

Vinje, Paul

From: Reab's [jreab@comcast.net]
Sent: Thursday, August 07, 2008 2:44 PM
To: Russell, Kevin
Cc: Vinje, Paul
Subject: Pre-Development Meeting - The Human Bean Coffee Drive-Thru
Attachments: Truax Site Conceptual Layout - 9th & Beca.pdf; Or Maps - 1250 9th Street.pdf; IMG_0596.JPG

Hi Kevin,

Last week I met with Paul in Development Services for a preliminary discussion about developing a site on 9th Street for a coffee drive-through. Paul let me know that the next steps would be to forward all preliminary information, questions, and request a predevelopment meeting. Attached is a conceptual drawing of a Human Bean Drive-Thru at the proposed site located at 1250 9th Street, a tax lot map for the same location, and a picture of our Human Bean Drive-Thru operating at 9th Avenue & Hill Street in Albany.

The Human bean is an Oregon franchise with 47 stores, of which 28 are located in Oregon. The human bean has a very attractive architecture complimentary to the new and modern look that Corvallis is emerging with. We are also proud members of Farm Friendly Direct. This is a program that redirects profits from coffee bean sales back to the economically challenged communities where they are grown for educational services, water systems and other necessities to these communities. For more information you may visit our website: www.thehumanbean.com

I would like to schedule a pre-development meeting at your convenience. The proposed site is currently available and one of our favorites. Before we move forward, we would like to understand its feasibility. Our building in Albany was pre-fabricated by Seed To Cup Coffee Solutions and State Inspected. The building is 13' x 36' with complete ADA compliance. We do not offer any customer seating at our site. We would also like to consider stick building the structure in Corvallis using local contractors. At this time, our questions are almost entirely site related and as follows:

- 1) With a maximum of 3 employees on site at one time, how many bicycle and car parking spaces would be required?
- 2) How much landscaped space will be required?
- 3) Does our layout meet The POD requirements?
- 4) Does our layout meet the ADA requirements?
- 5) Can you clarify site access requirements?
- 6) Will a public hearing be required to establish business?

I'm sure there will be other questions as we progress. Please let me know when we might be able schedule the meeting and feel free to contact us with any questions.

Best Regards,

Jay Reab
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