



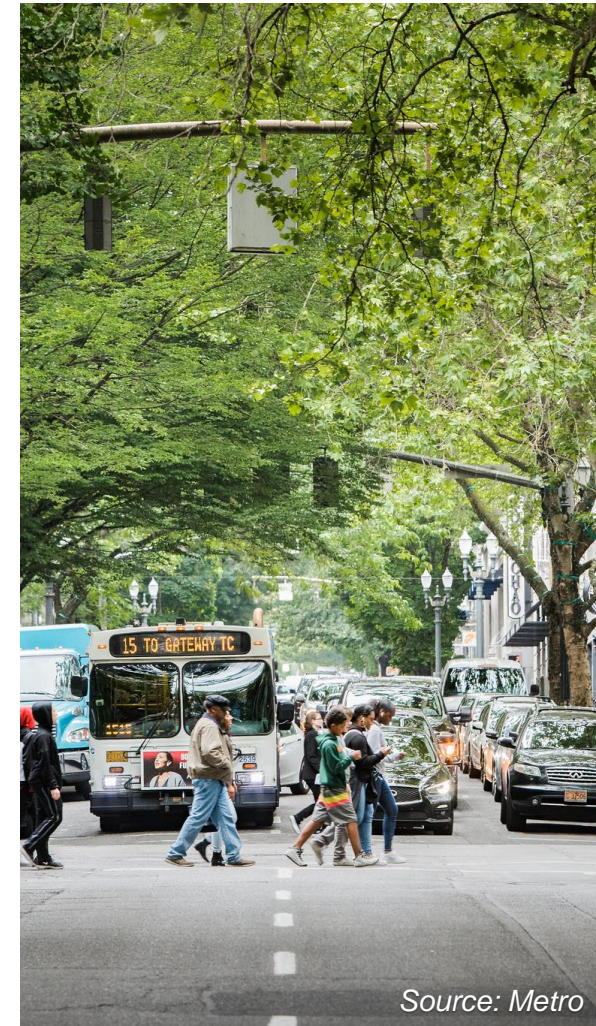
DLCD



Source: DLCD

Walkable, Mixed-Use Areas

Implementing Climate-Friendly and
Equitable Communities Rules



Source: Metro



Virtual Public Meeting
Department of Land Conservation and Development,
Salem, and Keizer

February 23, 2023



AGENDA

- **Introductions and Purpose**
- **Background:** Climate-Friendly and Equitable Communities (CFEC)
- **Walkable, Mixed-Use Areas**
- **On the ground:** Salem and Keizer
- **Next Steps**
- **Questions and Answers**

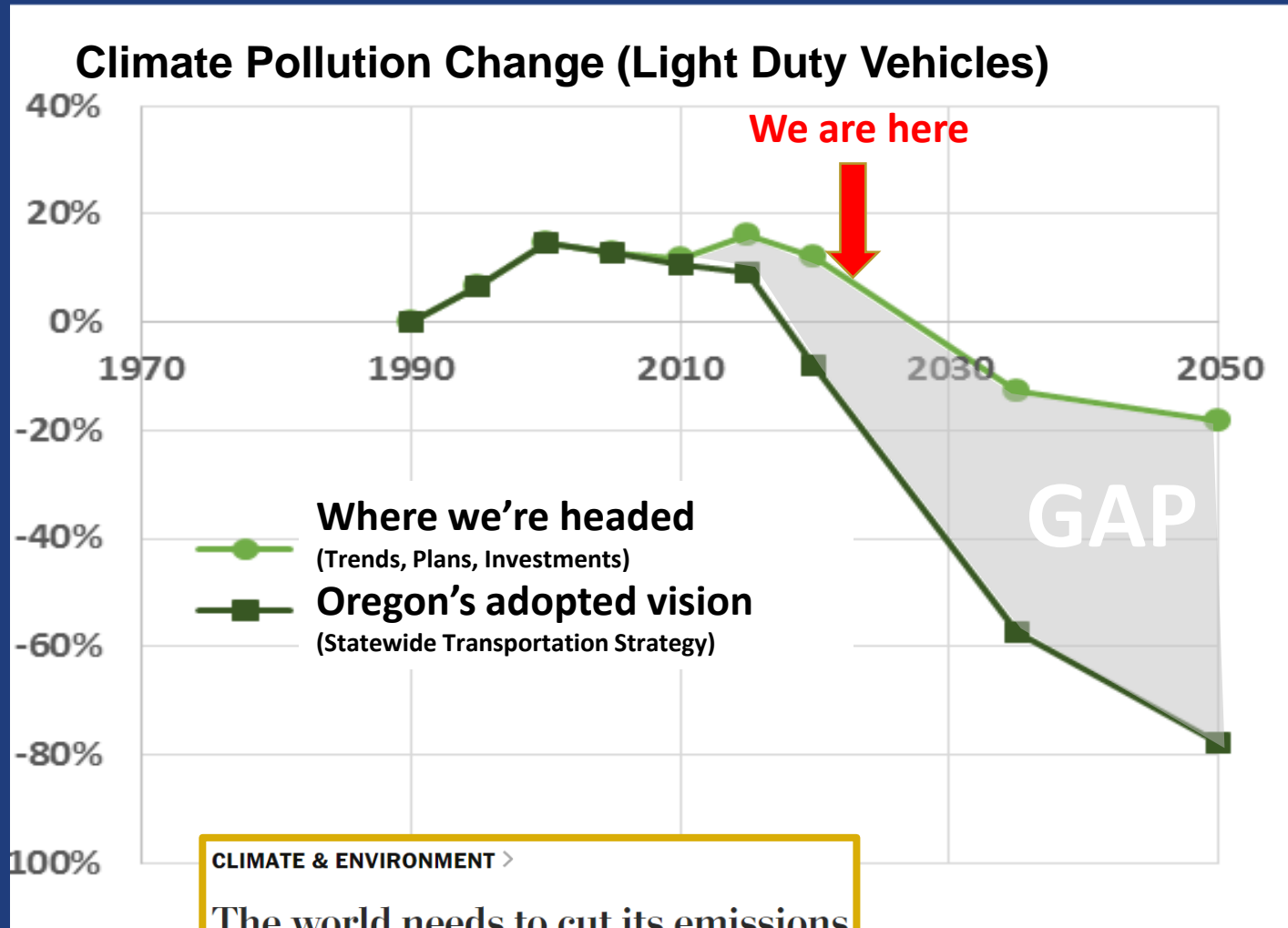
Climate-Friendly and Equitable Communities

- ❖ New state rules focused on land use and transportation changes
 - Initiated 2020 and adopted 2022
 - Reduce greenhouse gas emissions from transportation
 - Promote equity



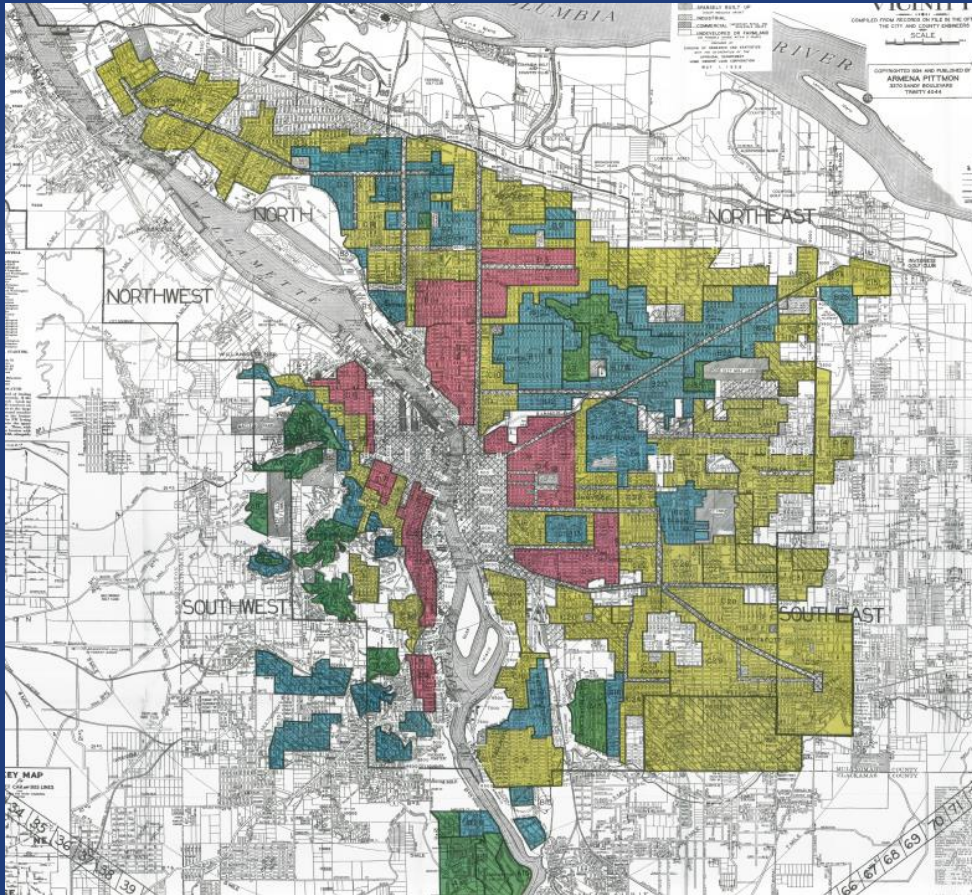
Why this program?

Missing Oregon's Pollution Reduction Targets Has Real Costs



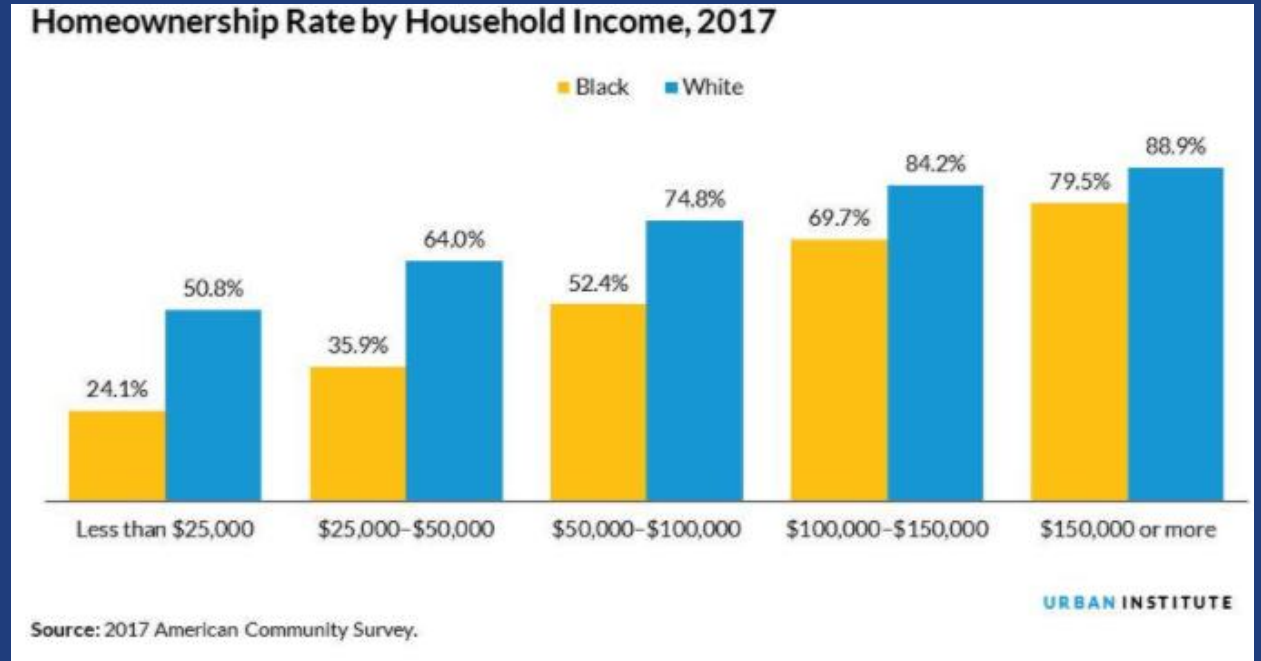
Why this program?

Inequity from Land Use and Transportation Policies, Practice



1938 federal Home Owners' Loan Corporation redlining map

Green = best, Blue = "still desirable" Yellow = "Definitely declining" Red = "hazardous" dsl.richmond.edu/panorama/redlining



Intergenerational wealth transfers through homes, thus:

71.9% of white households own homes

41.8% of Black households own homes

The homeownership gap is wider than when race-based discrimination against homebuyers was legal.

Program Applies in Oregon's Metropolitan Areas

These contain
over 60% of
Oregon's
population and
70% of jobs





Two Categories of Program Work

**Regional plans to
achieve pollution
reduction targets**

**Land use and
transportation updates
reducing pollution and
promoting equity**



Updated Land Use and Transportation Rules

Focus Areas

Land Use/Building

- Designate walkable mixed-use areas
- Reform parking management
- Support electric vehicle charging

Transportation

- Plan for high quality pedestrian, bicycle, and transit infrastructure
- Go beyond sole focus on motor vehicle congestion standards
- Prioritize and select projects meeting climate/equity outcomes



Walkable Mixed-Use Areas (WaMUAs)

Planning Process and Requirements



What is a Walkable Mixed-Use Area?

- Imagine downtowns and neighborhood centers
- Walkable areas with a mix of uses - residential, office, retail, services, etc.
- High-quality pedestrian, bicycle, and transit services
- Parking is well-managed

Walkable Mixed-Use Area Requirements

Locational Requirements

- Existing or planned urban centers, including downtowns, transit-served corridors, and neighborhood centers
- Provided with high quality pedestrian, bicycle, and transit facilities
- Infrastructure able to support potential development
- Outside hazardous areas
- Minimum dimension of 750 feet (with some exceptions)



Source: Metro

Walkable Mixed-Use Area Requirements



Land Use Requirements

- Allow a broad variety of housing types, and a broad variety of offices, services, commercial, and public uses
- Abutting high-density residential areas and employment areas may qualify as a portion of a WaMUA
- Prioritize location of public-serving government facilities in WMUAs. Parks and open space areas prioritized in or near WaMUAs
- Minimum block length standards
- No maximum density limitations

Two Options for Local Governments:



Prescriptive Option

Outcomes Option

Population	Walkable Mixed-Use Area Size	Prescriptive Option		Outcomes Option
		Minimum Density (for single-use residential development)	Maximum Allowed Building Height No Less Than (for at least one WMUA per community if multiple WMUAs)	Target Development Level
25,000 – 49,999 Keizer	Could contain 30% of needed housing	20 dwelling units/net acre	60 feet	30 homes and jobs/net acre
50,000+ Salem	Could contain 30% of needed housing	25 dwelling units/net acre	85 feet	40 homes and jobs/net acre

Walkable Mixed-Use Area Decision Process

Study potential WaMUEs – due Dec. 31, 2023

- Identify potential WaMUEs
- Evaluate current and potential development standards
- Community engagement plan
- Evaluate potential for displacement and potential mitigation measures, if needed
- Studies submitted for review and comment

Determine and apply zoning for WaMUEs – completed by Dec. 31, 2024*

- Adopt and zone (one or more) WaMUE(s)
- For cities over 10,000, demonstrate that WaMUE(s) can accommodate at least 30% of needed housing (zoned capacity)
- Adopt Walkable Mixed-Use element into the comprehensive plan, including analysis of housing production strategies, if needed to mitigate displacement



Walkable Mixed-Use Area Implementation

Benefits

- More opportunities for jobs and housing for those who want to work and/or live in these areas
- Flexibility in zoning and methodology
- WaMUAs do not reduce lands available for residential or employment growth elsewhere
- Alternative transportation review process

Concerns

- Potential for underserved resident populations to be displaced (priced out)
- Resources are available to evaluate displacement potential and identify mitigation strategies, if needed

On the ground in Salem and Keizer



Salem



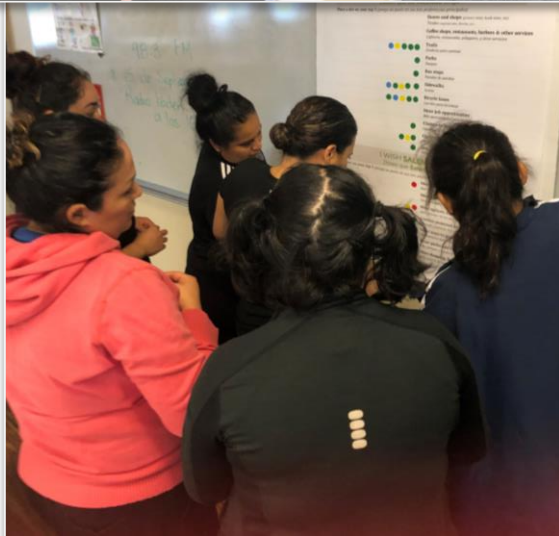
OUR SALEM

SALEM AREA COMPREHENSIVE PLAN

August 2022

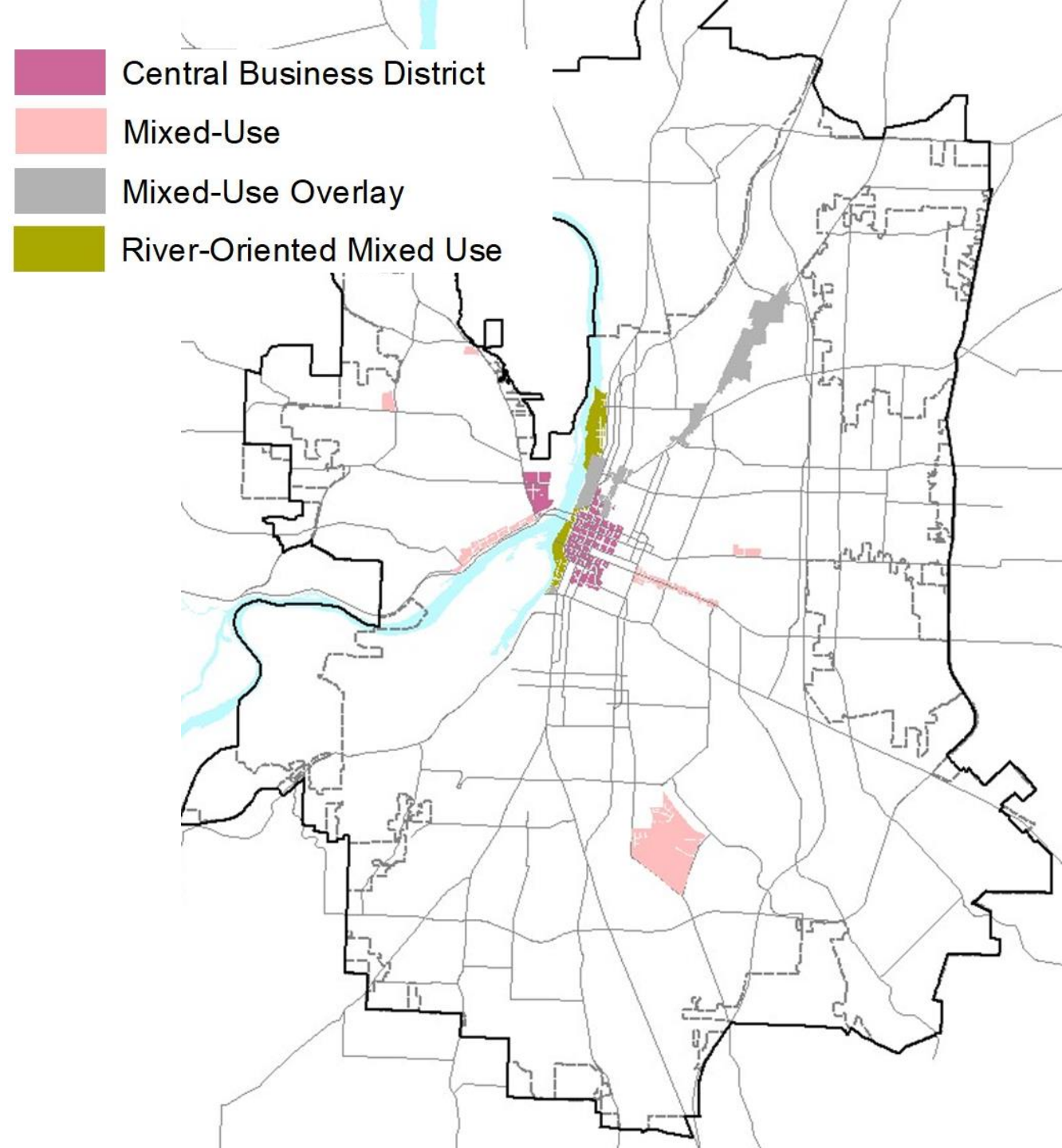
Salem
OREGON

Community's Vision



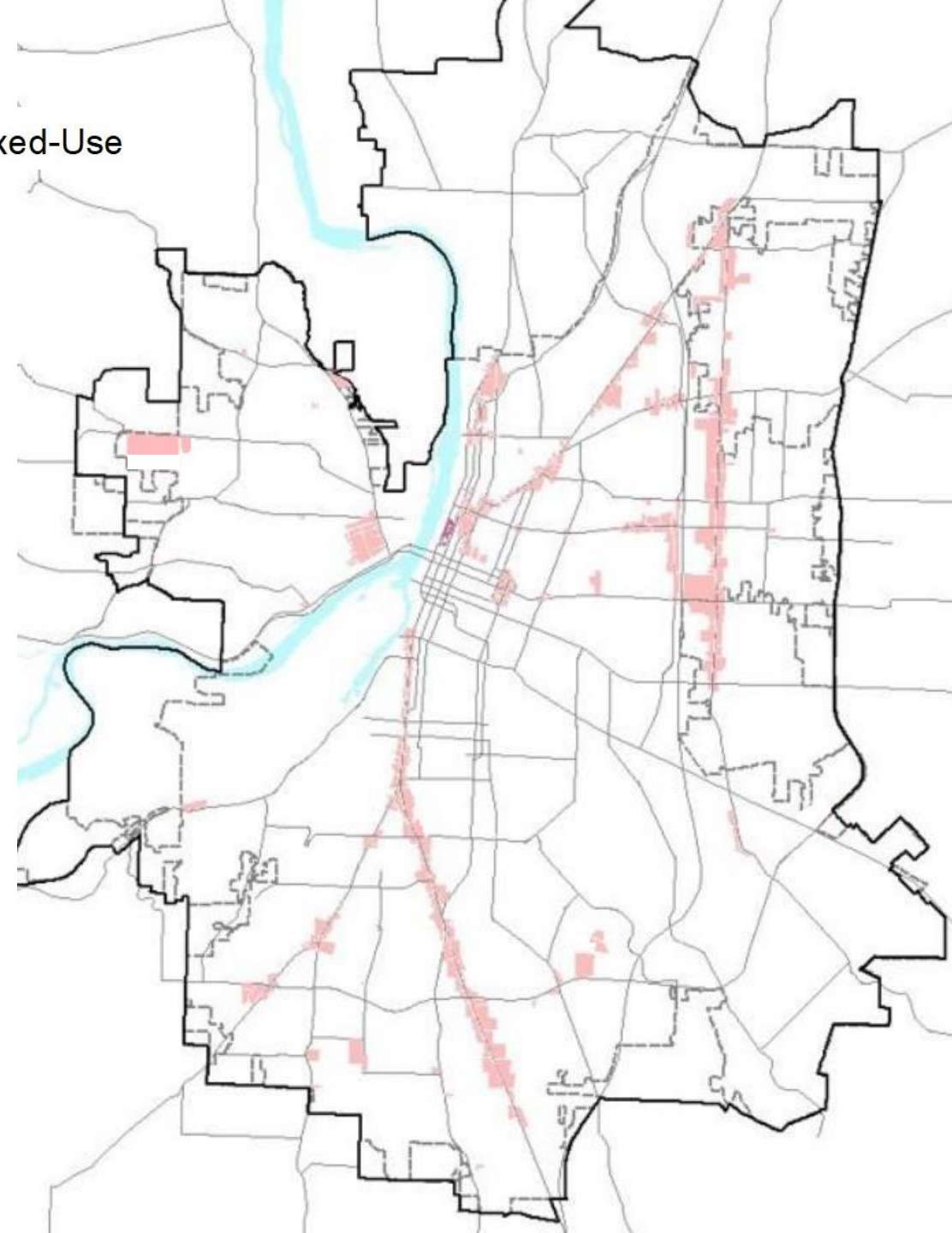
Mixed-Use Land

- Had some Mixed-Use land
- But new goals to increase housing and mixed use near transit
- Reduce greenhouse gas emissions



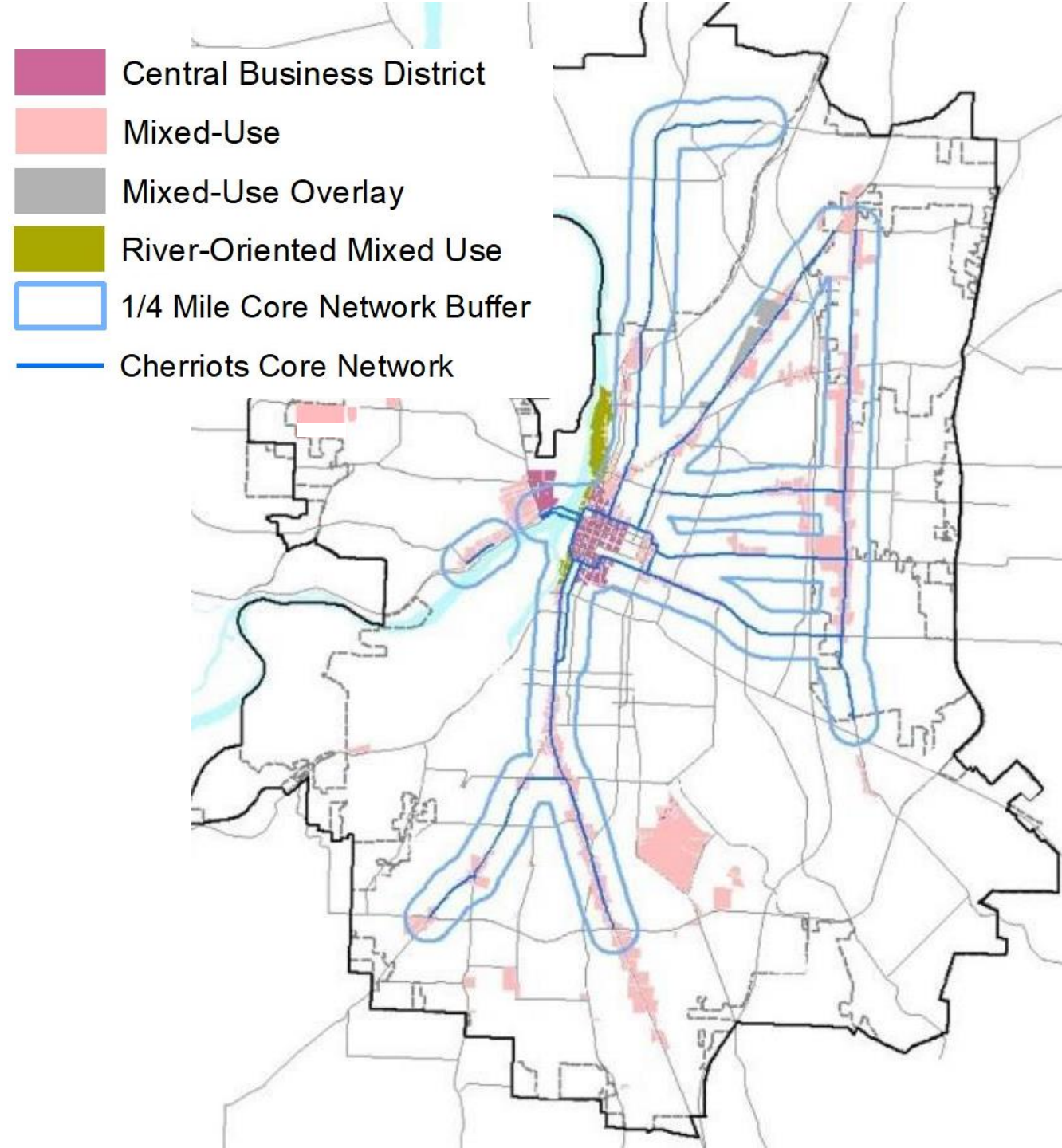
**Added >1,500
acres of Mixed-
Use Land**

 Mixed-Use



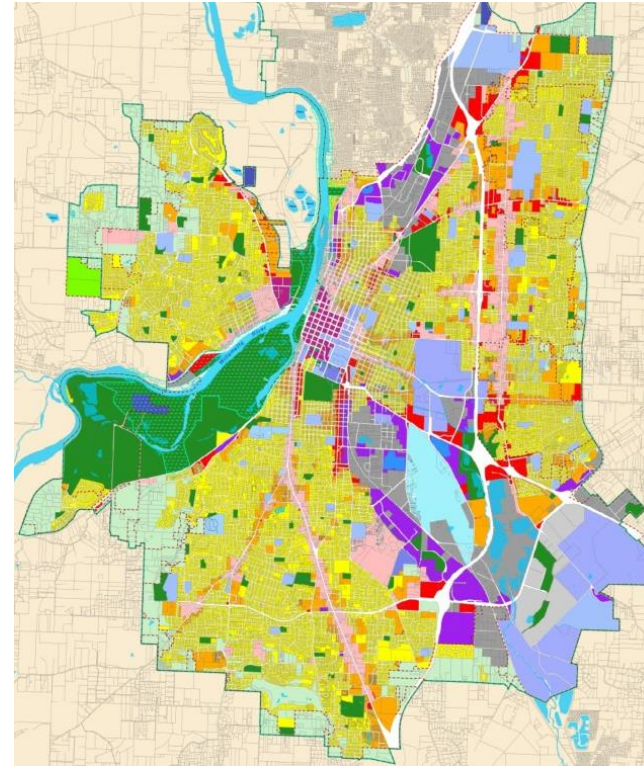
Now

- Most mixed-use land within ¼ mile of transit “Core Network”



Looking Forward

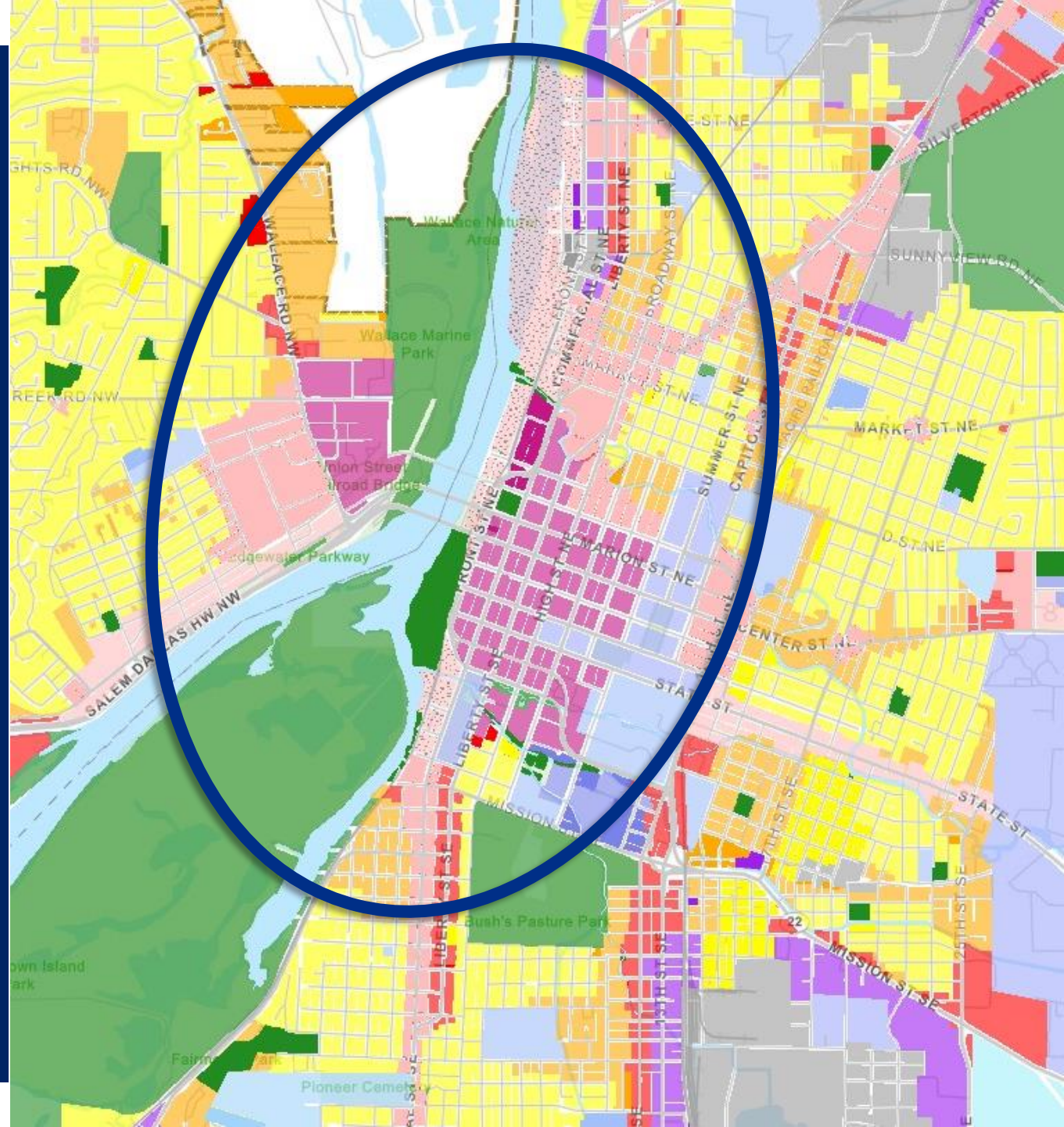
- Building off Our Salem to implement WaMUAs





Focus on Mixed-Use Areas

30% requirement:
≈26,000 units



Downtown Salem



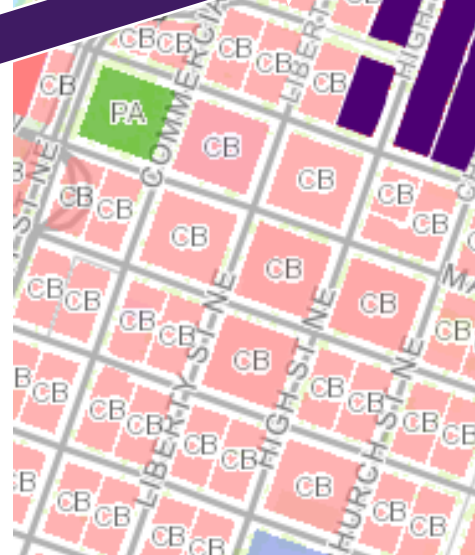
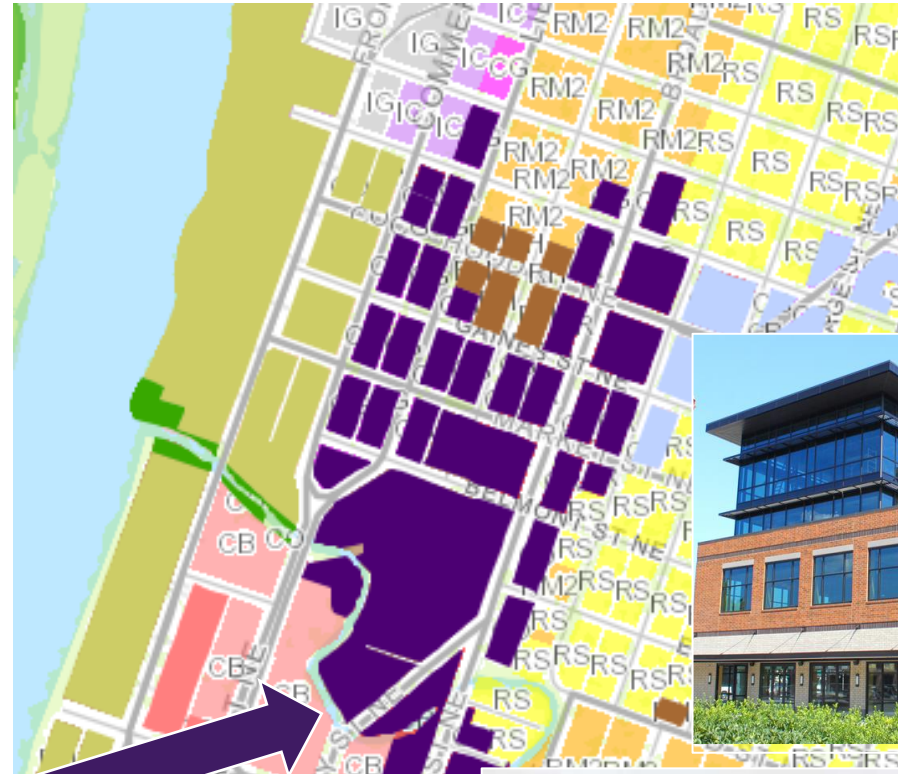
Central Business District (CB)

- Primary WaMUA
 - ≈ 130 acres
 - Min. density: 20 du/acre
 - No max height
- Accommodates $\approx \frac{1}{2}$ of housing needs in that zone ($\approx 13,000$ units)



Other Areas Like North Downtown

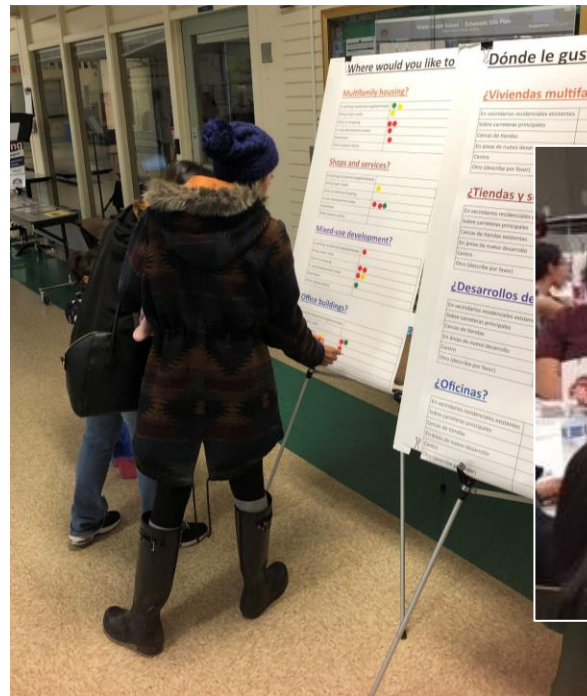
- Secondary WaMUEs
 - Rezoned to Mixed Use-I
 - ≈ 55 acres
 - Min. density: 15 du/acre
 - Max. height: 65 ft



Salem's Next Steps

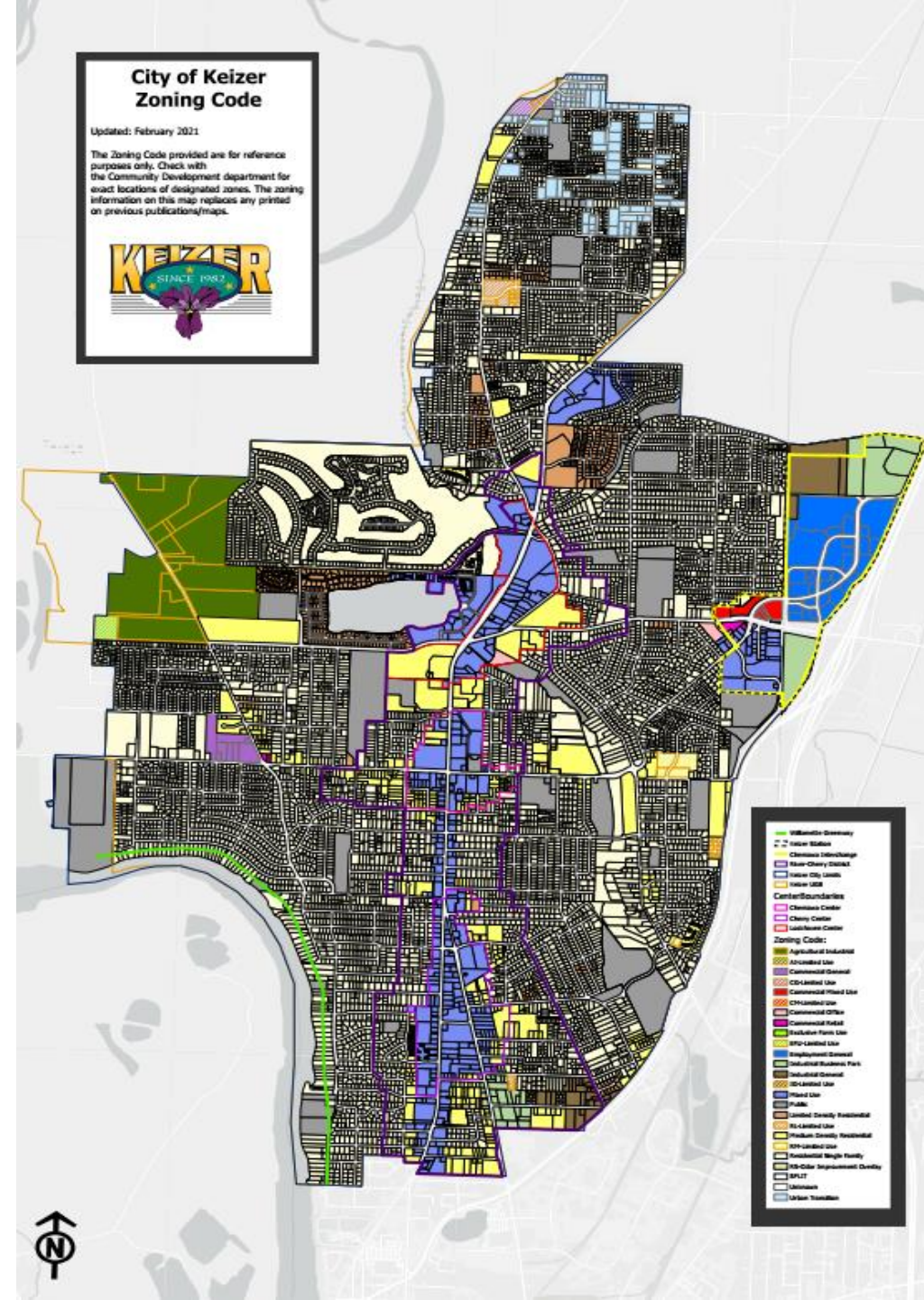
- Focus on displacement and mitigation
- Engage underrepresented communities

www.cityofsalem.net/salem-in-motion



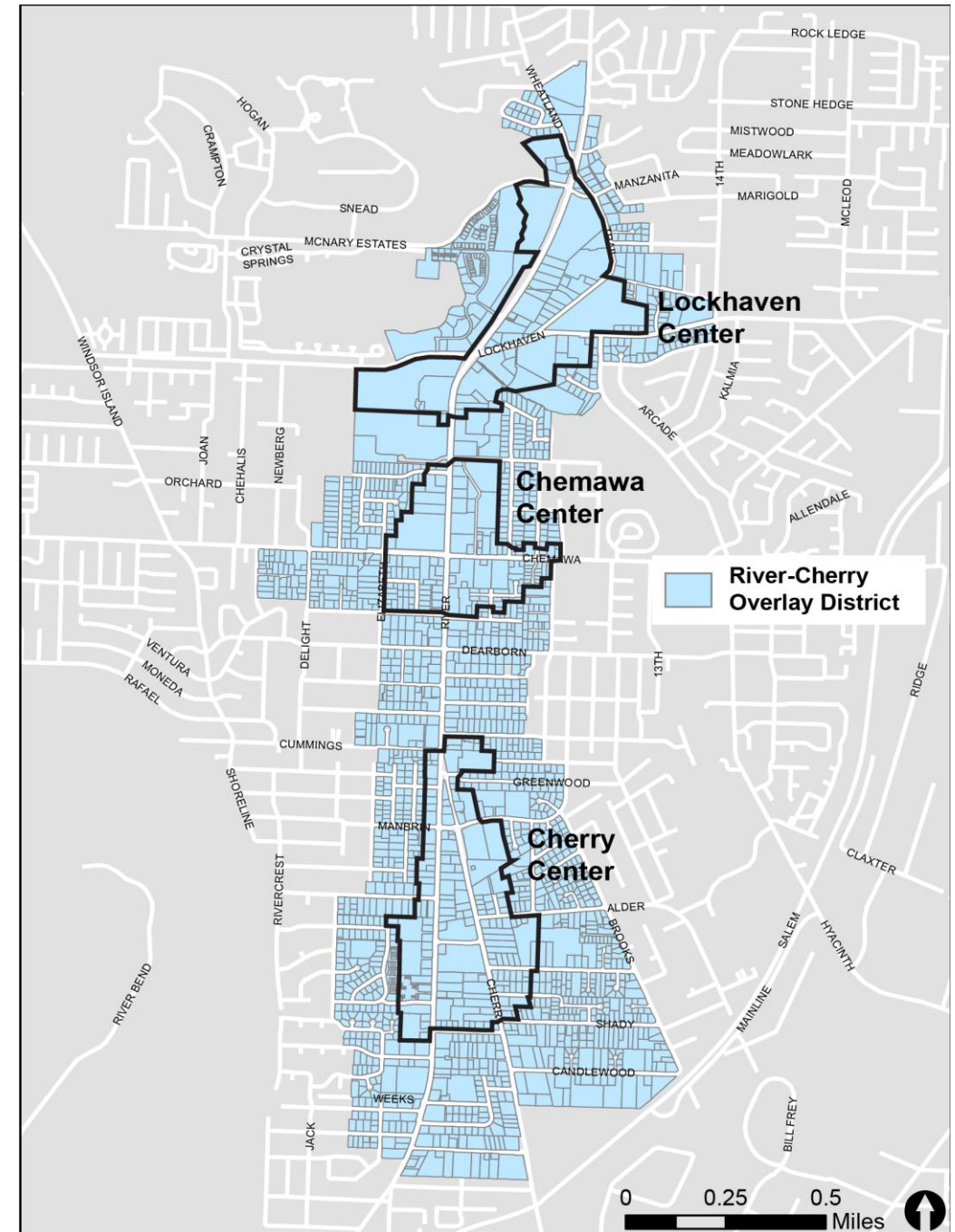


- No distinct “downtown”
- River Rd/Cherry Ave Corridor
- Keizer Revitalization Plan (2019)



Revitalization Plan

- Re-zoned commercial properties along River Rd to Mixed Use
- Allow and encourage mixed use development opportunities
- Quality Transportation facilities including transit, walking, and bicycling, especially focused at “centers” with higher intensity uses

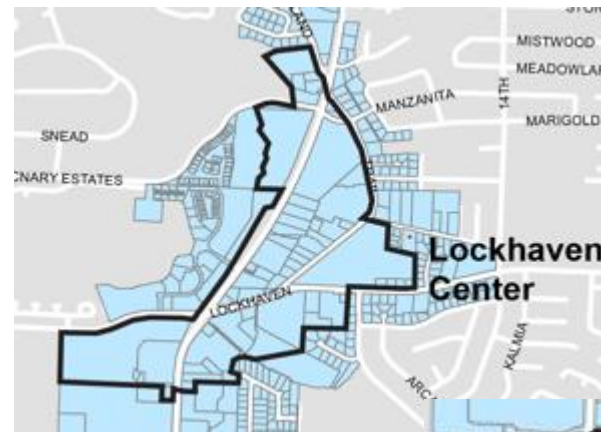




- A few mixed use projects have been constructed
- Corridor is served by frequent transit
- Standards in the River-Cherry Overlay District similar to WaMUA requirements

Looking Forward

- Build off The Keizer Revitalization Plan to implement WaMUAs (Revitalization 2.0)
- 30% requirement:
≈5,200 units



- **“Centers” as possible candidates for WaMUAs?**
- **Consistency with Revitalization Plan**
- **Technical analysis to determine the capacity and consistency with standards**



Keizer's Next Steps

- **Keizer Community Diversity Engagement Committee Input**
- **Public Open House**
 - **Initial Candidate WaMUEAs**
 - **Initial Equity Analysis considerations**



Questions and Answers

Learn More Online

Search "DLCD CFEC"



Source: Metro



Source: DLCD

Sign up for email updates
oregon.gov/LCD/LAR/Pages/CFEC.aspx