

# MEMORANDUM

July 8, 2016

**TO:** Ramona Rodamaker, Assistant Director, Operations  
**FROM:** Art Fish, Incentives Coordinator   
**C:** Regional BDO  
**SUBJ:** Positive Determination for Enterprise Zone Re-designation

**EUG-31-2016**

## Background

The sponsor of the West Eugene Enterprise Zone has re-designated that zone, which terminated at the end of last month by operation of law. See table below for further details.

### SUBMISSION FOR ENTERPRISE ZONE RE-DESIGNATION UNDER ORS 285C.074

West Eugene Zone	
Received Complete	July 1, 2016, from City of Eugene
Zone Sponsor	City of Eugene and Lane County
Area	<ul style="list-style-type: none"> <li>The re-designated zone is exactly the same as the former enterprise zone's most recent boundary.</li> <li>The total, essentially contiguous area is 7.5 square miles, consisting mostly of industrial land within corporate limits.</li> </ul>
Economics & Other	<ul style="list-style-type: none"> <li>City analysis based on census block groups shows that the zone meets qualifying levels of economic hardship on four criteria, when only one would do.</li> <li>Remarkably, even certain citywide statistics may have sufficed.</li> <li>It has been a notably active and successful enterprise zone.</li> <li>The former zone had electronic commerce status, for which its termination freed up that overlay for the current ecommerce designation.</li> </ul>

## Findings & Recommendation

The re-designation complies with relevant parts of OAR 123-650, as well as ORS 285C.050 to 285C.250, in terms of:

- Zone size and distances and relative local area economics,

- Local processes, participation and adoption of governing body resolutions, and
- Evidence submitted in regard to mapping and description of zone boundary/changes.

Please formalize this determination with your digital signature below.

### **Statement of Salient Zone Features**

Under ORS 285C.250 (2015), the sponsor of an enterprise zone may re-designate the zone prior to its termination by operation of law, subject to positive determination by the Oregon Business Development Department. The City of Eugene and Lane County have made such a re-designation and submitted documentation to that effect, in accordance with agency administrative rules and the requirements of Oregon Law. Therefore:

1. July 1, 2016, is the effective date of this re-designation of the West Eugene Enterprise Zone, II.
2. The re-designated urban enterprise zone is described in the attached materials.
3. The West Eugene Enterprise Zone, II terminates June 30, 2025, under ORS 285C.255, the revision of which would cause the zone to terminate by operation of law on June 30, 2027.

### **Confirmation of Positive Determination**



Ramona Rodamaker  
Assistant Director, Operations  
Oregon Business Development Department

### **Attachments**

- C: Local zone manager  
County assessor's office  
Department of Revenue

**EUG-31-2016**

## **West Eugene Enterprise Zone Description**

A tract of land located in Sections 30 & 31 in Township 17 South, Range 3 West, Sections 3,4,5,8,9,10,15,16,22,23,25,26,27,28,32,33,34,35,36 in Township 17 South, Range 4 West, Sections 4 & 5 in Township 18 South, Range 4 West, all in the Willamette Meridian all in Eugene, Lane County, Oregon being more particularly described as follows;

Beginning at the centerline intersection of 7<sup>th</sup> street and Jefferson Street, North along the centerline of said Jefferson Street to the North right of way line of the Union Pacific Railroad; thence Northwesterly along said right of way line to a point of intersection with the extended westerly Right-of-Way line of Jefferson Street; thence North along said Right-of-Way line of Jefferson to the Northeast corner of Lot 8, Block 6, Cheshire Addition to Eugene City as platted and recorded in Volume T, Page 605 Lane County Oregon Plat Records in Lane County, Oregon; thence West along the North line of lots 7 and 8, Block 6 of said Cheshire Addition to Eugene and along the North line of Lot 3, Block 4 of Rees' Addition to Eugene as platted and recorded in Volume W, page 397, Lane County Oregon Plat Records, in Lane County, Oregon to the West line of Lot 3, Block 4 of said Rees' Addition to Eugene; thence North along said west line of said Lot 3, Block 4 to the Northeast corner of said Lot 3; thence West along the North line of said Lot 3 and it's extension to the West Right-of-Way line of Madison Street; thence North along said Right-of-Way to the Northeast corner of Lot 1, Block 2 of said Rees' Addition to Eugene also being the South Right-of-Way line of First Street; thence West along said Right-of-Way line of First Street to the Northwest corner of Lot 1, Block 3 of Rees' Addition to Eugene as platted and record in Volume W, page 397, Lane County Oregon Plat Records, in Lane County, Oregon; thence South along the West line of Blocks 2 and 3 of said Rees' Addition to the Southwest corner of Lot 4 Block B of Mayhew Addition to Eugene City as platted and recorded in Volume W, page 57 Lane County Oregon Plat Records in Lane County, Oregon; thence West along the South line of Lot 3 of said Mayhew Addition to the East Right-of-Way line Monroe Street; thence South along said East Right-of-Way line to the centerline Union Pacific Railroad; thence Westerly along said railroad centerline to a point the intersects the easterly line when extended of the west boundary of said Mayhew Addition; thence leaving said railroad centerline and run North along the west boundary of said Mayhew Addition to a point on the South Right-of-Way line of Second Street; thence Westerly along said South Right-of-Way line to a point of intersection with the West Right-of-Way line of Adam Street; thence North along the East Right-of-Way line of said Adam Street to the Southeast corner of said Lot 20, Block 3 of Riverwood Subdivision as platted and recorded in 9, page 21 Lane County Oregon Plat Records, in Lane County, Oregon; thence West along the south line of lots 20 and 19 to the Southwest corner of said Lot 19 of said Riverwood Subdivision; thence North along the west line of said Lot 19 to the northwest corner of said Lot 19 and also being the south Right-of-Way line of First Street; thence West along said south Right-of-Way line of said First Street to a point being 98 feet West of the centerline intersection of the vacated Jackson Street and said South Right-of-Way line of said First Street; thence leaving said South Right-of-Way line of First Street and run South to the centerline of the Union Pacific Railroad Right-of-Way; thence Westerly along the centerline of said Union Pacific Railroad Right-of-Way to a point that intersects the centerline of Polk Street to the north; thence leaving said railroad right of way line and running along said centerline of Polk Street, North to a point that if extended intersects the north plat boundary of Anderson Court as platted and recorded in Book 11, page 31, Lane

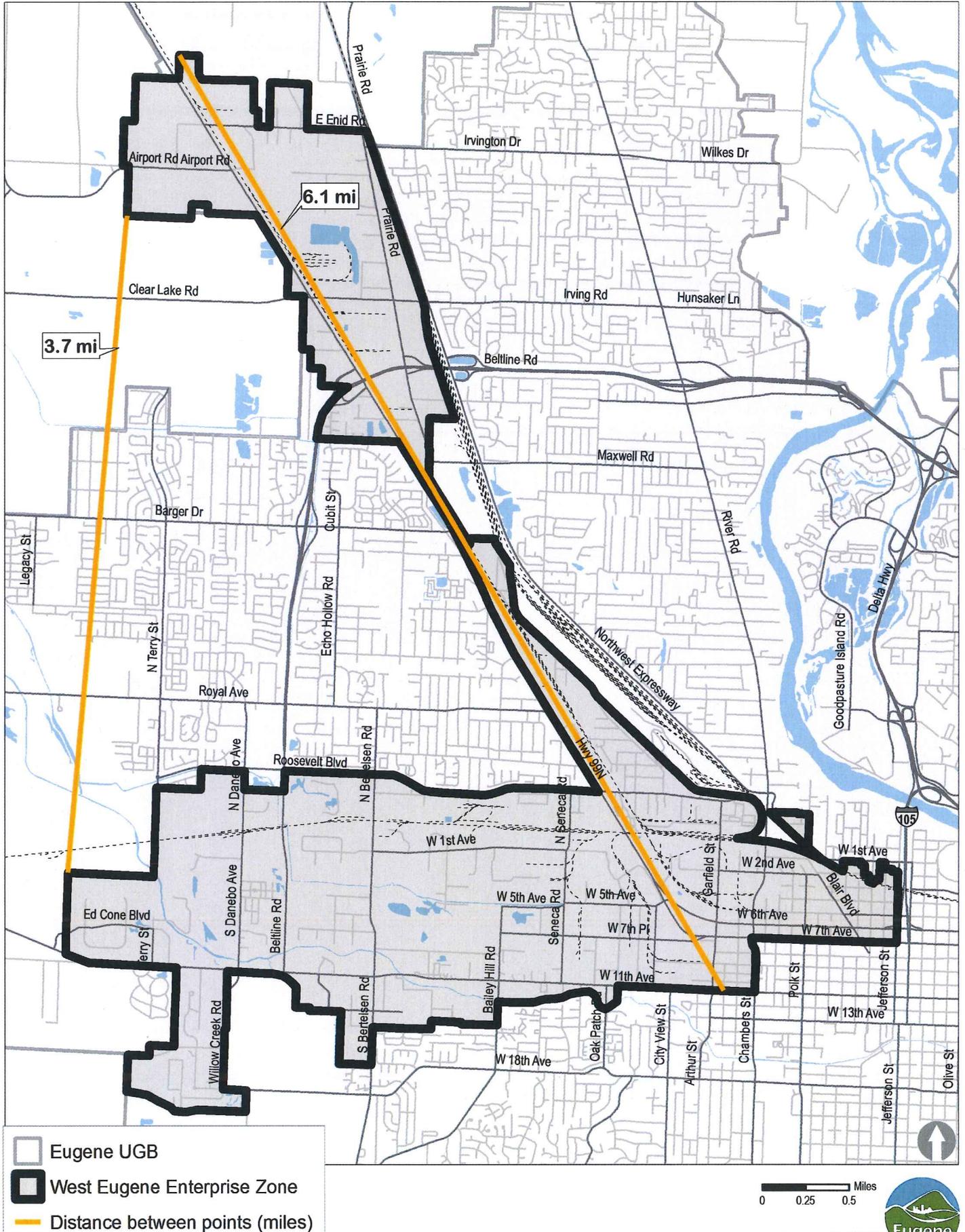
County Oregon Plat Records in Lane County, Oregon; thence leaving said centerline and running along said north boundary of Anderson Court to the Northwest corner of said Anderson Court; thence North 26.5 feet to a point being 300.3 feet north of the north right of way line of Cross Street; thence west running 300.3 feet parallel when measured perpendicularly to said north right of way line of said Cross Street to a point that intersects the west right of way line of said Union Pacific Railroad; thence running Southeasterly along said west right of way line of said Union Pacific Railroad to a point that intersects the centerline of the Coos Bay Branch line of the Union Pacific Railroad; thence westerly along said centerline of the Coos Bay Branch line of the Union Pacific Railroad 2500 feet more or less to a railroad frog; thence Northeasterly along the centerline of the railway connecting the Coos Bay Branch line to the Mainline of the Union Pacific Railroad to a point of intersection with the south boundary of the Union Pacific operating railroad property; thence along the westerly boundary of said Union Pacific operating railroad property Northwesterly to a point intersecting the north plat line of Kintrye subdivision as platting and recorded in Book 4, page 12 Lane County Oregon Plat Records in Lane County, Oregon; thence Westerly along said North plat boundary of Kintrye subdivision to the Northwest corner of said plat; thence continuing Westerly on the extension of the north plat boundary of Kintrye subdivision, 280.5 feet; thence South 185.85 feet more or less to the easterly right of way line of the Oregon Electric Railroad right of way; thence running along said easterly right of way line of the Oregon Electric Railroad right of way to a point that intersects the centerline of Prairie Road; thence leaving said railroad right of way and running North along the centerline of said Prairie Road also being the west line of the J. McCabe Donation Land Claim No. 46 to the Northeast corner of Lot 15 of the Oaks Subdivision as platted and recorded in Book 4, page 106 Lane County Oregon Plat Records in Lane County, Oregon; thence running East along South plat boundary of said Oaks subdivision to a point of intersection with the westerly boundary of the Union Pacific Railroad operating property; thence Northwesterly along said westerly boundary of the Union Pacific Railroad operating property 2500 feet; thence Northerly along the westerly side of a pave access road to a point of intersection with the centerline of Irving Road and the Westerly right of way line of the Union Pacific Railroad; thence along said westerly boundary of the Union Pacific Railroad to a point the intersects of extended the centerline of Enid Road and the westerly boundary of said Union Pacific Railroad right of way; thence leaving said right of way line and running along the extension and actual centerline of Enid Road to a point of intersection with the east boundary if extended Larane I subdivision as platted and recorded in File 75, Slides 700-703, Lane County Oregon Plat Records in Lane County, Oregon; thence along the east boundary of said Larane I subdivision to the Northeast corner of Lot 8 in said Larane I subdivision; thence Westerly along the north line of said Lot 8 and the centerline of Auction Way to the west boundary of said Larane I subdivision; thence Southerly along said west boundary of said Larane I subdivision and the west boundary of Warehouse City subdivision as platted and recorded in File 71, Slide 17, Lane County Oregon Plat Records in Lane County, Oregon to the centerline of said Enid Road; thence along the centerline of said Enid Road, West 355 feet; thence leaving said centerline, run North 466 feet; thence West 140 feet; thence North 854 feet to the east-west centerline of Section 4 in Township 17 South, Range 4 West of the Willamette Meridian; thence run along said centerline, West 1548 feet to a point being 1923.52 feet west of the center of said Section 4; thence leaving said east-west centerline of Section 4, North 34°27'13" West 87.61 feet; thence along a 305.19 foot radius curve to the right (the long chord of which bears North 17°39'00" West 176.29 feet) a distance of 178.84 feet; thence North 0°52'46" West 482.21 feet; thence North 89°44'16" West 622.43 feet to the west

line of said Section 4; thence South along said west line of Section 4 to the West one-quarter corner of said Section 4; thence West along the east-west centerline of Section 5 in Township 17 South, Range 4 West of the Willamette Meridian to the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 5; thence South along the west line of said Northeast Quarter of the Southeast Quarter of said Section 5 to the Southwest corner of said Northeast Quarter of the Southeast Quarter of said Section 5; thence West to the Northwest corner of the east one-half of the Northeast quarter of the Southwest quarter of the Southeast Quarter; thence South along said West line and it's extension to the south right of way line of Airport Road; thence East along said south right of way line to the Northwest corner of Land Partition Plat No. 2002-P1526 as recorded in the Lane County Official Records; thence South along the west line of said Land Partition Plat No. 2002-P1526 to the Southwest corner of said Partition; thence East along the south boundary of said partition and it's extension to a point being 500 feet east of the east line of Section 8 in Township 17 South, Range 4 West of the Willamette Meridian; thence North 420 feet to a point the intersects if extended the North line of Parcel 3 of Land Partition Plat No. 99-P1268 as recorded in the Lane County Official Records; thence East along the north boundary of said Parcel 3 to the Northeast corner of said Parcel 3; thence South along the East boundary of said Parcel 3 to the Southeast corner of said Parcel 3, said corner also being on the South line of the North one-half of the Northwest Quarter of said Section 9; thence East along said South line to the intersection with the west right of way line of Pacific Highway 99; thence Southeasterly along said right of way line to a point that intersects the west line of the James Peck Sr. Donation Land Claim No. 50; thence leaving said right of way line and running South along said west line of the Peck DLC to a point that intersects the north right of way line of Clear Lake Road; thence East along said north right of way line of Clear Lake Road to the intersection if extended the centerline of Pitzer's Road; thence South along the centerline of said Pitzer's Road to a point the intersects if extended the centerline of Theona Drive; thence West along the centerline and extension of Theona Drive to the centerline intersection of Wilber Avenue; thence South along the centerline of Wilber Avenue to a point that intersects if extended the north line of Lot 36 of Irvingdale subdivision as platted and recorded in Book 12, Page 15 Lane County Oregon Plat Records in Lane County, Oregon; thence along said north line of Lot 36 to the Northeast corner of said Lot 36; thence South to the Southwest corner of Lot 8 of said Irvingdale subdivision; thence east along the south line and it's extension of said Lot 8 to a point that intersects the centerline of West Beltline Highway; thence Southwesterly along the centerline of West Beltline Highway to a point that intersects if extended the centerline of Jessen Drive; thence East along the centerline of said Jessen Drive to West right of way line of Pacific Highway 99; thence Southeasterly along said west right of way line of Pacific Highway 99 to the intersection with the centerline of Roosevelt Boulevard; thence West along said centerline of Roosevelt Boulevard to the centerline of West Beltline Highway; thence South along said centerline of West Beltline Highway to the east-west centerline of Section 28 in Township 17 South, Range 4 West of the Willamette Meridian; thence West along said centerline of Section 28 to the centerline of Danebo Avenue; thence North along said centerline of Danebo Avenue to the centerline of the A-1 Floodway Channel; thence West along the centerline of the A-1 Floodway Channel to the East boundary of Second Addition to Flatbush as platted and recorded in File 73, Slides 249-250 Lane County Oregon Plat Records in Lane County Oregon; thence South along said east boundary of Second Addition to Flatbush to the Southeast corner of said Second Addition to Flatbush; thence West along the south boundary of said Second Addition to Flatbush to the west line of Second 28 in Township 17 South, Range 4

West of the Willamette Meridian; thence South along said west line of Section 28 to the Southwest corner of said Section 28; thence West along the north line of Section 32 in Township 17 South, Range 4 West of the Willamette Meridian to North one-quarter corner of said Section 32; thence South along the north-south centerline of said Section 32 to the centerline of West 11<sup>th</sup> Avenue; thence Easterly along the centerline of said West 11<sup>th</sup> Avenue to the Northwest corner of Westec Business Park as platted and recorded in File 75, Slides 366-369; thence South along the west boundary of said Westec Business Park to the Southwest corner of said Westec Business Park and also being on the North line of Madrona Hills Business Park as platted and recorded in File 73, Slides 547-548 Lane County Oregon Plat Records in Lane County, Oregon; thence West along the north boundary of said Madrona Hills Business Park to the Northwest corner of Lot 1, Block 1 of said Madrona Hills Business Park; thence South along the west boundary of said Lot 1 to the north right of way line of Pitchford Avenue; thence along said north right of way line of Pitchford Avenue to the west boundary of said Madrona Hills Business Park; thence South along the west boundary of said Madrona Hills Business Park 1084 feet; thence South 82°15'13" East 354 feet; thence South 77°37'48" East 270 feet; thence South 62°41'36" East 386 feet; thence South 64°47'05" East 433 feet; thence South 41°42'28" East 164 feet; thence South 84°35'24" East 345 feet; thence North 79°43'39" East 358 feet; thence South 88°21'54" East 576 feet; thence South 87°31'18" East 905 feet to the west right of way line of Willow Creek Road; thence North along the west right of way line of said Willow Creek Road to the south right of way line of West 18<sup>th</sup> Avenue; thence West along the south right of way line of West 18<sup>th</sup> Avenue to the west right of way line of Willow Creek Road if extended; thence North along the west right of way line of Willow Creek Road point when measured opposite and perpendicularly from the Northwest corner of Parcel 3 of Land Partition Plat No. 94-P0477 in the Lane County Oregon Official Records; thence East to said Northwest corner of Parcel 3 of Land Partition Plat No. 94-P0477 in the Lane County Oregon Official Records, said point also being on the east right of way line of said Willow Creek Road; thence North along said east right of way line of Willow Creek Road and extended northerly to the Northwest corner of Parcel 1 of Land Partition Plat No. 2000-P1398 in the Lane County Oregon Official Records, said northwest corner also being on the south right of way line of West 11<sup>th</sup> Avenue; thence East along said south right of way line of West 11<sup>th</sup> Avenue to the intersection of the centerline of Willow Creek; thence Southeasterly along the centerline of said Willow Creek to the west line of Parcel 1 of Land Partition Plat No. 2001-P1494; thence following said west line of said Parcel 1 southerly to the Southwest corner of said Parcel 1; thence along the south boundary of said Land Partition Plat No. 2001-P1494 to the South Southeast corner of said Land Partition Plat No. 2001-P1494, said point also being on the south right of way line of 13<sup>th</sup> Avenue; thence East along the south right of way line of said 13<sup>th</sup> Avenue to a point that intersects the west easement line of the Eugene-Goshen power line easement; thence Southerly along said Eugene-Goshen power line easement to a point that intersects if extended the north line of Henry II Subdivision as platted and recorded in File 73, slide 734 Lane County Oregon Plat Records in Lane County, Oregon; thence East along the extension and actual north line of said Henry II Subdivision to the centerline of Bertelsen Road; thence North along said centerline of Bertelsen Road to a point that is south 469 feet from the intersection of Bertelsen Road and 13<sup>th</sup> Avenue; thence East to the centerline of Wallis Street; thence North along the centerline of Wallis street 250 feet; thence East 893 feet; thence South 49 feet; thence East 1123 feet to the centerline of Bailey Hill Road; thence North along the centerline of Bailey Hill Road to the centerline of the Amazon Creek; thence Easterly along the centerline of said Amazon Creek to a point that is when measured

perpendicularly is 375 feet east of the centerline of Oak Patch Road; thence North parallel to said Oak Patch Road to the centerline of West 11<sup>th</sup> Avenue; thence East to the centerline intersection of West 11<sup>th</sup> Avenue and Chambers Street; thence North along the centerline of said Chamber Street to the centerline intersection of Chambers Street and 7<sup>th</sup> Avenue; thence East along the centerline of said 7<sup>th</sup> Avenue to the centerline intersection of 7<sup>th</sup> Avenue and Jefferson Street, also being the point of beginning of the herein description and there ending, all in Eugene, Lane County, Oregon.

# West Eugene Enterprise Zone



- Eugene UGB
- West Eugene Enterprise Zone
- Distance between points (miles)

0 0.25 0.5 Miles



Caution: This map is based on imprecise source data, subject to change, and for general reference only.