

FAIRVIEW

URBAN RENEWAL AREA

STATISTICS

Established: June 1984

Size: 390 Acres

Maximum
Indebtedness: \$6.29M*

Assessed

Valuation 1984: \$368,396

Assessed Valuation

2016 - 2017: \$176,384,557



History

In 1983, a policy change was made, allowing the State and the City to enter into a development agreement to create a 285 acre major industrial-commercial business employment center on former farm land. More than half of the land was wetlands, with multiple ditches and wells. The City utilized funds from the sale of the land to prepare the land for development, including installation of water infrastructure.

The first business to locate in Fairview was Boise Cascade, following the 1982 closure of their downtown site. The site was 15.54 acres – over twice the size of their downtown site. This was the first project completed after the City and Agency adopted the Fairview URA Plan.

The Agency expanded and improved the two lane Madrona Ave. SE to five lanes, adding railroad crossing gates, sewer, water, lighting, and utilities as the URA's first section of road improvements. Because of Boise's investment, Yamasa became interested in the area. After land sales to Boise, Yamasa and some other smaller companies, the Agency worked with SEDCOR to market the remaining land. An Enterprise Zone was also created to further entice area investment.

Yamasa's investment drew additional developers to Fairview, such as Siltec. Siltec needed 3.5M gallons of water a day and backup electrical systems. PGE purchased a site in the URA and built an electrical substation, making it only one of three triple redundancy power sources in the State.



Fairview URA Phase III 1997

* The URA is no longer collecting tax increment.

March 2017



Yamasa



Jordan's Crossing



PH Health Technology



East Pringle Innovation Center



Gilgamesh Brewing



Fresh n' Local Foods



Strong Road

Major Projects

The Agency utilized URA funds, two State loans, and one grant, as well as proceeds from the land sales to install infrastructure needed to spur development.

Major projects include:

- Undergrounding and installation of utilities (water, sewer, electric, etc.)
- Acquisition of one parcel for right of way and redevelopment
- Streets, bike lanes, and sidewalks (Fairview Industrial Dr., Strong Rd., Madrona Ave.)
- South Airport Industrial Park infrastructure improvements to encourage development
- Establishment of 45 acres of wetland mitigation and 58 acres of riparian area and open space.



The wetland mitigation area also serves as open space, wildlife viewing, and includes a pathway system maintained by the City. [Link to video](#)

A wide variety of manufacturers, service and commercial companies have located in Fairview including Boise, Garmin, Yamasa, Siltec (Mitsubishi), T Mobile, Kettle Chips, PPG, and Shangri La Corporation. A Small Business Pilot Loan Program has attracted new manufacturing businesses to create jobs in the Industrial Park including Gilgamesh, Fresh n' Local, and Wandering Aengus. The Oregon Employment Department data shows 3,383 total average employment in 2014 (latest available) fluctuating over the last decade to a high of almost 3,900 employees in 2010.

For more about the Fairview Urban Renewal Area, please contact Tory Banford at 503-540-2445 or tbanford@cityofsalem.net, or go to www.cityofsalem.net/FairviewURA.