EXHIBIT A

After recording return to:
City of Salem
Real Property Services
350 Commercial St NE
Salem, OR 97301

NORTH GATEWAY URBAN RENEWAL PLAN

September 2007

URBAN RENEWAL AGENCY OF THE CITY OF SALEM

PART 1 - TEXT

NORTH GATEWAY URBAN RENEWAL PLAN
Portland Road Corridor - Salem, Oregon

Approved by Salem City Council on
December 10, 1990
By Council Ordinance No. 109-90

As Amended:

1.	February 26, 1996	(Ordinance No. 19-96)
2.	May 26, 1998	(Ordinance No. 48-98)
3.	March 12, 2001	(Ordinance No. 22-2001)
4.	June 10, 2002	(Resolution No. 2002-93)
5.	June 9, 2002	(Resolution No. 2003-82)
6.	October 24, 2005	(Resolution No. 05-15)
7.	February 21, 2006	(Resolution No. 06-5 URA)
8.	February 21, 2006	(Resolution No. 06-6 URA)
9.	February 21, 2006	(Resolution No. 06-8 URA
10.	March 6, 2006	(Resolution No. 06-09 URA)
11.	March 6, 2006	(Resolution No. 06-10 URA)
12.	September 18, 2006	(Resolution No. 06-19 URA)
13.	September 10, 2007	(Resolution Ns. 07-11 URA & Resolution No. 07-12 URA)
14.	June 27, 2016	(Resolution No. 2016-24)
15.	February 12, 2018	(Resolution No. 2018-2 URA)
16.	April x. 2019	(Ordinance No. 4-19)

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PART ONE

SECTION 100 - INTRODUCTION

The North Gateway Urban Renewal Plan is a 928.89 acre Urban Renewal Plan for the City of Salem, Oregon. The Urban Renewal Area is located entirely within the incorporated City of Salem and consists of a single geographic area of the City with an estimated total 1990-91 taxable true cash value of $157,171,140.

This Plan consists of two parts - Part 1, Text and Part 2, Exhibits, and has been prepared by the Salem Urban Renewal Agency upon the recommendation of the Portland Road Plan Development Committee and prepared pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

101. City/Agency Relationship

The Governing Body (Council) of the City of Salem on October 23, 1961, by Resolution No. 7986, declared that blighted areas exist within the City and that there was a need for an urban renewal agency to function within the City. By the same Resolution No. 7986, the Council appointed an Urban Renewal Agency.

On July 7, 1975, by Resolution No. 758, the Urban Renewal Agency passed its Agency duties onto the Common Council. Also, on July 7, 1975, the Council, by its Resolution No. 75-148, assumed the Agency's duties by appointing itself as the Urban Renewal Agency of the City of Salem, Oregon. The membership of the Common Council currently serves as the members of said Urban Renewal Agency. Their terms, as Agency members, are concurrent with their terms as Council members. The Urban Renewal Agency, pursuant to ORS 457.035, is "...a public body corporate and politic...".

SECTION 200 - DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. **Agency** means the Salem Urban Renewal Agency which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of Salem, Marion County and Polk County, Oregon. Under State laws, the Mayor and City Council have exercised their option and serve, also, as the Urban Renewal Agency.

202. **Area** means that geographic portion of the City which encompasses the North Gateway Urban Renewal Area conceived pursuant to the provisions of ORS Chapter 457. (Exhibits 1 and 2).

203. **Board of County Commissioners, Marion County**, means the governing body of Marion County, Oregon.

204. **Blighted Areas** means areas which by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

1. Defective design and quality of physical construction;
2. Faulty interior arrangement and exterior spacing;
3. Overcrowding and a high density of population;
4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;

B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;

C. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

E. The existence of inadequate streets and other rights-of-way, open spaces and utilities;

F. The existence of property or lots or other areas which are subject to inundation by water;

G. A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

I. A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

205. **City** means the City of Salem, Oregon.

206. **Common Council or Council** means the governing body of the City of Salem.

207. **Comprehensive Plan** means the Land Use Plan of the City of Salem including all of its policies, procedures and implementing provisions.

208. **County** means Marion County, Oregon.

209. **Exhibit** means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.

210. **Historic Significance** means any building, structure, property or place within the Urban Renewal Area that is designated as “historic” in the Salem Revised Code (SRC) Chapter 56.

211. **North Gateway Plan Development Board** means a citizen board appointed by the Agency.

212. **ORS** means Oregon Revised Statutes (State Law). ORS 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.

213. **Owner Participant** means an owner of property located within the North Gateway Urban Renewal Area or one who acquires property from the City or the Urban Renewal Agency and who receives financial assistance from said Agency to rehabilitate or otherwise improve such property.

214. **Plan** means the North Gateway Urban Renewal Plan, Portland Road Corridor, City of Salem, Oregon.

215. **Portland Road Sector** means that geographic area of the City of Salem which has been designated as the North Gateway Urban Renewal Area.

216. **Redeveloper** means a party who acquires real property from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan. Such Redeveloper is also considered an Owner Participant.

217. **Relocation** means a mandated process where assistance is provided to the owner or tenant occupant of a property who is dislocated by an action of the Urban Renewal Agency in their implementation of this Urban Renewal Plan. The Agency maintains current adopted Relocation Guidelines which comply with State and Federal Law.

218. **Renewal** means Urban Renewal.

219. **State** means the State of Oregon including its various departments, divisions and agencies.

220. **Tax Increment Financing** means a method of financing indebtedness incurred by the Urban Renewal Agency in preparing and implementing the North Gateway Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Renewal Area above that existing on the County tax roll last equalized prior to the effective date of the Salem Common Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Agency. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.

221. **Taxing Body** means Marion County, City of Salem, Salem School District, ESD (Elementary Schools), ESD (High School), Chemeketa Community College and Transit District - each of which levies ad valorem taxes within the boundaries of the Urban Renewal Area.

222. **Text** means Part 1 of the North Gateway Urban Renewal Plan.

223. **Urban Renewal Law** means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time-to-time by action of the Oregon Legislature.

224. **Urban Renewal Plan** means the Plan for the North Gateway Urban Renewal Area of the City of Salem, Oregon.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

301. Exhibit 1 - (Narrative) Legal Description of Urban Renewal Area.

302. Exhibit 2 - Graphic (Map) Description of Urban Renewal Area.

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

401. Mission Statement

The mission of the Urban Renewal Agency is to eliminate blight and depreciating property values in areas within the North Gateway Urban Renewal Area and in the process, attract aesthetically pleasing, job producing private investments and public improvements that will improve and stabilize property values and create a healthy and visually attractive northern gateway to Salem - Oregon's Capitol City. It is further the goal of the plan to accomplish its mission without creating a net loss of housing units over the life of the plan.

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:

A. To resolve the problems created by existing blighted conditions so that unused and underused properties can be placed in a more productive condition and utilized at or nearer to their highest and best use;

B. To enhance opportunities for residential, civic, cultural, business and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:

1. Insure a more attractive, functional and economically viable industrial, commercial and residential district;

2. Encourage the expansion and development of businesses that will produce jobs for the people of Salem;

3. Increase property values so that the Area will contribute its fair share to the costs of public services, provided by the City, County, Schools and Transit Districts;

4. Conserve historically significant places and properties; and

5. Create a sense of place, security and beauty consistent with the area=s role as the City's northern gateway;

C. To upgrade the amenities of public and private streets serving industrial, commercial and residential sectors of the Urban Renewal Area;

D. To be responsive to the needs and the concerns of all people of the City of Salem in the details of preparing and implementing the Urban Renewal Plan;

E. To manage traffic in the Urban Renewal Area so that residential neighborhoods will be protected from the infiltration of commercial and industrially oriented traffic;

F. To protect the livability of the residential neighborhoods;

G. To encourage the maximum amount of public involvement and citizens participation in the implementation of the Urban Renewal Plan;

H. To provide an adequate amount of properly located off-street parking in the Area including a plan and program to effectively pay for, manage, and maintain such parking;

I. To create landscaped buffers and circulation linkages among the three sectors of the Urban Renewal Area - i.e. the industrial, commercial, and residential;

J. To cooperate and coordinate with the Transit District in their efforts to improve transportation services in the Urban Renewal Area;

K. To place underground present overhead utilities that are located in areas of maximum pedestrian and vehicular traffic, with emphasis in the Portland Road Corridor;

L. To improve the visual appearance, capacity and traffic flow of streets within the Urban Renewal Area that carry the major share of vehicular and pedestrian traffic;

M. To cooperate and assist owner participants in the rehabilitation and improvement of their buildings and property;

N. To install coordinated street furniture, night lighting, and landscaping in areas of maximum pedestrian concentration, particularly along Portland Road;

O. To construct, install, or replace publicly owned utilities such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized, nonexistent or otherwise substandard;

P. To leverage the Agency's financial resources to the maximum extent possible with other public and private investment and other public and private funding sources; and

Q. To assist in the development of new housing construction in the Urban Renewal Area through renewal techniques such as property acquisition, low-interest loans for low/moderate income housing and provision of upgraded or new public infrastructure, consistent with the Salem Area Comprehensive Plan.

R. To promote neighborhood-oriented mixed-use projects developed in a land-efficient manner.

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. (Resolution No. 2016-24)

403. Relationship of Plan to Local Objectives

This Plan is intended to further the objectives of the City's Comprehensive Plan. Further, within the Renewal Area, this Plan is intended to improve land uses, traffic flow, off-street parking, pedestrian and other visual amenities, the water, sewer and storm drain systems, other public improvements and to encourage existing businesses to expand and new businesses to develop.

404. Consistency with City's Comprehensive Plan

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions.

405. Consistency with Economic Development Policy

The City of Salem is a participating member of the Mid-Willamette Valley Economic Development District and contributed to the formation of the "Overall Economic Development Program" of such District. This Urban Renewal Plan is consistent with the Goals, Policies and Priorities of such Overall Economic Development Program as published on June 8, 1986.

Further, this Urban Renewal Plan conforms with the recommendations of the Economic Development Subcommittee of the Portland Road Renewal Project (Task Force) as reported in "Portland Road Survey: Renewal Feasibility Analysis", published in 1988.

SECTION 500 - LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall comply with the following provisions:

501. Land Use Designations

A. The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are delineated on Exhibit 3 of Part 2 of this Plan and are described in full in Chapter 64 of the Salem Revised Code and generally as follows:

1. Single-Family Residential - a use pattern that is or would be predominantly single-family residential.

2. Multi-Family Residential - a use pattern that is or would be characterized by a mixture of housing types.

3. Commercial - predominant use is commercial. However, some multi-family residential and industrial uses may be included where appropriate.

4. Industrial-Commercial - established to provide areas for a mixture of heavy commercial, light manufacturing, and warehousing activities.

5. Industrial - indicates the location of industrial uses which may place heavy demands on public facilities or cause significant impacts on the environment.

6. Community Service-Cemetery - includes sites and facilities in both public and private ownership for health, medical, religious, educational, cultural, government, administrative, and protective services including cemeteries.

B. The City's land use zoning districts which affect the Urban Renewal Plan Area are delineated on Exhibit 4 of Part 2 of this Plan and are described in full in Title X, Zoning, of the Salem Revised Code and generally as follows:

1. RA - Residential Agricultural -- Chapter 145
2. RS - Single Family Residential -- Chapter 146
3. RD - Duplex Residential -- Chapter 147
4. RM - Multiple Family Residential -- Chapter 148
5. CO - Commercial Office -- Chapter 150
6. CR - Retail Commercial -- Chapter 152
7. CG - General Commercial -- Chapter 153
8. IC - Industrial Commercial -- Chapter 155
9. IBC - Industrial Business Campus -- Chapter 156
10. IP - Industrial Park -- Chapter 157
11. IG - General Industrial -- Chapter 158
12. P - Public Use -- Chapter 160

502. Inclusions And Amendment

The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including the Northeast Sector Plan as they exist on the effective date of this Urban Renewal Plan are hereby incorporated, by this reference, as a part of this Plan. Should such Comprehensive Plan and any such applicable ordinance, code, policy, regulation of the Northeast Sector Plan be amended by action of the Council, such amendment shall be incorporated in the Plan as a Minor Amendment. The provisions of Section 1101 shall apply.

503. Compliance

The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing Ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.

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

A. The following projects and activities are hereby deemed necessary to:

1. Eliminate blighting conditions and influences;
2. Reverse presently depreciating property values;
3. Make the Area attractive for stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing;
4. Create a physical, visual and economic environment that will attract new, job producing development on the Area's substantial vacant land; and to
5. Further the objectives of the Urban Renewal Plan as set forth in Section 400.

B. All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of Salem.

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. Sideway 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 Headquarte4rs. Install mid-block crossings with flashing beacons or other signal devices at locations to be determined. Also see item 9 below.

b. Northgate Avenue Westerly Extension - Portland Road to Salem Industrial Drive, including right-of-way acquisition, an underpass at the Southern Pacific Railroad right-of-way and mitigation measures to inhibit non-Northgate Neighborhood traffic from using the neighborhood as a by-pass route. See Section 602-C-2-a. See Exhibits 6 and 7.

c. Johnson Street Realignment - to connect with McDonald Street, including right-of-way acquisition. See Section 602-C-2-e. See Exhibit 6.

d. Mainline Drive to Del Webb Avenue Extension, including property acquisition. See Section 602-C-2-h. See Exhibit 6.

e. Salem Industrial Drive Extension - Anunsen Street to Hyacinth Street, including right-of-way acquisition, earth fill and bridge over Claggett Creek. See Section 602-C-2-e,f,g. See Exhibit 6.

f. Mainline Drive - to Tandem Avenue Extension, including property acquisition. See Section 602-c-2-h. See Exhibit 6.

g. Claxter Road - Southern Pacific Railroad to Claxter Court.

h. Claxter Court - Claxter Road to Hyacinth Street.

i. Hyacinth Street (within Renewal Area) - Portland Road easterly.

j. Wayside Terrace - Portland Road to 300 feet westerly.

k. Hall Street - Portland Road to 400 feet easterly.

l. Smith Street - Portland Road to 400 feet easterly.

m. Cherry Avenue - Signal and left-turn lane at Salem Industrial Drive.

n. Blossom Drive street improvement - Indian School Road to Portland Road.

o. Brooks Avenue street improvement - Mainline Drive to 350 feet south.

p. Traffic Signal at Salem Industrial Drive and Hyacinth

q Highway, Lana and Beach Avenues - Portland Road to Silverton Road, including improved street lighting and street trees.

r. Neighborhood Traffic Mitigation - Mitigation measures and/or devices to discourage through traffic in residential areas.

s. Pine Street Extension - Portland Road to Silverton Road. Property acquisition for right-of-way and construction of new roadway alignment to connect Pine Street with Silverton Road. This project may include vacation of a portion of Silverton Road from 17th Street west to its current intersection with Portland Road. The Pine Street Extension will also include construction of a new at-grade railroad crossing and relocation of the signaling equipment.

2. **Sanitary Sewers**:

a. Area East of Portland Road and North of Silverton Road.

b. Silverton Road - Portland Road to Lana Avenue.

c. Highway Avenue

d. Academy Street

e. Blossom Drive - Niles Avenue to Portland Road.

f. Cherry Avenue - Salem Parkway to B.N.R.R.

3. **Water System**:

a. Silverton Road - Portland Road to Beach Avenue.

b. Portland Road - Silverton Road to Wayside Terrace.

c. Carleton Way and Portland Road - to Salem Industrial Drive.

d. Hyacinth Street - B.N.R.R. to east of S.P.R.R.

e. East side of B.N.R.R. - Claxter Road to Anunsen Street - Coordinate with project 1-d above.

f. Pine Street - Myrtle Avenue to Portland Road.

g. Tandem Avenue to Salem Industrial Drive and to Wayside Terrace and Portland Road.

h. Blossom Drive - Indian School Road to Portland Road

4. **Storm Drain** (Upper Claggett Creek) - including a management plan for Upper Claggett Creek, particularly in conjunction with the gravel extraction operation between the B.N.R.R. and the S.P.R.R.

   a. Del Webb at Tandem easterly to Salem Industrial Drive.

5. **Community (Neighborhood) Center** - including property acquisition, building remodeling and/or new building construction. Site location: 073W12DB04000 (3980 Portland Road).

6. **Park and Recreation Facility** - including property acquisition, design, and construction of possible landscaping, trails, parking and related park amenities located at 1860 Bill Frey Drive. Site location: tax lots 073W12__00100 and 073W12B_01900(Large Urban Park).

   (Section 602 C-1, Amended by Ordinance No 19-96; Resolution No 06-19; and Resolution No 07-12)

7. **North Gateway Tourist Information Center** - including property acquisition as set forth in Section 602-C-3.

8. **Small Business Incubator Training and Economic Development Center** - Property acquisition and site improvements in conjunction with Chemeketa Community College.

9. **Renovation of S.P.R.R. Underpass at Portland Road** - Including structural repair, improved interior and pedestrian lighting, new finishes which will accommodate periodic cleaning, improved sidewalks, and other improvements which will allow the structure to present a safer and more pleasing appearance to travelers and pedestrians using Portland Road.

10. **Claggett Creek Greenway** - including property acquisition and construction.

11. **Claggett Creek Flood Mitigation** - includes channel improvements, flood improvements along Salem Industrial Drive, storm water diversion to the Willamette River, and the design and reconstruction of Salem Industrial Drive NE from Cherry Avenue NE to Bill Frey Drive NE. Improvements include the storm drain system to minimize flooding, travel lanes, bike lanes, a parking strip, sidewalks, streetlights, and railroad crossing improvements constructed at the intersection of Salem Industrial Drive NE and the Burlington-Northern Santa Fe Railroad.

12. **Pine Street Mixed-Use Area (Hollywood Station)** - The project area is bounded by Portland Road (east), Highland Avenue (south) Brooks street (west) a, and Pine street (north) and includes property acquisition as set forth in Section 602-C-5a. This project may include environmental remediation, and other preparation activities to support eventual mixed-use redevelopment of the area. The project may include the resale of the property in whole or in part for redevelopment. This project may also include construction of a publicly or privately owned senior center, which would benefit the urban renewal area by serving an existing senior population and encourage senior service related development in the surrounding area.

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.

17. North Gateway Building Rehabilitation/Restoration Grant Program- Grant program to assist property owners with urban renewal funded eligible projects.

18. Development Infrastructure Assistance Program- Funding allocations to target properties lacking necessary city infrastructure.

19. Silverton Road/17th Street- Establish a left turn lane from Silverton Road to 17th Street to improve traffic flow and safety at the intersection, including a traffic signal.

20. Pine Street Redevelopment- This project may include costs associated with site preparation and potentially contributing to construction as it aligns with the goals of the URA for redevelopment of 2640 Portland Road NE and potentially other adjacent sites in the corridor.

21. Gateway Streetscape Enhancements- Continue the enhancement of streetscape in order to complement future development including; lighting, sidewalk, landscaping, street furnishings, murals, sculptures, and other associated enhancements.

22. Niles Avenue Infrastructure- Provide full street improvements (lights and sidewalks) in addition to necessary upgrades to the water and storm systems along Niles Avenue.

23. Bicycle and Pedestrian Paths: Construct bike/ped paths as determined necessary by the Portland Road Action Plan in conjunction with City Approved Transportation Systems Plans Projects with the goal of continuing to establish connections throughout the area.

24. Environmental Clean-Up: Remediate environmental contamination as associated with potential acquisitions and redevelopment.

(Section 601-C-1 Amended by Ord. No. 19-96)
(Section 601-C- 6 Amended by Res. No. 2002-93)
(Section 601 Amended by Res. No. 05-15) (Section 601-C-12 Amended by Res. No 06-5 URA)
(Section 601-C-1a, and Exhibit 8 Amended by Res. No. 06-09)

(Section 601 C Amended by Res. No. 06-10)
(Section 601 C Amended by Res. No. 2016-24)
(Section 602 C Amended by Ord. No 4-19))

602. Acquisition of Real Property

A. **Authority:** The Agency may acquire real property within the Urban Renewal Area by any legal means necessary to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 602-(B). Real property that is acquired under this Plan will be acquired according to the procedures adopted by the Board of the Urban Renewal Agency in Resolution No. 06-4 URA and incorporated into this Plan by this reference. (Amended by Res. 06-8 URA)

B. **Purpose of Property Acquisitions.** Property acquisition including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency to achieve the objective of his Plan based on any one of the following criteria:

1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;

2. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exist substandard structures, over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;

3. Where it is determined by the Agency that the property is needed to provide public improvements and structures as follows:

   a. Right-of-way acquisition for streets, alleys, bicycle paths or pedestrian ways;

   b. Facilities for the benefit of the public which are to be developed by the Agency, the City, or any other public entity;

   c. Property acquisition for public off-street parking facilities; or

   d. Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift.

4. Where it is determined by the Agency that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other than the owners of record of such property, the Agency may acquire such property.

603. Property Acquisition for Unspecified Purposes

If property acquisition, other than for the projects or activities identified in Sections 601-c and 602, is considered by the Agency, such property acquisition shall constitute a substantial change/amendment within the meaning of Section 1103 of this Plan and ORS 457.085 (2) (h).

604. Relocation Activities

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 281.045 - 281.105.

The City has adopted Relocation Guidelines. Such guidelines are available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

605. Property Disposition And Redeveloper Obligations

A. **Property Disposition**. The Agency is authorized to disposed of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in real property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.

All real property acquired by the Agency in the Urban Renewal Area shall be used or disposed of for development consistent with the uses permitted in this Plan. The Agency shall obtain fair re-use value for the specific uses to be permitted on the real

property. Real property acquired by the Agency may be disposed of without consideration (cost) to any other public entity in accordance with this Plan.

All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and shall comply with other conditions which the Agency deems necessary to carry out the objectives of this Plan. Real property shall not be disposed of for the purpose of speculation.

In conjunction with property disposed of by the Agency, the Agency shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out. All such real property owned or leased by parties, shall be made subject to provisions of this Plan. Leases, deeds, contracts, agreements, documents, and declarations of restrictions by the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. **Redeveloper's Obligation**. Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:

1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;

2. The Redeveloper shall develop or redevelop such property in accordance with the land-use provisions and other requirements specified in this Plan;

3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;

4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;

5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;

6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance; and

7. The Redeveloper shall maintain property under his/her ownership within the area in a clean, neat, and safe condition.

606. Owner Participation

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City. See Section 609 below.

607. Administrative Activities and Services to the Agency

A. The Agency's administrative support staff are employees of the City of Salem. The City is authorized to provide the personnel necessary to staff the Urban Renewal Agency on such terms and conditions as the Agency and the City may from time to time agree. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.

B. Further, the Agency may retain and budget for the services of independent professionals, firms or organizations to provide technical services such as, but not limited to:

1. Legal Counsel;

2. Preparation of market, feasibility or other economic studies or plans;

3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental studies or plans;

4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;

5. Providing accounting or audit services;

6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;

7. Assisting in preparation of the annual financial report as required under ORS 457;

8. Property acquisition and disposition appraisals;

9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;

10. Financial borrowing, including bond issuance and renewal financing consultants; and

11. Bond Legal Counsel.

C. The Agency may prepare and circulate periodic newsletters to describe and illustrate various aspects of the Urban Renewal Program and to keep the people of Salem abreast of progress being made in the Renewal Area.

D. The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:

1. Assure architectural continuity and compatibility in new or remodeled buildings;

2. Advance the role of Portland Road as a unique element of visual and civic value to the City and to the properties which abut the road. Promote the development and redevelopment of these abutting properties so as to advance and protect these values; and

3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.

E. The Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.

F. The Agency may invest its reserve funds in interest-bearing accounts or securities consistent with the provisions of City, State and Federal law.

G. To implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency=s adopted By-Laws and all applicable legal requirements.

H. Without limiting any other provision, power or authorization of this Plan, the Agency shall have all of the power and responsibilities allowed under the provisions of ORS Chapter 457.

608. Below Market Interest Rate Property Rehabilitation Loans

The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the North Gateway Urban Renewal Plan. Loans or incentives may be available to eligible property owners within the Urban Renewal Area, as determined by the Agency. Loans or incentives provided by the Agency may be used for the voluntary rehabilitation of buildings, facade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency. Provided further, the Agency may provide financial assistance for the purpose of providing housing for low/moderate income households.

Eligible property owners within the Urban Renewal Area using loans or incentives made available by the Agency shall undertake activities consistent with all applicable provisions of this Renewal Plan as well as all applicable codes, ordinances, policies, plans and procedures of the City of Salem.

At the termination of this Urban Renewal Plan, any outstanding loan payments due to the Agency shall be paid into a fund established by the City Council to be available at the City Council's discretion, to be recycled for the purpose of issuing additional financial assistance for the purposes stated above.

SECTION 700 - FINANCING OF URBAN RENEWAL INDEBTEDNESS

The Urban Renewal Agency, may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, City, County or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701. Self-Liquidation of Costs of Urban Renewal Indebtedness (Tax Increment Financing)

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Areas, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in the assessed value of property located in the Urban Renewal Area, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Urban Renewal Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

(Section 701 Amended by Res. No. 07-11)

702. Prior Indebtedness

Any indebtedness permitted by law incurred by the Agency, or the City of Salem in connection with preplanning for this Urban Renewal Plan may be repaid from Agency funds when and if such funds are available.

703. Adjusting Dollar Values

All dollar figures recorded, estimated, or computed in conjunction with the Projects and Activities of this Urban Renewal Plan are based on the value of the dollar as it existed in March 1989. Any increase or decrease in the value of the dollar beyond March 1989 shall be adjusted to reflect current dollar values.

All dollar figures used to compute estimated tax increment revenue of this Urban Renewal Plan are based on 1990 dollar value and the Marion County Tax Assessor's values for fiscal year 1990-91.

SECTION 800 - CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and organizations who reside within or who have financial interest within the North Gateway Urban Renewal Area and with the general citizens of the City.

To assure a continuous citizen participation process, the Agency shall appoint a citizen board to be known as the North Gateway Development Advisory Board.

SECTION 900 - NON-DISCRIMINATION
In the preparation, adoption, and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, handicap or national origin.

SECTION 1000 - RECORDING OF PLAN
A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such Ordinance, this Plan shall be recorded by the Agency with the Recording Officer of Marion County.

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 the 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;

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.

1102 Amendment to the City's Comprehensive Plan or to Any of its Implementing Ordinances

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and City Council of the City of Salem may approve amendments or modifications to the City's Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building, Health, Safety, and

other Codes which affect the implementation of this Urban Renewal Plan. The City Council shall notify the Agency of any such changes having an impact on this Plan and the Agency may, by minor change pursuant to Section 1101 above, amend this Plan accordingly. A copy of the Agency's resolution concerning such minor change shall be assigned an appropriate exhibit number and placed in Part 2 of this Plan.

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.

SECTION 1200 - MAXIMUM INDEBTEDNESS AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

1201 Maximum Indebtedness and Collection Option of the Urban Renewal Plan

The maximum indebtedness that can be issued or incurred under this plan is increased from $75,000,000 by $25,466,402 to a new total of $101,466,402. Any increase shall be considered as a substantial change pursuant to Section 1103. For tax years beginning on or after July 1, 1998, the City of Salem chooses Option One under Oregon Laws 1997, Chapter 451, Section 454, as the method of collecting ad valorem property taxes sufficient to pay, when due, indebtedness issued or incurred to carry out this plan.

(Section 1201 Amended by Ord. No. 48-98) (Section 1201 Amended by Res. No. 07-11) (Section 1201 Amended by Ord. No. 4-19)

1202 Validity

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the duration of the Plan.

PART 2
NORTH GATEWAY URBAN RENEWAL PLAN

EXHIBITS:

1 Narrative Legal Description

2 Urban Renewal Area - Map

3 Comprehensive Plan

4 Zoning - Map

5 Concept, Portland Road Boulevard Improvements

6 Street Extensions - Map

7 Concept, Traffic Mitigation - Northgate Neighborhood

8. Report

(Exhibits 1 and 2 Amended by Res. No. 2003-82) (Exhibit 8 Amended by Ord No. 4-19)

EXHIBIT 1

North Gateway Urban Renewal Area
Salem, Oregon

A tract of land, and road right-of-ways, located in Section 1, Section 7,1 Section 11, Section 12, Section 13, and Section 14, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the East One-Quarter corner of Section 1; thence along the north line of the southeast one-quarter of said Section 1, Westerly 164 feet, more or less, to the easterly line of Deed Reel 3903 Page 0341 and the Point of Beginning (Assessor's Map 07 3W 01D):

1. Thence along said easterly line, Southerly 667 feet, more or less, to the northerly line of Deed Reel 3882 Page 0150 (Assessor's Map 07 3W 01D);
2. Thence along said northerly line, Westerly 296 feet, more or less, to the easterly right-of-way line of Astoria Street NE (Assessor's Map 07 3W 01D);
3. Thence along said easterly right-of-way line, Southerly 479 feet, more or less, to the southerly line of said Deed (Assessor's Map 07 3W 01D);
4. Thence along said southerly line, Easterly 543 feet, more or less, to the northwesterly right-of-way line of Portland Road NE (Assessor's Map 07 3W 01D);
5. Thence along said northwesterly right-of-way line, Southwesterly 983 feet, more or less, to the northeasterly right-of-way line of Interstate 5 (Assessor's Map 07 3W 01D);
6. Thence along said northeasterly right-of-way line, Northwesterly 2,452 feet, more or less, to the southeasterly right-of-way line Union Pacific Railroad (Assessor's Map 07 3W 01D);
7. Thence along said southeasterly right-of-way line, Southerly 413 feet, more or less, to the southwesterly right-of-way line of Interstate 5 (Assessor's Map 07 3W 01D);
8. Thence along said southwesterly right-of-way line, Southeasterly 3,631 feet, more or less, to the westerly line of Deed Reel 2960 Page 0245 (Assessor's Map 07 3W 12A);
9. Thence along said westerly line, Southerly 439 feet, more or less, to the northeasterly line of Deed Reel 3879 Page 0021 (Assessor's Map 07 3W 12AD);
10. Thence along said northeasterly line and the northeasterly line of Deed Reel 3354 Page 0177, Northwesterly 300 feet, more or less, to the westerly line of said Deed Reel 3354 Page 0177 (Assessor's Map 07 3W 12AD);
11. Thence along said westerly line, Southerly 180 feet, more or less, to the southerly line of Deed Reel 2220 Page 0396 (Assessor's Map 07 3W 12AD);
12. Thence along said southerly line, Westerly 36 feet, more or less, to the easterly line of the plat "Forkner's Acres" (Assessor's Map 07 3W 12AC);
13. Thence along said easterly line, Southerly 270 feet, more or less, to the northerly right-of-way line of Hyacinth Street NE (Assessor's Map 07 3W 12AD);
14. Thence along said northerly right-of-way line and the easterly extension thereof, Easterly 392 feet, more or less, to a point of curvature (Assessor's Map 07 3W 12AD);
15. Thence along a tangent curve to the right with a Radius of 250 feet, more or less, and a Length of 279 feet, more or less, to a line which is parallel with and 20 feet easterly of the westerly right-of-way line of Hawthorne Avenue NE (Assessor's Map 07 3W 12AD);
16. Thence along said parallel line, Southerly 184 feet, more or less, to a line which is parallel with and 20 feet northerly of the westerly extension of the southerly line of Deed Reel 2308 Page 0363 (Assessor's Map 07 3W 12AD);

17. Thence along said parallel line, Easterly 713 feet, more or less, to the westerly line of Deed Reel 2308 Page 0363 (Assessor's Map 07 3W 12AD);
18. Thence along said westerly line, Northerly 144 feet, more or less, to the northerly line of said Deed (Assessor's Map 07 3W 12AD);
19. Thence along said northerly line, Easterly 142 feet, more or less, to the westerly line of Deed Reel 3826 Page 0164 (Assessor's Map 07 3W 12AD);
20. Thence along said westerly line, Southerly 120 feet, more or less, to the southerly line of said Deed (Assessor's Map 07 3W 12AD);
21. Thence along said southerly line, Easterly 121 feet, more or less, to the westerly right-of-way line of Fisher Road NE (Assessor's Map 07 3W 12AD);
22. Thence along said westerly right-of-way line, Southerly 62 feet, more or less, to the northerly line of Deed Reel 3409 Page 0333 (Assessor's Map 07 3W 12AD);
23. Thence along said northerly line, Westerly 126 feet, more or less, to the westerly line of said Deed (Assessor's Map 07 3W 12AD);
24. Thence along said westerly line and the westerly line of Deed Reel 2524 Page 0279, Southerly 150 feet, more or less, to the southerly line of Deed Reel 3268 Page 0387 (Assessor's Map 07 3W 12AD);
25. Thence along said southerly line, Westerly 140 feet, more or less, to the westerly line of said Deed (Assessor's Map 07 3W 12AD);
26. Thence along said westerly line, Northerly 166 feet, more or less, to the northerly line of said Deed (Assessor's Map 07 3W 12AD);
27. Thence along the westerly extension of said northerly line, Westerly 728 feet, more or less, to the westerly right-of-way line of Hawthorne Avenue NE (Assessor's Map 07 3W 12AD);
28. Thence along said westerly right-of-way line, Northerly 497 feet, more or less, to the southerly right-of-way line of Hyacinth Street NE (Assessor's Map 07 3W 12AD);
29. Thence along said southerly right-of-way line, Westerly 583 feet, more or less, to the westerly line of Parcel II of Deed Reel 1359 Page 771 (Assessor's Map 07 3W 12AC);
30. Thence along said westerly line, Southerly 160 feet, more or less, to the northerly line of Deed Reel 1692 Page 0558 (Assessor's Map 07 3W 12AC);
31. Thence along said northerly line, Easterly 347 feet, more or less, to the northwesterly corner of Lot 9, Block 1 of the plat "Deer-Haven Estates" (Assessor's Map 07 3W 12AD);
32. Thence along the westerly line of said Block 1, Southerly 478 feet, more or less, to the northeasterly corner of Lot 17 of said Block 1 (Assessor's Map 07 3W 12DB);
33. Thence along the northerly line of said Lot 17 and the westerly extension thereof, Westerly 495 feet, more or less, to the westerly line of Block 4 of said plat (Assessor's Map 07 3W 12DB);
34. Thence along said westerly line and the southerly extension thereof, Southerly 541 feet, more or less, to the southwesterly line of Deed Reel 1260 Page 0379 (Assessor's Map 07 3W 12DB);
35. Thence along said southwesterly line, Easterly 33 feet, more or less, to the northwesterly corner of Lot 1, Block 14 of the plat "Northgate Annex No. 4", also being on the easterly right-of-way line of 30th Avenue NE (Assessor's Map 07 3W 12DB);
36. Thence along said easterly right-of-way line, Southerly 14 feet, more or less, to the easterly extension of the southerly right-of-way line of Hummingbird Street NE (Assessor's Map 07 3W 12DB);
37. Thence along said easterly extension and the southerly right-of-way line of Hummingbird Street NE and the westerly extension thereof, Westerly 478 feet, more or less, to the northwesterly right-of-way line of 24th Place NE (Assessor's Map 07 3W 12DB);
38. Thence along said northwesterly right-of-way line, Northeasterly 31 feet, more or less,

to the northerly line of Deed Reel 3793 Page 0053 (Assessor's Map 07 3W 12DB);

39. Thence along said northerly line, Westerly 306 feet, more or less, to the westerly line of said Deed (Assessor's Map 07 3W 12DB);
40. Thence along said westerly line and the southerly extension thereof, Southerly 459 feet, more or less, to the southerly right-of-way line of Wayside Terrace NE (Assessor's Map 07 3W 12DB);
41. Thence along said southerly right-of-way line, Westerly 150 feet, more or less, to the easterly right-of-way line of Greenbriar Street NE (Assessor's Map 07 3W 12DB);
42. Thence along said easterly right-of-way line, Southerly 479 feet, more or less, to the southerly right-of-way line of Northgate Avenue NE (Assessor's Map 07 3W 12DC);
43. Thence along said southerly right-of-way line, Westerly 542 feet, more or less, to the westerly line of Deed Reel 3362 Page 0206 (Assessor's Map 07 3W 12CD);
44. Thence along said westerly line, Southerly 331 feet, more or less, to the northeasterly corner of Lot 5 of the plat "Stortz' First Addition" (Assessor's Map 07 3W 12CD);
45. Thence along the northerly line of said plat, Westerly 210 feet, more or less, to the easterly line of Lot 2 of said plat (Assessor's Map 07 3W 12CD);
46. Thence along said easterly line and the southerly extension thereof, Southerly 185 feet, more or less, to the northeasterly corner of Lot 23 of said plat, also being on the southerly right-of-way line of Stortz Avenue NE (Assessor's Map 07 3W 12CD);
47. Thence along said southerly right-of-way line, Westerly 70 feet, more or less, to the westerly line of said Lot 23 (Assessor's Map 07 3W 12CD);
48. Thence along said westerly line, Southerly 126 feet, more or less, to the northwesterly corner of Lot 4, Block 3 of the plat "Capitola" (Assessor's Map 07 3W 12CD);
49. Thence along the westerly line of said Lot 4 and the southerly extension thereof, Southerly 173 feet, more or less, to the northwesterly corner of Lot 5, Block 2 of said plat, also being on the southerly right-of-way line of Carleton Way NE (Assessor's Map 07 3W 12CD);
50. Thence along said southerly right-of-way line, Westerly 52 feet, more or less, to the southeasterly right-of-way line of Donald Street NE (Assessor's Map 07 3W 12CD);
51. Thence along said southeasterly right-of-way line and the southwesterly extension thereof, Southwesterly 428 feet, more or less, to the southerly line of Block 1 of the plat "Cherry Place" (Assessor's Map 07 3W 12CD);
52. Thence along said southerly line, Southeasterly 298 feet, more or less, to the easterly line of the plat "Rose Garden Way" (Assessor's Map 07 3W 13BB);
53. Thence along said easterly line, the easterly line of the plat "Salem Highway Tracts", the easterly right-of-way line of Highway Avenue NE, and the southerly extension thereof, Southerly 1,731 feet, more or less, to the southeasterly right-of-way line of Silverton Road NE (Assessor's Map 07 3W 13BD);
54. Thence along said southeasterly right-of-way line, Southwesterly 3,109 feet, more or less, to the westerly right-of-way line of Union Pacific Railroad (Assessor's Map 07 3W 14DA);
55. Thence along said westerly right-of-way line, Southwesterly 1,711 feet, more or less, to the southerly right-of-way line of Sunnyview Road NE (Assessor's Map 07 3W 14DC);
56. Thence along said southerly right-of-way line, Westerly 358 feet, more or less, to the northeasterly corner of Lot 17, Block 2 of the plat "Progress Addition to Salem Oregon" (Assessor's Map 07 3W 14DC);
57. Thence along the northerly extension of the easterly line of said Lot 17, Northeasterly 28 feet, more or less, to the southwesterly right-of-way line of Sunnyview Road NE (Assessor's Map 07 3W 14DC);
58. Thence along said southwesterly right-of-way line, Northwesterly 411 feet, more or less, to the southeasterly right-of-way line of Fairgrounds Road NE (Assessor's Map

07 3W 14DC);

59. Thence along said southeasterly right-of-way line, Southwesterly 570 feet, more or less, to the southeasterly extension of the southwesterly line of Lot 1 of the plat “Hollywood Renewal Subdivision” (Assessor’s Map 07 3W 14DC);
60. Thence along said southeasterly extension, Northwesterly 130 feet, more or less, to the southerly corner of Lot 1 of the plat “Hollywood Renewal Subdivision”, also being on the northwesterly right-of-way line of Fairground Road NE (Assessor’s Map 07 3W 14CD);
61. Thence along said northwesterly right-of-way line, Northeasterly 130 feet, more or less, to the southwesterly line of the plat “Dairy Cooperative Ass’n Addition to Salem, Oregon” (Assessor’s Map 07 3W 14DC);
62. Thence along said southwesterly line, Northwesterly 301 feet, more or less, to the easterly line of Deed Reel 3822 Page 0423 (Assessor’s Map 07 3W 14DC);
63. Thence along said easterly line, Northerly 121 feet, more or less, to the southerly right-of-way line of Academy Street NE (Assessor’s Map 07 3W 14DC);
64. Thence along said southerly right-of-way line, Easterly 27 feet, more or less, to the southwesterly extension of the northwesterly line of Lot 7 of said plat (Assessor’s Map 07 3W 14DC);
65. Thence along said southwesterly extension and the northwesterly line of said Lot 7, Northeasterly 199 feet, more or less, to the southwesterly line of Block 3 of the plat “Columbia Add. To Salem” (Assessor’s Map 07 3W 14DC);
66. Thence along said southwesterly line, Southeasterly 163 feet, more or less, to a line which is parallel with and 3 feet southeasterly of the southeasterly line of Lot 3 of said Block 3 (Assessor’s Map 07 3W 14DC);
67. Thence along said parallel line, Northeasterly 101 feet, more or less, to the northeasterly line of Deed Reel 3458 Page 0404 (Assessor’s Map 07 3W 14DC);
68. Thence along the northwesterly extension of said northeasterly line, Northwesterly 3 feet, more or less, to the southeasterly line of said Lot 3 (Assessor’s Map 07 3W 14DC);
69. Thence along said southeasterly line and the northeasterly extension thereof, Northeasterly100 feet, more or less, to the northeasterly right-of-way line of Donna Avenue NE (Assessor’s Map 07 3W 14DC);
70. Thence along said northeasterly right-of-way line, Southeasterly 72 feet, more or less, to the southeasterly line of Lot 27, Block 2 of said plat (Assessor’s Map 07 3W 14DC);
71. Thence along said southeasterly line and the northeasterly extension thereof, Northeasterly 285 feet, more or less, to the easterly corner of Lot 8 of said Block 2, also being on the southwesterly right-of-way line of Columbia Street NE (Assessor’s Map 07 3W 14DC);
72. Thence leaving said southwesterly right-of-way line, Northeasterly 51 feet, more or less, to the intersection of the centerline of a vacated 20 foot wide alley and the northeasterly right-of-way line of Columbia Street NE (Assessor’s Map 07 3W 14DC);
73. Thence along said northeasterly right-of-way line, Northwesterly 60 feet, more or less, to the northwesterly line of Lot 4, Block 1 of said plat (Assessor’s Map 07 3W 14DC);
74. Thence along said northwesterly line, Northeasterly 120 feet, more or less, to the northeasterly line of said Block 1 (Assessor’s Map 07 3W 14DC);
75. Thence along said northeasterly line, Northwesterly 212 feet, more or less, to the northerly corner of Lot 7 of said Block 1, also being on the southerly line of the plat “Fairlodge Addition to Salem Oregon” (Assessor’s Map 07 3W 14DB);
76. Thence along said southerly line, Easterly 67 feet, more or less, to the easterly line of Lot 11 of said plat (Assessor’s Map 07 3W 14DB);
77. Thence along said easterly line, Northerly 144 feet, more or less, to the southerly right-of-way line of Highland Avenue NE (Assessor’s Map 07 3W 14DB);

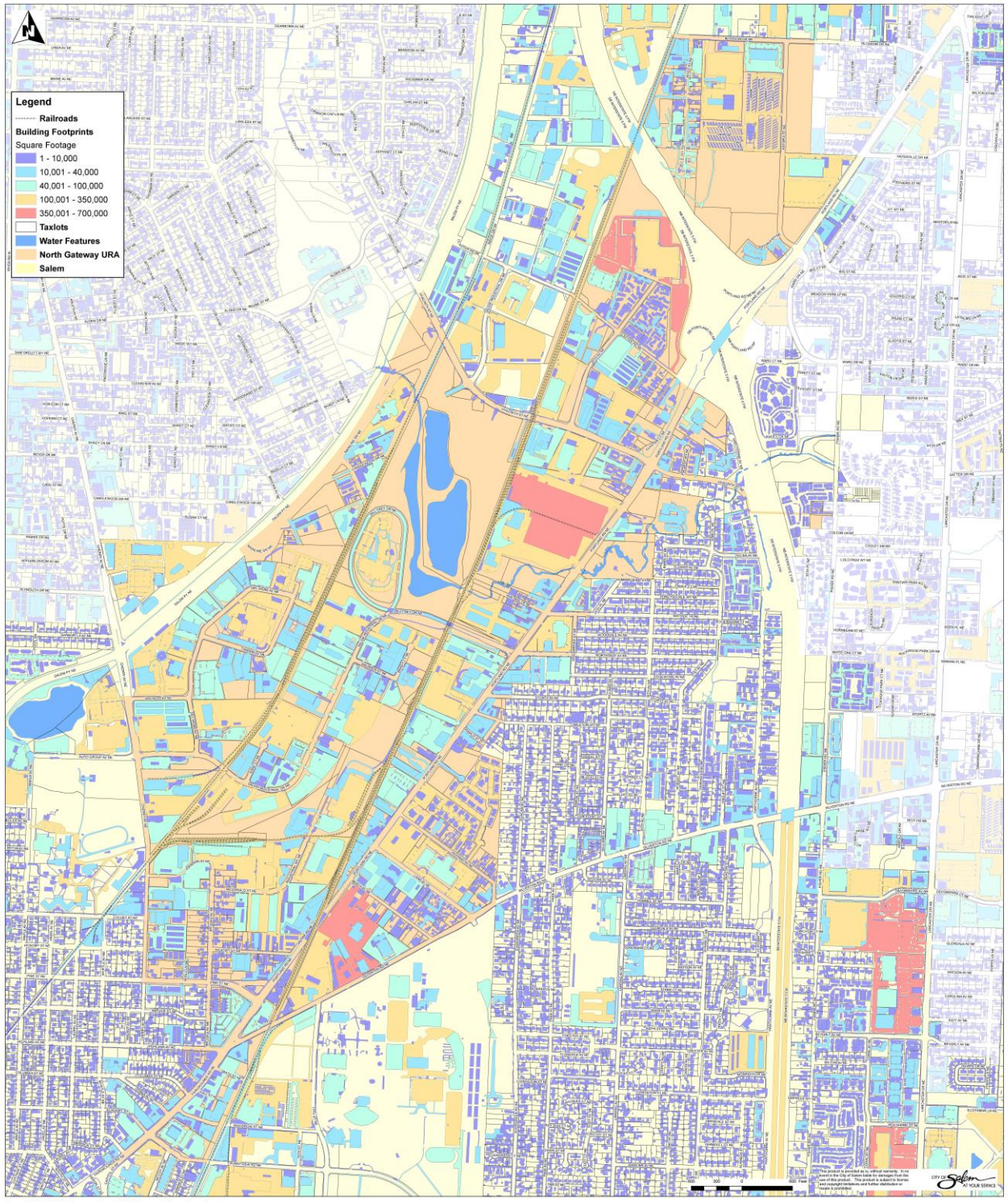
78. Thence leaving said southerly right-of-way line, Northerly 61 feet, more or less, to the intersection of the westerly line of the plat “Brooks’ Addition to North Salem”, and the northerly right-of-way line of Highland Avenue NE (Assessor’s Map 07 3W 14DB);
79. Thence along said northerly right-of-way line, Easterly 250 feet, more or less, to the westerly right-of-way line of Brooks Avenue NE (Assessor’s Map 07 3W 14DB);
80. Thence along said westerly right-of-way line, Northerly 696 feet, more or less, to the southerly right-of-way line of Pine Street NE (Assessor’s Map 07 3W 14DB);
81. Thence along said southerly right-of-way line, Westerly 776 feet, more or less, to the westerly right-of-way line of Cherry Avenue NE (Assessor’s Map 07 3W 14DB);
82. Thence along said westerly right-of-way line, Northerly 3,448 feet, more or less, to the westerly extension of the northerly right-of-way line of Van Ness Avenue NE (Assessor’s Map 07 3W 11DC);
83. Thence leaving said westerly right-of-way line along said westerly extension, Easterly 162 feet, more or less, to the southwesterly corner of Lot 1, Block 1 of the plat “Cherry Avenue Industrial Center”, also being on the easterly right-of-way line of Cherry Avenue NE (Assessor’s Map 07 3W 11DC);
84. Thence along said easterly right-of-way line, Northerly 148 feet, more or less, to the northwesterly corner of said Lot 1 (Assessor’s Map 07 3W 11DC);
85. Thence along the westerly line of said Block 1 and the westerly line of Lot 1, Block 5 of the plat “Cherry Avenue Industrial Center No 2”, Northerly 1,022 feet, more or less, to the southwesterly right-of-way line of Salem Parkway NE (Assessor’s Map 07 3W 11DB);
86. Thence along said southeasterly right-of-way line, Northeasterly 917 feet, more or less, to the northerly corner of Lot 6 of said Block 5 (Assessor’s Map 07 3W 11DB);
87. Thence along the northerly line of said Lot 6, Easterly 120 feet, more or less, to the easterly line of said Lot 6 (Assessor’s Map 07 3W 11DB);
88. Thence along the northerly extension of said easterly line, Northerly 77 feet, more or less, to the southeasterly right-of-way line of Salem Parkway NE (Assessor’s Map 07 3W 11DB);
89. Thence leaving said southeasterly right-of-way line, Northwesterly 98 feet, more or less, when measured at right angles, to the centerline of Salem Parkway NE (Assessor’s Map 07 3W 11DB);
90. Thence along said centerline, Northeasterly 3,820 feet, more or less, to the northwesterly extension of the northeasterly right-of-way line of Hyacinth Street NE (Assessor’s Map 07 3W 12B);
91. Thence along said northwesterly extension and the northeasterly right-of-way line of Hyacinth Street NE, Southeasterly 2,054 feet, more or less, to the westerly right-of-way line of Union Pacific Railroad (Assessor’s Map 07 3W 12B);
92. Thence along said westerly right-of-way line, Northerly 629 feet, more or less, to the easterly extension of the southerly line of the plat “Sullivan Acres” (Assessor’s Map 07 3W 12B);
93. Thence along said easterly extension, Westerly 62 feet, more or less, to the easterly line of said plat (Assessor’s Map 07 3W 12B);
94. Thence along said easterly line and the northerly extension thereof, Northerly 866 feet, more or less, to the southerly right-of-way line of Claxter Road NE (Assessor’s Map 07 3W 01C);
95. Thence leaving said southerly right-of-way line, Northerly 40 feet, more or less, to the southeasterly corner of Deed Reel 873 Page 164, also being on the northerly right-of-way line of Claxter Road NE (Assessor’s Map 07 3W 01C);
96. Thence along said northerly right-of-way line, Easterly 44 feet, more or less, to a line which is parallel with and 10 feet westerly of the easterly line of the plat “Cherrydale Tracts” (Assessor’s Map 07 3W 01C);

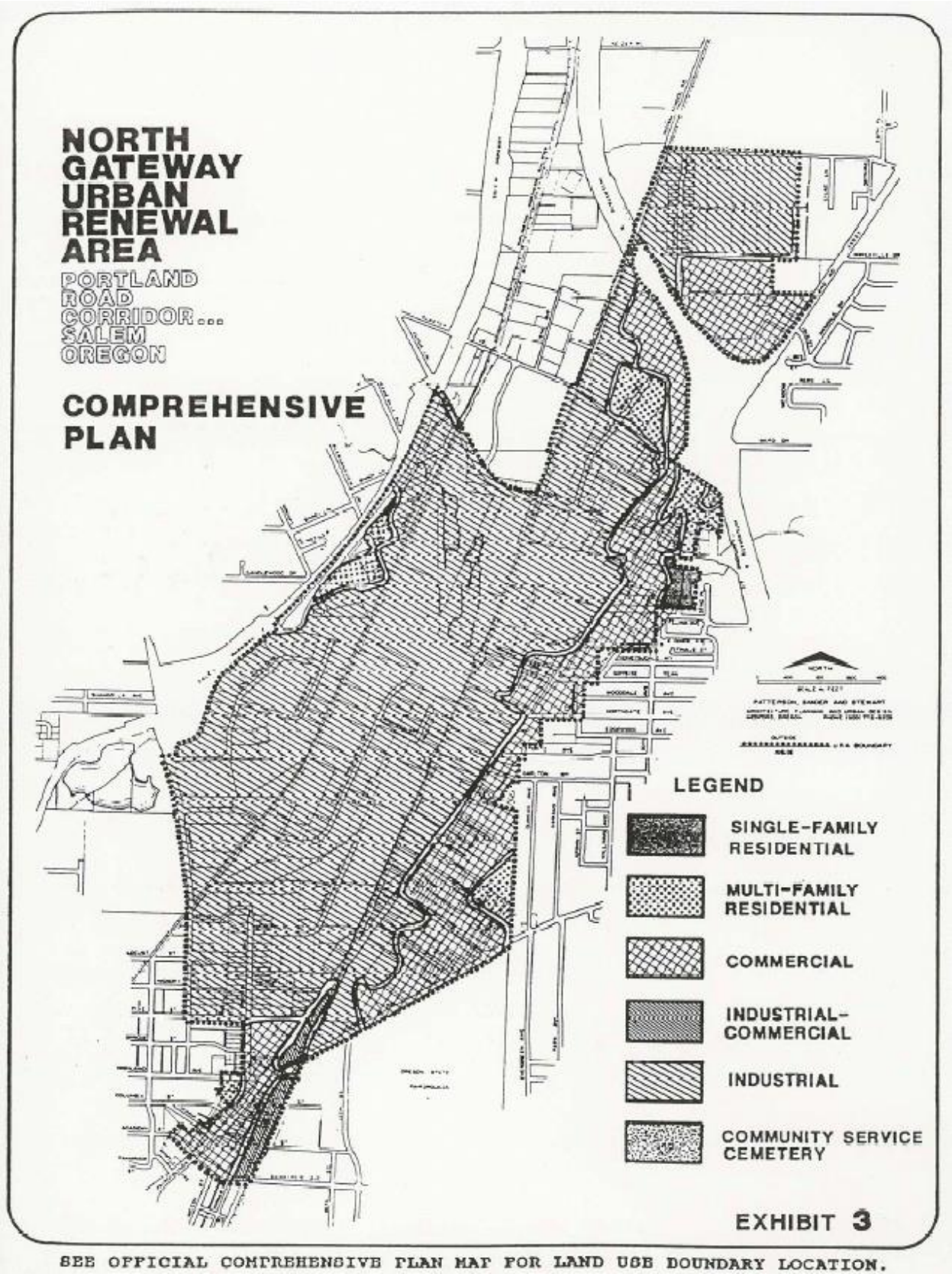
97. Thence along said parallel line, Northerly 1,202 feet, more or less, to the northerly line of said plat (Assessor's Map 07 3W 01C);
98. Thence along said northerly line, Easterly 11 feet, more or less, to the westerly right-of-way line of Union Pacific Railroad (Assessor's Map 07 3W 01C);
99. Thence along said westerly right-of-way line, Northerly 2,049 feet, more or less, to the southerly right-of-way line of Blossom Drive NE (Assessor's Map 07 3W 01A);
100. Thence along said southerly right-of-way line, Westerly 42 feet, more or less, to the westerly right-of-way line of Indian School Road NE (Assessor's Map 07 3W 01A);
101. Thence along said westerly right-of-way line, Northerly 53 feet, more or less, to the westerly extension of the northerly right-of-way line of Blossom Drive NE (Assessor's Map 07 3W 01A);
102. Thence along said westerly extension and the northerly right-of-way line of Blossom Drive NE, Easterly 1,729 feet, more or less, to the northerly extension of the easterly line of Deed Reel 3903 Page 0341 (Assessor's Map 07 3W 01A);
103. Thence along said northerly extension and the easterly line of said Deed, Southerly 1,361 feet, more or less, to the Point of Beginning. (Assessor's Map 07 3W 01D).

The above described tract of land contains 929 acres, more or less.

North Gateway Urban Renewal Area

City of Salem Urban Development Department





SEE OFFICIAL COMPREHENSIVE PLAN MAP FOR LAND USE BOUNDARY LOCATION.

NORTH GATEWAY URBAN RENEWAL AREA
PORTLAND ROAD CORRIDOR... SALEM OREGON
ZONING
IP
IG
IBC
RA
CR
CO
RM
IC
PC
RS
RD
PE
PA
EXHIBIT 4
SEE OFFICIAL ZONING MAP FOR PRECISE ZONE BOUNDARY LOCATIONS.

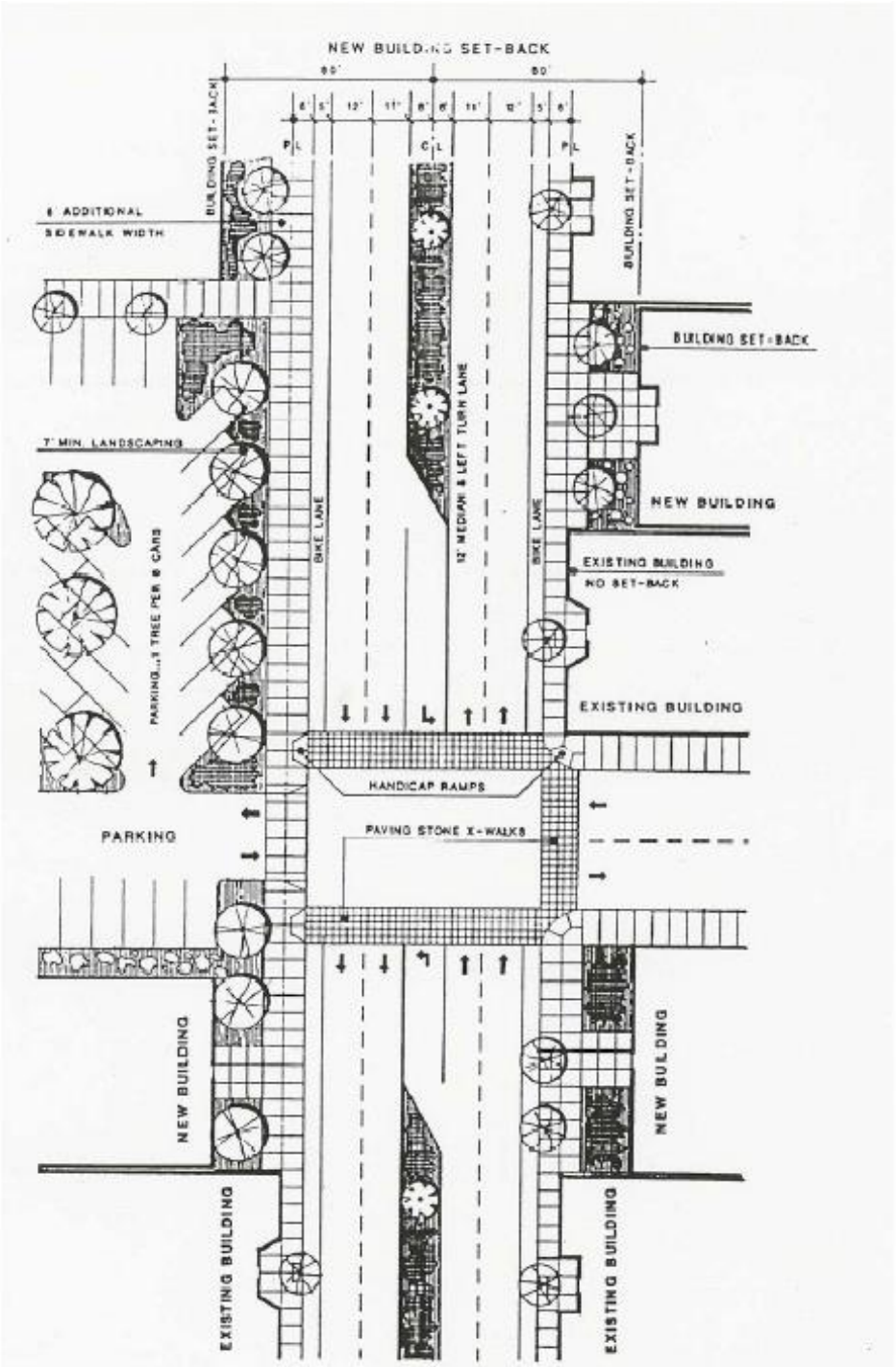


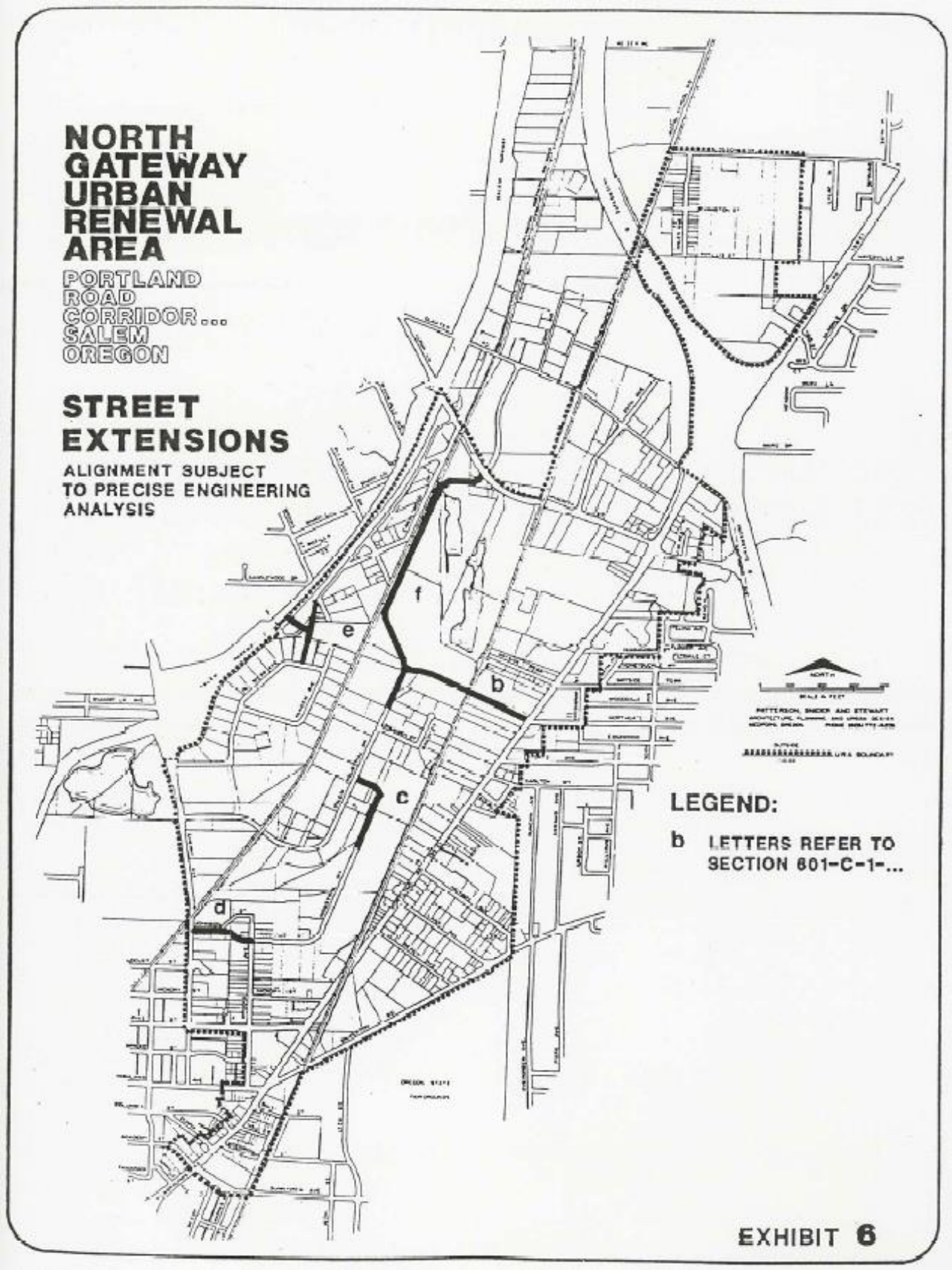
EXHIBIT 5

CONCEPT PLAN...
PORTLAND ROAD IMPROVEMENTS

ACTUAL DESIGN TO BE DEVELOPED
WITH ABUTTING PROPERY OWNERS

NORTH GATEWAY URBAN RENEWAL AREA, SALEM, OREGON

PATTERSON, BINDER AND STEWART


NORTH GATEWAY URBAN RENEWAL AREA
PORTLAND ROAD CORRIDOR ...
SALEM OREGON
STREET EXTENSIONS
ALIGNMENT SUBJECT TO PRECISE ENGINEERING ANALYSIS
f
e
b
c
d
LEGEND:
b LETTERS REFER TO SECTION 601-C-1-...
EXHIBIT 6

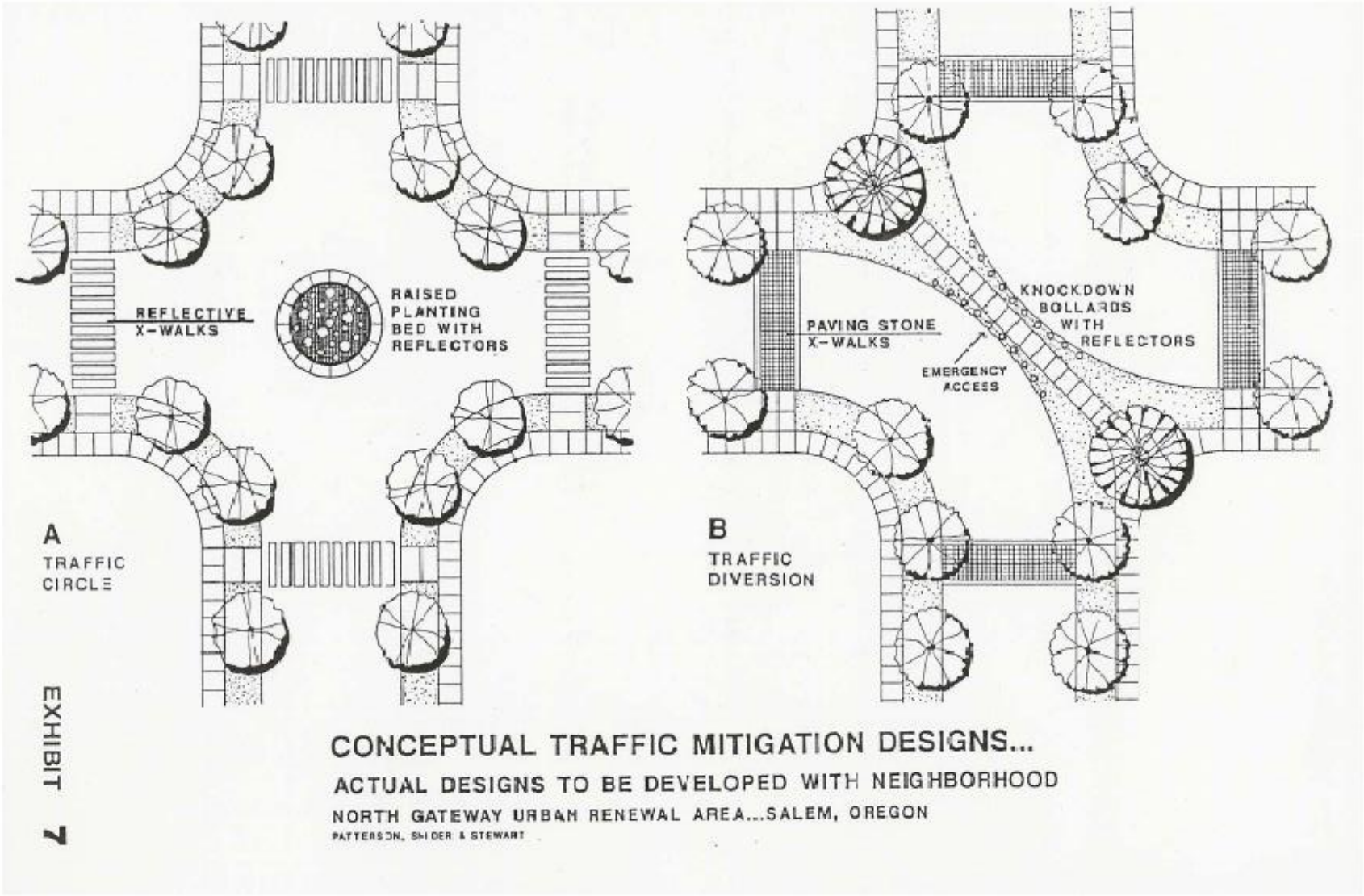


EXHIBIT 7

CONCEPTUAL TRAFFIC MITIGATION DESIGNS...

ACTUAL DESIGNS TO BE DEVELOPED WITH NEIGHBORHOOD

NORTH GATEWAY URBAN RENEWAL AREA...SALEM, OREGON

PATTERSON, SNIDER & STEWART

EXHIBIT 8
NORTH GATEWAY URBAN RENEWAL AGENCY REPORT
JANUARY 2019