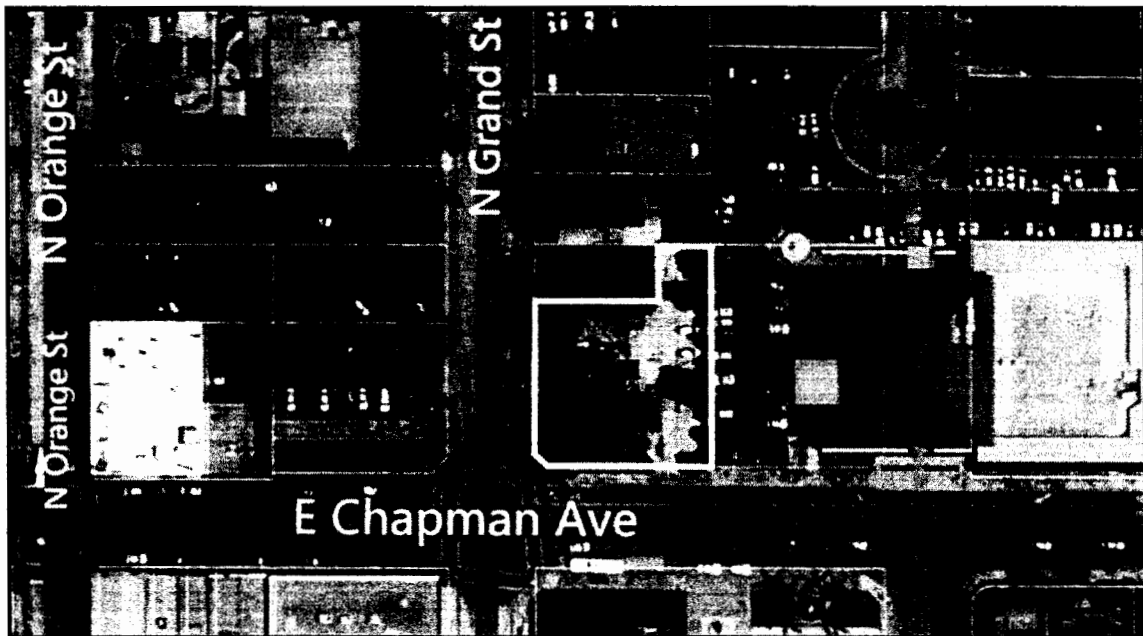


Successor Agency to the Orange Redevelopment Agency
 Long-Range Property Management Plan /26

Property No. 9 – 307 E. Chapman Avenue located at the northeast corner of E. Chapman Ave. & Grand St.

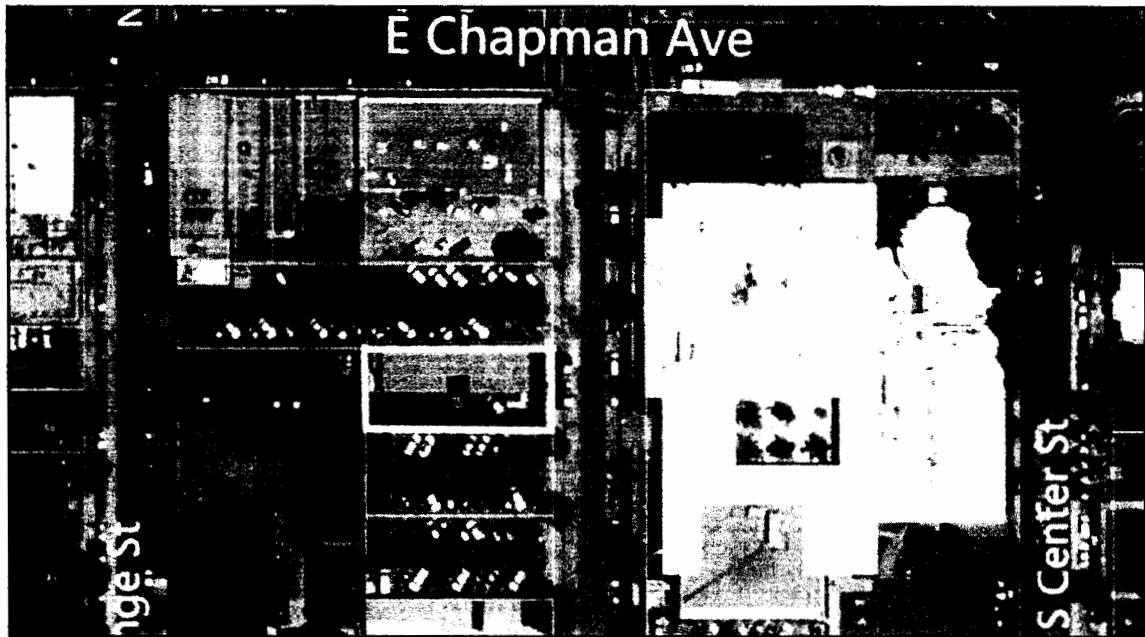


Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired October 24, 2006. The value of the property at the time of purchase was \$2,400,000.
- B. **Purpose of Acquisition** – The property was acquired for governmental use as part of long-range planning for future Civic Center and library uses. There is a historic mansion and carriage house that are contributing structures to the Old Towne Historic District. The existing structure is currently used as an office building. Based upon the Five-Year Implementation Plan, the property is one of five future community facilities sites within the Orange Civic Center. The site is anticipated to alleviate certain environmental deficiencies and to serve as a location for the development of public services and public facilities.
- C. **Parcel data** – The property address is 307 E. Chapman Avenue, Orange, CA. The assessor's parcel number is 039-253-23. The lot size is 18,261 square feet or 0.42 acres and currently houses a single 7,500 square foot office building. Current zoning is designated as Old Town Mixed Use-15.
- D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
- E. **Revenue Generated by the Property** - Annual lease revenue generated from this site is approximately \$90,000. The annual property maintenance is listed as Item 110 in ROPS 14-15B. The lease revenue is reported on the Cash Balance Form every six months as part of the ROPS process.
- F. **Environmental Contamination or Remediation** - There is no known history of environmental contamination or remediation efforts at this site.

- G. ***Description of the property's potential for transit-oriented development and the advancement of the planning objectives*** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the Five-Year Implementation Plan (both of which were consistent with the City of Orange Comprehensive General Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.
- H. ***History of previous development proposals and activity*** - There is no history of previous development proposals or activity for this site other than as a part of long-range planning for future Civic Center expansion to the main Library.
- I. ***Use/Disposition of Property***
The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future development of civic center facilities including future library facilities. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Roadway and Infrastructure Improvement Program. The property is vacant and was acquired for redevelopment purposes to provide for future public improvements. The Orange Merged and Amended Redevelopment Plan further described redevelopment purposes for proposed public infrastructure projects to include future civic center expansion and future library facilities.

Property No. 10 – 124-142 S. Grand Street between Almond Ave. and Chapman Ave.



Description of the property and environmental setting:

- A. **Acquisition Information** - Acquired September 10, 2007. The value of the property at the time of purchase was \$1,460,000.
- B. **Purpose of Acquisition** - The property was acquired for governmental use as a site for future civic center expansion. The property was purchased to alleviate certain environmental deficiencies, and to develop public services and facilities. The acquisitions would allow for greater flexibility in planning for future land uses in and around Civic Center area. The site is improved with a two-story ten-unit apartment complex originally constructed in 1958. This acquisition resulted in the City owning the entire west side of Grand Street between Chapman and Almond Avenues, near the Civic Center areas.
- C. **Parcel data** – The property address is 124-142 S. Grand Street, Orange, CA. The assessor's parcel number is 390-382-07. The lot size is 7,841 square feet or 0.18 acres. The current zoning designation is Office Professional (OP).
- D. **Current Value** - Estimate of the current value of the parcel is Zero. The site requires monthly maintenance.
- E. **Revenue Generated by the Property** – Annual lease revenues generated from this site is approximately \$70,000. The lease revenue is report on the Cash Balance Form every six months as part of the ROPS process.
- F. **Environmental Contamination or Remediation** - A Phase I Environmental Assessment was to be completed by Converse Consultants before escrow closing in 2007. No additional information was identified.
- G. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** – There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation (both of which were consistent with the City of Orange Comprehensive General

**Successor Agency to the Orange Redevelopment Agency
Long-Range Property Management Plan /29**

Plan) through the stimulation of construction, financing of public facilities, elimination of physical and economic blight, elimination of environmental deficiencies, land assembly and reconstruction/rehabilitation efforts.

H. **History of previous development proposals and activity** - There is no history of previous development proposals or activity for this site other than as a site for future civic center expansion.

I. **Use/Disposition of Property**

The Successor Agency intends to transfer the Property to the City of Orange to be dedicated for Governmental Use, specifically for future public parking and future civic center purposes. This project has been fully described in the Orange Redevelopment Agency Five-Year Implementation Plan to support Public Parking Lot Development in Old Towne. Upon funding availability, the property would be developed to support future civic center expansion and future public parking facilities. The original Southwest Redevelopment Plan and the Orange Merged and Amended Redevelopment Plan further described redevelopment purposes to include funding for various on-site parking improvements, including parking structures and future civic center expansion.