



City of Salem

Issue 1

News from Planning and Development

West Salem Site Preparation Moving Along: Recycling Playing Major Role

Earth Wise Redevelopment

The amount of materials produced at the site:

- 48,000,000 pounds of concrete recycled.
- 19,880,000 pounds of waste removed from the underground vaults.
- 12,000 pounds of soil removed from the site and properly discarded.
- 408 tons of steel recycled

In a few months passersby should begin to see the construction of the home improvement center planned at the former West Salem Plaza.

For several months now, demolition crews have been removing the old building and readying the ground for the load of the building.

Dick Wilkinson with BET Investments, the developer who has worked with Salem officials to bring this project to the city, says it has taken more time than originally anticipated due to stabilization efforts of soil beneath the surface.

The site was the former location of the Leas and McVitty Tannery, a business that helped define Salem from the late 1800s to the mid 1970s. The tannery

was located in Salem because of the regional availability of good chestnut bark and the proximity of a chestnut extract plant in Buena Vista. The extract produced from grinding chestnut tree bark was used as a tanning agent to turn steer hides to a deep, rich color.



West Salem Plaza before demolition

For 80 years the tannery was one of Salem's largest industries. The quality of its products, including sole leather and rough leather for belting, was

See WEST SALEM, 8

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Holiday Inn Express Nearing Completion

Another new hotel is taking shape in the City of Salem. Holiday Inn Express at 991 Russell Drive is nearing completion.



The 75-bed hotel joins the La Quinta Inn and Quality Inn as lodging alternatives in the Northeast corner

of town with quick access to Interstate 81.



Most of the major work has been completed, according to the City of Salem Building Official Chuck Aldridge.

The hotel should be open sometime in late April or Early May.

Dave Sarmadi Mitsubishi Property for Sale

Sarmadi Property: Prime location for a major retailer on Salem's West Main Street.

Dave Sarmadi Mitsubishi has moved from Salem freeing up a prime piece of real estate for redevelopment.

The Sarmadi car lot on West Main Street is on the market for \$5.9

million. It is approximately eight acres and sits across the street from Wal-mart.

This is ideal location for a major retailer or department store.

Sarmadi moved

his business to Franklin Road in Roanoke earlier this year.



Riverwalk Apartments Getting Facelift

The Riverwalk Apartment Complex is undergoing a transformation.

Renovations at the apartment complex, formerly Salem Ridge

Apartments and before that Wil-

low River, have been underway since October.

The \$4 million upgrades included new vinyl siding, some roofing, windows in all units as well as landscaping around the complex.

"We are thrilled

to be a part of the Salem community," says Missy Millner, president. "The reception we have received from new and existing residents at the Riverwalk has been phenomenal. We are having a blast working with the community of Salem."



Business Briefs

T-Bone Jacks for Sale

T-Bone Jacks Steak and Seafood, an upscale steak house that opened in late 2007 has closed its doors.

Management cited sluggish sales as the major reason for closing.

The property, located within the Ridgewood Farm center, on Virginia 419, sits poised for redevelopment.

It is for sale for \$2.2 million.



Baja Bistro Opens

Baja Bistro, the first fresh mex grille to come to the Salem/Roanoke Valley, opened for business in February.



The restaurant's hours are 11 a.m. to 9 p.m. daily.

Comfort Suites comes to Wildwood Road



Comfort Suites at 100 Wildwood Road held its grand opening last fall.

The hotel offers 72 guests rooms, and sits strategically close to Interstate 81.

The hotel boasts a new heated indoor pool and hot tub.

Krystal Burger seeks new owner

Krystal Burger restaurant, which has been closed nearly a year, is looking for a new owner.

The restaurant is fully equipped. The asking price for the building is \$1.2 million. A lease option is available.



New Businesses in the City of Salem

<u>BUSINESS NAME</u>	<u>ADDRESS</u>	<u>BUSINESS DESCRIPTION</u>
Myra's Salon and Company	820 Apperson Drive	Salon
Tri-Lift VA LLC	781 Union Street	Materials Handling Equipment
\$3 Car Wash	1001 West Main Street	Car Wash
Albo & Oblon, L.L.P.	113 East Main Street	Law Office
AquaStop of VA Inc.	1331 Southside Drive	Distribution Water Shut off Systems
Botetourt Eye Care	115 Boulevard	Vision Care
Days Inn	1535 East Main Street	Motel
House of Doors	1390C Southside Drive	Distribution & Door Installation
Blue Ridge Battery	112 Walnut Lane	Battery Salvage
Baja Bistro	1419 West Main Street	Restaurant
Mirror Image	1103 West Main Street	Boutique
Young Chefs Academy	1923 A1 Electric Road	Cooking School
Soothing Body Works	215 West Fourth Street	Massage Therapy

First Mixed-Use Building Opens in Downtown Salem

About a year ago the City of Salem instituted a new Mixed Use Structure design standard into its downtown development.

The use type is designed to allow maximum flexibility in the designation of different areas of a single structure for different uses. Uses coex-

isting within the same building include, but are not limited to loft apartments, condos, retail, office space and restaurants.

Jerry and Shirley Everette of Salem are the owners of the new building on Clay Street.

It features several efficiency apartments on the second and third floors.

The first floor houses offices and a laundry mat that is open to the public.

The building was recently dedicated in honor of long-time Salemite, Emerson T. Gilmer. Gilmer, who is in his 90s, is a well known community advocate and youth sports coach.



Gasoline Pumps Coming to Spartan Square

The Kroger company is moving forward with building a fuel center at Spartan Square on West Main Street.

The City of Salem has received a site plan for the construction of the center. It will be

located between Starbucks and the building which houses the Virginia ABC Store.

Construction should begin in April and the fuel center is planning to open in the summer.

The center will resemble the newly opened center on Brandon Avenue in Roanoke.

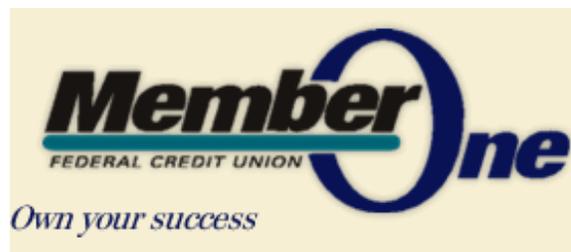
This will be Kroger's seventh Roanoke Valley fuel center and its second one in Salem.

The Kroger Company is bringing gas to its location in West Salem.

Member One Credit Union to Begin Construction

Member One Credit Union is on the move.

The credit union currently located near Fourth Street on West



Main, is moving west to Spartan Square. the former Snuggery

Restaurant lot across the street from

been presented to the City and construction is slated to begin soon.

The new location will feature an expanded drive through.

A site plan has

Site and Building Selection

The City of Salem Planning and Economic Development Department works closely with site consultants, property owners, developers, and commercial brokers to assist businesses in identifying optimal available sites and buildings to meet their operating needs. Below is a list of available buildings located in the City of Salem. See Page 8 for a list of available sites.

If you or your representative would like to have a personal site tour or an extensive search of office properties conducted, please [contact us](#) and we will tailor a site visit and search to meet your location needs. Whether you are considering opening a new business here or want to expand an existing one, the staff of the City of Salem Planning and Economic Department is committed to helping you succeed. We look forward to assisting you in the near future!

Available Buildings

Building Name	Address	Tax Map #	Square Footage	Type	Contact Name	Contact Phone #	Lease Rate or Sale Price
Axton Cross	844 Union Street	200-2-1	25,200	Industrial	Steve or Andy Mullins	540-389-2777	\$3 sq. ft./ \$595,000 Sale Price
Blue Ridge Truck Tire Center	1209 S Colorado Street	200-2-3	36,920 (Mostly office)	Industrial	Andy Stegall	540-537-6411	\$6 sq. ft.
CFW Property	1357 Southside Drive	165-4-8	9,500	Industrial	Chris Nelson	540-982-0011	\$425,000
Cambata	115 Sheraton Drive	5-1-3	24,896	Industrial	Bob Coptoy	540-767-3000	\$30 Lease Rate/ \$750,000 Sale Price
Carter Warehouse	629 S. Broad Street	160-10-7.3	4,750	Industrial	Stuart Meredith or Joey Carter	540-982-0011	\$5-6.00 sq. ft.
Designed Telecommunications	901 Russell Drive	15-1-1	24,808 (5 ac. also available)	Industrial/Office	Dennis Cronk or Matt Huff	540-982-2444	\$7.25 sq. ft./ \$2,000,000
Home Shopping Network	115 Brand Avenue	84-2-12 & 73-3-7	121,000	Industrial	John Lipscomb	540-563-9903	\$3.25 sq. ft.
Lamanca	340 Apperson Drive	246-1-1.2	20,000	Industrial	Chris Nelson or Stuart Meredith	540-982-0011	\$6 sq. ft./ yearly

Building Name	Address	Tax Map #	Square Footage	Type	Contact Name	Contact Phone #	Lease Rate or Sale Price
Layman Candy Company	1637 East Main Street	77-3-12 & 77-3-13	30,000	Industrial	Glenn Bowe	540-986-0123 Ext. 13	\$3-\$3.50 sq. ft./ \$2.5 million Sale Price
Lee Hi Business Center	2145 Apperson Drive	281-1-2	2,800-48,000	Office	Richard Wellford	540-855-3648	\$8.50 sq. ft./ year
Midland Road	1701 Midland Road	230-6-1	67,500	Industrial	Steve or Andy Mullins	540-389-2777 or 540-312-4777	\$4.25-4-50 sq. ft./ \$2.5 million Sale Price
New Century Venture Center	1390 Southside Drive	179-2-4.2	1,400-6,616 (Small offices, also available)	Industrial/ Office	Lisa Ison	540-387-1555	\$200-5,550/ monthly
Pitzer Transfer	2050 Cook Drive	255-1-2	8,000	Office	John Matheos	330-453-3709	\$9 sq. ft.
Rowan Street	236 Rowan Street	218-1-3 (Portion)	167,000	Industrial	Bob Copty or Bill Stack	540-767-3000	\$3.75 sq. ft.
Rowe Furniture	239 Rowan Street	218-1-1	281,920	Industrial	David McCray or John Lipscomb	540-293-2159 or 540-563-9903	\$1-2.00 sq. ft.
Salem Flex	1342 Boulevard	196-5-3	15,750	Industrial	Mike Waldvogel or Krista Vannoy	540-342-0800	\$6.50 sq. ft.
Wiley Jackson	1645 Apperson Drive	249-2-1	14,250	Industrial	Chris Nelson	540-982-0011	\$3,500 Lease/ \$625,000

Notice and Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information.

West Salem Site Developing



From 1

recognized worldwide. The tannery was destroyed by fire in 1973.

The plaza was built on a portion of the property. It has been razed and Wilkinson says the demolition crew has been undergoing comprehensive environmental remediation along with site prepara-



ration. Classified as a Brownfield by the Virginia Department of Environmental Quality (DEQ) the environmental remediation of the project was permitted under the DEQ Voluntary Remediation Program. During the Phase I Environmental Site Assessment and referencing historical records, both verbal and writ-

ten, the former tannery site was identified as containing materials consistent with a Brownfield classification: A site to be used for housing or commerce that has been previously used for industry and may be contaminated. Additional geotechnical studies revealed that earth removal and soil replace-

ment would be required to prepare the site for any future buildings, Wilkinson says.

In the process of preparing the Brownfield property for a future building, the environmental company, the Roanoke branch of Apex Companies, LLC, exposed 716 old subterranean concrete and wood vaults used by the tannery.

The vaults were emptied of debris and were cleaned for recycling efforts onsite. The concrete vaults along with the concrete floors/slabs and block walls from the old shopping center were fed through an onsite grinder to be used later as structural fill to replace the unsuitable soils removed.

All materials were tested for contamination prior to sourcing the material for any recycling.

“We have worked to salvage or recycle as much of the wood and concrete as possible,” says Wilkinson. The building pad, is being prepared with crushed concrete and suitable soils excavated on site.



These pictures show the unearthed vaults and materials from the vaults used in the tanning processes. The two pictures at the bottom are of the concrete grinding process.



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Planners:
 Benjamin W. Tripp
 Judy L. Hough

***Planning and Developing
 "The Salem Way"***

Available Sites

Site Name	Address	Tax Map #	Total Acreage	Zoning	Contact Name	Contact Phone #	Sale Price
City of Salem Business Park	Idaho and Texas Streets	148-1-2	16	Business Commerce	Melinda Payne	540-375-3007	\$125,000-200,000 acre
CST Industrial Park	Southside Drive	180-5-6 & 180-5-7	8.6	Light & Heavy Manufacturing	Judy Hough	540-375-3007	N/A
CST Industrial Park	Southside Drive	165-4-7	1.29	Light Manufacturing	Trevor Norford	540-537-1247	\$179,000
St. John Place Commerce Center	Electric Road	150-3-1 & 155-2-2	8.5	Highway Business & Heavy Manufacturing	Read Lunsford or Lynn Hall	540-982-0011	\$6.75 - 7.75 sq. ft.
Spartan Industrial Park	Russell Drive	13-1-9, 10, 11, & 12	5 (4 parcels - .94 to 1.46 ac.)	Business Commerce	Dennis Cronk or Matt Huff	540-982-2444	\$90,000 acre
City of Salem Tidewater	Tidewater Street	163-1-1	12.041	Light & Heavy Manufacturing	Melinda Payne	540-375-3007	Open
City of Salem Union Street	630 Union Street	160-11-2	1.4	Heavy Manufacturing	Melinda Payne	540-375-3007	N/A