

# McGILCHRIST URBAN RENEWAL AREA

## STATISTICS

Established:	September 2006	Assessed Valuation 2006:	N/A
Size:	404 Acres	Assessed Valuation 2007:	N/A
Maximum Indebtedness:	\$11M	Spent To-Date:	\$0

## HISTORY

The City of Salem's Growth Management Program requires upgrading McGilchrist Street to current City standards as a condition of development. Because the Area is located outside the City's Urban Service Area, its infrastructure needs have been the responsibility of property owners. Property owners in the area have expressed interest in development and redevelopment, but the area lacks access, connection to the City's street system, and storm drainage facilities. To-date, the cost of the necessary improvements has resulted in little new development.

The primary obstacle to development in the Area has been the substandard condition of McGilchrist Street and its intersections with the major north south streets serving the Area (12th Street, 13th Street, Pringle Road, 22nd Street and 25th Street.)

To support the growing economy, the City established an urban renewal area in 2006 to fund the needed transportation improvements to remove the barriers to the Area's development. The Plan will facilitate the improvement to McGilchrist Street SE and allow the Area to develop according to the City's Comprehensive Plan and land use regulations. Improvements are scheduled to be completed in phases, as funding becomes available.

## MAJOR PROJECTS (PLANNED)

Transportation improvements to support redevelopment in the area included:

- Adding curbs, sidewalks, bicycle lanes, signals, turning pockets, and transit shelters and pull-outs, where appropriate, at McGilchrist Street SE and cross streets within the area.



*Existing Infrastructure - McGilchrist Street*

For more about the McGilchrist Urban Renewal Area, please contact Todd Klocke, 503-588-6178.