

INVESTING IN DOWNTOWN SALEM

Don't miss the construction activity happening downtown! Two large projects on Front Street have begun, with scheduled 2018 completions.

A 30,000 sf commercial office building and 40 new rental housing units in downtown Salem will partially be funded with Riverfront Downtown Urban Renewal Area (RDURA) dollars. Both construction projects align with several of the RDURA, Council, and Downtown Strategic Action Plan goals/objectives: reduction of vacancy; increased property value and tax increment; connectivity between Riverfront Park and downtown; downtown vibrancy; and job creation.

The Park Front office building is being constructed on the site previously occupied by Boise Cascade, commonly referred to as the "Triangle Site".

Although this is a prime location near Riverfront Park, redevelopment of this brownfield site has languished for several years due to challenges and costs associated with infrastructure and environmental issues. The Urban Renewal funding, in partnership with owner equity and bank financing, offsets some of the additional costs and risks, and makes the project financially feasible. Redevelopment will include a four-story, steel constructed building, with a unique design to maximize the triangular shape of the site. Three of the four building floors are leased, or under negotiation, with only 6,000 sf still available for lease.

PDQ LLC is developing a mixed-use project, including housing, at 245 Court Street. Redevelopment of the site will include a four-story building with 40 for-rent residential units, 2,180 sf of ground floor commercial space, and 48 on-site parking spaces. This project will anchor the corner of Front and Court Street, enhancing the connections between Riverfront Park and downtown. Previously, the site consisted of a surface parking lot and non-historic vacant building.

RDURA Capital Improvement grants totaling \$1.489M partially funded the combined total project costs of \$17M.

Bridge Construction is Nearly Complete.

Only the removal of the temporary work bridge and the completion of the remaining pathways and retaining walls at Riverfront Park

remain. To give the public a peak at the nearly-complete project, the City will open the bridge for early access April 28 to June. Due to environmental regulations of waterways, the bridge will be closed during June and July to complete the remaining work and removal of the work bridge. The Grand Opening celebration will be scheduled for August.



The conceptual image of the new Park Front office building currently under construction at the downtown site previously occupied by Boise. Image courtesy of AC + Co Architecture.



Peter Courtney Minto Island Bridge in Riverfront Park.

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GREEN CORNER: Convention Center Receives LEED-EB Silver Certification

Convention Center One of Only Two Salem Buildings to Receive LEED-EB Silver Certification

The Salem Convention Center was awarded Leadership in Energy and Environmental Design (LEED) - Existing Building (EB) 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 means the initial LEED designation was completed following building construction and is a less common designation. There are currently only 15 buildings in the state of Oregon with LEED-EB Silver Certification. Certification status requires re-application every five years and signifies a dedication towards sustainability throughout the facility and internal



Salem Convention Center. Photo by Ron Cooper.

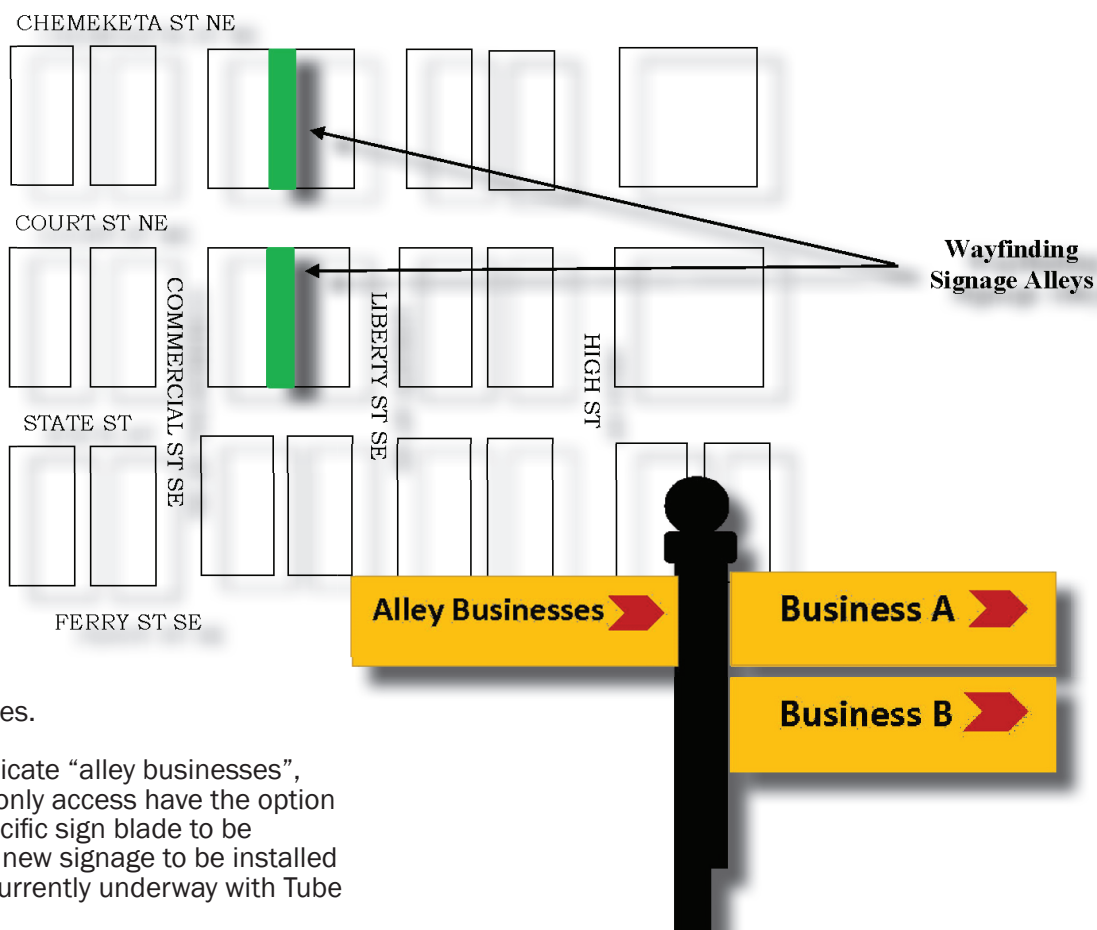
practices. Project partners included Salem Convention Center staff, the City of Salem Urban Development Department, and engineering consultant firm, AECOM.

EXPLORE DOWNTOWN ALLEYS

Over the past couple of years, downtown Salem alleys have become activated by businesses and redevelopment. Several of the alley businesses have chosen to utilize alleys for patron access, which can be difficult for those visiting businesses for the first time. Due to this, the City of Salem is teaming up with the affected businesses to install alley business wayfinding signs.

The first signage will be installed on the alley that runs from Chemeketa Street to State Street, between Commercial Street and Liberty Street. The City hopes to expand the alley signage throughout downtown as additional alleys become activated. The new signage will be similar to existing downtown wayfinding, however, new colors will be used to distinguish businesses.

In addition to signage which will indicate “alley businesses”, those businesses which have alley only access have the option to purchase their own business specific sign blade to be installed as well. The goal is for the new signage to be installed by the summer months. Design is currently underway with Tube Art, the City’s contracted vendor.



JOB CREATION AND TRAINING OPPORTUNITIES

Imagine a conveyor belt speeding by you, filled with a variety of recycled material: cardboard, paper, tin cans, plastic milk jugs, and trash. You have seconds to spot and remove a certain type of plastic before it zips by, 12 tons an hour of material. How do you keep up? If you are a sort line worker at Garten Services, a cheerful trainer helps with tips on how to focus, get a rhythm, and keep both arms working.

Garten is a nonprofit with a mission to employ people with disabilities. The City of Salem provided \$414,170 of Community Development Block Grant funds to assist Garten in a Facility Modernization Project that resulted in job creation and training for new employees and a \$100,000 North Gateway Urban Renewal fund loan for additional equipment. Garten has been recommended for additional funding in the amount of \$150,000 for the 2017-2018 program year to assist in the creation of more jobs.

Having the trainers work alongside the recycling employees has increased the amount of materials they are able to pull from the waste stream, increasing revenue, reducing trash costs, and sustaining jobs for people with disabilities in Salem. "Having people focused on training helps keep workers comfortably and efficiently doing their jobs. When everyone works well, the system works," explained Recycling



Production Trainer, Todd Trumbley, shows new sort line worker, Brisca Epeow, a sample of the plastic type she's pulling out of the mixed recycling conveyor.

Manager Clay Warner. Mr. Warner is proud of the accuracy and efficiency of Garten's sort, enough to proceed with a second phase of expansion set to be complete in September 2017.

HENNINGSEN BUILDS SECOND SALEM FACILITY

Henningsen Cold Storage is progressing with construction of a 166,000 sf refrigerated warehouse facility valued at \$27M. This building will be located at the Mill Creek Corporate Center (MCCC) and will be their second location in Salem. In 2014, the company also constructed a similar building adjacent to NORPAC on Madrona Avenue SE.

The building under construction at the MCCC is intended to be the first of four phases. The City of Salem and Oregon Department of Administrative Services have mitigated wetlands and invested in public infrastructure so Henningsen Cold Storage, and other businesses, could construct as soon as possible. Additional related



Henningsen Cold Storage second location at Mill Creek Corporate Center.

improvements underway include the dedication of public streets, Henningsen Court SE and Mill Creek Drive SE; a traffic signal at the intersection of Kuebler Boulevard SE and Mill Creek Drive SE; the installation of Portland General Electric vaults and underground electric distribution lines; and Northwest Natural Gas infrastructure to service MCCC properties south of Aumsville Highway SE. Construction should be complete by summer 2017.

"As a fifth-generation, family-owned company, we are eager to support the local activity of food processors and agricultural partners in the community. With our second Salem facility, we can better enhance the supply chain infrastructure in the region, which is currently struggling to keep up with the increasing demands of regulatory requirements and efficiencies." said Mike Henningsen, Chairman and President, Henningsen Cold Storage Co.



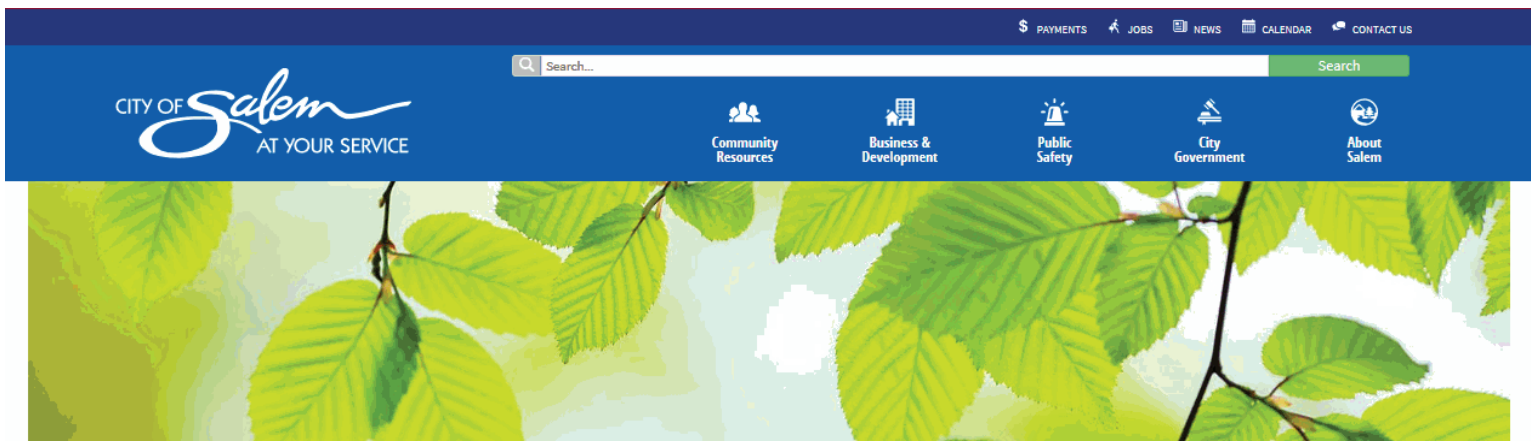
Henningsen Cold Storage second location interior.

SMALL BUSINESS RETENTION AND EXPANSION

A Small Business Retention and Expansion Program was launched by the Urban Development Department, in partnership with SEDCOR (Strategic Economic Development Corporation) in April 2016. The Program uses direct mail, phone, and in-person visits to outreach to small, traded sector businesses with less than 25 employees. Through the outreach, staff connects businesses with a variety of resources to help them stay and grow in Salem. Since last April, more than 140 small business contacts have been made in the North Gateway, West Salem, and Fairview Urban Renewal Areas (URAs).

Recently, staff focused efforts on small businesses in the Fairview Industrial Park URA. Information was mailed and was followed with personal contact with 36 businesses to discuss available assistance programs. Four of the contacts led to meetings to discuss City development incentives and support services. Outreach with larger businesses in Fairview URA also occurred during that time, including meetings with Gilgamesh, Fresh 'N Local Foods, PPG, IMEX, and Rigado. For more information about Salem's Small Business and Retention Program, please contact Annie Gorski at agorski@cityofsalem.net or call 503-540-2480.

CITY LAUNCHES NEW WEB SITE



Built from the ground up with a community-centric philosophy, the new site is easier to navigate. It features a streamlined menu, improved look, and all-new content. The new site is also easier to use on smartphones and tablets, making it simple for residents to access City information and services. To access Urban Development, Economic Development, and Federal Programs materials on the new website, go to www.cityofsalem.net > Business & Development > Economic Development.

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.

