



Staff Report

File #: 21-122

Version: 1

Date: 9/13/2021

Item #: 6.a.

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

SUBJECT:

UGM/Saffron Site Redevelopment Update

Ward(s): Ward 1
Board Member(s): Stapleton
Neighborhood(s): CANDO
Result Area(s): Strong and Diverse Economy

SUMMARY:

The redevelopment process will identify feasible uses for the UGM/Saffron site, including affordable housing, while achieving City and Urban Renewal Agency policy objectives.

ISSUE:

UGM/Saffron Site Redevelopment Update

RECOMMENDATION:

Information only.

FACTS AND FINDINGS:

The Urban Renewal Agency owns ten separate lots and associated buildings that were previously owned by Union Gospel Mission and Saffron Supply. Approximately three of these lots will be retained for affordable housing and be developed, owned, and managed either by the Salem Housing Authority or an affordable housing partner. The lots for affordable housing are located on the east side of the alley between Front/Commercial, including the corner of Chemeketa/Commercial. The remaining seven lots will be marketed through a solicitation process and disposition and development agreement. The seven lots are located between Center Street (North), Chemeketa Street (South), Commercial Street (East) and Front Street (West). The ten lots total two acres.

The estimated timeline for building demolition, lot realignments, redevelopment solicitation, and the disposition agreement necessary prior to the start of construction:

- 1) Winter 2021
Building demolition.
- 2) Spring 2022
Issuance of a Request for Qualifications for redevelopment projects for the site.
Lot realignment completion.
- 3) Summer/Fall 2022
Disposition and Development Agreement with a selected Developer outlining the development program for the property and the role of the Agency. The Agency expects to convey a fee simple interest in the Property.
- 4) Fall 2023
Proposed redevelopment submits plans for permitting.
- 5) Spring 2024
Redevelopment under construction.

Objectives for a development include:

- Serve as a catalyst and model for the revitalization and redevelopment of underutilized sites in downtown.
- Serve as a model of mixed-use, mixed income housing development in downtown Salem that takes into consideration its proximity to Downtown Historic District, Riverfront Park, and Capitol.
- Support bicycle and pedestrian connections.
- Benefit local businesses, residents, and local economy.
- Provide new mixed-income housing development which includes a minimum of 20% of the units be affordable at an average of 80% Median Family Income.
- Incorporate green building practices.
- Provide permanent job opportunities.
- Support Minority Business Enterprise and Women Business Enterprise businesses during the

development process or post-construction.

Proposals will need to demonstrate an ability to successfully carry out a real estate development and construction including financing, design, construction, and operation/management of mixed-use projects. Partnerships will be encouraged with the Salem Housing Authority or other non-profit affordable housing developers to meet the unmet need for affordable rental housing in the community.

Sheri Wahrgren
Downtown Revitalization Manager

Attachments:

1. Parcel Map