

INVESTING IN DOWNTOWN

245 Court Street

PDQ Investments will begin construction of a 43,000 square foot mixed-use building at 245 Court Street in winter 2016.

Currently, the site consists of a surface parking lot and non-historic vacant building. PDQ's redevelopment plans include a 4-story building with 40 for-rent residential units, 2,180 square feet of ground floor commercial space, and 48 proposed parking spaces (garage and surface spaces). There are eight unit types proposed, ranging from 480 to 1,400 square feet, with a rental rate range of \$800 - \$2,600 a month. Total project costs are estimated to be \$9M.

On October 24, 2016, the Urban Renewal Agency approved a \$740,000 Opportunity Grant to partially fund the mixed-use building, which is a \$12.16 leverage of private investment for every \$1 of Riverfront-Downtown Urban Renewal funds. Estimated construction completion is fall 2018. This project aligns with Riverfront Downtown Urban Renewal Plan, Council, and Downtown Strategic Action Plan goals/objectives.

260 & 280 Liberty Street

A prominent downtown building that has been vacant for more than eight years has a new owner. Pacific Office Automation, an Oregon-headquartered company and the largest office equipment dealer in the U.S., will begin significant interior and exterior renovations to the building at 260 Liberty Street NE. The building renovations will begin early 2017 and include a new storefront façade, elevator, ADA/seismic upgrades, electrical upgrades, and a sprinkler system.

The interior of 260 Liberty will be gutted and reconfigured for Pacific Office Automation, who will occupy a portion of the building including ground floor show room space. They are also looking to attract other businesses to lease space in the building.

Total renovation costs are estimated to be \$1.3M and the Urban Development Department has received a Capital Improvement Program request to help partially fund the renovations. The property owner's priority is the renovations of the building for Pacific Office Automation.

The property owner also purchased the adjacent 280 Liberty Street NE property. Redevelopment plans and a demolition timeline are forthcoming.



245 Court Street, rendering courtesy CB|Two Architects



260 Liberty Street NE, rendering courtesy Pacific Office Automation

Inside This Issue

CONVENTION CENTER LEED CERTIFIED | ECONOMIC DEVELOPMENT MANAGER SELECTED | HELP FOR VETERANS

GREEN CORNER: Convention Center Awarded LEED Certification

The Salem Convention Center was recently awarded LEED-EB (Leadership in Energy and Environmental Design) Silver Certification for implementing practical and measurable strategies and solutions aimed at achieving high performance in: sustainable site development, water savings, energy efficiency, materials selections, and indoor environmental quality. The Silver Certification is one step higher than what the Convention Center was awarded in 2010.

The LEED rating system, developed by the U.S. Green Building Council, is the foremost program for buildings, homes, and communities that are designed, constructed, maintained, and operated for improved environmental and human health performance.

LEED-EB references a type of certification, Existing Buildings. EB means the initial LEED designation was completed following building construction and is a less common designation. The Convention Center is one of two buildings in Salem to currently have Silver Certification for an existing building. There are currently only 15 buildings in the State of Oregon with LEED-EB Silver Certification. The majority of LEED designated projects are New Construction, in which designation occurred during the construction process.



Salem Convention Center

Certification status requires re-application every five years and signifies a dedication towards sustainability throughout the facility and internal practices. The certification process began 18 months ago and project partners included Salem Convention Center staff, the City of Salem Urban Development Department, and engineering consultant firm, AECOM.

ECONOMIC DEVELOPMENT MANAGER SELECTED



Annie Gorski, Economic Development Manager

The Urban Development Department recently selected Annie Gorski to serve as the City's Economic Development Manager.

Annie is responsible for overseeing the City's economic development activities, including business outreach, retention/expansion, recruitment, and management of the City's West Salem, Mill Creek, North Gateway, Fairview, and McGilchrist urban renewal areas. The City's Economic Development Manager is also responsible for regional economic development relationships and the City's partnership with Salem's Strategic Economic Development Corporation (SEDCOR).

Urban Development Director, Kristin Retherford, states, "I am very excited to have Annie in this position. She has worked for over a year in this role in an interim capacity and has been very successful in launching a new small business outreach program and facilitating local business expansions. She has been with the City's Urban Development Department leading urban renewal projects for over nine years and brings tremendous experience to this new role."

Annie has a master's degree in Community Development and Planning from Clark University and a bachelor's degree in Environmental Science and Policy from the University of Kansas. Prior to working for the City of Salem, she worked for Investar Redevelopment, the Americorps VISTA program, and the Peace Corps where she served as an environmental educator.

FAIRVIEW PARK DEVELOPMENT

In October, the City of Salem closed on the acquisition of 26.3 acres of land for the future site of a community park. The 26.3 acre site is a portion of the former State of Oregon's Fairview Training Center, located near the intersection of Reed Road SE and Old Strong Road SE.

All buildings at the site were removed prior to acquisition, providing a blank slate on which the City can develop the new park. The proposed master plan includes: two sports fields, one for baseball/softball, and the other for sports such as soccer, rugby, lacrosse, and football. The master plan also includes courts for basketball, sand volleyball, and pickleball, in addition to paved and soft trails, playground areas, a splash fountain, event space, and an off-leash dog area.

A portion of the original Fairview Training Center property has already been developed as the Pringle Creek Community; and other portions of the site have been sold to a developer. The seller, Sustainable Fairview Associates LLC, still has several parcels left for both commercial and residential development adjacent to the park. The total cost of the park was \$2,132,950, of which \$1,972,950 was for the land and \$160,000 was for additional site work requested by the City.



A historic aerial of the former Fairview Training Center.

A PLACE TO CALL HOME

Jeremy came to the St. Francis Shelter, a local non-profit facility, in spring 2016. He had recently become a single father to three children ages 5, 8, and 12. The children's mother had become entrenched in addiction and was not willing to seek help. Due to the turmoil in Jeremy's life, and missing work because of it, he had been terminated from his job.

Within a month of moving into St. Francis, Jeremy had secured a full-time job in the medical assisting field. In addition to working full-time, he began mowing the lawn on the weekends at St. Francis. Jeremy and his kids collected



Jeremy and his son.

the apples from the apple tree on the property and shared them with all of the families. Jeremy put money into savings and began to look for housing. With the market driving up rents, even with his full time job, it was clear that even if he could find a place to rent for his family, it was doubtful that he would be able to afford it. Added to the barriers were his poor credit from his former wife's addiction and his subsequent job loss.

At St. Francis's annual fundraiser, "Saddle Up to Support St. Francis," Kim Lemman, Executive Director of St. Francis, spoke about the need for affordable housing and the struggle families are having in securing safe, permanent housing. A woman came up to Kim after the event and said, "I have a house and I will rent it to one of your families. If they cannot afford it, I will consider lowering the rent". She had been a supporter of St. Francis, first with furniture donations, then with financial contributions, and now the gift of a home for a hard working family! After meeting Jeremy, the woman agreed to adjust the rent to better fit his income. St. Francis helped with their kitchen, beds, and other furniture.

Kim Lemman, "We are truly grateful for this landlord who took a chance and helped Jeremy and his kids have a new start. We are proud to do business and live in a community that supports even its most vulnerable members in such a generous way!"

The City of Salem's Urban Development Department has provided \$31K of General Fund dollars allocated for Social Services to St. Francis during the 2016-2017 Program Year for homeless case management to assist families like Jeremy's.

CITY SUPPORTS JOB OPPORTUNITIES

Jody Ulrickson began his career at Garten Services as a Trainee. He moved up to Recyclable Sorter, and was recently promoted to Equipment Operator. To become an Equipment Operator, Jody passed each forklift training level, proving to be a meticulous follower of safety rules. "I take my time and watch out for everyone, even people not looking," said Jody. Clay Warner, Recycling Divisions Manager, explained "He's one of our safest employees because he follows the rules every single time and is willing to go slower to be safe."

Garten Services, a nonprofit, processes a million pounds of recycled materials each week and employs 140 people. The City of Salem Urban Development Department provided \$344K of Community Development Block Grant (CDBG) funding to upgrade the recycling processing equipment in 2014-2015 and an additional \$70K of CDBG in 2015-2016 for job training. This partnership has sustained and created jobs for people like Jody.



Jody Ulrickson, Garten Services Equipment Operator

SALEM RECEIVES VOUCHERS TO HELP HOMELESS VETERANS

The U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA) recently announced the Salem Housing Authority will receive 25 additional vouchers to provide a permanent home to local veterans experiencing homelessness. Salem now has 88 vouchers to assist homeless veterans find permanent homes.

The supportive housing assistance is provided through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program which combines rental assistance with case management and clinical services. HUD recently awarded \$18.5M to housing authorities nationwide to help more than 2,200 veterans experiencing homelessness to find homes. VASH vouchers are now providing permanent housing to 1,893 homeless veterans in Oregon.

In the HUD-VASH program, VA Medical Centers assess veterans experiencing homelessness before referring them to local housing agencies for vouchers. Decisions are based on a variety of factors, most importantly the duration of homelessness and the need for longer term, more intensive support in obtaining and maintaining permanent housing. The program includes both rental assistance and comprehensive case management.

Veterans participating in the HUD-VASH program rent privately owned housing and generally contribute no more than 30 percent of their income toward rent. VA offers eligible homeless veterans clinical and supportive services.

For questions regarding VASH vouchers in Salem, please call the Salem Housing Authority at 503-588-6368.

OUR VISION

The Urban Development Department will serve as a steward of community goals and values in the development of Salem's assets while enhancing and protecting Salem's quality of life and economic vitality.

OUR MISSION

To provide for the sustainable expansion of the community's prosperity, measured in terms of jobs and income growth, human development, education, health, and environmental sustainability.

The Urban Development Department administers and oversees a variety of programs and services aimed at strengthening Salem's economy including Salem's seven urban renewal areas. In addition, the Department provides loans and grants to finance activities that create emergency, transitional and permanent affordable rental housing for low and moderate income families in Salem and Keizer; allocates funds to non-profits to provide emergency services to homeless and families at-risk of being homeless; facilitates economic opportunities and reinvestment; invests in economic empowerment for individual prosperity and small business growth; issues commercial loan and grant programs; performs real property management, acquisition, sales and leasing services for the City; manages downtown parking services and revitalization; manages Salem's Municipal Airport; and functions as the liaison to community organizations, businesses, and City Council and Agency Board appointed advisory groups.

URBAN DEVELOPMENT QUARTERLY is published by the Urban Development Department. If you wish to receive this newsletter, or if you have questions, comments, or suggestions, call 503.588.6178, or e-mail urbandev@cityofsalem.net. You can also use a smart phone to subscribe: scan the QRC icon: 

Information about Urban Development's programs, projects, and resources are just a click away! Simply go to: www.cityofsalem.net/UD. Si necesita ayuda para comprender esta información, por favor llame 503.588.6178.

