

NORTH GATEWAY URBAN RENEWAL AREA

STATISTICS

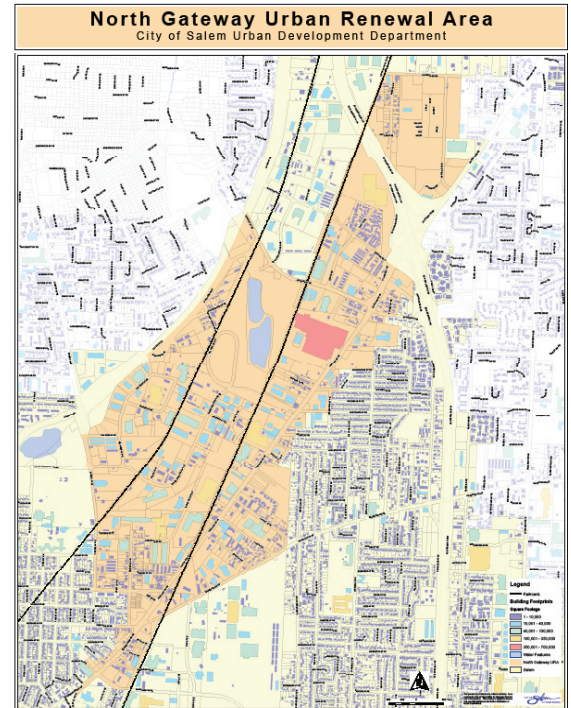
Established:	December 1990	Assessed	
Size:	926 Acres	Valuation 1990:	\$133,430,867
Maximum		Assessed	
Indebtedness:	\$75M	Valuation 2016 - 2017:	\$315,537,596



Center 50+ - October 2008



Hyacinth Road - Spring 2014



HISTORY

North Gateway, Salem's 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. Catalyzing redevelopment projects include the Kroc Center, Center 50+, and private redevelopment at Hollywood Station. Since 1999, more than \$53M in URA funding has been invested in the area. In 2016, the Portland Road Corridor Action Plan was approved to guide priorities.

MAJOR PROJECTS

Blossom Drive Improvements: Completed 2001.

- Reconstructed from Indian School Road/Union Pacific Railroad to the easterly boundary of the City limits.

Portland Road Improvements Phase I: Completed 2003.

- Undergrounding utilities, new traffic signals, pedestrian, bicycle, lighting, and street improvements; from Sunnyview to Pine Street realignment.

Northgate Extension (Bill Frey Drive): Completed August 2005.

- This project and area attracted the Kroc Center - \$36M total private investment; completed Fall 2009. Sale of property facilitated 91,000 square foot community center with extensive aquatic, gym, and outdoor recreation facilities; and meeting and event space, classrooms and a 250-seat auditorium.

Cadles Environmental Clean Up and Sale (Portland Road): Completed July 2008.

- Partnership with the Oregon Department of Environmental Quality, the US Environmental Protection Agency, and Business Oregon included funding assistance from all parties to clean up and prepare this former gas station for redevelopment. Property was sold in 2008 to a private party.

Hollywood Station: Completed October 2008.

- City of Salem built the new 30,000 square foot Center 50+ at the corner of Portland Road and Highland Avenue and prepared the rest of the land for private development, including approximately \$12M in NGURA funding.
- Local developer, Hollywood Renewal LLC, built 23 town homes and 15,000 square feet of commercial space just north of Center 50+.

Claggett Creek Wetlands: Wetland Monitoring Completed 2010.

- Funding to enhance this natural area, meet regulatory requirements, and plan for future public access.

Loan and Grant Program: Program guidelines revised to expand eligibility and increase funding in 2016.

- Funds are available as low interest loans and matching grants of up to \$300,000 for new construction, capital equipment, and expansion or renovations.

Small Business Retention Program: Launched in April 2016 to increase outreach to businesses with 25 or fewer employees.

- The work started in the Portland Road Corridor, but has grown to citywide. The City maintains active relationships with businesses along Portland Road, and as a result, has connected a number of them with the North Gateway URA Grant Program to support business expansion.

For more about the North Gateway Urban Renewal Area, please contact Sara Long at 503-589-2065 or slong@cityofsalem.net.