

North Downtown, Site - A Redevelopment Opportunity

Frequently Asked Questions (FAQ's)

1. Where is Site - A located?

Site A is located at the south east corner of Broadway NE and Market Streets in Salem's North Downtown. The site is bounded by Belmont Street to the south and continues one-half block beyond 4th street to the west.

2. How large is the site?

The site is comprised of 13 individual tax lots totaling approximately 2.2 acres/ 96,000 square feet (+ Rights of Way: streets, sidewalks and alleyway).

3. What was formerly located on the property?

When the property was acquired in 2001 it was home to a meeting lodge, restaurant and tavern of the Fraternal Order of Eagles. Historically, prior to that it housed the Cherry City Baking Company. There was also a single family residential home on the site.

All structures have been removed.

4. What is the Agency's desired redevelopment plan for the site?

Projects are expected to be mixed-use combining retail, commercial and residential uses consistent with the Riverfront-Downtown Urban Renewal Plan and North Downtown Plan.

5. What governs the redevelopment design of the site?

Riverfront-Downtown Urban Renewal Plan, the North Downtown Plan and the Salem Zoning Ordinance.

6. What is the current zoning?

The property is primarily zoned commercial and high density residential.

7. What is the minimum bid price?

While no minimum bid price has been established, the price offered will be a consideration in the evaluation of offers and proposals.

8. Must one purchase and develop the entire site?

The entire site is being offered as one purchase opportunity.

9. When is redevelopment of the site expected to begin and be completed?

It is the desire of the Agency that construction commences within 12 months of the execution of the purchase and sales agreement with completion of the project with 12 to 18 months thereafter.

10. When will the demolition and site clearance be completed?

Demolition and site clearance is scheduled for be completion on February 15, 2006.

11. Are there any environmental issues related to the site?

Significant environmental investigation and remediation has been completed and further environmental investigative follow-up (monitoring well is required by Oregon DEQ).

12. What, if any, environmental work/ remediation has been done on site?

Significant environmental investigation Phase I Assessment and remediation (UST and soil removal completed).

The Agency intends to commence further environmental investigative work (monitoring wells), as required by DEQ, following completion of building demolition.

13. Would an abandonment of the alleyway and or 4th St. be considered and /or supported by the Agency?

*Yes, abandonment of the alleyway and or 4th Street would be considered.
** Please note that both the alleyway(s) and streets have utility easements and may require negotiations with the private and public utility providers' for any redevelopment plans that may impact them.*

14. What if any financial assistance or contribution can be expected from the Agency to assist in the redevelopment of Site A?

The property is eligible for the City's Multi-Family Tax Credit Exemption.

Additional Requests for Agency assistance may be considered in relation to the public benefit provided by the proposed project

15. Does the Agency intend to provide any permit / fee / System Development Charges (SDC) relief or payment?

This property would be eligible for Systems Development Charge (SDC) credits because of the pre-existing water and sanitary sewer service to the site for former uses. Other fee abatement or assistance may be considered in relation to the public benefit provided by the proposed project.

16. What technical or in-kind assistance does the Agency plan to provide in the redevelopment of the site?

The Agency could, if requested, assign a project monitor to this project to assist with development and permitting issue that may arise.

17. What level of public/citizen involvement is expected in the redevelopment of Site A?

The selected developer/purchaser will be required to review their development plan with the affected neighborhood associations, CANDO and Grant.

18. What is the approval process for a submitted offer on the property?

The Urban Development Director will recommend a "short list" of proposals/offers to the Agency for consideration in selecting the preferred redevelopment proposal. Once the preferred proposal is identified by the Agency, the Agency will initiate negotiations for the final purchase and sales agreement with the selected purchaser.

19. What is the allowed Floor Area Ratio (FAR) and Building Height for the site?

No FAR is required but setbacks and height limitations will apply. Both Floor Area Ratio and Building Height are discussed in the Riverfront-Downtown Urban Renewal Plan and the North Downtown Plan (NDP) and vary depending of the type of development proposed (for more information see pgs. 76 through 89 of the NDP).

20. What if, in order to bolster our proposal, we disclose a potential anchor tenant for our project? Can we be sure that this information remains confidential?

Proposers can remain confident that any naming of tenants will be handled as proprietary information until such time that the developer or the tenant chooses to make an announcement.

21. Click this link for Pre-proposal questions and answers.

For information or questions contact John Jansons at 503.588.6178. Ext 7535
or e-mail him at jjansons@cityofsalem.net.