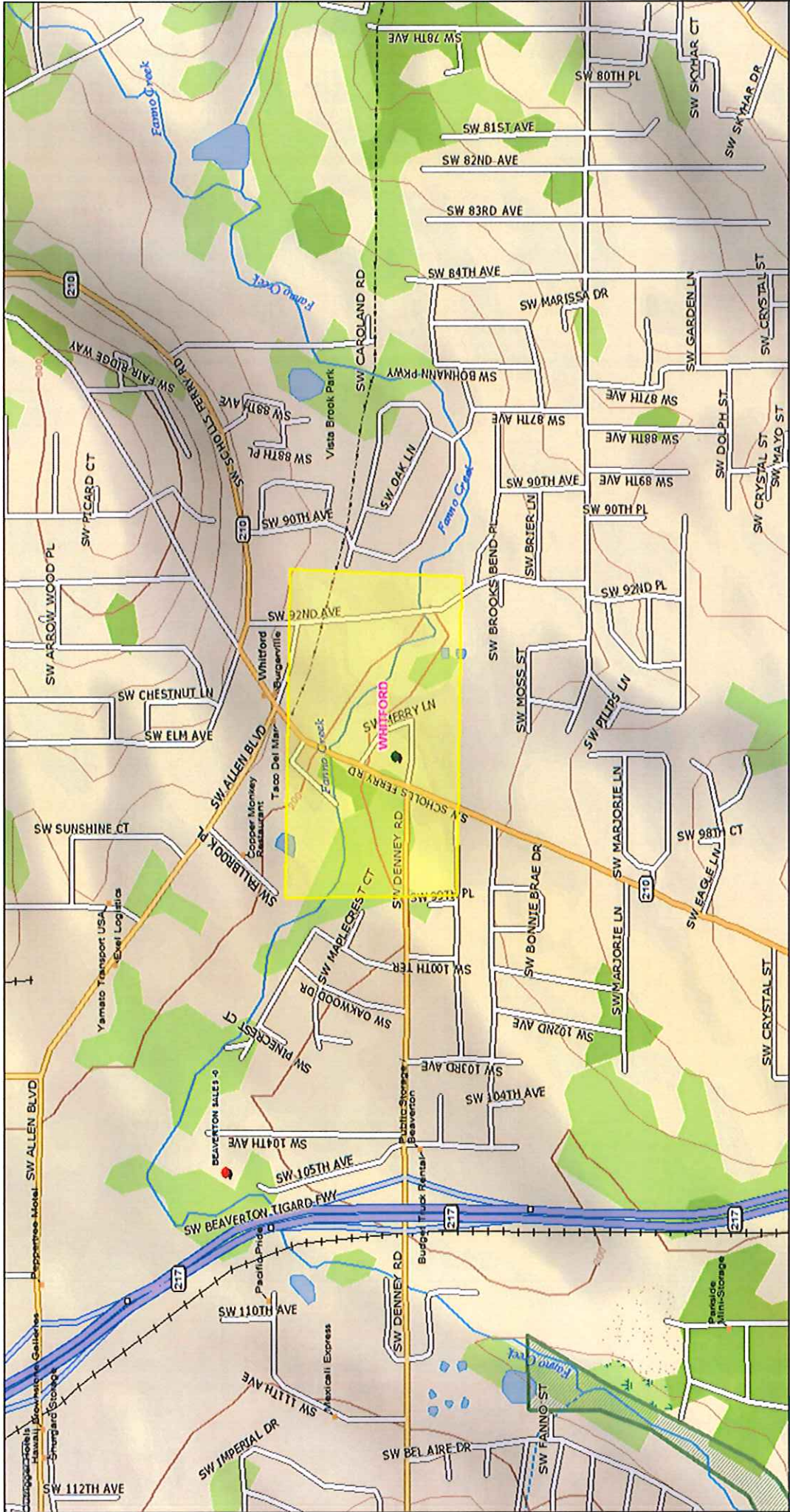
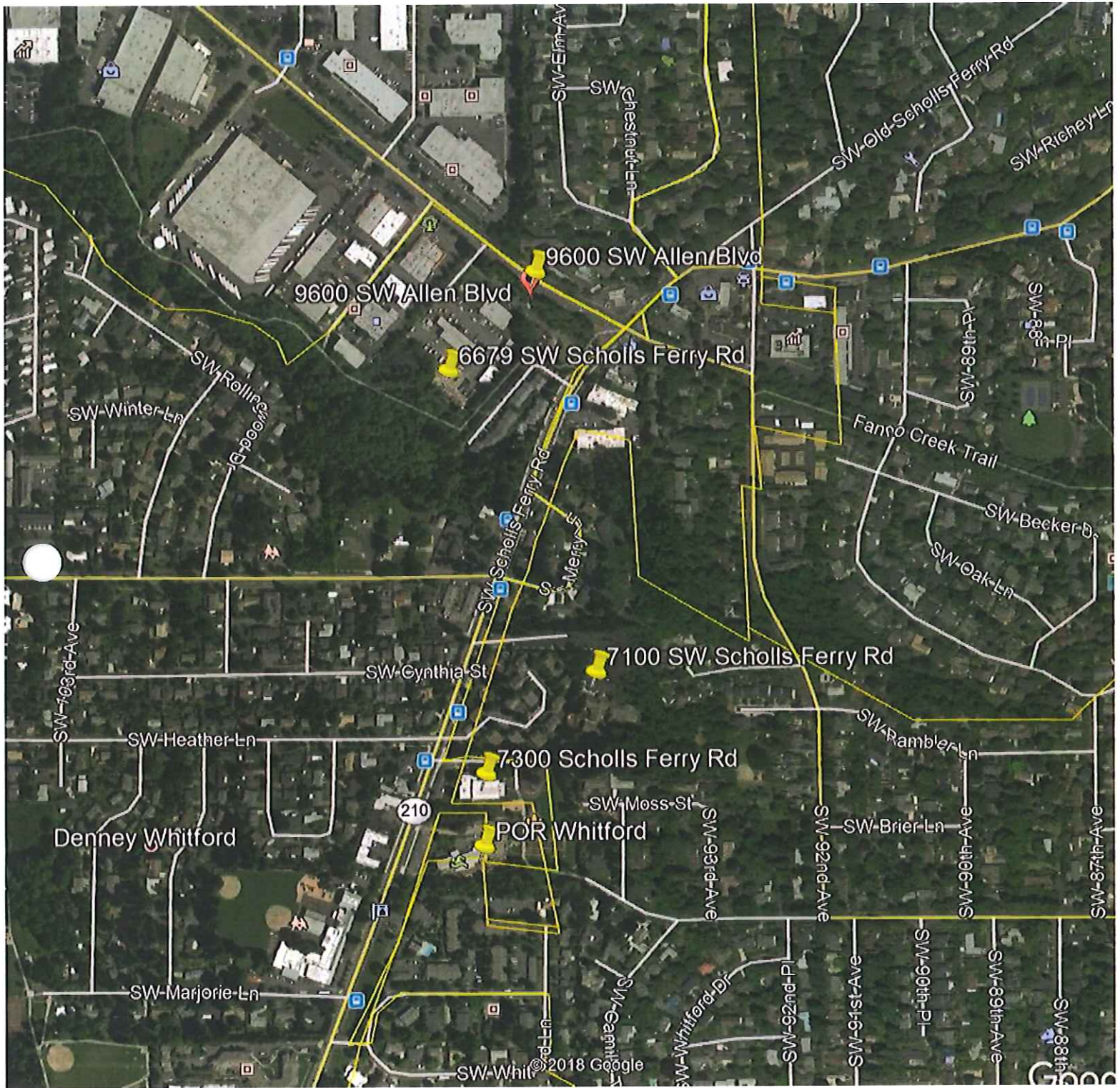


**EXHIBIT 18-ALTERNATIVE  
SITES ANALYSIS**




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| Address / Property Use  | Zone                           | Notes   |
|---|--------------------------------|---|
| 9600 SW Allen Blvd (6679 SW Scholls Ferry alt. address)<br>City of Beaverton Operations | Industrial                     | Property owner approached; City receptive, but when it came to finding a location to place the site, the Ops manager did not have spare area.   |
| 7100 SW Scholls Ferry Rd.<br>Portland Community Church                                  | Washington County R-15 and R-9 | Unable to meet setbacks in portions of the property that would be available to locate, and trees were very tall. Church undergoing renovation and improvements to parking lot and did not want to disturb areas that were part of those plans. Parking lot ruled out because of new paving, and other locations couldn't meet setbacks. |
| 7300 SW Scholls Ferry Rd.<br>Swim Center  | R7                             | Property owners couldn't find an agreeable location on the property that would accommodate setbacks.  |

**Zoning Notes:**

- Search area largely contained small-lot properties, with open spaces that include parks and natural areas
- Chosen candidate towards the southern half of the search area
- Candidate had not been annexed when the search first started; per maps, it was after 1/1/2015, when site plans already in process (Beaverton Ord. 4699)
- Industrial properties to the NW, west of maintenance yard (Operations yard): lots are small, cannot place a tower and meet setbacks. Limited areas where screening and vegetation could hide any new tower, building rooftops did not provide the requested height. Largest open spaces that do not interfere with traffic circulation or encroach on adjacent properties are in the front yards of the larger lots.