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**COMMUNITY  
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November 14, 2006

Larry George  
Land Use Chair  
Morningside Neighborhood Association  
1285 Centennial Court SE  
Salem, Oregon 97302

RE: CPC/ZC 06-6, PACTRUST, KUEBLER AT 27TH

Dear Larry,

It was good talking to you last night about the Morningside Neighborhood Association and its comments on the proposed PacTrust project on Kuebler Blvd. PacTrust had appeared twice at Morningside meetings to discuss its proposal, and after our last conversation, I was told that the Neighborhood Association would not be taking a position on this proposal, since it was not within the Morningside area. As a result, I was surprised to hear that the Neighborhood had discussed the project at another meeting, at which we had not been invited to attend, and then taken a position against it. I am also disappointed that the Neighborhood's position is based on a lack of accurate information about the extensive street improvements that will be made by, and as a direct result of, the PacTrust project.

The facts are as follows. First, the size of the project has been reduced from a total of 374,000 squ. ft. of building area to 314,000 squ. ft., of which 24,000 is planned to be a medical clinic. A Traffic Impact Analysis (TIA) has been prepared to determine the impact of the proposal, and the street improvements needed to address the impact. While your letter is basically correct in stating that the proposal will generate "10,000" trips per day (actually 9,660), what is missing is that if developed under the existing zoning (CO and RA) the site could generate 4,575 trips per day. Therefore, the net new trips that the proposal will generate is 5,085 above the existing zoning. To say only that the site will generate 10,000 trips per day is missing this other, important part of the story, and results in an exaggerated impression of the impact of the project.

During Neighborhood meetings there has been much discussion and misleading information presented about the TIA. However, at this point, both the City and ODOT have reviewed and approved the TIA. This includes its methodology, analysis, conclusions and recommendations. As a result of the TIA the City has specified the street system improvements that will be required. I have enclosed a copy of the City's approval letter, with the required improvements listed, for your information. These are the improvements that PacTrust will be required to provide. As noted in the letter, these are significant

improvements that will improve the street system beyond the impact of the project. These will be required by the City as conditions of approval.

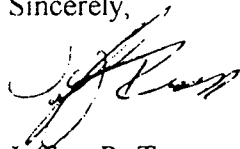
In addition, the City itself is at this time in the process of acquiring funding for additional improvements along Kuebler, and it is in the design phase for improvements to be built by 2008. Furthermore, as you may already be aware, last night the City Council voted to make future Kuebler improvements eligible for TSDC funding. Together with the improvements that would be required of PacTrust, this results in a comprehensive set of measures to improve the capacity of the Kuebler street system.

As you will note below, I am also submitting a copy of this letter to the City Planning Division case file, as the Applicant's response to the Neighborhood's comments.

I would be glad to meet with you, and other members of the neighborhood Board, to discuss the project and the improvements to the street system. Give me a call if you would like to do so. I would hope that these would be taken into account in your future comments on this project.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey R. Tross", written in a cursive style.

Jeffrey R. Tross

cc: City of Salem Planning Division