



LA GRANDE URBAN RENEWAL PLAN

City of La Grande, Oregon

Adopted November 17, 1999 by Ordinance Number 2950, Series 1999

Amended by Ordinance Number 2963, Series 2000 (Revised District Boundaries)

Amended by Resolution Number 4456, Series 2005 (Sidewalk Improvements)

Amended by Resolution Number 4461, Series 2005 (Library Project)

Amended by Resolution Number 4608, Series 2011 (IOOF Property Acquisition)

Amended by Resolution Number 4656, Series 2013 (Various Project Revisions)

Adopted by Ordinance Number 3211, Series 2013 (Various Project Revisions)

This working document reflects the official Ordinance Number 2950, Series 1999, and incorporates all amending Resolutions and Ordinances, listed above, as a codified document. Revised and reformatted February 2014.

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I. INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the La Grande Urban Renewal Area (the “Area”). It was prepared with the guidance of the Urban Renewal Advisory Committee, and contains the information required under Chapter 457 of Oregon Revised Statutes (“ORS 457”). It is accompanied by an Urban Renewal Report (the “Report”) which contains the detailed background information required under ORS 457.085.

The Plan governs the actions of the La Grande Urban Renewal Agency (the “Agency”). It was adopted by Ordinance of the City Council of the City of La Grande (the “Council”). It is intended to cure and prevent conditions of blight, as described in the Report, and improve physical, economic and social conditions within the Area.

II. CITIZEN INVOLVEMENT

Preparation of the Plan has been overseen by a citizens advisory committee composed of citizens, property owners, business owners and representatives of other interested parties. The proposed Plan was presented and discussed at a public meeting, at a meeting of the Planning Commission and at the hearing before the City Council.

The implementation of the Plan will be undertaken by the Agency with the advice of an ongoing Urban Renewal Advisory Committee, whose members will be appointed by the Agency. The Agency will use a variety of media to inform and involve citizens in Plan implementation and in potential future amendments to the Plan.

III. MISSION, GOALS AND OBJECTIVES

The mission of the Plan is:

- To revitalize La Grande’s Central Business Zone (CBZ) by:
- investing in public improvements and public/private development partnerships in the CBZ and
 - facilitating the development of commercial and industrial parts of the Area to create jobs and income which will provide economic support to the CBZ.

The goals and objectives of the Plan are as follows:

A. Goal 1: Revitalize Downtown

Revitalize the Central Business Zone by building on its historic character, expanding the mix of goods and services offered and developing public spaces and amenities.

Objectives:

1. Develop Unused and Underused Properties

Assist property owners in redevelopment of vacant or underused properties and/or acquire properties for redevelopment.

2. Improve Sidewalks and Streetscape

Implement recently developed streetscape plans to promote a stronger pedestrian environment.

3. Restore Historic Resources

Obtain designation as an historic district. Assist property owners in restoring historic buildings.

4. Rehabilitate Upper Stories for Residential Use

Assist property owners in meeting code requirements for rehabilitating multi-story buildings for residential use.

5. Provide Ample and Well Located Parking Facilities

Ensure that public parking facilities are sufficient to support increased commercial activity.

B. Goal 2: Create High Quality Family Wage Jobs

Promote industrial and commercial development that generates high quality family wage jobs and income for the community and creates sustainable and environmentally sound economic vitality.

Objectives:

1. Provide Public Improvements and Infrastructure to Support Job-Creating Development

Provide planning and funding for public improvements, including streets, utilities, telecommunications and other facilities, in support of development that will create a range of types of jobs for residents of La Grande.

2. Help Provide Appropriate Sites for Businesses Creating Family Wage Jobs

Assist in land assembly and infrastructure development for a “higher end” business park to attract businesses that create family wage jobs.

3. Leverage Urban Renewal Efforts with Those of Other Economic Development Organizations

Work in a close, collaborative way with the City of La Grande (the “City”), Union County (the “County”), the Union County Economic Development Corporation, the Oregon Economic Development

Department, and other State and Federal agencies to bring jobs and industry to La Grande.

4. Create the Greatest Benefits from the Presence of Eastern Oregon University (“EOU”).

Continue and enhance the relationship with EOU as a means of attracting and retaining job creating businesses.

C. Goal 3: Retail Development

Promote the development of a greater range of retail services for residents and visitors. Allow residents to fill their shopping needs within the community. Provide greater services for travelers on I-84. Both types of retail will help create retail and service jobs within the community.

Objectives:

1. Provide Public Improvements to Sites for Retail Development

Plan and develop infrastructure and public facilities to encourage retail and mixed-use projects containing retail.

2. Identify Opportunities for Retail Development

Provide professional market analysis to identify particular retail opportunities for the Area.

3. Work with Chamber of Commerce and Other Agencies to Promote Retail Trade

Work in concert with other organizations and agencies (e.g. Chamber of Commerce, Oregon Economic Development Department) to promote retail trade in the Area.

D. Goal 4: Housing

Promote the development of a range of housing within the Area, especially rental units and housing units as part of mixed use development in the CBZ.

Objectives:

1. Plan for a Range and Mix of Housing Types

Work with the City of La Grande to ensure that planning and zoning within the Area allows rental units and residential units as part of mixed use projects, including residential, retail, office and entertainment uses.

2. Develop Public Facilities and Infrastructure in Support of Housing Development

Plan, design and develop parks, open spaces and recreational facilities to provide amenities that support the development of a range of housing. Plan and develop infrastructure and public facilities to encourage housing.

3. Use a Variety of Public Resources to Promote Housing

Take advantage of federal, state and local programs to promote the development of housing within the Area. These may include financing and other incentive programs.

E. Goal 5: Transportation

Take full advantage of public and private transportation via Interstate 84, the Railroad and the Union County Airport.

Objectives:

1. Restore Passenger Rail Service

Work with Amtrak and government offices (federal, state and local) to restore passenger rail service to La Grande as part of a Portland to Boise line.

2. Improve The Functioning Of Adams Street As A Local Arterial.

Work with the Oregon Department of Transportation (ODOT) to improve Adams Avenue so that it better serves commercial and mixed use development fronting the street.

3. Promote Bike Use by Providing Bicycle Routes, Lanes and Parking

Plan and develop bike routes, bike lanes and bike parking facilities to promote the use of bicycles as an alternative form of transportation.

4. Improve and Expand Pedestrian Facilities

Plan and develop pedestrian facilities as appropriate within the Area, including improved sidewalks, pedestrian paths, street furniture and other facilities.

5. Improve Transit Service Within the Area

Provide facilities for Community Connections, the transit service for seniors and the disabled.

F. Goal 6: Community Facilities

Promote the development of community facilities that benefit the Area, including but not limited to parks, a library, a fire station, and City offices.

Objectives:

1. Help Determine Need For Community Facilities That Benefit The Area

Participate in planning efforts for public facilities within the Area.

2. Assist in Financing Facilities in Proportion to the Benefits to the Area

Assist in project funding in an amount proportional to the degree the public facility serves the Area.

IV. URBAN RENEWAL AREA OUTLINE

The Plan calls for a range of projects within the Area. Within the Central Business Zone (“CBZ”) projects will include improvement of streetscape and parking facilities. Along Adams Avenue to the west and southeast of the CBZ, projects will include street improvements, streetscape improvements and potential acquisition and assembly of redevelopment sites. In the part of the Area south of Gekeler Lane, the Plan calls for acquisition of property and development of a business park. Along the Cove Avenue corridor, the Plan calls for street and streetscape improvements as well as potential acquisition and assembly of redevelopment sites. Throughout the Area, the Plan provides for financial assistance to business and property owners for the rehabilitation or redevelopment of their buildings or leased space. The Plan further provides for proposing the adoption of design guidelines and/or standards to govern development within part or all of the Area.

V. URBAN RENEWAL AREA BOUNDARIES

The boundaries of the Area are shown in Figure 1. and a legal description of the boundaries is provided in Exhibit A. to the Plan. The Area contains 525.9 acres, or 19.0% of the total acreage of the City of La Grande (2,763 acres). In FY 1998/99, the last year for which data were available during the preparation of the Plan, the total assessed value of the Area is estimated to be \$55,780,853, or 15.4% of the total assessed value of the City of La Grande.

VI. URBAN RENEWAL PROJECTS

This Plan authorizes the Agency to undertake a variety of urban renewal projects and activities to achieve the goals and objectives stated in Section II and to implement the outline in Section III. These are described below. (Some of the projects were first described as part of the “City of La Grande Downtown Design Plan, referred to as the “CBZ Plan.”).

A. Adams Avenue (Greenwood Street – Fourth Street) Improvements

(Project Removed by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

B. Streetscape Elements

Streetscape elements to include but not limited to street trees, street lights and street furniture such as drinking fountains, benches, bicycle racks, trash receptacles, tables and planters. Streetscape elements will be installed in the downtown area of the District.

(Project ranked 4 of 10; Text changes by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

C. Develop Gateways at the East and West Entrances to La Grande on Highway 30

Gateway improvements at the east and west entrances to La Grande will consist of structural and graphical features that “announce” to the traveler that he/she is entering the Area. The specific location of these gateway features will be determined in the course of future planning.

(Project ranked 8 of 10 by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

D. Assist in the Attraction and Development of a High Quality Hotel in the CBZ

The Agency will undertake a variety of actions to promote the development of a high quality hotel within the CBZ. Such actions may include detailed feasibility studies, issuance of request for development proposal, acquisition and disposition of a site and development of related public improvements. Property to be acquired in connection with this project will be identified in the Plan prior to acquisition.

(Project ranked 10 of 10 by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

E. Prepare and Implement Downtown Parking Management Plan - Develop and/or Improve Public Parking Facilities in the CBZ

A Parking Management Plan for the CBZ will be undertaken and implemented. Implementation will include the development of off-street facilities as well as revisions to on-street parking. The Agency may acquire and improve land for parking facilities or invest in the improvement of existing facilities. The Agency will support consideration of a public parking district which could assume the responsibility for operation and maintenance of such facilities.

(Project ranked 7 of 10 by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

F. Provide Financial Assistance to Property and/or Business Owners in the Rehabilitation of Buildings (Historic or Non-Historic) and/or Redevelopment of Sites within the Area.

The Agency will establish a financial assistance program that will provide loans of various types at or below market rates and/or grants to business and/or property owners for the rehabilitation or redevelopment of historic and non-historic buildings within the Area. Generally the program will target multi-tenant commercial buildings, mixed commercial/residential buildings and industrial buildings of any type. The Agency will adopt criteria for approval of applications for financial assistance and will adopt rules and regulations as necessary for administration of the program.

(Project ranked 1 of 10 by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

G. Promote Reuse of Union Pacific Depot

(Project Removed by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

H. Develop Street, Streetscape and Infrastructure Improvements on East Adams Avenue ((Greenwood Street to Gekeler Lane) and Cove Avenue (Island Avenue to Interstate 84) to Enhance the Commercial Environment

(Project Removed by Resolution Number 4656, Series 2013. And Ordinance Number 3211, Series 2013)

I. Assist in Assembling Redevelopment Sites within the Area in Response to Specific Development Proposals

The Agency may assist in the redevelopment of specific sites within the Area by undertaking or completing the assembly of the site. Such actions will be taken only in response to a known development opportunity. Property to be acquired in connection with this Project will be identified in the Plan prior to acquisition.

(Project ranked 5 of 10 by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

J. Assist in Developing a Business Park For Businesses Creating Family Wage Jobs

This project will include planning and feasibility analysis, acquisition and assembly of land, development of roads and infrastructure and marketing and promotion for a higher end business park. The business park is intended to attract occupants that create family wage jobs.

(Project ranked 2 of 10 by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

K. Develop and Propose Adoption of Design Standards for the CBZ and Adams and Cove Commercial Corridors

(Project Removed by Resolution Number 4656, Series 2013. And Ordinance Number 3211, Series 2013)

L. Pedestrian and Bicycle Improvements

New sidewalks which conform to the minimum current City standards in place, in addition to those listed under roadway improvements are recommended for a number of streets in the Area. Bicycle and Pedestrian

improvements to be made throughout the Area should conform to the City of La Grande Pedestrian-Bicycle Improvement Plan, adopted by Ordinance 3058, Series 2007, where applicable, to include but not limited to: shared bicycle use on Adams Avenue, from Alder Street to Fourth Street, Washington Avenue, from Oak Street to Sixteenth Street. Bike lanes on Cove Avenue, Adams Avenue from Sixteenth Street to Gekeler Lane.

(Project Ranked 9 of 10; Text changes by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

M. Bicycle Improvements

(Project Removed and Combined with “L” by Plan Amendment Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

N. Infrastructure Improvements

The Agency may provide funds for infrastructure improvements, including streets, sidewalks, streetscape, water, sanitary sewer, storm drainage, power and telecommunications - necessary for the completion of private or public development projects within the Area that the Agency finds further the objectives of the Plan. The Agency will seek wherever practicable alternative sources of funding, such as grants, in conjunction with or in lieu of the use of tax increment revenues.

*(Amendment for Sidewalk Project, Resolution Number 4456, Series 2005)
(Project ranked 6 of 10 by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)*

O. Provide Business Development Assistance

The Agency may develop programs and policies to provide grant or loan funds for business development activities within the District. These funds may be used for such activities as: small business start-up costs, cooperative marketing, retention, expansion and recruitment activities.

(Project Ranked 3 of 10; Project Added by Resolution Number 4656, Series 2013, and Ordinance Number 3211, Series 2013)

VII. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES

The Plan conforms to and is controlled by the City of La Grande’s Comprehensive Plan in terms of land use. The Plan relates closely to relevant objectives and policies within the Comprehensive Plan as described below:

A. Citizen Involvement

Objective – Develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Policies – That citizens have an opportunity to participate in all phases of the planning process.

As stated in Section II. of the Plan, the Agency has prepared the Plan with the assistance of the La Grande Urban Renewal Advisory Committee and will seek the Committee's advice in matters of Plan implementation and potential future amendment.

B. Open Spaces, Scenic and Historic Areas, and Natural Resources

Objectives - 2. To develop programs that will: (2) protect scenic and historic areas and natural resources for future generations, and (3) promote healthy and visually attractive environments in harmony with the natural landscape character.

Goals - 4. The City of La Grande should facilitate the recognition of historical structures important to the heritage of the La Grande area.

The Plan will result in the development of attractive streetscape and visually attractive environments as well as provide financial assistance for the rehabilitation and restoration of historic buildings.

C. Economy

Objective- 1. To diversify and improve the economy of La Grande and vicinity by utilizing the local resources.

2. To encourage increased employment opportunities for residents of the City and vicinity.

3. Diversification of the economic base of the City and the expansion of seasonal employment opportunities to year-round status whenever possible.

4. To encourage the siting of industrial parks.

5. To provide areas suitable and desirable for those retail, wholesale, service tourist and other similar commercial activities which are needed in the community.

6. To preserve the area's commercial vitality.
7. To provide areas suitable and desirable for industrial activities.

Policies – 2. That the City will encourage additional industrial and non-industrial development in the area, providing such development does not have a detrimental effect on living conditions.

3. That expansion of commercial development be limited to presently planned commercial areas.
4. That adequate and convenient off-street parking to accommodate customers and employees be provided in commercial areas.
5. That the Central Business District retail and service uses be concentrated and consolidated rather than geographically expanded.
8. That the grouping of commercial uses in such a manner as will facilitate customer involvement from one store to another be encouraged.

The Plan seeks to revitalize the Central Commercial Zone and the Adams Avenue and Cove Avenue commercial corridors and promote intensification of areas already planned for commercial use. In the CBZ the Plan will facilitate commercial activity by providing streetscape improvements and off-street parking. The Plan also seeks to provide an environment for job-generating businesses that will diversify the economy.

D. Housing

Objective – 1. To provide for the housing needs of the citizens of La Grande, and to support development of an adequate supply of housing in terms of quantity, quality and availability especially to groups, such as low and moderate income households, elderly and handicapped households.

4. To provide areas suitable and desirable for all types of single and multiple family residential uses which have or will need public water and sewerage services, commercial and education support facilities and employment opportunities.

Policies - 2. That an adequate housing supply will be encouraged through development of new dwelling units, maintenance or rehabilitation of existing units, and removal of dwelling units unsuitable for rehabilitation.

The Plan meets housing objectives and policies through its providing financial assistance for the rehabilitation of buildings that will likely include upper story apartment units and for the development of mixed use (commercial and residential) projects within the Area.

E. Transportation

Transportation Planning Goals:

Transportation Access and Options

2. Improve personal mobility and access to transportation services by expanding the variety and availability of travel modes throughout the region.

Transportation System

3. Ensure the integration of adequate bike and pedestrian pathways through the community, particularly to connect schools and activity centers.

The Plan furthers Transportation goals through improvements to streetscape within the CBZ, improvements to the Adams and Cove Avenue commercial corridors and pedestrian and bicycle improvements on various streets within the Area.

VIII. PROPOSED LAND USES

Land uses within the Area are governed by the City of La Grande Comprehensive Plan and the La Grande Development Code. The land use zones found within the Area are shown in Figure 2. Any changes to the Comprehensive Plan or Development Code that affect the Area shall be apply to the Area without any further action required of the Council or the Agency.

Any amendments to the Comprehensive Plan or Development Code that may be found desirable in the implementation of the Plan shall be proposed for adoption by the Council and shall be reviewed and considered in the manner prescribed by Council for Comprehensive Plan or Development Code amendments.

IX. RELOCATION METHODS

The Plan does not presently provide for the acquisition of property which would require the temporary or permanent relocation of persons living in or businesses situated in the Area. If in the course of acquiring property for projects identified in the Plan, or if the Plan is amended to authorize the acquisition of property for redevelopment and in the course of such acquisition businesses or houses are required to relocate, provisions will be made by the Agency for relocation in accordance with the requirements of ORS 281.045 to 281.105.

Prior to any displacement of residents or businesses, a Relocation Plan will be adopted. The Relocation Plan will conform to the Oregon Uniform Relocation Act and to other applicable statutory requirements.

X. PROPERTY ACQUISITION AND DISPOSITION

The Agency may acquire and dispose of land when necessary for the projects authorized in the Plan. Land acquired for public improvements such as streets, utilities, parking facilities and buildings owned by and operated for the benefit of the public may be acquired without any further action of the Agency. Land to be acquired for disposition for development or redevelopment by private parties must be identified in the Plan by map and tax lot number or by legal description. The Agency may acquire land by condemnation if necessary to undertake the projects authorized by the Plan.

The following properties may be acquired by the Agency pursuant to the Plan.

[None identified at time of Plan adoption. (Ordinance Number 2950, Series 1999)]

- Downtown Bohnenkamp Parcel, Lots 2, 3 and 4 of Tax Lot 7200, in Block 106 of Chaplain's Addition; (*Resolution 4352, Series 2000*)
- La Grande Public Library Construction Project (*Resolution 4461, Series 2005*)
- International Order of Odd Fellows Building/State Theatre Building, 1106 Adams Avenue, (*Resolution Number 4608, Series 2011*)

XI. TAX INCREMENT FINANCING

The Plan will be financed using a combination of revenue sources. These include:

- tax increment revenues, described in more detail below;
- advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- loans, grants, dedications or other contributions from private developers and property owners; and
- any other source, public or private.

Revenues obtained by the Agency will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

A. Tax Increment Financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency as provided in ORS 457.420 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects, including but not limited to increases in costs due to reasonably anticipated inflation, in the Plan and the schedule for their completion is \$21,992,525. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

B. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of La Grande in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

XII. AMENDMENTS TO THE PLAN

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

A. Substantial Amendments

Substantial amendments shall require the notice, hearing and approval procedures required of the original plan by statute. Substantial amendments are:

- 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;
- increasing the maximum amount of indebtedness (excluding indebtedness issued to refinance or refund existing indebtedness) that can be issued or incurred under the Plan.

B. Other Amendments

1. Council-Approved Amendments

Council-Approved amendments to the Plan shall require approval by the Agency by Resolution, consultation with affected taxing districts, Planning Commission review and approval by the City Council by Non-Emergency Ordinance, but shall not require the special notice procedures stated in ORS 457.120. Such amendments are defined as:

- a) Adding a project, activity or program that is estimated to cost in excess of the equivalent of \$100,000 in fourth quarter 1999 dollars over the duration of the Plan. The \$100,000 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 quarterly by the Engineering News Record.
- b.) Revising the scope of a project described in the Plan so that increase in cost is in excess of the equivalent of \$100,000 in fourth quarter 1999 dollars over the duration of the Plan. The \$100,000 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 quarterly by the Engineering News Record.

2. Minor Amendments

Minor amendments shall require approval by the Agency by Resolution. Minor amendments include all amendments so defined within the text of the Plan, those amendments which are not substantial amendments or Council-approved amendment and those defined below.

- a) Identifying land for acquisition for disposition and redevelopment (as distinguished from land acquired for public facilities).
- b) Adding projects or activities that are estimated to cost less than or equal to the equivalent of \$100,000 in fourth quarter 1999 dollars over the duration of the Plan. The \$100,000 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 quarterly by the Engineering News Record.
- c) Revising projects or activities so that the increase in cost is estimated to be less than or equal to the equivalent of \$100,000

in fourth quarter 1999 dollars over the duration of the Plan. The \$100,000 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 quarterly by the Engineering News Record.

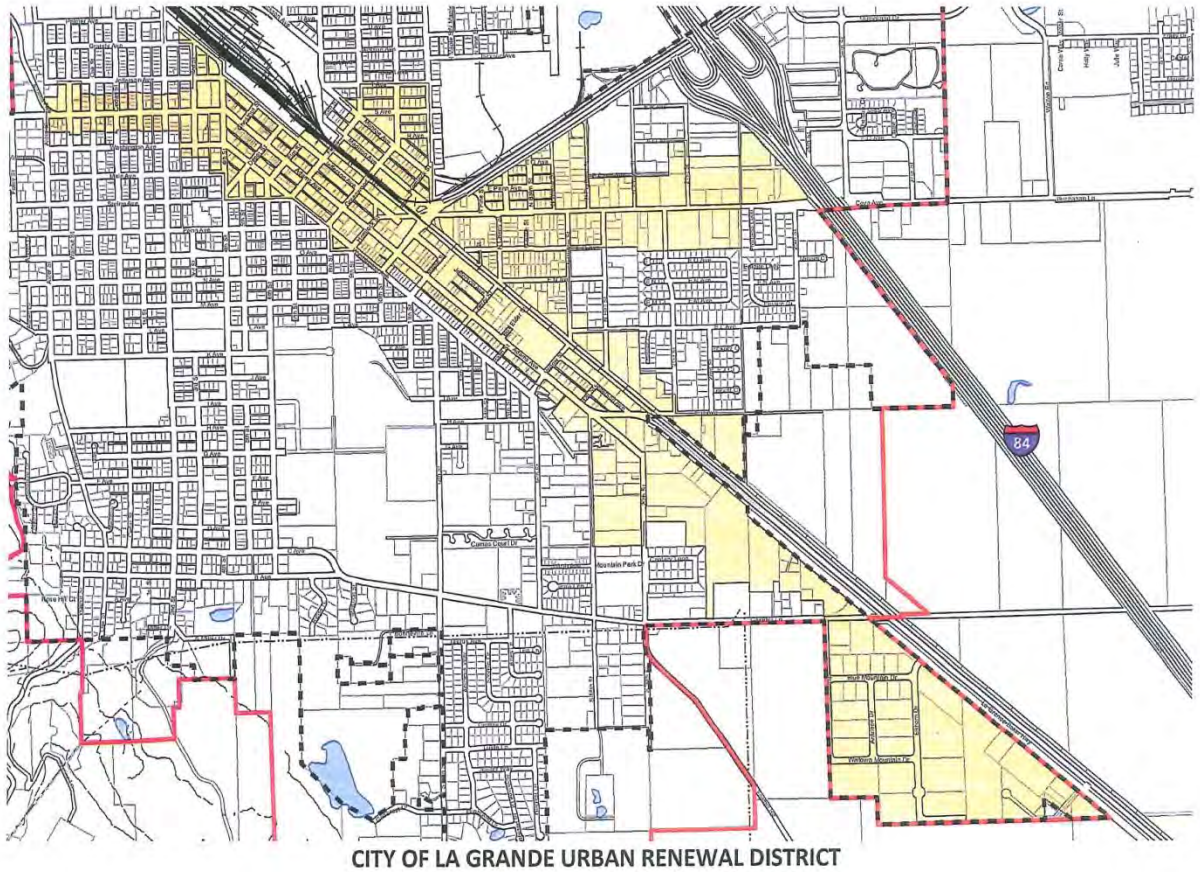


Figure 1.

Exhibit “A”

(Revised and Adopted by Ordinance Number 2963, Series 2000)

**REVISED LEGAL DESCRIPTION
CITY OF LA GRANDE
URBAN RENEWAL DISTRICT**

All land bounded by the following described line, said land being in Sections 4, 5, 6, 8, 9, 15 and 16 of Township 3 South, Range 38 East of the Willamette Meridian, all within the Limits of the City of La Grande, more particularly described as follows:

Beginning at a point in Chaplin’s Addition to the City of La Grande, said point being the center line intersection of “T” Avenue and North Spruce Street;

Thence, in a southerly direction along said Spruce Street center line to its intersection with the center line of Island Avenue, also known as Wallowa Lake Highway, Oregon State Highway Number 82;

Thence, northeasterly along the center line of said Highway to its intersection with the center line of Portland Street extended northerly;

Thence southerly along the center line of said Portland Street to its intersection with the center line of Penn Avenue extended westerly;

Thence, easterly along the center line of said Penn Avenue to its point of Terminus, said point lying twenty feet (20’) southerly of the Southeast corner of Lot 5, Block 5, of the Home Investment Addition to the City of La Grande;

Thence, northerly along the east line of said Lot 5 extended southerly to the said Southeast corner of Lot 5;

Thence, northerly along the east lines of said Lot 5 and Lot 2 of said Block 5 to the Northeast corner of said Lot 2;

Thence, along the east line of said Lot 2 extended northerly to its intersection with the centerline of East “Q” Avenue;

Thence, easterly along the center line of East “Q” Avenue to its intersection with the center line of 21st Street;

Thence, southerly along Twenty-First Street to a point twenty-five feet (25’) westerly of the Southwest corner of Parcel Number Three of Partition Plat Number 1991-02 as filed in Plat Cabinet A-280, Microfilm Number 135984 of the Union County Records;

Thence, easterly along the south line of said Parcel Three extended westerly to the Southwest corner of said Parcel Three;

Thence, easterly along the south line of said Parcel Three and said south line extended easterly to its intersection with the west line of McWhirter's Addition to the City of La Grande;

Thence, northerly along said west line to the Northwest corner of said McWhirter's Addition;

Thence, easterly along the north line of said McWhirter's Addition to its intersection with the westerly right-of-way of Interstate Highway Number 84, also known as the Old Oregon Trail Highway;

Thence, southeasterly along said right-of-way to its intersection with the northerly right-of-way line of East Cove Avenue;

Thence, southerly and westerly along said right-of-way to its intersection with the said west line of McWhirter's Addition, said point also being on the west line of the Southeast One-Quarter of the Southwest One-Quarter of Section 4, Township 3 South, Range 38 East of the Willamette Meridian;

Thence, southerly along the west line of said Quarter-Quarter Section to the Southwest corner thereof;

Thence, southerly along the west line of the Northeast One-Quarter of the Northwest One-Quarter of Section 9, Township 3 South, Range 38 East of the Willamette Meridian, said line also being the west line of the Progress Plaza Addition to the City of La Grande, to its intersection with the north line of Eagle Cap Estates Subdivision extended easterly;

Thence, westerly along said line extended and the said north line of Eagle Cap Estates Subdivision to the Northwest corner thereof, said point also being on the common line between Sections 8 and 9 of Township 3 South, Range 38 East;

Thence, northerly along said common line to the Northeast corner of that parcel conveyed to Leonard D. Doyle in Book 132, Page 437 of the Union County Records;

Thence, westerly along the north line of said Doyle parcel to the Northwest corner thereof;

Thence, continuing westerly along the said north line extended to its intersection with the center line of North Hall Street;

Thence, northerly along said center line to its intersection with the center line of East "O" Avenue extended;

Thence, westerly along said center line of East "O" Avenue to its intersection with North Willow Street;

Thence, southerly along the center line of said North Willow Street to a point thirty feet (30') westerly of the Southwest corner of Lot 3, Block 8, of Honan's Addition to the City of La Grande;

Thence, easterly along the westerly extension of the south line of said Lot 3 and the south line of said Lot to the Southeast corner thereof;

Thence, southerly along the common line between Lots 5 and 6 of said Block 8 of Honan's Addition and the said common line extended southerly to the center line of East "L" Avenue;

Thence, easterly along said center line to the common line between Sections 8 and 9 of Township 3 South, Range 38 East;

Thence, southerly along said Section line to its intersection with the centerline of East "J" Avenue;

Thence, easterly along said center line to a point thirty feet (30') northerly of the Northwest corner of that parcel of land conveyed to Colleen, Nessa and Stewart Buchanan by deed recorded as Union County Microfilm Document Number 97277;

Thence, southerly and easterly along the northerly extension of the west line of said parcel and the said west line to the common corner of the Buchanan parcel and those parcels conveyed to Johnny L. Thieme in Union County Microfilm Document Numbers 153539 and 153537;

Thence, southerly along the common line of the Thieme parcels to its intersection with the north line of that parcel conveyed to Johnny L. Thieme in Union County Microfilm Document Number 153533;

Thence, easterly along said north line and said north line extended easterly to the center line of Twenty-First Street;

Thence, southerly along said center line to the center line of East "H" Avenue;

Thence, easterly along said "H" Avenue centerline to a point on the east line of the East Addition to Union County, said point being on the City Limits line of the City of La Grande;

Thence, along said City Limits line until further notice, southerly along the east line of Blocks 13 and 14 of said East Addition to its intersection with the northeasterly right-of-way line of the Oregon-Washington Railroad and Navigation Company;

Thence, northwesterly along said Oregon-Washington Railroad and Navigation Company right-of-way line to its intersection with the south right-of-way line of East "K" Avenue;

Thence, westerly along the extended south right-of-way line of said East "K" Avenue to its intersection with the southwesterly right-of-way line of said Oregon-Washington Railroad and Navigation Company;

Thence, northwesterly along said southwesterly right-of-way to its intersection with the north line of East "K" Avenue, said point being the Southeast corner of Block 4 of said East Addition;

Thence, South to a point on the southerly right-of-way line of U.S. Highway 30; said point being on the north line of land conveyed to John B. Hammel and wife by Deed recorded in Book 139, Page 10, of the Union County Records;

Thence, southeasterly along the southwesterly right-of-way line of said U.S. Highway 30, (as widened), a distance of 7,350 feet more or less to the intersection of said highway right-of-way line with the south line of the Southwest One-Quarter of the Northwest One-Quarter of Section 15, Township 3 South, Range 38 East, Willamette Meridian;

Thence, westerly along the south line of the Northwest One-Quarter of said Section 15 to the west line of said Section 15;

Thence, northwesterly along a line parallel to the southwesterly right-of-way line of U.S. Highway 30 a distance of 420 feet;

Thence, southerly along a line parallel to the east line of Section 16, Township 3 South, Range 38 East, Willamette Meridian to the north line of the Southeast One-Quarter of said Section 16;

Thence, westerly along the north line of said Southeast One-Quarter to the Southwest corner of the Southeast One-Quarter of the Northeast One-Quarter of said Section 16, said point also being the Southeast corner of Parcel Number One of Partition Plat Number 1994-10 as filed in Plat Cabinet A360-361, Microfilm Number 154320 of the Union County Records;

Thence, leaving the City Limits of La Grande, westerly along the south line of said Parcel Number One to the Southwest corner thereof;

Thence, northerly along the west line of said Parcel Number One to the Southeast corner of Parcel Number One of Partition Plat Number 1992-054 as filed in Plat Cabinet A-302, Microfilm Number 141194 of the Union County Records;

Thence, westerly along the south line of said Parcel One to the Southwest corner, thereof;

Thence, northerly along the west line of said Parcel One and the west line extended northerly to the north line of the Union County Road known as Gekeler Lane, said point also being the Southeast corner of that parcel of land conveyed to Carol Sue Summers in Union County Microfilm Document Number 973470;

Thence, northerly along the east line of said Summers parcel to the Northeast corner thereof;

Thence, westerly along the north line of said Summers parcel to the Northwest corner thereof, said point being on the east line of that parcel of land conveyed to Duane and Christine Baxter in Union County Microfilm Document Number 113838;

Thence, northerly along the east line of said Baxter parcel to the Northeast corner thereof, said point also being the Southeast corner of that parcel of land conveyed to Albert and Velma Kloer in Union County Microfilm Document Number 156546;

Thence, westerly along the south line of said Kloer parcel to the Southwest corner thereof;

Thence, northerly along the west line of said Kloer parcel to the Northeast corner of that parcel of land conveyed to Duane and Christine Baxter in Union County Microfilm Document Number 991412;

Thence, westerly along the north line of said Baxter parcel to the Northwest corner thereof;

Thence, southerly along the west line of said Baxter parcel to the Northeast corner of that parcel of land conveyed to the Trinity Baptist Church in Union County Microfilm Document Number 109168;

Thence, westerly along the north line of said Church parcel to the Northwest corner thereof; said point also being on the east line of that parcel of land conveyed to the Bonneville Power Administration in Union County Microfilm Document Number 54392;

Thence, northerly along said east line to the Northeast corner of said B.P.A. parcel;

Thence, westerly along the north line of said B.P.A. parcel to the Northwest corner thereof;

Thence, southerly along the west line of said B.P.A. parcel to the Southwest corner thereof, said point being on the northerly right-of-way line of Gekeler Lane;

Thence, westerly along said right-of-way line to the Southwest corner of that parcel of land conveyed to the Oregon Trail Electric Consumers Co-op Inc. in Union County Microfilm Document Number 127698;

Thence, northerly along the west line of said O.T.E.C. parcel and the east line of Century Estate Addition to the Northeast corner of said Century Estate Addition.

Thence, westerly along the north line of said Century Estate Addition to the Southeast corner of that parcel of land conveyed to Mankato Limited Partnership in Union County Microfilm Document Number 135826;

Thence, northerly along the east line of said Mankato parcel to the Northeast corner thereof;

Thence, westerly along the north line of said Mankato parcel and the north line extended westerly to the center line of Twentieth Street;

Thence, southerly along the said center line to a point thirty feet (30') easterly of the Southeast corner of that parcel conveyed to La Grande Theaters, LLC, in Union County Microfilm Document Number 162371;

Thence, westerly along the south line of said parcel and the south line extended to the center line of Eighteenth Street;

Thence, northerly along said center line to a point twenty feet (20') easterly of the Southeast corner of that parcel of land conveyed to Ross and Cheryl Dowdy in Union County Microfilm Document Number 139427;

Thence, westerly along the south line of said Dowdy parcel to the Southwest corner thereof, said point also being the Southeast corner of that parcel of land conveyed to Deena Fletcher and Fred and Connie Bell in Union County Microfilm Document Number 973829;

Thence, northerly along the common line between the above said parcels to the most southerly corner of that parcel conveyed to the County of Union in Union County Microfilm Document Number 974830;

Thence, northwesterly along the west line of said parcel to the Northwest corner thereof, said point being on the south line of that parcel conveyed to Wayne and Ernestine Simonis in Union County Microfilm Document Number 137872;

Thence, northwesterly on the common line between the Simonis parcel and that parcel conveyed to Deana Fletcher and Fred and Connie Bell in Union County Microfilm Document Number 973829 to a point on the southeasterly line of that parcel conveyed to Kendall and Nancy Nash in Union County Microfilm Document Number 973829;

Thence, northeasterly along the east line of said Nash parcel to the Southeast corner of that parcel conveyed to Fletcher's Restaurant in Union County Microfilm Document Number 131621;

Thence, northeasterly and northwesterly along the common lines of the said Nash parcel and the Fletcher's Restaurant in Union County Microfilm Document Number 131621;

Thence, continuing in a northwesterly direction along the north line of the said Nash parcel to the most northerly corner thereof, said point also being on the southwesterly line of that parcel conveyed to Edward Straight and Elizabeth Brown in Union County Microfilm Document Number 965722;

Thence, southwestwesterly to the Southeast corner of said parcel;

Thence, northwesterly along the south line of said parcel to the Southwest corner thereof, said point being on the easterly right-of-way line of Willow Street;

Thence, northwesterly across said Willow Street to the Northeast corner of Lot 23 of Lyman's Subdivision of Lots 2, 3, 4, and 7 of Coggan's Second Addition to the City of La Grande;

Thence, northwesterly along the north lines of Lots 12 through 23, inclusive, of said Subdivision to the Northwest corner of said Lot 12;

Thence, Northwesterly across Balm Street to the Northeast corner of Lot 6 of Kammerer's Subdivision of Blocks "X", "Y" and "Z" of Coggans's Second Addition to the City of La Grande;

Thence, northwesterly along the north line of Lots 4, 5, and 6 of said Block "Z", Lots 4, 5, and 6 of Block "Y", and Lots 4, 5 and 6 of Block "X" of said Subdivision to the Northwest corner of said Lot 4, Block "X".

Thence, continuing in a northwesterly direction across Cherry Street to the Northeast corner of that land conveyed to William and Margaret McElhoes in Union County Microfilm Document Number 146608;

Thence, continuing northwesterly along the north line of the McElhoes parcel and the north lines of those parcel conveyed to Norma and Gene Gillis in Union County Microfilm Document Number 142125, J.C. Aycock in Union County Microfilm Document Number 147218, and Ruth M. Looock in Union County Microfilm Document Number 152027 to the Northeast corner of Lot 6, of Blumenstein's Subdivision of Lot "W" of Coggans's Second Addition to the City of La Grande.

Thence, northwesterly along the north lines of Lots 4, 5 and 6 of said Subdivision to the Northwest corner of said Lot 4, said point also being the Northeast corner of Lot 12 of Warren's Subdivision of Block 6 of Coggan's Addition;

Thence, northwesterly along the north line of Lots 7, 8, 9, 10, 11 and 12 of said Block 6 to the Northwest corner of said Lot 7;

Thence, northwesterly across Maple Street to the Northeast corner of Lot 8, Block 7 of Coggan's Addition to the City of La Grande;

Thence, northwesterly along the north line of Lots 6, 7 and 8 of said Block 7 to the Southeast corner of Parcel Number Two of Partition Plat 1994-19 as filed in Plat Cabinet A-370, Microfilm Number 156276 of the Union County Records;

Thence, northwesterly along the south line of said Parcel Two to the Northeast corner of Parcel Number Three of said Partition Plat;

Thence, southwestly along the east line of said Parcel Number Three and the east line extended to the center line of Washington Avenue;

Thence, northwesterly along said centerline to its intersection with the center line of "O" Avenue;

Thence, westerly along said center line to its intersection with the center line of Eighth Street;

Thence, northerly along said center line to its intersection with the center line of Washington Avenue;

Thence, northwesterly along the said center line to its intersection with the center line of Spring Avenue;

Thence, westerly along said center line to its intersection with the center line of Fourth Street;

Thence, northerly along said center line to its intersection with Main Avenue;

Thence, westerly along said center line to a point forty feet (40') south of the Southeast corner of Lot 10, Block 1, of Grandy's Addition to the City of La Grande;

Thence, northerly along the east line of said Lot 10 extended and the east line of Lots 8, 9 and 10 of said Block 1 to the Northeast corner of said Lot 8;

Thence, westerly along the north line of said Lot 8 to the Northwest corner thereof;

Thence, westerly across Third Street to the Southeast corner of Lot 4, Block 9, of said Grandy's Addition;

Thence, westerly along the south line of said Lot 4 and the south line extended to the Southeast corner of Lot 7 of said Block 9;

Thence, northerly along the east line of Lots 6 and 7 of said Block 9 to the Northeast corner of said Lot 6;

Thence, northerly across Washington Avenue to the Southeast corner of Lot 14, Block 8 of said Grandy's Addition;

Thence, northerly along the east line of Lots 12, 13 and 14 of said Block 8 to the Northeast corner of said Lot 12;

Thence, westerly along the north line of said Lot 12 to the Northwest corner thereof;

Thence, westerly across Second Street to the Southeast corner of Lot 4, Block 15 of said Grandy's Addition;

Thence, westerly along the south lines of said Lot 4 and Lot 11 of said Block 15 to the Southwest corner of said Lot 11;

Thence, westerly across First Street to the Southeast corner of Lot 5, Block 4 of the Supplemental Plat of Grandy's Second Addition to the City of La Grande;

Thence, westerly along the south lines of said Lot 5 and Lot 12 of said Block 4 to the Southwest corner of said Lot 12;

Thence, westerly along the south line of said Lot 12 extended to the center line of Cedar Street;

Thence, southerly along said center line to a point forty feet (40') easterly of the Southeast corner of that parcel of land conveyed to Dean and Cindy Scott in Union County Microfilm Document Number 963892;

Thence, westerly along the south line of said Scott parcel and the south line extended to a point on the east line of Lot 13, Block 5 of said Grandy's Second Addition;

Thence, northerly along said east line to the Northeast corner of said Lot 13;

Thence, westerly along the north line of said Lot 13 to the Northwest corner thereof;

Thence, westerly across Oak Street to the Southeast corner of Lot 5, Block 12 of said Grandy's Second Addition;

Thence, westerly along the south line of said Lot 5 and the south line extended to the Northeast corner of Lot 13 of said Block 12;

Thence, southerly along the east line of said Lot 13 to the Southeast corner thereof;

Thence, westerly along the south line of said Lot 13 to the Southwest corner thereof;

Thence, westerly along the south line of said Lot 13 extended to the centerline of Walnut Street;

Thence, northerly along said center line to a point forty feet (40') easterly of the center line of an undeveloped alley between Lots 1 and 8 of the Resubdivision of Block 13 of the Supplemental Plat of Grandy's Second Addition;

Thence, westerly along the center line of said alley and the center line extended to the center line of Alder Street;

Thence, northerly along said center line and said center line extended northerly to a point on the northerly right-of-way line of U. S. Highway 30;

Thence, northwesterly along said right-of-way line to a point on the vacated westerly right-of-way line of said Alder Street;

Thence, northerly along said right-of-way line to a point sixty feet (60') westerly of the south line of the north 24.44 feet of Lot 12, Block 14, Grandy's Second Addition to the City of La Grande, reference being made to Union County Survey Number 109-77;

Thence, easterly to a point on the west line of said Lot 12, said point being 24.44 feet southerly of the Northwest corner of said Lot;

Thence, easterly along the said south line of the north 24.44 feet of Lot 12 to a point on the east line of said Lot;

Thence, northerly along the east line of said Lot 12 and the east line of Lots 11, 10 and 9, of said Block 14 to the Northeast corner of said Lot 9;

Thence, northerly to the center line of Jefferson Avenue;

Thence, along said center line to a point forty feet (40') northerly of the Northwest corner of Lot 8, Block 11 of said Grandy's Second Addition;

Thence, southerly along the west line of said Lot 8 extended southerly and the west line of said Lot 8, Lot 7 and Lot 6 of said Block 11 to the Southwest corner of said Lot 6.

Thence, easterly along the south line of said Lot 6 and the south line extended easterly to the center line of Oak Street;

Thence, southerly along said center line to a point forty feet (40') westerly of the Northwest corner of that property conveyed to Fred and Carol Schatz in Union County Microfilm Document Number 149686;

Thence, easterly along the westerly extension of the north line of said Schatz parcel and the north line of said parcel to the Northeast corner thereof;

Thence, northerly along the east lines of Lot 12 of Block 6 of said Grandy's Second Addition to the Northeast corner of said Lot 12;

Thence, easterly to the Northwest corner of Lot 5 of said Block 6;

Thence, easterly along the north line of said Lot 5 to the Northeast corner thereof;

Thence; easterly across Cedar Street to the Northwest corner of Lot 12, Block 3 of said Grandy's Second Addition;

Thence, easterly along the north line of said Lot 12 and the north line extended easterly to the Southwest corner of Lot 6 of said Block 3;

Thence, northerly along the west line of said Lot 6 to the Northwest corner of that parcel conveyed to Angie Daffer in Union County Microfilm Document Number 122682;

Thence, along the north line of said Daffer parcel to the Northeast corner thereof;

Thence, easterly across First Street to the Northwest corner of Lot 11, Block 16 of said Grandy's Addition;

Thence, easterly along the north line of said Lot 11 and the north line extended easterly to the Northwest corner of Lot 4 of said Block 16;

Thence, southerly along the west line of said Lot 4 to the Northwest corner of that parcel conveyed to Jerry and Donna Williams in Union County Microfilm Document Number 980247;

Thence, easterly along the north line of said Williams parcel and the north line extended easterly to the center line of Second Street;

Thence, northerly along said center line to a point forty feet (40') westerly of the Northwest corner of that parcel conveyed to William Williamson in Book 147, Page 393 of the Union County Records;

Thence, easterly along the north line of said Williamson parcel extended westerly and the north line of said parcel and the north line of said parcel extended easterly to a point on the west line of Lot 4, Block 7 of said Grandy's Addition;

Thence, northerly along the said west line and the west line of Lot 5 of said Block 7 to the Northwest corner of said Lot 5;

Thence, easterly along the north line of said Lot 5 and the north line extended easterly to the center line of Third Street;

Thence, northerly along said center line to its intersection with the center line of Grandy Avenue;

Thence, westerly along said center line to a point forty feet (40') southerly of the Southwest corner of that parcel conveyed to Don and Juanita Kelly in Union County Microfilm Document Number 145374;

Thence, northerly along the west line of said Kelly parcel extended southerly and the west line of said parcel and the west line extended northerly to the center line of U.S. Highway 30 Access Road;

Thence, southeasterly along said center line to its intersection with the center line of Fourth Street;

Thence, southerly along said center line to its intersection with the center line of Jefferson Avenue;

Thence, southeasterly along said center line to a point forty feet (40') distant from the Southwest corner of that parcel conveyed to Braseth Properties in Union County Microfilm Document Number 982672;

Thence, northeasterly along the southwesterly extension of the west line of said Braseth parcel and the said west line to the Northwest corner thereof;

Thence, southeasterly along the north line of said Braseth parcel to the Northeast corner thereof;

Thence, continuing along said north line extended to the center line of Fir Street;

Thence, northeasterly along the said center line to its intersection with the center line of Madison Avenue;

Thence, northwesterly along said center line to a point forty feet (40') distant from the most southwesterly corner of that parcel conveyed to Kirk and Suzanne Achilles in Union County Microfilm Document Number 965077;

Thence, northeasterly along the west line of said Achilles parcel extended and the said west line to the Northwest corner thereof, said point being on the north line of Lot 12, Block 125 of Chaplin's Addition to the City of La Grande;

Thence, northwesterly along said north line to the Northwest corner thereof;

Thence, northeasterly to the Southwest corner of Lot 7 of said Block 125;

Thence, northeasterly along the westerly line of said Lot 7 and said westerly line extended to the center line of Monroe Avenue;

Thence, northwesterly along said center line to its intersection with the center line of North Elm Street;

Thence, easterly to the most southwesterly corner of Lot 2, Block 150 of said Chaplin's Addition;

Thence, easterly along the south line of said Lot 2 and the south line of Lots 3,4,5,6 and 7 of said Block 150 to the Southeast corner of said Lot 7;

Thence, easterly along said south line extended to the center line of North Fir Street;

Thence, northerly along said center line to its intersection with the center line of "T" avenue;

Thence, easterly along said center line to its intersection with North Spruce Street, the Point of Beginning of this description.

Prepared by: Beau McLendon
Anderson Perry and Associates
October 20, 1999
Revised: March 13, 2000

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**REPORT ON THE
LA GRANDE URBAN RENEWAL PLAN**

November 17, 1999

REPORT ON THE LA GRANDE URBAN RENEWAL PLAN

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REPORT ON LA GRANDE URBAN RENEWAL PLAN

I. INTRODUCTION

This Report on the La Grande Urban Renewal Plan (the "Report") accompanies the La Grande Urban Renewal Plan (the "Plan") and provides the information required in ORS 457.085. The Report provides additional information about the Plan and is not meant to be formally adopted or used to limit the Plan in any way.

II. A DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE URBAN RENEWAL AREAS OF THE PLAN AND THE EXPECTED IMPACT, INCLUDING THE FISCAL IMPACT, OF THE PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

A. Physical Conditions

The La Grande Urban Renewal Area (the "Area") is shown in Figure 1. It consists primarily of the Adams Avenue corridor, the Cove Avenue corridor and an area south of Gekeler Lane and west of Adams Avenue/Highway 30. The Area is topographically flat.

Physical problems include:

- The drainage of storm waters from the hills to the west and south flows through the Area (especially the southern part of the Area) and flood water collection, retention and treatment are inadequate. These needs are being addressed by the City of La Grande (the "City").
- A documented spill of diesel fuel in connection with Union Pacific Railroad activities has contaminated soils and surface water in the northern parts of the Area.

B. Economic and Land Use Conditions

An overview of the economic conditions affecting Union County, the City of La Grande and the Area was part of the feasibility report undertaken by the City in 1998/99. Excerpts from the Feasibility Report are attached to the Report as Exhibit "A".

The main economic condition that pertains to the Plan is the extent to which existing land uses reflect the development objectives contained in the City's Comprehensive Plan. Figure 2 shows the zones which apply within the Area.

These zones are described as follows:

REPORT ON LA GRANDE URBAN RENEWAL PLAN

General Commercial (CG)

The General Commercial (CG) Zone provides the full range of retail goods and services serving a large area, which normally requires a large space for development. Building heights of up to fifty feet (50') are allowed and no front yard setback is required. Parking requirements for stores under 5,000 square feet (s.f.) are one space per 4,000 s.f. plus one (1) space per employee. For stores over 5,000 s.f., the requirements are twenty (20) spaces plus one (1) space per 400 s.f. in excess of 5,000 and one (1) space for each employee.

Central Business (CB)

The Central Business (CB) Zone provides for the development of intensive consumer services and retail commercial activities in the central core area which will facilitate pedestrian traffic and provide for the residential use of the upper levels of certain multi-level commercial buildings. Building heights of up to sixty feet (60') are allowed. There is no front yard setback required and there is no off-street parking required except for upper level residential units, which require one space per unit within 500' of the building.

Light Industrial (M-1)

The Light Industrial (M-1) Zone provides for manufacturing, storage, sorting and wholesaling distribution activities in close proximity to each other while avoiding encroaching on the character of adjacent land uses. Building heights of up to fifty feet (50') are allowed. Parking requirements for typical M-1 manufacturing uses are one (1) space for every two (2) employees, or one (1) space per 500 s.f., whichever is greater plus one (1) space for each fleet vehicle. Storage and warehouses require one (1) space for each employee plus one (1) space for each fleet vehicle.

Heavy Industrial (M-2)

The Heavy Industrial (M-2) Zone provides for areas where large areas are needed for the fabrication, processing, and movements of raw materials and where the potential impacts of noise, odor, vibration, glare and/or heat are least likely to affect adjacent land uses. Building heights of up to sixty feet (60') are allowed.

Medium Density Residential (R-2)

The Medium Density Residential (R-2) Zone establishes areas for single family and duplex residential units. It allows residential units at 5 - 10 units/acre. Conditional Uses include neighborhood retail and bed and breakfast inns.

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High Density Residential (R-3)

The High Density Residential (R-3) Zone provides for multifamily residential units of eleven (11) or more units per acre. The upper density limit is set by minimum lot areas per unit and other site development standards and would likely permit no more than approximately 25 units per acre.

The table below shows various characteristics of land in these zones. The key factors shown in the table are the percent of the land in the zone that is vacant (% Vacant) and the Improvement to Land Ratio (I:L) of land that is not vacant. This I:L ratio is important, because a well developed site will have a high ratio of the improvement value to the land value.

Zone	Description	Total Acres	Vacant	% Vacant	I:L non-vacant land
R-2	Medium Density Residential	21.12	0.70	3%	2.06
CB	Central Business	19.42	1.59	8%	3.18
R-3	High Density Residential	13.11	2.76	21%	2.96
CG	General Commercial	215.25	46.17	21%	1.91
M-1	Light Industrial	39.70	10.10	25%	0.37
M-2	Heavy Industrial	118.24	89.12	75%	3.51

For the Central Business Zone the I:L is only 3.18, where a newer multistory building could have a I:L of over 20. For General Commercial, a new multistory building could result in an I:L of 15 or more. The calculated I:L is only 1.91. Very low I:L ratios are calculated for the R-2, R-3 and M-1 zones. Though the M-2 I:L ratio is the highest it is still less than could be expected from heavy industrial development.

Similarly, the percent of vacant land by zone shows underdevelopment within the Area. 21% of the General Commercial and High Density zoned land is vacant. 75% of the Heavy Industrial land is vacant.

Underlying the low I:L ratios and high proportion of vacant land in the Area are economic conditions that do not allow property owners to profitably upgrade their buildings or develop their properties. For the CBZ in particular, there is an inadequate downtown business environment resulting from the absence of

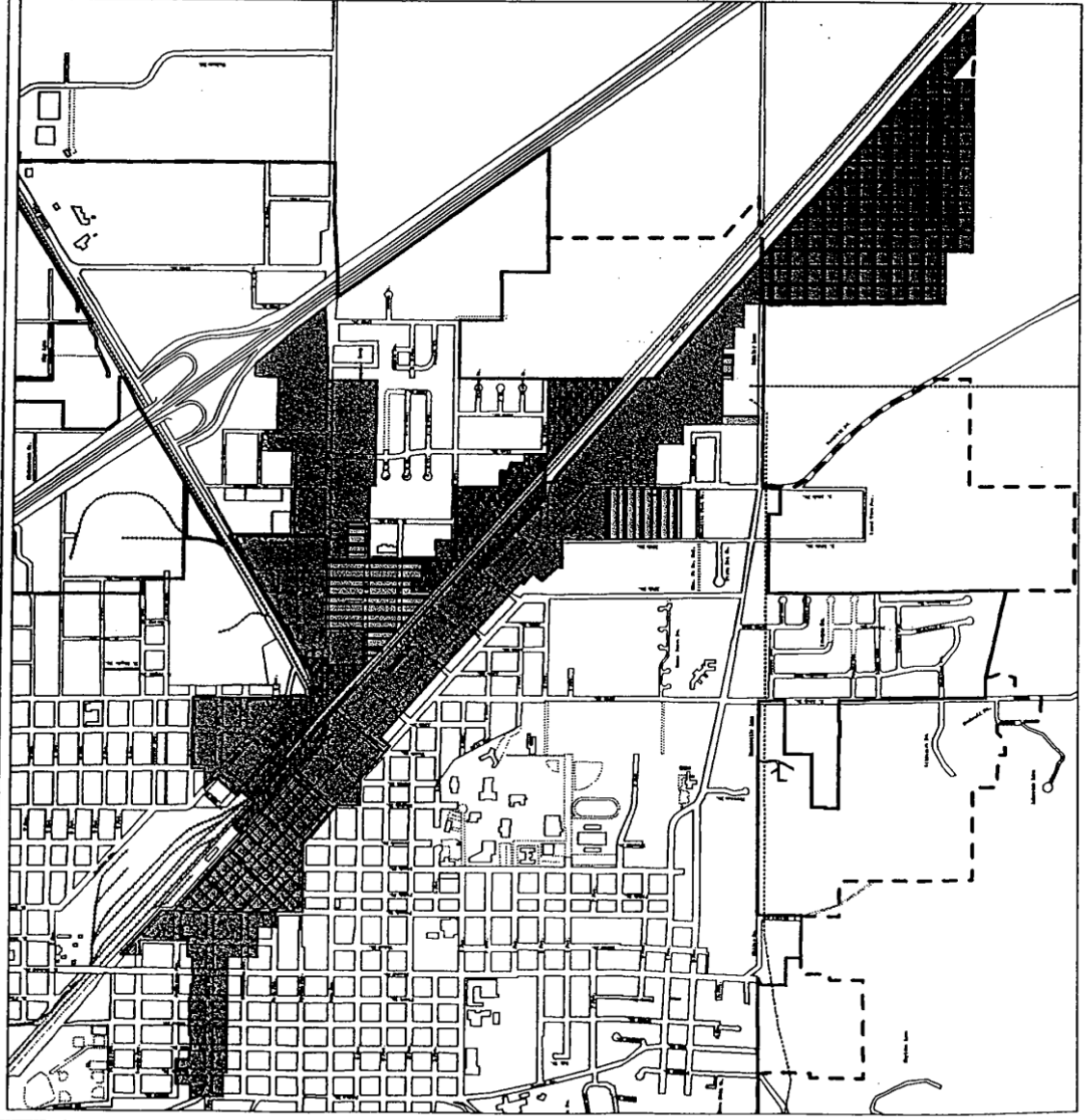
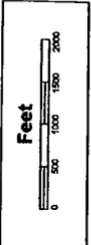
CITY OF LA GRANDE

Urban Renewal District with Zoning

Zones	
RR-1, (None)	
R-1, (None)	
R-2	
R-3	
R-P, (None)	
CB	
GC	
IC, (None)	
M-1	
M-2	

Legend	
MAP:UrbanRenewal	
MAP:CityLimits	
MAP:UGB	
MAP:Highways	
MAP:RailRoad	
MAP:PowerLines	

1" = 1000'
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REPORT ON LA GRANDE URBAN RENEWAL PLAN

streetscape features that normally mark a successful downtown. Key "anchors" of downtown retail and services are missing, including a high quality hotel and more upscale restaurants. Historic buildings that could contribute to a powerful downtown identity have been remodeled in the 1950's - 1970's with the result being a loss of historic character.

For the Adams Avenue and Cove Avenue commercial corridors, basic street and sidewalk improvements are required in addition to major investment in rehabilitation and redevelopment of existing property. Market conditions, unaided by public investment, have not been sufficient to create the quality and intensity of development in these areas.

Parts of the Area that are zoned CG were originally platted for residential development, resulting in lot sizes that are too small for commercial use. Even in other parts of the Area where platting was not originally residential, small lot sizes inhibit commercial redevelopment.

C. Streets and Utilities

The City's water, wastewater and surface (storm) water systems all require substantial improvements. The inadequacy of the storm drainage system especially impacts the southern portion of the Area, but the water and wastewater facility deficiencies are similar in character to much of the City.

1. Storm Water

Located within or affecting the southern portion of the Area are Gekeler Slough and Lower Mill Creek. The City's Surface Water Management Plan notes the following conditions of these two (2) drainages:

Gekeler Slough

- Public road crossings do not meet flood risk planning criteria (Highway 30, Twentieth Street and Eighteenth Street.
- Flooding at Highway 30 and Gekeler Lane is a high risk. Flooding occurs for storms less than the 2-year storm.

Lower Mill Creek

- Public road crossings do not meet the flood risk planning criteria.

REPORT ON LA GRANDE URBAN RENEWAL PLAN

- The channel from Sixteenth Street to Eighteenth Street does not convey the 10 year storm.
- Flood waters overtop Gekeler Lane for flows less than the 2-year storm.

2. Streets

The City's Transportation System Plan (1999) includes an inventory of streets within the Area. The following improvements are required to maintain transportation capacity and safety within the Area: (See TSP for additional information on deficiencies and recommended improvements.)

- Island Avenue/Washington Avenue/"N" Avenue/Tenth Street Intersection Reconstruction.
- Adams Avenue/Willow Street Signalization.
- Adams Avenue Reconstruction.
- Gekeler Lane Reconstruction – Adams Avenue/Gekeler Lane Intersection Realignment.
- Twentieth Street Reconstruction.
- Island Avenue/Washington Avenue/"N" Avenue/Tenth Street Intersection Reconstruction.
- Adams Avenue/Willow Street Signalization.
- Adams Avenue Reconstruction.
- Gekeler Lane Reconstruction – Adams Avenue/Gekeler Lane Intersection Realignment.
- Twentieth Street Reconstruction.
- Cove Avenue Reconstruction.
- Pine Street/Monroe Avenue Realignment.
- Cove Avenue Reconstruction.
- Pine Street/Monroe Avenue Realignment.

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D. Social Conditions

The following information was obtained from the 1990 Census. The data describe block number area (BNA) 9707, which encompasses central La Grande City, and includes the entire La Grande Urban Renewal Area. BNA 9707 encompasses an area larger than the Urban Renewal area, meaning that the data contain figures which are higher than the actual figures within the Urban Renewal Area.

1. Population and Households

The census of BNA 9707 revealed a population of 2,696, contained in 481 families, and 1,080 non-family households. Of these 2,696 residents, 1,286 (48%) were male and 1,410 (52%) were female. 2,464 (91%) of the residents were white, 38 (1%) were black, 23 (1%) were Native American, 159 (7%) were of Asian background, and 12 (less than 1%) were from other racial backgrounds.

The household data reveal that 448 (41%) people live in a one (1) person household, 342 (32%) people live in a two (2) person household, while 290 (27%) people live in a household with three (3) or more people, for a total of 1,080 people. Non-family households contributed 832 people, with 256 (31%) female householders living alone contributing the largest share. 94 (11%) people were institutionalized, 56 (7%) in prison and 38 (5%) in nursing homes, and 312 (38%) people lived in college dormitories. Eastern Oregon University's college dormitory residents are responsible for the high ratio of non-family households to total households in BNA 9707. In most BNAs, families make up the majority of households. Because the University is outside the Urban Renewal Area it is very likely that the majority of households within the Urban Renewal Area are families.

2. Educational Attainment

1,347 people were over the age of 25. Of those, 54 (4%) had not completed the ninth grade; 146 (11%) had completed some high school, but had not graduated; 334 (25%) had graduated high school, but had not gone on to college; 390 (29%) had completed some college, but had not earned a degree; 84 (6%) had completed an associate's degree; 245 (18%) had completed a bachelor's degree; and, 94 (7%) had completed a graduate or professional degree.

3. Employment

1,027 people were employed people over the age of 16. Of these, 284 (28%) people worked in retail services; 269 (27%) people worked in educational

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services (an effect of the presence of the University in this BNA); 114 (11.1%) worked in health services; 79 (8%) worked in manufacturing durable goods; 69 (7%) people worked in finance, insurance and real estate; 35 (3.4%) worked in communications and public utilities; 34 (3.3%) worked in construction; 31 (3%) worked in transportation; 24 (2.4%) worked in agriculture, forestry and fisheries; 22 (2.2%) worked in business and repair services; 20 (2%) worked in personal services; 20 (2%) worked in wholesale trade, 14 (1.4%) worked in manufacturing non-durable goods; 12 (1.2%) worked in public administration; and, 78 (8%) worked in other industries.

1,105 people were surveyed for the Occupations for People over the Age of 16 data. 387 (35%) worked as managers or professional specialists; 280 (25%) worked in technical, sales and administrative support; 164 (15%) worked in service occupations; 31 (3%) worked in farming, forestry and fishing; 74 (7%) worked in precision production, craft and repair; and, 163 (15%) worked as operators, fabricators and laborers.

Employment figures indicate that 453 men over the age of 16 were employed in 1990 along with 541 women. 34 men and 55 women were unemployed. 445 men and 513 women over the age of 16 were not part of the labor force.

4. Income

The median family income in 1990 was \$26,375. Of the 481 families in the BNA, 48 (10%) earned less than \$5,000; 54 (11%) earned between \$5,000 and \$9,999; 60 (12%) earned between \$10,000 and \$14,999; 62 (13%) earned between \$15,000 and \$24,999; 110 (23%) earned between \$25,000 and \$34,999; 84 (17%) earned between \$35,000 and \$49,999; 47 (10%) earned between \$50,000 and \$74,999; and, 16 (3%) earned between \$75,000 and \$99,999.

The median non-family household income in 1990 was \$8,909. Of the 599 non-family households surveyed, 140 (23%) earned less than \$5,000; 184 (31%) earned between \$5,000 and \$9,999; 132 (22%) earned between \$10,000 and \$14,999; 98 (16%) earned between \$15,000 and \$24,999; 32 (5%) earned between \$25,000 and \$34,999; 11 (2%) earned between \$35,000 and \$39,999; and, 9 (2%) earned between \$50,000 and \$74,999.

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E. Impacts of Plan, Including Impacts on Need for Services or Added Population

The Plan conforms to the City's Comprehensive Plan which is used as the basis for the City's Public Facilities Plan. The Plan does not increase demand for public facilities and services beyond those levels projected for the Comprehensive Plan and facilities plans.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The Area has been selected because of the blighted conditions noted above. The CBZ and Adams Avenue and Cove Avenue commercial corridors are stagnating economically and public investment is necessary to promote the appropriate quality and intensity of development. For the portion of the Area south of Gekeler Lane, investment in streets and infrastructure is required before desirable development can occur.

IV. THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

- Adams Avenue (Greenwood Street - Fourth Street) Improvements, Streetscape Elements and Develop Gateways at the East and West Entrances.

These projects address the lack of an adequate downtown commercial environment that has stifled rehabilitation and redevelopment.

- Assist in the Attraction and Development of a High Quality Hotel in the CBZ.

This project addresses the lack of an anchor use in the CBZ.

- Prepare and Implement Downtown Parking Management Plan - Develop and/or Improve Public Parking Facilities in the CBZ.

This project will provide parking capacity which will facilitate the rehabilitation and redevelopment of existing properties.

- Provide Financial Assistance to Property and/or Business Owners in the Rehabilitation of Buildings (Historic or Non-Historic) and/or Redevelopment of Sites within the Area.

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The project will help overcome economic and financial obstacles to the rehabilitation and redevelopment of existing properties within the Area.

- Promote Reuse of Union Pacific Depot.

This project will address the lack of anchor uses within the CBZ.

- Develop Street, Streetscape and Infrastructure Improvements on East Adams (Greenwood Street to Gekeler Lane) and Cove Avenue (Island Avenue to Interstate 84) to Enhance the Commercial Environment.

This project will address the lack of an appropriate commercial environment in these two (2) corridors.

- Assist in Assembling Redevelopment Sites within the Area in Response to Specific Development Proposals.

This project will help overcome the inhibiting effect of small lot sizes on commercial redevelopment.

- Develop and Propose Adoption of Design Standards for the CBZ and Adams Avenue and Cove Avenue Commercial Corridors.

This project will help create a stronger commercial environment by helping create a stronger urban appearance and compatible design elements.

- Assist in Developing a Business Park For Businesses Creating Family Wage Jobs.

This project will help address the lack of family wage jobs and low real income in the Area.

- Pedestrian Improvements and Bicycle improvements.

These projects will address needs for improvements for these modes as identified in the TSP.

- Infrastructure Improvements.

This project will address the underdevelopment of the Area by assisting specific redevelopment and rehab projects by participating in the costs of infrastructure improvements.

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V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 1. shows the estimated total cost of each project and the share of each project cost that will be financed with tax increment funds. Project revenues other than tax increment financing may include Federal, State and County grants, property owner participation, developer participation and participation by the City of La Grande.

Table 2. shows the projections of growth in incremental assessed value and the resulting urban renewal taxes that will be used to support the long and short term debt which will provide the funds for the urban renewal share of each project. Projected growth in values includes both annual appreciation of existing properties (a maximum of 3% annually) and "exception value" resulting from property improvements, rezoning, subdivision or other factors that cause an "exception" to the maximum 3% annual increase.

Table 3. shows the specific amount of debt proceeds by year and their expenditure on projects.

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

Table 3. shows the anticipated completion date of each project in terms of the last year that urban renewal funds will be expended for that project.

VII. THE ESTIMATED AMOUNT OF MONEY REQUIRED IN EACH URBAN RENEWAL AREA UNDER ORS 457.420 TO 457.460 AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR UNDER ORS 457.420 TO 457.460

Table 2. shows a total of \$28,312,242 in urban renewal taxes imposed under ORS 457.420 to 457.460 from FY 2000/2001 through FY 2021/2022. Based on the assumptions used for the term of long term debt issued and the projections of urban renewal taxes, all indebtedness will be retired by June 30, 2022.

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VIII. A FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

The projected growth in incremental assessed value is based on an overview of the local economy and an analysis of rehabilitation and redevelopment capacity. The urban renewal taxes resulting from this growth in increment, as shown in Table 2, are sufficient for the payments of long and short term debt in the amounts shown in Table 3., which are sufficient to cover the estimated urban renewal share of total project costs. The Agency has a reasonable expectation of obtaining non urban renewal tax funding which in combination with the proceeds of urban renewal debt will be sufficient to cover total project costs. These projections show that the Plan is financially feasible.

IX. A FISCAL IMPACT STATEMENT THAT ESTIMATES THE IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAID, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

Table 4. shows the impact on the entities levying taxes upon property within the Area. The impacts consist of revenues foregone on the amount of growth in assessed value that would have occurred *without the implementation of the Plan*. This growth is projected to include the annual 3% increase in the assessed value of existing properties and a percentage of the exception value that is projected *with* the implementation of the Plan. This percentage is shown on the Table, and starts at 100% and then drops over time to 30%. The rationale is that early in the implementation of the Plan, all or most exception value will be from development that was underway prior to the adoption of the Plan. Over time more of the exception value will be attributable to the completion of the urban renewal projects.

The foregone revenues to taxing entities are equal to their billing rates in FY 1998/99 times the projected growth in assessed values without implementation of the Plan.

Under current law, the La Grande School District #1 is not impacted by the collection of urban renewal taxes. The current school funding structure calls for State funds to make up the difference between local property taxes and a given level of dollars per student. Lower collections of property taxes will only result in higher payments from the State.

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The figures shown for the School District are hypothetical only – what the impact would be if current law changed and the District's revenues were affected by loss of property taxes.

X. A RELOCATION REPORT WHICH SHALL INCLUDE:

A. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170;

No property has been identified for acquisition and therefore no existing residents or businesses will be required to relocate as a result of Agency actions under the Plan.

B. A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 281.045 to 281.105; and,

Should relocation of persons living in or businesses situated in the Area be required as a result of future Plan amendments to acquire property, the methods used for such relocation will conform to the requirements of ORS 281.045 to 281.105.

C. An enumeration, by cost range, of the existing housing units in the urban renewal areas of the Plan to be destroyed or altered and new units to be added.

No existing housing units in the Area are to be destroyed or altered. An undetermined number of new units will be added as a result of redevelopment and rehabilitation activities.

City of La Grande

Urban Renewal District

