

Urban Renewal Area

Preliminary Boundary Maps



CITY OF JOHN DAY

Urban Renewal Area

Total land area

- City Limits = 2.15 square miles = 1376 acres
- 25% URA limit = 344 acres
- 20.8% URA (leaving area for future amendments) = 286 acres

Land area divided into two tiers

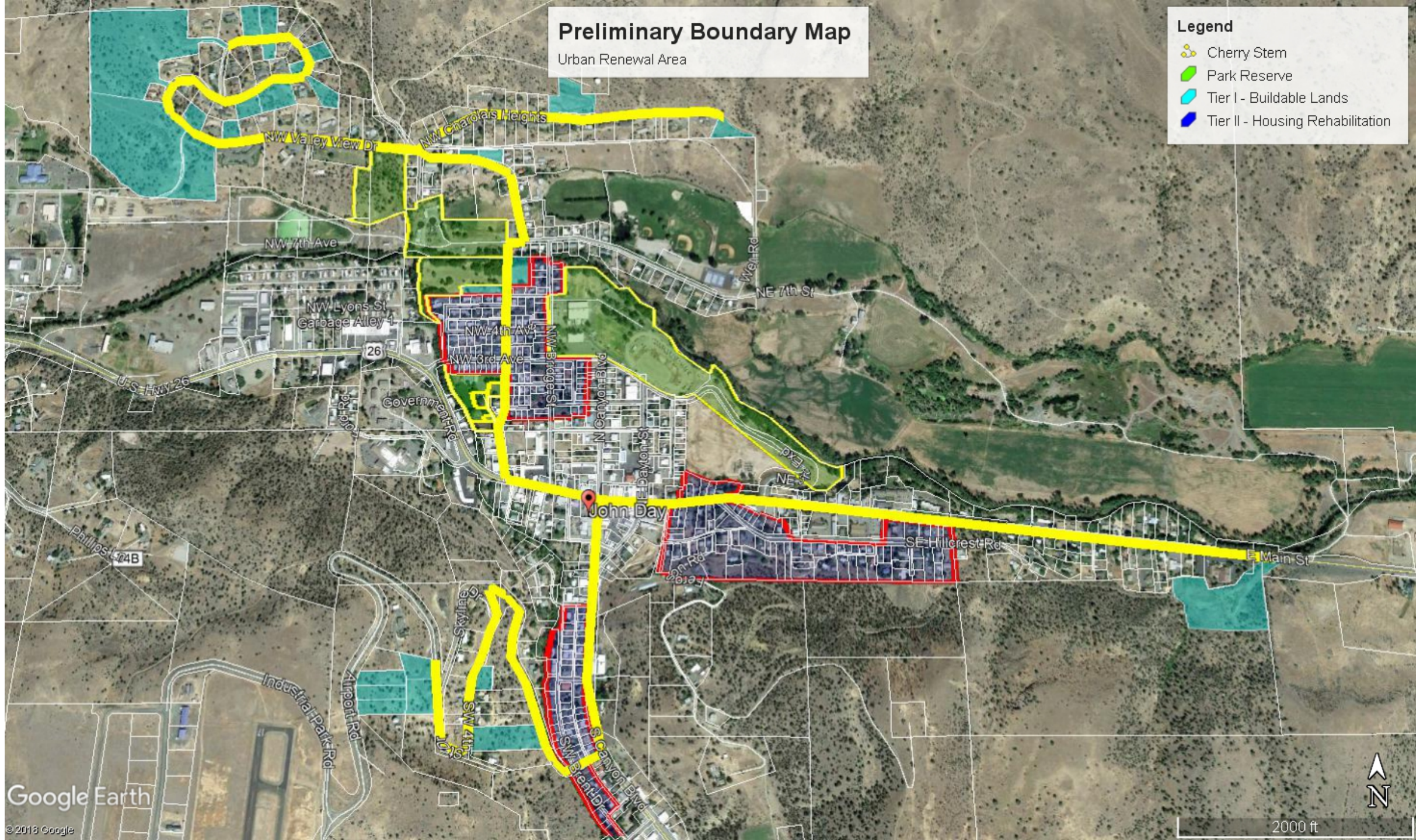
- Tier 1 = Buildable Lands within City Limits = 45% of URA (land area)
- Tier 2 = Higher Density Remodels/Additions = 20% of URA (land area)

Preliminary Boundary Map

Urban Renewal Area

Legend

- Cherry Stem
- Park Reserve
- Tier I - Buildable Lands
- Tier II - Housing Rehabilitation



Tier 1 Developments = 45% of URA Land Area

Criteria for Inclusion

- Zoned residential
- Buildable land
- Adjacent to existing city services or partially developed

Total Tier 1 Area

- 5 neighborhoods
- 26 tax lots
- **142 acres** = 41% of available URA

Three cherry stems to connect neighborhoods = 4.85 miles = 25,608 feet

- Stem #1 (Valley View to SW 4th Ave) = 3.15 miles = 614,592 SF*
- Stem #2 (Charolais Heights) = 0.56 miles = **14.2 acres**
- Stem #3 (East Main/US26 East) = 1.14 miles = 4% of URA

*based on 24-foot roads




Valley View Drive / Ironwood Estates

Valley View Dr./Ironwood Estates

44 acres; 14 tax lots

Legend

 Buildable Development

Tax Lot	Acres
300	15.16496000
400	15.56221473
1400	0.45117800
1700	0.53043900
2200	1.14419088
2300	0.99758512
2800	0.62241117
3100	0.99404919
3300	0.97828446
3400	0.86143925
3500	0.81514251
4000	0.89265041
4200	0.65055249
5000	4.35837021
14	44

Google Earth Patterson Bridge Rd

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NW 7th Ave

800 ft





Charolais Heights / Bridge Street

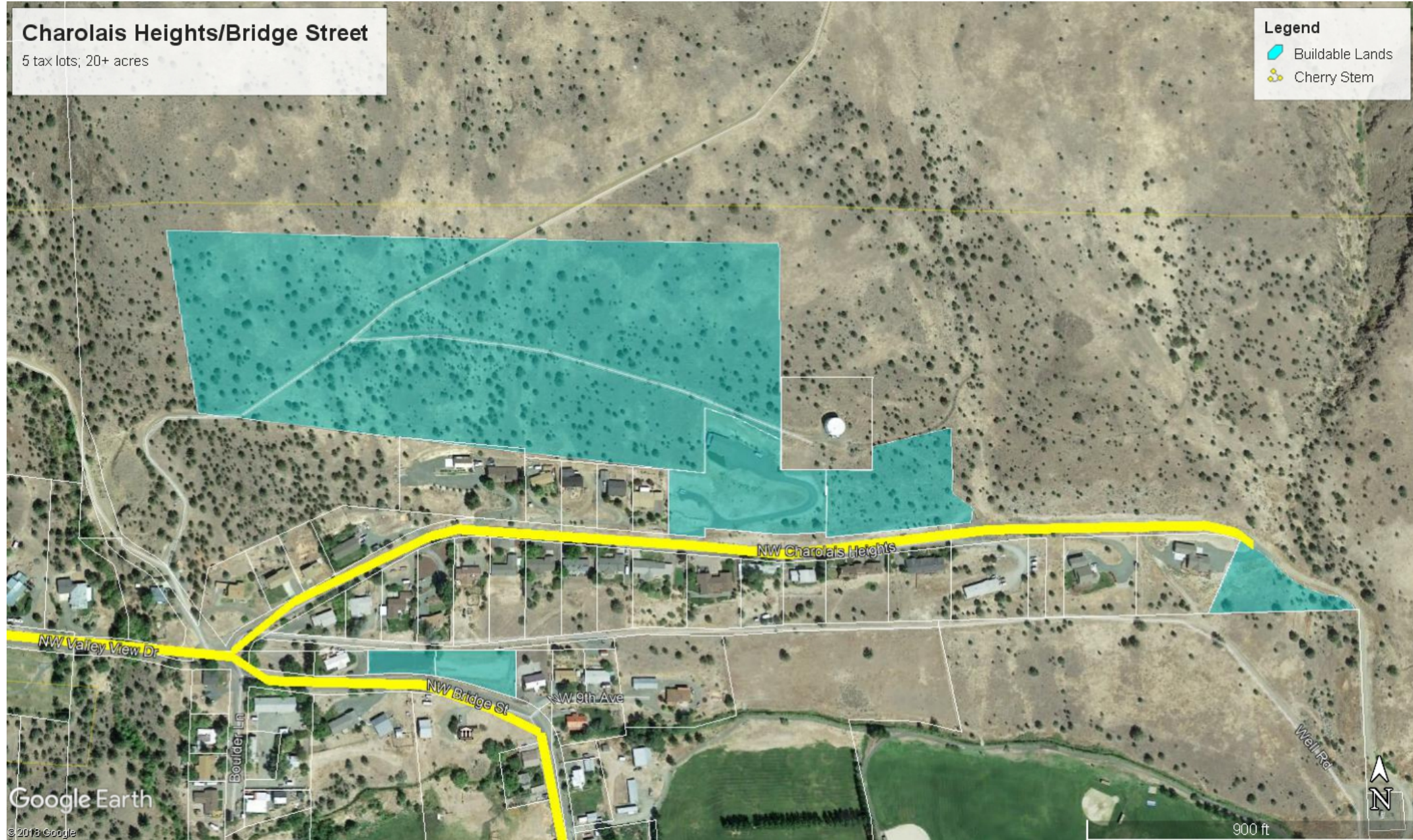
Charolais Heights/Bridge Street

5 tax lots; 20+ acres

Legend

-  Buildable Lands
-  Cherry Stem

Tax Lot	Acres
201	0.90819600
200	2.32549000
507	0.51000000
508	0.28000000
300	20.00000000
5	24



Google Earth

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900 ft




North Canton

N. Canton Street

2 acres; 2 tax lots

Legend

 Buildable Lots

Tax Lot	Acres
2600	1.20109000
1409	1.00000000
2	2

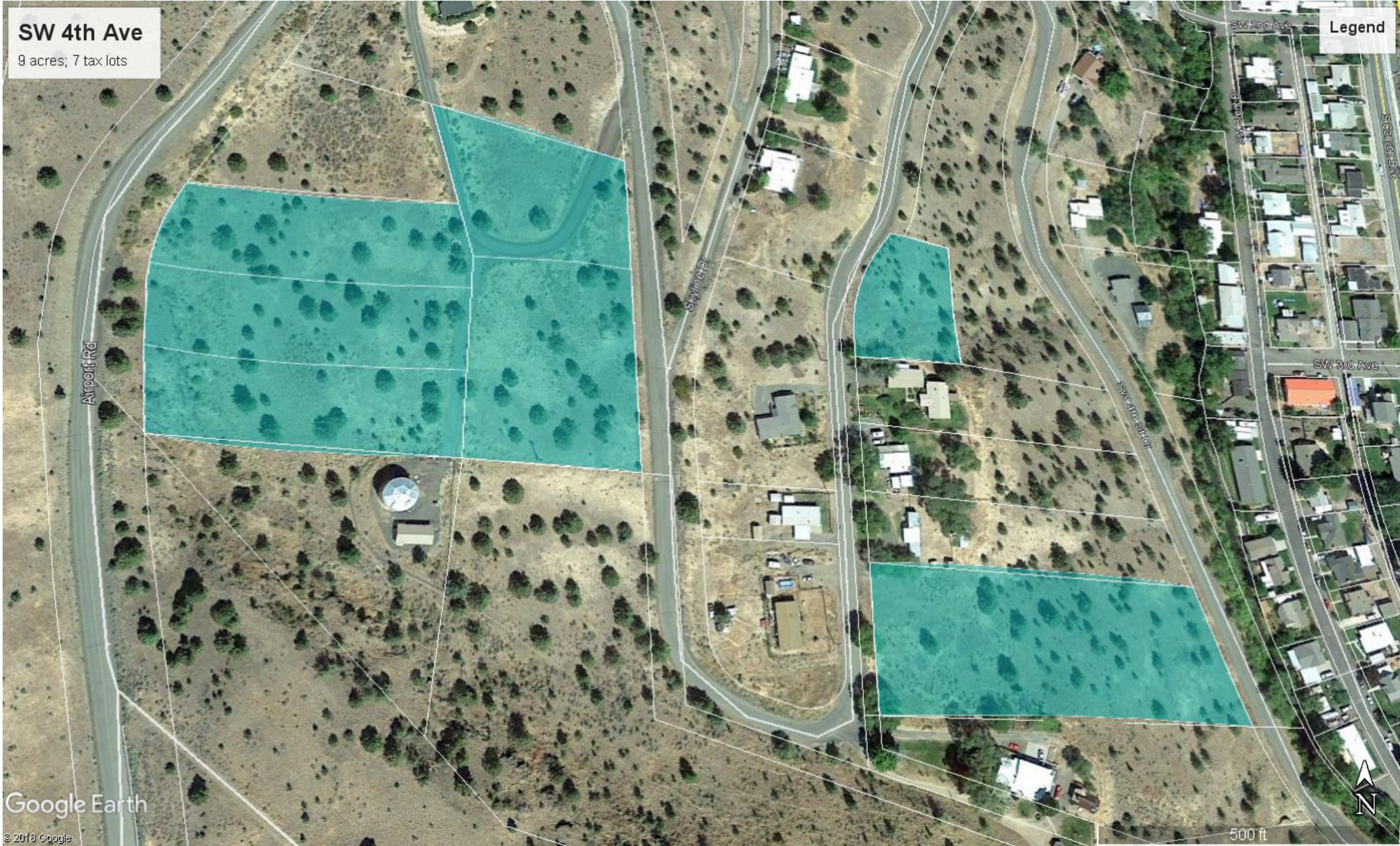
Google Earth

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300 ft



SW 4th Avenue / Airport Road



Tax Lot	Acres
5800	0.65880900
6000	2.49444000
900	1.44968000
1400	1.09141000
1500	1.06458000
1600	1.02011000
1200	1.06700000
7	9

Strawberry View Estates



Tax Lot	Acres
2703	78.53400000
1	79

Tier 2 Developments = 20% of URA Land Area

Criteria for Inclusion

- Zoned residential limited (RL)
- Within city limits
- Older properties for renovation

Total Tier 2 Area

- 3 neighborhoods
- 253 tax lots
- **70 acres** = 20% of available urban renewal area

RL North = 27 acres west of fairgrounds (115 tax lots)

RL East = 31 acres east of downtown (83 tax lots)

RL South = 12 acres south of downtown (55 tax lots)

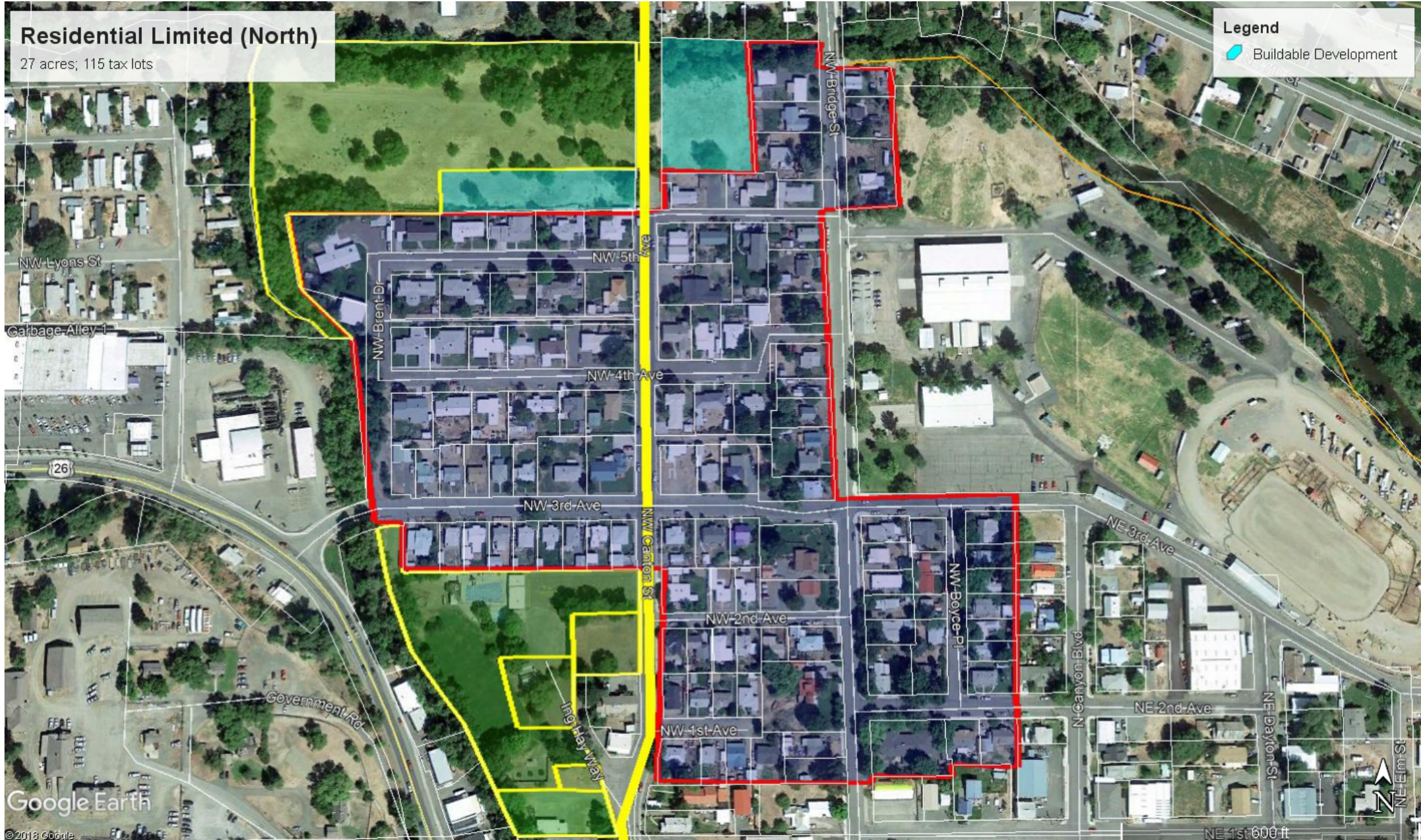


RL North (purple with red outline)

Residential Limited (North)

27 acres; 115 tax lots

Legend
Buildable Development




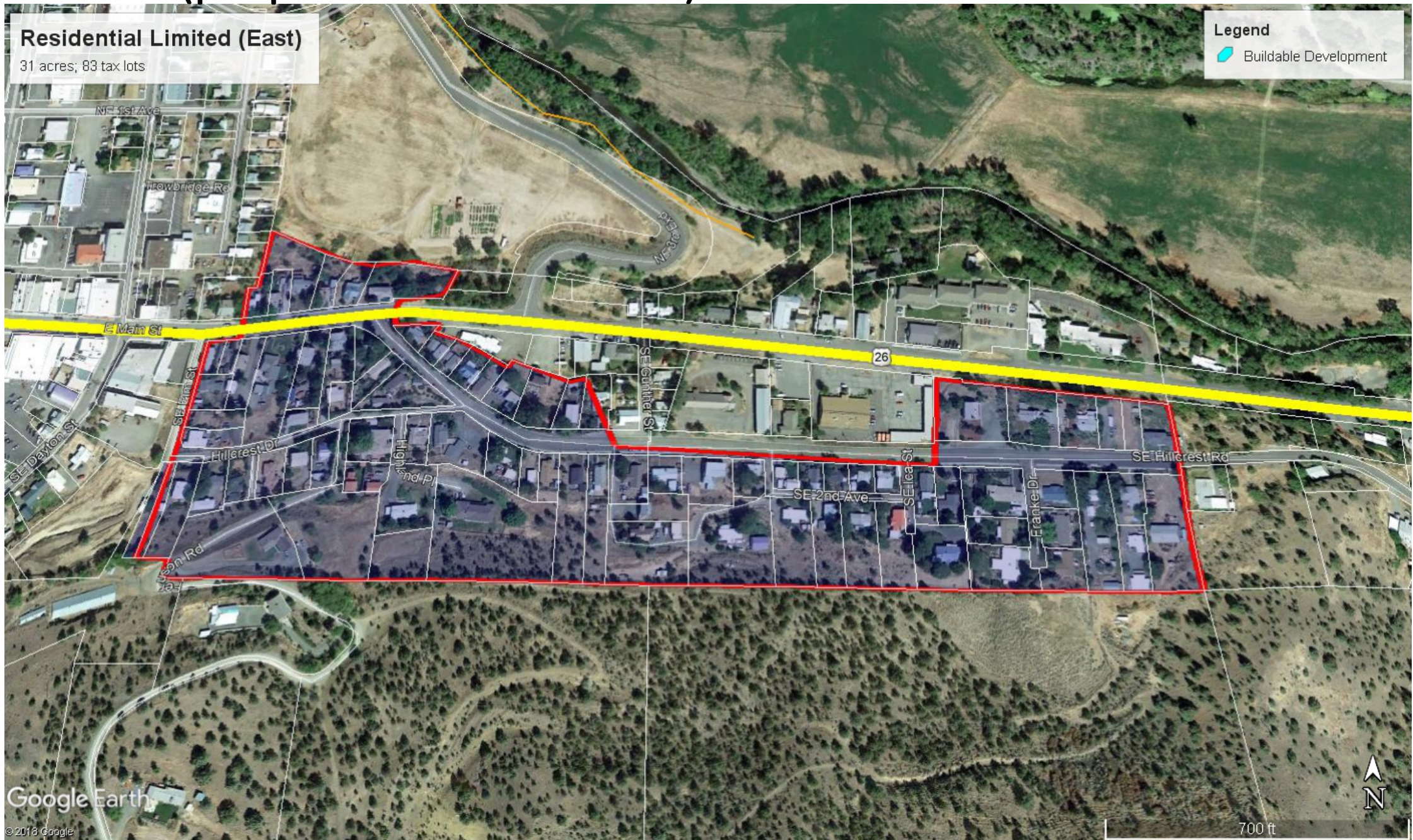
RL East (purple with red outline)

Residential Limited (East)

31 acres; 83 tax lots

Legend

 Buildable Development




RL South (purple with red outline)

Residential Limited (South)

12 acres; 55 tax lots

Legend

 Buildable Development

