

NORTH GATEWAY URBAN RENEWAL AREA

STATISTICS

Established:	December 1990	Assessed Valuation 1990:	\$133,430,867
Size:	928 Acres	Assessed Valuation 2007:	\$215,566,733
Maximum Indebtedness:	\$75M	Spent To-Date:	\$48.1M



New Salem Senior Center - Opening Winter 2008



*Bill Frey Drive Dedication - August 2005
Northgate Extension Project*

HISTORY

North Gateway, the largest urban renewal area, is located in north Salem. The majority of urban renewal investments in the North Gateway Area have focused on infrastructure improvements (water, sewer and street improvements), environmental clean up to prepare properties for redevelopment and partnerships to promote redevelopment of the Area. Catalyzing redevelopment projects are underway - including the Kroc Center, Salem Senior Center, and private redevelopment at Hollywood Station.

MAJOR PROJECTS

Kroc Center: \$36M total investment; to be completed Spring 2009

- Sale of property to facilitate 91,000 square feet community center with extensive aquatic, gym, and outdoor recreation facilities; and meeting and event space, classrooms and a 250-seat auditorium

Hollywood Station: \$1.42M public investment to-date; to be completed Spring 2008 (photo above)

- City of Salem plans to build a new 30,000 square feet Senior Center at the corner of Portland Road and Highland Avenue.
- Local developer, Hollywood Renewal LLC, plans to build 23 town homes and 15,000 square feet of commercial space just north of the Senior Center.

Northgate Extension (Bill Frey Drive): \$12.39M public investment; completed August 2005 (photo above)

Portland Road Improvements Phase I: \$14.82M public investment; completed 2003

- Undergrounding utilities, sidewalk widening, street improvements and traffic signals; Pine Street realignment

Cadle Environmental Clean Up: \$0.28M public investment; completed July 2007

- Partnership with the Oregon Department of Environmental Quality and the Environmental Protection Agency included leveraged funding assistance from both parties - to prepare site for redevelopment.

Blossom Drive Improvements: \$1.98M public investment; completed 2001

Property Acquisition to Support Projects: \$5.15M public investment; completed 2003

- Includes assemblage of Hollywood Station properties, various parcels on Niles Avenue, Fairgrounds Road and Columbia Avenue.

Other projects and public investment include: Enterprise Zone Management/Marketing (\$192,300); designs for Salem Industrial Drive improvements (on hold pending further funding: \$316,200); loan program (\$748,900); and prepayment on bonds (\$4M); and project management. Many of these projects were completed in phases, over several years.

For more about the North Gateway Urban Renewal Area, please contact Courtney Knox, 503-588-6178.