



PRINGLE CREEK

URBAN RENEWAL PLAN
URBAN RENEWAL AGENCY OF THE CITY OF SALEM
July, 2007

PRINGLE CREEK URBAN RENEWAL PLAN

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PART ONE - TEXT

SECTION 100 - INTRODUCTION

The Urban Renewal Plan for Pringle Creek Urban Renewal Project, consists of Part One, Text, and Part Two, Exhibits. This Urban Renewal Plan has been prepared by the Urban Renewal Agency of the City of Salem, Oregon, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

In order that this Pringle Creek Urban Renewal Project qualify for federal assistance, this Urban Renewal Plan also functions as an Urban Renewal Plan under Federal law. For Federal purposes, this project is designated as Project No. Ore. R-27.

SECTION 200 - DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. "Plan" means the Urban Renewal Plan for the Pringle Creek Urban Renewal Area, consisting of Part One, Text, and Part Two, Exhibits.
- B. "Text" means the Urban Renewal Plan for the Pringle Creek Renewal Area, Part One.
- C. "Project" means individual projects or undertakings carried out within the Pringle Creek Urban Renewal Area.
- D. "Project Area" means the area included within the boundaries of the proposed individual projects.
- E. "Agency" means the Urban Renewal Agency of the City of Salem, Oregon.
- F. "Planning Commission" means the Planning Commission of the City of Salem, Oregon.
- G. "City" means the City of Salem, Oregon.
- H. "County" means the County of Marion, State of Oregon.
- I. "State" means the State of Oregon.
- J. "ORS" means the Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.
- K. "Boundary" means the geographic and legal limits which encompass the Project Area and which may be amended from time to time.
- L. "Project Designer" means a person with demonstrated and recognized competence in the fields of architecture, landscape architecture, engineering, or graphics and who has been retained by a property owner to perform professional services in one of more of the above callings.
- M. "SACP" means the Salem Area Comprehensive Plan.
- N. "Public Ownership" is used in this plan to delineate properties effected by design review provisions during only the lifespan of the Renewal Plan.

SECTION 300 - DESCRIPTION OF URBAN RENEWAL AREA BOUNDARY

The boundaries, as amended, of the Pringle Creek Urban Renewal [Project] Area are shown on the Map attached hereto as Map Exhibit "A-1" of Part Two of this Plan. A legal description of the boundaries of the Pringle Creek Urban Renewal Area is attached hereto as Text Exhibit "D" of Part Two of this Plan.

SECTION 400 - STATEMENT OF URBAN RENEWAL PLAN OBJECTIVES

Primary objectives of the Urban Renewal Plan are to improve the overall appearance, condition, and function of the Project Area. This can be accomplished by eliminating substandard structures, removing all blighting influences and incompatible land uses, providing land for expansion of public agencies and major institutions, and preserving natural greenbelts along existing waterways for public use. Objectives of the Plan more specifically stated are:

- A. To increase the total housing supply adjoining the retail core, particularly for low-income, moderate-income and elderly persons.
- B. To prevent further fragmentation of core retailing activity.
- C. To relieve traffic congestion and conflicts between through traffic and traffic with destinations in Central Salem.
- D. To minimize railroad nuisance.
- E. To develop greenbelts of open space along Pringle Creek, Shelton Ditch, and the relocated Mill Race in order to utilize the natural amenities these waterways afford, and facilitate safe pedestrian and bicycle movement and to link the greenbelts to other recreational areas in the Urban Area.
- F. To provide sites for the location of public agencies facilities and institutions, including Willamette University.
- G. To protect housing by minimizing encroachment by incompatible uses.
- H. To adjust zoning, building codes, fire regulations and administrative policies as consistent with public safety.
- I. To increase the net supply of off street parking spaces.
- J. To develop design review procedures to be applied to certain property within the Renewal Area Boundary which may be subjected to change where such change may have an effect on the physical or visual environment of the Plan.
- K. To identify and enhance the linkages between the Riverfront Downtown Urban Renewal Area and the Pringle Creek Urban Renewal Area, particularly in terms of public improvements which address common objectives of each Renewal Plan.

SECTION 500 - LAND USE PLAN

- A. Land Use Map. The Land Use and Project Boundary Map shows the type and approximate location of primary land uses to be permitted in the Project Area (included herein as Exhibit A - Part Two).
1. Thoroughfare and Street Rights-of-way. All major thoroughfares and important public streets and other public streets whose locations are fixed are shown on the Land Use and Project Boundary Map, Exhibit A, Part Two. In those portions of the Urban Renewal Area that are planned for rehabilitation, all public rights-of-way are also shown.
 2. All Other Public Uses.
 - a. All other major public uses, easements, and institutional or other limited special purpose uses, including educational and hospital uses to be established by the Plan, are shown on the Land Use and Project Boundary Map, Exhibit A - Part Two.
 - b. Low-income public housing is planned under the Apartment Residential land use designation in the Project Area as shown on the Land Use and Project Boundary Map, Exhibit A, Part Two.
 3. Land Uses Not Covered by Section 500-A-1 and 2. All other land uses not covered by Section 500-A-1 and 2 are shown on the Land Use and Project Boundary Map, Exhibit A, Part Two.
- B. Land Use Provisions and Building Requirements. The provisions and regulations governing the use and development of land are limited to the Pringle Creek Urban Renewal Area. The conditions, restrictions, and limitations imposed by the Urban Renewal Plan are in addition to any conditions, limitations, or restrictions contained in the zoning ordinance of the City of Salem, and any other applicable laws regulating use and development in the City. Where conflicts occur, the more restrictive regulation shall apply.
1. Statement of uses to be permitted. Uses permitted in the land use categories as shown on the Land Use and Renewal Area Boundary Map, Exhibit A - Part Two, and are shown below. Development of all uses must be in conformance with the underlying zone.
 - a. Single-Family Residential
 - Single-Family Dwellings
 - Playgrounds, Parks
 - Public Buildings
 - Public Utility Structures and Buildings
 - Other Similar, Related and Consistent Uses
 - b. Apartment Residential
 - Dormitories
 - Sorority and Fraternity Houses
 - Student Homes
 - Boarding Houses
 - Rooming Houses
 - Homes for the Aged
 - Retirement Homes

Rest Homes
Nursing Homes
Sanitariums
Apartment Houses, Low-Income Housing
Court Apartments
High-Rise Apartments
Churches
Community or Neighborhood Clubs
Kindergarten or Day Nurseries
Retail and Personal service shops when secondary use to
apartments or boarding houses housing more than 25 families
Public Utility Structures and Buildings
Planned Unit Development
Other Similar, Related and Consistent Uses

- c. Hotel, Motel, Conference
Hotel, motel facilities
Auditorium-Convention Center, theatres
Restaurants and Bars
Personal Service and Retail Establishments
Offices, General and Medical
Apartment Houses
Public Utility Structures and Buildings
Parking Lots or Structures
Other Similar, Related and Consistent Uses

- d. Offices and Apartments
Financial Institutions
Business and Professional Offices
Business Service Establishments
Motels and Restaurants
Apartment Houses
Court Apartments
High-Rise Apartments
Boarding and Rooming Houses
Health and Recreation Clubs
Public Utility Structures and Buildings
Parking Lots or Structures
Other Similar, Related and Consistent Uses

- e. Medical
Hospitals
Medical and Dental Clinics and Offices
Residential School for the Handicapped
Medical and Dental Laboratories
Public Utility Structures and Buildings
Parking Lots or Structures
Other Similar, Related and Consistent Uses

- f. Public and Major Institutions
Office Buildings of Any Governmental Unit

Secondary Use Restaurants
 Secondary Use Retail Stores
 Secondary Use Business and Professional Offices
 Secondary Use Personal Service Establishments
 Educational Institutions
 Non-residential School for the Handicapped
 Public Utility Structures and Buildings
 Parking Lots or Structures
 Other Similar, Related and Consistent Uses

- g. Parks and Open Space
 Public Parks (non-commercial)
 Public Playgrounds (non-commercial)
 Parkways
 Greenbelts
 Pedestrian and/or Bicycle Paths
 Public Utility Structures and Buildings
 Parking Lots or. Structures
 Other Similar, Related and Consistent Uses

2. Additional Regulations, Controls and Restrictions.

- a. Minimum Parcel Size. Parcels disposed of by the Urban Renewal Agency generally shall be limited as follows:

<u>Land Use</u>	<u>Min. Parcel Size</u>	<u>Min. Width</u>
Residential		
Single-Family	6,000 sq. ft.	60 ft.
Apartments	6,000 sq. ft.	50 ft.
Apartments-High-rise (over 35 feet)	10,000 sq. ft.	50 ft.
Commercial		
Hotel, Motel, Conference	6,000 sq. ft.	60 ft.
Offices and Apartments	6,000 sq. ft.	60 ft.
Public and Major Institutions	5,000 sq. ft.	50 ft.
Medical	5,000 sq. ft.	50 ft.
Parks and Open Spaces	5,000 sq. ft.	50 ft.

Variance to these restrictions may be granted where lots are of lesser size because of street widening or extensions of public rights-of-way.

- b. Minimum Front Yard Requirements Minimum

Residential	20 ft.
Commercial	
Hotel, Motel, Conference	0'
Offices and Apartments	0'
Public and Major Institutions	0'
Medical	0'
Parks and Open Space	20 ft.

- c. Maximum Land Coverage. Land Coverage shall be determined by application of standards for density, floor area ratios, and the requirements of aesthetic design.

Maximum

Residential	
Single-Family	35%

- d. Maximum Land Coverage. continued

Apartments	40%
Apartments-High-Rise (over 35 ft.)	60%
Commercial	
Hotel, Motel, Conference	95%
Offices and Apartments	95%
Public and Major Institutions	100%
Medical	60%
Parks and Open Space	5%

- e. Maximum Height Maximum

Residential	
Single-Family	35 ft.
Apartments	40 ft.
Apartments-High-Rise (over 35 ft.)	60 ft.
Commercial	
Hotel, Motel, Conference	100 ft.
Offices and Apartments	150 ft.

Public and Major Institutions	75 ft.
Medical	45 ft.
Parks and Open Space	20 ft.

- f. Off Street Parking and Loading Requirements. Off street parking and loading spaces shall be provided and maintained according to Chapter 133 of the Salem Revised Code (SRC) except that if the land use is within the boundaries of the Downtown Parking District, then the regulations governing off-street parking and loading of the Downtown Parking District shall apply.
- g. Roof Structures. Mechanical equipment and exposed duct work on buildings whose roof area is visible from existing or proposed surrounding buildings, streets, or pedestrian areas shall be screened from direct view subject to approval by the Urban Renewal Agency. Roof design and surfacing materials shall be considered in the Design Review Process outlined in sections 500-C-4 and 600-F, of this Plan.

C. Special Standards, Restrictions, Conditions and Controls for All Lands Which Are or Have Been in Public Ownership.

- 1. Signs. All signs shall be designed and constructed to be complementary elements of the project. Signs shall be subject to design control as a part of the Design Review Process as outlined in Sections 500-C-4 and 600-F of this Plan. The Design Review Process may impose more restrictive standards than those imposed by the Sign Code of Salem. Future changes and additions shall also be subject to approval of the Urban Renewal Agency.
- 2. Landscaping. Portions of sites not containing structures, including on-grade parking lots, shall be appropriately screened or landscaped. Design of landscape features, including plantings and other materials shall be subject to the Design features, including plantings and other materials shall be subject to the Design Review Process outlined in Sections 500-C-4 and 600-F of this Plan.
- 3. Urban Design Plan. The Urban Renewal Agency, with the assistance of their design consultants, prepared an Urban Design Plan that will be the basis for evaluating redevelopment proposals and proposals which would have a physical or visual impact on the Project Area. Design principles are established to serve as a guide for evaluating proposals in accordance with the Design Review Process outlined in Sections 500-C-4 and 600-F of this Plan. Design review criteria shall be incorporated in disposition documents and owner-participant agreements.
- 4. Design Review Process. All property within the boundaries of the Project Area which are or have previously been in public ownership, which may be subjected to change - including redevelopment, rehabilitation, remodeling, additions to buildings or structures or where any action anticipated by a property owner which may affect the physical or visual environment of the Project Area including buildings, structures, signs, parking facilities, landscaping or other site work, shall be subjected to design review. The design review process to be followed shall be those set forth in Section 600-F of this Plan.

D. Exceptions. The Urban Renewal Agency may grant exceptions, which do not constitute a

substantial change in the plan, to any of the regulations required in this section. Prior to granting the exceptions, the Agency shall ascertain that the proposed action will not adversely affect other properties within or adjacent to the Project Area, and is consistent with the intent of the Urban Renewal Plan. In addition, prior to waiver of off-street parking and off-street loading criteria, the Agency shall make specific findings to verify that the proposed action will not result in:

1. A shortage of off-street parking spaces and off-street loading berths.
2. On-street parking and loading interfering with automobile and pedestrian circulation and creating safety hazards.

Further provided that any exceptions from this plan which are not in accordance with the zoning ordinance of the City of Salem and other applicable codes and standards of the city shall be subject to approval as required by the zoning ordinance and other codes and standards.

SECTION 600 - TYPES OF PROPOSED RENEWAL ACTIONS

- A. The type of renewal actions to be undertaken by the Agency in execution of this plan include those actions permissible under Oregon Revised Statutes Chapter 457, which include, but are not limited to the following:
1. Acquisition of, and pre-development planning for, real property for clearance and sale or lease for redevelopment.
 2. Assistance in the' rehabilitation of deficient structures where economically feasible.
 3. Aid in the relocation of individuals, families and businesses displaced by renewal actions.
 4. Construction and reconstruction of public structures and improvements, including flood control measures.
 5. Entering into agreements for owner participation in rehabilitation and/or development.
 6. Entering into cooperation agreements with other public agencies.
 7. Relocating existing overhead private utilities and installing proposed private utilities underground.
 8. Installation of temporary uses, such as open space, parks, temporary mobile office facilities, and surface parking areas.
- B. Land Acquisition.
1. Identification of real property proposed to be acquired. Real property shall be acquired by the Urban Renewal Agency. as follows:
 - a. Clearance and Redevelopment. Properties to be acquired for clearance and redevelopment are identified on the Property Acquisition and Rehabilitation Map (attached Exhibit B, Part Two).
 - b. Supporting Facilities and Project Improvements. Properties shall be acquired for public facilities and project improvements as shown on the Property Acquisition and Rehabilitation Map, Exhibit B, Part Two.
 - c. Rehabilitation. No properties are proposed to be acquired for rehabilitation by the Urban Renewal Agency.
 - d. Historic and Architectural Preservation. Properties may be acquired for historic and architectural preservation by the Urban Renewal Agency.
 2. Special conditions under which properties not designated for acquisition may be acquired. If the Owner of a property designated for rehabilitation fails to rehabilitate or redevelop such property to conform with the regulations and standards as prescribed in this Urban Renewal Plan, the Urban Renewal Agency may acquire such property. Properties which fall into this category are identified on the Property Acquisition and Rehabilitation Map, Exhibit B, Part Two.
- C. Rehabilitation. Existing structures on all properties to be rehabilitated shall meet the following

prescribed minimum standards:

1. All structures shall be rehabilitated in accordance with the following codes for new construction, with amendments, as adopted by the City of Salem:

Uniform Building Code, 1970, Vol. I
National Electrical Code, 1968
Uniform Mechanical Code, 1970, Vol. II
Salem Plumbing Code
Fire Prevention Code, 1965
Sign Code of the City of Salem
Salem Housing Code

2. The Urban Renewal Agency may recommend the reduction of such standards for an individual structure or use if it finds and determines that:

- a. The structure or use cannot feasibly be made to comply because of existing site, use, or other physical limitations.
- b. The reduction of such standards will not have an adverse effect on the Project Area.
- c. The remaining economic life of such structure shall not be less than 30 years.
- d. The reduction of such standards will not otherwise adversely affect the health, safety or welfare of the occupants of the structure or of the Project Area.

Should reductions be recommended by the Agency which do not comply with applicable statutes of the City, the applicant therefore shall comply with all applicable City procedures for the granting of such reductions.

3. All structures and uses shall comply with the conditions and regulations of this Plan.
4. The rehabilitation will be sufficient to ensure a remaining economic life of 30 years.
5. Owner-Participation. If it is not economically feasible to bring the property up to project Rehabilitation Standards, the Urban Renewal Agency may buy and demolish all or part of the structure if the Owner is willing to participate as a redeveloper.

Owner-participation agreements between the owner and agency require the use of the property to conform to this Plan. All owner-participant properties are identified on the Property Acquisition and Rehabilitation Map, Exhibit B, Part Two.

D. Underground Utility Lines.

1. Subject to certain exceptions hereinafter mentioned, all utility facilities shall be placed underground including those necessary to replace existing above-ground facilities. These exceptions include surface-mounted transformers, surface mounted connection boxes and meter cabinets, temporary utility facilities, street lights and poles, and utility lines operating above 50,000 volts.
2. All overhead utility facilities exceeding 50 KV may, with the mutual consent of

the Agency and the serving utility company, be replaced with a relocated overhead system in accordance with the Urban Design Plan developed under Section 500-C-3 of this Urban Renewal Plan.

3. The utilities concerned will make such modifications to their facilities as may be required in an orderly manner subject to the agreed upon plan and in cooperation with the Urban Renewal Agency.
 4. Upon vacation of any street, utility rights therein shall be preserved unless the Urban Renewal Agency has made other prior arrangements for the rerouting of such facilities or removal of the same.
 5. All new structures and all existing structures remaining within the area redeveloped shall be constructed or remodeled in accordance with applicable codes and existing works to receive underground service.
- E. Temporary Project Improvements and Facilities. Parks and open space, mobile office facilities, and surface parking areas will be temporarily constructed in order for land within the Project Area to continually maintain a purpose and function with the immediate surrounding neighborhood. Such temporary uses will also help to facilitate a more thorough transition by physical changes brought about by urban renewal projects.
- F. Design Review Process. In conjunction with their proposals, redevelopers, owner participants and persons effecting a change in their property which is or has previously been in public ownership which would have an impact on the physical or visual environment of the project area, shall submit building, site and development plans to the Agency for design review. Design review is not applicable to privately owned property which is not or has not been in public ownership.

The hereinafter described design review process shall apply to all such changed property situated within the Project Area.

Where changes are proposed to property which requires design review, developers shall submit plans for such change to the Agency staff for design review by a team of qualified consultants in the fields of urban planning, architecture, landscape architecture, graphic design or other professions as maybe appropriate. The design review team will review such proposals as the Agency deems necessary and advise the Agency on the conformance of the proposal with the Urban Design Plan and its guidelines.

The objectives of this Urban Renewal Plan are set forth in Section 400 - "Statement of Urban Renewal Plan Objectives."

It is necessary to provide a means whereby reasonable standards can be implemented to control unsightly or poorly planned redevelopment of publicly or previously publicly owned property in the Renewal Area, in order to protect the large expenditures of public and private funds which have occurred in the area.

1. Accordingly, a DESIGN REVIEW PROCEDURE is hereby established and the Agency shall:
 - a. Deal directly in the design and regulation of land purchased from the Agency:

- b. Guide developers and redevelopers through owner-participation agreements on the development of properties not to be acquired by the agency as set forth in Section 600-C-5 of this plan, and

2. Procedures for Design Review shall be as follows:

a. New Construction

- (1) Pre-Preliminary Plan Phase. The design review process may be conducted in three phases coinciding with the development of any proposal.

Three project reviews, at specified phases may be required. Additional reviews at the request of the developer, his project designers or the Agency staff are encouraged. Periodic review of project progress shall be made by staff to the Agency. The first phase is the pre-preliminary plan phase. This phase shall begin with a pre-design conference between Urban Renewal Agency staff and appropriate developer representatives. The project designers shall:

- review with the developer representative and the project designer further details of Agency requirements for the development;
- indicate the design review process, and
- establish an agreed procedure to be followed so that dialogue can proceed, over time, along a specific direction to insure that all parties are adequately informed of the nature and considerations of each meeting.

This would include:

- (a) A review of the overall Urban Renewal Plan, its goals, objectives and all other major elements as presently developed:
- (b) The preparation of a specific timetable for development review.
- (c) The submission of various documents to Agency staff by the developer and the project designer at various intervals during the course of the development period.

The developer's presentation shall include review of plans outlining the overall concept of the development proposal. The presentation shall include sufficient schematic sketches to indicate how the proposal would conform with the area's Urban Design Plan adopted by the Agency. Schematic sketches shall show how the projected building relates in function and purpose to surrounding properties. All major landscape features shall be shown. Schematic sketches shall include a site plan at not less than 1/20 inch equals 1 foot and building plans as necessary at not less than 1/8 inch equals 1 foot.

A time and work phase program with estimated completion dates.

- (2) Preliminary Plan Phase

Presentations at this phase shall address themselves to conditions of approval that may have been set forth at the time the pre-preliminary plans were approved, or to new elements which were not present in previous submissions.

An up-dated time and work phase program as necessary. The following material shall be submitted for approval at the Preliminary Plan Phase:

- (a) A site plan at a scale of not less than 1/20 inch equals 1 foot showing the location of all buildings, driveways, walkways, curbs and gutters, landscaping features and details such as foliage species, paving patterns and street furniture, parking areas and traffic flow direction. Lighting, retaining walls, sculpture, passive and active open space areas, equipment and outdoor furniture.
 - (b) Preliminary cost estimates.
 - (c) Plans for each floor at not less than 1/8 inch equals 1 foot.
 - (d) Elevations not less than 1/16 inch equals 1 foot for each exposure; longitudinal and transverse cross-sections at not less than 1/8 inch equals 1 foot, and a section through the entire site at not less than 1/20 inch equals 1 foot.
 - (e) A minimum of two perspective sketches. A rendering is optional.
 - (f) A basic building model is optional.
 - (g) A proposed construction time schedule.
 - (h) All environmental impact statements and studies required by the City.
- (3) Final Plan Phase. Final plans/working drawings reflecting revisions as necessary and cost estimates shall be submitted when completed prior to advertising for bids on any project being developed that is subject to design review. Agency staff approval at this phase shall be required prior to issuance of a building permit.

b. Interior Remodeling Only

- (1) All developments in this category shall be subject to a version of the three phases of design review. Staff shall determine, on a case-by-case basis after the Pre-Preliminary Plan Phase conference, whether the proposed rehabilitation/remodeling of existing construction shall comply with all three design review phases.
- (2) For any development, all plumbing facilities shall be installed so they can be readily adopted to changes that will be made to water and sewer lines within the project area and should be shown on a site plan at a scale of not less than 1/16 inch equals 1 foot.

- (3) For any development in an existing or proposed under grounding district, all electrical work shall be designed to accommodate underground utilities and shall be shown on the site plan.

c. Exterior/Interior Rehabilitation/Remodeling

- (1) All developments in this category shall be subject to a version of the three phases of design review. Staff shall determine after the Pre-Preliminary Plan Phase conference on a case-by-case basis, whether proposed rehabilitation/remodeling of existing construction shall comply with all three design review phases.
- (2) Proposals for development shall be reviewed at each of the three phases by the appropriate Project Area Committee or other appropriate citizen/user groups.
- (3) Agency staff shall record the determinations and actions proposed or taken at each design review conference and Project Area Committee review.
- (4) These notes shall be prepared and sent by Agency staff to all persons participating, to Project Area Committee members, and to Agency members within a reasonable length of time.

d. Design Review Criteria. The following criteria shall be utilized for judgement in reviewing all plans:

- (1) Proposed structures shall be related harmoniously to terrain, to properties developed in the project, and to the civic center provided there is a visual relationship between the civic center and the proposed structure. The achievement of such relationships shall include but not be limited to:
 - The integration of spaces and building forms with relation to adjacent structures to provide a harmonious composition of masses, materials, colors and textures;
 - The building scale relationship of the development to the street and to the overall urban design of the project;
 - The integration of off-street parking with the total development, its functional relationship to the overall vehicular circulation system and the screening of parking from public view.
 - The provision for an efficient, direct, and convenient system for pedestrian circulation, together with landscaping and other appropriate treatment of public areas and lobbies.
- (2) The above criteria shall not be regarded as inflexible requirements, nor are they intended to discourage creativity, invention and innovation or to specify one of more particular architectural style.
- (3) In evaluating the design of the building and its relationship to the site,

adjoining areas, and adjacent buildings, the Agency will avoid imposing arbitrary conditions and requirements. The Agency will reject designs which fail to conform with the Renewal Plan, Urban Design Plan, design objectives, or that are not in keeping with the architectural character of the project.

e. Sign Regulations. Signs and outdoor advertising structures shall be permitted in the Project Area provided that same comply with the Salem Sign Code, which consists of Chapter 62 of the Salem Revised Code (Community Development Standards) and with the following additional regulations:

- (1) Rotating, Moving, Flashing, Changing, Reflecting or Blinking Signs Prohibited. Signs which rotate, move, flash, reflect, blink or appear to do any of the foregoing shall be prohibited unless required by law or utilized by a governmental agency having proper jurisdiction.
- (2) Signs Not Advertising the Use, Name of Owner, Products or Services Available on the Premises Prohibited. Any sign which does not advertise a use being made on the premises, the name of the owner, or user, or which does not advertise a product, an interest, service or entertainment available on the premises shall be prohibited.
- (3) Maximum Height of Signs. The top of a sign shall not be higher than the building on which it is located and in no event higher than fifteen (15) feet. The height of the building in respect to this provision, shall be measured from the underside of a projecting eave, the top plate or location on exterior walls on which the roof structure is supported - whichever is lower.
- (4) Free-standing Signs. Where authorized, a free-standing sign shall not be located on the public right-of-way and shall not exceed fifteen (15) feet in height.

f. Landscaping -Requirements. The following landscaping requirements shall apply to all property situated within the Project Area. Should these landscaping regulations be more restrictive or in conflict with other applicable ordinances enforced throughout the City of Salem, then the more restrictive shall apply.

(1) Definition: The following definition shall apply to this Urban Renewal Plan unless another meaning is clearly apparent from the context:

Landscaping, landscaped, landscape shall mean the arrangement and planting of trees, grass, other living ground covers, bushes, shrubs and flowers and the coordinated design, arrangement and placement of paving materials, patios, decks, benches, lights, stonework and other outdoor furniture and garden structural materials.

(2) Authority and Responsibility of the Agency, Agency Staff and the Design Review Team. The Agency, Agency Staff and the Design Review Team shall have the powers and duties as set forth in "Design Review Procedures", Section 700-G of this Plan.

(3) All properties situated within the Project Area shall contain landscaping.

Proposed landscaping plans shall be submitted to and reviewed by the Agency in the manner set forth in Section 700-G of this Plan.

(4) Minimum Landscaping Requirements:

- (a) Single-Family and Two-Family Residential Land Use Categories shall have landscaping in all front yards and in side yards abutting a street.
- (b) Multiple-Family Residential Land Use Categories shall have landscaping in all front yards and in side yards abutting a street. Further, landscaping shall be provided in all open spaces and outdoor recreation spaces, regardless of their location on the lot. All open automobile parking areas shall have a minimum of one tree for each six parking spaces (more or less) equally distributed. Open automobile parking facilities shall have their paved surfaces interspersed with plants and planting areas in a ratio of not less than 1/10 of the total parking area.
- (c) Office-Residential Land Use Category. When property is used for residential purposes, the provisions of subsection d (2), above shall apply. When property is used for office purposes, the provisions of subsection d (4) below, shall apply.
- (d) Commercial Land Use Categories. Not less than 15% of the total lot area shall be landscaped. Such landscaping shall not be grouped in a single location, but rather shall be located as follows:
 - On property abutting or across a street from a residential district landscaping, fences and decorative walls shall be placed to act as a screening device;
 - Open parking areas shall have a minimum of one tree for each six parking spaces. Such trees shall be (more or less) equally distributed. Open parking facilities shall have their paved surfaces interspersed with plants and planting areas in a ratio of not less than 1/10 of the total parking area;
 - Open spaces on the lot which are not covered with driveways or parking facilities.
- (e) Industrial Land Use Categories. Landscaping provisions shall comply with the Commercial Land Use categories above except that the areas so landscaped shall be not less than 12% of the total lot area. Subsection 500-C-(4)-(a), (b) and © shall apply.
- (f) Public Land Use Categories. Landscaping provisions shall comply with the Commercial Land Use Categories in Section 500-C-(4), above, except that the areas so landscaped shall be not less than 25% of the total lot area. Subsections 500-C-(4)-(2), (b) and © shall apply.

- (g) Landscaped area in all land use categories shall be continuously maintained, including necessary watering, weeding, pruning, and replacing in a substantially similar manner as originally approved.

g. Design Review Team

- (1) Staff shall determine, on a case-by-case basis, whether to utilize the Design Review Team. In the event it is determined to employ the Design Review Team, the developer shall be so advised, and the Design Review Team would then participate in Phases I, II and III.

h. Staff Assistance

The Agency staff shall assist the developer or redeveloper wherever possible to expedite his efforts in any of the above processes.

G. Projects

- 1. 295 Church Street SE. The project area is tax lot 073W27AB01600, with the address of 295 Church Street SE. This project may include resale of the property for construction of a new, five story, mixed use building by a private developer include: Floor 1 - A condominium unit public facility for use by Capital Community Television, and rental retail space; Floor 2 - A condominium unit public facility for the City of Salem Information Technology Department; and Floors 3 through 5 - Condominium residential units.

SECTION 700 - LAND DISPOSITION SUPPLEMENT

Prior to the Agency's making property acquired by them available for sale or lease, such Agency will supplement this Plan by the inclusion of specific land use designations, development standards, controls and other restrictions to be imposed on such land that will be offered for sale or lease.

Such designations, standards, controls and other restrictions will generally include, but not necessarily be limited to, the following:

- A. Land Uses to be Permitted. Uses permitted in the land use areas shown on the Land Use and Project Boundary Map (Exhibit "A", part Two) shall be those listed in Section 500 of this Plan.
- B. Property Development Standards, Controls and Restrictions. shall be those listed in Section 500 of this Plan.
- C. Land Use Provisions and Building Requirements to be Imposed on Property. The provisions and regulations governing the use and development of land are limited to the Urban Renewal Area. The conditions, restrictions and limitations imposed by the Urban Renewal Plan are in addition to any conditions, limitations, or restrictions contained in the zoning ordinance of the City and any other applicable laws regulating use and development in the City. Should conflicts occur, the more restrictive shall apply.
- D. Circulation Requirement. Principal vehicular arterials (traffic ways) are delineated on the Land Use and Project Boundary Map (Exhibit "A" - Part Two).

In addition, local streets and alleys, not specifically shown on the Land Use and Project Boundary Map, will exist to serve the needs of people and abutting property. Specific plans for amendment and modification to such local streets, including portions or segments to be closed to vehicular traffic or vacated for redevelopment purposes, will be precise, developed and processed in accordance with local, state and federal law and consistent with the intent and objectives of this Plan.

- E. Other Standards, Controls and Restrictions.
 - 1. Urban Design Plan. During the execution phase of the Urban Renewal Plan and prior to any property disposition, the Agency shall prepare an Urban Design Plan that will be used as a guide in the process of conservation, rehabilitation and redevelopment. Design principles shall be established to serve as a guide for evaluating redevelopers' proposals in accordance with design review procedure outlined in Section 600-F. Design criteria shall be incorporated in the disposition documents and owner-participant agreements.
 - 2. Signs. Signs and all forms of outdoor advertising shall be subject to design review procedures set forth in Sections 500-C-3 and 600-F.
 - 3. Landscaping. Portions of sites not containing structures, particularly front and side yards that abut a public street, shall be approximately landscaped. Design of landscape features, including plantings and other materials, shall be subject to the design review procedure outlined in Sections 500-C-3 and 600-F of this Plan. Existing trees may be removed only upon authorization of the Urban Renewal Agency.
- F. Redevelopers' Obligations. The following controls on redevelopment of eligible property,

whether by the Redevelopment Agency or by others, are hereby imposed and shall be implemented by appropriate covenants or other provisions in disposition instruments:

1. The redeveloper and his successors or assigns shall develop such land in accord with the land-use provisions and building requirements specified in this Plan.
2. The redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable period of time as determined by the Agency and to be specified in the disposition instrument.
3. The redeveloper shall submit preliminary architectural and site plans, landscape plans and final plans and specifications for the construction of improvements on the land to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with this Plan and the terms and conditions of the disposition instrument.
4. The redeveloper will be obligated, under the terms of the disposition instrument, to carry out specified improvements in accord with this Plan. The redeveloper will not be permitted to dispose of the property until the improvements are made, except with the prior written consent of the agency, which consent will not be granted except under conditions that will prevent speculation and will protect the interests of the Agency and the general welfare of the Urban Renewal Area. The disposition instrument will contain a provision consenting to the disposition of all or any part of the redeveloper's interest in the Urban Renewal Area, such consent to be effective upon the completion by the redeveloper of all of the improvements, rebuilding and redevelopment work required.
5. No property shall be restricted as to the sale, lease, use or occupancy upon the basis of race, religion, color, sex, or national origin.

G. Design Review Procedure. In conjunction with their proposals, eligible redevelopers and owner-participants shall submit building and site plans for new structures and existing buildings to be rehabilitated to the Agency. The design review process as set forth in Section 600-F, shall apply.

H. Underground Utilities. The provisions of Section 600-D, in respect to the under grounding of existing above-ground utility lines shall apply.

I. Exceptions. The Agency may grant exceptions, which do not constitute a substantial change in the Plan, to any of the regulations required in this section. Prior to granting the exceptions, the Agency shall ascertain that the proposed action will not adversely affect other properties within or adjacent to the Urban Renewal Area, and is consistent with the intent of the Urban Renewal Plan.

Any exceptions from this plan which are not in accord with the zoning ordinance and other applicable codes and standards of the City shall be subject to approval of exceptions as required by the Zoning Ordinance and other codes and standards.

SECTION 800 - APPLICABILITY OF CONTROLS, NON-DISCRIMINATION PROVISIONS AND EFFECTIVE PERIODS OF CONTROLS

- A. Applicability of Controls to Real Property. The provisions and requirements prescribed in Sections 500 and 600 shall apply to all eligible real property situated within the Urban Renewal Area. Provided, however, that the design review process set forth in Section 600-F shall not apply to property used for or proposed to be used for detached single-family residential purposes unless such property has been acquired from the Agency or is listed in the Central Salem Development Plan as having special architectural or historic value.
- B. Non-Discrimination. The property within the Urban Renewal Area shall not be restricted as to the sale, lease, or occupancy upon the basis of race, religion, color, sex, or national origin.
- C. Effective Periods of Controls: Extensions. The provisions and requirements outlined in this Plan shall be in effect through December 30, 2016, except that the non-discrimination provisions shall be in effect in perpetuity. The provisions and requirements, or any part of them thereafter, may be extended for additional successive ten-year periods by agreement of the majority of the property owners in the renewal area. No bonded indebtedness shall be issued under this plan after December 30, 2006.
- D. Any person aggrieved by a decision made under this plan, whether such decision is affirmative or negative in forms, is entitled to have the decision reviewed by the Agency. Requests for such reviews shall be in writing stating the reasons for the request.

SECTION 900 - OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

- A. The land uses proposed in this Urban Renewal Plan have been established in conformity with the City's Comprehensive Plan. If the City Council amends the Comprehensive Plan, resulting in a non-conforming designation in the Renewal Plan, the Renewal Plan must be amended to conform with the Comprehensive Plan.
- B. The land use provisions and building requirements set forth in this Plan have been specifically designed to accomplish the redevelopment in accord with sound city planning principles and objectives. All land to be acquired will be cleared and redeveloped to conform with the land uses shown on the Land Use and Project boundary Map. Public Improvements, such as streets and parks, will be installed in accord with this plan.
- C. Street improvements proposed in this Plan generally conform with the preliminary and final Comprehensive Plan for the Salem Area and are appropriate and desirable with respect to adjacent areas. As well as fostering the land use objectives of this Plan, revisions of the existing street system will ease traffic flow and minimize traffic congestion in the Project Area.
- D. For each of the proposed land uses, maximum densities have been established by virtue of maximum lot coverage or maximum floor area regulations and off-street parking and loading requirements.
- E. Provision has been made for the relocation of all persons scheduled for displacement in the Project Area. Decent, safe, and sanitary dwellings and other accommodations equivalent to the number of substandard dwellings and other units to be cleared from the area are available within the City of Salem. A detailed statement as to the specific rehousing needs of residents and the specific housing resources available to meet those needs, together with a full discussion of administration of the relocation process, is contained in the Relocation Plan. This Plan is part of the "Documentation in Support of the Part I and Part II Loan and Grant Application", and is available for public inspection in the offices of the Urban Renewal Agency.
- F. The Urban Renewal Agency may finance or refinance any indebtedness incurred by the Agency in connection with this Project, as amended, by providing for the division of ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Project Area in accord with and pursuant to ORS 457.410 through ORS 457.450 of the State of Oregon.

SECTION 1000 - AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

1001. Substantial Amendments

Substantial amendments consist of:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area;
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.

1002. Major Amendments (Not Requiring Special notice per ORS 457.120)

Amendments to the Plan defined in this section shall require approval by Council acting as the Salem Urban Renewal Agency per ORS 457.095. Such amendments are defined as:

1. The addition of goals or objectives or projects to the urban renewal plan or amendments to the plan not classified as substantial or minor amendments.

1003. Minor Amendments

Minor amendments may be approved by Council acting as the Salem Urban Renewal Agency in resolution form. Minor amendments will be reviewed by the Downtown Development Advisory Board, the affected neighborhood association, and the City Planning Commission, and must be approved by the City Council. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 802 of this plan.
3. Increases in the urban renewal area boundary not in cumulative excess of 1%.

SECTION 1100 - AREA RECEIVING FEDERAL FINANCIAL ASSISTANCE

For purposes of receiving Federal financial assistance, the boundaries, at the request of the U.S. Department of Housing and Urban Development are reduced to the area described in Exhibit C, Part Two. All other provisions of this Plan apply to the reduced area.

SECTION 1200 - CONFORMANCE WITH STATE STATUTE

This section is to address State Statute (ORS 457.085) requirements in accord with the April, 1989, Renewal Plan amendment.

A. Project Description

Library Expansion. The project is to expand the physical facilities of the Salem Public Library. The expansion will include the library, public meeting rooms, a lecture hall, office space and parking. Parking will consist of a two or three-level structure at the current parking lot location. Size will be determined at the final design stage. The project will necessitate temporary relocation of library services. Construction is expected to occur during calendar year 1990.

B. Development Outline

The project will occur in 1990 on land owned entirely by the City of Salem, thus requiring no acquisition. The library improvements will be mostly within the current library structure, requiring no significant demolition and no removal of structures, or clearance, rehabilitation or conservation of renewal areas. The parking structure will be constructed virtually entirely over the footprint of the existing surface parking area. To allow service to continue during the construction phase of one year, the library will be relocated to an existing vacant building, necessitating some remodeling to accommodate the library and its patrons.

C. Map

A map and legal description are included as Exhibits A, A-1, and D, in Part 2 of the plan.

D. Relationship to Local Objectives

The nature of the relationship to local objectives is more fully presented in the report accompanying the library expansion plan amendment (April, 1989) and is incorporated herein by reference.

1. The library project is consistent with Renewal Plan Objective F (Section 400) and Renewal Plan Action 4, Section 600, in that it is a deficient public facility that is currently at capacity and is growing at a steady and rapid rate. It is also consistent with Action 6, Section 600, in that the Urban Renewal Agency will enter into a cooperation agreement with the City of Salem for expansion of the library.
2. The project has been found to be in conformance with the goals and policies of the Salem Area Comprehensive Plan, in that it is an existing deficient public structure which is proposed for expansion to meet projected needs of Salem residents. Specific SACP policies which relate to the project are addressed in Findings of Fact contained in the Report on Plan Amendments.
3. The project has been found consistent with the City's Zone Code, in that it is identified in the Standard Industrial Classification as number 823 (Libraries and Information Centers), an allowed use in the PS zone (SRC 160.070). The parking structure exceeds the minimum standards contained in SRC Chapter 133, Table 133-1.
4. The project has been found consistent with the CAN-DO Neighborhood Plan (as adopted September 15, 1978, and later amended), in that policies which relate to the project are

addressed in Findings of Fact, Report on Plan Amendments.

5. The project has been found consistent with the local transportation plan, i.e., the Salem/Keizer Area Transportation Study, in that policies which relate to the project are addressed in Findings of Fact in the Report on Plan Amendments.
6. The project has been found consistent with the Mid-Willamette Valley Overall Economic Development Plan, in that policies which relate to the project are addressed in the Report on Plan Amendments.
7. The project will not have a significant impact ~on public transportation or utilities and will benefit recreational and other community facilities in that SACP policies, which address these topics, are discussed in Findings of Fact contained in the Report on Plan Amendments.

E. Proposed Land Uses and Requirements

Land uses for the Pringle Area are shown in Part Two, Map-Exhibit A. The library use is consistent with the designated land use of "Public and Major Institutions." Section 500 (p. 7) of the Renewal Plan includes "Office Buildings of any governmental unit", and "other similar, related and consistent uses". Section 500 also includes "Parking Structures".

F. Temporary/Permanent Relocation

No individuals or businesses will be relocated as a result of the project. The library service will be temporarily relocated during project construction.

G. Property Acquisition

No property will be acquired as a result of the project.

H. Future Amendments

No definitive projects requiring future amendments have been identified. It is anticipated that the plan will fiscally close well before the effective termination date of the plan.

PART TWO EXHIBITS

MAP - EXHIBIT A

LAND USE AND PROJECT BOUNDARY MAP

MAP - EXHIBIT A-1

REVISED BOUNDARY MAP

MAP - EXHIBIT B

PROPERTY ACQUISITION AND REHABILITATION MAP

TEXT - EXHIBIT C

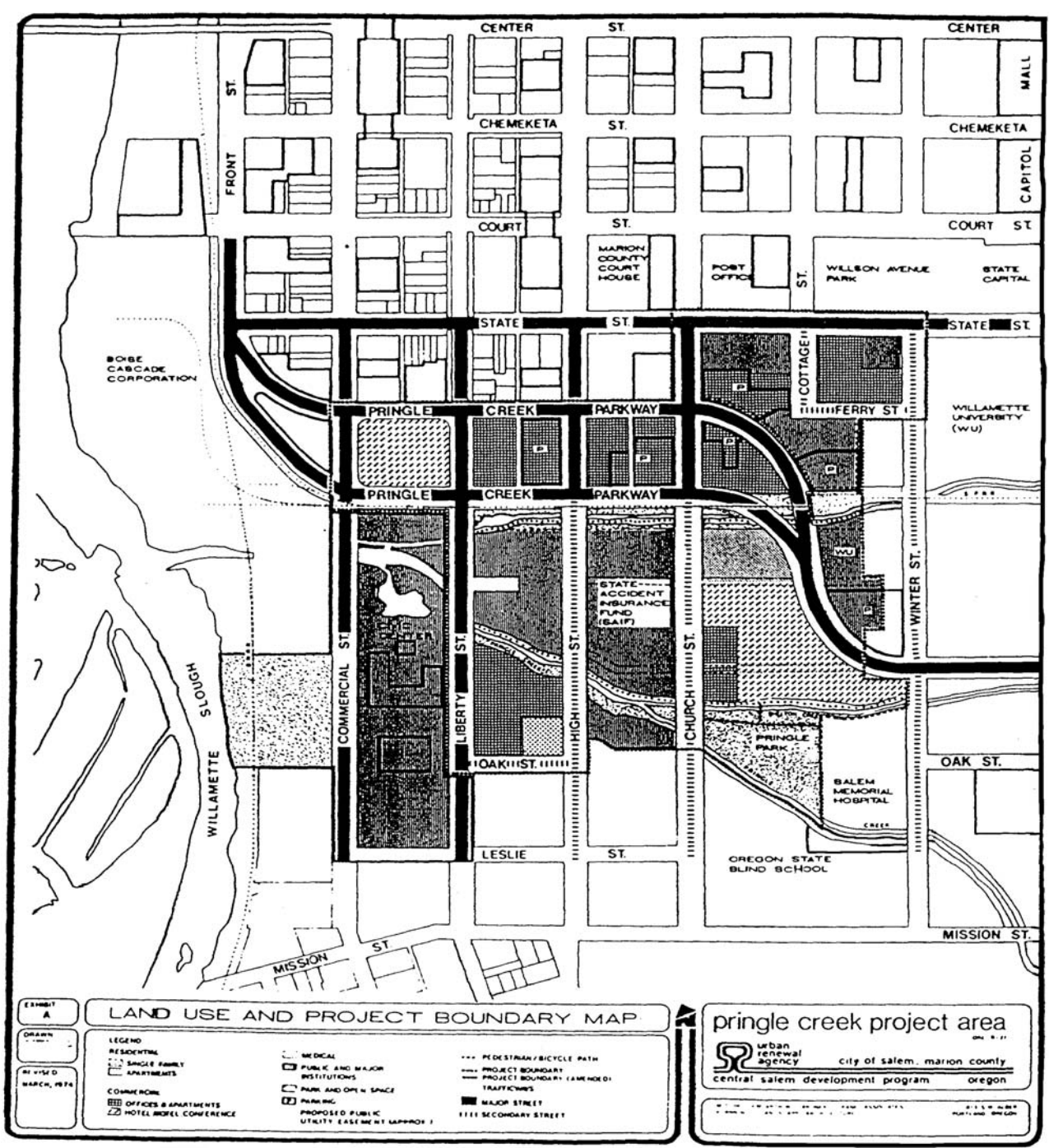
AREA RECEIVING FEDERAL FINANCIAL ASSISTANCE

TEXT - EXHIBIT D

DESCRIPTION OF PROJECT BOUNDARIES

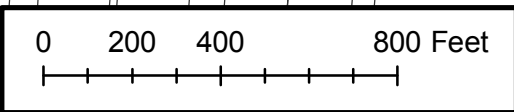
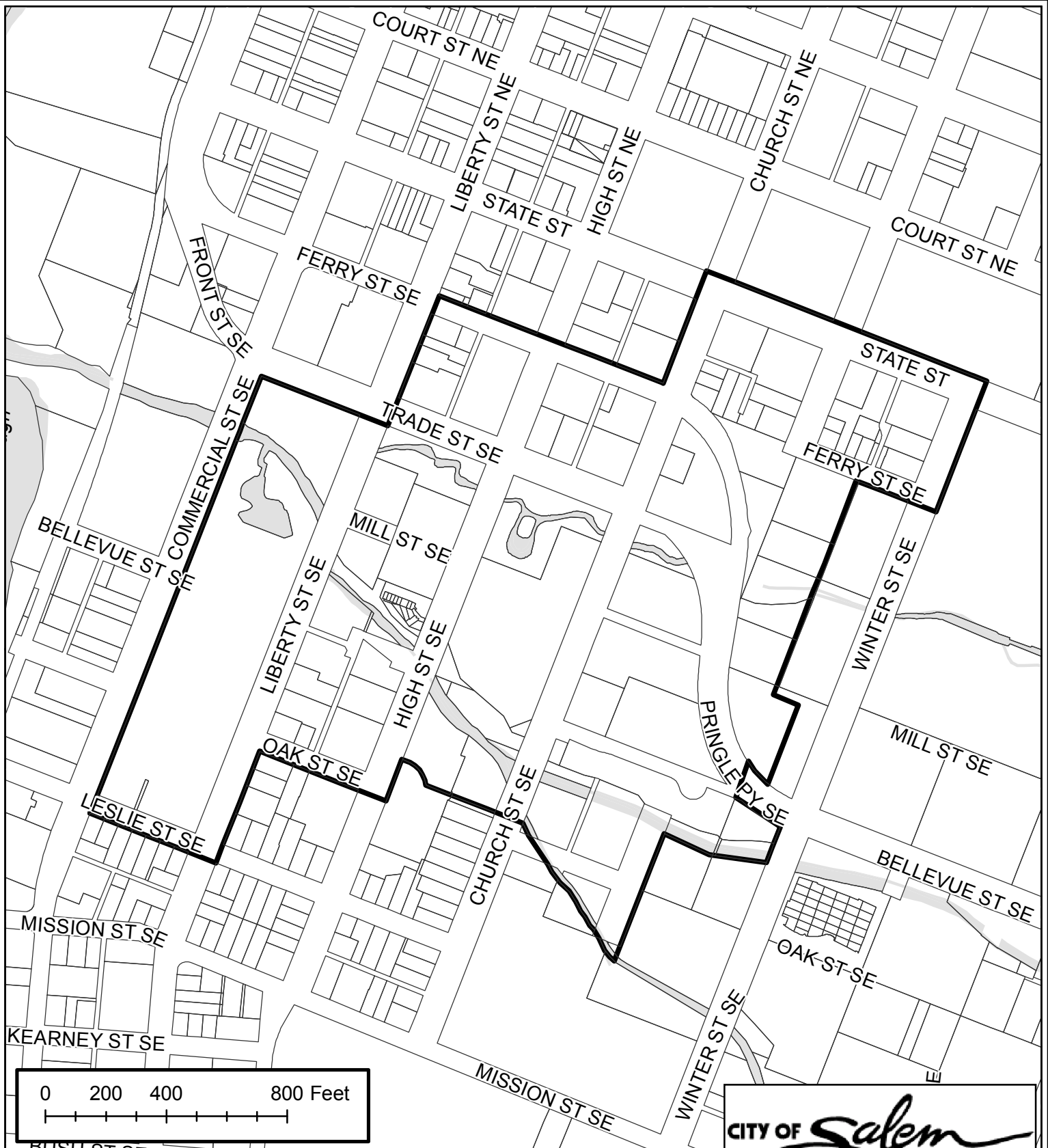
OF URBAN RENEWAL AREA

12/71
6/73 Revised R-301
9/01 Revised 61-2001





Pringle Creek URA

Salem Urban Development Department



Legend

	Pringle URA Boundary		Taxlots
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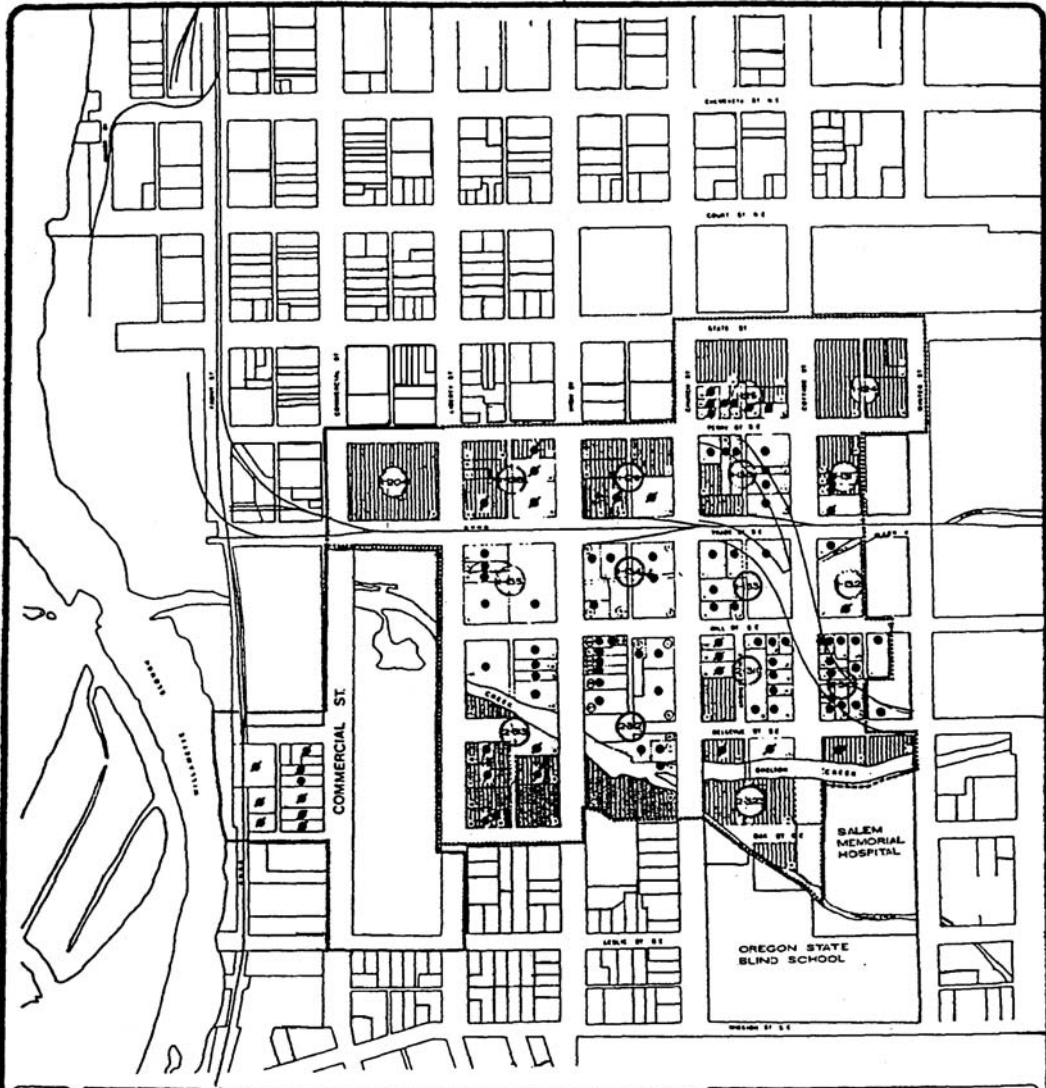


EXHIBIT B

PROPERTY ACQUISITION & REHABILITATION MAP

LEGEND

● PROPERTIES TO BE ACQUIRED FOR CLEARANCE & REDEVELOPMENT	▨ OWNER PARTICIPATION
▨ PROPERTIES THAT MAY BE ACQUIRED FOR PUBLIC FACILITIES AND/OR PROJECT IMPROVEMENTS	○ PROJECT BOUNDARY
	○ BLOCK NUMBER
	○ PARCEL NUMBER
	— BOUNDARY

AMENDED SEPTEMBER 1973

pringle creek project area

urban renewal agency
city of salem, marion county
central salem development program oregon

DATE: 10/1/73
BY: J. W. BROWN
CHECKED: J. W. BROWN
APPROVED: J. W. BROWN

TEXT EXHIBIT C

AREA RECEIVING FEDERAL FINANCIAL ASSISTANCE

The Urban Renewal Plan, as approved by the Salem Urban Renewal Agency and City Council on January 10, 1972, covers a larger area than can be undertaken with a conventional project.

Due to financial limitations of the Urban Renewal Agency of Salem and the Federal Grant Reservation, it was necessary to reduce the Project Area after plan adoption. The revised project boundary for purposes of Federal financial assistance appears in the Urban Renewal Plan, as amended, and is generally stated as follows:

Beginning at the west corner of the intersection of Trade Street S.E. and Liberty Street S.E. in the City of Salem, Marion County, Oregon, commencing southeasterly along the southwest right-of-way line of Trade Street, S.E. to the point of intersection of southwest right-of-way line of Trade Street, S.E. and the southeast right-of-way line of the alley between Cottage Street and Winter Street; thence

Southwesterly along the southeast right-of-way line of the alley between Cottage Street and Winter Street to a point of intersection of said southeast line with the south line of Mill Race Creek; thence,

Westerly along the south line of Mill Race Creek to a point of intersection of said south line with the northwest right-of-way line of Cottage Street; thence,

Southwesterly along the northwest right-of-way line of Cottage Street to the north corner of the intersection of Mill Street, S.E. and Cottage Street; thence,

Northwesterly along the northeast right-of-way line of Mill Street, S.E. to the east corner of the intersection of Mill Street S.E. and Church Street; thence

Southwesterly along the southeast right-of-way line of Church Street to the south corner of the Church Street bridge over Shelton Ditch and Pringle Creek; thence,

Northwesterly along a line perpendicular to the southeast right-of-way line of Church Street to the western corner of said bridge on the northwest right-of-way line of Church Street; thence,

Northeasterly along the northwest right-of-way line of Church Street to the point of intersection of said right-of-way line and the south line of Pringle Creek; thence,

Northerly along the south line of Pringle Creek to the point of intersection of said south line and the southeast right-of-way line of High Street; thence,

Southwesterly along the southeast right-of-way line of High Street to the south corner of the High Street bridge over Pringle Creek; thence,

Northwesterly along a line perpendicular to the southeast right-of-way line of High Street to west corner of said bridge on the northwest right-of-way line of High Street; thence,

Northeasterly along the northwest right-of-way line of High Street to the point of intersection of said right-of-way line and the south line of Pringle Creek; thence,

Northerly along the south line of Pringle Creek to the point of intersection of said south line and the southeast right-of-way line of Liberty Street, S.E.; thence,

Southwesterly along the southeast right-of-way line of Liberty Street, S.E. to the south corner of the Liberty Street bridge over Pringle Creek; thence,

Northwesterly along a line perpendicular to the southeast right-of-way line of Liberty Street, S.E. to the northwest right-of-way line of Liberty Street, S.E.; thence,

Northeasterly along the northwest right-of-way line of Liberty Street, S.E. to the point of beginning.

TEXT EXHIBIT D-2007

DESCRIPTION OF PROJECT BOUNDARIES OF URBAN RENEWAL AREA

The Urban Renewal Area, hereinafter referred to as Urban Renewal Area or Project Area, includes all land in the City of Salem, County of Marion, State of Oregon situated within the boundaries designated on the attached Land Use and Project Boundary Map (Exhibit A) generally stated as follows:

Beginning at the north corner of the intersection of State Street and Church Street in the City of Salem, Marion County, Oregon, commencing southeasterly along the northeast right-of-way line of State Street to the east corner of the intersection of State Street and Winter Street; thence,

Southwesterly along the southeast right-of-way line of Winter Street to the southwest right-of-way line of Ferry Street southeast; thence,

Northwesterly along the southwest right-of-way line of Ferry Street Southeast to the point of intersection of the southeast right-of-way line of the alley between Cottage Street and Winter Street; thence,

Southwesterly along the southeast right-of-way line of said alley to the northeast right-of-way line of Mill Street Southeast; thence,

Southeasterly along the northeast right-of-way line of Mill Street Southeast to the point of intersection of the extension of the southeast property line of parcel No. 2, block 2-3 f 0, across Mill Street Southeast; thence,

Southwesterly along said southeast extension and the property line of parcel No. 2, block 2-310 to the point of intersection of the southeast extension of the southwest right-of-way line of the alley between Mill Street Southeast and Bellevue Street Southeast; thence,

Northwesterly along the southeast extension of the southwest right-of-way line of the said alley to the southeast right-of-way line of the alley between Cottage Street and Winter Street; thence,

Southwesterly along the southeast right-of-way line of said alley to the southwest right-of-way line of Bellevue Street Southeast; thence,

Southeasterly along the southwest right-of-way line of Bellevue Street Southeast to the west corner of the intersection of Bellevue Street Southeast and Winter Street; thence,

Southwesterly along the northwest right-of-way line of Winter Street to the point of intersection with the southwest line of Shelton Ditch; thence,

Southwesterly along the Southwest line of Shelton Ditch to the southeast right-of-way line of Cottage Street; thence,

Southwesterly along the southeast right-of-way line of Cottage Street to the south line of Pringle Creek; thence,

Northerly along the said south line of Pringle Creek to the southeast right-of-way line of Church Street; thence,

Northwesterly along the southeast extension of the southwest property line of parcel No. 8, Block 2-312 of the point of intersection of the northwest right-of-way line of Church Street Southeast; thence,

Northwesterly along the southwest property lines of parcels No. 8 and No. 25, Block 2-312 to the southeast right-of-way line of High Street; thence,

Southwesterly along the southeast right-of-way line of High Street to the point of intersection of the extension of the southwest right-of-way line of Oak Street; thence,

Northwesterly along the said extension and the southwest right-of-way line of Oak Street to the southeast right-of-way line of Liberty Street;

Thence southerly along the easterly right-of-way of Liberty Street to the southerly right-of-way of Leslie Street;

Thence westerly along the southerly right-of-way of Leslie Street to the easterly right-of-way of Commercial Street;

Thence northerly along the easterly right-of-way of Commercial Street to the southerly right-of-way of Trade Street;

Thence easterly along the southerly right-of-way of Trade Street to the easterly right-of-way of Liberty Street;

Thence northerly along the easterly right-of-way of Liberty Street to the northerly right-of-way of Ferry Street;

Thence easterly along the northerly right-of-way of Ferry Street to the westerly right-of-way of Church Street;

Thence northerly along the westerly right-of-way of Church Street to the point of beginning.

12/71

6/73 Revised

9/10/84 Revised

6/07/2007 Revised to remove that portion westerly of the easterly line of Commercial Street