

# ***West Salem Business District Zone Code Clean-up***



---

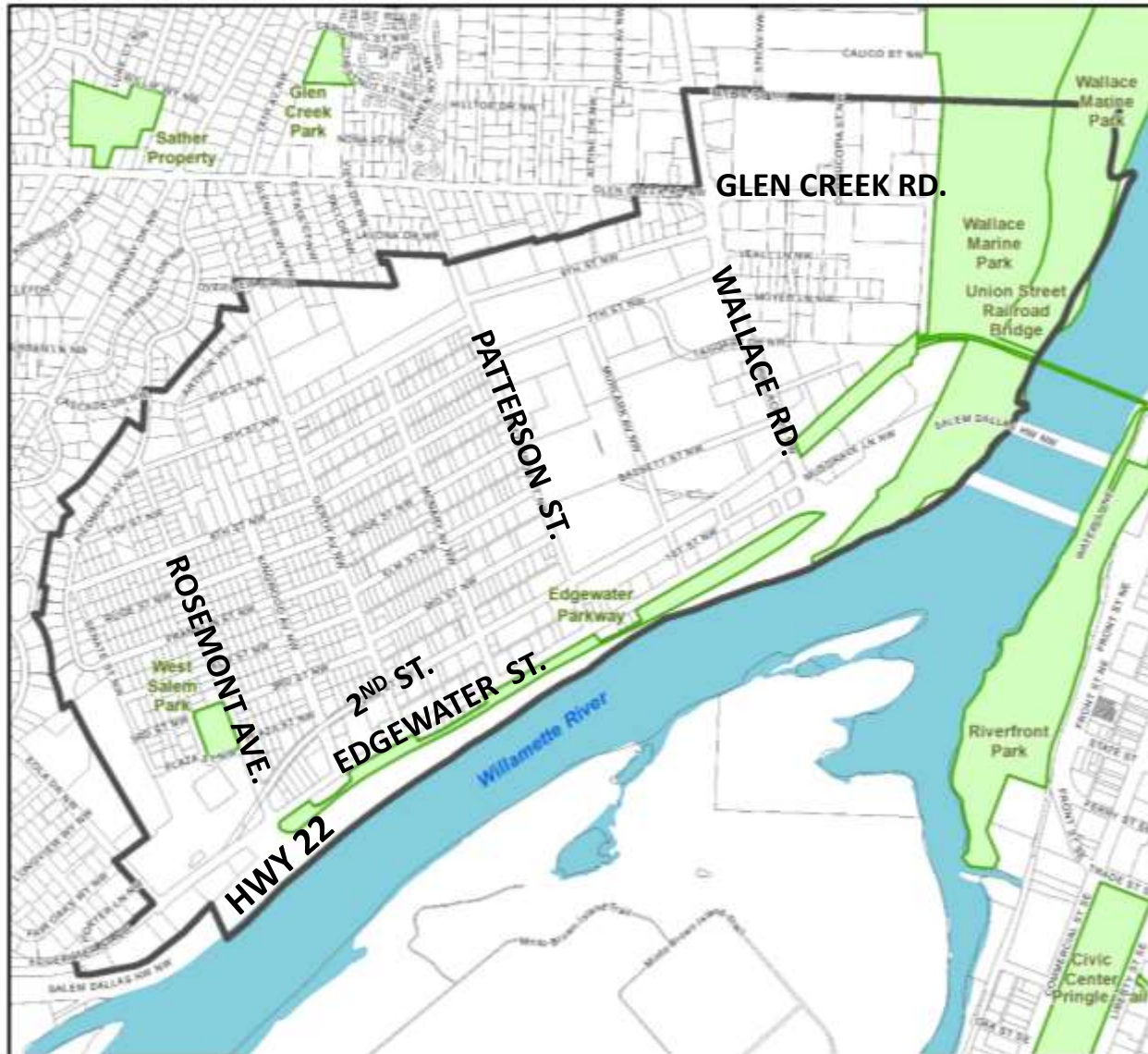
PLANNING COMMISSION WORK SESSION  
NOVEMBER 7, 2017

# Planning Commission Work Session

- Staff Presentation – Project Process and Background
- Staff Presentation – Proposed Zoning Changes
- Questions and Discussion of the Project



# West Salem Urban Renewal Area



# West Salem URA - Projects

- **Projects**
  - Wallace Marine Park Trail
  - 2<sup>nd</sup> Street NW
  - Way-finding signage
- **Action Plan**
  - Transportation
  - Zoning Code Clean-up
  - Grant program





# Current Zoning Map





West Salem  
Central Business District



2<sup>nd</sup> Street  
Craft Industrial Corridor



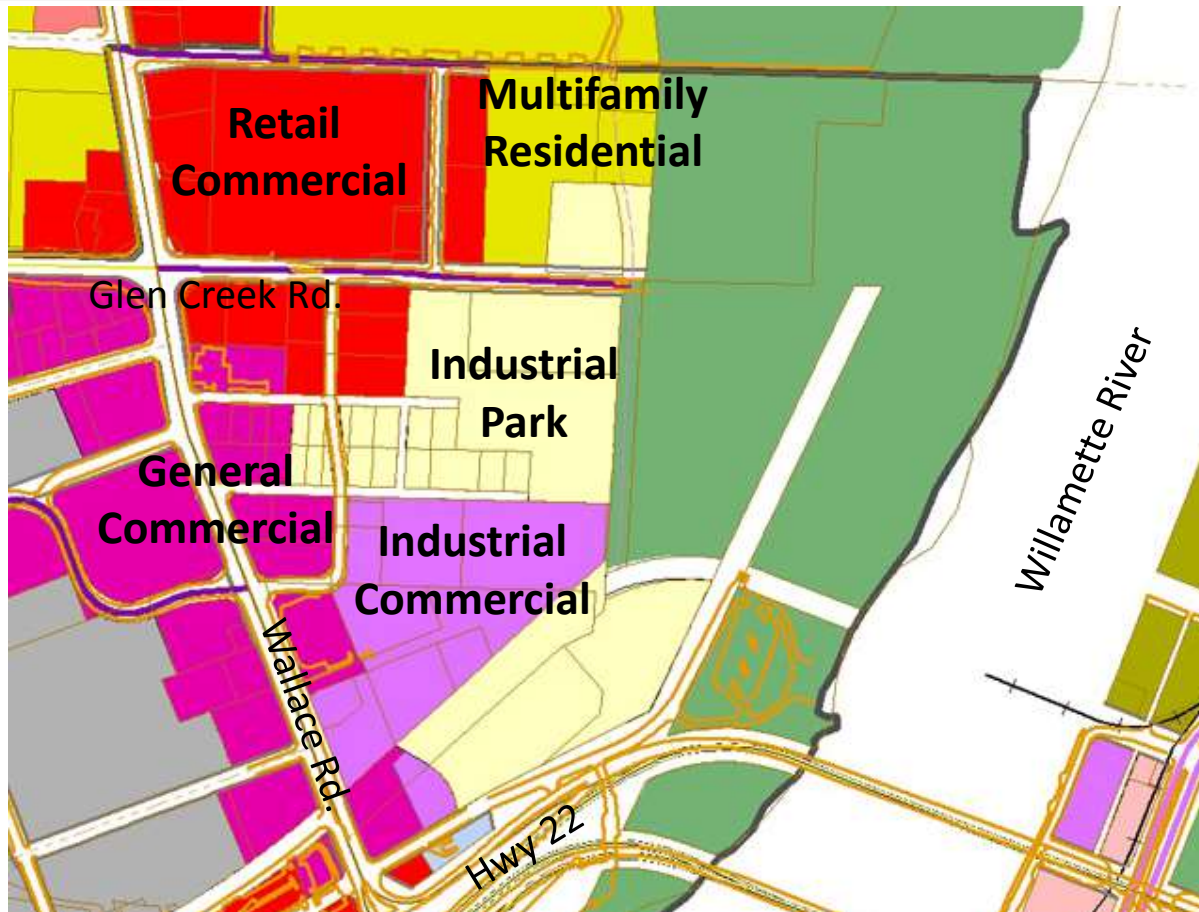
Edgewater/2<sup>nd</sup> Street  
Mixed-Use Corridor







# West Salem Central Business District





# West Salem Central Business District



West Salem  
Central  
Business  
District





# West Salem Central Business District

- Replace “patchwork” of zones with single district
- Allow new residential and commercial
- Existing uses not affected
- Walkable design



# West Salem Central Business District

## Seeking Input:

- Off-street parking reduction
- Narrow street standards

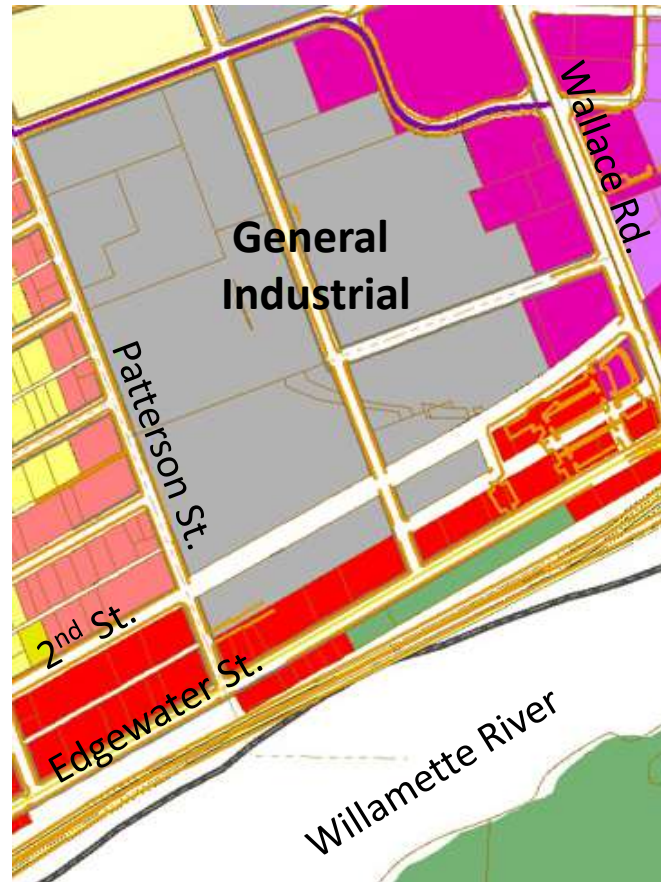








# 2<sup>nd</sup> Street Craft Industrial Corridor







# 2<sup>nd</sup> Street Craft Industrial Corridor



**2<sup>nd</sup> Street  
Craft Industrial  
Corridor**



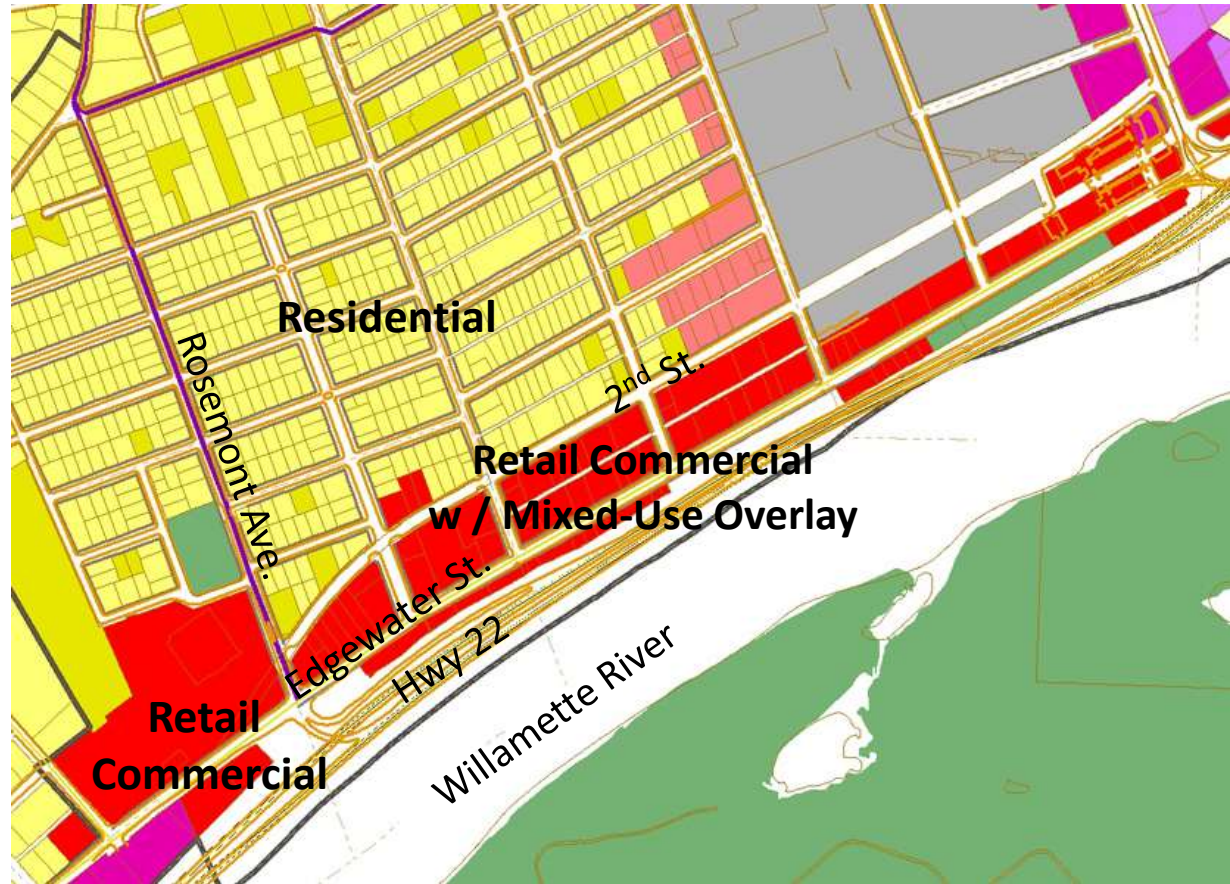


## 2<sup>nd</sup> Street Craft Industrial Corridor

- Allow “Craft Industrial” use
- Walkable design



## Edgewater/2<sup>nd</sup> Street Mixed-Use Corridor





# Edgewater/2<sup>nd</sup> Street Mixed-Use Corridor



Edgewater/2<sup>nd</sup>  
Street  
Mixed-Use  
Corridor





## Edgewater/2<sup>nd</sup> Street Mixed-Use Corridor

- Extend mixed-use zoning north of 2<sup>nd</sup> Street
- Extend mixed-use zoning across Western Gateway (Safeway, intersection of Edgewater/Eola)
- Streamline zoning rules



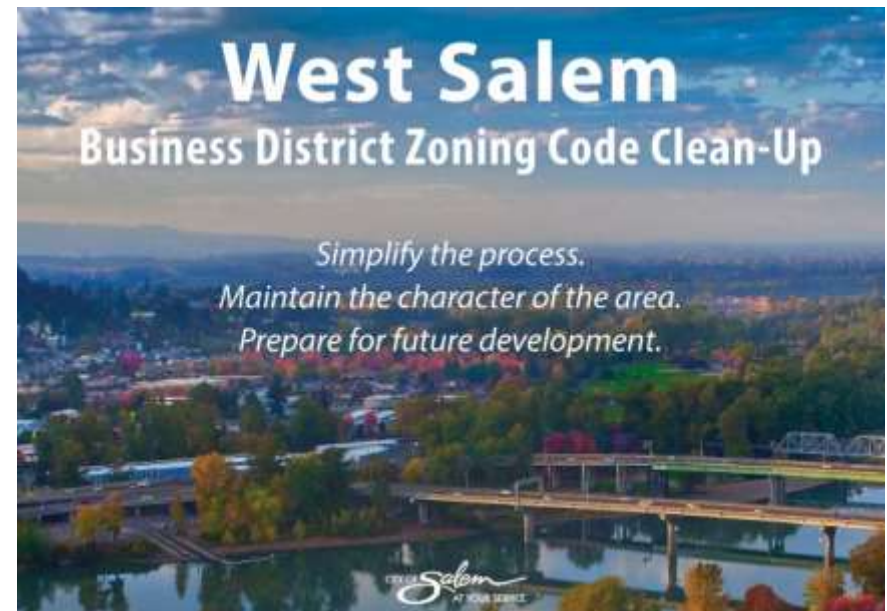
# Stakeholder Committee and Outreach to Date

- Stakeholder interviews early 2017
- WSRAB ongoing
- April 3 WSNA
- July 27 WSBA
- TAC meetings June-September
- DKS Associates traffic consultant summer and fall 2017
- September 5 DLCD and ODOT
- September 19 Edgewater Partnership Meeting
- October 18 Community Meeting
- October 26 WSBA



# Next Steps

- Continued public outreach through the end of 2017
- December 2017 - refined draft of code amendments
- Early 2018 - public process for adoption



# Project Contacts

[www.cityofsalem.net/Pages/west-salem-zone-code-clean-up.aspx](http://www.cityofsalem.net/Pages/west-salem-zone-code-clean-up.aspx)

- Bryan Colbourne

[bcolbourne@cityofsalem.net](mailto:bcolbourne@cityofsalem.net)

(503) 540-2363

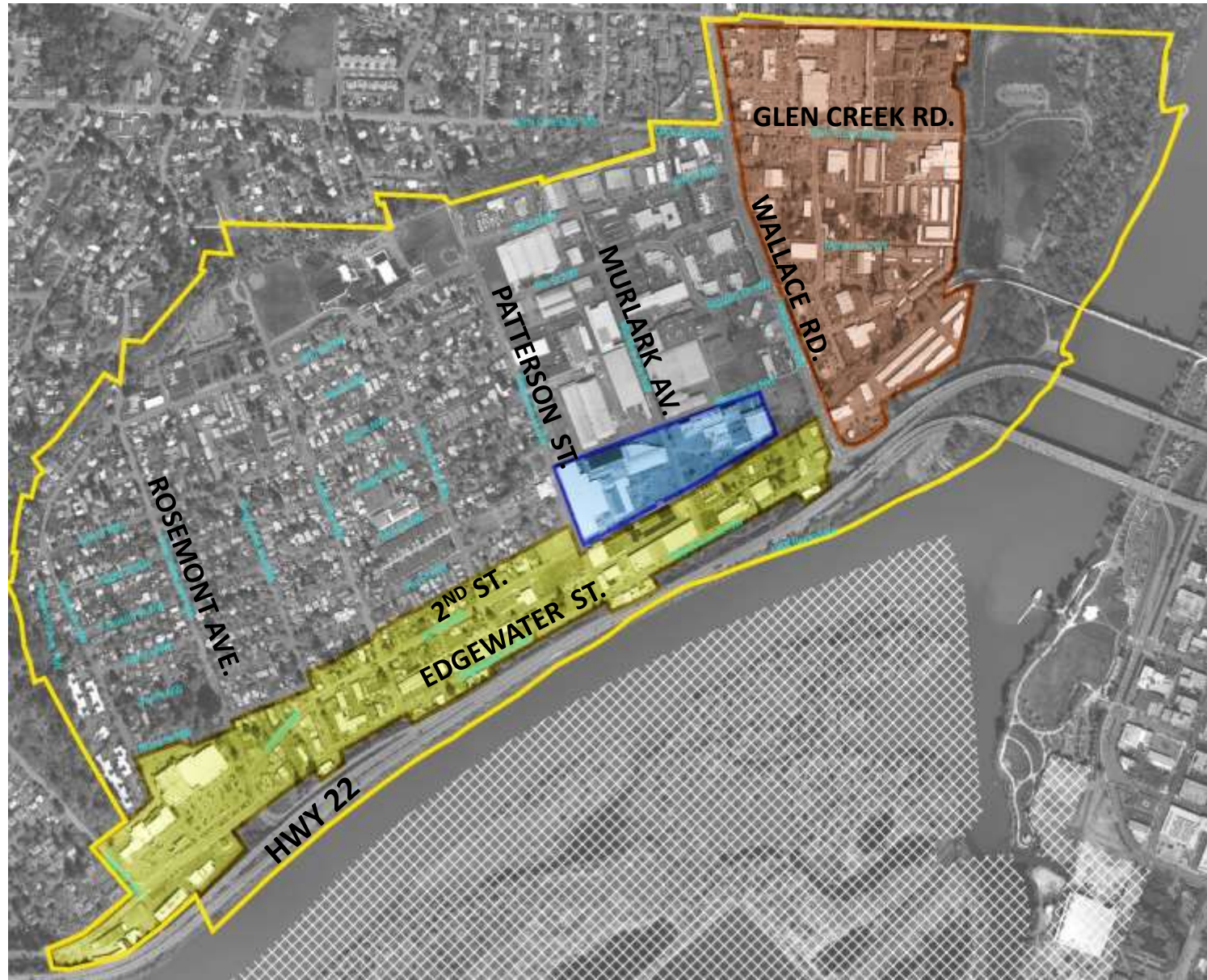
- Tory Banford

[tbanford@cityofsalem.net](mailto:tbanford@cityofsalem.net)

(503) 540-2445



# Proposed New Zones





# Current Zoning Map

