



URBAN RENEWAL AGENCY

Urban Development Department

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178.

Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available on request. To request accommodations or services, please contact the ADA Liaison at 503-588-6178 or Urbandev@cityofsalem.net at least two business days in advance (TTD/TTY 503-588-6439).

Downtown Advisory Board

Board Members

Jill Munger, Chair
Aaron Terpening, Vice-Chair
Hillary Banks
Brad Compton
Chip Conrad
Jesse Hayes
Vincenzo Meduri
Laurie Miller
Maria Palacio
Ron Welter
Dana Vugteveen

City Staff

Sheri Wahrgren, Downtown Revitalization
Rebecca Ziegler, Project Manager
Anita Sandoval, Supervisor

Next Meeting: November 8, 2018

www.cityofsalem.net

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Meeting Agenda

Thursday, October 25, 2018

12 p.m. – 1:30 p.m.

UD Conference Room

350 Commercial St NE

1. Opening exercises
2. Approval of Agenda
3. Approval of Minutes
 - a. September 27, 2018
4. Public Comment
(Appearance of persons wishing to address the Board on any matter other than those which appear on this Agenda.)
5. Action Items –
 - a. Riverfront-Downtown Urban Renewal Plan Amendments
 - b. Letter of support-Riverfront Park Master Plan Update
6. Information Reports
 - a. Grant Agreement Extension – PDQ Investments, LLC – 245 Court Street
 - b. What's Happening Downtown?
 - c. Tour of Gray Building
7. Adjournment

MINUTES

Downtown Advisory Board

Thursday, September 27, 2018–12:00 P.M.
Urban Development Conference Room
350 Commercial St NE

This Action Agenda/Minutes complements the **MP3** and WMA recording of the meeting, which may be reviewed at <http://www.cityofsalem.net/Pages/downtown-advisory-board.aspx>

1. CALL TO ORDER

Call to Order and Roll Call: 12:03 PM

Roll Call: Hillary Banks; Brad Compton; Vincenzo Meduri; Laurie Miller; Jill Munger; Aaron Terpening; Dana Vugteveen

Excused: Chip Conrad; Jesse Hayes; Maria Palacio; Ronald Welter

Staff: Anita Sandoval; Sheri Wahrgren; Rebecca Ziegler, Patricia Farrell, Eunice Kim

2. APPROVAL OF AGENDA

Motion: Move to approve the agenda for September 27, 2018, as presented.

Motion by: Board Member Vugteveen

Seconded by: Board Member Terpening

Action: Approved the agenda for September 27, 2018, as presented.

Vote: Aye: Unanimous **Motion PASSES**

3. APPROVAL OF MINUTES

Motion: Move to approve the Minutes from July 26, 2018, as presented.

Motion by: Board Member Terpening

Seconded by: Board Member Miller

Action: Approved the Minutes from July 26, 2018, as presented.

Vote: Aye: Unanimous **Motion PASSES**

4. PUBLIC COMMENT on items not on the agenda – None

5. ACTION ITEMS - None

6. INFORMATION REPORTS

a. State Street Development Plan Overview – Eunice Kim

Comments/Questions: Banks, Wahrgren, Meduri

b. Riverfront Park Master Plan Update – Patricia Farrell

Comments/Questions: Wahrgren, Banks, Compton

Motion: Move for the Board to write a letter of support regarding the Riverfront Park Master Plan.

Motion by: Board Member Meduri

Seconded by: Board Member Miller

Action: Approved the Board to write a letter of support regarding the Riverfront Park Master Plan

Vote: Abstain: Terpening

Motion PASSES

c. Downtown Parking Permit Fee Summary – Sheri Wahrgren

Downtown Employee Parking Permit Options - handout

Comments/Questions: Vugteveen, Meduri, Miller

d. Creation of Residential Permit Program for Parking Structure – Sheri Wahrgren

Comments/Questions: Vugteveen, Miller, Terpening. Munger, Meduri, Banks, Compton

e. Gray Building Tour – Sheri Wahrgren

Comments/Questions: Munger, Vugteveen, Meduri

A tour will be arranged for the next meeting.

f. Downtown Salem Resource Guide – Rebecca Ziegler

Downtown Salem Resource Guide – handout

Comments/Questions: Meduri, Wahrgren

Most frequently asked questions included. Holiday banners will be installed the week of the Nov 5-11 and rotated out seasonally.

g. Congestion Task Force information was shared from a September 24 *Salem Reporter* article

7. ADJOURN

Upcoming meetings: October 25 and November 8 (instead of November 22). Chair Munger adjourned the meeting at 1:27 PM.

DRAFT

MEMORANDUM

Urban Development Department

DATE: October 25, 2018

TO: Downtown Advisory Board

FROM: Sheri Wahrgren, Downtown Revitalization Manager

SUBJECT: Riverfront-Downtown Urban Renewal Plan Amendments

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 DAB and affected neighborhood associations, and require approval via Agency and City Council resolutions.

Staff is requesting Downtown Advisory Board's recommendation of support to the Urban Renewal Agency Board to add the following plan Objectives and Projects to the Riverfront-Downtown Urban Renewal Plan. If the Agency Board and Council adopts the resolutions, the RDURA Plan would be amended as follows:

1. The following **Objective(s)** would be added to Section 400 of the Plan:
 24. To encourage and support the project goals for Affordable Housing, Homelessness, Economic Development, and Downtown identified in the Salem Strategic Plan (Strategic Plan).
 25. To participate and encourage food and beverage related development, including Farmer's Market, to support livability and economic vibrancy.
2. The following language is proposed as an amendment to an existing project in the Plan:

1102 Hotel, Convention Center and Parking

A. Project Description

The Salem Convention Center 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*** included furniture, fixtures and equipment. The convention Center and associated parking were publicly financed and the hotel was privately financed. (Ord 60.05).

No other changes

3. The following ***Project(s)*** would be added to the Plan:

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 & construction or renovation for City development of 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

1. 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 remodeling

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

1. 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 market, community space, acquisition, new construction, building remodel, 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

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

Downtown Advisory Board

October 25, 2018

Ms. Patricia Farrell
City of Salem
Parks Planning and Resource Manager
555 Liberty Street SE, Suite 325
Salem, OR 97301

Subject: Draft Riverfront Park Master Plan Update

Dear Ms. Farrell:

Thank you for presenting the draft Riverfront Park Master Plan to the Downtown Advisory Board members at their September 27, 2018, board meeting. Many of the proposed elements of the Plan support goals and objectives of the Downtown Strategic Action Plan and Riverfront-Downtown Urban Renewal Plans which has a primary objective to encourage a variety of river-oriented uses.

Urban Renewal investments have played a critical role in the development of Riverfront Park by providing funds to improve a former brownfields site into a park. Funding was also used to convert the Union Street Railroad Bridge to a pedestrian/bicycle bridge, connecting Wallace Marine Park with Riverfront Park, and again with urban renewal investment to construct the Peter Courtney Minto Island Bridge Trail. The completion of the Peter Courtney Minto Island Bridge and Trail is the last critical link in connecting 1300 acres of parks and more than 20 miles of off-street trails.

As we move forward with the development of the Downtown Salem Streetscape Design Plan, one of the goals of the Plan will be to enhance the connection between Riverfront Park and downtown Salem through downtown streetscape improvements.

We appreciate you keeping the board updated on the Master Plan development and look forward to the future implementation of projects proposed in the Plan.

Cordially,

Downtown Advisory Board

Chair: Jill Munger
Vice Chair: Aaron Terpening

MEMORANDUM

Urban Development Department

DATE: October 25, 2018
TO: Downtown Advisory Board
FROM: Sheri Wahrgren, Downtown Revitalization Manager
SUBJECT: PDQ Investments, LLC Grant Agreement Extension

On October 24, 2016, the Agency Board approved a \$740,000 Riverfront Downtown Urban Renewal Grant to PDQ Investments, LLC for the purposes of partially funding new construction of rental housing at 245 Court Street NE.

The term of the Grant was 24 months from date of execution which expires November 14, 2018. Due to delays in planning and permitting, the construction start date was delayed several months resulting in the original opening date of December being moved out to spring 2019.

Staff have received a formal letter requesting an extension of the Grant Agreement to process. In order to extend the Grant Commitment term it requires Urban Renewal Agency Board approval. The extension request will be for six months to allow for the construction completion and contingency for any unforeseen future delays.

The request will be considered by the Agency Board at their November 13th Agency Board meeting.

PARK SALEM MONTHLY REPORT								
as of October 16, 2018								
Parking Resource Summary				Budget Summary	Actual	18-19 Budget	% of YTD**	
Total On-Street Parking Spaces		1,106		Liberty	\$73,562	\$257,210	29%	
Free Customer Unlimited Time Parking Space		1,080		Chemeketa	\$57,209	\$197,590	29%	
Free Customer 30-Minute Spaces		32		Marion	\$43,122	\$176,950	24%	
<i>Remaining spaces loading zone, ADA, motorcycle</i>				Riverfront	\$5,060	\$24,430	21%	
		Total Parking Spaces	Total Free Customer Spaces	Free spaces as a % of total spaces	Total Number of Permits for Sale	Permits Sold	Permits sold as a % of total permits	
Liberty Parkade*		370	117	32%	430	305	71%	
Chemeketa Parkade*		619	297	48%	352	293	83%	
Marion Parkade*		1,052	505	50%	546	316	58%	
Riverfront Park		238	161	68%	103	61	59%	
*Daily permits are not factored into total number of permits for sale.								
Daily Permits Sold Liberty				65				
Daily Permits Sold Chemeketa				63				
Daily Permits Sold Marion				40				
Daily permits are not sold at Riverfront Lot								
Total Free Customer Spaces also include ADA and EV Designated Spaces								