



Staff Report

File #: 18-521

Version: 1

Date: 11/26/2018

Item #: 3.2a.

TO: Urban Renewal Agency Board
THROUGH: Steve Powers, Executive Director
FROM: Kristin Retherford, Urban Development Director

SUBJECT:

Proposed Amendments to the Riverfront-Downtown Urban Renewal Plan

Ward(s): Ward 1

Board Member(s): Board Member - Kaser

Neighborhood(s): CANDO

ISSUE:

Shall the Agency Board adopt Resolution No. 18-12 URA approving amendments to the Riverfront-Downtown Urban Renewal Plan (URA Plan) to update the title of the Conference Center to the Convention Center, and amend Sections 400; and 1100 to:

- (1) Add two new URA Objectives to Section 400;
- (2) Amend Project 1102 Description to include future expansion of the Salem Convention Center;
- (3) Add new URA Project 1110 to Address Homelessness and Support of the Salem Strategic Plan;
- (4) Add new URA Project 1111 for Public Facilities; and
- (5) Add new URA Project 1112 for Food and Beverage Related Development?

RECOMMENDATION:

Adopt Resolution No. 18-12 URA approving amendments to the Riverfront-Downtown Urban Renewal Plan (URA Plan) to update the title of the Conference Center to the Convention Center, Sections 400; and 1100 to:

- (1) Add two new URA Objectives to Section 400;

- (2) Amend Project 1102 Description to include future expansion of the Salem Convention Center;
- (3) Add new URA Project 1110 to Address Homelessness and Support of the Salem Strategic Plan;
- (4) Add new URA Project 1111 for Public Facilities; and
- (5) Add new URA Project 1112 for Food and Beverage Related Development.

SUMMARY AND BACKGROUND:

The Riverfront Downtown Urban Renewal Plan (Plan) (Attachment 1) was adopted on May 5, 1975. Since that time several Plan amendments have occurred.

In order for an activity to be eligible for funding it has to be identified as a Project in the Riverfront-Downtown Urban Renewal Plan (RDURA). Section 1000 of the RDURA Plan identifies the provisions for amending the Plan. An addition of an Objective or Project to the Plan is defined as a Major Amendment. Major amendments are reviewed by the Downtown Advisory Board and affected neighborhood associations, and require approval via Agency and City Council resolutions.

Recently the City Council approved the Salem Strategic Plan that includes Goals relating to Affordable Housing, Homelessness and Social Services, Economic Development and Vibrant Downtown and Infrastructure. The addition of these projects to the Riverfront-Downtown Urban Renewal Plan will position the use of urban renewal funds to support projects that align with these goals within the Riverfront-Downtown Urban Renewal Area boundary.

FACTS AND FINDINGS:

The Downtown Advisory Board unanimously voted in support of the proposed Plan amendments at their October 25, 2018, meeting.

At the November 20, 2018, CANDO Meeting, information on the Plan Amendments was shared with the CANDO Neighborhood Association.

Amendments to Section 400:

Finding 1: On October 23, 2017 the Salem City Council adopted the Salem Strategic Plan that includes Goals relating to Affordable housing, Homelessness and Social Services, Economic Development and Vibrant Downtown and Infrastructure.

The Riverfront-Downtown Urban Renewal Plan currently includes 23 Objectives in support of the primary objective to improve overall appearance, condition, and function of the RDURA.

The added text in Section 400 is underscored.

Add No. 24. To encourage and support goals for Affordable Housing, Homelessness, Economic Development, and Vibrant Downtown identified in the Salem Strategic Plan (Strategic Plan).

Add No. 25. To participate in and encourage food and beverage related development, including a year-round, enclosed Public/Farmer's Market development to support livability and economic vibrancy.

Conclusion: the proposed amendments support the goals adopted in the Salem Strategic Plan.

Amendments to Section 1100 - URBAN RENEWAL PROJECTS

Finding 2: Amendments to Section 1100 of the URA Plan modify the description of an existing project and add three new projects that support the Salem Strategic Plan.

The deleted text in Section 1100 is struck out, and added text is underscored.

1102 Hotel, Community ~~Conference~~ Convention Center and Parking

A. Project Description

The ~~Conference~~ Convention Center project was completed in early 2005 and a grand opening celebration was held on February 25, 2005. The project consists of developing a convention center, future expansion, and associated parking in conjunction with a private hotel in downtown Salem - encompassing the entire block bordered by Ferry, Liberty, Trade and Commercial Streets. Capital costs of development for the Convention Center and future expansion including furniture, fixtures, and equipment. The community ~~conference~~ convention center and associated parking were publicly financed and the hotel was privately financed (Ord 60.05)

1110 Projects to Address Homelessness and Support of the Salem Strategic Plan

A. Project Description

Projects that support the implementation of the Salem Strategic Plan and homelessness, including grants, acquisition, design and construction or renovation for public restrooms, site security, storage, showers, and laundry facilities.

B. Project Timeline

A precise date has not yet been established, although it is expected that preliminary work will commence during the life of the Plan.

C. Relationship to Local Objectives

Meets the primary objective of the RDURA Plan in Section 400 to improve the overall appearance, condition, and function of the RDURA.

1111 Public Facilities

A. Project Description

Projects that support construction and reconstruction of City facilities, and community space including acquisition, infrastructure, new construction, and building renovation.

B. Project Timeline

A precise date has not yet been established, although it is expected that preliminary work will commence during the life of the Plan.

C. Relationship to Local Objectives

Meets the primary objective of the RDURA Plan in Section 400 to improve the overall appearance, condition and function of the RDURA.

1112 Food and Beverage Related Development

A. Project Description

Projects that support food related businesses and development, including a public/farmer's market, community space, acquisition, new construction, building renovation, grants, food incubator, grocery or supermarket center.

B. Project Timeline

A precise date has not yet been established, although it is expected that preliminary work will commence during the life of the Plan.

C. Relationship to Local Objectives

Meets the primary objective of the RDURA Plan in Section 400 to improve the overall appearance, condition and function of the RDURA.

Conclusion: The proposed amendments are consistent with the RDURA Plan and Salem Strategic Plan.

Next Steps

If the Agency adopts Resolution No. 18-12 URA (Attachment 2), the Plan amendment will be forwarded to the City Council for its consideration to be incorporated into the Plan.

Sheri Wahrgren
Downtown Revitalization Manager

File #: 18-521
Version: 1

Date: 11/26/2018
Item #: 3.2a.

Attachments:

- 1) Riverfront-Downtown Urban Renewal Plan
- 2) Resolution No. 18-12 URA