



Commercial Building Vacancy Inventory Junction City, Oregon

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October 2010

Acknowledgements

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About the UO EDC

The University of Oregon Economic Development Center is a partnership between the Community Service Center, the Center for Sustainable Business Practices, the Sustainable Cities Initiative, and UO faculty. The UO Center provides technical assistance to organizations throughout Oregon, with a focus on rural economic development. The UO Center seeks to align local strategies to community needs, specifically with regards to building understanding of the benefits of sustainable practices and providing technical training to capitalize on economic opportunities related to those practices. The EDC is partially funded through a grant from the U.S. Department of Commerce, Economic Development Administration.

Executive Summary

The City of Junction City is conducting a customized periodic review of the Junction City Comprehensive Land Use Plan. The City is now in the second phase of the project, which includes a review of the Phase I commercial and industrial buildable lands inventory (CIBL). As a part of the CIBL review, the Junction City Planning Department conducted an inventory of commercial buildings. The intent of the inventory was to assess commercial vacancy. The study area consists of all lands in commercial plan designations in the city.

This report presents the results of the inventory and includes an explanation of the methods used to conduct the commercial vacancy inventory and provides a summary of the amount and condition of vacant commercial building space within the study area. Scott Turnoy, the City's planning intern conducted the inventory and wrote the summary report.

Summary of Findings

- The inventory assessed 424 buildings, of which 177 were determined to be commercial buildings. Of the buildings assessed, 146 were in commercial use.
- A majority of buildings (82.5%) within the study area were in commercial use with a total building area of nearly 950,000 square feet.
- The vacancy rate for all inventoried buildings in the study area was 11.3%, while the vacancy rate for commercial buildings in the study area was 11.4%.¹
- Of inventoried buildings, 15.3% were vacant or partially vacant, while 14.4% of commercial buildings were vacant or partially vacant.
- Inventoried buildings in the study area have an average Floor Area Ratio (FAR) of 0.155, while commercial buildings have a FAR of 0.138.²
- Available buildings included 17 for sale and 14 for rent, but building space for rent exceeded space for sale 119,709 square feet to 81,128 square feet.
- A majority of inventoried buildings (92 of 177) were in commercial retail use, although the downtown district contained a mix of buildings in retail and service use.
- The inventory documented 20 instances of building damage with 11 instances of vandalism.
- Twelve buildings in the commercial/residential plan designation were in commercial use and one building was partially vacant and for rent.

¹ Not all buildings in the study area were in commercial use.

² Floor Area Ratio (FAR) is the square footage of the building divided by the square footage of the taxlot.

Introduction

In 2008, the City of Junction City initiated a periodic review process to update the City's comprehensive plan. The periodic review process, a statewide land use planning requirement for incorporated cities and counties, gives the City an opportunity to address land use issues resulting from the siting of new state mental health and prison facilities at the south end of the city. The project includes an Economic Opportunity Analysis (EOA), a housing needs analysis, and a buildable lands inventory. The overall intent of the customized periodic review is to assess the sufficiency of land within the Junction City Urban Growth Boundary (UGB) to accommodate 20 years of projected growth and to update the comprehensive plan based on current conditions.

The project is being conducted in two phases. Phase I of the project was completed in 2009 and addressed the commercial and industrial land need. Phase I resulted in a UGB expansion to include the state-owned land where the proposed prison and mental health facility will be built. A portion of the Phase I work—the determination of sufficiency of commercial lands—was deferred until Phase II of the project. Phase II includes a review of the commercial land inventory presented in the EOA, a review of land use efficiency measures, and the final determination of sufficiency of commercial lands in the UGB.

This project is intended to supplement the commercial land inventory and provide the Comprehensive Citizen Planning Committee (CCPC) with additional data to inform the CCPC discussions. This report includes an explanation of the methods used to conduct the commercial vacancy inventory and summarizes the amount and potential capacity of vacant commercial building space within Junction City's urban growth boundary.

Methodology

The commercial vacancy inventory was designed and administered to determine the status of commercial buildings and vacant space within Junction City's commercial and commercial/residential plan designations. Data collection occurred in June and July 2010 and captures the building use and vacancy conditions that existed at that time. Commercial building vacancy is dynamic and conditions change as businesses open, close, and change location, and as new commercial development occurs. In short, the results presented in this report present a "snapshot" of vacancy rates during the summer of 2010.

The inventory classifies the status of buildings as "in use," "partially vacant," or "vacant," which are defined as follows:

- **In use:** building is fully occupied by a business or businesses that are currently open
- **Partially vacant:** building contains both occupied and vacant units
- **Vacant:** building is not at all occupied, or previous business has closed

The inventory used Geographic Information System (GIS) technology to identify buildings within the study area, collect and analyze data about each inventoried building, and generate maps depicting the location and density of vacant commercial space. Lane Council of Governments (LCOG) provided GIS shapefiles of Junction City zoning, plan designations, and address points. LCOG also provided a building footprint shapefile for all buildings in Junction City. The building footprint shapefile was spatially joined to the Lane County taxlot shapefile using ArcMap to associate taxlot and land use information to each building. Likewise, address information was joined to the building footprint shapefile from the address point shapefile. Building, address, and taxlot features within the commercial plan designations were isolated to establish a study area map for use in the data collection process. Additionally, aerial photographs and satellite images obtained online, and on-the-ground verification were used to confirm the accuracy of the building footprint shapefile. In the event that the building footprint shapefile failed to include an existing structure within the study area, ArcMap was used to add building features to the shapefile.

Planning staff developed a data collection tool to record multiple attributes of buildings within the study area. Using a customized form developed in ArcPad, which was loaded onto a Juno Trimble PDA/GPS unit, staff digitally recorded building data while canvassing the city's commercial district (see Appendix A for a sample attribute table generated by the data collection tool). Aerial photographs were also loaded onto the mobile GIS unit and used to

provide a visual context while conducting on-the-ground data collection. The data collection tool includes targeted questions enabling field staff to efficiently gather information about the following building attributes and conditions:

- What is the building's use status (in use, partially vacant, or vacant)?
- What is the percent vacant space (of the building's total area)?
- Is the building in commercial use (Yes/No)?
- What is the building's availability (for rent, for sale, or not available)?
- How many units does the building have?
- How many floors does the building have?
- What is the type of commercial use (retail, service, both, or neither)?
- What is the land use (determined using the Lane County Land Use Code's activity categories – two digit codes listed in Appendix B)?
- Are commercial/residential buildings in commercial use (Yes/No)?
- Does the building have structural damage (Yes/No)?
- Does the building have fire damage (Yes/No)?
- Has the building been vandalized (Yes/No)?
- Has the building been inventoried (Yes/No)?

During the data collection process, the address associated with each building feature was updated when the address posted on a particular building differed from the record listed in the building footprint shapefile. Additionally, the form contained space for field notes, such as documenting details about the businesses located in buildings, whether a business has closed, uncertainty of the type of use, or providing specificity for building that have units both for rent and for sale. The form automatically added recorded attribute data to the building footprint shapefile's attribute table, which eliminated the need for separate data collection and data entry procedures. Data collected in the field via the mobile GIS unit was uploaded to an office computer for analysis in ArcMap and Excel.

Fieldwork for the commercial vacancy inventory involved canvassing the entire commercial and commercial/residential plan designations. Data was collected for each building located within the study area, but residential buildings currently used only for residential purposes were not included in the inventory. Building use, attributes, and conditions were obtained through observation from public streets and sidewalks. In the event that the required data could not be obtained through observation from public streets or sidewalks, inquiries were directed to business owners or employees on location during business hours. Internet searches for contact information of businesses also informed the identification of a building's use status, particularly if the contact information was found to be out of date or disconnected. Building availability was generally determined by the presence of a "for rent" or "for sale" sign on or near the building. Availability was verified through phone calls to local real estate companies and by checking online commercial real estate listings. Lastly, digital photographs were taken of buildings that represent specific attributes, such as a vacant building for sale or a partially vacant building with units for rent. Pictures were taken from public streets or sidewalks.

Once collected and uploaded into mapping and spreadsheet software, inventoried data was analyzed by multiple attributes. Building records were grouped by use status to determine the number of vacant and partially vacant commercial buildings in the study area. Similarly, records were grouped by building availability to determine the number of buildings with at least some commercial space for rent or for sale. Projection and calculation functions in ArcMap were used to estimate the square footage of each building footprint, which was multiplied by the number of floors indicated for each building to produce a gross building area estimate. The building area for each inventoried record was subsequently multiplied by the building's percent of vacancy to produce an estimate of vacant space in each inventoried building. The vacancy rate among inventoried buildings in the study area was calculated by dividing the total vacant square footage by the total building square footage in the study area.

Maps were generated to depict the location and frequency of occurrence of commercial buildings with numerous attributes. ArcMap was used to create maps with building features symbolized to enable quick identification of vacancy, availability, type of commercial use, and damages. Analysis conducted using GIS maps and spreadsheets

derived from the attribute table of inventoried building features inform findings regarding commercial vacancy within the City’s urban growth boundary, which are discussed in the following section.

Findings

The commercial inventory study area contains 424 total buildings. The commercial plan designations in Junction City contain both commercial and residential buildings. Residential buildings observed to be in only residential use were omitted from the inventory. The inventory consists of data collected for 177 buildings. Out of the total number of inventoried buildings, 146 or 82.5% were deemed to be in commercial use. Non-commercial buildings in the inventory include museums, religious or community centers, public buildings, and utility facilities. Table 1 depicts the number of buildings and total square footage for commercial and non-commercial buildings included in the inventory.

Table 1: Inventoried Buildings in Commercial Use

Building in Commercial Use	Use of Inventoried Buildings		Building Area (Sq. Ft.)	
	# of Buildings	% of Total	Total Square Feet	% of Total
Yes	146	82.5%	949,537	89.1%
No	30	16.9%	114,338	10.7%
Unknown	1	0.6%	2,170	0.2%
Total	177	100%	1,066,045	100%

Vacancy of Inventoried and Commercial Buildings

The inventory categorized buildings by status of use—each structure was determined to be either vacant, partially vacant, or in use (see the previous section for a definition of terms). Table 2 below shows that 9% of inventoried buildings and 7.5% of commercial buildings were vacant. Over 6% of inventoried and commercial buildings were partially vacant, while nearly 10% of total square footage of inventoried buildings resides in partially vacant buildings.

Table 2: Vacancy of Inventoried Buildings and Buildings in Commercial Use

Use Status	Inventoried Buildings		Building Area (Sq. Ft.)		Buildings in Commercial Use		Building Area (Sq. Ft.)	
	# of Buildings	% of Total	Area	% of Total	# of Buildings	% of Total	Area	% of Total
Vacant	16	9.0%	91,840	8.6%	11	7.5%	73,109	7.7%
Partially vacant	11	6.2%	98,358	9.2%	10	6.8%	93,470	9.8%
In use	150	84.7%	875,847	82.2%	125	85.6%	782,958	82.5%
Total	177	100%	1,066,045	100%	146	100%	949,537	100%

The total area of inventoried and commercial buildings was compared with building vacancy to determine the vacancy rate for inventoried and commercial buildings. Table 3 depicts the results of this analysis. The vacancy rate for inventoried buildings in the study area was 11.25%, while the vacancy rate for just commercial buildings in the

study area was 11.40%. Similarly, the total number of vacant and partially vacant buildings was compared to the total number of inventoried and commercial buildings respectively. Of inventoried buildings, 15.25% were vacant or partially vacant, while 14.38% of commercial buildings were vacant or partially vacant.

Table 3: Total and Vacant Space with Vacancy Rate

Total and Vacant Space	Inventoried Buildings	Commercial Buildings
Total Sq. Ft.	1,066,045	949,537
Vacant Sq. Ft.	119,979	108,231
Vacancy Rate	11.25%	11.40%
Total Buildings	177	146
Vacant / Partially Vacant	27	21
Percent Vacant / Partially Vacant	15.25%	14.38%

“Floor-to-Area Ratio”

In addition to the vacancy rate, inventory data was used to estimate the average Floor-to-Area Ratio (FAR) for the study area.

Floor-to-Area Ratio (FAR) expresses the relationship between the amount of useable floor area in a building (or buildings) and the area of the lot on which the building stands. It is obtained by dividing the gross floor area of a building by the total area of the lot.

$$\frac{\text{gross floor area of a building}}{\text{total area of the lot}} = \text{FAR}$$

FAR is usually expressed as a decimal fraction (for example, 0.5 or 12.3). A FAR of 1.0 means the usable square footage of the building equals the square footage of the lot. A FAR greater than 1.0 conveys a higher density, i.e. 2 or more stories, on a lot.

The study area contains 413 taxlots measuring 157.5 acres or 6,860,365 square feet. Table 4 below shows the average FAR for inventoried buildings and for commercial buildings in the study area.

Table 4: Floor-to-Area Ratio for Inventory Study Area

Total Space and FAR	Inventoried Buildings	Commercial Buildings	Taxlots in Study Area
Total Sq. Ft.	1,066,045	949,537	6,860,367
FAR	0.155	0.138	

Availability of Inventoried Buildings

The commercial inventory collected data regarding building availability. Inventoried buildings were documented to be either “For Rent,” “For Sale,” “Not Available,” or unknown. Table 5 shows the number of buildings and the total square footage in each availability category. Interesting to note, more buildings were for sale than those for rent, but a larger total area corresponds to buildings or space for rent. Nearly 18% of inventoried buildings were either for rent or for sale and contain over 18% of inventoried building space.

Table 5: Availability of Inventoried Buildings

Availability	Inventoried Buildings		Building Area (Sq. Ft.)	
	# of Buildings	% of Total	Area	% of Total
For Rent	14	7.9%	119,709	11.2%
For Sale	17	9.6%	81,128	7.6%
Not Available	139	78.5%	827,541	77.6%
Unknown	7	4.0%	37,667	3.5%
Total	177	100%	1,066,045	100%

Building availability was analyzed by each use status category (vacant, partially vacant, and in use). Table 6 shows that 64% of buildings for rent were partially vacant, while over 40% of buildings for sale were vacant. Aside from buildings in use that were not available, the largest building area consisted of partially vacant buildings that were for rent. See page 7 for a map illustrating inventoried building vacancy and availability within the downtown district.

Table 6: Inventoried Building Availability by Vacancy

Use Status	For Rent		For Sale		Not Available		Unknown		Building Area (Sq. Ft.)			
	# of Buildings	% of Total	For Rent	For Sale	Not Available	Unknown						
Vacant	2	14.3%	7	41.2%	2	1.4%	5	71.4%	15,044	42,681	7,058	27,056
Partially vacant	9	64.3%	2	11.8%	0	0.0%	0	0.0%	82,186	16,172	-	-
In use	3	21.4%	8	47.1%	137	98.6%	2	28.6%	22,479	22,274	820,482	10,611
Total	14	100%	17	100%	139	100%	7	100%	119,709	81,128	827,541	37,667

Downtown Junction City Commercial Building Vacancy and Availability



Type of Commercial Use of Commercial Buildings

The inventory categorized buildings by type of use to determine the mix of commercial retail and service land use within the commercial plan designations. Each building was identified as retail, service, retail and service, or neither retail nor service. Figure 1 shows a majority of buildings to be in retail use, while Table 7 illustrates the mix of retail versus service use in terms of number of buildings and total square footage. Not surprisingly, buildings in retail use have the largest area in general and for vacant or partially vacant buildings in particular.

Figure 1: Mix of Buildings in Retail and Service Use

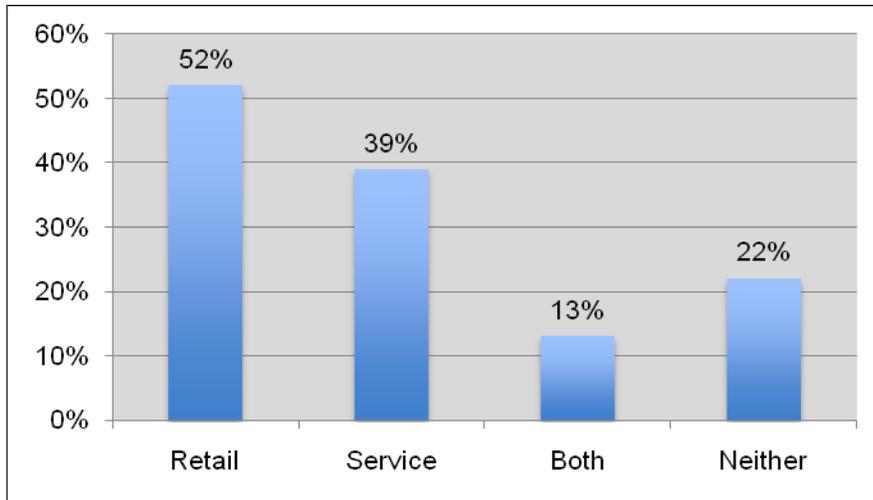


Table 7: Commercial Retail vs. Service Use and Building Vacancy

Commercial Use Type	Inventoried Buildings		Vacant Buildings		Partially Vacant Buildings		Buildings In Use	
	# of Buildings	Area (Sq. Ft.)	# of Buildings	Area (Sq. Ft.)	# of Buildings	Area (Sq. Ft.)	# of Buildings	Area (Sq. Ft.)
Retail	92	711,691	2	5,872	7	74,104	83	631,715
Service	69	410,918	0	-	6	61,342	63	349,576
Both	23	241,728	0	-	2	37,088	21	204,640
Neither	39	185,163	14	85,968	0	-	25	99,195

See page 9 for a map illustrating the buildings of each commercial use type within the downtown district. White building features represent buildings in neither retail nor service use, which may indicate a vacant building or a building with multiple units and multiple uses that may not all be commercial. The map shows a consistent mix of commercial use among buildings in the downtown area, as well as a significant number of buildings in neither retail nor service use.

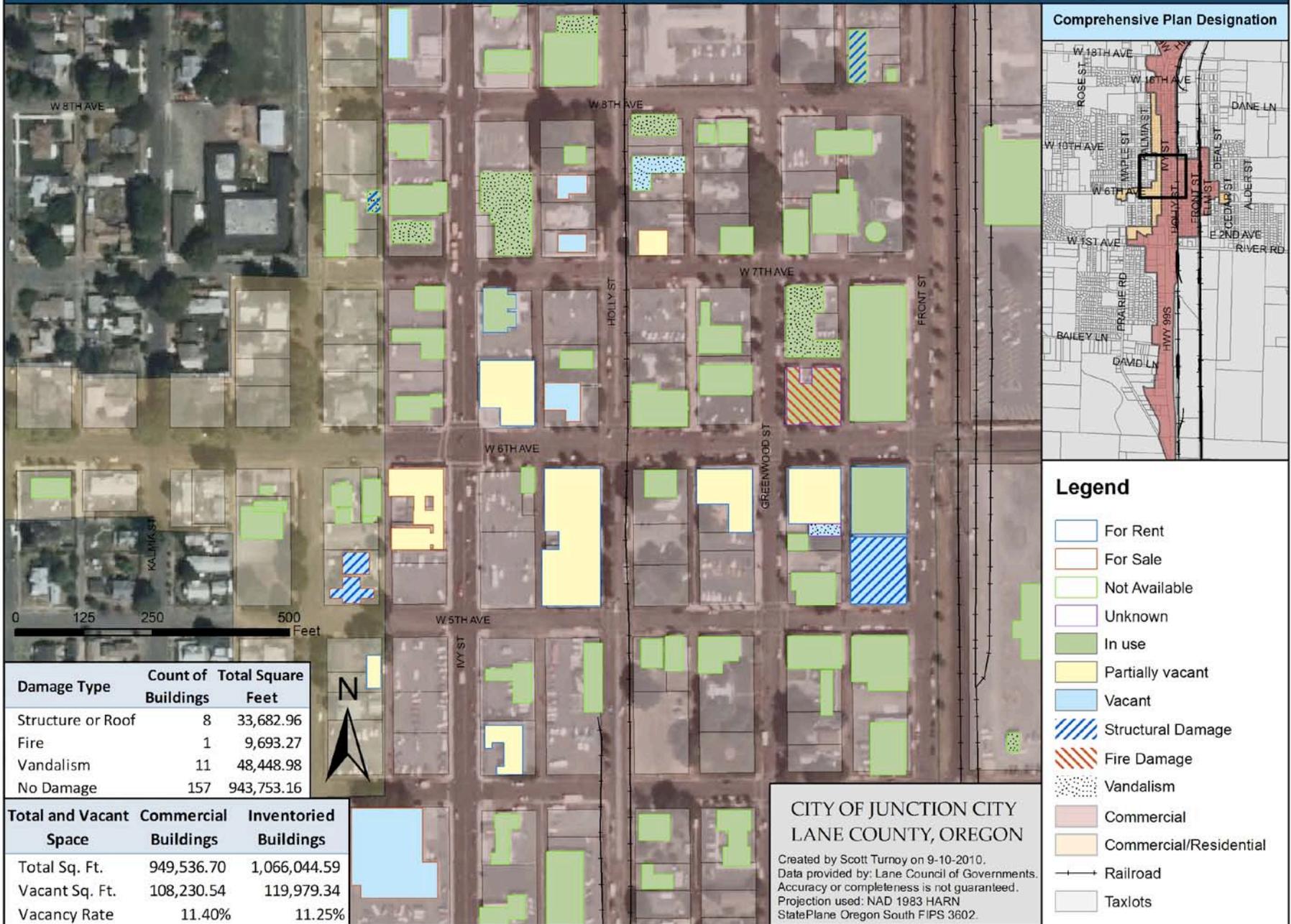
Observed Damage to Inventoried Buildings

Building damages were observed and noted during the inventory. Field staff noted if buildings had structural or roof damage, fire damage, or vandalism. Few buildings were noted to have more than one type of damage. Table 8 shows that of all inventoried buildings, 20 instances of damage were observed. A large majority of buildings (89%) did not exhibit structural, fire, or vandalism damage. However, as the map on page 11 illustrates, a significant portion of the instances of vandalism occur within the downtown district. Vandalism in general represents the greatest percentage of buildings with damages. Conversely, only one instance of fire damage was noted. Damage documentation was limited to observations of building exteriors during the inventory and interior damages were not measured.

Table 8: Building Damages

Damage Type	Inventoried Buildings		Building Area (Sq. Ft.)	
	# of Buildings	% of Total	Area	% of Total
Structure or Roof	8	4.5%	33,683	3.3%
Fire	1	0.6%	9,693	0.9%
Vandalism	11	6.2%	48,449	4.7%
No Damage	157	88.7%	943,753	91.1%
Total	177	100%	1,035,578	100%

Downtown Commercial Building Vacancy, Availability, and Damages

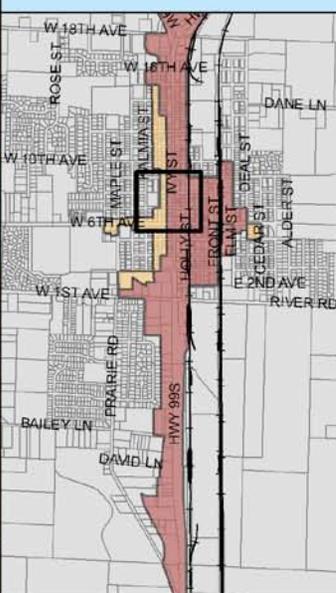


Damage Type	Count of Buildings	Total Square Feet
Structure or Roof	8	33,682.96
Fire	1	9,693.27
Vandalism	11	48,448.98
No Damage	157	943,753.16

Total and Vacant Space	Commercial Buildings	Inventoried Buildings
Total Sq. Ft.	949,536.70	1,066,044.59
Vacant Sq. Ft.	108,230.54	119,979.34
Vacancy Rate	11.40%	11.25%

**CITY OF JUNCTION CITY
LANE COUNTY, OREGON**
 Created by Scott Turnoy on 9-10-2010.
 Data provided by: Lane Council of Governments.
 Accuracy or completeness is not guaranteed.
 Projection used: NAD 1983 HARN
 StatePlane Oregon South FIPS 3602.

Comprehensive Plan Designation



Legend

- For Rent
- For Sale
- Not Available
- Unknown
- In use
- Partially vacant
- Vacant
- Structural Damage
- Fire Damage
- Vandalism
- Commercial
- Commercial/Residential
- Railroad
- Taxlots

Buildings in Commercial Use within the Commercial/Residential Plan Designation

Many inventoried buildings within the commercial plan designation were in commercial use. However, most of the buildings within the commercial/residential plan designation were in residential use and not in commercial use. A total of 12 buildings were documented as commercial buildings within the commercial/residential plan designation and all but one of them were in use. One building, as the map on page 13 shows, with 1,532 square feet was partially vacant and for rent at the time of the inventory. Depending on availability of residential units within the commercial/residential plan designation and the needs of local businesses or relocating businesses, the building space in the commercial/residential plan designation may provide an opportunity for service-oriented or home-based business activity.

Table 9: Commercial/Residential Buildings in Commercial Use

Use Status	Commercial/Residential Buildings in Commercial Use			
	# of Buildings	% of Total	Area (Sq. Ft.)	% of Total
Vacant	0	0.0%	-	0.0%
Partially vacant	1	8.3%	1,532	4.1%
In use	11	91.7%	35,983	95.9%
Total	12	100%	37,515	100%

Commercial/Residential Buildings in Commercial Use



W 10th Ave & Juniper St: 4,445.7 sq. ft.
Building currently in use and not available

Commercial/Residential in Commercial Use

Use Status	Count	Total Square Feet
Partially vacant	1	1,532
In use	11	35,983
Total	12	37,515

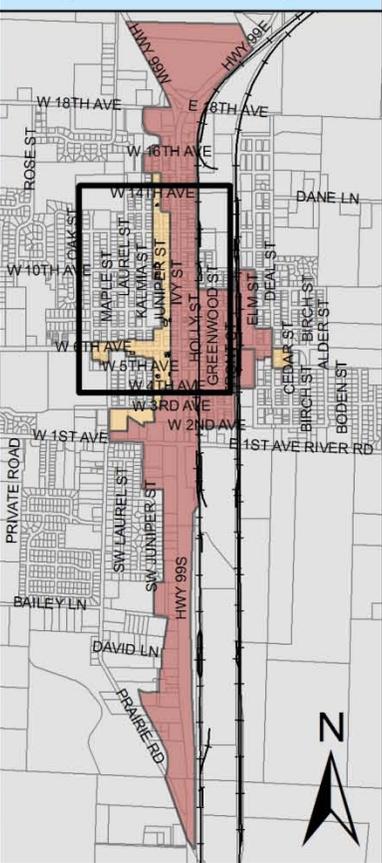
W 5th & Juniper St: 22,707.3 sq. ft.
Partially vacant building,
1 unit (766 sq. ft.) for rent



Total and Vacant Space	Commercial Buildings	Inventoried Buildings
Total Sq. Ft.	949,536.70	1,066,044.59
Vacant Sq. Ft.	108,230.54	119,979.34
Vacancy Rate	11.40%	11.25%



Comprehensive Plan Designation



Legend

Inventoried Building Availability

- For Rent
- For Sale
- Not Available
- Unknown

Inventoried Building Use Status

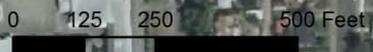
- In use
- Partially vacant
- Vacant
- Commercial/Residential in Commercial Use

Plan Designation

- COMMERCIAL
- COMMERCIAL/RESIDENTIAL
- Railroad
- Taxlots

CITY OF JUNCTION CITY
LANE COUNTY, OREGON

Created by Scott Turnoy on 7-06-2010.
Data provided by: Lane Council of Governments
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Projection used: NAD 1983 HARN
StatePlane Oregon South FIPS 3602.



Vacancy and Availability at the North and South ends of the Commercial Plan Designation

The maps appearing on the following pages illustrate the vacancy and availability of buildings in the northern and southern sections of the current urban growth boundary. Whereas a majority of the vacant and partially vacant buildings were located in the vicinity of the downtown district at the time the inventory was completed, the northern section of the City contained a handful of vacant or partially vacant buildings that were for rent or for sale. The southern section of the urban growth boundary contained fewer commercial buildings than the downtown or northern sections and included only a couple of vacant or partially vacant buildings that were for rent or for sale. However, the large taxlots in the southern section of the city and the relatively sparse building coverage may indicate potential for further development oriented towards Highway 99 S.

North Junction City Commercial Building Vacancy and Availability



Comprehensive Plan Designation



Total and Vacant Space	Commercial Buildings	Inventoried Buildings
Total Sq. Ft.	949,536.70	1,066,044.59
Vacant Sq.	108,230.54	119,979.34
Vacancy	11.40%	11.25%

CITY OF JUNCTION CITY LANE COUNTY, OREGON

Created by Scott Turnoy on 7-06-2010.
Data provided by: Lane Council of Governments.
Accuracy or completeness is not guaranteed.
Projection used: NAD 1983 HARN
StatePlane Oregon South FIPS 3602.

Legend

Inventoried Building Use Status

- In use
- Partially vacant
- Vacant

Inventoried Building Availability

- For Rent
- For Sale
- Not Available
- Unknown

Plan Designation

- Commercial
- Commercial/Residential
- Railroad
- Taxlots

Appendix A: Sample attribute table generated by data collection tool

Address	% vac.	Flr #	New Code	Use Notes	Service	Retail	Use Status	Available	Inven-tory	Comm-ercial	Same Use	C/R in C	Struct. Damage	Vandal Damage	Fire Damage	Notes	# of Units	2 nd Flr Com
325 W 1ST AVE	0	1	55	Guaranty auto sales offices, toy-hauler center	True	True	In use	Not Available	Yes	Yes	Yes	No	No	No	offices	1		
325 W 1ST AVE	0	1	55	Guaranty trailer service garage	True	False	In use	Not Available	Yes	Yes	Yes	No	No	No	service center	1		
190 IVY ST	0	1	55	automobile sales and office	False	True	In use	Not Available	Yes	Yes	Yes	No	No	No	Guaranty used trucks dealership	1		
221 GREENWOOD ST	0	1	64	metals and welding service	True	False	In use	Not Available	Yes	Yes	No	No	No	No	Nate`s Welding 998-2860	1		
275 GREENWOOD ST	0	2	68	nursing assistant education, 4 units	True	False	In use	Not Available	Yes	Yes	No	No	No	No	Holy Cross CNA, EMT training, 2nd floor 2/3 of footprint	4	No	
272 W 2ND AVE	0	1	61	bookkeeping, taxes office	True	False	In use	Not Available	Yes	Yes	No	No	No	No	bookkeeper office maybe home office	1		
321-375 Holly St	0	1	65	pharmacy, financial services, Curves, medical specialist	True	True	In use	Not Available	Yes	Yes	No	No	No	No	Oregon Neurosport PT, Curves, pharmacy, Edward Jones investments	5		
225 W 4TH AVE	0	1	67	DMV and vet's office	True	False	In use	Not Available	Yes	Yes	Yes	No	No	No	DMV in 235 W 4th, Countryside Animal Clinic in 225 W 4th	2		
350 HOLLY ST	0	1	65	communications services	True	False	In use	Not Available	Yes	Yes	No	No	No	No	MTM Communications	1		
289 W 4TH AVE	0	2	70	cultural/historical museum	False	False	In use	Not Available	Yes	No	No	No	No	No	Mary Pitney House, historical museum	1	No	
360 W 2nd AVE	0	1	57	appliance retailer	False	True	In use	Not Available	Yes	Yes	No	No	No	No	Nielsen Appliance	1		
355 W 3RD AVE	0	1	65	Junction City Medical Clinic, OML	True	False	In use	Not Available	Yes	Yes	No	No	No	No	Medical laboratory and office	1		
330 IVY ST	0	1	55	76 gas station	False	True	In use	Not Available	Yes	Yes	Yes	No	No	No		1		
390 IVY ST	0	1	55	U-haul rentals and towing	False	True	In use	Not Available	Yes	Yes	Yes	No	No	No	also hosts Rowe's Tows, minor facade damage	1		
490 IVY ST	0	1	64	TopFlite Automotive	True	True	In use	Not Available	Yes	Yes	Yes	No	No	No	cooling system sales, brakes service and tune-ups	1		
436 IVY ST	70	2	61	mostly vacant building with HR Block, American Legion	True	False	Partially vacant	For Rent	Yes	Yes	Yes	No	No	No	Ivy Plaza. HR Block office not in use until 2011.	10	Yes	
495 Holly St	0	1	54	Rodeo steakhouse and grill	False	True	In use	Not Available	Yes	Yes	No	No	No	No	restaurant	1		
210 E 6TH AVE	100	1	94	vacant building has reception area, warehouse	False	False	Vacant		Yes	Yes	No	No	No	No	unsure of availability, has mural on side wall	1		
110 E 6TH AVE	0	1	53	Bi-Mart store	False	True	In use	Not Available	Yes	Yes	No	No		No	general retail	1		

Appendix B: Land use activity categories – Two Digit Codes

Code	Category	Code	Category		
1	Residential	10	Unspecified residential		
		11	Household units		
		12	Group quarters		
		13	Residential hotels		
		14	Mobile home parks or courts		
		15	Transient lodgings		
		19	Other residential		
		2	Manufacturing	20	Unspecified manufacturing
				21	Food and kindred products - manufacturing
22	Textile mill products - manufacturing				
23	Apparel and kindred products - manufacturing				
24	Lumber and wood products (except furniture) - manufacturing				
25	Furniture and fixtures - manufacturing				
26	Paper and allied products - manufacturing				
27	Printing, publishing, and allied industries				
28	Chemical and allied products - manufacturing				
3	Manufacturing (continued)	29	Petroleum refining and related industries		
		31	Rubber and miscellaneous plastic products - manufacturing		
		32	Stone, clay, and glass products - manufacturing		
		33	Primary metal industries		
		34	Fabricated metal products - manufacturing		
		35	Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks - manufacturing		
		39	Other manufacturing		
4	Transportation, Communication, Utilities	40	Unspecified transportation, communication, utilities		
		41	Railroad, rapid rail transit, and street railway transportation		
		42	Motor vehicle transportation		
		43	Aircraft transportation		
		44	Marine craft transportation		
		45	Highway and street right-of-way		
		46	Automobile parking		
		47	Communications		
		48	Utilities		
		49	Other transportation, communication, utilities		
5	Trade	50	Unspecified trade		
		51	Wholesale trade		
		52	Retail trade - building materials, hardware, and farm equipment		

Lane County Land Use Codes

Code	Category	Code	Category		
5	Trade (continued)	53	Retail trade – general merchandise		
		54	Retail trade – food		
		55	Retail trade – automotive, marine craft, aircraft, and accessories		
		56	Retail trade – Apparel and accessories		
		57	Retail trade – furniture, home furnishings, and equipment		
		58	Retail trade – eating and drinking		
		59	Other trade		
6	Services	60	Unspecified services		
		61	Finance, insurance, and real estate services		
		62	Personal services		
		63	Business services		
		64	Repair services		
		65	Professional services		
		66	Contract construction services		
		67	Governmental services		
		68	Educational services		
		69	Other services		
		70	Unspecified cultural, entertainment, recreation		
7	Cultural, Entertainment, Recreation	71	Cultural activities and nature exhibitions		
		72	Public assembly		
		73	Amusements		
		74	Recreational activities		
		75	Resorts and group camps		
		76	Parks		
		79	Other cultural, entertainment, recreation		
		8	Resource Production & Extraction, Agriculture	80	Unspecified resource production & extraction, agriculture
				81	Agriculture
82	Agricultural related activities				
83	Forestry activities and related services				
84	Fishing activities and related services				
85	Mining activities and related services				
89	Other resource production & extraction, agriculture				
90	Unspecified undeveloped land and water areas				
9	Undeveloped, Water	91	Undeveloped and unused land area (excluding noncommercial forest development)		
		92	Noncommercial forest development		
		93	Water areas		
		94	Vacant floor area (in building)		
		95	Under construction (building)		
		99	Other undeveloped land and water areas		

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