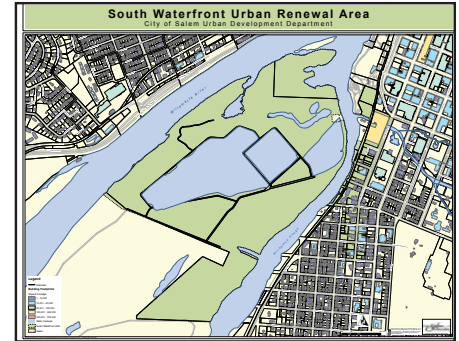


# **SOUTH WATERFRONT URBAN RENEWAL AREA**

## **STATISTICS**

Established: September 2007      Valuation 2007: \$23,799,930  
Size: 369 Acres      Valuation 2008-09: \$26,040,832  
Maximum  
Indebtedness: \$26M



## **HISTORY**

As uses on the Willamette River change, Salem has a unique opportunity to facilitate private redevelopment of thirteen acres in the downtown core on the Riverfront. This opportunity could also result in an additional 300 acres of recreation, trails, and open space for public use on Minto Island.

The South Waterfront Urban Renewal Area (SWURA) will support infrastructure investments necessary to facilitate redevelopment in and around the former Boise site. Urban Renewal Agency investments may include improvements to the transportation and pedestrian systems in the Area, provide for Riverfront access, street improvements and bike lanes, daylighting Pringle Creek, pathway connections, and grants or loans for redevelopment. The new mixed-use zone will allow for redevelopment of the Boise site to fulfill the Urban Land Institute (ULI) vision for the property, as established in June 2006.

The ULI's vision for this prime Riverfront property was one of a destination site and lifestyle center with Riverfront dining and complementary retail, an attractive gateway to downtown with active pedestrian-friendly uses on the street level, a mix of housing choices, and greater public access to the River and Island, creating valuable view corridors from downtown to the River.

To realize the ULI vision for the property, the City developed the South Waterfront Urban Renewal Area property and its vicinity, and initiated a change from the predominantly industrial zoning of the property to a river-oriented, mixed-use designation. Bound by Front and Commercial Streets and the River, the City has prepared the area for redevelopment by establishing a new mixed-use zone (January 2009).



Aerial of the Boise Redevelopment Site Within SWURA.

## **MAJOR PROJECTS (PLANNED)**

- Daylight Pringle Creek
- Provide a signal and street connection at Bellevue Street
- Add to trail system on Minto Island and along Willamette River
- Improve streetscape and bike lanes
- Provide low interest loans and/or grants for property redevelopment
- Assist with environmental remediation and LEED certification.

*For more information about South Waterfront Urban Renewal Area, please contact Courtney Knox, 503-588-6178.*