



Staff Report

File #: 22-376
Version: 1

Date: 8/22/2022
Item #: 3.3c.

TO: Mayor and City Council
THROUGH: Kristin Retherford, Interim City Manager
FROM: Norman Wright, Interim Director, Urban Development Department

SUBJECT:

Intergovernmental Agreement with Marion County for the intersection of Gaia Street SE and Culver Drive

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): SEMCA
Result Area(s): Reliable and Efficient Infrastructure; Strong and Diverse Economy

SUMMARY:

The extension of Gaia Street SE to Culver Drive SE is necessary to fulfill the conditions of the subdivision and ensure multimodal connectivity through the Salem Business Campus. Culver Drive SE is a Marion County street that requires improvements along the Salem Business Campus property frontage. Marion County will use these funds to improve Culver Drive SE and permit full public access by October 30, 2023.

ISSUE:

Shall the City Council authorize the Interim City Manager to execute the attached Intergovernmental Agreement (IGA) with Marion County to connect Gaia Street SE to Culver Drive SE?

RECOMMENDATION:

Authorize the Interim City Manager to execute the attached IGA with Marion County (County) to connect Gaia Street SE to Culver Drive SE.

FACTS AND FINDINGS:

The subdivision land use decision SUB09-02MOD3 requires the construction of Gaia Street SE to

Culver Drive SE. Culver Drive SE is a County street that necessitates improvements to accommodate the vehicular trips anticipated with the development of the Salem Business Campus prior to granting full public access.

The IGA (Attachment A) stipulates that a locked gate will be installed and maintained by the City of Salem (City) on Gaia Street SE for emergency vehicle access only until these improvements are complete. By January 1, 2023, the City will pay \$600,000 fee-in-lieu of improvements to the County that will be used to fund County constructed improvements to Culver Drive SE by September 30, 2023. Full public use to Culver Drive SE will be granted by October 30, 2023.

The \$600,000 from the City will be from the sale of City owned development lots at the Salem Business Campus and transportation system development charges, if necessary. Six of the eight development lots have sold, and the last two lots are under contract. At least one of the two remaining lots are expected to sell by the end of the calendar year in time to meet the fee-in-lieu obligation.

BACKGROUND:

The City created the Salem Business Campus in 2007 to prepare development ready lots of varying sizes for traded sector uses and to expand employment opportunities. Two of the eight lots are built out and four other lots have sold, with construction of new buildings to follow once the firms have completed the permitting process. Around 26 acres of conservation area has also been established at the campus to protect sensitive wetlands and Oregon white oaks.

Tory Banford
Project Manager

Attachments:

1. City/County IGA
2. Map of location