

Portland Road Corridor Action Plan Implementation North Gateway Urban Renewal Plan Amendments

The following is an analysis of the North Gateway Urban Renewal Plan and recommended amendments for implementation of the Portland Road Corridor Action Plan that was adopted by the Agency Board on March 28, 2016. The recommended amendments are shown in legislative format (underlined).

SECTION 400 - MISSION STATEMENT AND OBJECTIVES OF THE SALEM URBAN RENEWAL AGENCY FOR THE NORTH GATEWAY URBAN RENEWAL AREA.

402. Objectives To accomplish its mission the Agency will develop and implement an urban renewal program known as the North Gateway Urban Renewal Plan, the objectives of which are:

S. To maintain sufficient levels of funding and adequate grant and loan limits to encourage developer investments.

T. To promote the unique and positive characteristics of the North Gateway Urban Renewal Area through branding and/or targeted marketing material that highlights the area's strengths, key businesses, and opportunities. Strengthen the North Gateway/Portland Rd. Corridor Identity.

SECTION 600 - URBAN RENEWAL ACTIVITIES In order to achieve the goals and objectives of this Plan, the following activities, subject to the availability of appropriate funding, may be undertaken by the Agency, or caused to be undertaken by others, in accordance with applicable Federal, State, County, and City laws, policies and procedures and in compliance with the provisions of this Plan.

601. Urban Renewal Projects and Improvement Activities

C. With funds available to it, the Salem Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded the following designated projects and activities:

1. Street and Related Work:

- a. Portland Road - Claxter Road to Sunnyview Road. Full boulevard and related improvements, including undergrounding of electrical power and communication systems. See Exhibits 5 and 7 in the Urban Renewal Plan. Sidewalk installation and related bicycle and pedestrian improvements. Streetscape improvements on the corner

of Bill Frey Drive-Northgate Street in association with the redevelopment of the former Oregon State Police Headquarters. Install mid-block crossings with flashing beacons or other signal devices at locations to be determined. Also see Item 9 below.

13. Food-related Manufacturing and Businesses -promote the development of a Public Market, Food Incubator, Food Hub or Supermarket in the Portland Road Corridor.

14. Commercial/Industrial Flex-space, Mixed Use and Workforce Housing- Use targeted property acquisition and financial incentives to encourage developer investment in high need/demand uses.

15. Workforce and Affordable Housing- Connect residential developers to a range of housing incentives and explore new models

16. Strengthen the Identity of the North Gate Urban Renewal Area- Promote the unique and positive characteristics of the North Gateway Urban Renewal Area through branding and/or targeted marketing.

602. Acquisition of Real Property

[Sections 602 A. and B give the Agency Board the authority to acquire real property within the Urban Renewal Area to achieve the objectives of the Plan and specifically for any of the purposes listed in Subsection B.] This amendment does not propose to list any new properties by Tax Map number as currently shown in the Plan. It is recommended that the Plan be amended to remove the property specific listings shown in Section 602 C. A minor amendment to Section 603 is recommended to facilitate the removal of references to property specific listings.]

~~**C. Property Which May Be Acquired.** In order to accomplish the objectives of this Plan, the Agency may acquire certain real property. Such property which may be acquired is shown on Exhibits 8A, 8B, and 8C of Part 2 of this Plan and includes:~~

~~1. Property Which May be Acquired to Eliminate Blight:~~

~~a. Tax Map 7-3W-01DB:~~

~~Parcels: 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1700, 1800 and 1900. (Amended by Res. 06-8-URA)~~

~~b. Tax Map 7-3W-14AA: Parcels: 400, 500, 800, 900 and 1100.~~

- c. ~~Tax Map 7-3W-14AD: Parcels: 100, 200 and 300.~~
- d. ~~Tax Map 7-3W-13BB: Parcel: 3800~~
- e. ~~Tax Map 7-3W-14DC: Parcels: 3500 and 3600~~
- f. ~~073W01DB02200, 073W01DB02300, 073W01DB02400 (Phyllis Street properties)~~
- g. ~~073W14DB02300 (2321 Fairgrounds Road)~~
- h. ~~073W14DB02100, 073W14DB02200 (2313 Fairgrounds Road)~~
- i. ~~073W14DC10500 (2307-2311 Fairgrounds Road)~~
- j. ~~073W14DC10400 (2303 Fairgrounds Road)~~
- 2. ~~Property Which May be Acquired for Transportation Improvements:~~
 - a. ~~Project listed in Section 601-C-1-b—Northgate Avenue Extension. Tax Map 7-3W-12CA, Parcels 3300 and 3400.~~
 - b. ~~Project listed in Section 601-C-1-c—Industrial Way Extension. Tax Map 7-3W-14AA, Parcels 1700 and 1800. Tax Map 7-3W-11DD, Parcels 300 and 400. Tax Map 7-3W-12CC, part of Parcel 1600.~~
 - c. ~~Project listed in Section 601-C-1-d—Salem Industrial Drive Extension. Tax Map 7-3W-11DA, parts of Parcel 100 (City owned) and 200. Tax Map 7-3W-12, part of parcel 100. Tax Map 7-3W-12B, parts of Parcels 1800, 1900, 2000 (City owned), 2100 and 2100A1.~~
 - d. ~~Project listed in Section 601-C-1-e—Mainline Drive to Tandem Avenue. Tax Map 7-3W-11DA, part of Parcel 1100 (City owned)~~
 - e. ~~Project listed in Section 601-C-1-d—Johnson Street Realignment. Tax Map 7-3W-14AC—all or parts of parcels 500, 3400, 3500, 3600, 3601, 3700, 3900, 4000, 4100, 4200~~
 - f. ~~Project listed in Section 600(C)(1)(t)—Pine Street Extension: 073W14DA00200, 073W14DA00400, 073W14DA00300, 073W14DA00700, 073W14DB00101, 073W14DB00200, 073W14DB00300, 073W14DB00100~~

~~3. Property Which May be Acquired for North Gateway Tourist Information Center.~~

~~a. Tax Map 7 3W 12AC, Parcels 1900 and 2000.~~

~~4. Property Which May be Acquired for Community (Neighborhood) Center~~

~~a. 073W12DB04000 (3980 Portland Road)~~

~~5. Property Which May be Acquired for Mixed Use Development Project(s)~~

~~a. Pine Street/Highland Mixed Use Area:~~

~~073W14DB00200, 073W14DB00300, 073W14DB00101,
073W14DB00100, 073W14DB00600, 073W14DB01300,
073W14DB01100, 073W14DB00900, 073W14DB00800,
073W14DB00700, 073W14DB00500, 073W14DB00400,
073W14DC10300.~~

~~b. Northgate Avenue Mixed Use Area:~~

~~073W12CD00600, 073W12CD00500, 073W12CD00400,
073W12CA03500, 073W12CA03700~~

~~6. Property Which May be Acquired for Park and Recreation Facility~~

~~a. 073W1200100, 073W12B01900~~

~~(Section 602 C 1, Amended by Ord. No. 19 96) (Section 602 C.1.a. Amended by Res 06 6 URA) (Section 602 C 1,~~

~~Amended by Res. No. 06 19) (Section 602 C 6, Amended by Res No. 07 12)~~

603. Agency's Procedures for Identifying Property to Be Acquired

Projects and activities listed in Section 601-C or 602 above may require acquisition of property ~~not identified by the Agency as of the effective date of this Plan. However, should~~ When the Agency find and determines that property acquisition in conjunction with such listed projects or activities is required, the Agency shall approve a minor amendment complying with Section 1101 of this Plan. Such minor amendment shall consist of an approved resolution by the Agency identifying such acquisition and shall include a map or maps describing the property to be acquired. Such approved minor amendment shall be assigned an appropriate exhibit number and shall be incorporated into Part 2 of this Urban Renewal Plan. The Agency may then proceed with the acquisition process.

SECTION 1100 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 and of Section 1103 of this Plan shall apply.

The various types of Plan changes, clarifications, modifications, or amendments and the official actions which shall be taken prior to their implementation, are as follows:

1101 Minor Changes

Minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references;
- B. Clarification or addition of definitions or written or graphic Exhibits to this Plan;
- C. Modification of the objectives of this Plan described in Section 402 where the modification(s) is consistent with the Mission Statement as stated in Section 401 of this Plan .
- D. Modification of eligible project improvements described in Section 601 where the modification(s) is consistent with the objectives of this Plan as stated in Section 402.
- Ⓔ E. Modification in the location of project improvements authorized by this Plan, resulting from detailed architectural, engineering, or planning analysis;
- Ⓓ F. The identification of property to be acquired as provided for in Sections 601-C, 602 and 603 of this Plan. Such minor changes, if any, shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.

1103 Substantial Changes

This Urban Renewal Plan may be modified after adoption by the Agency, provided that such modification must be submitted to City Council with the recommendations of the North Gateway Redevelopment Advisory Board. Where modifications will substantially change the Plan as approved by the City Council, the modifications must similarly be approved by City Council with recommendations from the affected neighborhood organization and the Salem Planning Commission in the same manner as the original Plan.

Substantial Amendments

- A. Adding land to the urban renewal area, except for an addition of land that totals not more than 1 percent of the existing area of the urban renewal area; or
- B. Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

[The proposed amendments to the North Gateway Urban Renewal Plan to implement the Action Plan will need to be approved by both the Agency Board and the City Council with a recommendation from NGRAB. The changes do not rise to meet the definition of Substantial Changes found in Section 1103, requiring the recommendation of affected neighborhood organizations and the Planning Commission.]

ORS 457.085 (2)(i.) City may describe which amendments to Urban Renewal Plan are "substantial," but must include certain elements.

457.085 Urban renewal plan requirements; accompanying report; contents; approval required. (1) An urban renewal agency shall provide for public involvement in all stages in the development of an urban renewal plan.

(2) An urban renewal plan proposed by an urban renewal agency shall include all of the following:

(a) A description of each urban renewal project to be undertaken.

(b) An outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation or conservation of the urban renewal areas of the plan.

(c) A map and legal description of the urban renewal areas of the plan.

(d) An explanation of its relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements.

(e) An indication of proposed land uses, maximum densities and building requirements for each urban renewal area.

(f) 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 of the plan.

(g) An indication of which real property may be acquired and the anticipated disposition of said real property, whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition.

(h) If the plan provides for a division of ad valorem taxes under ORS 457.420 to 457.460, the maximum amount of indebtedness that can be issued or incurred under the plan.

(i) A description of what types of possible future amendments to the plan are substantial amendments and require the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.220,

including but not limited to amendments:

(A) 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.

(B) Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.