



SITE PLAN





CONCEPTUAL RENDERING 1  
VIEW OF BUILDING "C" FROM PARKING AREA

THE POINTE AT GLEN CREEK  
SALEM, OR  
NOVEMBER 27, 2017

**CBTwo** ARCHITECTS  
A LIMITED LIABILITY COMPANY

**DEACON**





CONCEPTUAL RENDERING 2  
VIEW OF BUILDING "B" FROM PARKING AREA

THE POINTE AT GLEN CREEK  
SALEM, OR  
NOVEMBER 27, 2017

**CBTwo** ARCHITECTS  
A LIMITED LIABILITY COMPANY

**DEACON**





CONCEPTUAL RENDERING 3  
VIEW OF BUILDING "A" FROM PARKING AREA

THE POINTE AT GLEN CREEK  
SALEM, OR  
NOVEMBER 27, 2017

**CBTwo** ARCHITECTS  
A LIMITED LIABILITY COMPANY

DEACON





CONCEPTUAL RENDERING 4  
VIEW OF BUILDING "A" FROM GLEN CREEK

THE POINTE AT GLEN CREEK  
SALEM, OR  
NOVEMBER 27, 2017

**CBTwo** ARCHITECTS  
A LIMITED LIABILITY COMPANY

**DEACON**





CONCEPTUAL RENDERING 5  
VIEW OF DEVELOPMENT FROM INTERSECTION OF  
GLEN CREEK AND WALLACE RD.

## THE POINTE AT GLEN CREEK

SALEM, OR  
NOVEMBER 27, 2017

**CBTwo** ARCHITECTS  
A LIMITED LIABILITY COMPANY

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CONCEPTUAL RENDERING 7  
VIEW OF DEVELOPMENT FROM WALLACE RD.

THE POINTE AT GLEN CREEK  
SALEM, OR  
NOVEMBER 27, 2017

**CB|Two** ARCHITECTS  
A LIMITED LIABILITY COMPANY

**DEACON**



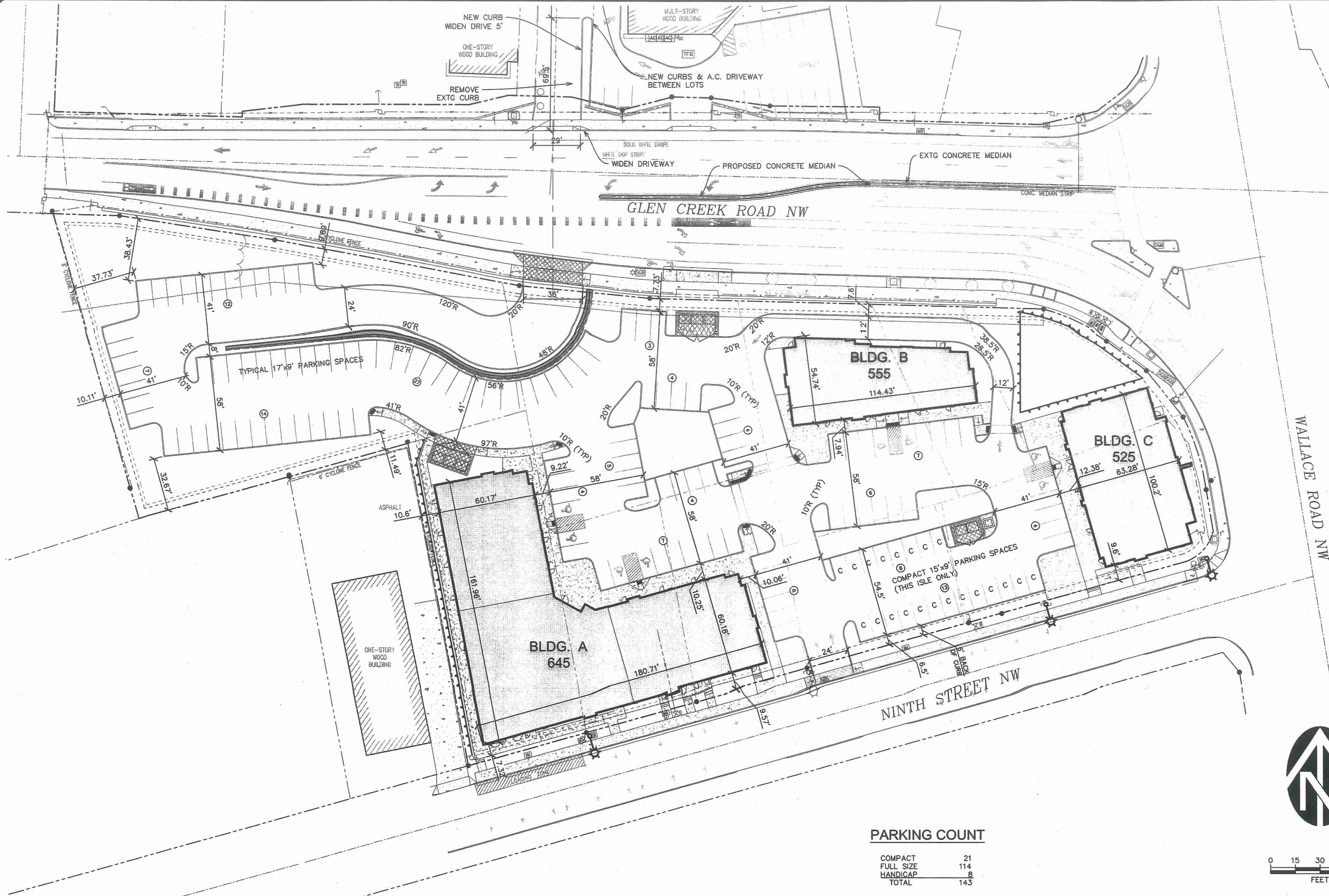


CONCEPTUAL RENDERING 8  
VIEW OF BUILDING B FROM GLEN CREEK RD.

THE POINTE AT GLEN CREEK  
SALEM, OR  
NOVEMBER 27, 2017



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R:\Dwg\CB2\_ARCHITECTS\DEACON WEST SALEM\CIVIL\PLOTS\CO.3 ARCH SITE.dwg, (Layout1 tab)



PARKING COUNT	
COMPACT	21
FULL SIZE	114
HANDICAP	8
TOTAL	143







**TO:** The West Salem Redevelopment Advisory Board (WSRAB)  
**FROM:** Tory Banford, City of Salem Urban Development Department  
**DATE:** January 3, 2018  
**SUBJECT:** **Priorities for the FY 18-19 West Salem URA Budget**

This memo is intended to serve as background for the January 3, 2018, WSRAB discussion about initial budget priorities for the upcoming fiscal year.

**Background:** In FY 17-18, progress was made on the following:

- **West Salem Business District Transportation Feasibility Study (Feasibility Study)**  
At the end of 2015, the Urban Renewal Agency (URA) advanced the West Salem Business District Action Plan (Action Plan) to the transportation feasibility study to further evaluate road alignment options and their associated costs. The project concluded in November 2016 with Public Works and engineering consultants determining that an under-crossing of Wallace Rd NW at 2<sup>nd</sup> Street NW is feasible. Costs for the improvements are estimated to be around \$30 million to \$35 million. WSRAB recommended, and City Council approved, a minor amendment to the West Salem Urban Renewal Plan to include the crossing of Wallace Rd NW at 2<sup>nd</sup> St NW. In March, 2017, \$30,000 was approved to pursue an addendum to the Feasibility Study to further understand the cost and appearance of an over-crossing structure which will be discussed in January 2018.
- **West Salem Business District Zoning Code Clean Up Project (Zoning Project)**  
In August 2016, WSRAB recommended \$100,000 budgeted under future projects to be allocated to the Zoning Project. The Action Plan recommends zoning code changes to preserve the existing character, increase flexibility, and remove overlays where possible. The project should be complete by the summer of 2018.
- **West Salem Redevelopment Grant Program (Grant Program)**  
The Grant Program helps applicants (tenants, businesses, owners) to construct new buildings, building additions, or invest in new manufacturing equipment in the West Salem Urban Renewal Area. Of the \$500,000 that was budgeted in FY 17-18, \$316,903 is committed to projects under construction and \$183,098 remains for new applicants. There will likely be a significant project in the spring of 2018 that could use up the remaining



funds and possibly more. The intent is to have at least \$500,000 or up to \$1 million, similar to other Salem area Urban Renewal Area grant programs, at the beginning of FY 18-19 to help applicants with redevelopment projects throughout the year.

**Financial Capacity:** The FY 18-19 funding capacity is expected to be around \$4 million. The bonds for the construction of 2<sup>nd</sup> Street and Edgewater Street improvements have been satisfied. Urban Development Department Financial Services Supervisor, Renee Frazier, will present more detailed funding projections, along with a draft budget, at the March WSRAB meeting.

**Consideration:** Recent WSRAB direction has been to not pursue new projects and instead save funding for the construction of the crossing of Wallace Road at 2<sup>nd</sup> Street. With the preparation of the FY 18-19 budget staff seeks to confirm direction. Other potential budget priorities are included below for WSRAB consideration.

Projects in the URA Plan (see attached for full list)	Business District Action Plan	Redevelopment Grant Program
Park improvements <ul style="list-style-type: none"><li>Edgewater pedestrian plaza</li><li>Lighting and enhancements</li></ul>	Set aside an allowance to implement anticipated longer term recommendations (i.e. design of 2 <sup>nd</sup> St NW)	Increase funds to maintain \$500,000 available for new projects
Streets, curb, and sidewalks <ul style="list-style-type: none"><li>Assist in construction of new east-west streets</li><li>2<sup>nd</sup> Street</li></ul>	Develop an opportunity fund between \$50,000 to \$100,000 per year for land acquisition and redevelopment projects	
Streetscape improvements <ul style="list-style-type: none"><li>Improvements in the vicinity of Edgewater St and 2<sup>nd</sup> St</li><li>Gateway monuments</li></ul>		
Pedestrian, bike, and transit		
Public Parking Facilities		
Property Acquisition		

**Attachments:**

West Salem URA Plan – project list



PART 1 - TEXT

WEST SALEM URBAN RENEWAL PLAN

Edgewater/Wallace Road Corridor

Salem, Oregon

Adopted By:  
Salem City Council

August 27, 2001

Prepared By:

Urban Renewal Agency  
Of the  
City of Salem, Oregon  
555 Liberty Street SE, Room 305  
Salem, Oregon 97301  
(503) 588-6713

Spencer and Kupper  
Planning and Development Services  
2510 NE Thompson Street  
Portland, Oregon 97212

Corrected map and legal description  
August 3, 2009

Amended  
August 22, 2011 by Ordinance No. 25-11

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2014-010266

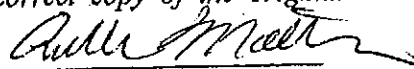
12/10/2014 02:34:35 PM

REC-ORD      Cnt=1 Stn=11 K. WILLIAMS  
\$160.00 \$11.00 \$10.00 \$5.00

\$186.00

City of Salem  
Real Property Services  
350 Commercial St NE  
Salem, OR 97301

Certified to be a true and  
correct copy of the original

  
City Recorder  
City of Salem, Oregon

This document is recorded as an accommodation only.  
No liability is accepted for the condition of title or for the  
validity, sufficiency or effect of this document.



### **502. Plan and Design Review**

The Urban Renewal Agency of the City of Salem shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 900 of this Plan.

### **600. OUTLINE OF DEVELOPMENT**

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the West Salem Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in the improvement and construction of streets, curbs, sidewalks, and alleyways to encourage and serve new development in the project area;
- b. Provision of signalization, crosswalk, and other improvements to enhance pedestrian safety;
- c. Assist in the upgrading and development of basic water, storm, and sanitary sewer infrastructure to accommodate new development in the Renewal Area;
- d. Participation in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
  - Streetscaping and landscaping;
  - Public parks and open space; and
  - Undergrounding of utilities;
- e. Authorization to construct public parking facilities;
- f. Assist with rehabilitation and renovation of properties in the renewal Area;
- g. Provision of financial and technical assistance to public or private redevelopers;
- h. Acquisition and disposal of land for public improvements, rights-of-way, utility improvements, and private development consistent with the goals and objectives of the Urban Renewal Plan; and
- i. Administration of the Renewal Agency and Renewal Plan.

Section 700 provides further description of each urban renewal project to be undertaken within the West Salem Urban Renewal Area.

### **700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

### **701. Public Improvements**

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.



#### **702. Public Parks and Open Spaces**

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- A pedestrian plaza along Edgewater Drive;
- Construction of new parks within the renewal area;
- Improved lighting and enhancements for neighborhood parks;
- Improved lighting and enhancements for the Willamette Greenway;
- Expansion of the Greenway along Edgewater Street;
- Assist in relocation of T-Ball field; and
- Construct a pedestrian trail in Wallace Marine Park between the Willamette River and the Union Street Railroad Bridge. (ord 25-11)

#### **703. Street, Curb, and Sidewalk Improvements,**

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the project area. The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Assist in construction of new local streets east and west of Wallace Road in support of Wallace Road Local Access and Circulation Study recommendations;
- Reconstruction of Second Street west of Wallace Road for pedestrian and bicycle connectivity to the railroad bridge;
- Signalization and intersection improvements to Wallace Road/Edgewater Road/Highway 22 intersection;
- Assist improvements at Edgewater Street/Second Street/Rosemont Ave. intersection;
- Signalization and intersection improvements to Edgewater Street/Eola/Highway 22 Intersection;
- Assist local street improvements identified in Salem Capital Improvements Program (CIP); and
- Improvements to local alleyway system.

#### **704. Water, Storm and Sanitary Sewers**

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities. These improvements include:

- Sanitary sewer upgrades & replacements identified in Salem Capital Improvements Program;
- Water system upgrades & replacements identified in Salem Capital Improvements Program; and
- Storm water system upgrades & replacements identified in Salem Capital Improvements Program.

#### **705. Streetscape Projects**

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Streetscape improvements, including accent paving, lighting, street trees, furnishings, curb at intersections. Anticipated streetscape improvements include:



- Edgewater Street reconstruction from Wallace to Rosemont;
- Second Street reconstruction from Patterson to Rosemont;
- Enhanced improvements along Wallace Road, and
- Streetscape enhancements and improvements including, but not limited to, decorative bollards, pavement markings, and public art located in the vicinity of Edgewater and Second Streets to encourage public gathering for farmers market, festivals, and other activities. (ord. 25-11)
- Street tree replacement program;
- Sidewalk repair program;
- Gateway monuments and landscape features;
- Undergrounding of utilities along Edgewater Street;
- Billboard phase out program; and
- Assist in creating a visual and sound buffer between the Willamette Greenway and Highway 22.

#### **706. Pedestrian, Bike, and Transit Improvements**

These activities will include pedestrian, bicycle and transit connections between the renewal project area and Salem's downtown core and residential areas. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Improve pedestrian linkage along the railroad tracks between Murlark and Wallace Road;
- Assist in the Union Street Railroad Bridge Conversion Project to ensure neighborhood connections and pedestrian and bicycle improvements and future transit enhancements within the Renewal Area; and
- Construct pedestrian connections to the River from the Edgewater Street Area; and
- Improve and enhance intermodal connectivity within the Renewal Area, and construct transit centers, park and ride lots and bus shelters as part of redevelopment projects undertaken by the Salem Urban Renewal Agency.

#### **707. Public Parking Facilities**

It is anticipated that development in the area will create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of facilities will be decided by further study. These improvements include:

- Provide additional parking in the Edgewater/Second corridor; and
- Assist in developing a parking management program for joint-use parking facilities.

#### **708. Other Public Facilities**

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, recreation centers, conference facilities, and community centers. Projects may include joint funding, construction, and uses with other governmental agencies. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

#### **709. Preservation and Rehabilitation**

This activity will enable the Renewal Agency to help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the project area. The Renewal Agency may



participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of residential and commercial buildings in the renewal area.

#### **710. Development and Redevelopment**

The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Projects receiving Agency assistance may include, but are not limited to:

- Preservation of the Old City Hall Building; and
- Redevelopment of the Old West Salem Elementary School

#### **711. Property Acquisition and Disposition**

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 and 900 of this Plan.

#### **712. Below Market Interest Rate Loans and Incentives**

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 West Salem Urban Renewal Plan. Loans or incentives may be made 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 voluntary rehabilitation of buildings, façade 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 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.

#### **713. Plan Administration**

It is the intent of this Renewal Plan to provide for effective administration, and to establish a framework for the various activities contained in this document. Tax increment funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds



**Calendar Year Schedule: West Salem Redevelopment Advisory Board (2018)**

Board Meeting	Activity
January	Board: Build budget recommendation Staff: Present draft project proposals, based on project priorities
February	Board: Review/approve revised project proposals Staff: Present revised project proposals
March	Board: Review/approve recommended budget Staff: Present final project proposals (if needed); present recommended budget Staff: Present information only staff report to Agency Board summarizing recommended projects/priorities (if needed)
April	Staff: Provide budget presentation to Agency Board
May	Staff: Project presentations
June	Agency: Approve recommended URA budget Staff: Outreach to raise awareness for fiscal year priorities
July	Board: Officer elections Staff: Initiate fiscal year projects; provide updates to Agency Board
August	Staff: Project presentations
September	Staff: Project presentations
October	Staff: Present project status updates
November	Board: Brainstorm project priorities for future funding
December	Board: Confirm project priorities for future funding Staff: Recap on previous year expenditures Staff: Update on funding expectations based on Tax Assessor data

*New Board members are currently selected by Agency Board in June and November. New member orientation expected in July and December. The above schedule assumes that WSRAB can review/approve the final budget in one meeting (March). If two meetings are needed we will add a preliminary review in Feb, with final budget in March.*