

Walkable, Mixed-Use Areas

Climate-Friendly and Equitable Communities Rules



State Mandated Rules

On July 21, 2022, the Oregon Land Conservation and Development Commission (LCDC) adopted administrative rules that were developed through a rulemaking project called Climate Friendly and Equitable Communities (CFEC). The [CFEC rules](#) aim to reduce greenhouse gas (GHG) pollution from transportation while increasing housing choices and creating more equitable outcomes for Oregonians.

There are several components to the new State rules that will require updates to Salem's land use and transportation plans and regulations. Many of the rules align with the work already accomplished through the [Our Salem project](#) as well as the ongoing work to implement the [Climate Action Plan](#). The City is working to implement the rules, which mandate establishing walkable, mixed-use areas.

Walkable, Mixed-Use Areas

The CFEC rules require the City to designate and facilitate the development of walkable, mixed-use areas – referred to as [Climate-Friendly Areas](#) by the State – in Salem. Specifically, the City must adopt regulations in these areas to promote compact, walkable, mixed-use development and to support access by people who walk, bike, or take transit. These areas, which could include downtown Salem and other mixed-use areas, must accommodate 30 percent of Salem's current and projected housing needs.

The first step in this work is to conduct a study of potential walkable, mixed-use areas in Salem. The study is being funded by the Department of Land Conservation and Development (DLCD), and the scope of work is included in an [intergovernmental agreement between the City and DLCD](#). The study must be submitted to the State by December 31, 2023.

Building off of the Our Salem project

This work to designate walkable, mixed-use areas in Salem will build upon the [Our Salem project](#). That four-year project included extensive community engagement and resulted in an update of Salem's Comprehensive Plan, Comprehensive Plan Map, zoning map, and zoning code to guide future growth and development in the community.

Adopted in 2022, the Our Salem project rezoned thousands of acres of land across Salem to promote walkable, mixed-use areas, particularly along corridors served by frequent transit service.

To fully comply with the CFEC rules, minor updates to Salem's land use regulations and Comprehensive Plan will be required. The walkable, mixed-use areas will also inform the upcoming update to Salem's Transportation System Plan.

Other Land Use Changes

The CFEC rules require the City to update how it regulates development across Salem. For example, the rules call for pedestrian-oriented design standards and pedestrian access standards in commercial and mixed-use areas.

The State rules also require neighborhoods to be designed with connected networks of streets, paths, and accessways. The City has many such regulations already in place, but the City will evaluate and implement any additional code and Comprehensive Plan changes that are required.



Contact Us and Learn More

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