3. DISCUSSION ITEMS**
    - a. Status Report on Urban Renewal Residential Properties
    - b. Discussion and direction for the 10th and Main Street property, the 12th and Main Street Property, and the Northeast Gateway Project property
  - 4. COMMUNICATIONS**
  - 5. ADJOURNMENT**
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### **PUBLIC COMMENT GUIDELINES**

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Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

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### **ADA NOTICE**

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The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

**Video Streaming & Broadcasts:** The meeting is streamed live on the [Oregon City's website](#) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for

Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



## CITY OF OREGON CITY

625 Center Street  
Oregon City, OR 97045  
503-657-0891

### Staff Report

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**To:** Urban Renewal Commission                      **Agenda Date:** March 18, 2026  
**From:** Tony Konkol, City Manager

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#### **SUBJECT:**

Item 3.a. - Status Report on Urban Renewal Residential Properties

#### **STAFF RECOMMENDATION:**

Staff requests that the Urban Renewal Commission (“URC”) review the residential repair report and provide direction as to the next steps.

#### **EXECUTIVE SUMMARY:**

On May 7, 2025, the Urban Renewal Commission directed staff to obtain property profiles of the two residential properties owned by the Urban Renewal Agency.

On June 4, 2025, the Urban Renewal Commission directed staff to do the following:

- Continue the land use rezoning process (rezoning from institutional to residential)
- Order an appraisal.
- Notify the tenants of the Agency’s intention to sell the properties.
- Remove the Agency’s fence on to its property at 313 S 2<sup>nd</sup> Street from a neighboring property because the existing fence is encroaching onto the neighbor’s property.

Staff have completed all tasks cited above, including reaching an agreement with both sets of tenants to vacate the properties no later than April 1, 2026. As of March 9, 2026, tenants at 214 Tumwater Drive have completely vacated the premises. Tenants at 313 2nd Street still occupy the residence up to April 1, 2026.

An appraiser is on stand-by awaiting the Commission’s direction whether an appraisal is conducted prior to any repairs; hence, on an “AS IS” basis, or appraise the properties after repairs have been completed.

Staff has prepared the attached Residential Repairs Report for each property. The repair costs are estimates by staff; actual costs may vary depending on contractor bids.

#### **BACKGROUND:**

On May 7, 2025, the URC directed staff to obtain property profiles for the 20 properties owned by the Urban Renewal Agency, with an interest in discussing the two residential properties owned by Urban Renewal. The properties are:

\*214 S Tumwater Drive, Oregon City, OR 97045

\*313 S 2<sup>nd</sup> Street, Oregon City, OR 97045

On June 4, 2025, the Urban Renewal Commission directed staff to do the following:

- Rezone residential properties from institutional to residential
- Order an appraisal.
- Notify the tenants of the Agency's intention to sell the properties.
- Remove the Agency's fence on to its property at 313 S 2<sup>nd</sup> Street from a neighboring property because the existing fence is encroaching onto the neighbor's property.

On October 15, 2025, staff hired a residential appraiser for the properties and is on standby until the Urban Renewal Commission decides on the nature of the properties' disposition.

On November 11, 2025, staff talked to the property management company of the adjacent property to 313 S. 2<sup>nd</sup> Street to request permission to enter onto the property to remove the Agency's fence. There has been no response to staff even after several follow-up inquiries.

On January 7, 2026, staff walked through both properties to assess needed repairs and associated costs. A residential repair report is included with this document.

On January 29, 2026, both sets of tenants were informed that the Urban Renewal Agency intends to sell the properties that they are leasing and would negotiate terms for them to vacate the property. As of March 9, 2026, tenants at 214 Tumwater Drive have completely vacated the premises. Tenants at 313 2nd Street still occupy the residence up to April 1, 2026.

On February 4, 2026, the City Manager provided an update on the status of the tenants. Staff have reached an agreement whereby both sets of tenants will vacate the properties no later than April 1, 2026. During this meeting, the Urban Renewal Commission directed staff to terminate the Agreement with Bluestone Management. On February 18, 2026, staff formally notified Bluestone Property Management Company that the Urban Renewal Agency would be terminating their contract on April 1, 2026. Meanwhile, the residential properties have been rezoned from institutional to residential.

Included with this staff report is a report that lists minor and major repairs as well as estimated costs.

### **OPTIONS:**

1. Sell both residential properties "AS IS"
2. Complete only major repairs on both properties prior to selling them
3. Have all repairs completed prior to selling either property.

4. Do not sell properties.

**BUDGET IMPACT:**

Amount                    \$215,500 est.  
Fiscal Year(s):        2026/2027  
Funding Source(s):    Urban Renewal

## Residential Repair Review

313 S. 2<sup>nd</sup> Street

**MAJOR REPAIRS**

**COSTSMINOR REPAIRS**

**COSTS**

EXTERIOR		EXTERIOR	
Roof	\$15,000	Window Screen	\$200
Chimney Repair	\$3,000	Handrail	\$200
Siding/Repair	\$7,000	Gutter/Down Spouts*	\$200
Painting	\$8,000		
Cole Deposit Door (change Grade)	\$12,000		
Stairs	\$4,000		
Fence Replacement	\$3,000		
Driveway	\$10,000		
Garage (tear down)	\$5,000		
Replace 10 Windows	\$8,000		
<b>TOTAL</b>	<b>\$75,000</b>	<b>TOTAL</b>	<b>\$600</b>

## Residential Repair Report

313 S. 2<sup>nd</sup> Street

**MAJOR REPAIRS                      COSTS                      MINOR REPAIRS                      COSTS**

INTERIOR	COSTS	INTERIOR	COSTS
Furnace Replace	\$15,000	Replace Closet Door	\$600
Decommission Fuel Tank	\$5,000	Attic Insulation	\$2,000
Radon Fan Scope	\$3,000	Garbage Disposal Replacement	\$300
Plumbing Infrastructure	\$5,000		
Water Supply Lines	\$10,000		
Electrical Infrastructure	\$10,000		
Cracks in Foundation	tbd		
Mold in Attic	tbd		
<b>TOTAL</b>	<b>\$48,000</b>	<b>TOTAL</b>	<b>\$2,900</b>

**Grand Total for 313 S. 2<sup>nd</sup> Street: \$126,500**

### Residential Repair Review

214 Tumwater Drive

**MAJOR REPAIRS**

**COSTSMINOR REPAIRS**

**COSTS**

<b>EXTERIOR</b>		<b>EXTERIOR</b>	
Roofing	\$15,000		
Roofing Carport	\$3,000		
Roof Drainage	\$5,000		
Siding (Painting)	\$9,000		
Sliding Door	\$2,000		
Brick Facade	\$5,000		
Painting the Residence	\$9,000		
<b>TOTAL</b>	<b>\$48,000</b>	<b>TOTAL</b>	<b>\$0.00</b>

## Residential Repair Report

214 Tumwater Drive

<b>MAJOR REPAIRS</b>	<b>COSTS</b>	<b>MINOR REPAIRS</b>	<b>COSTS</b>
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INTERIOR		INTERIOR	
Radon Test	\$3,000	Closet Doors	\$3,000
Sewage Scope	\$5,000	Pest Control	\$500
Plumbing Infrastructure	\$10,000		
Water Heater Replacement	\$3,000		
Attic Insulation (Asbestos likely present)	\$6,000		
Attic Mold	\$10,000		
<b>TOTAL</b>	<b>\$37,000</b>	<b>TOTAL</b>	<b>\$3,500</b>

**GRAND TOTAL FOR 214 TUMWATER DRIVE:     \$88,500**



# Inspection Report

## City of Oregon City

**Property Address:**  
214 Tumwater Dr.  
Oregon City OR 97045



**Pacific NW Home Inspections**

**Tom Island / OCHI #1075 CCB 165898**

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<b>Date:</b> 10/29/2025	<b>Time:</b> 800a	<b>Report ID:</b> 214 Tumwater Dr.
<b>Property:</b> 214 Tumwater Dr. Oregon City OR 97045	<b>Customer:</b> City of Oregon City	<b>Real Estate Professional:</b>

James,

Thank you for having me inspect the city of Oregon City's home. I appreciate the opportunity to assist you.

This inspection conforms to the standards of practice of the State of Oregon and is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. This inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report, refer to your Inspection Agreement which is part of this report.

This inspection was performed accordance with and under the terms of the pre-inspection agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy is attached to this report to refer to if needed.

Please feel free to call me anytime if you have any questions.

Sincerely,

Tom Island, inspector

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**This home is older than 80 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden**

damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

**In Attendance:**

Tenant

**Type of building:**

Single Family (1 story), w/ basement

**Approximate age of building:**

Over 80 Years old

**Temperature:**

Below 60 (F) = 15.5 (C) (a/c units cannot be operated due to low exterior temperatures)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No - done by a separate contractor

**Water Quality Test:**

No - done by separate contractor

**Buried Oil Tank Search:**

No - done by separate contractor

**Sewer Scope:**

No - done by separate contractor

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

<p><b>Roof Covering:</b>                  Architectural                  Asphalt roll roofing</p> <p><b>Sky Light(s):</b>                  None</p>	<p><b>Viewed roof covering from:</b>                  Walked roof</p> <p><b>Chimney (exterior):</b>                  Brick</p>	<p><b>Multiple layers:</b>                  yes</p>
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**Items**

**1.0 Roof Coverings**

**Comments:** Repair or Replace



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

**Old, worn through roof on home & carport needs replacing by a roofing contractor including new vents & flashings.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings,

skylights and roof penetrations. We do not guarantee against leaks.

**1.1 Flashings**

**Comments:** Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected

**1.3 Roof Drainage Systems**

**Comments:** Repair or Replace



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

**Damaged, loose & leaking gutters & downspouts need replacing when roof is replaced.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

**Siding Style:**

- Tongue and Groove
- Brick

**Siding Material:**

- Wood
- Brick

**Exterior Entry Doors:**

- Metal
- Fiberglass

**Appurtenance:**

- Porch
- Patio

**Driveway:**

- Asphalt

**Items**

**2.0 Siding/ Wall Cladding, Flashing and Trim**

**Comments:** Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

**Siding and trim has bubbling, peeling paint that all needs repainting. Rot needs repair at trim on corners, fascia & around windows where needed. Loose trim boards need securing.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

### 2.1 Eaves, Soffits and Fascias

**Comments:** Inspected

### 2.2 Doors (Exterior)

**Comments:** Repair or Replace



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

**Old metal sliding glass door needs repair to close & lock. Multiple windows need repairs to lock and be more easily operable.**

**2.3 Windows (exterior)**

**Comments:** Inspected

**2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Inspected

Note: Control of rain and surface water around the house is critical to keeping the foundation areas dry.

**2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Comments:** Repair or Replace



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

(1) **Extensive cracking was note at front porch and brick lower siding that needs repair/ replacing. Loose, corroded porch handrailing needs repair.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)

(2) **Broken up driveway needs replacing. Cracked rear patio needs repair. Steps need handrailing installed and flashing installed at connection to siding to keep rot from occurring. Side basement entry steps needs handrailing installed.**



2.5 Item 7(Picture)



2.5 Item 8(Picture)

(3) **Rotted sections of fencing and gates need repair.**

**2.6 Other**

**Comments:** Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control**

**infestations.**

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

**Ceiling Materials:**

Drywall  
Lath & Plaster

**Wall Material:**

Drywall  
Lath & Plaster

**Floor Covering(s):**

Carpet  
Vinyl

**Interior Doors:**

Wood

**Window Types:**

Vinyl  
Aged metal

**Cabinetry:**

Wood

**Countertop:**

tile

**Items**

**3.0 Ceilings**

**Comments:** Repair or Replace



3.0 Item 1(Picture)

**Portions of ceiling drywall in basement have been removed and needs installation to patch.**

**3.1 Walls**

**Comments:** Inspected

Note: Determining the presence of asbestos, lead paint, radon or other hazardous materials is beyond the scope of this inspection. Further evaluation is recommended by a licensed testing company.

**3.2 Floors**

**Comments:** Inspected

Note: As per OAR 812, we are not allowed to remove or disturb insulation or person property.

**3.3 Steps, Stairways, Balconies and Railings**

**Comments:** Repair or Replace



3.3 Item 1(Picture)

**Staircase in basement needs handrailing and balusters installed.**

**3.4 Counters and Cabinets**

**Comments:** Inspected

**3.5 Doors**

**Comments:** Repair or Replace

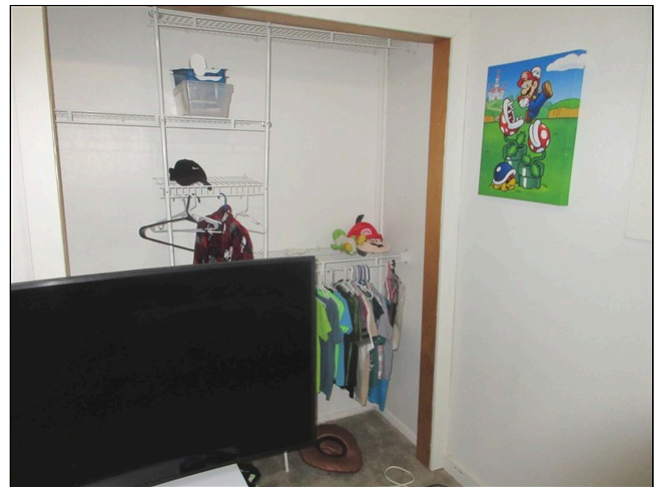


3.5 Item 1(Picture)

**Missing closet doors throughout home need installation.**

**3.6 Windows (representative number)**

**Comments:** Inspected



3.5 Item 2(Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<p><b>Heat Type:</b> Forced Air</p>	<p><b>Energy Source:</b> Gas</p>	<p><b>Number of Heat Systems (excluding wood):</b> One</p>
<p><b>Heat System Brand:</b> BRYANT</p>	<p><b>Ductwork:</b> Non-insulated Asbestos tape</p>	<p><b>Filter Type:</b> Disposable</p>
<p><b>Filter Size:</b> Adequate</p>	<p><b>Types of Fireplaces:</b> Conventional</p>	<p><b>Operable Fireplaces:</b> Two</p>
<p><b>Number of Woodstoves:</b> None</p>	<p><b>Cooling Equipment Type:</b> Air conditioner unit</p>	<p><b>Cooling Equipment Energy Source:</b> Electricity</p>
<p><b>Number of AC or Heat Pump Units:</b> One</p>	<p><b>Air conditioner or heat pump (Condenser location):</b> Back Yard</p>	

**Items**

**4.0 Heating Equipment**

**Comments:** Repair or Replace



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

**Furnace & AC units need servicing and cleaning by a heating contractor to maintain including cleaning out ducting. Loose registers need securing.**

#### 4.1 Normal Operating Controls

**Comments:** Inspected

#### 4.2 Automatic Safety Controls

**Comments:** Inspected

#### 4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units)

**Comments:** Repair or Replace



4.3 Item 1(Picture)

**Important: Furnace needs filter replaced regularly to maintain system.**

#### 4.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified contractor.

#### 4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

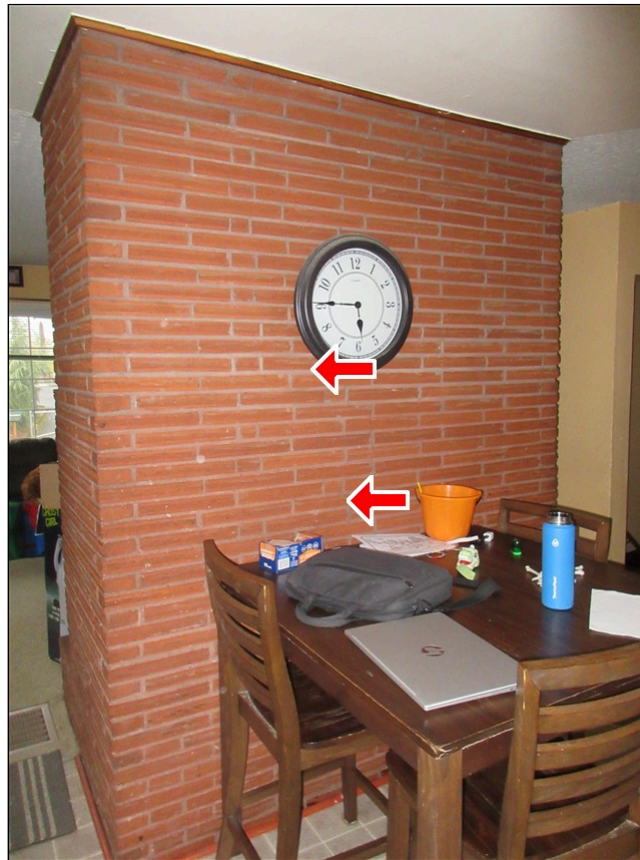
**Comments:** Repair or Replace



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

**Fireplaces need flues cleaned out and dampers repaired to function. Cracks in chimney need repair.**

**4.7 Gas/LP/Electric Firelogs and Fireplaces**

**Comments:** Not Present

**4.8 Cooling and Air Handler Equipment**

**Comments:** Inspected

**4.9 Normal Operating Controls**

**Comments:** Inspected

A/c units cannot be operated when temperatures outside are under 60 degrees and will damage unit. Consult a heating professional.

**4.10 Presence of Installed Cooling Source in Each Room**

**Comments:** Inspected

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Styles & Materials**

**Water Source:**

Public

**Water**

**Filters:**

None

**Plumbing Water Supply (into home):**

Galvanized (rusts over time and leaks or causes pressure problems- consult plumber on replacing)

**Plumbing Water Distribution (inside home):**

Galvanized (rusts over time and can leak or cause pressure problems- consult plumber on replacing)

**Washer**

**Drain Size:**

None

**Plumbing Waste:**

Cast iron

**Water Heater Power Source:**

Electric

**Water**

**Heater**

**Capacity:**

50 Gallon

**Water Heater Location:**

Crawlspace

**WH Manufacturer:**

AMERICAN

**Items**

**5.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Repair or Replace



5.0 Item 1(Picture)

**(1) Due to age of home, I recommend a sewer scope, buried oil tank search & radon test be done by a contractor. Any buried oil tank found will need decommissioning by a deq contractor.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to

city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.



5.0 Item 2(Picture)

**(2) Washing machine drains into sink and needs dedicated 2" drain installed so cross contamination doesn't occur.**



5.0 Item 3(Picture)

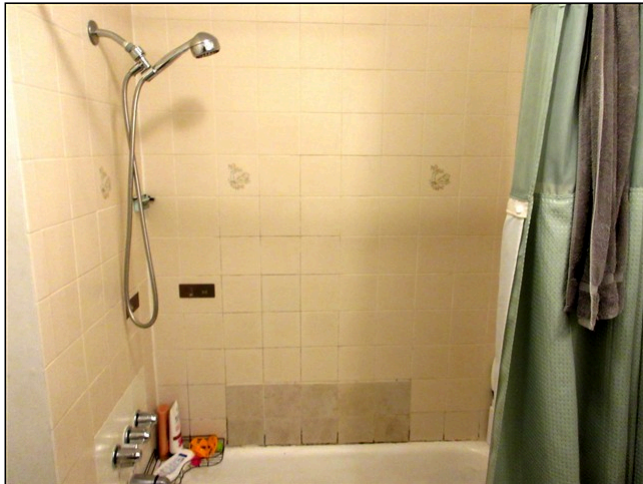


5.0 Item 4(Picture)



5.0 Item 5(Picture)

(3) **Basement bathroom needs AAV installed on sink drain to vent correctly. Loose sink faucet needs securing. Missing vent fan needs installation to exhaust moisture to exterior.**



5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.0 Item 8(Picture)



5.0 Item 9(Picture)



5.0 Item 10(Picture)

(4) **Main floor bathroom has poorly patched, leaking tile surround at shower that needs tear out and replacement. Heavily chipped tub also needs replacing. Leaking shower valve handles need repair. Sink drain needs AAV installed to vent drain pipe. Sink drain plug needs repair.**

**5.1 Plumbing Water Supply, Distribution System and Fixtures**

**Comments:** Repair or Replace



5.1 Item 1(Picture)

**Old water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to corrosion and poor pressure, I recommend all galvanized piping be replaced with PEX.**

## 5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Comments:** Repair or Replace



5.2 Item 1(Picture)

**Old waterheater in crawlspace is rusted through and needs replacing.**

Recommend that you check the temperature of the water heater upon move-in to verify they are not set too high for your life style or safety needs. Water heaters set too hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.

## 5.3 Main Water Shut-off Device (Describe location)

**Comments:** Inspected

## 5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

Note: We make no guarantee that an undiscovered oil tank is not on the property. We recommend buried oil tank location & soils samples on all buried oil tanks if applicable to ascertain environmental impact.

## 5.5 Main Fuel Shut-off (Describe Location)

**Comments:** Inspected

**5.6 Sump Pump****Comments:** Not Present**5.7 Other****Comments:** Inspected

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

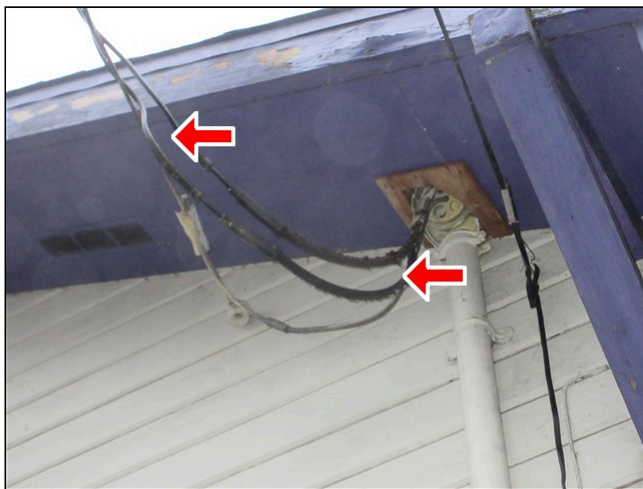
<p><b>Electrical Service Conductors:</b> Overhead service</p>	<p><b>Panel Capacity:</b> 100 AMP</p>	<p><b>Panel Type:</b> Push Button type (old - considered functionally obsolete by most electrical professionals- consider replacing)</p>
<p><b>Electric Panel Manufacturer:</b> PUSHMATIC</p>	<p><b>Branch wire 15 and 20 AMP:</b> Copper Aluminum</p>	<p><b>Wiring Methods:</b> Romex Old Knob and Tube (non grounded) Wiring throughout most of home is in wall and ceiling cavities not visible during inspection Old BX wiring (non grounded)</p>

**Doorbell:**  
yes

**Items**

**6.0 Service Entrance**

**Comments:** Repair or Replace



6.0 Item 1(Picture)



6.0 Item 2(Picture)

**Old frayed electrical service entrance cables need replacing including enclosing lower service cable that's exposed in conduit for safety.**

**6.1 Electrical Panel & Service / Grounding Equipment**

**Comments:** Repair or Replace



6.1 Item 1(Picture)

**Old pushmatic electrical panel has multiple breakers that don't reset easily and need replacing. However, push button type electrical panels are no longer manufactured and functionally obsolete. Recommend electrical panel be replaced.**

**6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Repair or Replace



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)



6.2 Item 5(Picture)

**Loose exterior lights need securing. Exposed wiring under kitchen sink, over kitchen hood & at floor needs enclosing in conduit. Non functioning gfci outlets in kitchen need repair.**

Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

### 6.3 Connected Devices and Fixtures

**Comments:** Inspected

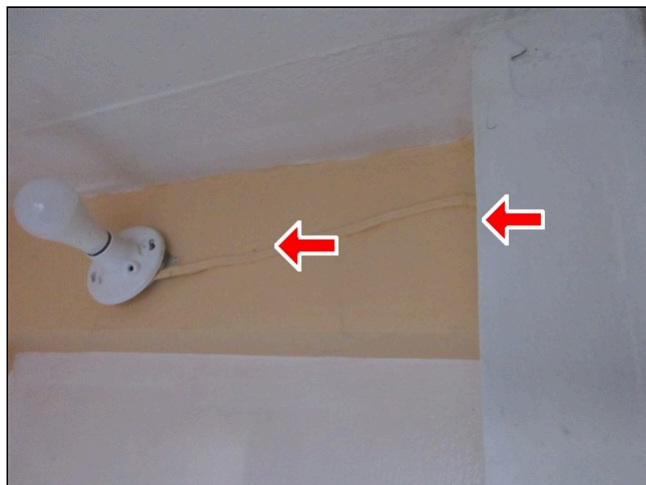
### 6.4 Polarity and Grounding of Receptacles

**Comments:** Inspected

Note: Personal belongings will not be moved to gain access to wall plugs to test. Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, I advise the buyer to confirm with the seller that any lights that don't work are burnt out bulbs only and not faulty wiring or fixtures.

### 6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

**Comments:** Repair or Replace



6.5 Item 1(Picture)



6.5 Item 2(Picture)

**Basement bathroom needs GFCI outlet installed by sink. Exposed wiring to light needs enclosing in conduit.**

### 6.6 Smoke Detectors

**Comments:** Repair or Replace



6.6 Item 1(Picture)

**Expired smoke detectors need replacing throughout house.**

Note: Although we test accessible smoke detectors during the inspection, the test button may not be indicative of proper and safe alarm operation after move-in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should test all smoke alarms immediately upon move-in and retest every 30 days thereafter and replace any found not working properly. We recommend developing an emergency fire escape plan the the entire home. Smoke alarms in new houses are installed at all levels of the residence and inside and outside all sleeping areas. This is a good upgrade for older homes. Smoke detectors should be installed within 15 feet of all bedrooms doors and be tested regularly.

### 6.7 Carbon Monoxide Detectors

**Comments:** Repair or Replace

**Oregon law requires that a carbon monoxide detector be installed according to manufacturers instructions.**

### 6.8 Doorbell

**Comments:** Inspected

### 6.9 Other

**Comments:** Inspected

Home security & audio system is not tested and outside the scope of this inspection.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

<b>Dishwasher Brand:</b> NONE	<b>Disposer Brand:</b> BADGER	<b>Range/Oven:</b> ROPER
<b>Exhaust/Range hood:</b> VENTED	<b>Built in Microwave:</b> NONE	<b>Refrigerator:</b> KENMORE

### Items

#### 7.0 Dishwasher

**Comments:** Not Present

#### 7.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

Note: Calibration of thermostats and cooktop elements is beyond the scope of this inspection.

#### 7.2 Hood Vent

**Comments:** Inspected

#### 7.3 Garbage disposal

**Comments:** Inspected

#### 7.4 Microwave

**Comments:** Not Inspected

#### 7.5 Refrigerator

**Comments:** Inspected

#### 7.6 Washer & Dryer

**Comments:** Not Inspected

Note: Recommend washer have a drip pan w/drain installed at base to control leaks if they ever occur. Or, a FloodStop system can be installed by a plumber if drip pan is not feasible.

#### 7.7 Central Vacuum

**Comments:** Not Present

#### 7.8 Other

**Comments:** Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

**Styles & Materials**

**Attic Insulation:**

- Blown
- Fiberglass
- Vermiculite (typically contained asbestos and needs removal by a qualified contractor)

**Ventilation:**

Roof Vents

**Exhaust Fans:**

Fan with light

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

- Flexible
- Metal

**Floor System**

**Insulation:**  
Batts

**Items**

**8.0 Attic Insulation**

**Comments:** Repair or Replace



8.0 Item 1(Picture)

**Vermiculite insulation was noted in attic which contains asbestos and will need removal by an asbestos remediation contractor. Note: No new insulation can be installed over old knob & tube wiring if found and will need replacing also.**

**8.1 Floor Insulation**

**Comments:** Inspected

Note: If floor insulation is installed in floors, portions of the floor structure are not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

**8.2 Wall Insulation**

**Comments:** Not Inspected

Note: Wall insulation type and value cannot be verified and conditions inside the walls cannot be visibly seen or evaluated. Further evaluation may be needed to ascertain if insulation is present.

**8.3 Ventilation of Attic and Foundation Areas**

**Comments:** Inspected

**8.4 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Inspected

**8.5 Ventilation Fans and Attic Fans**

**Comments:** Not Present

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

<b>Foundation:</b> Concrete	<b>Method used to observe Crawlspace:</b> Crawled	<b>Floor Structure:</b> Wood joists 6" or better Wood beams
<b>Wall Structure:</b> 2 X 4 Wood	<b>Columns or Piers:</b> Concrete piers Wood Posts Supporting walls	<b>Ceiling Structure:</b> 4" or better
<b>Roof Structure:</b> 2 X 4 Rafters	<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> From entry
<b>Attic info:</b> Attic access		

### Items

#### 9.0 Foundations, Basement and Crawlspace

**Comments:** Inspected

Note: Concrete foundations will be visually inspected. Hairline cracks will not be noted if it is my opinion that they do not affect the current soundness of the structure. Foundations, slabs, sub floors, plumbing, electrical, etc. not visible for any reason (insulation, access, health concerns, etc.) are considered inaccessible and not covered in this home inspection. Some homes, due to their method of construction, will exhibit varied degrees of floor and wall deflection along with floor "bounce". While this may be an inconvenience, it will not be addressed in this inspection unless I feel that it contributes to the structural instability of the residence. It will be the sole responsibility of the purchaser to address this if they feel it necessary. Some homes built before the 1940's may have mixed material in foundation such as brick, stone or masonry block that isn't visible for inspection due to skim coat work done to cover. I am not a structural engineer and therefore cannot guarantee the adequacy of the foundation.

#### 9.1 Walls (Structural)

**Comments:** Inspected

This home inspection doesn't guarantee against future water entry in basement or crawlspace. Non invasive moisture meter is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation. Consult a waterproofing contractor.

#### 9.2 Floors (Structural)

**Comments:** Inspected

Note: Footings may or may not be present depending on the age of the home. It requires excavation to determine size and depth of footings for frost zones. I am not doing a code or adequacy inspection of the footings. I am not a structural engineer and therefore do not guarantee the presence/adequacy/ proper depths of footings and exceeds the scope of this inspection.

**9.3 Columns or Piers****Comments:** Inspected**9.4 Ceilings (Structural)****Comments:** Inspected**9.5 Roof Structure and Attic****Comments:** Repair or Replace

9.5 Item 1(Picture)



9.5 Item 2(Picture)

**Mold growth was noted throughout attic and needs removal by a mold remediation contractor. Cracked rafters need repair where needed.**

**9.6 Vapor Barrier****Comments:** Repair or Replace

9.6 Item 1(Picture)

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional. Damaged vapor barrier plastic needs replacing.**

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Agreement

### Items

#### 10.0 Inspection Agreement

**Comments:** Inspected  
INSPECTION AGREEMENT

Pacific NW Home Inspections Corp.

INSPECTION AGREEMENT

SERVICES

A. Inspection: Pacific NW Home Inspections, hereinafter "PNWHIC", will conduct a general, non-invasive visual inspection of the improvements located on the site. Subject to the "Limitations of Inspection" discussed below, the following items are inspected: Structural, mechanical, electrical and plumbing systems, roofs, attics, basements, major kitchen appliances, doors and windows. The visible surfaces of the premises are also inspected for the presence of wood destroying insects and major wood decay. When accessible, PNWHIC will test at least one outlet, switch, and window in each room.

B. Report: Pacific NW Home Inspections will prepare an inspection report disclosing major deficiencies revealed by the general, non-invasive, visual inspection. The report is an opinion based on what is visible and evident at the time of the inspection. PNWHIC will be guided by the standards and practices set forth in the Oregon Administrative Rules (Division 8 OAR Chapter 812) and standards of the American Society of Home Inspectors, "ASHI".

#### II. LIMITATIONS

A. Report: The report is not a warranty of guarantee of the condition of the structure or the condition or performance of its components. The report is not a warranty of guarantee as to the absence of room leaks, wood destroying insects, or other defects of any type. PNWHIC opinion is not an indication of compliance with any statute, regulation, building code or other government or professional standard. The report is an opinion of PNWHIC based on a general, non-invasive visual inspection. The inspection may be limited by weather, accessibility, and other conditions.

B. Components and Systems: Pacific NW Home Inspections will test only a limited number of outlets, switches and windows. Examples of systems and items that PNWHIC will not inspect include by are not limited to: Septic, well or underground plumbing systems, interior water heater elements, fuel storage tanks, furnace heat exchangers, thermostats, timers, fireplace flues, built-in vacuum cleaner systems, solar heating systems, stereos or intercoms, low-voltage systems, fire sprinkler systems, landscape irrigation, landscaping, trees and lights not attached to the home. PNWHIC will not inspect clothes washers and dryers, light sensors, smoke and fire alarms, burglar alarms, spas, saunas, or swimming pools. While PNWHIC may note substantial or obvious defects in the operation of these systems and

items, the Client should obtain the services of licenses contractors or other specialists for these components and systems.

C. Minor Wood Decay and Cosmetic Flaws: Minor wood decay is a common condition in NW Oregon. PNWHIC will not report wood decay unless it substantially impairs the building or site. Some examples of minor wood decay are spots on doors and window casings and frames, soffits, eaves, fascia, roof rafters, and sheathing, siding, decks, and stairs. PNWHIC does not perform a board-by-board inspection of decks, siding or wood framing. PNWHIC does not report flaws or defects that are cosmetic in nature.

D. Inaccessible Areas: Pacific NW Home Inspections will not move personal property, furniture, appliances, wall hangings, floor coverings, or other obstructions. PNWHIC will not remove permanently installed materials for its inspection, such as panel covers, fixtures, nails, bolts or screws. PNWHIC will not inspect areas made inaccessible by walls, concrete, insulation, vapor barriers or earth. Examples of inaccessible areas include wall and ceiling cavities and spaces between floors and ground-level decks. PNWHIC will not make holes or inspect for conditions that cannot be observed without damage to the site or improvements. Exterior wall components will be inspected from the ground level.

E. Exterior Insulation and Finish System (EIFS or synthetic stucco surfaces): PNWHIC does not inspect EIFS synthetic stucco installations. If the home has EIFS the client is strongly advised to hire an EIFS specialist who can inspect the systems and advise on its current condition, how to maintain the system, and potential problems that may develop in the future.

F. Hazardous Chemicals, Mold, Odors, Rodents and Non-Wood Destroying Insects: PNWHIC does not inspect for the presence of mold, mildew, bacteria, lead paint, asbestos, radon gas, carbon monoxide, chemicals, water potability, rodents, non-wood destroying insects or pests or animal odors.

G. Detached Buildings and Structures: PNWHIC does not inspect oversized garages, fences, trellises, retaining walls that do not directly affect the building, or other outdoor structures unless specifically request and agreed upon in writing.

#### GENERAL LIMITATIONS

A. Payment: Payment of the inspection fee is due upon completion of the inspection. If the inspection fee is not paid in full within ten (10) days after delivery of the report, there will be a late fee of \$75.00 and in addition interest shall accrue on the unpaid portion of the inspection fee at the rate of 1.5% per month (18% per annum), from the date of delivery of the report until fully paid. There will be a \$35.00 fee for all returned checks.

B. Reinspection's: Reinspection fees are separate from the cost of an inspection. The Client or the Client's agent may schedule reinspection's and agrees to pay for them separately under the terms of this agreement.

C. Report is Non-Transferable: This report is confidential. The Client may not assign, transfer or sell this report to any third party. The Client is the only person intended to use this report. PNWHIC will not be liable to any third party who obtains or relies on this report.

D. Representation by a Third Party: PNWHIC is not responsible for representations made by the present owner or tenant, or by any other person or organization, which are not independently verified by PNWHIC inspector.

E. Dispute Resolution: All disputed claims, counterclaims, defenses, and other issues (including those based on contract, tort, negligence, or any other legal theory) related in any way to this inspection agreement or PNWHIC's inspection services shall be settled by binding arbitration in accordance with the laws of the State of Oregon.

F. Limitations of Liability: The liability of PNWHIC and its members, officers, directors and any individuals it employs will be limited to the amount of fees paid by the Client for services rendered in connection with the inspection and preparation of the report. PNWHIC and its members, officers, directors and any individuals it employs disclaim all liability, warranties and guaranties, express or implied. All consequential, incidental and other damages are waived by Client, whether such damages result or arise from breach of contract, negligence, professional negligence or any other legal basis or theory.

## Summary



### Pacific NW Home Inspections

#### Customer

City of Oregon City

#### Address

214 Tumwater Dr.  
Oregon City OR 97045

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 Roof Coverings

#### Repair or Replace

**Old, worn through roof on home & carport needs replacing by a roofing contractor including new vents & flashings.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings, skylights and roof penetrations. We do not guarantee against leaks.

### 1.3 Roof Drainage Systems

#### Repair or Replace

**Damaged, loose & leaking gutters & downspouts need replacing when roof is replaced.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## 2. Exterior

### 2.0 Siding/ Wall Cladding, Flashing and Trim

#### Repair or Replace

**Siding and trim has bubbling, peeling paint that all needs repainting. Rot needs repair at trim on corners, fascia & around windows where needed. Loose trim boards need securing.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

### 2.2 Doors (Exterior)

#### Repair or Replace

**Old metal sliding glass door needs repair to close & lock. Multiple windows need repairs to lock and be more easily operable.**

### 2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Repair or Replace

(1) **Extensive cracking was note at front porch and brick lower siding that needs repair/ replacing. Loose, corroded porch handrailing needs repair.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.

(2) **Broken up driveway needs replacing. Cracked rear patio needs repair. Steps need handrailing installed and flashing installed at connection to siding to keep rot from occurring. Side basement entry steps needs handrailing installed.**

(3) **Rotted sections of fencing and gates need repair.**

### 2.6 Other

#### Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control infestations.**

## 3. Interiors

### 3.0 Ceilings

#### Repair or Replace

**Portions of ceiling drywall in basement have been removed and needs installation to patch.**

### 3.3 Steps, Stairways, Balconies and Railings

#### Repair or Replace

**Staircase in basement needs handrailing and balusters installed.**

### 3.5 Doors

#### Repair or Replace

**Missing closet doors throughout home need installation.**

## 4. Heating / Central Air Conditioning

### 4.0 Heating Equipment

#### Repair or Replace

**Furnace & AC units need servicing and cleaning by a heating contractor to maintain including cleaning out ducting. Loose registers need securing.**

### 4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units)

#### Repair or Replace

**Important: Furnace needs filter replaced regularly to maintain system.**

### 4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

#### Repair or Replace

**Fireplaces need flues cleaned out and dampers repaired to function. Cracks in chimney need repair.**

## 5. Plumbing System

### 5.0 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

**(1) Due to age of home, I recommend a sewer scope, buried oil tank search & radon test be done by a contractor. Any buried oil tank found will need decommissioning by a deq contractor.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.

**(2) Washing machine drains into sink and needs dedicated 2" drain installed so cross contamination doesn't occur.**

**(3) Basement bathroom needs AAV installed on sink drain to vent correctly. Loose sink faucet needs securing. Missing vent fan needs installation to exhaust moisture to exterior.**

**(4) Main floor bathroom has poorly patched, leaking tile surround at shower that needs tear out and replacement. Heavily chipped tub also needs replacing. Leaking shower valve handles need repair. Sink drain needs AAV installed to vent drain pipe. Sink drain plug needs repair.**

### 5.1 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

**Old water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to corrosion and poor pressure, I recommend all galvanized piping be replaced with PEX.**

### 5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

#### Repair or Replace

**Old waterheater in crawlspace is rusted through and needs replacing.**

Recommend that you check the temperature of the water heater upon move-in to verify they are not set too high for your life style or safety needs. Water heaters set too hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.

## 6. Electrical System

### 6.0 Service Entrance

#### Repair or Replace

**Old frayed electrical service entrance cables need replacing including enclosing lower service cable that's exposed in conduit for safety.**

### 6.1 Electrical Panel & Service / Grounding Equipment

#### Repair or Replace

**Old pushmatic electrical panel has multiple breakers that don't reset easily and need replacing. However, push button type electrical panels are no longer manufactured and functionally obsolete. Recommend electrical panel be replaced.**

### 6.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

#### Repair or Replace

**Loose exterior lights need securing. Exposed wiring under kitchen sink, over kitchen hood & at floor needs enclosing in conduit. Non functioning gfci outlets in kitchen need repair.**

Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

### 6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

#### Repair or Replace

**Basement bathroom needs GFCI outlet installed by sink. Exposed wiring to light needs enclosing in conduit.**

### 6.6 Smoke Detectors

#### Repair or Replace

**Expired smoke detectors need replacing throughout house.**

Note: Although we test accessible smoke detectors during the inspection, the test button may not be indicative of proper and safe alarm operation after move-in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should test all smoke alarms immediately upon move-in and retest every 30 days thereafter and replace any found not working properly. We recommend developing an emergency fire escape plan the the entire home. Smoke alarms in new houses are installed at all levels of the residence and inside and outside all sleeping areas. This is a good upgrade for older homes. Smoke detectors should be installed within 15 feet of all bedrooms doors and be tested regularly.

### 6.7 Carbon Monoxide Detectors

#### Repair or Replace

**Oregon law requires that a carbon monoxide detector be installed according to manufacturers instructions.**

## 8. Insulation and Ventilation

### 8.0 Attic Insulation

#### Repair or Replace

**Vermiculite insulation was noted in attic which contains asbestos and will need removal by an asbestos remediation contractor. Note: No new insulation can be installed over old knob & tube wiring if found and will need replacing also.**

## 9. Structural Components

### 9.5 Roof Structure and Attic

#### Repair or Replace

**Mold growth was noted throughout attic and needs removal by a mold remediation contractor. Cracked rafters need repair where needed.**

### 9.6 Vapor Barrier

#### Repair or Replace

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional. Damaged vapor barrier plastic needs replacing.**

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tom Island / OCHI #1075



# INVOICE

**Pacific NW Home Inspections**

**Inspection Date:** 10/29/2025

**Inspected By:** Tom Island / OCHI #1075

**Report ID:** 214 Tumwater Dr.

<b>Customer Info:</b>	<b>Inspection Property:</b>
City of Oregon City 214 Tumwater Dr. Oregon City OR 97045	214 Tumwater Dr. Oregon City OR 97045
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Home Inspection	895.00	1	895.00
			<b>Tax \$0.00</b>
			<b>Total Price \$895.00</b>

**Payment Method:** payable upon receipt

**Payment Status:** payable upon receipt

**Note:** thank you



# Inspection Report

## City of Oregon City

**Property Address:**  
313 S. 2nd St.  
Oregon City OR 97045



**Pacific NW Home Inspections**

**Tom Island / OCHI #1075 CCB 165898**

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<b>Date:</b> 10/29/2025	<b>Time:</b> 800a	<b>Report ID:</b> 313 S. 2nd St.
<b>Property:</b> 313 S. 2nd St. Oregon City OR 97045	<b>Customer:</b> City of Oregon City	<b>Real Estate Professional:</b>

James,

Thank you for having me inspect the home for the city of Oregon City. I appreciate the opportunity to assist you.

This inspection conforms to the standards of practice of the State of Oregon and is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. This inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report, refer to your Inspection Agreement which is part of this report.

This inspection was performed accordance with and under the terms of the pre-inspection agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy is attached to this report to refer to if needed.

Please feel free to call me anytime if you have any questions.

Sincerely,

Tom Island, inspector

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**This home is 100 years old and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden**

damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This home is considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

**In Attendance:**

Tenant

**Type of building:**

Single Family (2 story), w/ basement

**Approximate age of building:**

100 years old

**Temperature:**

Below 60 (F) = 15.5 (C) (a/c units cannot be operated due to low exterior temperatures)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No - done by a separate contractor

**Water Quality Test:**

No - done by separate contractor

**Buried Oil Tank Search:**

No - done by separate contractor

**Sewer Scope:**

No - done by separate contractor

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

<b>Roof Covering:</b> Architectural	<b>Viewed roof covering from:</b> Walked roof	<b>Multiple layers:</b> yes
<b>Sky Light(s):</b> None	<b>Chimney (exterior):</b> Brick	

**Items**

**1.0 Roof Coverings**

**Comments:** Repair or Replace



1.0 Item 1(Picture)

**Roof has heavy wear due to excessive moss growth and tree damage. Recommend roof be torn off and replaced by a roofing contractor including new flashings/vents.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings, skylights and roof penetrations. We do not guarantee against leaks.

**1.1 Flashings**

**Comments:** Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Repair or Replace



1.2 Item 1(Picture)

**Eroded, cracked chimney needs repair and new exhaust cap installed. Flashing at base needs replacing to keep from leaking.**

### 1.3 Roof Drainage Systems

**Comments:** Repair or Replace



1.3 Item 1(Picture)

**Clogged gutters & downspouts need cleaning out.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

**Siding Style:**

Bevel

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Porch

Deck

**Driveway:**

Concrete

**Items**

**2.0 Siding/ Wall Cladding, Flashing and Trim**

**Comments:** Repair or Replace



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

**Siding and trim has peeling, bubbling paint and needs house & garage to be repainted. Missing lower belly board trim needs installation.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

**2.1 Eaves, Soffits and Fascias**

**Comments:** Inspected

**2.2 Doors (Exterior)**

**Comments:** Repair or Replace



2.2 Item 1(Picture)

**Basement entry door needs ground drain installed at base of door to keep water from flooding basement or ramp removed and replaced with steps.**

**2.3 Windows (exterior)**

**Comments:** Repair or Replace



2.3 Item 1(Picture)

**Missing window screens need installation.**

**2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Repair or Replace



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

**Old, rotted rear entry deck needs replacing. Displaced, rotted landscape steps need replacing.**

Note: Control of rain and surface water around the house is critical to keeping the foundation areas dry.

**2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Comments:** Repair or Replace



2.5 Item 1(Picture)



2.5 Item 2(Picture)

(1) **Rotted fencing needs replacing. Trees need pruning well away from home & garage.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)

(2) **Front porch needs handrailing installed. Rear entry steps have broken away from house and needs replacing. Broken up driveway needs replacing.**

**2.6 Other**

**Comments:** Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control infestations.**

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Garage**

**Styles & Materials**

**Garage Door Type:**  
One manual

**Garage Door Material:**  
Metal

**Auto-opener Manufacturer:**  
none

**Items**

**3.0 Garage Ceilings**

**Comments:** Inspected

**3.1 Garage Wall**

**Comments:** Repair or Replace



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)



3.1 Item 5(Picture)



3.1 Item 6(Picture)



3.1 Item 7(Picture)



3.1 Item 8(Picture)



3.1 Item 9(Picture)



3.1 Item 10(Picture)

**Old garage structure needs repairs including tear off and replacement of worn through roof. Broken leaking gutters/downspouts need replacing. Entry door needs replacing to be operable. Siding and trim needs repair where rotted at base and building repainted. Siding to ground contact at base of building needs digging out to keep 3-4" spacing in place. Lower walls & sill plate at foundation is rotted and needs repair. Electrical has been decommissioned and no longer functions.**

**3.2 Garage Floor**

**Comments:** Inspected

**3.3 Garage Door (s)**

**Comments:** Inspected

**3.4 Occupant Door (from garage to inside of home)**

**Comments:** Inspected

**3.5 Garage Door Operators**

**Comments:** Inspected

**4. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

---

**Ceiling Materials:**

Lath & Plaster

**Wall Material:**

Lath & Plaster

**Floor Covering(s):**

Wood

Vinyl

**Interior Doors:**

Wood

**Window Types:**

Vinyl

Old Wood

**Cabinetry:**

Wood

**Countertop:**

stone

**Items**

---

**4.0 Ceilings**

**Comments:** Inspected

**4.1 Walls**

**Comments:** Inspected

Note: Determining the presence of asbestos, lead paint, radon or other hazardous materials is beyond the scope of this inspection. Further evaluation is recommended by a licensed testing company.

**4.2 Floors**

**Comments:** Inspected

Note: As per OAR 812, we are not allowed to remove or disturb insulation or person property.

**4.3 Steps, Stairways, Balconies and Railings**

**Comments:** Inspected

**4.4 Counters and Cabinets**

**Comments:** Inspected

**4.5 Doors**

**Comments:** Repair or Replace



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

**Missing closet doors need installation where needed. Note: Top floor ceiling height is under**

**minimum legal requirement.**

**4.6 Windows (representative number)**

**Comments:** Repair or Replace



4.6 Item 1(Picture)

**Old wood windows need repairs due to not being operable or have broken sash cords.**

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<p><b>Heat Type:</b> Forced Air</p>	<p><b>Energy Source:</b> Oil</p>	<p><b>Number of Heat Systems (excluding wood):</b> One</p>
<p><b>Heat System Brand:</b> RHEEM</p>	<p><b>Ductwork:</b> Non-insulated</p>	<p><b>Filter Type:</b> Disposable</p>
<p><b>Filter Size:</b> Filter is missing</p>	<p><b>Types of Fireplaces:</b> None</p>	<p><b>Number of Woodstoves:</b> None</p>
<p><b>Cooling Equipment Type:</b> Air conditioner unit</p>	<p><b>Cooling Equipment Energy Source:</b> Electricity</p>	<p><b>Number of AC or Heat Pump Units:</b> One</p>
<p><b>Air conditioner or heat pump (Condenser location):</b> Back Yard</p>		

**Items**

**5.0 Heating Equipment**

**Comments:** Repair or Replace



5.0 Item 1(Picture)



5.0 Item 2(Picture)

**Old oil furnace & AC units need servicing and cleaning by a heating contractor including cleaning out ducting. Units are over 20 yrs old and are nearing the end of there useful lifespans.**

Note: Furnace & a/c units should be serviced and cleaned annually by a heating contractor to maintain system. Heat exchanger inside furnace is not checked for failure and should be evaluated by a heating contractor.

### 5.1 Normal Operating Controls

**Comments:** Inspected

### 5.2 Automatic Safety Controls

**Comments:** Inspected

### 5.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units)

**Comments:** Repair or Replace



5.3 Item 1(Picture)

**Important: Furnace needs filter replaced regularly to maintain system.**

#### 5.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified contractor.

#### 5.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 5.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

**Comments:** Not Present

#### 5.7 Gas/LP/Electric Firelogs and Fireplaces

**Comments:** Not Present

#### 5.8 Cooling and Air Handler Equipment

**Comments:** Inspected

#### 5.9 Normal Operating Controls

**Comments:** Inspected

A/c units cannot be operated when temperatures outside are under 60 degrees and will damage unit. Consult a heating professional.

#### 5.10 Presence of Installed Cooling Source in Each Room

**Comments:** Inspected

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Styles & Materials**

<p><b>Water Source:</b> Public</p>	<p><b>Water Filters:</b> None</p>	<p><b>Plumbing Water Supply (into home):</b> Galvanized (rusts over time and leaks or causes pressure problems- consult plumber on replacing)</p>
<p><b>Plumbing Water Distribution (inside home):</b> Galvanized (rusts over time and can leak or cause pressure problems- consult plumber on replacing)</p>	<p><b>Washer Drain Size:</b> None</p>	<p><b>Plumbing Waste:</b> Cast iron</p>
<p><b>Water Heater Power Source:</b> Electric</p>	<p><b>Water Heater Capacity:</b> 50 Gallon</p>	<p><b>Water Heater Location:</b> Basement</p>
<p><b>WH Manufacturer:</b> RHEEM</p>		

**Items**

**6.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Repair or Replace

(1) **Due to age of home, I recommend a sewer scope & radon test be done by a contractor. Buried oil tank needs decommissioning whether tank leaks or not due to likelihood of leaks in the near future. Consult DEQ contractor. Oil furnace will also need replacing.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.



6.0 Item 1(Picture)

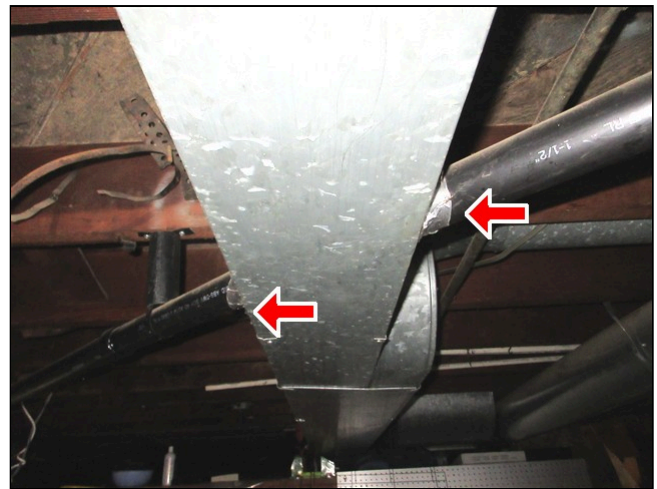


6.0 Item 2(Picture)

(2) **Washing machine drains into sink and needs repair to drain into dedicated 2" drain to keep cross contamination from occurring. Sink drain need incorrectly installed P trap repaired and needs AAV vent installed.**

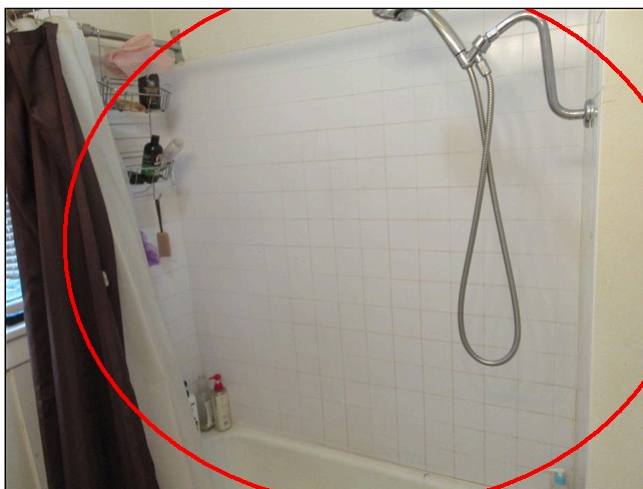


6.0 Item 3(Picture)



6.0 Item 4(Picture)

(3) **Disconnected plumbing vent at basement ceiling needs repair. Plumbing drain that extends through hvac ducting needs relocating.**



6.0 Item 5(Picture)



6.0 Item 6(Picture)



6.0 Item 7(Picture)



6.0 Item 8(Picture)



6.0 Item 9(Picture)

**(4) Main floor hallway bathroom needs leaking shower tile surround replaced and leaking valve handles repaired. Loose toilet needs reinstallation with new wax ring to keep from leaking. Sink needs drain p trap installed with AAV vent under sink instead of through floor.**



6.0 Item 10(Picture)



6.0 Item 11(Picture)



6.0 Item 12(Picture)



6.0 Item 13(Picture)

(5) **Bedroom bathroom needs loose sink pedestal secured and loose toilet reinstalled with new wax ring to keep from leaking. Holes were noted in shower surround/pan and will need complete replacement. Leaking showerhead needs repair. Clogged sink drain needs clearing.**

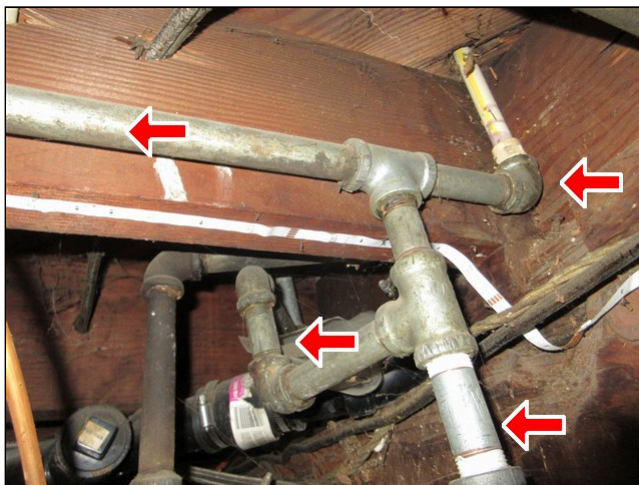


6.0 Item 14(Picture)

(6) **Kitchen sink drain needs correct P trap installed.**

**6.1 Plumbing Water Supply, Distribution System and Fixtures**

**Comments:** Repair or Replace



6.1 Item 1(Picture)

**Water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to poor pressure and corrosion, I recommend all galvanized piping be replaced with PEX.**

## 6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Comments:** Inspected

Recommend that you check the temperature of the water heater upon move-in to verify they are not set too high for your life style or safety needs. Water heaters set too hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.

## 6.3 Main Water Shut-off Device (Describe location)

**Comments:** Inspected

## 6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

Note: We make no guarantee that an undiscovered oil tank is not on the property. We recommend buried oil tank location & soils samples on all buried oil tanks if applicable to ascertain environmental impact.

## 6.5 Main Fuel Shut-off (Describe Location)

**Comments:** Inspected

## 6.6 Sump Pump

**Comments:** Not Present

Sump pumps & sewer ejector pumps should be inspected annually by a qualified plumber to ensure safe operation.

## 6.7 Other

**Comments:** Inspected

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

<b>Electrical Service Conductors:</b> Overhead service	<b>Panel Capacity:</b> 100 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> CUTLER HAMMER	<b>Branch wire 15 and 20 AMP:</b> Copper Aluminum	<b>Wiring Methods:</b> Romex Old Knob and Tube (non grounded) Wiring throughout most of home is in wall and ceiling cavities not visible during inspection Old BX wiring (non grounded)

**Doorbell:**  
yes

**Items**

**7.0 Service Entrance**

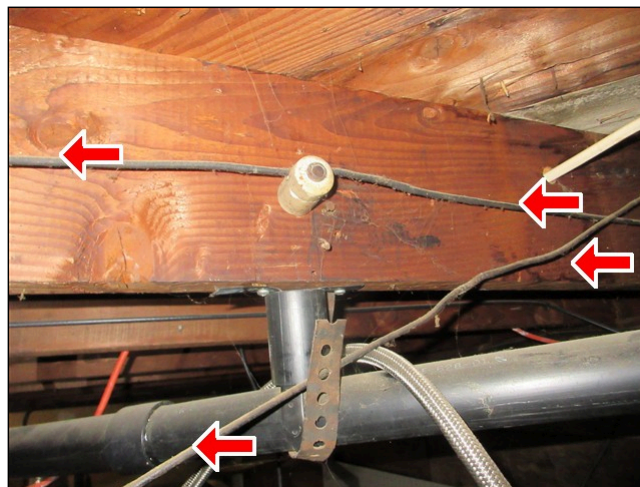
**Comments:** Inspected

**7.1 Electrical Panel & Service / Grounding Equipment**

**Comments:** Inspected

**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Repair or Replace



7.2 Item 1(Picture)

**Old knob & tube was noted in portions of house which is frayed and unsafely spliced. Knob & tube is consider functionally obsolete and should be replaced for safety.**

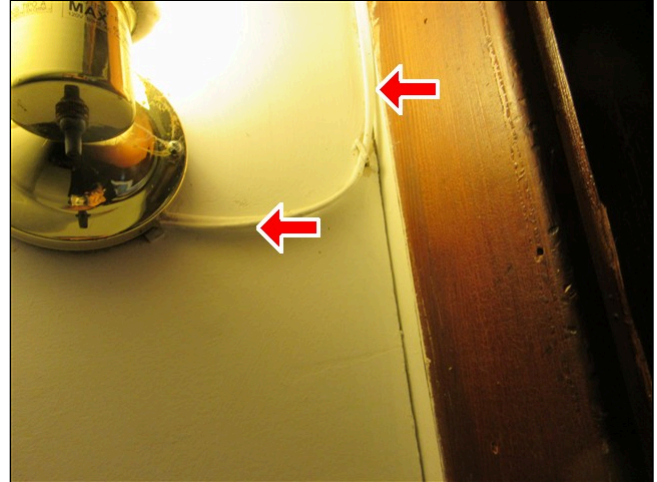
Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

**7.3 Connected Devices and Fixtures**

**Comments:** Repair or Replace



7.3 Item 1(Picture)



7.3 Item 2(Picture)

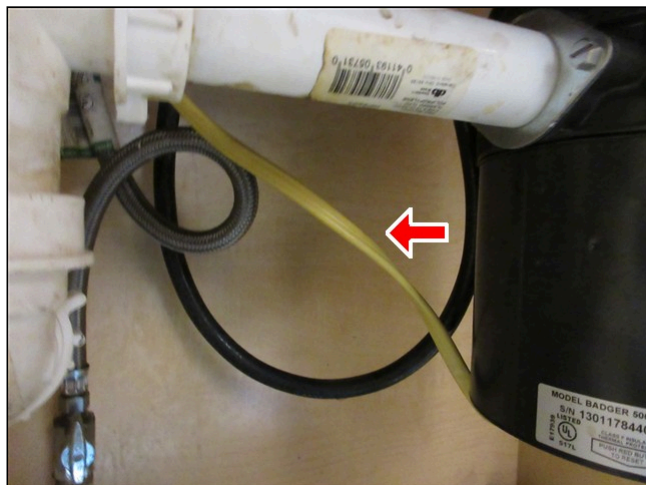


7.3 Item 3(Picture)

**Non functioning lights in basement need repair. Exposed wiring in stairwell of basement needs enclosing in conduit.**

**7.4 Polarity and Grounding of Receptacles**

**Comments:** Repair or Replace



7.4 Item 1(Picture)



7.4 Item 2(Picture)

**Exposed wiring under kitchen sink needs enclosing in conduit. Light switches need installation at both main & upper floor stairwell to control light from both floors.**

Note: Personal belongings will not be moved to gain access to wall plugs to test. Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, I advise the buyer to confirm with the seller that any lights that don't work are burnt out bulbs only and not faulty wiring or fixtures.

#### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

**Comments:** Inspected

#### 7.6 Smoke Detectors

**Comments:** Inspected

Note: Although we test accessible smoke detectors during the inspection, the test button may not be indicative of proper and safe alarm operation after move-in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should test all smoke alarms immediately upon move-in and retest every 30 days thereafter and replace any found not working properly. We recommend developing an emergency fire escape plan the the entire home. Smoke alarms in new houses are installed at all levels of the residence and inside and outside all sleeping areas. This is a good upgrade for older homes. Smoke detectors should be installed within 15 feet of all bedrooms doors and be tested regularly.

#### 7.7 Carbon Monoxide Detectors

**Comments:** Inspected

#### 7.8 Doorbell

**Comments:** Inspected

#### 7.9 Other

**Comments:** Inspected

Home security & audio system is not tested and outside the scope of this inspection.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

<b>Dishwasher Brand:</b> GENERAL ELECTRIC	<b>Disposer Brand:</b> BADGER	<b>Range/Oven:</b> GENERAL ELECTRIC
<b>Exhaust/Range hood:</b> VENTED	<b>Built in Microwave:</b> NONE	<b>Refrigerator:</b> AMANA

### Items

#### 8.0 Dishwasher

**Comments:** Inspected

Note: No disassembly or special test equipment is used during inspection and therefore, we cannot predict future operation. Also, dishwasher was run through a cycle to test for leaks only. No leaks were found underneath at this time. Monitor on a regular basis for any future leaks.

#### 8.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

Note: Calibration of thermostats and cooktop elements is beyond the scope of this inspection.

#### 8.2 Hood Vent

**Comments:** Inspected

#### 8.3 Garbage disposal

**Comments:** Repair or Replace



8.3 Item 1(Picture)

**Broken garbage disposal needs replacing.**

#### 8.4 Microwave

**Comments:** Not Present

#### 8.5 Refrigerator

**Comments:** Inspected

#### 8.6 Washer & Dryer

**Comments:** Inspected

Note: Recommend washer have a drip pan w/drain installed at base to control leaks if they ever occur. Or, a FloodStop system can be installed by a plumber if drip pan is not feasible.

**8.7 Central Vacuum**

**Comments:** Not Present

**8.8 Other**

**Comments:** Inspected

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

#### Attic Insulation:

Batt  
Fiberglass

#### Ventilation:

Roof Vents

#### Exhaust Fans:

Fan with light

#### Dryer Power Source:

220 Electric

#### Dryer Vent:

Flexible Metal

#### Floor System Insulation:

NONE

### Items

#### 9.0 Attic Insulation

**Comments:** Repair or Replace



9.0 Item 1(Picture)

**Attic insulation is installed upside down and needs repair so foil backing faces heated portion of home.**

Note: If attic insulation is installed in ceilings, the ceiling structure is not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

#### 9.1 Floor Insulation

**Comments:** Not Present

Note: If floor insulation is installed in floors, portions of the floor structure are not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

#### 9.2 Wall Insulation

**Comments:** Not Inspected

Note: Wall insulation type and value cannot be verified and conditions inside the walls cannot be visibly seen or evaluated. Further evaluation may be needed to ascertain if insulation is present.

#### 9.3 Ventilation of Attic and Foundation Areas

**Comments:** Inspected

#### 9.4 Venting Systems (Kitchens, Baths and Laundry)

**Comments:** Inspected

**9.5 Ventilation Fans and Attic Fans**

**Comments:** Not Present

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

**Styles & Materials**

**Foundation:**

Concrete  
Masonry block

**Method used to observe Crawlspace:**

Basement only

**Floor Structure:**

Wood joists  
6" or better  
Wood beams

**Wall Structure:**

2 X 4 Wood

**Columns or Piers:**

Concrete piers  
Wood Posts  
Supporting walls

**Ceiling Structure:**

4" or better

**Roof Structure:**

2 X 4 Rafters

**Roof-Type:**

Gable

**Method used to observe attic:**

From entry

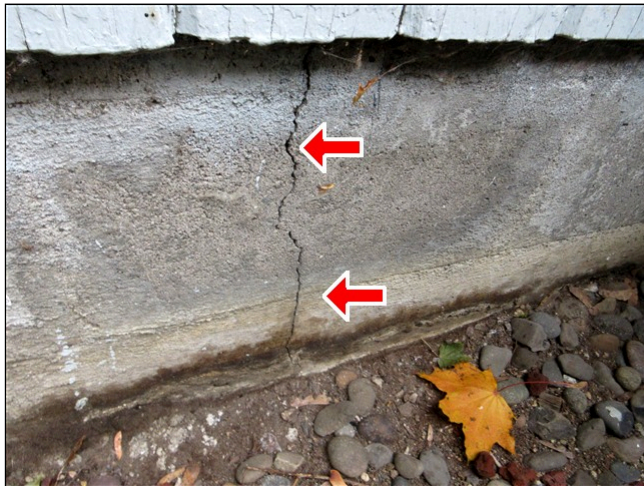
**Attic info:**

Partial access only

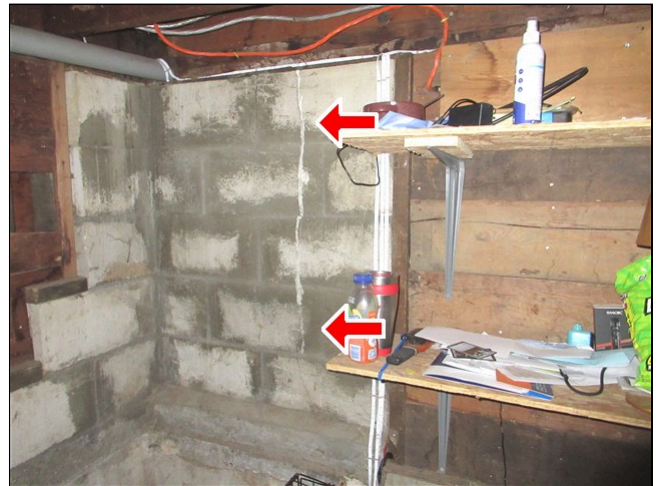
**Items**

**10.0 Foundations, Basement and Crawlspace**

**Comments:** Repair or Replace



10.0 Item 1(Picture)



10.0 Item 2(Picture)

**Cracks in foundation need patching where needed.**

Note: Concrete foundations will be visually inspected. Hairline cracks will not be noted if it is my opinion that they do not affect the current soundness of the structure. Foundations, slabs, sub floors, plumbing, electrical, etc. not visible for any reason (insulation, access, health concerns, etc.) are considered inaccessible and not covered in this home inspection. Some homes, due to their method of construction, will exhibit varied degrees of floor and wall deflection along with floor "bounce". While this may be an inconvenience, it will not be addressed in this inspection unless I feel that it contributes to the structural instability of the residence. It will be the sole responsibility of the purchaser to address this if they feel it necessary. Some homes built before the 1940's may have mixed material in

foundation such as brick, stone or masonry block that isn't visible for inspection due to skim coat work done to cover. I am not a structural engineer and therefore cannot guarantee the adequacy of the foundation.

### 10.1 Walls (Structural)

**Comments:** Inspected

This home inspection doesn't guarantee against future water entry in basement or crawlspace. Non invasive moisture meter is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation. Consult a waterproofing contractor.

### 10.2 Floors (Structural)

**Comments:** Inspected

Note: Footings may or may not be present depending on the age of the home. It requires excavation to determine size and depth of footings for frost zones. I am not doing a code or adequacy inspection of the footings. I am not a structural engineer and therefore do not guarantee the presence/adequacy/ proper depths of footings and exceeds the scope of this inspection.

### 10.3 Columns or Piers

**Comments:** Inspected

### 10.4 Ceilings (Structural)

**Comments:** Inspected

### 10.5 Roof Structure and Attic

**Comments:** Repair or Replace



10.5 Item 1(Picture)

**Mold growth was noted in attic and needs removal by a mold remediation contractor.**

### 10.6 Vapor Barrier

**Comments:** Repair or Replace

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional.**

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Agreement

### Items

#### 11.0 Inspection Agreement

**Comments:** Inspected  
INSPECTION AGREEMENT

Pacific NW Home Inspections Corp.

INSPECTION AGREEMENT

SERVICES

A. Inspection: Pacific NW Home Inspections, hereinafter "PNWHIC", will conduct a general, non-invasive visual inspection of the improvements located on the site. Subject to the "Limitations of Inspection" discussed below, the following items are inspected: Structural, mechanical, electrical and plumbing systems, roofs, attics, basements, major kitchen appliances, doors and windows. The visible surfaces of the premises are also inspected for the presence of wood destroying insects and major wood decay. When accessible, PNWHIC will test at least one outlet, switch, and window in each room.

B. Report: Pacific NW Home Inspections will prepare an inspection report disclosing major deficiencies revealed by the general, non-invasive, visual inspection. The report is an opinion based on what is visible and evident at the time of the inspection. PNWHIC will be guided by the standards and practices set forth in the Oregon Administrative Rules (Division 8 OAR Chapter 812) and standards of the American Society of Home Inspectors, "ASHI".

#### II. LIMITATIONS

A. Report: The report is not a warranty of guarantee of the condition of the structure or the condition or performance of its components. The report is not a warranty of guarantee as to the absence of room leaks, wood destroying insects, or other defects of any type. PNWHIC opinion is not an indication of compliance with any statute, regulation, building code or other government or professional standard. The report is an opinion of PNWHIC based on a general, non-invasive visual inspection. The inspection may be limited by weather, accessibility, and other conditions.

B. Components and Systems: Pacific NW Home Inspections will test only a limited number of outlets, switches and windows. Examples of systems and items that PNWHIC will not inspect include by are not limited to: Septic, well or underground plumbing systems, interior water heater elements, fuel storage tanks, furnace heat exchangers, thermostats, timers, fireplace flues, built-in vacuum cleaner systems, solar heating systems, stereos or intercoms, low-voltage systems, fire sprinkler systems, landscape irrigation, landscaping, trees and lights not attached to the home. PNWHIC will not inspect clothes washers and dryers, light sensors, smoke and fire alarms, burglar alarms, spas, saunas, or swimming pools. While PNWHIC may note substantial or obvious defects in the operation of these systems and

items, the Client should obtain the services of license contractors or other specialists for these components and systems.

C. Minor Wood Decay and Cosmetic Flaws: Minor wood decay is a common condition in NW Oregon. PNWHIC will not report wood decay unless it substantially impairs the building or site. Some examples of minor wood decay are spots on doors and window casings and frames, soffits, eaves, fascia, roof rafters, and sheathing, siding, decks, and stairs. PNWHIC does not perform a board-by-board inspection of decks, siding or wood framing. PNWHIC does not report flaws or defects that are cosmetic in nature.

D. Inaccessible Areas: Pacific NW Home Inspections will not move personal property, furniture, appliances, wall hangings, floor coverings, or other obstructions. PNWHIC will not remove permanently installed materials for its inspection, such as panel covers, fixtures, nails, bolts or screws. PNWHIC will not inspect areas made inaccessible by walls, concrete, insulation, vapor barriers or earth. Examples of inaccessible areas include wall and ceiling cavities and spaces between floors and ground-level decks. PNWHIC will not make holes or inspect for conditions that cannot be observed without damage to the site or improvements. Exterior wall components will be inspected from the ground level.

E. Exterior Insulation and Finish System (EIFS or synthetic stucco surfaces): PNWHIC does not inspect EIFS synthetic stucco installations. If the home has EIFS the client is strongly advised to hire an EIFS specialist who can inspect the systems and advise on its current condition, how to maintain the system, and potential problems that may develop in the future.

F. Hazardous Chemicals, Mold, Odors, Rodents and Non-Wood Destroying Insects: PNWHIC does not inspect for the presence of mold, mildew, bacteria, lead paint, asbestos, radon gas, carbon monoxide, chemicals, water potability, rodents, non-wood destroying insects or pests or animal odors.

G. Detached Buildings and Structures: PNWHIC does not inspect oversized garages, fences, trellises, retaining walls that do not directly affect the building, or other outdoor structures unless specifically request and agreed upon in writing.

#### GENERAL LIMITATIONS

A. Payment: Payment of the inspection fee is due upon completion of the inspection. If the inspection fee is not paid in full within ten (10) days after delivery of the report, there will be a late fee of \$75.00 and in addition interest shall accrue on the unpaid portion of the inspection fee at the rate of 1.5% per month (18% per annum), from the date of delivery of the report until fully paid. There will be a \$35.00 fee for all returned checks.

B. Reinspection's: Reinspection fees are separate from the cost of an inspection. The Client or the Client's agent may schedule reinspection's and agrees to pay for them separately under the terms of this agreement.

C. Report is Non-Transferable: This report is confidential. The Client may not assign, transfer or sell this report to any third party. The Client is the only person intended to use this report. PNWHIC will not be liable to any third party who obtains or relies on this report.

D. Representation by a Third Party: PNWHIC is not responsible for representations made by the present owner or tenant, or by any other person or organization, which are not independently verified by PNWHIC inspector.

E. Dispute Resolution: All disputed claims, counterclaims, defenses, and other issues (including those based on contract, tort, negligence, or any other legal theory) related in any way to this inspection agreement or PNWHIC's inspection services shall be settled by binding arbitration in accordance with the laws of the State of Oregon.

F. Limitations of Liability: The liability of PNWHIC and its members, officers, directors and any individuals it employs will be limited to the amount of fees paid by the Client for services rendered in connection with the inspection and preparation of the report. PNWHIC and its members, officers, directors and any individuals it employs disclaim all liability, warranties and guaranties, express or implied. All consequential, incidental and other damages are waived by Client, whether such damages result or arise from breach of contract, negligence, professional negligence or any other legal basis or theory.

## Summary



### Pacific NW Home Inspections

#### Customer

City of Oregon City

#### Address

313 S. 2nd St.  
Oregon City OR 97045

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 Roof Coverings

#### Repair or Replace

**Roof has heavy wear due to excessive moss growth and tree damage. Recommend roof be torn off and replaced by a roofing contractor including new flashings/vents.**

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashings, skylights and roof penetrations. We do not guarantee against leaks.

### 1.2 Skylights, Chimneys and Roof Penetrations

#### Repair or Replace

**Eroded, cracked chimney needs repair and new exhaust cap installed. Flashing at base needs replacing to keep from leaking.**

### 1.3 Roof Drainage Systems

#### Repair or Replace

**Clogged gutters & downspouts need cleaning out.**

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

## 2. Exterior

### 2.0 Siding/ Wall Cladding, Flashing and Trim

#### Repair or Replace

**Siding and trim has peeling, bubbling paint and needs house & garage to be repainted. Missing lower belly board trim needs installation.**

Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

### 2.2 Doors (Exterior)

#### Repair or Replace

**Basement entry door needs ground drain installed at base of door to keep water from flooding basement or ramp removed and replaced with steps.**

### 2.3 Windows (exterior)

#### Repair or Replace

**Missing window screens need installation.**

### 2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Repair or Replace

**Old, rotted rear entry deck needs replacing. Displaced, rotted landscape steps need replacing.**

Note: Control of rain and surface water around the house is critical to keeping the foundation areas dry.

### 2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Repair or Replace

(1) **Rotted fencing needs replacing. Trees need pruning well away from home & garage.**

Note: This inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today. See owner for history of any previous water problems.

(2) **Front porch needs handrailing installed. Rear entry steps have broken away from house and needs replacing. Broken up driveway needs replacing.**

### 2.6 Other

#### Repair or Replace

**Recommend having home treated for ants by a licensed pest control applicator to control infestations.**

## 3. Garage

### 3.1 Garage Wall

**Repair or Replace**

**Old garage structure needs repairs including tear off and replacement of worn through roof. Broken leaking gutters/downspouts need replacing. Entry door needs replacing to be operable. Siding and trim needs repair where rotted at base and building repainted. Siding to ground contact at base of building needs digging out to keep 3-4" spacing in place. Lower walls & sill plate at foundation is rotted and needs repair. Electrical has been decommissioned and no longer functions.**

**4. Interiors****4.5 Doors****Repair or Replace**

**Missing closet doors need installation where needed. Note: Top floor ceiling height is under minimum legal requirement.**

**4.6 Windows (representative number)****Repair or Replace**

**Old wood windows need repairs due to not being operable or have broken sash cords.**

**5. Heating / Central Air Conditioning****5.0 Heating Equipment****Repair or Replace**

**Old oil furnace & AC units need servicing and cleaning by a heating contractor including cleaning out ducting. Units are over 20 yrs old and are nearing the end of there useful lifespans.**

Note: Furnace & a/c units should be serviced and cleaned annually by a heating contractor to maintain system. Heat exchanger inside furnace is not checked for failure and should be evaluated by a heating contractor.

**5.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units)****Repair or Replace**

**Important: Furnace needs filter replaced regularly to maintain system.**

**6. Plumbing System****6.0 Plumbing Drain, Waste and Vent Systems****Repair or Replace**

**(1) Due to age of home, I recommend a sewer scope & radon test be done by a contractor. Buried oil tank needs decommissioning whether tank leaks or not due to likelihood of leaks in the near future. Consult DEQ contractor. Oil furnace will also need replacing.**

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are watertight is beyond the scope of this inspection.

**(2) Washing machine drains into sink and needs repair to drain into dedicated 2" drain to keep cross contamination from occurring. Sink drain need incorrectly installed P trap repaired and needs AAV vent installed.**

- (3) **Disconnected plumbing vent at basement ceiling needs repair. Plumbing drain that extends through hvac ducting needs relocating.**
- (4) **Main floor hallway bathroom needs leaking shower tile surround replaced and leaking valve handles repaired. Loose toilet needs reinstallation with new wax ring to keep from leaking. Sink needs drain p trap installed with AAV vent under sink instead of through floor.**
- (5) **Bedroom bathroom needs loose sink pedestal secured and loose toilet reinstalled with new wax ring to keep from leaking. Holes were noted in shower surround/pan and will need complete replacement. Leaking showerhead needs repair. Clogged sink drain needs clearing.**
- (6) **Kitchen sink drain needs correct P trap installed.**

#### **6.1 Plumbing Water Supply, Distribution System and Fixtures**

##### **Repair or Replace**

**Water supply piping throughout house is old galvanized type that rusts over time and leaks or causes pressure problems without warning. Due to poor pressure and corrosion, I recommend all galvanized piping be replaced with PEX.**

### **7. Electrical System**

#### **7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

##### **Repair or Replace**

**Old knob & tube was noted in portions of house which is frayed and unsafely spliced. Knob & tube is consider functionally obsolete and should be replaced for safety.**

Note: Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist. Further evaluation may be necessary by a licensed electrician.

#### **7.3 Connected Devices and Fixtures**

##### **Repair or Replace**

**Non functioning lights in basement need repair. Exposed wiring in stairwell of basement needs enclosing in conduit.**

#### **7.4 Polarity and Grounding of Receptacles**

##### **Repair or Replace**

**Exposed wiring under kitchen sink needs enclosing in conduit. Light switches need installation at both main & upper floor stairwell to control light from both floors.**

Note: Personal belongings will not be moved to gain access to wall plugs to test. Inoperable light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, I advise the buyer to confirm with the seller that any lights that don't work are burnt out bulbs only and not faulty wiring or fixtures.

### **8. Built-In Kitchen Appliances**

#### **8.3 Garbage disposal**

##### **Repair or Replace**

**Broken garbage disposal needs replacing.**

## 9. Insulation and Ventilation

### 9.0 Attic Insulation

#### Repair or Replace

**Attic insulation is installed upside down and needs repair so foil backing faces heated portion of home.**

Note: If attic insulation is installed in ceilings, the ceiling structure is not visible for inspection and may be hiding asbestos, dry rot, insect damage, framing problems or old knob & tube wiring.

## 10. Structural Components

### 10.0 Foundations, Basement and Crawlspace

#### Repair or Replace

**Cracks in foundation need patching where needed.**

Note: Concrete foundations will be visually inspected. Hairline cracks will not be noted if it is my opinion that they do not affect the current soundness of the structure. Foundations, slabs, sub floors, plumbing, electrical, etc. not visible for any reason (insulation, access, health concerns, etc.) are considered inaccessible and not covered in this home inspection. Some homes, due to their method of construction, will exhibit varied degrees of floor and wall deflection along with floor "bounce". While this may be an inconvenience, it will not be addressed in this inspection unless I feel that it contributes to the structural instability of the residence. It will be the sole responsibility of the purchaser to address this if they feel it necessary. Some homes built before the 1940's may have mixed material in foundation such as brick, stone or masonry block that isn't visible for inspection due to skim coat work done to cover. I am not a structural engineer and therefore cannot guarantee the adequacy of the foundation.

### 10.5 Roof Structure and Attic

#### Repair or Replace

**Mold growth was noted in attic and needs removal by a mold remediation contractor.**

### 10.6 Vapor Barrier

#### Repair or Replace

**Evidence of rodent activity was noted in crawlspace & attic and will need controlling by a pest professional.**

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of

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this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tom Island / OCHI #1075*



**INVOICE**

**Pacific NW Home Inspections**

**Inspection Date:** 10/29/2025

**Inspected By:** Tom Island / OCHI #1075

**Report ID:** 313 S. 2nd St.

<b>Customer Info:</b>	<b>Inspection Property:</b>
City of Oregon City 313 S. 2nd St. Oregon City OR 97045  <b>Customer's Real Estate Professional:</b>	313 S. 2nd St. Oregon City OR 97045

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Home Inspection	895.00	1	895.00
			<b>Tax \$0.00</b>
			<b>Total Price \$895.00</b>

**Payment Method:** payable upon receipt

**Payment Status:** payable upon receipt

**Note:** thank you



- \* The site has an existing structure on it that is being leased to a commercial tenant (Since adoption the tenant has vacated the property)
- \* The property is underutilized and has not reached its full economic development potential
- \* The entire property is within a flood zone
- \* There have been discussions about putting a hotel on the site that would complement tourism-related development that might occur on the Rossman Land Fill Property and on other nearby properties. (A request for development proposals was advertised, at this time there is no developed proposed on the property)

Potential options to move forward on the disposition/development of the properties include:

- \* Sell the properties as is through an advertisement or broker;
- \* Create an RFP with specific expectations to solicit interested developers,
- \* Engage with an architect to create a specific building design/plan that can be used to solicit interested developers.

**OPTIONS:**

**BUDGET IMPACT:**

Amount                      \$

Fiscal Year(s):

Funding Source(s):











5/10/16

## **Proposed Revisions & updated drawings in response to Pre-Application Conference Notes from meeting on 3/29/2016.**

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The outline below is a summary of modifications made to the original plan set for the proposed development at 922 Main related to the site plan and building mass issues. Given the constraints of the site some of the design elements within the proposal are presented as alternatives to the standards in the planning code. Hopefully what we have proposed, as an alternative, will meet the intent of the code and found to be acceptable by the planning staff.

### **Proposed Project;**

922 Main Street

Three story mixed use building approximately 16000 S.F.

First Story is Retail

Second & Third Story Multi-family with 6 units on each floor

Twelve onsite parking spaces.

### **Parking**

The number of parking spaces required, 26, will need to be reduced using the downtown overlay reduction of 50% and we'll also need to look at 17.52.020 C.-#3, alternative modes of transportation, for relief per a traffic study. The parking plan proposed does not meet the standards for number of standard size vs. compact size vehicles in width. Although it does meet the requirements in depth.

### **Bicycle parking**

We are providing two spaces for the residential tenants in the Galleria and two spaces for the retail area under the building overhang on Main Street.

### **Parking Landscaping**

Perimeter parking lot landscaping has been added to the extent possible in the form of a bio-swale with tree planting. It will be designed to collect the parking lot storm drainage and the roof storm water. To meet the interior landscape parking lot requirement, we're proposing interior open cell pavers in the drive isles.

### **Loading**

Per 17.52.090, #3 we're proposing a loading zone parking space in front of the main entrance on 10<sup>th</sup> Street.



### **Site Area Landscaping**

Based on our zero lot line building proposal it will not be possible to utilize 15% of the Site to meet the landscaping requirements at grade level. As an alternative we are proposing a roof garden, for residential tenants.

### **Pedestrian Circulation**

A clear network of public and private circulation has been provided for the residential tenants.

### **Provide access to adjoining properties**

In the pre application conference notes OCMC is referenced at 17.62.050.A.2 stating: "Requires adjoining properties provide access to each other and that properties are accessed from alleys"

#### **Relating OCMC:**

17.62.050.A

2. Vehicular Access and Connectivity.

b. Ingress and egress locations on thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.

c. Alleys or vehicular access easements shall be provided in the following Districts: R-2, MUC-1, MUC-2, MUD and NC zones unless other permanent provisions for access to off-street parking and loading facilities are approved by the decision-maker. The corners of alley intersections shall have a radius of not less than ten feet.

d. Sites abutting an alley shall be required to gain vehicular access from the alley unless deemed impracticable by the community development director.

g. Development shall be required to provide existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements where applicable. Such easements shall be required in addition to applicable street dedications as required in [Chapter 12.04](#).

#### **Understood/Related Intent of 17.62.050.A.2:**

1. Provide safe access located in the interest of public safety to off street parking for downtown employees and visitors.
2. Site planning in advance of future construction on adjacent lots.



**Proposed Modification:**

Create RIGHT TURN-in RIGHT TURN-out scenario, per development services, into and out of the 922 Main parking lot with a median on 10<sup>th</sup> Street prohibiting left turns back on to 10<sup>th</sup> street; **without** alley access to adjoining properties.

**Modification Reasoning:**

Based on the current congestion at the 4-way stop on 10<sup>th</sup> and Main Street, creating an adjoining alleyway with new access to 10<sup>th</sup> street would create a shortcut for any commuter heading North on Main Street or heading up Singer Hill from the West side of downtown. This short cut created by a new alleyway has the potential to generate more congestion on 10<sup>th</sup> Street/Singer Hill Road.

During the peak traffic times traffic on Railroad Ave and traffic heading East from the Oregon City Arch Bridge up Singer Hill Rd can be congested from the 4-way stop at 10<sup>th</sup> back to the 7<sup>th</sup> and Main stop light.

The new alleyway access will create an alternative route for those commuters to get to 10<sup>th</sup> street without waiting in line at the 10<sup>th</sup> & Main 4-way stop.

This new access will add to the traffic congestion on 10<sup>th</sup>, which is already a problem created by the curb cut on 10<sup>th</sup> to Dutch Bros. at 1002 Main Street.

The intent of the standard is to provide access to the alley with the interest of public safety in mind. Creating the new alleyway access on the 922 lot would actually increase traffic in the alley, which is a sub standard road, potentially creating a hazardous vehicular route and could also restrict emergency access at peak traffic events.

**Primary Building Entrances**

We have modified the plan to include a primary entrance on the corner of 10th and Main to meet the requirements for corner lots.

A main entrance on 10th Street is still in place but we have not placed an entrance on Main Street as required for arterials. Our reasoning is we believe an entrance on Main and the corner of 10th & Main is not necessary for a building elevation that is only 66' in length. We also believe there will only be one tenant along the Main Street building façade. Adding a pronounced entrance on Main Street would diminish the prominent entrance on the corner of Tenth and Main which seems to contradict the intent of the code for corner lots.

**Screening Mechanical Equipment**

We will provide parapet screening for the mechanical equipment.

**Minimum Setbacks**

We have adjusted the first floor building setback to 5' to meet the minimum setback.



### **Minimum floor to floor height for the first floor.**

The first floor to the second floor is currently 15’.

### **Compliance with Building Façade Standards**

Please see revised building facades.

### **Compliance with Lighting Standards**

We will address this in the design development phase.

### **Refuse and Recycling Standards.**

A trash enclosure, made of concrete masonry units, has been located in the parking area.

### **Fences**

Perimeter walls shown in the initial plan set have been removed along the East and North property lines.

Please see revised documents for details on this change.

### **Reconstruction of 10<sup>th</sup> Street including new median**

The added expense to reconstruct 10<sup>th</sup> street will be difficult without financial assistance from the City and the use of the Transportation SDC charges levied against this project. Without this financing, in addition to our hard cost for construction, our project will not be feasible under the current market conditions. I would also like to add our preliminary pricing and construction study of 10<sup>th</sup> street reconstruction will be far less expensive if we can close the street, and redirect traffic, for one to two weeks.

### **In Summary**

We are very excited about this project and hopeful we can work together to finalize a preliminary site plan and building mass acceptable by the planning staff. We are also hopeful we can find a solution to the additional funding needed to finance the reconstruction of 10<sup>th</sup> street.

We have until May 24<sup>th</sup>, per our 90day due diligence period, to make a decision on whether or not to move forward with the sale agreement. This may be difficult for you to review and comment without additional time. If you would like to extend our 90day due diligence period, please contact me.

Gary Eckelman, Architect/Developer  
c. 503-572-1247  
[gary@eckco.net](mailto:gary@eckco.net)

Phone: 503-771-1580 | Fax: 503-771-1275 | [www.eckwork.com](http://www.eckwork.com)  
4529 SE 67th Ave | Portland OR, 97206 | CCB#89581



# City of Oregon City Pre-Application Form

File Number \_\_\_\_\_

Meeting Date \_\_\_/\_\_\_/\_\_\_ Time: 10 A.M. Location: 221 Molalla Avenue, Suite 200, Oregon City  
Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

### Applicant:

Name GREENBOX ARCHITECTURE, LLC  
Contact Person DEREK METSON  
Address 1300 JOHN ADAMS ST.  
SUITE 100, OREGON CITY, OR 97045  
Phone 503.207.5537

### Owner(s):

Name WILLAMETTE STONE  
Address 1001 SE WATER AVE  
SUITE 217, PORTLAND, OR 97214  
Phone 503.547.7456


### Property Description:

Tax Assessor Map Number(s):  
2S2E31AB

Address: 922 MAIN STREET

### Proposed Development Action:

NEW BUILDING - MIXED USE

Applicant Signature  Date 1-18-2018

The pre-application conference provides the applicant the necessary information to make an informed decision regarding a land use proposal.  
Meetings are held on Tuesdays and Wednesdays. Pre-Application Conferences expire six (6) months from the meeting date.  
**Please submit 3 hard copies and 1 electronic copy of the required information.**

### Pre-Application Checklist:

Failure to submit a complete application may require additional fees and pre-application meetings.

#### Minimum Pre-Application Requirements

- Pre-Application Fee
- Narrative: A detailed description of your proposal and any specific questions you have
- Site/Plot Plan (8½" x 11" or 11" x 17")
  - Parcel and building setback dimensions
  - Existing and proposed structures
  - Location and dimensions of easements and driveway
  - Location of utilities - storm, sanitary sewers & water (including size of service and street location)
  - Width of adjacent right of way
- Property Zoning Report
- Additional Information / Requirements

#### Additional Subdivision / Minor Partition Requirements

- Slope map (if area exceeds a 24% slope)
- Significant Tree Locations (all trees with a caliper over 6 inches)
- Utility layout
- Proposed detention system with topographic contours
- Location of on-site water resources
- Connectivity analysis that includes shadow plats of all adjacent properties demonstrating how they can be developed meeting existing code.

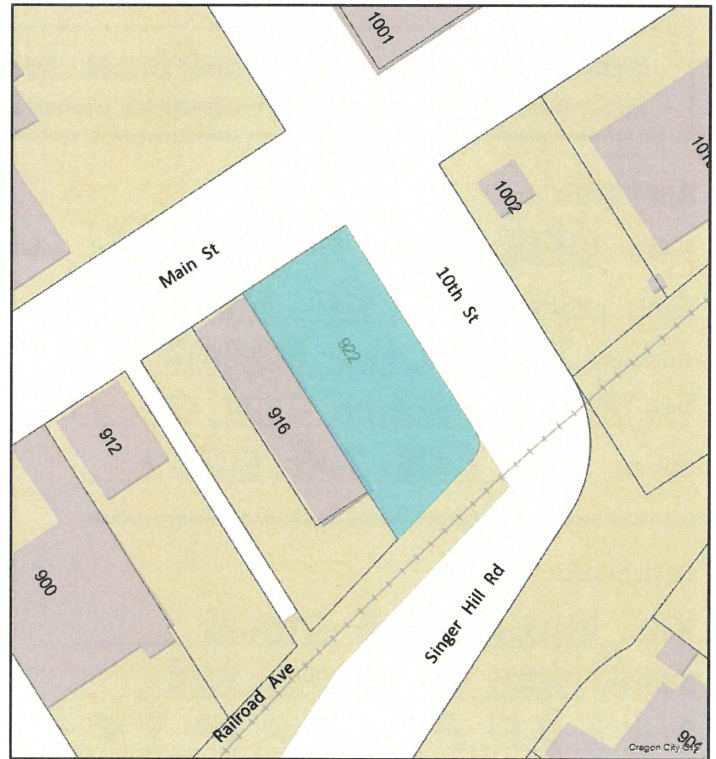
#### Additional Site Plan & Design Review Requirements

- Proposed elevations
- Parking lot layout
- Parking space calculations (based on use and square footage of building)

Routing: PubWks ; PW Dir. ; Bldg ; Develop. Serv. ; Fire ; Finance ; Clack Co (E) ; Clack Co (P) ; ODOT ; Schools ; Tri-Met ; Metro ; Police ; Other \_\_\_\_\_

**Taxlot Information**

Parcel Number (APN) 2-2E-31AB-03200  
 Primary Situs Address 922 MAIN ST  
 OREGON CITY, OR 97045  
 County CLACKAMAS  
 Section T2S R2E S31  
 Latitude 45.35905  
 Longitude -122.605236  
 Approx. Elevation (ft) 1  
 R Number (Alt ID) 00572099  
 Approx. Size (acres) 0.22  
 USGS Quad Name Oregon City  
 Within Oregon City Limits? Y  
 Urban Growth Boundary (UGB) Inside



**Political Boundaries**

Jurisdiction OREGON CITY  
 Voting Precinct 2.00000000  
 US Congressional District 5  
 Oregon House District 40  
 Oregon Senate District 20  
 Metro Council District 2  
 Metro Councilor Vacant  
 Metro Councilor Email metrocouncil@oregonmetro.gov

**Assessment & Value Information**

Taxmap 2S2E31AB  
 Market Values as of 12/12/2017  
 Land Value (Mkt) \$266,097  
 Building Value (Mkt) \$21,690  
 Exempt Amount \$0  
 Net Value (Mkt) \$287,787  
 Assessed Value \$98,403  
 Year Built (if known)  
 Sale Date 200110  
 Sale Price \$105,000  
 Document Date 2001-10-26 00:00  
 Document Number 2001-088835  
 State General Prop. Code 201  
 County Tax Code 062057

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed.



**Land Use and Planning**

<i>Zoning</i>	MUD	<i>In Sewer Moratorium Area?</i>	N
<i>Zoning Description</i>	Mixed Use Downtown District	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Comprehensive Plan</i>	mud	<i>In Beavercreek Rd Access Area?</i>	N
<i>Comprehensive Plan Description</i>	Mixed Use - Downtown	<i>In Willamette River Greenway?</i>	N
<i>Subdivision</i>	OREGON CITY	<i>In Geologic Hazard?</i>	Y
<i>Subdivision Plat Number</i>	2	<i>In High Water Table Area?</i>	N
<i>PUD (if known)</i>		<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Partition Plat Number</i>	0	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Neighborhood Association</i>	Two Rivers NA	<i>In FEMA Floodway?</i>	N
<i>Urban Renewal District</i>	Downtown Urban Renewal Area	<i>In Barlow Trail Area?</i>	N
<i>Historic District</i>	Not in a historic district	<i>Watershed</i>	Abernethy Creek-Willamette River
<i>Historic Designated Struct.?</i>	N	<i>Sub-Watershed</i>	Tanner Creek-Willamette River
<i>Concept Plan Area</i>	Not in a concept plan area	<i>Basin</i>	Willamette
<i>Urban/Rural Reserve</i>		<i>Sub-Basin</i>	Middle Willamette
<i>Reserve Name</i>			

**Service Districts**

<i>Elementary School</i>	Candy Lane/Jennings Lodge
<i>Middle School</i>	Gardiner Middle
<i>High School</i>	Oregon City High
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Natl. Cntr for Ed. Stats Dist. ID</i>	4109330
<i>Water District</i>	
<i>Park District</i>	
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6597
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

**Census Information**

<i>Census Tract</i>	224.00000000
<i>Census Block Group</i>	5
<i>Census Block Grp. Pop. (2010)</i>	684

**Overlay Information**

Category	Description	Acres	Percent Coverage
Parcel Statistics for: 2-2E-31AB-03200	Overall Acres	0.22	100.0%
FEMA 100 Yr Floodplain	In Floodplain (100 yr)	0.00	0.0%
Buildings	Built up % (approx)	0.00	1.9%
Geologic Hazards	In Geologic Hazard	0.02	7.7%
Steep Slopes	Slopes >= 25%	0.00	0.0%

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed.



# Taxlot Detail Report

2-2E-31AB-03200

NROD	In NROD	0.00	0.0%
Willamette Greenway	In Willamette Greenway	0.00	0.0%
Vacant Lands (All)	In Vacant Lands	0.00	0.0%
Vacant Lands (Constrained)	In Vacant Lands (Constrained)	0.00	0.0%
Vacant Lands (Unconstrained)	In Vacant Lands (Unconstrained)	0.00	0.0%

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed.

Report generated 1/5/2018 11:44 AM

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City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City, OR 97045  
(503) 657-0891  
www.orcity.org



January 23, 2018

Proposed Mixed Use Project

922 Main Street

Oregon City, Oregon 97045

## SUMMARY OF PROPOSAL

In keeping with the “MUD” zoning district, the Applicant intends to build a four-story mixed-use building at 922 Main street Oregon City, Oregon 97045. The western half of the first floor, which is fronting Main Street, will have retail use with entry doors opening to Main Street. The eastern half, toward the railroad crossing, will be used for auto/ bicycle parking and building utility use (trash, recycling, etc.). A proposed vehicular entry with a right in and right out off of 10<sup>th</sup> Street will serve the parking lot. The residential entry opens into an elevator lobby off of 10<sup>th</sup> Street. The upper three stories will be devoted to apartments, with a mixture of one-bedroom units and two bedroom units.

As with the historic buildings along Main Street, this building will occupy the entire Main Street frontage. It will be approximately 54 feet tall, providing a presence that compliments the neighboring buildings.

The first floor will act as a pedestal for the three-story volume above and will be clad in a light-colored brick veneer with expanses of glass for the retail portion and the lobby entry. The upper three floors will also be faced with brick in a contrasting deep rich color with recessed sections that define the floors above and accommodate the apartment windows. On the eastern, railroad end of the building, a section of the building steps back from the main volume in response to the site and will have a dark metal façade that compliments the color of the brick on the upper floors and panels in the recessed sections between the apartment windows.

The first floor is designed to relate to a human scale and address the pedestrian nature of Main Street. Large expanses of glass provide transparency into the retail tenant and residential lobby. Steel awnings, open glazing, pedestrian lighting, and base details will lend human scale to both façades.

The upper volume may extend slightly over the first floor, helping to define the first floor human scale and provides a distinct massing to the upper floors. The recessed openings in these floors have a combination of windows and panels that animate the façade and provide visual interest.

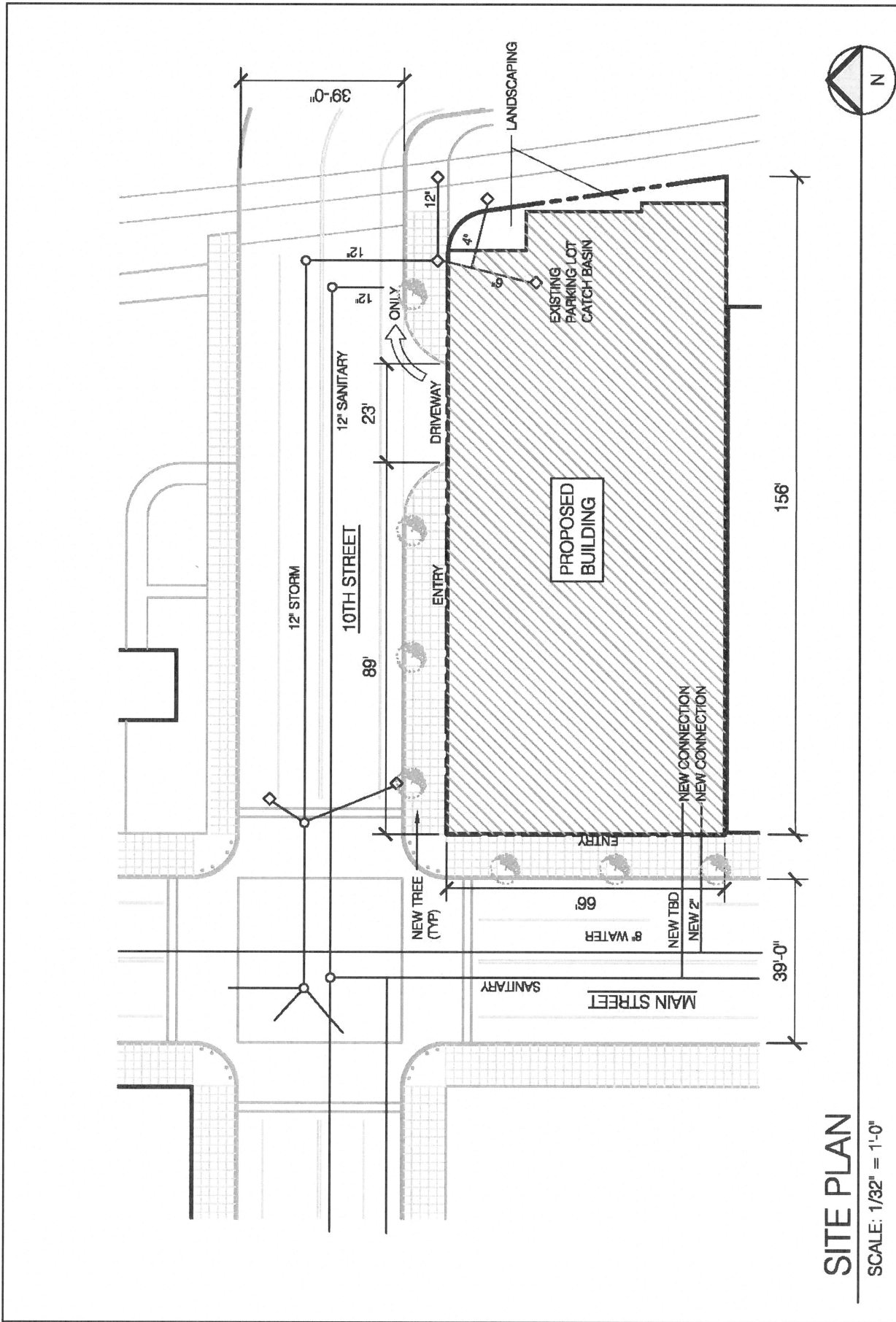
The sidewalks will be planted with new street trees along both Main and 10<sup>th</sup> Streets. Utility connections are proposed as illustrated in the site plan. Electric and Data connections shall be as designed by applicable utilities.

Questions:

1. Municipal code section 17.52.020.B.1. Do you have stated criteria for evaluating Mixed Uses parking or is this at the discretion of the traffic engineer. Retail during the day, housing in the evening.
2. Municipal code section 17.52.020.B.2. Do you have a standard shared parking agreement?
3. Please describe what is meant by “the right of joint use.” May the developer acquire a lease from an adjacent Property Owner, securing access to parking, and then exercise it upon the developers need? (Upon the tenant’s desire for additional parking)?
4. Will Engineering/ Public Works grant us an easement to overhang the right of way 20-24” as illustrated?
5. Common space is anticipated to be satisfied with the entry lobby and a roof top deck. Do you have any objections to this approach?
6. Parking lot landscaping: Landscaping will not grow in a parking garage. Will landscaping along the easterly building edge and the roof top deck meet this requirement?
7. We understand the City is pursuing a quite zone. Do we have any updates on the timeframe of that implementation and any requirements that may be asked of this developer?
8. Is the proposed right in and right out parking access at 10<sup>th</sup> Street acceptable?
9. Would the City consider this proposal as a Type II application review?

10. Are there any special requirements for the Geotech report? We see the site is located in a geologic hazard buffer. Please confirm there are no additional review requirements for this land use application based on that overlay.

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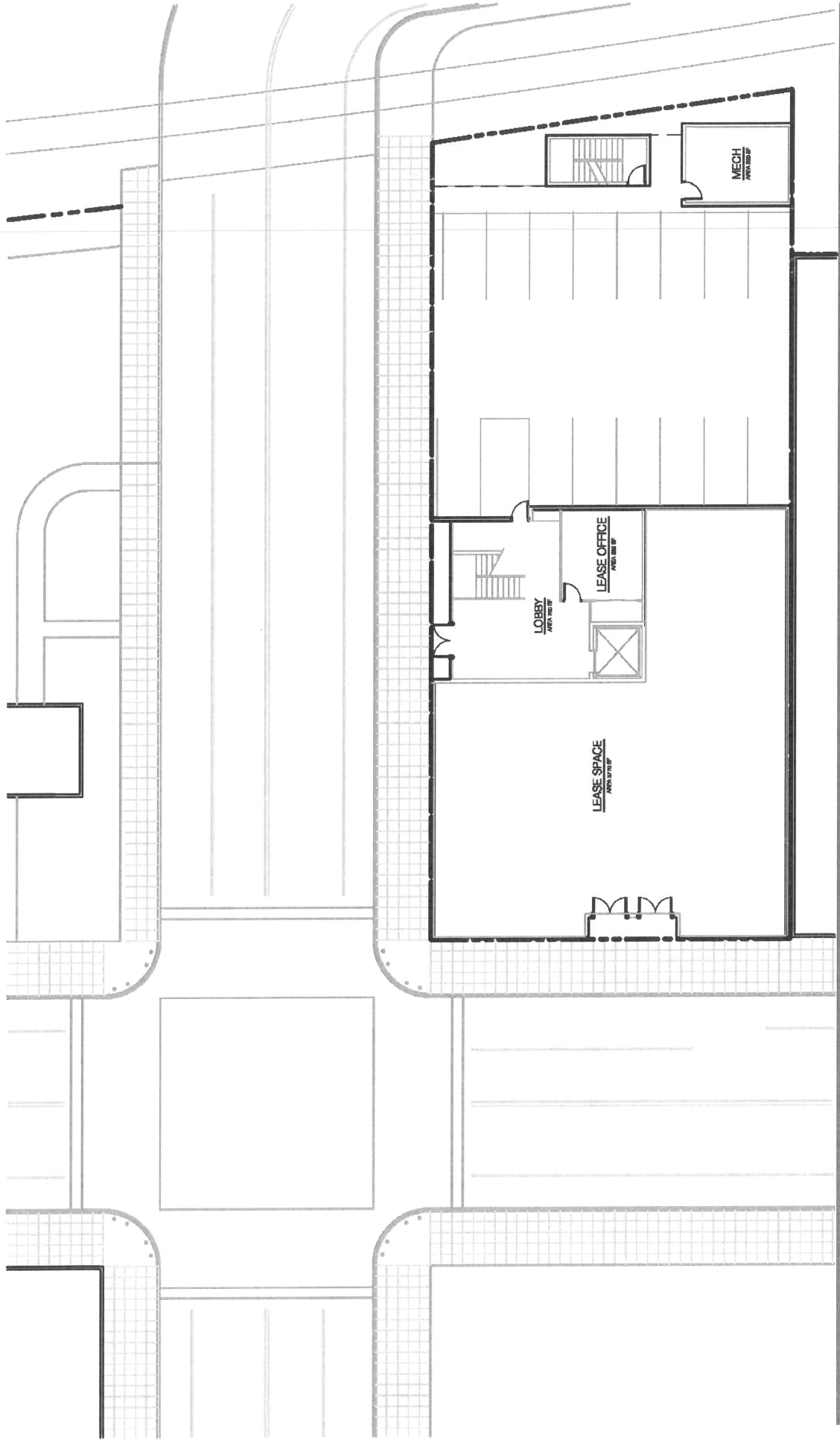
**SITE PLAN**

SCALE: 1/32" = 1'-0"

**922 MAIN STREET MIXED USE**

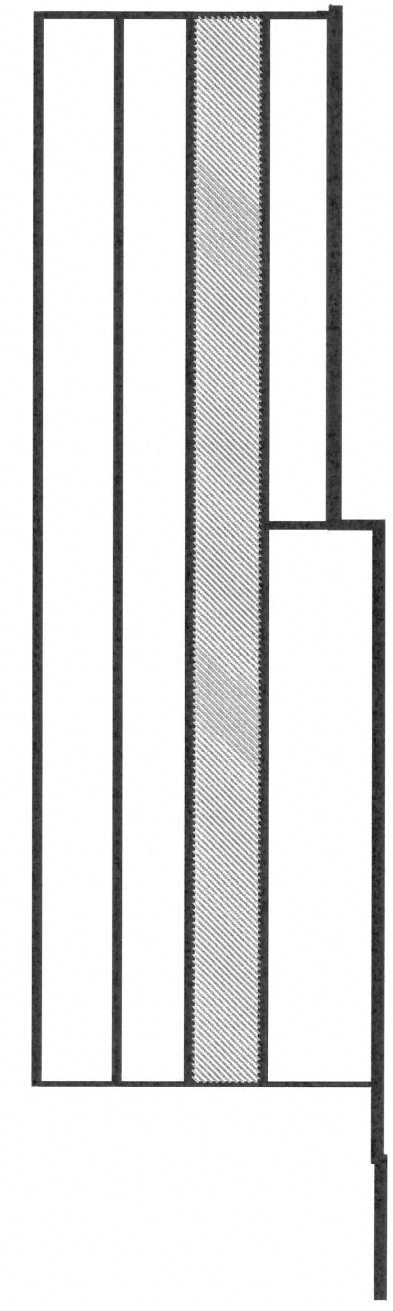
PROJECT NUMBER: 4760-17

DATE: JANUARY 18, 2018

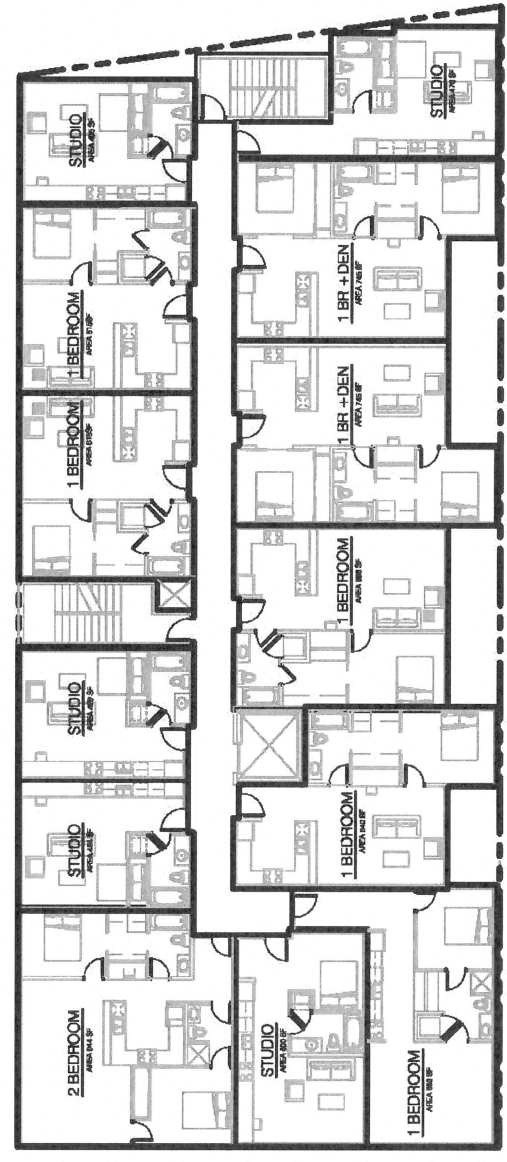


**922 MAIN STREET MIXED USE - GROUND FLOOR**

PROJECT NUMBER: 4760-17  
 DATE: JANUARY 18, 2018



- TOP OF ROOF  
48'-0"
- THIRD FLOOR  
35'-6"
- THIRD FLOOR  
25'-6"
- 0'-0"



**PARKING ANALYSIS**

SPACE	COUNT	FACTOR	REQ. PARKING
STUDIO	12 UNITS	1.0	12
1 BEDROOM	15 UNITS	1.25	18.75
1 BEDROOM + DEN	6 UNITS	1.25	7.5
2 BEDROOM	3 UNITS	1.5	4.5
RETAIL	3775 SF	4.1/1000SF	15.46
			56.23 SPACES
<b>PARKING REDUCTIONS</b>			29 SPACES REQUIRED
17.52.020.C.3.A. DOWNTOWN PARKING OVERLAY DISTRICT 50%			TBD
17.52.020.C.3.A. ALT. TRANSPORTATION (UP TO 25%)			
			16 SPACES PROVIDED

**GROSS BUILDING AREA:**

FLOOR 1:	5,600 SF
FLOOR 2:	9,395 SF
FLOOR 3:	9,395 SF
FLOOR 4:	9,395 SF
<b>TOTAL:</b>	<b>33,685 SF</b>

**922 MAIN STREET MIXED USE - SECOND FLOOR**

PROJECT NUMBER: 4780-17  
DATE: JANUARY 18, 2018

# 12th & Main Street

OREGON CITY, OR 97045

## FUTURE OREGON CITY DEVELOPMENTS

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2014 Total Population	8,638	77,280	138,111
Projected Pop. Growth	4.46%	4.36%	4.71%
2014 Total Households	3,533	29,865	53,947
Median HH Income	\$57,471	\$64,481	\$65,028
Owner Occupied	2,059	20,322	37,640
Renter Occupied	1,474	9,543	16,307

★ 12th & Main

**Project: Clackamette Cove**  
 Developer: Ed Darrow and Randy Tyler

The Clackamette Cove project plans to include: 244 garden apartments, 195 waterfront apartments, a large office building with parking lot, a mixed-use building with commercial space, a water sports center, an amphitheater, marinas, and hiking trails, as well as the infrastructure necessary for each.

**Project: Lifestyle Center**

Roughly 600,000 square feet of retail space has been proposed to be built adjacent to the Oregon City Home Depot. The finished project is expected to generate over 1,000 permanent office and retail jobs.

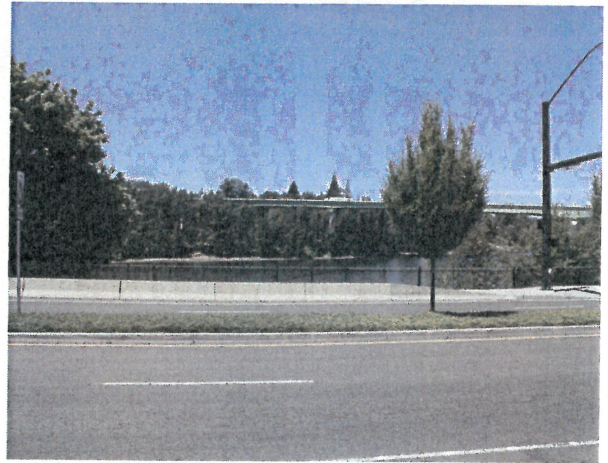
**Project: Blue Heron Paper Mill**  
 Developer: George Heidgerken

The recently acquired site has no formal plans announced; however, the developer has expressed the intent to build something community-oriented that preserves the site's history and natural beauty. Ideas included an active farmers market, art galleries and a mix of other retail space.

FOR SALE > MIXED-USE LAND

# 12th & Main Street

OREGON CITY, OR 97045



## PROPERTY HIGHLIGHTS

- > 18,696 SF (0.43 acres) of mixed-use land available
- > Mixed Use Downtown (MUD) Zoning
- > Flexible zoning conditions allow for FARs ranging from 0.5 - 5.0
- > Located within the city's Vertical Housing Development Zone (VHDZ), allowing for favorable property tax treatment
- > Public investment dollars have helped incite over twice as much private sector capital into modifying existing structures downtown
- > High visibility from McLoughlin Blvd
- > Directly across the street from the Willamette River
- > Easy access to I-205 and McLoughlin Blvd (Hwy 99E)
- > Walking distance to parks, restaurants, and retail
- > Adjacent to the Oregon City Transit Center

PRICE: \$300,000

SKIP ROTTICCI  
503 499 0062  
PORTLAND, OR  
skip.rotticci@colliers.com

ALEXANDER CHENG  
503 499 0075  
PORTLAND, OR  
alexander.cheng@colliers.com

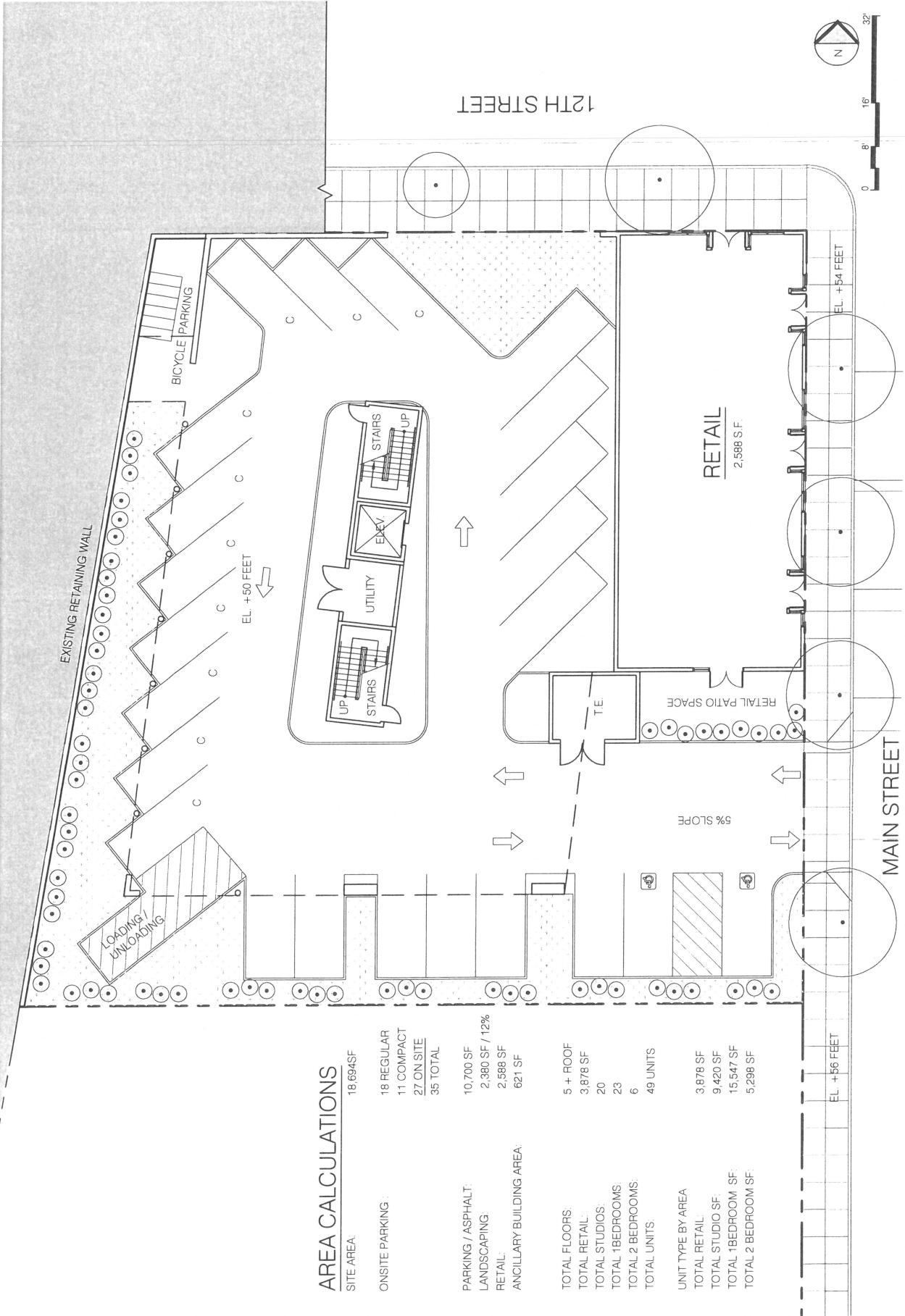
COLLIERS INTERNATIONAL  
851 SW Sixth Avenue, Suite 1200  
Portland, OR 97204  
www.colliers.com



View from 12<sup>th</sup> and McLoughlin



View from 12th and Main



**AREA CALCULATIONS**

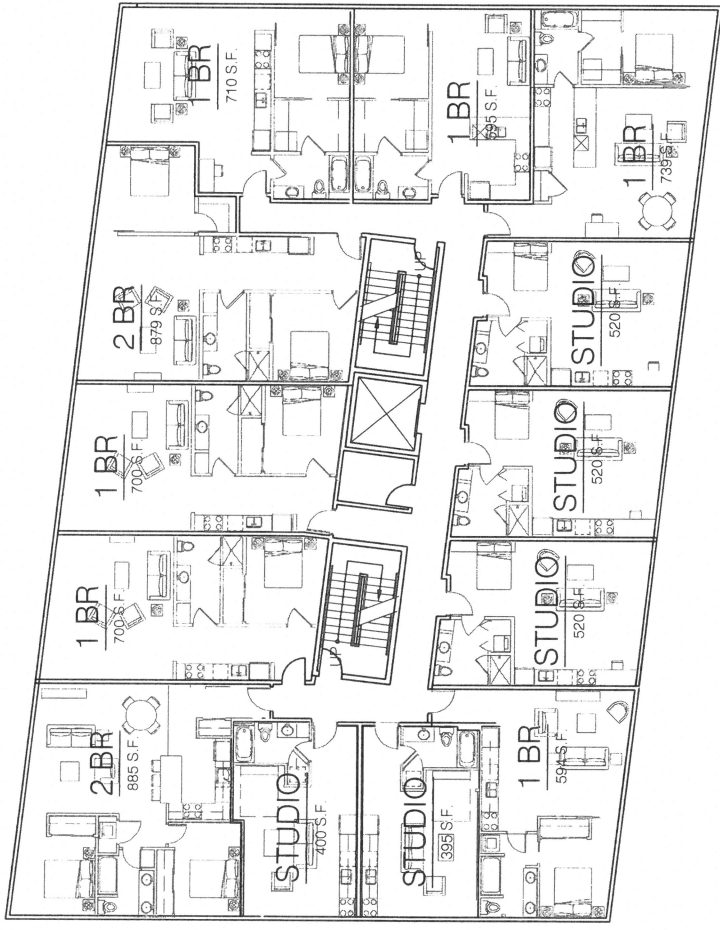
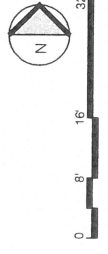
SITE AREA	18,694SF
ONSITE PARKING	18 REGULAR 11 COMPACT 27 ON SITE 35 TOTAL
PARKING / ASPHALT LANDSCAPING	10,700 SF 2,380 SF / 12%
RETAIL	2,588 SF
ANCILLARY BUILDING AREA:	621 SF
TOTAL FLOORS:	5 + ROOF
TOTAL RETAIL:	3,878 SF
TOTAL STUDIOS:	20
TOTAL 1-BEDROOMS:	23
TOTAL 2-BEDROOMS:	6
TOTAL UNITS:	49 UNITS
UNIT TYPE BY AREA	
TOTAL RETAIL:	3,878 SF
TOTAL STUDIO SF:	9,420 SF
TOTAL 1-BEDROOM SF:	15,547 SF
TOTAL 2-BEDROOM SF:	5,298 SF



**AREA CALCULATIONS**

TYPE	NUMBER	AREA
RETAIL	1	1,290 SF
STUDIO	4	2,355 SF
1 BEDROOM	4	2,733 SF
2 BEDROOM	1	870 SF
FLOOR AREA		9,684 SF
LEASABLE AREA:		7,248 SF
ANCILLARY AREA:		2,436 SF
EFFICIENCY RATIO:		75%

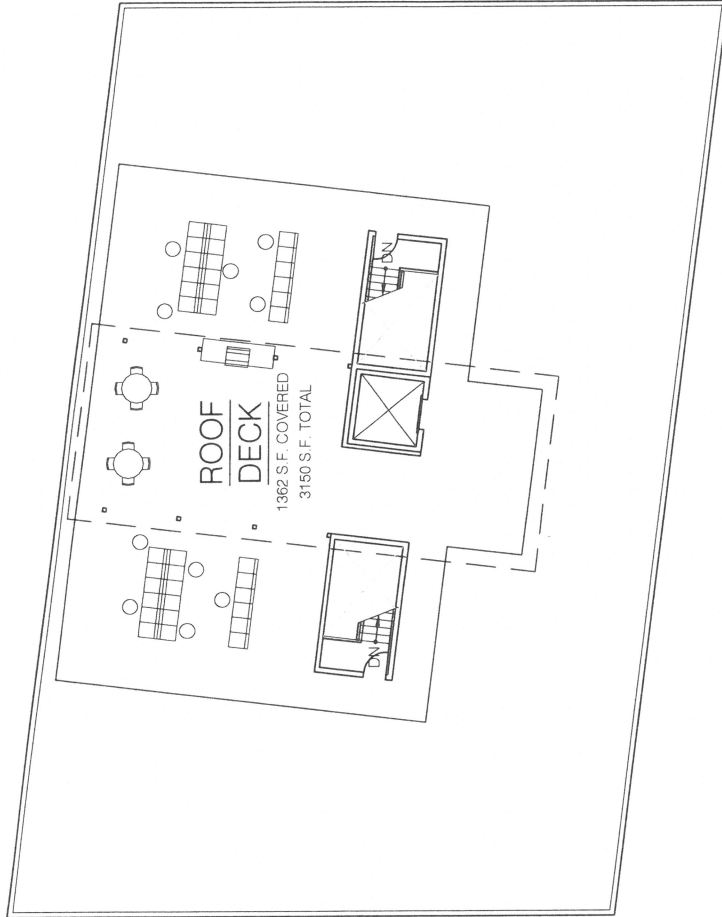
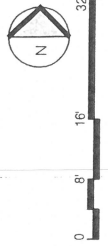




**AREA CALCULATIONS**

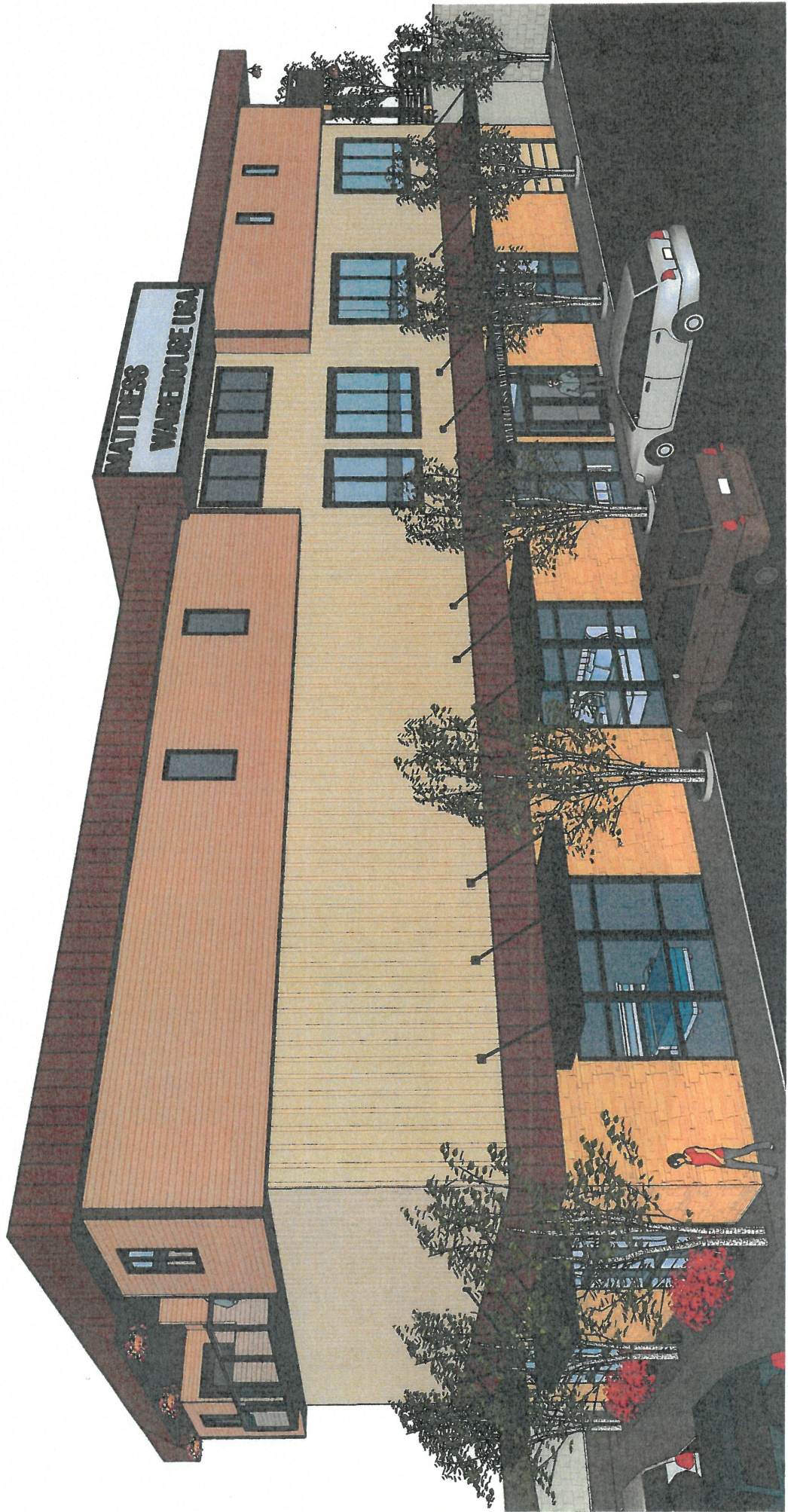
TYPE	NUMBER	AREA
RETAIL	0	0 SF
STUDIO	5	2,355 SF
1 BEDROOM	6	4,038 SF
2 BEDROOM	2	1,764 SF
FLOOR AREA		9,684 SF
LEASABLE AREA:		8,157 SF
ANCILLARY AREA:		1,527 SF
EFFICIENCY RATIO:		84%

# ROOF DECK















# City of Oregon City Pre-Application Form

File Number PA-13-04

**Meeting Date** 02/27/13 **Time:** 10 A.M. **Location:** 221 Molalla Avenue, Suite 200, Oregon City  
*Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.*

### Applicant:

Name LRS ARCHITECTS, INC

Contact Person TRISH NIXON

Address 720 NW DAVIS SUITE 300  
PORTLAND, OR 97209

Phone 503-221-1121

Owner(s): JEFF SUMPTER

Name LEWIS & CLARK BANK

Address P.O. BOX 1630  
OREGON CITY, OR 97045

Phone 503-212-3102

### Property Description:

Tax Assessor Map Number(s):  
2-2E-30DD-04800/  
2-2E-30DD-04900

Address: CORNER OF 12th St  
1/2 MAIN STREET

### Proposed Development Action:

NEW 120,000 SF OFFICE BUILDING WITH ASSOCIATED  
PARKING

Applicant Signature Trish Nixon Date 2-12-13

### Pre-Application Checklist:

*Failure to submit a complete application may require additional fees and pre-application meetings.*

#### Minimum Pre-Application Requirements

- Pre-Application Fee
- Narrative: A detailed description of your proposal and any specific questions you have
- Site/Plot Plan (8½" x 11" or 11" x 17")
  - Parcel and building setback dimensions
  - Existing and proposed structures
  - Location and dimensions of easements and driveway
  - Location of utilities - storm, sanitary sewers & water (including size of service and street location)
  - Width of adjacent right of way
- Property Zoning Report
- Additional Information / Requirements

#### Additional Subdivision / Minor Partition Requirements

- Slope map (if area exceeds a 24% slope)
- Significant Tree Locations (all trees with a caliper over 6 inches)
- Utility layout
- Proposed detention system with topographic contours
- Location of on-site water resources
- Connectivity analysis that includes shadow plats of all adjacent properties demonstrating how they can be developed meeting existing code.

#### Additional Site Plan & Design Review Requirements

- Proposed elevations
- Parking lot layout
- Parking space calculations (based on use and square footage of building)

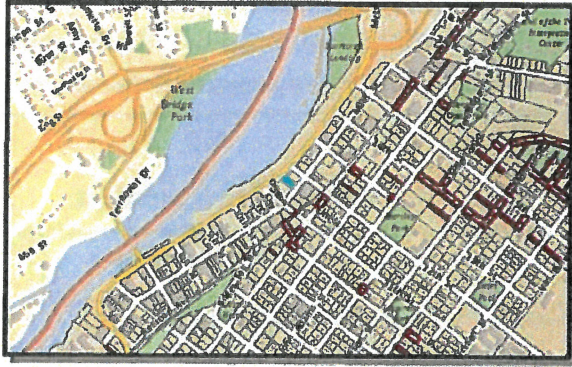
The pre-application conference provides the applicant the necessary information to make an informed decision regarding a land use proposal. Meetings are held on Tuesdays and Wednesdays. Pre-Application Conferences expire six (6) months from the meeting date.

**Please submit 3 hard copies and 1 electronic copy of the required information.**

**Routing:** PubWks ; PW Dir. ; Bldg ; Develop. Serv. ; Fire ; Finance ; Clack Co (E) ; Clack Co (P) ; ODOT ; Schools ; Tri-Met ; Metro ; Police ; Other \_\_\_\_\_

# Taxlot Detail Report

Taxlot: 2-2E-30DD-04800



Overview Map

## Taxlot Information

APN: 2-2E-30DD-04800  
Alt ID: 00569824  
Site Address: NO SITUS ADDRESS  
Year Built: 0

## Taxpayer Information

Taxpayer: CITY OF OREGON CITY  
Address: PO BOX 3040  
OREGON CITY, OR 97045

## Reference Information

Parcel Area (acres - approx): 0.3  
Parcel Area (sq. ft. - approx): 11,761  
Twn/Rng/Sec: 02S 02E 30  
Tax Map Reference: 22E30DD

## Values

Values as of: 12/15/2011  
Land Value (Mkt): \$88,841  
Building Value (Mkt): \$0  
Exempt Amount: \$0  
Net Value (Mkt): \$88,841  
Note: The values above are Market, NOT Assessed values.  
Assessed Value: \$64,875



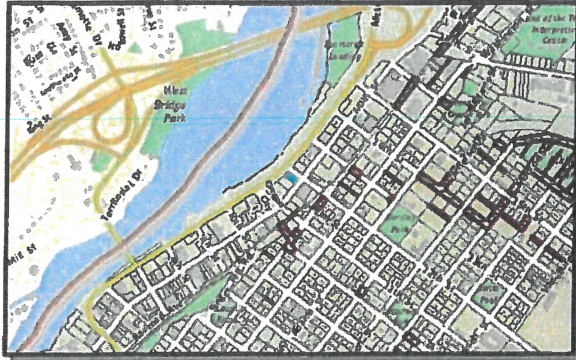
Taxlot highlighted in blue

## Planning Designations

Zoning: MUD  
- Mixed Use Downtown District  
Comprehensive Plan: mud  
- Mixed Use - Downtown  
Subdivision: OREGON CITY  
PUD (if known):  
Neighborhood Assn: Citizen Involvement Committee  
Urban Renewal District: Downtown Urban Renewal Area  
Historic District:  
Historic Designated Structure? N  
In Willamette Greenway? Y  
In Geologic Hazard? Y  
In Nat. Res. Overlay District (NROD)? Y  
In 1996 Floodplain? Y

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.





Overview Map



Taxlot highlighted in blue

**Taxlot Information**

APN: 2-2E-30DD-04900  
 Alt ID: 00569851  
 Site Address: NO SITUS ADDRESS  
 Year Built: 0

**Taxpayer Information**

Taxpayer: CITY OF OREGON CITY  
 Address: PO BOX 3040  
 OREGON CITY, OR 97045

**Reference Information**

Parcel Area (acres - approx): 0.2  
 Parcel Area (sq. ft. - approx): 6,534  
 Twn/Rng/Sec: 02S 02E 30  
 Tax Map Reference: 22E30DD

**Values**

Values as of: 12/15/2011  
 Land Value (Mkt): \$73,131  
 Building Value (Mkt): \$0  
 Exempt Amount: \$0  
 Net Value (Mkt): \$73,131  
 Note: The values above are Market, NOT Assessed values.  
 Assessed Value: \$53,403

**Planning Designations**

Zoning: MUD  
 - Mixed Use Downtown District  
 Comprehensive Plan: mud  
 - Mixed Use - Downtown  
 Subdivision: OREGON CITY  
 PUD (if known):  
 Neighborhood Assn: Citizen Involvement Committee  
 Urban Renewal District: Downtown Urban Renewal Area  
 Historic District:  
 Historic Designated Structure? N  
 In Willamette Greenway? Y  
 In Geologic Hazard? Y  
 In Nat. Res. Overlay District (NROD)? Y  
 In 1996 Floodplain? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.





# OREGON CITY

## Permit Receipt

RECEIPT NUMBER 00025327

Account Number: 016234

Paid: 2/12/2013

Applicant: PA-13-04, LRS ARCHITECTS

Cashier: pwalter

Type: check # 5108

Description: February 2013

Notes:

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
PA-13-0004	4332 Pre-App Fee	1,024.00
	Total:	\$1,024.00

**MEMORANDUM**

To: *City of Oregon City - Planning Department*

**Project Name:** *Lewis & Clark Bank Office Building*

**Project Number:** 207091

**Subject:** *Pre-application*

**Date:** *Tuesday, February 12, 2013*

**Remarks:**

*Lewis and Clark Bank is proposing an approximately 19,876 SF office building on the corner of 12<sup>th</sup> and Main Streets in Downtown Oregon City. The proposed building will be 3 stories with the lower floor consisting of 2500 SF and covered parking, the 2<sup>nd</sup> and 3<sup>rd</sup> floors would be approximately 7,600 SF each. The building would also have roof deck that would include 1,376 SF of interior space. The bank offices would occupy a portion of the building and the rest would be multi-tenant space.*

**Questions:**

- 1. Included with this submittal is a preliminary study that was done by TM Rippey Engineers in regards to utilities. Please confirm that this is accurate.*
- 2. We understand that the City is currently reviewing their parking requirements and will be eventually be reducing these. We would like to discuss this and the viability of including the new standards in this development.*
- 3. Will improvements be required along Main Street?*
- 4. What are the estimated SDC fees for the project?*

Respectfully submitted by:

Trish Nixon, NCARB LEED AP BD&C  
Principal  
LRS Architects, Inc.



**TM RIPPEY**  
CONSULTING ENGINEERS

7650 SW Beveland Street  
Suite 100  
Tigard, Oregon 97223

Phone: 503 443 3900  
Fax: 503 443 3700

email: kkoroch@tmrippey.com

## Project Memorandum

December 18, 2012

Lewis and Clark Bank  
Oregon City Site

Project Number: 12510

Site Development Memorandum

Karl Koroch, PE

The subject site is tax lots 4800 and 4900, block 10, map 2 South, 2 East, 30DD. This site is surfaced in gravel, and bounded to the west by US Highway 99 East, to the north by 12<sup>th</sup> Street, to the east by Main Street and to the south by an existing franchise restaurant.

The surface of Hwy 99E is approximately 8 to 10 feet higher than the surface of the site and both the adjacent site to the south and 12<sup>th</sup> Street transition from this elevation at the west somewhat below the site at the east along the shared property line and to approximately even with the site at Main Street and 12<sup>th</sup> Street. Retaining walls exist along 12<sup>th</sup>, Hwy 99E, and the adjacent site to the south.

City of Oregon City staff indicates public sanitary sewers exist in Main, 12<sup>th</sup>, and Hwy 99E. From available records, it appears the sanitary sewer at Hwy 99E may be partially or completely on the subject property. Sewer depth at the intersection of 12<sup>th</sup> and Main appears to be approximately 8 ft. City of Oregon City staff recommends connection to the existing 8 inch sewer in Main Street.

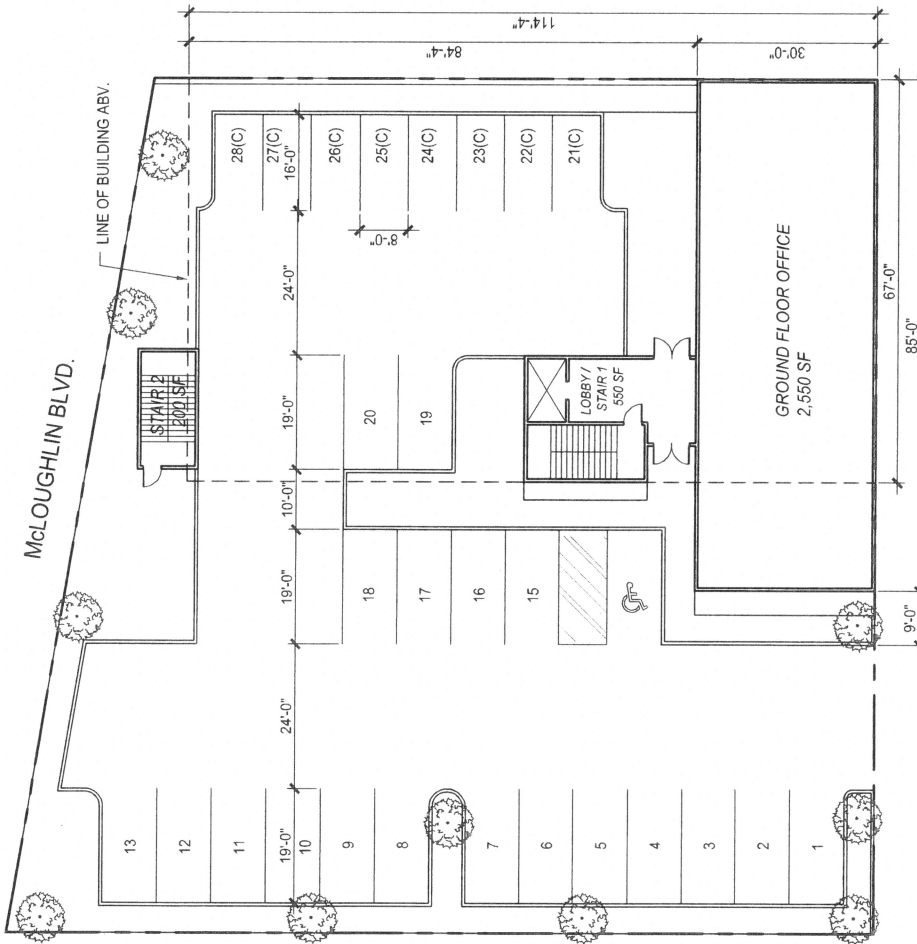
City of Oregon City staff indicates public water exists in Main and 12<sup>th</sup>. Staff recommends connection to the existing 8 inch water line in Main Street for both domestic and fire water systems (this pipe does not show on the City GIS mapping). New water meters will be required and are to be located in the sidewalk at the site frontage. A new fire connection will be required and backflow prevention will be required to be installed in a below grade vault at the site frontage. The City requires a double detector check valve system as backflow prevention. A public fire hydrant exists at the northeast corner of 12<sup>th</sup> and Main and southeast of the site, south of 11<sup>th</sup>. When specific building fire demands are known, determination of whether additional hydrants are required can be determined.

Lewis and Clark Bank  
Oregon City Site  
Project Number: 12510  
December 18, 2012  
Page 2

Staff also indicates public storm systems exist in 12<sup>th</sup>, at a depth of approximately 8 ft. and between the subject site and the adjacent site to the south. City records indicate a public manhole exists approximately mid-site at a depth of approximately 20 ft. GIS mapping shows a 20 inch and an 8 inch storm pipe passing diagonally across the southeast corner of the site. City records do not show depths of these pipes.

Development of the site will require storm runoff be treated prior to release to the existing public system. Either vegetated surface treatment facilities or in ground cartridge systems can provide the required treatment. A vegetated planter with vertical walls, approximately one foot deep would need to be approximately 500 square feet of surface area to treat the runoff. A cartridge type treatment device would require three cartridges. Staff indicates the site storm connection would be to the existing manhole along the south property line, mid site. Given the age and depth of the manhole, additional discussions related to the specific requirements for connection would be required.

Generally the City requires storm runoff flow control (detention) to match the site outflow following development with predevelopment runoff conditions. As this site is near the public system discharge location at the Willamette River, staff indicates flow control would likely not be required. This would be confirmed with a formal preapplication conference.



**1. SITE PLAN**

SCALE: 1" = 20'-0"

**SITE SUMMARY**

LOT AREA = 18,744 SF  
 = 3,300 (1st) GSF  
 BUILDING AREA = 7,660 (2nd) GSF  
 = 7,600 (3rd) GSF  
 = 1,376 (Roof) GSF  
 = 19,876 GSF TOTAL

BUILDING FOOTPRINT = 3,300 GSF  
 AS DESIGNED LOT COVERAGE = 17.6% (OK)  
 SETBACKS = 14% (OK)  
 LANDSCAPED AREA = (OK)  
 AVG. BUILDING HEIGHT = 0.21  
 FAR = .3

SITE DEVELOPMENT PARAMETERS:  
 LOT COVERAGE ALLOWED, MAX = 90%  
 SETBACKS, MAX = 20'  
 LANDSCAPED AREA, MIN = 10%  
 BUILDING HEIGHT, MIN = 25'  
 FAR = .3

PARKING REQUIREMENTS:  
 OFFICE @ 2.7/1000 GSF = 52 STALLS  
 TOTAL PARKING REQUIRED = 52 STALLS

PARKING PROVIDED:  
 SURFACE PARKING = 28 STALLS (ON SITE)  
 SUB GRADE PARKING = --

TOTAL PARKING PROVIDED = 28 (ON SITE) + ? OFF STREET

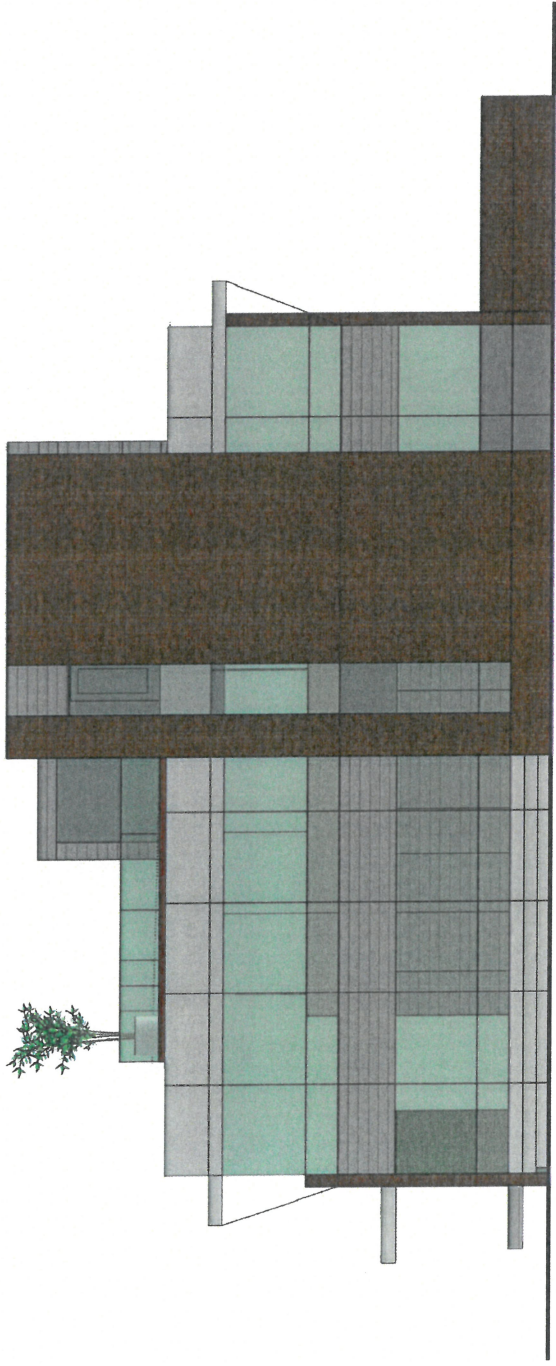


**LRS**  
 ARCHITECTS  
 www.lrsarchitects.com  
 LRS Architects, Inc. © 2013

**LEWIS & CLARK BANK OFFICE BUILDING**  
 OREGON CITY, OREGON

PROJECT NAME: LEWIS & CLARK BANK  
 PROJECT NUMBER: 207091  
 DATE ISSUED: 2.11.2013  
 REVISION:

SHEET: 1



**1. NORTH EAST BUILDING ELEVATION**

SCALE: NTS

**LRS**  
ARCHITECTS  
www.lrsarchitects.com  
720 NW Davis  
Suite 300  
Portland OR 97209  
503.221.1121  
503.221.2077

LRS Architects, Inc. © 2013

**LEWIS & CLARK BANK OFFICE BUILDING**

OREGON CITY, OREGON

PROJECT NAME:

PROJECT NUMBER:

DATE ISSUED:

REVISION:

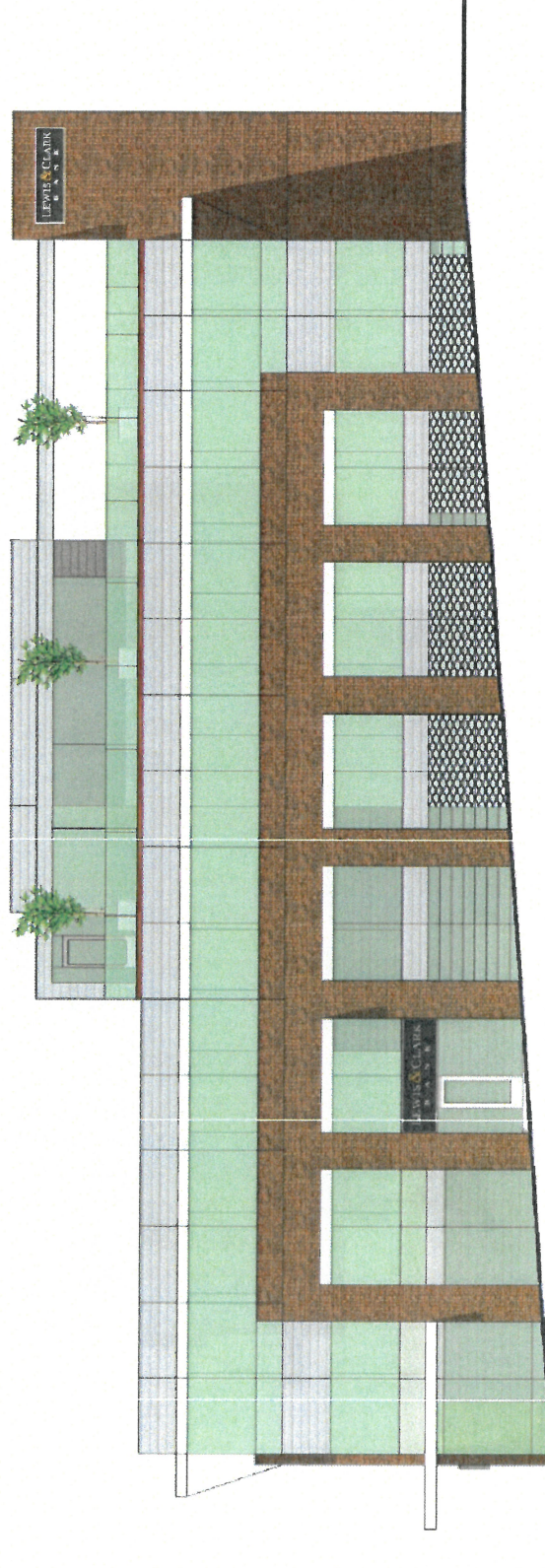
LEWIS & CLARK BANK

207091

2.11.2013

SHEET:

5



**1. NORTH WEST BUILDING ELEVATION**

SCALE: NTS

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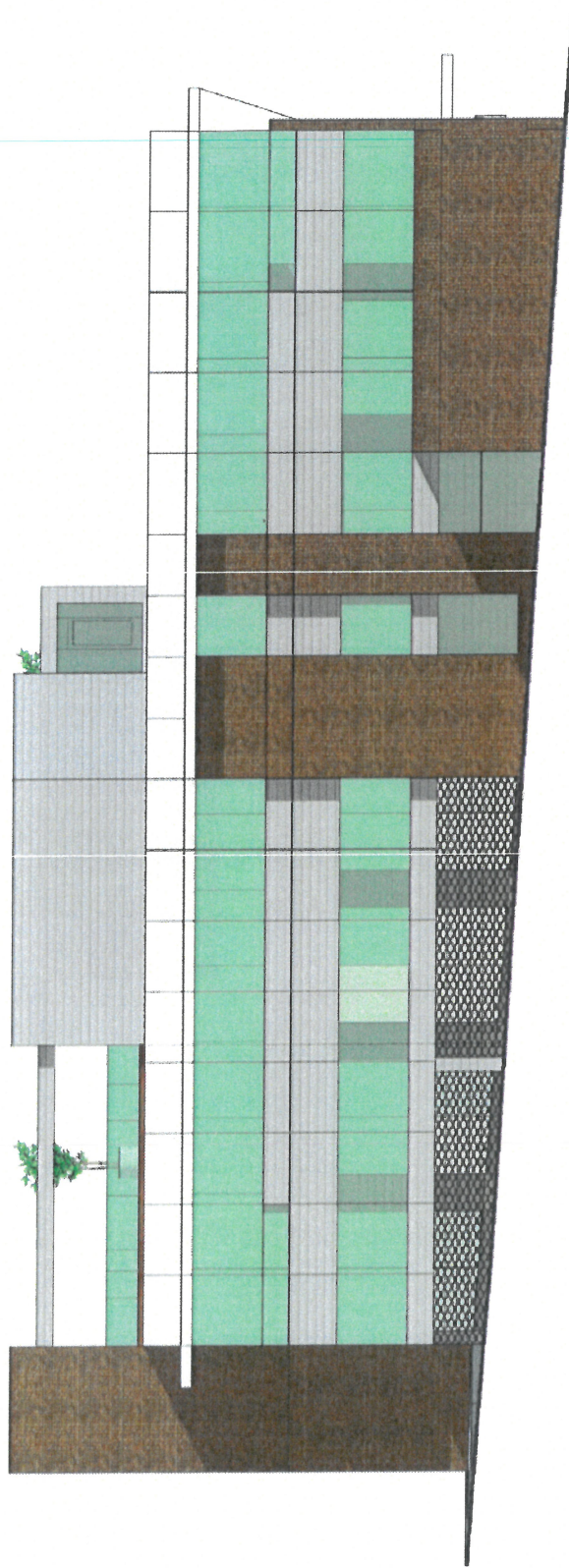
720 NW Davis  
 Suite 300  
 Portland OR 97209  
 503.221.1121  
 503.221.2077

**LEWIS & CLARK BANK OFFICE BUILDING**

OREGON CITY, OREGON

PROJECT NAME: LEWIS & CLARK BANK  
 PROJECT NUMBER: 207091  
 DATE ISSUED: 2.11.2013  
 REVISION:

SHEET: 2



**1. SOUTH EAST BUILDING ELEVATION**

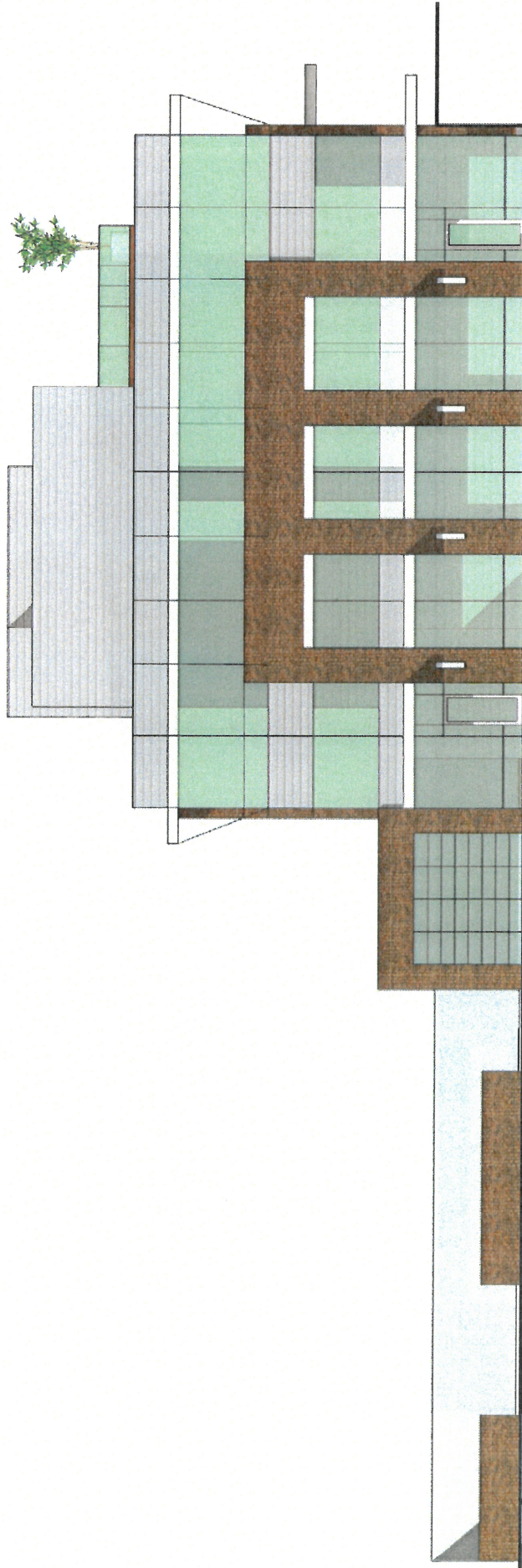
SCALE: NTS

**URS**  
 ARCHITECTS  
 www.ursarchitects.com  
 720 NW Davis  
 Suite 300  
 Portland OR 97209  
 503.221.1121  
 503.221.2077

**LEWIS & CLARK BANK OFFICE BUILDING**  
 OREGON CITY, OREGON

PROJECT NAME: LEWIS & CLARK BANK  
 PROJECT NUMBER: 207091  
 DATE ISSUED: 2.11.2013  
 REVISION:

SHEET: 4



**1. SOUTH WEST BUILDING ELEVATION**

SCALE: NTS

**LRS**  
 ARCHITECTS  
 www.lrsarchitects.com  
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720 NW Davis  
 Suite 300  
 Portland, OR 97209  
 503.221.1121  
 503.221.2077

**LEWIS & CLARK BANK OFFICE BUILDING**

OREGON CITY, OREGON

PROJECT NAME: LEWIS & CLARK BANK  
 PROJECT NUMBER: 207091  
 DATE ISSUED: 2.11.2013  
 REVISION:

SHEET: **3**

# Urban Renewal Plan Downtown / North End

THROUGH PROPOSED 11TH PLAN AMENDMENT

CITY OF OREGON CITY, OREGON  
CITY URBAN RENEWAL AGENCY  
January 2023

Prepared by:

**City of Oregon City Staff**

**Anthony J. Konkol, III**, City Manager  
James N. Graham, CECD., Economic Development Manager  
Matthew R. Zook, Finance Director  
Aquilla Hurd-Ravich, Community Development Director



**Consultant:**

GEL Oregon, Inc.  
220 NW Oregon Avenue, Suite 202  
Bend, Oregon 97701



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# Urban Renewal Plan and Amendments

---

This Plan incorporates all text plan amendments through July 31, 2022 and proposed amendments with the 11th Plan Amendment (August 2022).

## Sequence and Purpose of Amendments

1st Resolution 91-01, Sept. 25, 1992

Inserts latest date for bonded indebtedness

2nd Ordinance 95-1017, Sept. 20, 1995

Authorizes acquisition of Stimson property

3rd Resolution 96-02, Dec. 4, 1996

Adds Tumwater Sewer as a project activity

4th Ordinance 98-1014, June 17, 1998

Inserts maximum indebtedness per BM50

5th Ordinance 00-1012, May 3, 2000

Changes to goals, extensive revisions to working of project activities, acquisition and amendment procedures

6th Ordinance 00-1029, December 6, 2000

Authorizes 10th & Main Street property acquisition and Stimson parcel as two Lots

7th Ordinance 01-1016, May 16, 2001

Authorizes acquisition of Art's Café

8th Ordinance 02-1003

Authorizes property acquisition at 7th and Railroad, TL 22E31AB06500

9th Ordinance 07-1001

Authorizes potential acquisition of comprehensive list of properties (as per Oregon City Futures, economic development plan, etc.)

10th Ordinance 07-1014

Substantial plan amendment to increase maximum indebtedness to \$130,100,000.

11<sup>th</sup> Ordinance -22-1010

City-Commission-Approved Amendment authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that require City Commission approval to develop.

Note: Not all Plan Amendments Required Changes to the Report.

## 100. Introduction

The purpose of this Plan is to implement strategies that will eliminate blighting influences found in the Urban Renewal Area and to implement goals and objectives of Oregon City's Comprehensive Plan, and the "Oregon City Futures" report on Economic Development created in 2004.

Originally adopted on December 19, 1990, an Urban Renewal Plan for the Downtown area came into being and was the only urban renewal plan for the Downtown area. In 1990, the Oregon City Commission amended the Oregon City Downtown Renewal Plan of 1983 to remove the downtown area from the plan, to add project activities, and to rename the 1983 plan the Hilltop Urban Renewal Plan. The Hilltop Urban Renewal District was closed in 2005 and saw a 1.100% increase in assessed value.

In October of 2004, a report, *Oregon City Futures*, was prepared by Leland Consulting Group, Real Estate Strategists, and StastnyBrun Architects, Inc. that described a strategy to assist Oregon City in implementing its Metro 2040 designation. As a result of an extensive public involvement process initiated by the City in March 2004, The Futures Report gave considerable attention to the designation by Metro of Oregon City as a Regional Center in Metro's Region 2040 Growth Concept (one of seven such designations within the Portland Metro area). The report provided a series of recommendations on policy issues and development strategies to realize economic development success citywide and achieve the objectives of the Urban Renewal Plan.

### *Regional Center*

Oregon City is one of seven Regional Centers designated in the Metro Region 2040 Growth Concept, which covers the entire tri-county area of Clackamas, Multnomah, and Washington counties. The term Regional Center is described as a concentration of activity and investment that serves an area of activity and investment for several cities.

The Urban Renewal District plays a major role in helping transform Oregon City into a true Regional Center. The Urban Renewal District is not only a designated geographic area within Oregon City, but it is an economic development tool that provides an opportunity to attract and create real estate investments and develop programs that help to further its adopted vision.

### *Oregon City/North End Plan*

The Urban Renewal Advisory Committee and City Commission directed staff to prepare a new Urban Renewal Plan for downtown Oregon City, and to include additional areas adjacent to the downtown that suffer from blighting conditions. In 2007, a new plan named the Downtown Oregon City/North End Urban Renewal Plan was developed. It is the only Urban Renewal District designated in Oregon City as of 2007.

## 200. Definitions

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency, Renewal Agency, or Urban Renewal Agency" is a separate municipal corporation responsible for governing Oregon City's existing designated urban renewal area. ORS 457.045 provides that a municipality's governing body may choose to exercise the powers of a separate entity that has the authority to provide direction and approval of projects and programs to invest in and improve a specific geographic area of the City.

"Blighted Areas" means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community; and are characterized by the existence of conditions as described in ORS 457.010.

"City" means the City of Oregon City, Oregon.

"City Commission" means the elected governing commission of the City of Oregon City, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and the implementation of ordinances, policies, and development standards.

"County" means the County of Clackamas, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Commission to vacate a property for public use or purpose. The methods to be used for the temporary or permanent relocation of such persons living in, and businesses situated in the Urban Renewal District shall be in accordance with State Law as specifically set forth in ORS 281.045 to 281.105.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan

"Goal" means a general idea of the future or desired result envisioned as depicted in Section 500 of this Plan.

"Objective" means a definitive and measurable result toward an overall goal as identified in Section 500 of this plan.

"ORS" means Oregon Revised Statutes (State Law) and specifically Chapter 457 thereof.

"Plan, Renewal Plan, Urban Renewal Plan" means the Urban Renewal Plan for Downtown Oregon City, the boundaries of which are indicated in Exhibits 1 and 3

"Planning Commission" means the Planning Commission of the City of Oregon City, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the plan District, such as a public improvement, street project or other activity, which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Regional Center" indicates a designation in Metro's 2040 Growth Concept Plan, describing a concentration of activity and investment that serves an area of multiple cities and towns.

"Report" refers to the report accompanying the urban renewal plan as provided in ORS 457.085 (3).

"State" means the State of Oregon.

"Tax Increment Financing" refers to a method of financing urban renewal project activities through a division of ad valorem taxes, as provided in ORS 457.420 through 457.450.

"Taxing Bodies" refers to governmental bodies levying taxes within the Urban Renewal Area.

"Text" means the Urban Renewal Plan for the Downtown Oregon City Urban Renewal Plan, Part One: Text and Exhibits.

### **300. Boundary and Legal Description**

The boundary of the Urban Renewal District comprises approximately 855 acres including the Downtown area, Clackamette Cove, the landfill redevelopment site, the Washington/7th Corridor, and the End of the Oregon Trail Interpretive Center. The boundary of this Urban Renewal Plan is shown as Exhibit 1 of this Urban Renewal Plan. A legal description of the Urban Renewal District is depicted in Exhibit 2 of this Plan.

### **400. THE VISION STATEMENT OF THE OREGON CITY URBAN RENEWAL COMMISSION**

Oregon City is a historically, culturally, and geographically unique place in the Portland Metro Region. It was established in 1829 and in 1844 was the first incorporated city west of the Missouri River. The community's history establishes it as the State's original hometown. In Oregon City there are historic houses, museums, and the Willamette Falls situated within the community that stand as testament to the City's historical significance to the State of Oregon and to the United States.

Oregon City is one of the hubs of the Portland Metro Area. It seeks to attract visitors, new residents who appreciate the community's commitment to quality of life. The City's core is a recognizable, vibrant destination with public and private investment in small-scale shops, a mix of restaurants, and cultural amenities that reflect the area's diversity.

Within the Urban Renewal District ("the District") it is envisioned that residents will live, work, and play while having access to various amenities including vibrant visitor experiences that will attract the public during both the day and night; well-presented historical venues will provide visitors with different vantage points of the community's past; enjoyable recreational opportunities of various types and venues will be established; livable environs will exist that enhances one's quality of life, efficient transportation options will move people in and around the District; and sound investments in public infrastructure will be made to complement and support private investment.

Overall, the District's project expenditures are fiscally conservative and do not saddle future generations with long term environmental or economic burdens. For-profit business operations provide long-term employment, helps broaden the tax base, and provides a positive rate of return to the District.

### **500. GOALS AND OBJECTIVES OF THE URBAN RENEWAL COMMISSION**

By accomplishing the following goals, the District becomes an important economic development tool that contributes to the realization of the Urban Renewal Commission's vision:

#### **A. LIVABILITY**

Livability is about building community amenities that enhance the quality of life through action to improve local environments and provide safe conditions in places where people live.

The following objectives are essential in accomplishing the goal of livability:

#### Objectives

- Protection of community neighborhoods' unique identities, locating tourism amenities in appropriate places except neighborhoods
- Provision of various housing options with different price points
- Presence of unique shopping amenities

- Existence of recreational opportunities
- Offering of varied dining options
- Establishment of quality childcare services
- Provision of good water quality
- Development of good job opportunities
- Creation of efficient multi-modal transportation services
- Presence of safe living conditions
- Existence of a quiet zone along the railroad route downtown

## **B. TOURISM OPPORTUNITIES**

Creating an environment that offers amenities that establish a sense of vitality, excitement and wonder and attracts visitors during the day and the night. The District will offer amenities that are designed to solidify the City's brand as being Oregon's Hometown.

The following objectives will enhance tourism not only within the district but throughout the community:

### Objectives

- Enhanced and upgraded End of the Oregon Trail Interpretive Center
- Increased use and improved Amtrak Train Station
- Increased use of the Clackamette Park RV area
- Projects that complement and enhance the downtown
- Hotels and convention meeting space
- Visitor parking
- Transportation options including shuttles and/or trolleys
- River transportation and recreational opportunities
- Public restrooms
- Transportation linkage(s) between tourism destination assets
- Good water quality (Cove, Clackamas, and Willamette Rivers)
- Willamette Falls Legacy Project

## **C. RECREATIONAL OPPORTUNITIES**

The ability to establish recreational opportunities offering various types of outdoor and indoor amenities, man-made and/or natural and can contribute to a higher quality of life for residents. Investments in establishing the type of recreational investments supported by the Urban Renewal Plan are necessary in accomplishing this goal.

### Objectives

The following investments are important to increasing recreational opportunities within the district:

- Trails, Biking, Walking
- Good water quality (Cove, Willamette, and Clackamas Rivers)
- Accessible recreation at Clackamette Park and Jon Storm
- Increased accessibility to the Cove, Willamette, and Clackamas Rivers

## D. INFRASTRUCTURE INVESTMENTS

New investments in a variety of infrastructure projects are designed to help mitigate the challenges of growth in the district to allow visitors to enjoy all of the amenities that the District has to offer.

### Objectives

As visitors drive into Oregon City, the provision of the following assets will assist them to move in and around the District from one end to the other and to engage in various events and activities taking place.

- Public restrooms
- Lighting enhancements downtown
- Quiet Zone along the railroad route downtown
- Adaptive reuse of existing properties
- Walking and Biking Trails
- Adaptive reuse of existing buildings (i.e., seismic, ADA, etc.)
- Visitor parking structure(s)
- Multi-modal transportation

*The attributes of livability, infrastructure improvements, recreational and tourism opportunities are interdependent and serve to enable the District to provide a positive rate of return and help Oregon City solidify its status as a regional center within the Portland Metro Region.*

## 600. RELATIONSHIP TO CITY'S COMPREHENSIVE PLAN

### A. City of Oregon City's Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, and other public improvements. Specific goals, objectives, and policies, which relate to the City's Comprehensive Plan are found in that Plan. This updated Urban Renewal Plan is consistent with the goals, objectives and policies found in the City's Comprehensive Plan.

As amendments to the Comprehensive Plan are made from time to time in order to reflect the goals of the community, this Urban Renewal Plan will be amended as needed in order to remain consistent to the Comprehensive Plan.

### B. Overall Goals as Stated in "Oregon City Comprehensive Plan:"

#### a. *Healthy and Welcoming Communities*

1. Implement and maintain a community engagement program that provides broad and inclusive opportunities for all Oregon City community members to learn about and understand city government processes, including land use planning, and participate meaningfully in decisions that impact their communities.
2. Acknowledge, protect, enhance, and commemorate Oregon City's historic and cultural resources.
3. Strengthen well-being and quality of life across all Oregon City neighborhoods by creating places that are safe and comfortable with convenient access to community services.

4. Integrate diversity, equity, and inclusion (DEI) best practices when evaluating all city functions, including land use strategies, programs, and regulations.
5. To fulfill Metro Region 2040 Growth Concepts, that are consistent with the City's Comprehensive Plan.

*b. Diverse Economy*

1. Provide opportunities for a variety of goods, services, and employment options to work toward a dynamic, ecologically sound, and socially equitable economy.
2. Provide housing options, including both rental and ownership opportunities, that are attainable for the full range of Oregon City households.
3. Guide growth and development in a manner that implements the City's 2040 Vision and maintains an urban growth boundary that supports and accommodates projected population and employment during the 20-year planning period.
4. Encourage and support new development that incorporates supportive community features and sustainability principles in site design and building construction.
5. Establish, and amend when appropriate, the Urban Growth Boundary in the unincorporated area around the city that contains sufficient land to accommodate growth during the planning period for a full range of city land uses, including residential, commercial, industrial, and institutional.

*c. Connected Infrastructure*

1. Provide a safe, comfortable, and accessible transportation network that serves all modes of travel, including nonmotorized modes.
2. Ensure public utilities and infrastructure are maintained and improved to adequately serve all existing areas of Oregon City and can be extended to serve newly developing areas in a logical and fiscally responsible manner.
3. Serve the health, safety, and welfare of all Oregon City residents through provision of comprehensive public facilities and services.
4. Promote and support energy conservation, sustainability, and resiliency through best practices in infrastructure planning, operations, and management.

*d. Protected Environment*

1. Provide and maintain a comprehensive system of parks, trails, natural resource areas, and recreation amenities that is accessible to residents of all ages and abilities, enhances the environmental and aesthetic quality of the community, and encourages healthy living.
2. Conserve, protect, and enhance the function, health, and diversity of the City's natural resources and ecosystems.
3. Ensure the safety of residents and property by supporting plans, programs, and investments that minimize the impacts of future natural hazard events and aid in rapid response and recovery.
4. Ensure the environmental and economic health of the Willamette River Greenway (WRG) as a key feature of Oregon City and the broader region

## 700. Proposed Land Uses

### A. Land Use Plan

The Land Use Plan consists of the Land Use (Plan Map (Exhibit 3) (showing the Comprehensive Plan designations of property within the District), the Zoning Map (Exhibit 4) (Showing the zoning designations of property within the District), and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This Plan shall be in accordance with the approved Comprehensive Plan of the City of Oregon City and with its implementing ordinances and policies. The use and development of land in the Urban Renewal District (including maximum density and building requirements) shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, City Charter, or any other applicable local, state or federal laws regulating the use of property in the District. The Zoning classifications correspond to the Comprehensive Plan designations.

Land uses proposed for sites within the Urban Renewal District are indicated in the project list of this updated version of the Urban Renewal Plan.

### B. Plan and Design Review

The Urban Renewal Commission shall be notified of any building permit, conditional use or other development permits requested within the District. Redevelopers, as defined in this Plan, shall comply with obligations identified in Section 1100 of this Plan.

## 800. Outline for Development

The Urban Renewal District initiative is designed to treat the causes of blight and deterioration in the District. This Urban Renewal District is characterized by underdevelopment, and unproductive conditions of land. Conditions that impair development include inadequate streets, traffic circulation problems, environmental-related challenges and inadequate public facilities and utilities. Project activities to treat these conditions may include, but are not limited to:

- Street and related improvements, to improve access to land in the project area, and improve traffic safety and circulation.
- Parking improvements, to improve the supply of public parking spaces and parking management in support of commercial and recreational uses.
- Streetscape and pedestrian improvements, to improve the safety and aesthetic character of Area streets in order to enhance streets for commercial activities.
- Park and recreation improvements, to meet the recreation needs of Oregon City residents and visitors, and to take advantage of the recreation potential offered by the Willamette and Clackamas Rivers.
- Storm drainage, water, and sewer improvements, to permit more productive use of land in the area.

- Development assistance programs, to assist property owners and tenants to renovate existing structures, and to develop areas consistent with the Comprehensive Plan.
- Public facility and services improvements, to improve the services needed for the Area.
- Disposition and Redevelopment of Land. One of the main advantages of the Urban Renewal District is that it is designed to help improve or mitigate a variety of challenges associated with land within its boundaries. Resources can be marshalled by the Urban Renewal District to improve utilities and rights-of-way, improve or mitigate environmental challenges, remove incompatible land uses, and further the development goals and objectives of this Plan.
- Additional planning, administration, and co-ordination of development in the Project Area.

## **900. Description of Project Activities**

In order to achieve the goals and objectives of this Plan, the following project activities will be undertaken on behalf of the City by the Urban Renewal Commission (hereinafter referred to as "Commission") in accordance with applicable federal, state, county and city laws, policies, and procedures. Exhibit 5 shows the general location of project activities. Exhibit 6 shows the location of City-owned and District-owned properties acquired to carry out the objectives of this Plan.

### **A. Public/Private Partnerships (Property Not Owned by the Urban Renewal Commission)**

In situations where property is owned privately and not by the Urban Renewal Commission, but the developer needs financial assistance to further develop the property, the Urban Renewal Commission can exercise its leverage to have the property in question developed in such a manner that meets some or all of the Commission's vision for the District.

Some of the properties that most likely fit the aforementioned scenario are listed in Exhibit 7, Tables 1 and 2.

### **B. Publicly Owned Property**

Acquisition of real property is determined necessary to carry out the objectives of this Plan. Accordingly, this Plan authorizes the Urban Renewal Commission to purchase property where detrimental land uses or conditions such as incompatible uses, flood plain, or adverse influences from noise, smoke or fumes exist, or where there exist conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences.

In instances where the Commission already owns property, the Commission has the option of selling its property to private developers that will develop the site(s) in a way that conforms with the vision of the Urban Renewal Commission. Alternatively, the Urban Renewal Commission could develop its own property. Hence, ensuring that the project complies with the expectations of the body. Table 1 shows property that the Urban Renewal District already owns as well as property that the District may acquire.

#### **1 Acquisition and Disposition of Property for Development or Redevelopment**

The acquisition and future disposition of property acquired for redevelopment or development by the Urban

Renewal Commission will be addressed in accordance with this Plan. Prior to property acquisition, this Plan shall be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Redevelopment is:

Acquisition for redevelopment will require a minor amendment to this Plan as described in Section 1300 A(1) of this Plan, and also will require City Commission approval of the minor amendment per Section 1300 B(2) of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

Some of the properties that are currently owned by the Urban Renewal Commission are identified in Exhibit 7, Table 1.

### **C. Public Infrastructure Projects**

Over the years, Oregon City has commissioned various infrastructure-related plans that have identified several deficiencies with regard to infrastructure development. Traffic and pedestrian circulation and safety, parking and other infrastructure deficiencies have been identified as issues constraining future development in the Urban Renewal District. To correct these deficiencies, the Urban Renewal Commission is positioned to participate in the planning, design, funding, and construction of infrastructure-related public improvements throughout the area.

Infrastructure improvements may include the construction, reconstruction, repair, or replacement of streets, traffic control devices, traffic railroad safety devices, bikeways, pedestrian ways, and multi-use paths. Other improvements may include the building of parking facilities and installation of sidewalks, public restrooms, tables, benches and other street furniture, signage, kiosks, decorative, fountains, streetlights, and acquisition of property and right of way for public infrastructure improvement.

Infrastructure improvements that are planned include, but are not limited to, the following:

- Parking Garage
- Public Restrooms
- Water
- Wastewater
- Stormwater
- Utility Relocation

### **D. Parks, Open Space and Recreation Improvements**

The shorelines of both the Clackamas and Willamette Rivers are located within the Urban Renewal District, offering opportunities to provide diverse recreational activities for Oregon City and the region. To promote these opportunities while contributing to the economic value of the district and Oregon City, the Urban Renewal Plan recognizes that the Urban Renewal Commission will be participating in the planning, design, and construction of parks, open spaces, and recreational facilities and related public improvements, including but not limited to:

- Increased accessibility to Clackamette Cove, Willamette, and Clackamas Rivers
- Accessible recreation at Clackamette Park and Jon Storm
- Good water quality (Cove, Willamette, and Jon Storm)
- Installation and/or improvement of walking and biking trails

## **E. Development and Redevelopment Assistance**

Redevelopment either through new construction or rehabilitation may be achieved by public or private property owners, with or without financial assistance from by the Commission.

### **1 Redevelopment Through New Construction**

To encourage redevelopment through new construction, the Renewal Agency is authorized to set financial guidelines, establish loan programs and provide below-market interest rate and market rate loans, and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property as it may deem appropriate in order to achieve the vision of the Urban Renewal Commission.

### **2 Preservation, Rehabilitation, and Conservation**

The purpose of this activity is to conserve and rehabilitate existing buildings where they may be adapted for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Commission. To encourage rehabilitation and conservation, the Commission is authorized to create guidelines, establish loan and grant programs and provide below-market interest rate and market rate loans to the owners of buildings (or those intending to acquire buildings), which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

Encouraging residential living on the upper floors of downtown buildings within the District has been an important economic development objective. Having residents living in the downtown area contributes to less crime and creates an economic eco-chamber for residents and downtown businesses alike. However, to enable such an environment to exist, the appropriate types of infrastructure investments and life-style amenities must be established.

On the eastern edge of the downtown area, train tracks run along much of the downtown corridor: carrying trains that consistently sound their horns. In addition, much of the downtown area is slated as high impact with regard to earthquakes.

To address these challenges, the Urban Renewal Commission may provide financial assistance to help pay for seismic retrofits for certain downtown building structures thereby enabling the upper floors of applicable buildings to be used as residences. The Commission may make this assistance available, as it deems necessary to achieve the goals and objectives of this Plan.

## **F. Planning and Administration**

Project resources may be utilized to prepare the Urban Renewal Plan, design plans and master plans for the Urban Renewal District, transportation plans, miscellaneous land use and public facility studies as needed during the course of the urban renewal plan. Activities related to marketing program for the District that may utilize project funds. Project funds may also be utilized to pay for personnel, overhead and other administrative costs incurred in the management of the urban renewal plan.

## **G. Property Acquisition**

Acquisition of real property is determined necessary to carry out the objectives of this Plan. Accordingly, this Plan authorizes the following property acquisitions within the

Urban Renewal District, including but limited to:

- Where detrimental land uses or conditions such as incompatible uses, flood plain, or adverse influences from noise, smoke or fumes exist, or conversions to incompatible types of uses, and it is determined by the Urban Renewal Commission that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences.
- Where it is determined by the Commission that the property is needed for the following purposes:

#### **1 Property to be Acquired for Public Improvement and Facilities**

It may be necessary for the Urban Renewal Commission to purchase additional real property to carry out the public use objectives of this plan such as right-of-way acquisition for streets, alleys, bicycle and pedestrian ways, and other public improvements. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Public Improvements and Facilities is:

- a) Right-of-way acquisition for streets, alleys, bicycle and pedestrian ways that do not require the use of eminent domain will require a minor amendment to this Plan, as described in **Section 1300 A(1)** of this Plan. City Commission approval will be required for these acquisitions.
- b) Acquisition for other public improvements, uses, and facilities will require a minor amendment to this Plan, **as described in Section 1300 A(1) of this Plan**, and also will require City Commission approval of the minor amendment, **per Section 1300 B(2)** of this Plan.
- c) Any acquisition of property for public improvements and facilities that requires the use of eminent domain will require a minor amendment to this Plan, as described in **Section 1300 A(1)** of this Plan, and also will require City Commission approval of the Minor amendment, **per Section 1300 B(2)** of this Plan. Such amendments will be accompanied by findings to the Commission describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

#### **2 Property to be Acquired for Redevelopment Property**

Property to be acquired for redevelopment may be obtained by the Commission and sold to a public or private developer in accordance with this Plan. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired.

- a) Acquisition for redevelopment will require a minor amendment to this Plan as described in **Section 1300 A(1)** of this Plan, and also will require City Commission approval of the minor amendment **per Section 1300 B(2)** of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

### **H. Property Disposition**

The Urban Renewal Commission will dispose of property acquired within the Urban Renewal District for purposes specified in this Plan. Properties shall be subject to disposition in accordance with the vision, goals, and objectives of the Urban Renewal Commission.

The Urban Renewal Commission may enter into agreements to acquire land, to hold land for future development, to dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of land.

## I. Oregon City Municipal Code (Urban Renewal Agency)

### Section 59 - Urban Renewal Agency.

The urban renewal agency of the city (the "Agency") shall not issue bonded indebtedness after the effective date of this section unless the bonded indebtedness complies with the restrictions of this section. The commission shall not approve any amendment to an urban renewal plan after the effective date of this section unless the plan requires that bonded indebtedness issued to carry out the plan be issued in compliance with the restrictions of this section.

- A. Bonded indebtedness issued by the Agency after the effective date of this section shall either:
  - (i) Be approved by the voters of the city;
  - (ii) Be issued to refund lines of credit, bonds or other borrowings that were executed before the effective date of this section; or,
  - (iii) Be issued to finance written commitments of the Agency that were entered into before the effective date of this section.
- B. Each urban renewal plan of the Agency that exists on the effective date of this section is hereby amended to add the following provision: "No bonded indebtedness shall be issued under this plan except in compliance with the requirements of the Charter of the City of Oregon City. Any amendment of the preceding sentence must be approved by a non-emergency ordinance of the city."
- C. For purposes of this section "bonded indebtedness" has the meaning defined for that term in ORS 310.140(3), as that section of the statutes exists on the date this section of the charter is approved by the voters of the city. That statute defines "bonded indebtedness" to mean "any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future."
- D. This section shall not limit the Agency's rights or obligations under any lines of credit, bonds or other borrowings that were executed prior to the effective date of this section.
- E. PREVIOUS TEXT REMOVED FROM THIS PLAN FOR THE FOLLOWING REASON.....

(Res. No. 12-27, adopted by voters at the City election held November 6, 2012; Charter Ord. of 6-30-16; Res. No. 16-25, adopted by voters at the City election held November 8, 2016 which added part E. to Section 59. Clackamas County Court Case #16CV42887 declared that part E. of Section 59 is unenforceable as preempted by state law).

**UPDATE:** On December 15, 2022, the Clackamas County Circuit Court (Court Case #16CV42887, Court of Appeals, Court of Appeals #A167583) reaffirmed that Section 59, part E is unenforceable as preempted by state law.

## 1000. Urban Renewal Projects

The tax increment financing created in the District and the existing cash on hand allows the Urban Renewal Commission to invest approximately \$40 million, provided authority to distribute bonds to attract funding to invest in projects is approved by the voters. The Urban Renewal Commission has identified three priority projects, Rossman Landfill, Clackamette Cove, and the Stimson

Property (1795 Washington Street) to initially use bond distribution proceeds to invest in.

The Urban Renewal Commission has estimated investment ranges for each project utilizing bond proceeds. It has also project potential private investments that may be attracted to each project during development.

### Rossman Landfill

Category	Urban Renewal Investment	Private Investment	Total
Public/Private Partnership	\$20,000,000 – \$30,000,000	\$240,000,000	\$260,000,000- \$270,000,000

- The property served as the area’s landfill for many years and has been underdeveloped since the 1970s.
- The property is considered a brownfield site, which means it has existing pollutants that makes it very difficult to be developed.
- The site is comprised of 62 acres and is privately owned
- With a well experienced and capable developer, the property could feature various amenities including housing opportunities, retail options, hotel property, entertainment venues, and infrastructure improvements, hence, enhancing the community’s economic growth

### Clackamette Cove (“the Cove”)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 – \$8,000,000	\$80,000,000	\$84,000,000 \$88,000,000

- The Cove was once a gravel quarry up to 1993
- The site is now owned by the Urban Renewal Commission
- The subject property is 75.57 acres
- The Cove faces several environmental-related challenges, not least of which is the seasonal reoccurring appearance of blue-green algae blooms
- The site will need to undergo extensive environmental mitigation in order for it to realize its true economic and recreational development potential
- As a developed site, it is envisioned as having a water-based recreation amenity along with retail and housing opportunities

### Stimson Property (1795 Washington Street)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$4,000,000 – \$10,000,000	\$60,000,000	\$64,000,000 – \$70,000,000

- Property is owned by the Urban Renewal Commission

- Property is 6.83 acres
- The site has an existing structure on it that is being leased to a commercial tenant
- The property is underutilized and has not reached its full economic development potential
- The entire property is within a flood zone
- There have been discussions about putting a hotel on the site that would complement tourism-related development that might occur on the Rossman Land Fill Property and on other nearby properties.

The Urban Renewal Commission has identified additional projects of interest that may be invested in during a possible second wave of bond revenue generation. These projects include the County Court House, End of the Oregon Trail Interpretive Center (1726 Washington Street), The Quiet Zone, and 12 & Main Street.

### County Court House

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$5,000,000 – \$10,000,000	Unknown at this time	Unknown at this time

- 807 Main Street
- County owned property
- Completed in 1936
- Three story historic brick building, sitting on .94 acres
- The courthouse facility has deteriorating foundation challenges and would require significant spending to keep the entire structure from collapsing, especially during an earthquake.
- If significant investment is made to shore up the foundation of the Courthouse, the site should continue its contribution to the economic vitality of the downtown.

### End of the Oregon Trail Interpretive Center (1726 Washington St.)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$1,000,000 – \$3,000,000	\$0	\$1,000,000 - \$3,000,000

- Property owned by the City
- Tenant is the Clackamas County Historical Partners
- Property sits on 8.08 acres
- Total square footage of buildings is 33,700
- The parking lot has severe alligator cracking
- There are significant cracks in the Henderson Farm walls
- Previous awnings covering the main building’s wagons were damaged and removed
- Several exterior walls of various structures of the facility need to be replaced
- Structural flooring/decking is in poor condition and should be replaced
- Repair costs are estimated at \$3 million

### Quiet Zone

Category	Urban Renewal Investment Range	Federal Government Investment	Total
Public Infrastructure	\$600,000	\$2,000,000	\$2,600,000

- Public infrastructure project
- A “quiet zone” is an area where railroads are directed to cease the routine sounding of train horns when approaching public highway-rail grade crossings, though train horns may still be used in emergency situations.
- At-grade crossings within a quiet zone still have standard flashing signals and audible bells.
- Railroad track crossings at 10<sup>th</sup> and 11<sup>th</sup> street.
- Having this feature installed will enhance the development potential on sites along the downtown route for retail and/or housing options.

### 12<sup>th</sup> and Main Street (Vacant Property)

Category	Urban Renewal Investment Range	Private Investment	Total
Publicly Owned	\$2,000,000 – \$5,000,000	\$25,000,000	\$27,000,000 – \$30,000,000

- Property is owned by the Urban Renewal Agency
- Property is 0.43 acres
- The site is vacant and encumbered with utility infrastructure through the site impacting the development Opportunities
- The property is underutilized and has not reached its full economic development potential -There have been discussions about putting a mixed-use residential/retail development on the property

## 1100. Developer’s Obligations

The Urban Renewal Plan implements the development guidelines approved by the Urban Renewal Commission. The overall intent of these guidelines emphasizes that:

- The Urban Renewal Commission will consider using tax increment financing to assist private developments in those circumstances in which proposed private projects fit the vision, goals, and objectives of the Urban Renewal Commission and demonstrate a need to fill financing gaps.
- Investments in public infrastructure shall serve to complement other projects and implement urban renewal district goals and objectives.
- Direct public investments into areas with the greatest development and redevelopment potential.

Developers that adhere to the follow the controls and program guidelines approved by the Urban Renewal Commission will be considered in compliance with the expectations of the Urban Renewal Commission:

- The developer shall engage the Urban Renewal Commission in one of the following ways:

- respond to an Urban Renewal Commission “Request for Proposals;” or
  - submit an unsolicited proposal.
- The developer will submit information and documents required by the Urban Renewal Commission in order for it to conduct a preliminary review to ascertain whether there is an interest in the developer’s proposal by the Urban Renewal Commission.
  - If the Urban Renewal Commission has continued interest in the developer’s proposal, the developer will work with and submit all required documents and information to all relevant reviewing bodies.
  - During the review stage by various agencies, as more is learned about the developer’s proposal, a preliminary or draft disposition and development agreement (“DDA”) may be crafted involving agents of the Urban Renewal Commission.
  - After the developer has complied with the requirements cited during its pre-application conference and other requirements of other reviewing bodies, a final draft of a disposition and development agreement may be negotiated involving the agents of the Urban Renewal Commission.
  - The developer shall not affect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.
  - After all parties have agrees with the terms and conditions of the DDA, the developer will move forward to the Land Use approval process.

## **1200. Relocation**

This Plan anticipates no business or residential relocation. Should conditions arise, which would cause the acquisition of developed and occupied property by the Urban Renewal Commission, relocation assistance will be provided to persons or businesses displaced.

All persons or businesses, that may be displaced, will be contacted to determine their relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken, and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced.

## **1300. Future Amendments**

It is anticipated that this plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant.

### **A. Minor Amendments**

Minor changes to the Plan shall be made by a duly approved resolution of the Urban Renewal Commission that describes the details of the minor change. Minor changes shall

include:

1. Identification of property to be acquired for any purpose set forth in **Section 900, G(1)(a) of this Plan.**
2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a City Commission-Approved Amendment.

### **B. City Commission-Approved Amendments**

City Commission approved amendments to the Plan shall require approval by the Agency by Resolution and approval by the City Commission by Ordinance. City Commission Approved amendments are:

1. Adding a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of \$500,000 in first quarter year 2022 dollars over the duration of the Plan. The \$500,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published by the Engineering News Record.
2. Identification of land for acquisition which requires City Commission approval per **Sections 900 G.1(b), G.1(c), or 900 G. 2(a)** of this Plan.

### **C. Substantial Amendments**

Substantial amendments shall require the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120. Substantial amendments are:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the amount of maximum indebtedness that can be issued or incurred under the plan.

## **1400. Latest Date for Bonded Indebtedness**

(Section inserted via 1st Amendment, Sept. 25, 1991)

Note: The requirement for a latest date provision was removed from urban renewal law after passage of Ballet Measure 50. Ballet Measure 50 requires that plans contain a maximum debt provision.

## **1500. Financing Methods**

### **A. General**

The Urban Renewal Commission may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of

payment of such loans.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

## **B. Tax Increment Financing**

The costs of carrying out this Plan will be financed in whole or in part by tax increment financing, as authorized in ORS457.420 through ORS 457.450.

## **1600 – Establishment of Maximum Indebtedness**

The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is \$130.1 million. This maximum amount of indebtedness does not include any indebtedness incurred to complete Plan projects prior to and any indebtedness outstanding on the date of adoption of this amendment.

The maximum amount of indebtedness noted above is the amount necessary to complete the projects in the Plan as measured in 2022 dollars. To complete all projects anticipated in this Plan it is anticipated that the greatest amount of increment possible will need to be acquired. Current costs were not adjusted for inflation due to the significant uncertainty and variation in timing of projects due to the need for private sector participation, inflation and changes in building requirements during the anticipated Plan period.

## **Exhibits to Text**

Urban Renewal Plan  
Downtown Oregon City/North End

- Exhibit 1 - Boundary Map of Project Area
- Exhibit 2 – Legal Description of Project Area
- Exhibit 3 – Land Use Map of Project Area
- Exhibit 4 – Zoning Map of Project Area
- Exhibit 5 – Map of Proposed Project Activities
- Exhibit 6 - Map of Property Locations
- Exhibit 7 - Properties
- Exhibit 8 - Framework for Decision-Making

Exhibit 3 - Legal Description of Project Area

CORRECTED

LEGAL DESCRIPTION OF DOWNTOWN/NORTH END  
URBAN RENEWAL DISTRICT BOUNDARY

This legal description is being re-recorded to correct an erroneous legal description on Oregon City Ordinance No. 90-1062, An Ordinance Adopting the Downtown/North End Urban Renewal Plan and Making Certain Findings and Determinations, recorded on December 21, 1990, Clackamas County Deed Records, Fee No. 90-62748.

The legal description attached to Ordinance No. 90-1062, recorded December 21, 1990, failed to include the following two exceptions:

EXCEPT THEREFROM that portion lying within the City Limits of the City of Gladstone.

EXCEPT THEREFROM that portion lying outside the existing corporate City Limits of the City of Oregon City.

The entire legal description of the Downtown/North End Urban Renewal District Boundary is attached hereto to be re-recorded with the corrected legal description. This document relates back to Ordinance No. 90-1062, recorded on December 21, 1990, Clackamas County Deed Records, Fee No. 90-62748.

This correction duly adopted on motion by the City Commission this 17th day of April, 1991.

CITY OF OREGON CITY

  
DANIEL W. FOWLER, Mayor

ATTESTED this 17th day of April, 1991.

  
JEAN K. ELLIOTT, City Recorder



## URBAN RENEWAL DISTRICT BOUNDARY

2

more or less, to the intersection with the Southeasterly extension of the Northeast line of Apperson Boulevard (County Road No. 1744, a 40 foot right-of-way at this point); THENCE Northwest along said Southeasterly extension and Northeast line of Apperson Boulevard a distance of 4400 feet, more or less, to the intersection with the South line of Forsythe Road (County Road No. 374, a 50 foot right-of-way); THENCE Easterly along the South line of said Forsythe Road a distance of 950 feet, more or less, to the intersection with the West line of Front Street (County Road No. 2370, a 50 foot right-of-way); THENCE North crossing said Forsythe Road a distance of 100 feet, more or less, to an angle point on the North line thereof; THENCE North and Northeast along the West line and North line of said Forsythe Road a distance of 445 feet, more or less, to a point on the East line of the Hiram Straight D.L.C. No. 42; THENCE North along the East line of said Straight D.L.C. No. 42 a distance of 200 feet, more or less, to the Southwest corner of the James Winston D.L.C. No. 69; THENCE North along the West line of said Winston D.L.C. No. 69 a distance of 310 feet, more or less, to the most Westerly Northwest corner thereof; THENCE East along the North line thereof a distance of 150 feet, more or less, to the Southwest corner of that certain tract of land conveyed to Clackamas County, State of Oregon, as recorded in Book 281, Page 467, Clackamas County Deed Records; THENCE North along the West line of said Clackamas County tract and its Northerly extension a distance of 450 feet, more or less, to a point on the Southerly bank of the Clackamas River; THENCE West and Southwest along the Southerly bank of said Clackamas River a distance of 6500 feet, more or less, to the intersection with the Easterly bank of the Willamette River; THENCE South and Southwest along the East bank of said Willamette River a distance of 7000 feet, more or less, to the intersection with the Northwesterly projection of the the centerline of a 10 foot alley between Lots 6 and 7 of Block 3 of the duly recorded plat of Oregon City (County Plat No. 123); THENCE Southeast along Northwesterly projection a distance of 35 feet, more or less, to a point on the Northwest line of Water Street (a 60 foot right-of-way, Vacated) THENCE Northeast along the Northwest line thereof a distance of 75 feet, more or less, to the intersection with the Northwesterly projection of the Southwest line of Lot 8 of said Block 3; THENCE Southeast along said Northwesterly projection and the Southwest line of said Lot 8 a distance of 165.00 feet to the most Southerly corner thereof; THENCE Northeast along the Southeast line of said Lot 8 a distance of 69.70 feet to the Southwesterly line of 5th Street (U.S. Hwy No. 99E); THENCE Southeast along the Southwesterly line of said 5th Street a distance of 105.00 feet to the intersection with the Northwest line of Main Street; THENCE Southwest along the Northwest line of said Main Street a distance of 149.70 feet to the intersection with the Northwesterly extension of the Northeasterly line of Lots 3 and 6 of Block 27 of said plat of Oregon City; THENCE Southeast along said Northwesterly extension and Northeast lines of Lots 3 and 6, a distance of 270.00 feet to the most Easterly corner of said Lot 3; THENCE continuing Southeast along the Southeasterly extension of the Northeast line of said Lot 3 a distance of 75 feet, more or less, to the Southeast line of McLoughlin Boulevard (U.S. Hwy. No. 99E); THENCE Southwest along the Southeast line of said McLoughlin Boulevard a distance of 2700 feet, more or less, to the most Northerly corner of that certain tract of land conveyed to Portland General Electric Company (PGE), as recorded in Book 209, Page 001 and Recorder Fee No. 83-5806, Clackamas County Deed Records; THENCE Southeast along the Northeast line of said PGE tract a distance of 120 feet, more or less, to an angle point; THENCE Southwest along the Southeast line of said PGE tract a distance of 75 feet, more or less, to an angle point; THENCE Southeast

**Legal Description  
of  
Downtown/North End  
Urban Renewal District Boundary**

11

A tract of land situated in Sections 20, 21, 29, 30, 31, and 32 in Township 2 South, Range 2 East; Section 36 in Township 2 South, Range 1 East; Section 1 in Township 3 South, Range 1 East; and Section 6 in Township 3 South, Range 2 East; of the Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

**BEGINNING** at the intersection of the Southeast line of High Street (a 60 foot right-of-way) and the Southwest line of 6th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 6th Street, a distance of 2700 feet, more or less, to the intersection with the Southeast line of Harrison Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Harrison Road a distance of 730 feet, more or less, to the intersection with the Northeast line of 8th Street (a 60 foot right-of-way); THENCE Northwest along the Northeast line of said 8th Street a distance of 1900 feet, more or less, to Southeast line of John Adams Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said John Adams Street a distance of 1560 feet, more or less, to the a point in the centerline of vacated 13th Street (74-34043, a 60 foot right-of-way); THENCE Southeast along said centerline of 13th Street a distance of 240.00 feet to a point in the centerline of vacated Jefferson Street (74-34043, a 60 foot right-of-way); THENCE Northeast along said centerline of Jefferson Street a distance of 304.00 feet to the Southwest line of 14th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 14th Street a distance of 30.00 feet to the intersection with the Southeast line of said Jefferson Street; THENCE Northeast along the Southeast line of Jefferson Street (not vacated) a distance of 660 feet, more or less, to the intersection with the Southwest line of 16th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 16th Street a distance of 270.00 feet to the intersection with the Southeast line of Madison Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Madison Street a distance of 120 feet, more or less, to the intersection with the South line of McLoughlin Avenue (a 60 foot right-of-way); THENCE Easterly along the South line of said McLoughlin Avenue a distance of 940 feet, more or less, to the intersection with the Southwest line of 18th Street (a 60 foot right-of-way); THENCE Southeasterly along the Southwest line of said 18th Street a distance of 1080 feet, more or less, to the intersection with the Southwesterly extension of the Southeast line of South Anchor Way (a 60 foot right-of-way); THENCE Northeasterly along said Southwesterly extension and said Southeast line of South Anchor Way a distance of 1200 feet, more or less, to the intersection with the Southerly line of Redland Road (a 60 foot right-of-way); THENCE Easterly along the Southerly line of said Redland Road a distance of 960 feet, more or less, to the intersection with the Northeast line of Trail's End Highway (Oregon State Hwy. No. 213, Oregon City Bypass, a variable width right-of-way); THENCE Northwest along the Northeast line of said Trail's End Highway a distance of 1200 feet, more or less, to the intersection with the Southeast line of Holcomb Road (County Road No. 354, a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Holcomb Road a distance of 210 feet,

URBAN RENEWAL DISTRICT BOUNDARY

3

along the Northeast line of said PGE tract a distance of 260 feet, more or less, to a point on the Northwest line of South End Road (County Road No. 945, a 60 foot right-of-way); THENCE Southwesterly along the Northwest and West lines of said South End Road a distance of 4100 feet, more or less, to the intersection of the West line of said South End Road with the Southwesterly extension of the Southeast line of Barker Avenue (a 50 foot right-of-way), said line being also the Northwest line of the duly recorded plat of Lawton Heights (County Plat No. 289); THENCE N. 52° 55' E. along said Southwesterly extension a distance of 75 feet, more or less, to the East line of said South End Road; THENCE North and Northeast along the East and Southeast lines of said South End Road a distance of 4400 feet, more or less, to the intersection with the South line of said High Street; THENCE Southeast along the South line of said High Street a distance of 35 feet, more or less, to the intersection with the Southeast line thereof; THENCE Northeast along the Southeast line of said High Street a distance of 2750 feet, more or less, to the POINT OF BEGINNING.

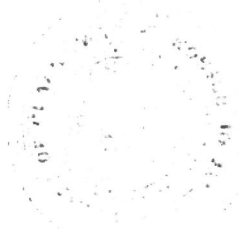
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STATE OF OREGON  
County of Clatsop

I, John F. Kauffman, County Clerk for the County of Clatsop, do hereby certify that the instrument of writing was received by recording in the records of said court at

91 APR 25 11:12:09



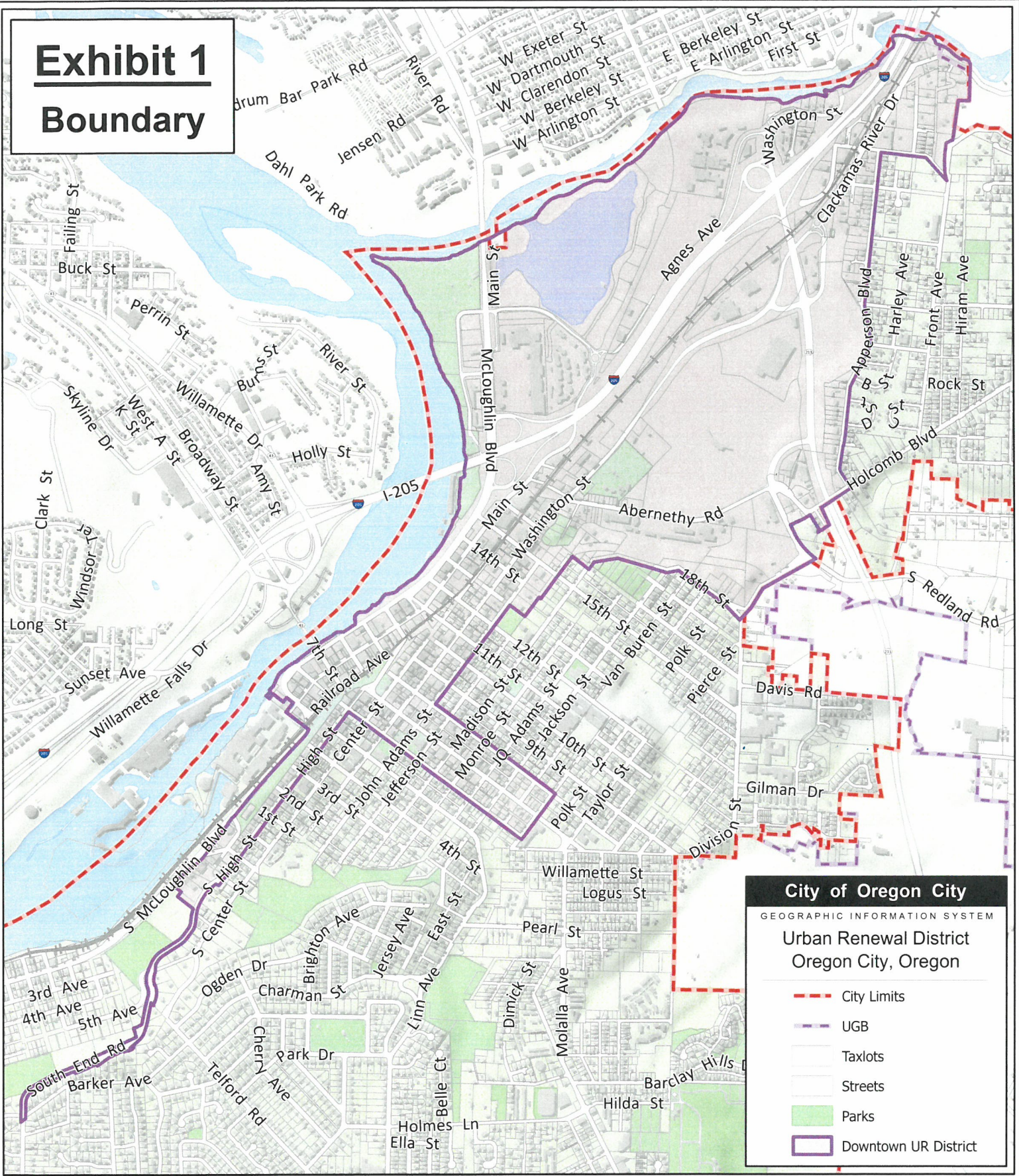
Witness my hand and seal at  
John F. Kauffman  
County Clerk

91 18607

[Unrecorded District]



# Exhibit 1 Boundary

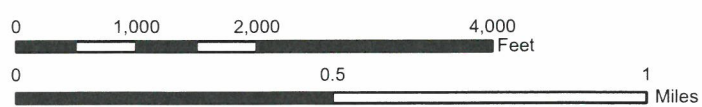


**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM

**Urban Renewal District**  
Oregon City, Oregon

- - - City Limits
- - - UGB
- Taxlots
- Streets
- Parks
- Downtown UR District

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City of Oregon City  
P.O. Box 3040  
625 Center St  
Oregon City, OR 97045  
503-657-0891 phone  
503-657-6629 fax  
www.orcity.org



Exhibit 2 - Legal Description of Project Area

CORRECTED

LEGAL DESCRIPTION OF DOWNTOWN/NORTH END

URBAN RENEWAL DISTRICT BOUNDARY

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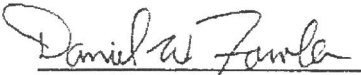
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CITY OF OREGON CITY

  
DANIEL W. FOWLER, Mayor

ATTESTED this 17th day of April, 1991.

  
JEAN K. ELLIOTT, City Recorder



URBAN RENEWAL DISTRICT BOUNDARY

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URBAN RENEWAL DISTRICT BOUNDARY

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EXCEPT THEREFROM that portion lying outside the existing corporate City Limits of the City of Oregon City.



STATE OF OREGON  
County of Clatsop

I, John F. Kaufman, County Clerk for the County of Clatsop, do hereby certify that the instrument of which this is a true and correct copy is a duly recorded instrument in the records of said County.

91 APR 25 11:12:09



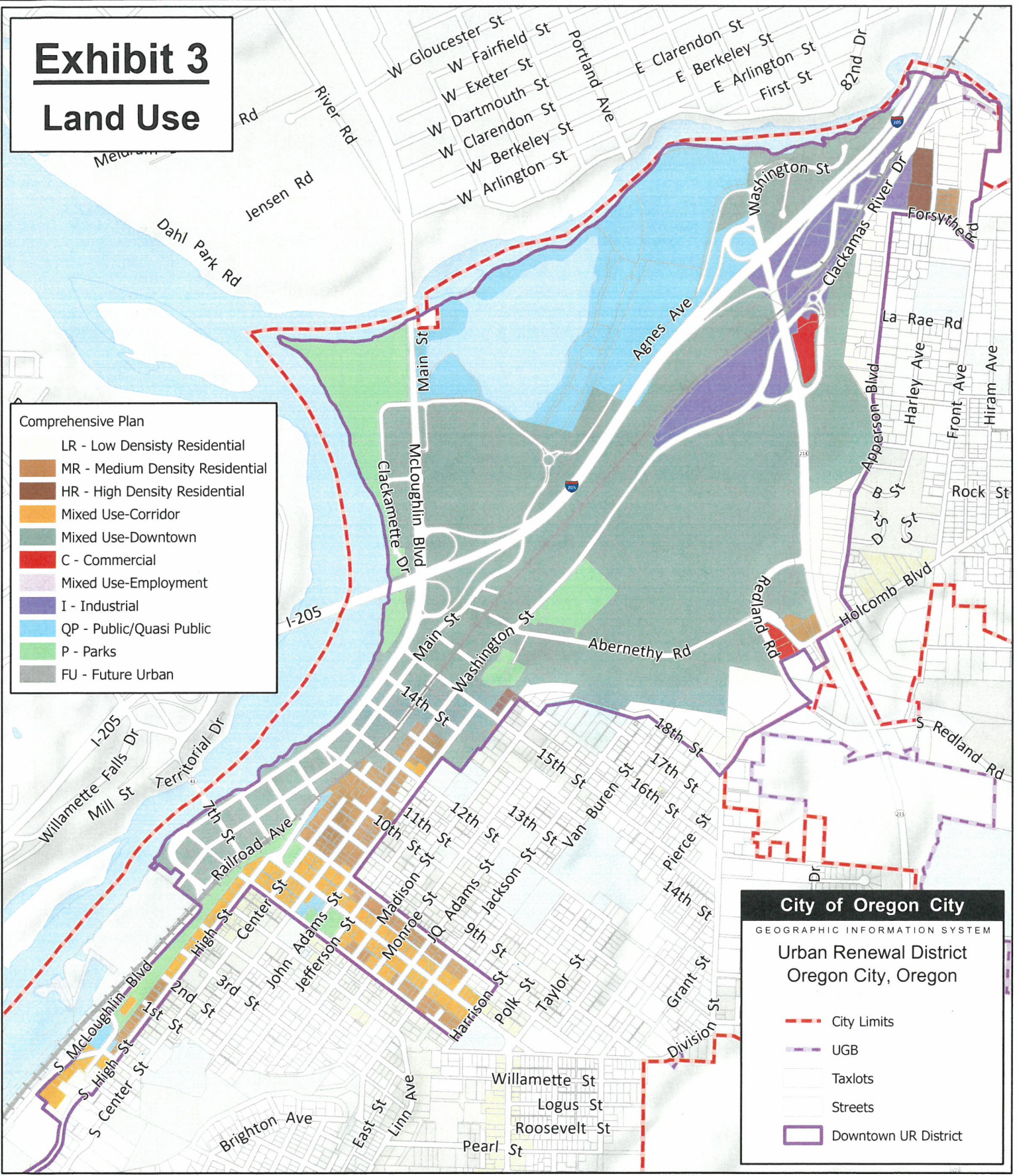
Witness my hand and seal this 25th day of April, 1991.  
*John F. Kaufman*  
John F. KAUFMAN  
County Clerk

91 18607

[RECORDING OFFICE]

# Exhibit 3 Land Use

- Comprehensive Plan
- LR - Low Density Residential
  - MR - Medium Density Residential
  - HR - High Density Residential
  - Mixed Use-Corridor
  - Mixed Use-Downtown
  - C - Commercial
  - Mixed Use-Employment
  - I - Industrial
  - QP - Public/Quasi Public
  - P - Parks
  - FU - Future Urban

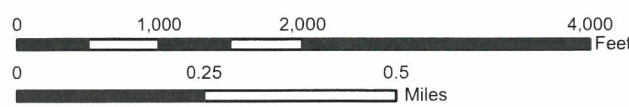


**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM

**Urban Renewal District**  
Oregon City, Oregon

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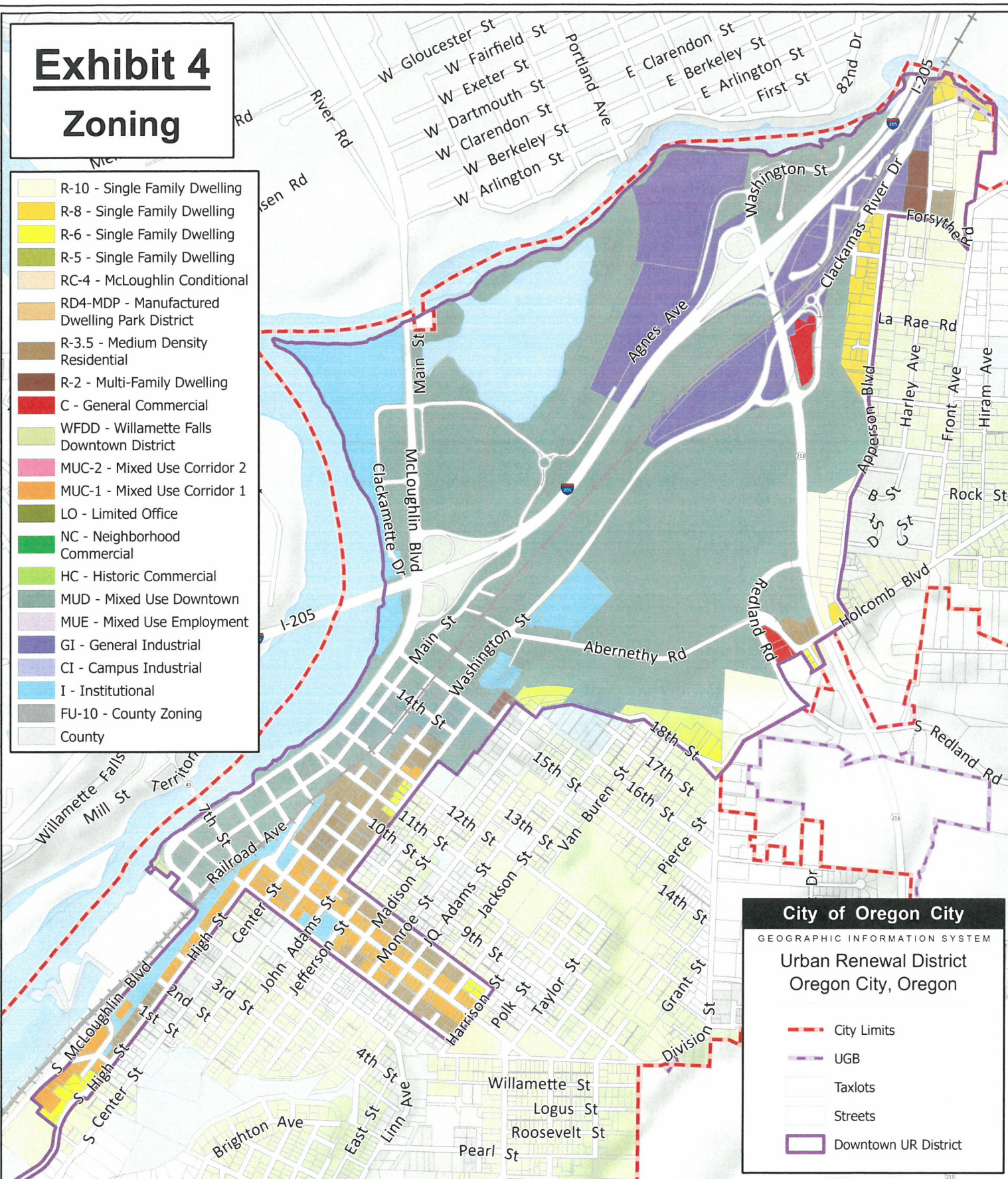
City of Oregon City  
P.O. Box 3040  
625 Center St  
Oregon City, OR 97045  
503-657-0891 phone  
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# Exhibit 4

## Zoning

- R-10 - Single Family Dwelling
- R-8 - Single Family Dwelling
- R-6 - Single Family Dwelling
- R-5 - Single Family Dwelling
- RC-4 - McLoughlin Conditional
- RD4-MDP - Manufactured Dwelling Park District
- R-3.5 - Medium Density Residential
- R-2 - Multi-Family Dwelling
- C - General Commercial
- WFDD - Willamette Falls Downtown District
- MUC-2 - Mixed Use Corridor 2
- MUC-1 - Mixed Use Corridor 1
- LO - Limited Office
- NC - Neighborhood Commercial
- HC - Historic Commercial
- MUD - Mixed Use Downtown
- MUE - Mixed Use Employment
- GI - General Industrial
- CI - Campus Industrial
- I - Institutional
- FU-10 - County Zoning
- County

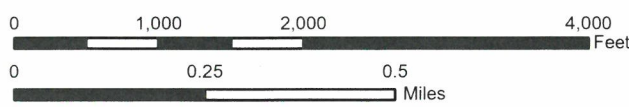


**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM

**Urban Renewal District**  
Oregon City, Oregon

- City Limits
- UGB
- Taxlots
- Streets
- Downtown UR District

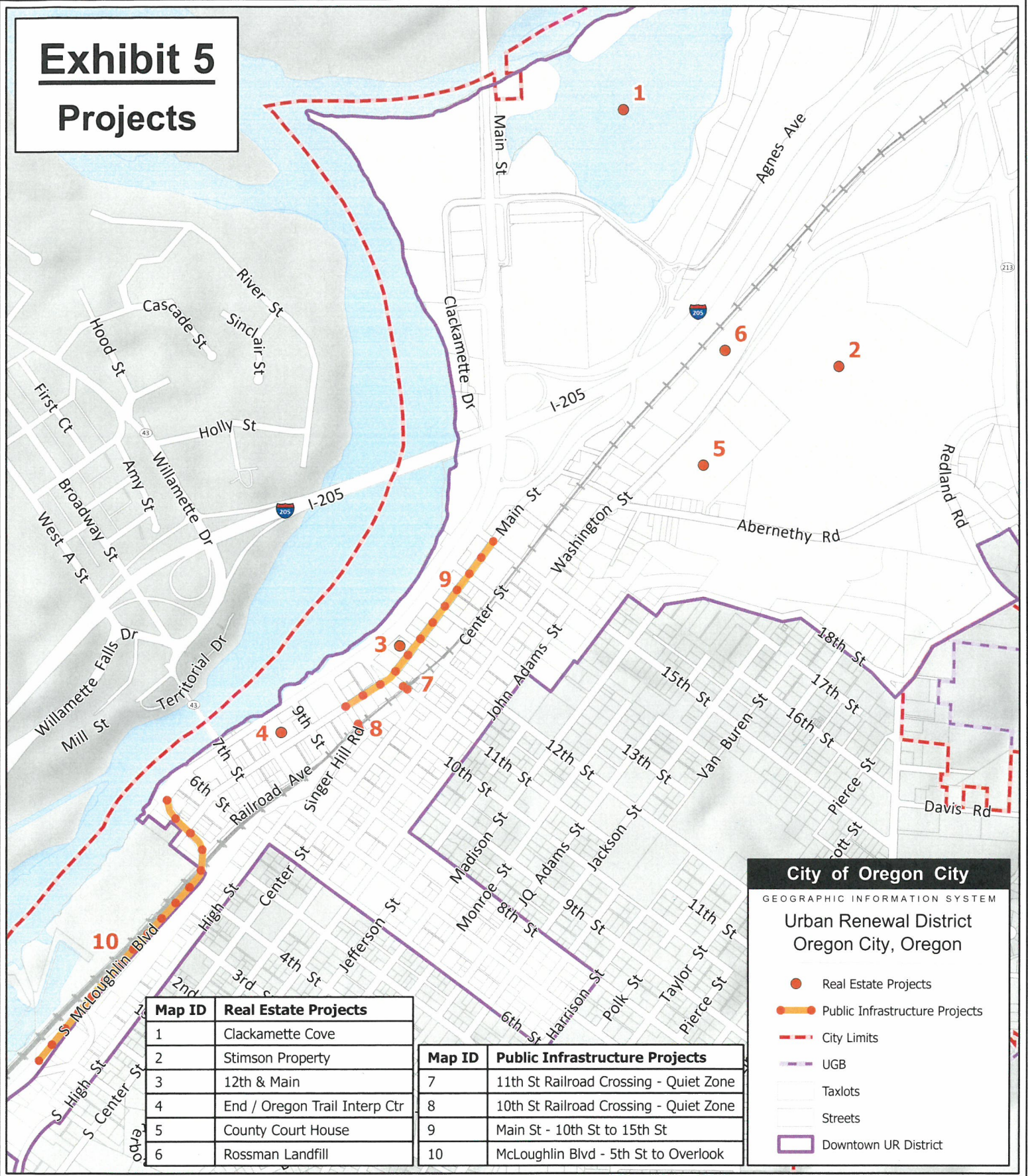
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Oregon City, OR 97045  
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# Exhibit 5 Projects



Map ID	Real Estate Projects
1	Clackamette Cove
2	Stimson Property
3	12th & Main
4	End / Oregon Trail Interp Ctr
5	County Court House
6	Rossman Landfill

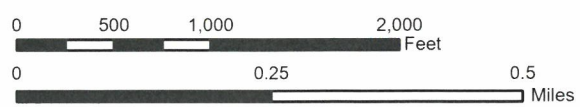
Map ID	Public Infrastructure Projects
7	11th St Railroad Crossing - Quiet Zone
8	10th St Railroad Crossing - Quiet Zone
9	Main St - 10th St to 15th St
10	McLoughlin Blvd - 5th St to Overlook

**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM

**Urban Renewal District  
Oregon City, Oregon**

- Real Estate Projects
- ▬ Public Infrastructure Projects
- - - City Limits
- ▬ UGB
- ▬ Taxlots
- ▬ Streets
- ▭ Downtown UR District

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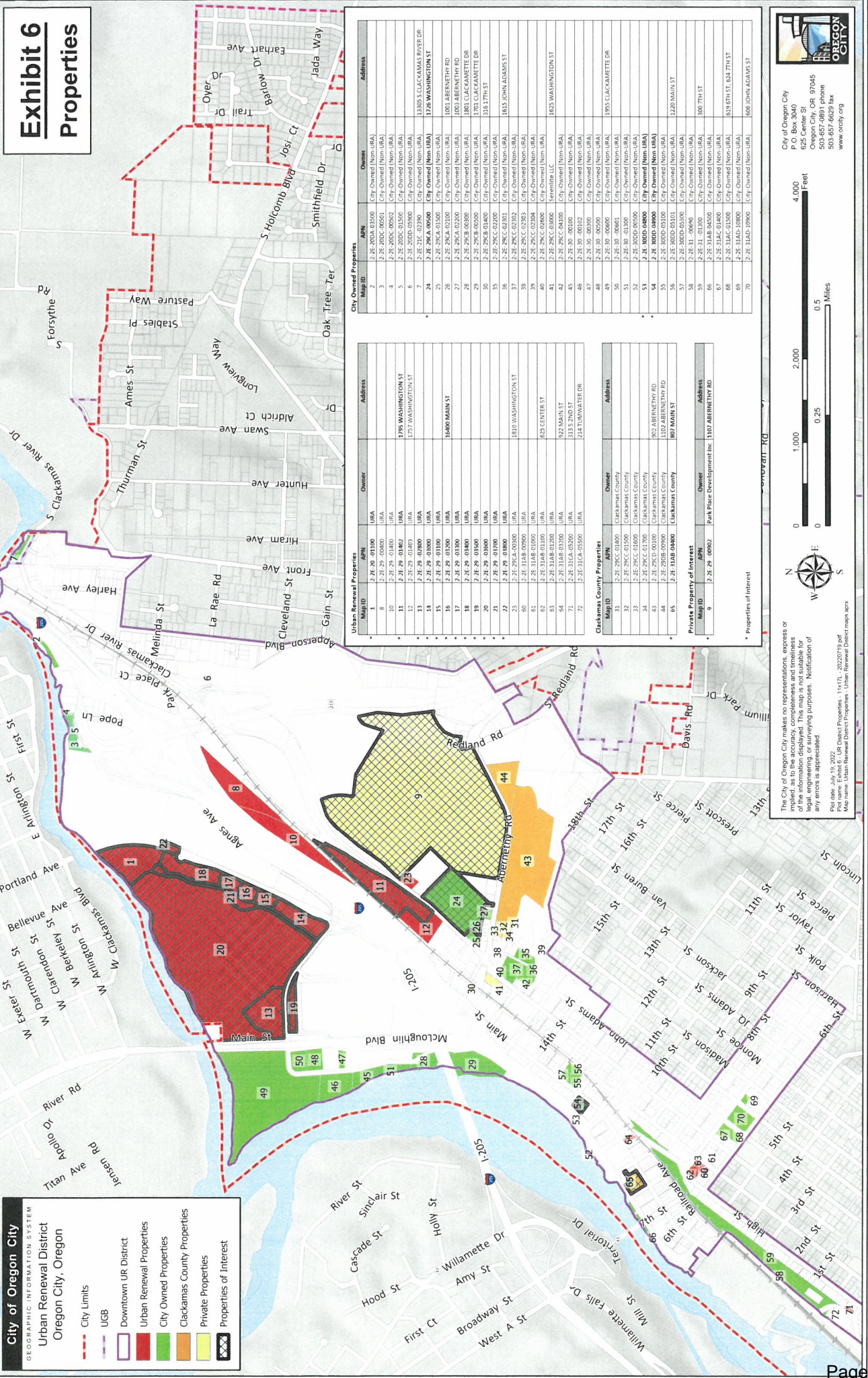


# Exhibit 6 Properties

**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM

**Urban Renewal District**  
Oregon City, Oregon

- City Limits
- UGB
- Downtown UR District
- Urban Renewal Properties
- City Owned Properties
- Clackamas County Properties
- Private Properties
- Properties of Interest



**City Owned Properties**

Map ID	APN	Owner	Address
2	2-ZE-200A-03300	City Owned (Non-URA)	
3	2-ZE-200C-06031	City Owned (Non-URA)	
4	2-ZE-200D-01500	City Owned (Non-URA)	
5	2-ZE-200D-01500	City Owned (Non-URA)	
6	2-ZE-200D-03900	City Owned (Non-URA)	
7	2-ZE-212E-02390	City Owned (Non-URA)	
24	2-ZE-2KA-00500	City Owned (Non-URA)	13305 S CLACKAMAS RIVER DR
25	2-ZE-295CA-01500	City Owned (Non-URA)	1726 WASHINGTON ST
26	2-ZE-295CA-02100	City Owned (Non-URA)	
27	2-ZE-295CA-02200	City Owned (Non-URA)	1001 ABERNETHY RD
28	2-ZE-295CA-02300	City Owned (Non-URA)	1001 ABERNETHY RD
29	2-ZE-295CA-02400	City Owned (Non-URA)	1001 ABERNETHY RD
30	2-ZE-295CA-02500	City Owned (Non-URA)	1001 ABERNETHY RD
31	2-ZE-295CA-02600	City Owned (Non-URA)	1001 ABERNETHY RD
32	2-ZE-295CA-02700	City Owned (Non-URA)	1001 ABERNETHY RD
33	2-ZE-295CA-02800	City Owned (Non-URA)	1001 ABERNETHY RD
34	2-ZE-295CA-02900	City Owned (Non-URA)	1001 ABERNETHY RD
35	2-ZE-295CA-03000	City Owned (Non-URA)	1001 ABERNETHY RD
36	2-ZE-295CA-03100	City Owned (Non-URA)	1001 ABERNETHY RD
37	2-ZE-295CA-03200	City Owned (Non-URA)	1001 ABERNETHY RD
38	2-ZE-295CA-03300	City Owned (Non-URA)	1001 ABERNETHY RD
39	2-ZE-295CA-03400	City Owned (Non-URA)	1001 ABERNETHY RD
40	2-ZE-295CA-03500	City Owned (Non-URA)	1001 ABERNETHY RD
41	2-ZE-295CA-03600	City Owned (Non-URA)	1001 ABERNETHY RD
42	2-ZE-295CA-03700	City Owned (Non-URA)	1001 ABERNETHY RD
43	2-ZE-295CA-03800	City Owned (Non-URA)	1001 ABERNETHY RD
44	2-ZE-295CA-03900	City Owned (Non-URA)	1001 ABERNETHY RD
45	2-ZE-30-00100	City Owned (Non-URA)	1615 JOHN ADAMS ST
46	2-ZE-30-00200	City Owned (Non-URA)	
47	2-ZE-30-00300	City Owned (Non-URA)	
48	2-ZE-30-00400	City Owned (Non-URA)	
49	2-ZE-30-00500	City Owned (Non-URA)	
50	2-ZE-30-00600	City Owned (Non-URA)	
51	2-ZE-30-00700	City Owned (Non-URA)	1955 CLACKAMETTE DR
52	2-ZE-300D-00500	City Owned (Non-URA)	
53	2-ZE-300D-00600	City Owned (Non-URA)	
54	2-ZE-300D-00700	City Owned (Non-URA)	
55	2-ZE-300D-00800	City Owned (Non-URA)	
56	2-ZE-300D-00900	City Owned (Non-URA)	
57	2-ZE-300D-01000	City Owned (Non-URA)	
58	2-ZE-300D-01100	City Owned (Non-URA)	1220 MAIN ST
59	2-ZE-31-01300	City Owned (Non-URA)	300 7TH ST
60	2-ZE-31AB-04500	City Owned (Non-URA)	
61	2-ZE-31AB-04600	City Owned (Non-URA)	
62	2-ZE-31AB-04700	City Owned (Non-URA)	
63	2-ZE-31AB-04800	City Owned (Non-URA)	
64	2-ZE-31AB-04900	City Owned (Non-URA)	
65	2-ZE-31AB-05000	City Owned (Non-URA)	
66	2-ZE-31AB-05100	City Owned (Non-URA)	
67	2-ZE-31AB-05200	City Owned (Non-URA)	
68	2-ZE-31AB-05300	City Owned (Non-URA)	
69	2-ZE-31AB-05400	City Owned (Non-URA)	
70	2-ZE-31AB-05500	City Owned (Non-URA)	1609 JOHN ADAMS ST

**Urban Renewal Properties**

Map ID	APN	Owner	Address
1	2-ZE-20-01100	URA	
8	2-ZE-29-00400	URA	
9	2-ZE-29-00500	URA	
10	2-ZE-29-00600	URA	
11	2-ZE-29-01400	URA	1705 WASHINGTON ST
12	2-ZE-29-01403	URA	1757 WASHINGTON ST
13	2-ZE-29-02800	URA	
14	2-ZE-29-03000	URA	
15	2-ZE-29-03100	URA	
16	2-ZE-29-03200	URA	
17	2-ZE-29-03300	URA	
18	2-ZE-29-03400	URA	
19	2-ZE-29-03500	URA	
20	2-ZE-29-03600	URA	
21	2-ZE-29-03700	URA	
22	2-ZE-29CA-03800	URA	
23	2-ZE-29CA-03900	URA	
60	2-ZE-31AB-00900	URA	
61	2-ZE-31AB-01000	URA	
62	2-ZE-31AB-01100	URA	
63	2-ZE-31AB-01200	URA	
64	2-ZE-31AB-01300	URA	
71	2-ZE-31CA-05200	URA	
72	2-ZE-31CA-05500	URA	

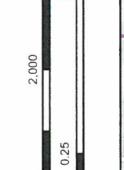
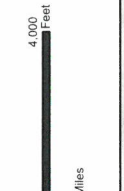
**Clackamas County Properties**

Map ID	APN	Owner	Address
32	2-ZE-29CC-01500	Clackamas County	
33	2-ZE-29CC-01600	Clackamas County	
34	2-ZE-29CC-01700	Clackamas County	
43	2-ZE-29CD-00100	Clackamas County	902 ABERNETHY RD
44	2-ZE-29DB-00900	Clackamas County	1102 ABERNETHY RD
65	2-ZE-31AB-03400	Clackamas County	1807 MAIN ST

**Private Property of Interest**

Map ID	APN	Owner	Address
9	2-ZE-29-00902	Park Place Development Inc	1107 ABERNETHY RD

City of Oregon City  
P.O. Box 3040  
622 Center St  
Oregon City, OR 97045  
Phone: 503.657.6623 fax: 503.657.6623  
www.oregocity.org



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Print date: July 10, 2022  
Print name: Exhibit 6 - UR District Properties - 11x17L - 20220710.pdf  
Map name: Urban Renewal District Properties - Urban Renewal District maps.aprx

**EXHIBIT 7 PROPERTIES**

**Table 1: Publicly Owned Property (with status as of June 30, 2022)**

Tax Map	Tax Lot	Property Description	Acquisition Status
2-2E-29	3600	Clackamette Cove – 52.85 acres	URD Own/Undeveloped
2-2E-29	2800	Clackamette Cove – 4.4 acres	URD Own/Undeveloped
2-2E-29	3700	Clackamette Cove – 2.60 acres	URD Own/Undeveloped
2-2E-29	3000	Clackamette Cove – 2.79 acres	URC Own/ Undeveloped
2-2E-29	3100	Clackamette Cove - .91 acres	URC Own/ Undeveloped
2-2E-29	3200	Clackamette Cove - 1.00 acres	URC Own/ Undeveloped
2-2E-29	3300	Clackamette Cove - .90 acres	URC Own/Undeveloped
2-2E-29	3400	Clackamette Cove – 3.16 acres	URC Own/ Undeveloped
2-2E-29	1100	Clackamette Cove – 5.22 acres	URC Own/ Undeveloped
2-2E-29	3800	Clackamette Cove - .50 acres	URC Own/ Undeveloped
2-2E-29	3500	Clackamette Cove – 1.24 acres	URC Own/ Undeveloped
2-2E-29	1402	Stimson Property (1795 Washington St) 6.83 acres	URC Own/Existing Structure/Further Development Needed
2-2E-30DD	4800	12 & Main - .27 acre	City Own/vacant lot/ Undeveloped
2-2E-30DD	4900	12 & Main - .16 acre	City Own/vacant lot/ Undeveloped
2-2E-31AB	4400	807 Main St. - .94 acre	County Own/County Court House/To be vacated
2-2E-29CA	500	1726 Washington St. – 7.65 acres	End of the Oregon Trail
2-2E-29CA	1500	1726 Washington St - .43 acres	End of the Oregon Trail
		Riverwalk P (falls access and viewing)	City owned

**Table 2: Private Property of Interest (with status as of June 30, 2022)**

Tax Map	Tax Lot	Property Description	Acquisition Status
2-2E-29	902	Rossmann Landfill (Park Place Dev., Inc.) – 1105 Abernethy RD – 65.53 acres	Private Ownership/Under Contract

**Table 3: Infrastructure Projects (with status as of June 30, 2022)**

Name	Tax Lot	Property Description	Acquisition Status
Quiet Zone	N/A	Railroad Track Crossings at 10 <sup>th</sup> and 11 <sup>th</sup> Streets	Union Pacific Railroad Owner/Federal Funding Approved. Local Match Required
McLoughlin Blvd. to Tunnel	N/A	6 <sup>th</sup> Street/McLoughlin through Tunnel to Tumwater Drive/McLoughlin	To be completed
Main Street	N/A	From 10 <sup>th</sup> to 15 <sup>th</sup> Street	To be completed

# Framework for Decision-Making Urban Renewal Project Procedures Diagram

