

RESOLUTION NO. 16-4 URA

A RESOLUTION APPROVING AMENDMENTS TO THE NORTH GATEWAY URBAN RENEWAL PLAN TO IMPLEMENT THE RECOMMENDATIONS OF THE PORTLAND ROAD CORRIDOR ACTION PLAN AND TO IMPROVE ADMINISTRATION OF THE PLAN

Whereas, the North Gateway Urban Renewal Plan (the Plan) was approved by the City Council on December 10, 1990 (Ordinance No. 109-90); and

Whereas, Section 1100 of the Plan states, “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;” and

Whereas, on November 17, 2014, the Board of the Urban Renewal Agency of the City of Salem (the Agency Board) initiated the Portland Road Corridor Action Plan to identify and prioritize investment opportunities and needs in the Portland Road Corridor of the North Gateway Urban Renewal Area (the URA); and

Whereas, on March 28, 2016, The Agency Board approved the Portland Road Corridor Action Plan (Action Plan) which reviewed and analyzed the Plan and made recommendations to improve the effectiveness of the Plan in meeting future needs; and

Whereas, in approving the Action Plan, the Agency directed staff to identify and prepare those measures needed to implement the Action Plan for Agency Board review; and

Whereas, staff prepared draft amendments and reviewed them with community members and stakeholders for comment; and

Whereas, the proposed amendments go beyond the scope of “minor amendments” and therefore, the changes were presented to the Planning Commission, the Northgate Neighborhood Association, and the North Gateway Redevelopment Advisory Board for review before being presented to the Agency Board and City Council.

Whereas, on June 2, 2016, the North Gateway Redevelopment Advisory Committee reviewed the amendments and recommended the City Council to approve them; and

Whereas, on June 7, 2016, the Planning Commission reviewed the amendments and made a recommended the City Council to approve them; and

Whereas, on June 8, 2016, the Northgate Neighborhood Association reviewed the amendments and recommended the City Council approve them; and

Whereas, the proposed amendments to the Plan are attached hereto as “Exhibit A” and incorporated herein by reference;

NOW, THEREFORE, THE BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, RESOLVES AS FOLLOWS:

Section 1. Approval of the Amendments. The North Gateway Urban Renewal Plan is hereby amended to read as set forth in “Exhibit A.”

Section 2. Effective Date. This resolution is effective upon adoption.

ADOPTED by the Urban Renewal Agency Board this 27th day of June, 2016.

ATTEST:

Clerk of the Board

Approved by City Attorney: _____

Checked by: M.Metzger

EXHIBIT A

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

[Section 402 is amended to add:]

- 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

[Section 601 C.1. a. is amended to read:]

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. 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.

[Section 601 C. is amended to add:]

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.

[Section 602 is amended to remove subsection C.]

[Section 603 is amended to read:]

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. When the Agency determines that property acquisition 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

[Section 1101 is amended to read:]

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.