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# Memorandum

**Date:** June 6, 2023  
**To:** City of Salem, City of Keizer, and Marion County staff  
**From:** Kim Sapunar and Scott Whyte  
**Re:** **Background and Summary of Technical Process**

## Background

The Land Conservation and Development Commission launched the Climate-Friendly and Equitable Communities rulemaking in response to Governor Brown's Executive Order 20-04. It directed the Department of Land Conservation and Development "DLCD", to amend rules governing Oregon's planning system for communities in Oregon's eight most populated areas. In July 2022, new rules were adopted.

The rules require cities with a population over 5,000 within the seven metropolitan areas outside of Portland Metro to adopt regulations allowing walkable mixed-use development in defined areas within urban growth boundaries. The rules provide a two phased process for local governments to first study the potential designation of CFAs, then in a second phase to adopt development standards for those areas.

The work done by the MWVCOG in this project implements OAR 660-012-0315 (4), which requires local governments to submit a study to identify potential CFAs by December 31, 2023.

## Overview of Work

The rules specify two methods of CFA implementation for jurisdictions to choose from, Salem, Keizer and Marion County chose to follow the prescriptive path for the study as specified in [OAR 660-012-0310](#). There are many parts and conditions outlined in the rules, and guidance has been provided by DLCD in the implementation of the code. The resulting technical memos step through the details of analysis, and zoning code compliance. Briefly, there are several key factors to keep in mind when reading the study material that are specified in the rules.

- The prescriptive analysis path is a zoning capacity analysis. That is, without regards to what is currently built, it looks at what is possible to build. This differs from a buildable land inventory or housing needs analysis that inventories vacant, partially vacant, or re-developable land. For this study, existing land uses are not part of the evaluation.
- Zoning by area is “built out” to capacity, from the total build-out **only 30%** is counted towards future housing, no matter what the underlying zoning category as per the rules.
- The target amount of housing to be accommodated by CFA(s) is determined by the rules with a unique formula of [(all existing housing + future need = Total) \* 30%]. The target number is 30% of **both** existing and future housing combined.
- The future housing need number is taken from work done by the city or county through a housing needs analysis (HNA). This supplies a target number of needed/future housing units over a 20-year planning horizon. The future year of the HNA planning horizon depends upon when the HNA was last updated. Salem and Keizer are required to update their HNA every 8 years.
- Existing housing unit counts come from 2020 census data to allow for the summary of housing by unique areas, for example outside of the city limits but inside of the urban growth boundary. The summaries were done using a geographic information system (GIS) census layer.
- This study does not include a market analysis. It calculates the potential that could be built based on zoning code, not necessarily if or when it will be built.
- The existing housing, currently located in a potential study area does not factor directly into the CFA determination.
- After a CFA study is complete, and CFA boundaries are adopted and implemented by jurisdictions by the end of 2024, other supporting planning plans will be updated by jurisdictions, including Transportations System Plans (TSPs), zoning code or comprehensive plans as necessary.

A summary of the Technical Memos is listed below. Several of the memos contain overlapping information, as the calculation process was often iterative, referencing another part of the work.

Although listed in numeric order, they have been assembled in the combined file in reverse order as Technical memo #7 summarizes the draft CFAs and findings.

- Technical Memo #1 – Housing needs, Dwelling Unit Capacity
- Technical Memo #2 – candidate CFAs
- Technical Memo #3 – coordination between Marion County on CFAs adjacent to city limits
- Technical Memo #4 – Existing and Potential Development Standards Analysis
- Technical Memo #5 – Dwelling Unit Capacity Analysis (of existing and potential development standards)
- Technical Memo #6 - Anti-Displacement Spatial Analysis
- Technical Memo #7 - Final CFA calculate dwelling capacity, and necessary compliance of CFA



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# Memorandum

**Date:** April 18, 2023  
**To:** City of Keizer Staff  
**From:** Scott Whyte and Kim Sapunar, MWVCOG  
**Re:** Draft Technical memo #7

## From the Scope of Work:

### **4.3 Preliminary Evaluation of Existing Development Standards and Potential Changes necessary to comply with OAR 660-012-0320 – [0315(4)(e)]**

Based on the work in Technical Memo #4 (existing and alternative development standards) and working with each local jurisdiction, Consultant will do a preliminary analysis summarizing whether existing development standards in the City will be sufficient to comply with OAR 660-012-0320 in potential climate friendly areas and/or if any changes are necessary to comply with OAR 660-012-0320. Consultant shall include the results in draft **Technical Memo #7** for the jurisdictions' review.

### **4.4 Analysis of how each potential climate friendly area complies, or may be brought into compliance, with the requirements of OAR 660-012-0310(1)– [0315(4)(d)]**

Consultant will work with City staff to produce an analysis of how each potential CFA complies or may be brought into compliance with OAR 660-012-0310(1). Consultant shall include this analysis in draft Technical Memo #7.

## **Background**

Technical memo #7 calls for identifying existing development standards and identifying potential changes to standards in order to make CFA/Walkable Mixed-Use Areas in compliance with OAR 660-012-0320. As work was conducted initially identifying candidate areas, and estimating housing potential, it was necessary to conduct the majority of this process associated with Step 2. Development standards for each zoning category associated with the three draft location areas are documented in technical memo #4 by using a candidate score sheets. These sheets identified the appropriate CFA rule and associated development. At the

time the scope was being drafted, it was unclear if enough analysis of the standards, potential alternative standards, and evaluation of compliance would take place early in task 2. Task 4 and technical memo #7 was included in the event that additional analysis on compliance was needed.

The analysis provided in technical memo #4 shows that the majority of the city’s existing development standards meet the requirements of OAR 660-012-0310 and OAR 660-012-0320 outline in a score sheet format. This memo will summarize the factors that would need to be updated by the city for compliance.

Study areas of three CFA locations

The work has focused on three locations for potential CFA locations, the three designated centers in the River Cherry Overlay District, Lockhaven, Cherry and Chemawa. The city has the option of designation primary and secondary CFAs, and the rule requirements are different between them. The estimated dwelling unit potential of all three locations with current development standards is more than sufficient to meet the city’s rule requirement. The city may decide to designate all three areas for simplicity with overlay code changes, and for consistency within the RCOD. Choosing two of the three study areas will meet their unit requirement. Briefly this memo will summarize the needed changes, first assuming that all three areas are designated equal (primary) CFAs, and secondly that one are is primary and the other(s) are secondary.

**Option 1: All three centers of the RCOD are designated Primary CFAs**

Table 1 is a summary of the development factors that do not meet the requirements and will need to be updated for CFA compliance will all locations being equal.

*Table 1 List of Needed Changes for OAR Compliance*

Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> zone for residential only at min. of 12 du. / ac. but no minimum if mixed-use. <b>2</b></li> </ul>
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> zone has max of 50-ft. for multi-fam &amp; mixed-use<b>3</b></li> </ul>



Res. Density - if Primary CFA	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>RM zone for residential is at min. 10 du. / ac. 2</b>
Building Height – if Primary CFA	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>RM zone max height is 45-ft.</b>
Res. Density - if Primary CFA	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>CO zone for residential at minimum of 8 du. / ac. 2</b>
Building Height – if Primary CFA	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>CO zone max height is 50-ft.</b>

**Option 2: One CFA is designated primary CFA and the city may choose one or two additional locations as secondary**

Table 2 is a summary of the development factors that do not meet the requirements and will need to be updated for CFA compliance with one primary CFA and one or two areas as secondary CFAs.

*Table 2 List of Needed Changes for OAR Compliance*

**Primary CFA:**

Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>MU zone for residential only at min. of 12 du. / ac. but no minimum if mixed-use. 2</b>
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>MU zone has max of 50-ft. for multi-fam &amp; mixed-use<sup>3</sup></b>
Res. Density - if Primary CFA	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>RM zone for residential is at min. 10 du. / ac. 2</b>
Building Height – if Primary CFA	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>RM zone max height is 45-ft.</b>
Res. Density - if Primary CFA	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>CO zone for residential at minimum of 8 du. / ac. 2</b>

Building Height – if Primary CFA	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• CO zone max height is 50-ft.
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**For the Secondary CFA(s)**

Res. Density - if <i>not</i> Primary	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• MU (in center) needs to be <u>15</u> du/ac. if <i>not</i> Primary.
Res. Density - if not Primary	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• RM zone for residential at min. of 10 du. / ac. & need to increase if part of CFA.
Building Height – if <i>not</i> Primary	012-0320 (8)(b)(B)	Min max height of 50-ft.	N	• RM would need to be 45-ft. if in CFA and <i>not</i> primary.
Res. Density - if not Primary	012-0320 (8)(a)(b)	Min. of 15 dwelling units per net acre.	N	• CO min. density needs to increase if part of a CFA.

See CFA Scoresheet Analysis for full review of all applicable rule components in review of existing code standards.

**Text Amendment Details**

**Option X Text Amendment specific to MU zone in River-Cherry Overlay District (RCOD)**

Below is current text extracted from Section 2.130.05.B.2 of the City of Keizer Development Code. Text shown in ***bold italics highlighted in yellow*** is potential new text under Option X.

2. Residential Density

The minimum and maximum density for subdivisions, partitions, multifamily or any residential development shall be as follows: (6/22)

Table 2.130.05-3: Minimum and Maximum Residential Density Standards

Zone	Minimum Density (1)	Maximum Density (1)
MU	12, <b><i>15 or 20</i></b> units per acre (2)	28 units per acre (4)

RM	8 or 10 units per acre (3)	14 or 24 units per acre (3) (4) 25 units per acre for townhouses
RS	6 units per acre	10 units per acre (4) 25 units per acre for townhouses

- (1) Accessory residential housing units are included in the minimum density calculations but are not included in the maximum density calculations. (7/21)
- (2) There shall be no minimum residential density requirement for multifamily development within a mixed use building. **For residential only buildings, minimum density shall be as follows:**

**a) 12 units per net acre, specific to the \_\_\_\_\_ subdistrict of RCOD, and**

**b) 15 units per net acre, specific to the \_\_\_\_\_ subdistrict of RCOD, and**

**c) 20 units per net acre, specific to the \_\_\_\_\_ subdistrict of RCOD.**

- (3) For property designated Medium Density in the Comprehensive Plan, the minimum density shall be 8 units per acre; the maximum density shall be 14 units per acre. For property designated Medium-High Density in the Comprehensive Plan, the minimum density shall be 10 units per acre; the maximum density shall be 24 units per acre.

- (4) Maximum density does not apply to duplexes, triplexes, quadplexes, or cottage cluster housing. (6/22)

**Explanation of above:** One option in response to the rule for residential density (OAR 660-012-0320) is to retain current minimum density for MU in one of three existing centers within RCOD and increase minimum density to the other two existing centers within RCOD. Under Option X, in one of the three centers, minimum density would be increased from 12 to 15 units per net acre. In another center, minimum density would need be increased from 12 to 20 units per net acre. Text shown in **bold italics highlighted in yellow** is one way to accomplish.

The blank area “ \_\_\_\_\_ ” above is intended for the name of the center (i.e., Lockhaven, Chemawa or Cherry). The center selected by the city for minimum density at 20 units per net acre, is the Primary CFA and maximum building height of MU for this center must be no less than 60-feet.

The center selected for minimum density at 15 units per net acre, is the Secondary CFA and must have maximum building height no less than 50-feet. To meet the identified target unit potential for CFAs, “Cherry” must be one the subdistricts shown at 15 or 20 units per net acre

Below is current text from Section 2.107.06 of the City of Keizer Development Code (Dimensional Standard specific to the MU zone). Again, text shown in **bold italics highlighted in yellow** is potential new text under Option X.

A. Minimum Lot Dimension and Height Requirements (6/22)

DIMENSION	Single Family & Duplex	Triplex	Multifamily	Quadplex & Cottage Clusters	Townhouse	Commercial & Mixed Use
Lot Size	4,000 sq ft	5,000 sq ft	6,000 sq ft (1)	7,000 sq ft	1,500 sq ft	None (2)
Average Width	40 feet	40 feet	40 feet	40 feet	20 feet (4)	None
Average Depth	70 feet	70 feet	70 feet	70 feet	70 feet	None
Maximum Height	35 feet	35 feet	50 feet <b>60 feet (5)</b>	Quad: 35 ft Cottages: 25 ft	35 feet	50 feet (3)

(1) Multi-family development must comply with the density standard in Section 2.107.07.I (6/07)

(2) Parcel size shall be adequate to contain all structures within the required yard setbacks. (6/07)

(3) Height of vertical mixed use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process. (4/08)

(4) The width for townhouses must be a minimum of 20 feet instead of average 20 feet. (6/22)

**(5) Maximum height of residential only buildings (all types) in the \_\_\_\_\_ subdistrict of RCOD.**

**Explanation of above:** Rule in OAR 660-012-0320 requires Primary CFA to have maximum building height set no less than 60 feet. Section 2.107.06 (table above) applies only the MU zone.

The blank area “ \_\_\_\_\_ ” above is intended for the name of the center selected by the city for minimum density at 20 units per net acre (or the Primary CFA) and maximum building height of MU for this center must be no less than 60-feet. Accordingly, either Lockhaven, Chemawa or Cherry is added to the blank above.

**Additional Changes Needed**

- Block length: Change to Keizer code if necessary to meet the CFA requirement 660-012-0320 (5) (a) and (b), block lengths of 500 feet, or of 350 feet for sites greater than 5.5 acres.
- Floor Area: Add to Keizer code to meet the CFA requirement 660-012-0320 (8), mixed-use development with a minimum floor to area ratio (FAR) of 2.0.

In addition, as part of 660-012-0320 (7), the City will have to include amendments which address transportation review, land use requirement, parking, and bicycle requirements. Those compliance factors were not part of this study but will be part of the implementation by the city.

(7) Local governments shall adopt policies and development regulations in climate-friendly areas that implement the following:

- (a) The transportation review process in OAR 660-012-0325;
- (b) The land use requirements as provided in OAR 660-012-0330;
- (c) The applicable parking requirements as provided in OAR 660-012-0435; and
- (d) The applicable bicycle parking requirements as provided in OAR 660-012-0630.

## Appendix: Table of Potential Units and Location Map

Table 2 Potential Housing Units by Draft CFA

### Keizer Estimates

5/3/2023

<b>Target CFA units =</b>		<b>5,199</b>			
Potential units total =		12,193			
<hr/>					
<b>Lockhaven Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	4,404	101.3	CO	2.5	107
			MU*	56.4	2,517
			RM**	42.5	1,779
<hr/>					
*1 large MU property, reduction made for floodplain. *1 large RM property, planned road extension in TSP, reduction made					
<hr/>					
<b>Chemawa Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	2,808	63.5	MU	43.3	2136
			P*	2.4	0
			RM	15.4	671
			RS*	2.4	0
<hr/>					
<b>Cherry Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	4,982	105.3	MU	85	4186
			RL	3	96
			RM	16	700
			RS*	2	0

\*RS/P not calculated for any housing units

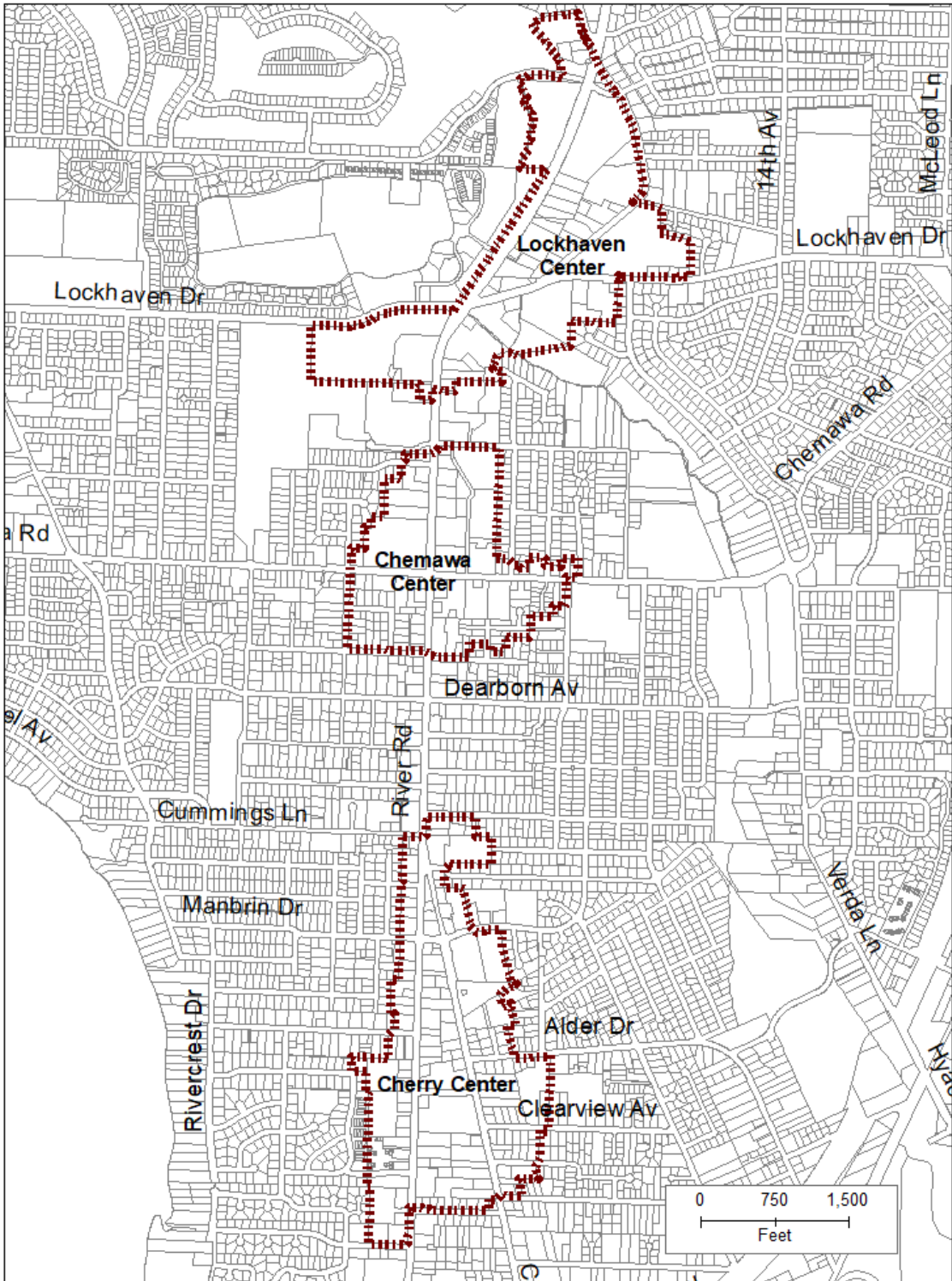


Figure 1 Map of Draft CFAs - Centers



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# Memorandum

**Date:** February 10, 2023  
**To:** City of Keizer Planning Staff  
**From:** Kim Sapunar, MWVCOG  
**Re:** **Technical Memo #6 Draft Candidate Climate Friendly Areas (CFA)**

From the DLCD/MWVCOG Scope of Work:

## 3.1 Anti-Displacement Spatial Analysis

The analysis of CFAs will determine the amount of overlap between each CFA and the neighborhood typology, with results in maps and data tables. For example, the overlay analysis may have results such as “City of Keizer CFA #1 is an 100% Early Gentrification area; City of Keizer CFA #2 is approximately 40% Late Gentrification area and 60% Active Gentrification area, etc.” Consultant will provide their analysis in draft **Technical Memo #6**.

## Background

Beginning in late 2022, MWVCOG began work to evaluate potential areas for consideration of designated climate friendly areas (CFAs) as part of the compliance for DLCD’s recent Climate-Friendly and Equitable Communities rules, adopted in July 2022. In January 2023, the city identified as initial candidate CFA areas the existing “centers” as identified within the River-Cherry Overlay District. Technical memo #6 calls for anti-displacement analysis using the data set provided by Portland State University as part of the Housing Production Strategies work.

## Spatial Analysis

In 2021, Portland State University professors Lisa K. Bates, Ph.D., Marisa A. Zapata, Ph.D., and Ph.D. candidate Seyoung Sung prepared an Anti-Displacement and Gentrification Toolkit for DLCD. As part of the work, a data layer was created identifying areas into six different neighborhood typologies. Neighborhood typologies are identified by overlaying the spatial analysis of vulnerable populations with housing development patterns, to examine what



housing supply and spatial dynamics are occurring for each neighborhood. The six typologies are:

**Green: Affordable and Vulnerable**

The tract is identified as a low-income tract, which indicates a neighborhood has lower median household income and whose residents are predominantly low-income compared to the city average. The neighborhood also includes precariously housed populations with vulnerability to gentrification and displacement. However, housing market in the neighborhood is still remained stable with no substantial activities yet. At this stage, the demographic change is not under consideration.

**Yellow: Early Gentrification**

This type of neighborhoods represents the early phase in the gentrification. The neighborhood is designated as a low-income tract having vulnerable people and precarious housing. The tract has hot housing market, yet no considerable changes are found in demographics related to gentrification.

**Orange: Active Gentrification**

The neighborhoods are identified as low-income tracts with high share of vulnerable people and precarious housing. Also, the tracts are experiencing substantial changes in housing price or having relatively high housing cost found in their housing markets. They exhibit gentrification related demographic change.

**Red: Late Gentrification**

This type of neighborhoods does not have predominantly low-income households, but still have vulnerable population to gentrification. Their housing market exhibits the high housing prices with high appreciations as they have relatively low share of precarious housing. The neighborhoods experienced significant changes in demographics related to gentrification.

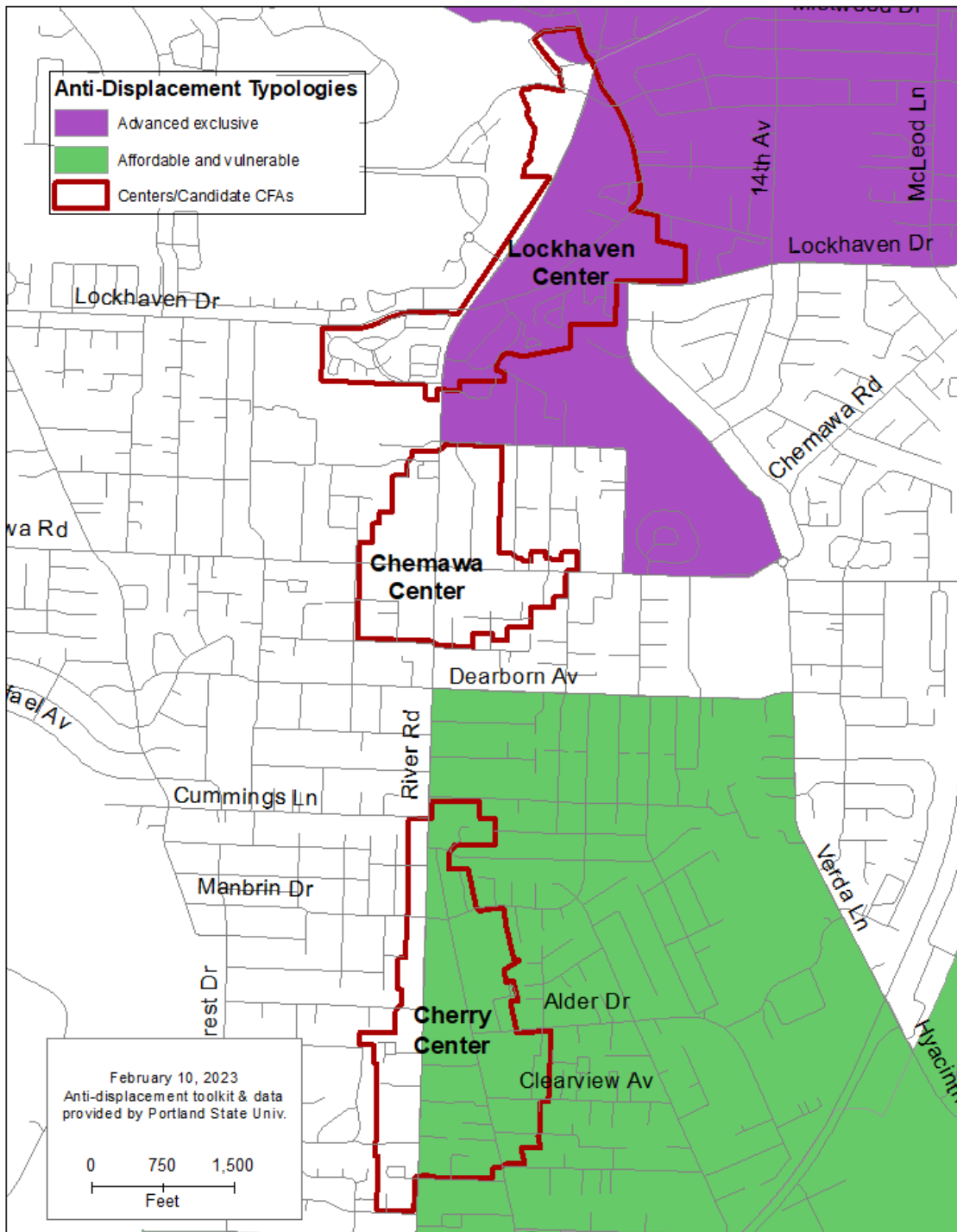
**Blue: Becoming Exclusive**

The neighborhoods are designated as high-income tracts. Their population is no longer vulnerable to gentrification. Precarious housing is not found in the neighborhoods. However, the neighborhoods are still experiencing demographic change related to gentrification with hot housing market activities.

**Purple: Advanced Exclusive**

The neighborhoods are identified as high-income tracts. They have no vulnerable populations and no precarious housing. Their housing market has higher home value and rent compared to the city average, while their appreciation is relatively slower than the city average. No considerable demographic change is found in the neighborhoods.

Figure 1 shows the neighborhood typologies in the Keizer area in relation to the draft CFA boundaries.



## Anti-Displacement Typologies and Draft Candidate CFAs

Figure 1 Map of Anti-Displacement Areas

There are two locations of neighborhood typologies in Keizer according to the data. In the south the green “Affordable and Vulnerable” area is considered an area that has people vulnerable to displacement and precarious housing that may be easily targeted to gentrification. In the north, the purple “Advanced Exclusive” area has higher rent and home value with higher appreciation rates than the city average. Table 1 shows the percentage of the two candidate CFA areas that overlap with anti-displacement typologies, Chemawa does not overlap.

*Table 1 Percent of Draft CFA in Neighborhood Type*

Candidate Area	Neighborhood Typology Category	
	Advanced Exclusive	Affordable and vulnerable
Lockhaven Center	69%	
Cherry Center		73%
Chemawa Center	0%	0%

Next steps

These initial results were provided to city staff in February. Keizer staff will share the work with other staff and elected officials as they look at an appropriate planning analysis for the city. Potential appropriate strategies to mitigate gentrification and/or displacement for each draft CFA can be identified from the existing Housing production strategies inventory.

Potential strategies may be vetted by the city through public engagement, advisory committees, or elected bodies. The rule requirements in OAR 660-012-0310 (4)(f) require local governments to include the actions that may be employed to mitigate or avoid potential displacement.

Implementation of the identified strategies will occur later in the zoning phase of the Climate-Friendly Areas work. Identified strategies, maps, and discussion should be included in the local government’s report on CFAs.



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# Memorandum

**Date:** May 1, 2023  
**To:** City of Keizer Planning Staff  
**From:** Kim Sapunar, MWVCOG  
**Re:** **Technical Memo #5 Dwelling Unit Capacity**

From the DLCD/MWVCOG Scope of Work:

## 2.6 Dwelling Unit Capacity Analysis for CFAs

- a) Calculate the net developable area (NDA) for each candidate CFA. See 0315-(2)(a) for discussion of setbacks, building heights, on-site parking, open space, and similar regulations and work from task 3.1 and Technical Memo #4
- b) For each candidate CFA, apply the existing and alternative development standards from Technical Memo #4 to the NDA to calculate buildable square footage within the candidate CFA.
- c) Calculate the dwelling unit capacity of each candidate CFA based on parameters listed in 0315-(2) including: building height maximums and height bonuses; the assumption that residential dwellings shall occupy 30% of zoned building capacity; and average dwelling size of 900 square feet.
- d) Compare the dwelling unit capacities of CFAs from task 3.2.c to the identified housing need from Technical Memo #1.

From this work, Consultant will prepare draft **Technical Memo #5**. Consultant and City staff shall hold Project Management Meeting #4 prior to finalizing Technical Memo #5.

## Background

Beginning in late 2022, MWVCOG began work to evaluate potential areas for consideration of designated climate friendly areas (CFAs) as part of the compliance for DLCD's recent Climate-Friendly and Equitable Communities rules, adopted in July 2022. As work began and in the documentation of the process and the writing of technical memos, it became clear that there was overlap in necessary content between several of the technical memos. Technical memo #2 calls for identifying draft CFAs to meet the required housing targets, and this necessitated

calculating initial potential development to see if requirements could be met which is the task involved in technical memo #5. The CFA assessment is an iterative process. This memo will cover the dwelling unit capacity with overlap from the results presented in technical memo #2.

### Step 1: Candidate Areas

Keizer staff identified five areas with the greatest CFA potential. The areas are all within the River-Cherry Overlay District (RCOD) on River Road, and include an area around Lockhaven, an area around Cherry Ave, and the subdistricts/centers of the RCOD of Lockhaven center, Chemawa center and Cherry center. More documentation of these areas is in technical memo #2. After discussion with Keizer staff on the five locations, it was decided to focus on the existing centers of the River-Cherry overlay district. The three centers of Lockhaven, Chemawa and Cherry have designated boundaries in Keizer's code.

### Step 2: Determine the Housing Capacity Parameters

With general areas identified, it was necessary to also begin the dwelling unit capacity analysis (Task 2.6) to be able to evaluate, compare and refine CFA areas. The analysis had to become iterative to provide quick feedback as to whether candidate areas were too far below or above the required 30% of housing need.

Estimating the potential for housing development depends on the underlying existing zoning category, and application of the rules as described in OAR 660-012-0315. A list of zoning categories was assembled and based on current code for each, the development standards were summarized in a spreadsheet. These included the number of allowed floors, setbacks (front, side, rear), maximum lot coverage, and minimum density. Exceptions and notes for each category were also included as appropriate.

OAR 660-012-0315 is specific in the allowed building height (if unspecified in the zoning), the square footage of potential units for calculation, and the percentage of developable area to be considered as residential. Less specifically, the rules state "(a) Based on development standards within a climate friendly area, including applicable setbacks, allowed building heights, open space requirements, on-site parking requirements, and similar regulations, determine the buildable square footage for each net developable area.<sup>1</sup>" To estimate setbacks which can be applied as a percentage to the calculation of development, rather than parcel by parcel as a deduction in linear feet, a setback percentage was estimated for each zoning category. In addition, an additional setback percentage was added to account for unspecified other considerations such as landscaping requirements, foot paths, access areas, etc. Keizer has maximum lot coverage percentages as part of their zoning. These were used as the primary setback. These setback estimates

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<sup>1</sup> 660-01200315(2)(a)

were reviewed and adjusted by city of Keizer staff based on professional opinion and experience, and then submitted to DLCD for comment and review. <sup>2</sup>

DLCD review was favorable to the approach, referencing parking setbacks if necessary and natural hazards if applicable. Parking mandates for Keizer were not specifically called out in setbacks but may be accommodated by the additional setback applied. Additionally, River Road where all the candidates CFAs are located is largely within ½ mile of high frequency 15-minute transit service. As for natural hazards, there are exclusions only if locally adopted development regulations significantly limit development. Although development is not prohibited, an adjustment was made specifically in the Lockhaven area on an 8.6 acre tract of mixed-use land that is currently undeveloped. This property is partially located in the floodplain, and its buildable area was reduced. The summary of setbacks and building heights is in Table 1.

*Table 1 Existing Development Standards*

	<b>Estimated Reduction setbacks</b>	<b>Estimated additional reduction (misc., landscape, etc.)</b>	<b>Total reduction</b>	<b>Number of floors</b>
MU	15%	0%	<b>15%</b>	4
CR	10%	5%	<b>15%</b>	4
CO	20%	5%	<b>25%</b>	4
RM	25%	0%	<b>25%</b>	4
RL/RL-LU	25%	0%	<b>25%</b>	3
<i>IBP</i>	20%	0%	<b>20%</b>	<b>3</b>
<i>IG</i>	10%	0%	<b>10%</b>	<b>3</b>

### Step 3: Calculate Dwelling Unit Capacity

In a Geographic Information System (GIS) environment, Keizer’s most recent zoning layer was used as the development base. The steps to calculate the net developable area and dwelling capacity include:

- Total development area, excluding streets, was identified.
- A deduction for setbacks was applied to each area based on the zoning.
- Area (after setbacks) by the number of floors allowed (by zoning)
- Of this resulting development in square feet, 30 % is considered residential
- The 30% of residential development divided by 900 square feet per unit
- Yields = the dwelling unit capacity, by zoning in four study areas.

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<sup>2</sup> 12/1/2022 via email

#### Step 4: Alternative Standards

In the course of evaluating this work, the city determined it was not necessary to develop an alternative set of development standards at this time, as it was expected that CFA compliance could be met with the city's current standards. An alternative set was a contingent in the event that existing standards were insufficient to achieve the necessary dwelling units to identify a potential CFA. Technical memo #4 will document any required changes necessary for compliance when final CFAs are designated.

#### Step 5: Dwelling Capacity Results

The potential number of dwelling units over the five study areas could easily meet the needed number of 5,199 in some combination of two areas or more. With Keizer's decision to focus on the three centers, the initial estimates were revised and are shown in Table 2 with units by zoning type for each of the three areas, which includes the adjustment for floodplain areas in Lockhaven. Following Table 2 are maps of the River-Cherry overlay centers and their zoning (highlighted boundaries indicate which development areas are included in the tables).

Table 2 Dwelling Unit Estimates

<b>Target CFA units =</b>	<b>5,199</b>				
Potential units total =	12,264				
<b>Lockhaven Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	4,475	101.3	CO	2.5	107
			MU*	56.4	2,517
			RM	42.5	1,850
*1 large MU properties, reduction made for floodplain.					
<b>Chemawa Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	2,808	63.5	MU	43.3	2136
			P*	2.4	0
			RM	15.4	671
			RS*	2.4	0
<b>Cherry Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	4,982	105.3	MU	85	4186
			RL	3	96
			RM	16	700
			RS*	2	0
*RS/P not calculated for any housing units					



Figure 1 Three Centers in the RCOD

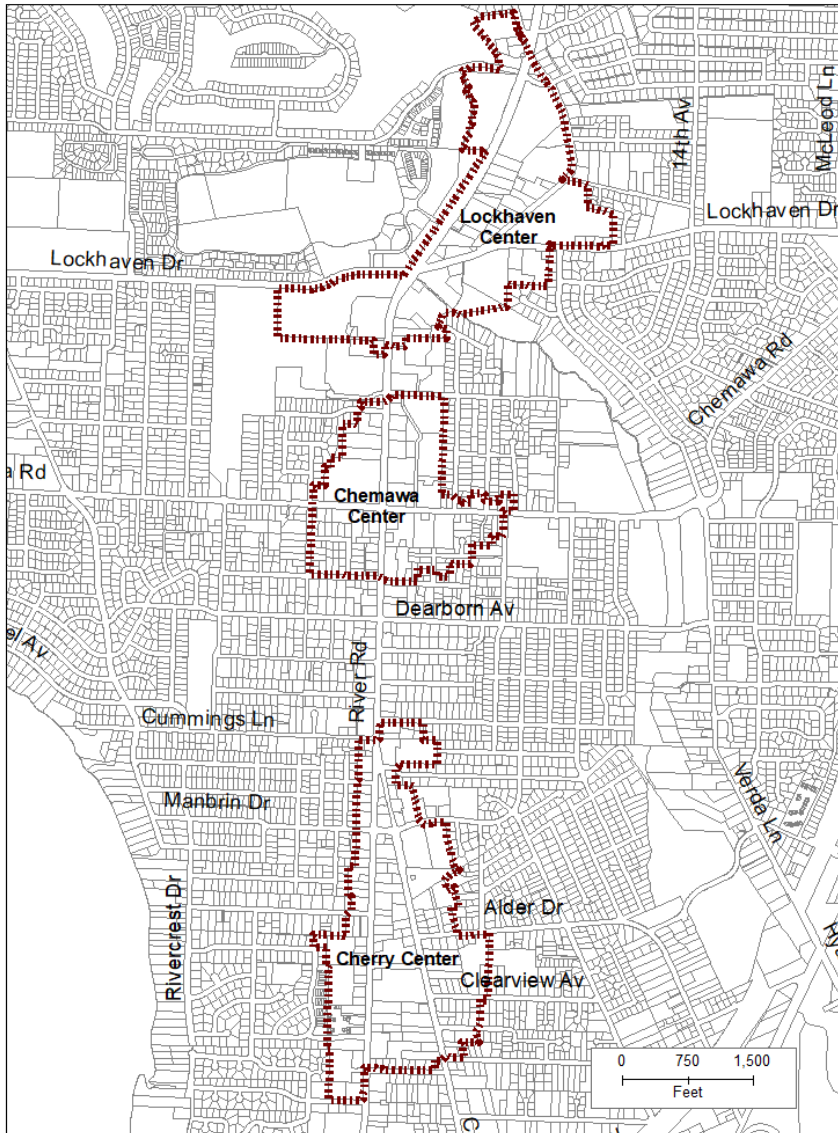
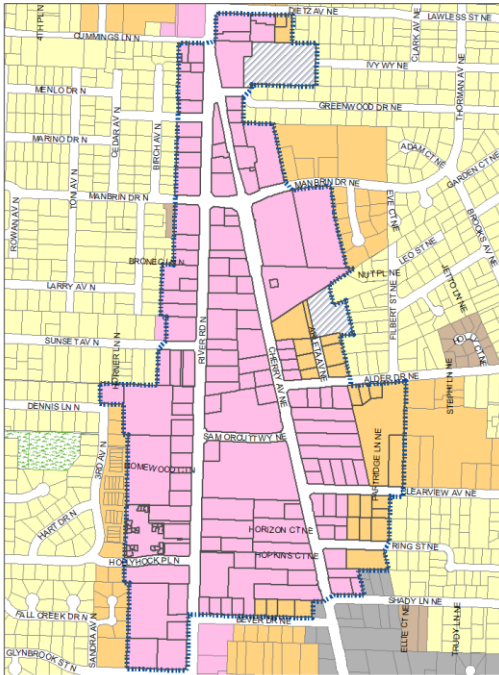




Figure 4 Cherry Center



### Next steps

These initial results were reviewed by city staff on January 5 and January 11. From those meetings, Keizer staff shared the work with other staff and elected officials and looked to solicit input from the public to narrow and refine the CFA definitions. The decision to focus on the three centers was made, and technical memos will document that selection.



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# Memorandum

**Date:** May 8, 2023  
**To:** City of Keizer Staff  
**From:** Scott Whyte MWVCOG  
**Re:** **Final Technical Memo # 4 Current Development Standards**

## **From the Scope of Work:**

### **2.5 Existing and Potential Development Standards Analysis**

Consultant will work with the City of Keizer staff to summarize the current development standards for the city as they would apply to candidate CFAs, including applicable setbacks, allowed building heights, open space requirements, on-site parking requirements, and other parameters described in 012-0315-(2). In addition to the current development standards, the Consultant will work with the city to develop one alternative set of development standards, based on development standards that the city anticipates will be needed for CFAs. From this work of summarizing current development standards and developing an alternative set of development standards, Consultant will prepare draft **Technical Memo #4**.

## **Background**

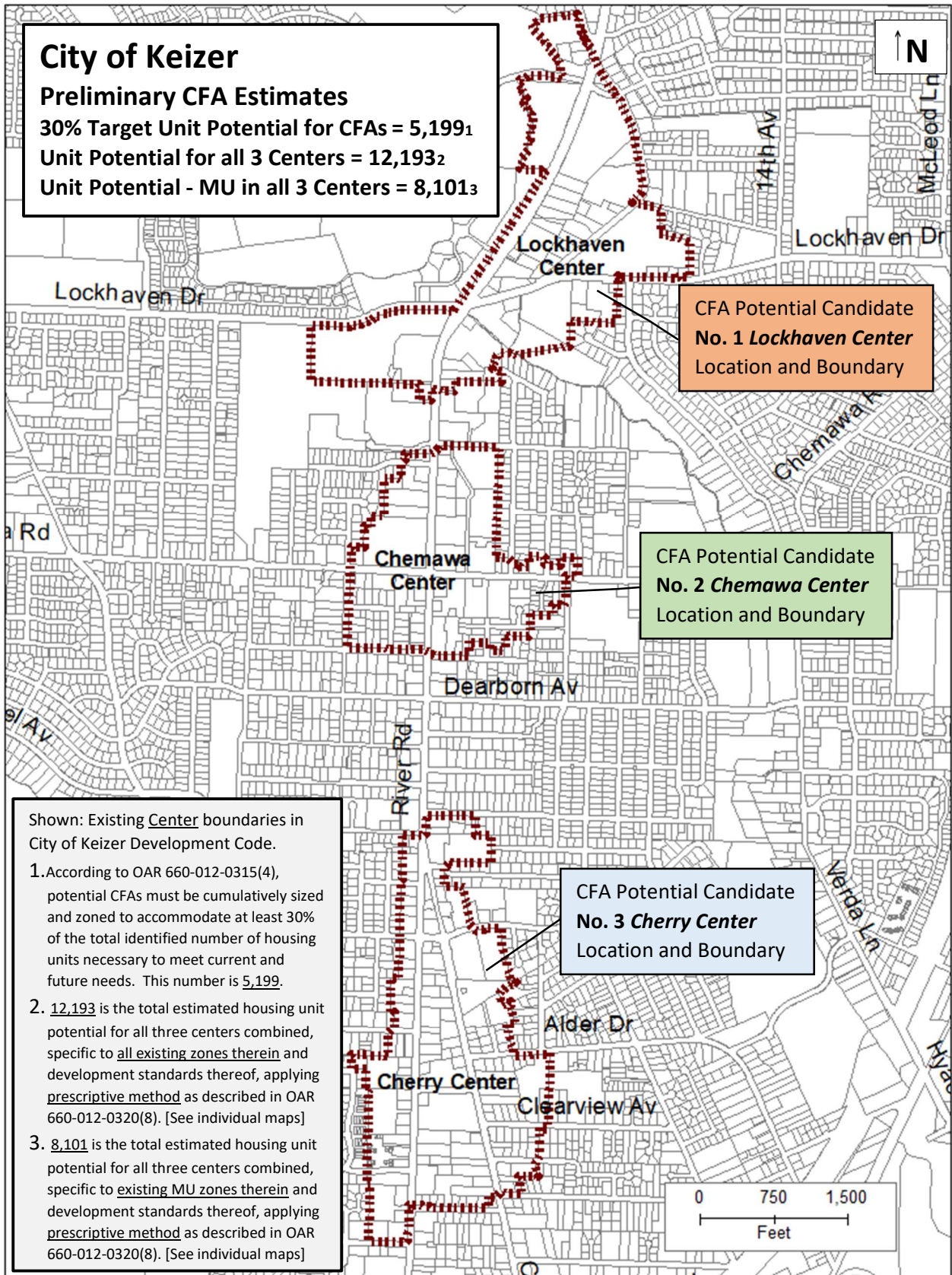
Keizer staff identified five original areas with the greatest CFA potential. After initial draft results were estimated, staff selects three areas to evaluate as CFA those areas of “centers” within the River-Cherry Overlay District. Draft technical memo #4 developed candidate score sheets to evaluate each of the three areas and the development standards for each zoning category included in the locations. No alternate set of standards was needed. Comments were received from city staff on draft memo #4 and incorporated into this final memo.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

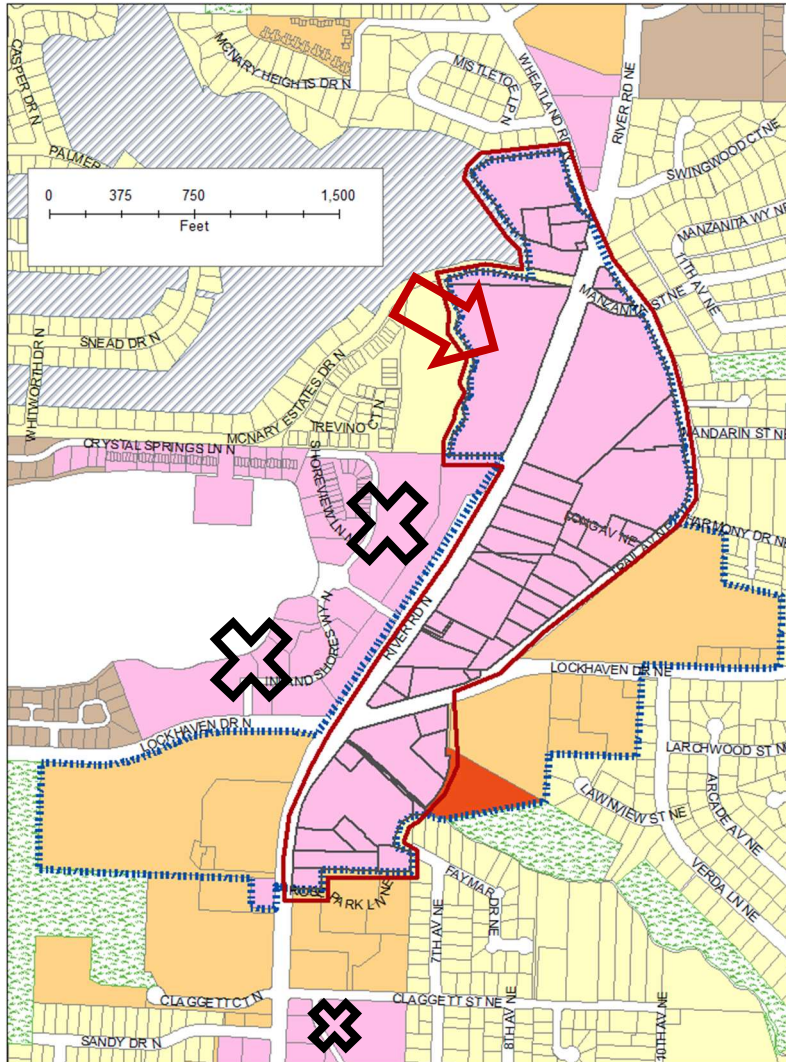
City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Lockhaven Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU in Center for CFA calculations.

Total Study Area (Lockhaven boundary) = 101 acres  
 Estimated total number of units for CFA Potential Candidate **No. 1** (all three zones) is 4,404 units.

## City of Keizer

### CFA Potential Candidate No. 1

#### **Lockhaven Center**

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, CO and RM).  
 Data for properties zoned **MU** inside Lockhaven shown below.

**MU**

See **Red Arrow** for general location

✕ Indicates MU outside Lockhaven.

MU inside Lockhaven: 56.4 acres.

2,517 units net development capacity potential  
 (by existing zone standards or 48% of identified current/future need)

Comp Plan: Mixed Use  
 Allowed Uses: Mixed-use / several  
 Existing Uses: Mixed-use / several

Transit Service: On Cherrlots ¼ hr. service route(s)

Bldg. Height: 50-foot maximum  
 Res. Density: 12 units / acre (min.)  
 Lot Coverage: Max. 80% (mixed use)  
 Setbacks: Front – 10ft. min.\*  
 Side – 10-ft. min.\*  
 Rear-- 10-ft. min.\*  
 \*with exceptions.

Utilities: Water, Sanitary Sewer & Storm - all within

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>MU</b> zone (most) at width &gt;750-ft. Size is &gt;25 acres (56 acres).</li> <li>• River, Lockhaven w/ transit, 1/4 hr. routes</li> <li>• Employment opportunities include retail, office, service, inside/vicinity.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>MU</b> zone prelim. calcs. of CFA area show potential for 2,517 units, or 48% of the 30% current/future need. <b>1 MU</b> has high max. density of 28 du/ac.
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> zone for residential only at min. of 12 du. / ac. but no minimum if mixed-use. <b>2</b></li> </ul>
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> (in center) needs to be <u>15</u> du/ac. if <u>not</u> Primary.</li> </ul>
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> zone has max of 50-ft. for multi-fam &amp; mixed-use <b>3</b></li> </ul>
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	Y	<ul style="list-style-type: none"> <li>• Max. of 50-ft. complies if area not set as Primary.</li> </ul>
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• River Rd. served by transit (Cherriots bus) at ¼ hr.</li> <li>• Sidewalks, bike lanes, street trees, other. <b>4</b></li> </ul>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li><b>MU</b> zoned properties above Base Flood (BFE).</li> <li>FEMA Panel # <b>5</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>MU</b> is mixed use zone.</li> <li><b>MU</b> list of allowed uses is generally consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>MU</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

**Footnotes:** See Next Page.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

## City of Keizer - CFA Potential Candidates – See Maps for Location & Area **No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
  - a) net developable area of all parcels zoned [**MU**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public right-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (e.g., power substations, large utility trunk-line easements)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**15% for MU**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for MU**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

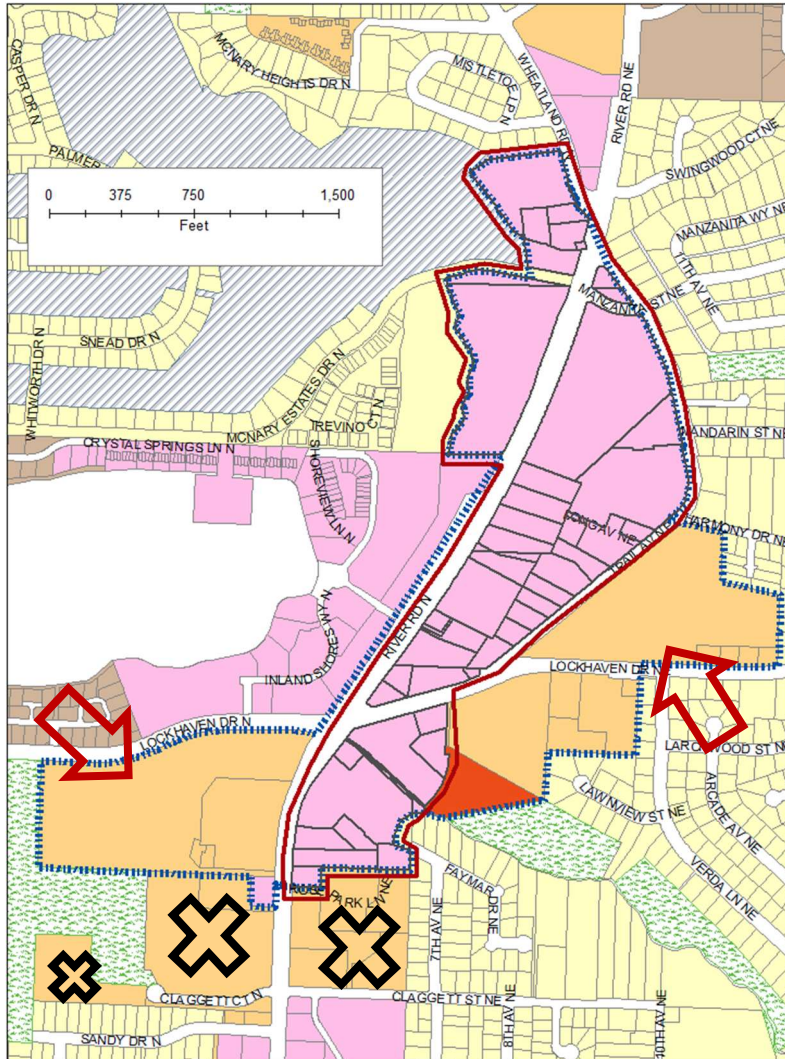
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer **MU** zone min. of 12 d.u./ac. is applicable to development that is exclusively residential. Keizer Code under 2.130.05.B.2 sets no minimum residential density for multi-fam within a mixed-use building. However, **MU** zone does not require/set a minimum FAR.
- 3** Keizer Code also explains (under 2.107.06(3)) how height of vertical mixed-use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process.
- 4** In this portion of Keizer, existing sidewalks are at least 5' (width), street trees are intermittently provided, bike lanes exist, and frequent transit service is provided. The TSP identifies improvements to the transportation system including a new street that will provide connectivity through the 2 large parcels on River Rd.
- 5** Source, FEMA Panel No. 41047C0194G date, 01/19/2000. Property next to Clagget Creek (MU) reduced in area.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Lockhaven Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU area for CFA calculations (MU only).

Total Study Area (Lockhaven boundary) = 101 acres  
 Estimated total number of units for CFA Potential Candidate **No. 1** (all three zones) is 4,404 units.

## City of Keizer

### CFA Potential Candidate No. 1

#### **Lockhaven Center**

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and CO).  
 Data for properties zoned **RM** shown below.



See **Red Arrows** for general location  
 ⊗ Indicates RM outside Lockhaven.  
 RM area inside Lockhaven: 42.5 acres.

1,779 units net development capacity potential  
 (by existing zone standards or 34% of identified current/future need)

Comp Plan: Med. High Den. Res.  
 Allowed Uses: Mostly Residential  
 Existing Uses: Mostly Residential

Transit Service: On Cherriots ¼ hr. service route(s)

Bldg. Height: Maximum 45-feet  
 Res. Density: 10 du / ac. (min.)  
 Lot Coverage: 75%  
 Setbacks: Front – 10/20 ft. min.  
 Side – 10-ft. min.\*  
 Rear-- 20-ft. min.\*  
 \*abutting residential  
 Utilities: Water, Sanitary Sewer & Storm - all within

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>RM</b> zone has width &gt;750-ft. &amp; &gt;25 acres (+ next to MU).</li> <li>• River, Lockhaven w/ transit, 1/4 hr. routes</li> <li>• Employment opportunities include retail, office, service, in vicinity (not in).</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>RM</b> zone prelim. calcs. of CFA area shows potential for 1,779 units, or 34% of the current / future need. <b>1</b> RM has high max. density of 24 du/ac.
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>RM</b> zone for residential is at min. 10 du. / ac. <b>2</b>
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• <b>RM</b> zone for residential at min. of 10 du. / ac. & need to increase <u>if</u> part of CFA.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>RM</b> zone max height is 45-ft.
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	N	• <b>RM</b> would need to be 45-ft. <u>if</u> in CFA and <u>not</u> primary.
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• River Rd. served by transit (Cherriots bus) ¼ hr.</li> <li>• Sidewalks, bike lanes, street trees, other. <b>3</b></li> </ul>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

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Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>This rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li><b>RM</b> zoned properties above Base Flood (BFE).</li> <li>FEMA Flood Map ref. <b>4</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	N/Y	<ul style="list-style-type: none"> <li><b>RM</b> mostly residential.</li> <li>Also abutting mixed-use areas/employment for consideration under 012-0320 (3) - below.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>RM</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Y	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>RM in proximity to employment.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

**Footnotes:** See Next Page.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
  - a) net developable area of all parcels zoned **[RM]** inside boundary, without:
    - i. public parks & open spaces
    - ii. public right-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (e.g., power substations, large utility trunk-line easements)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of **[25% for RM]** zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for RM**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.

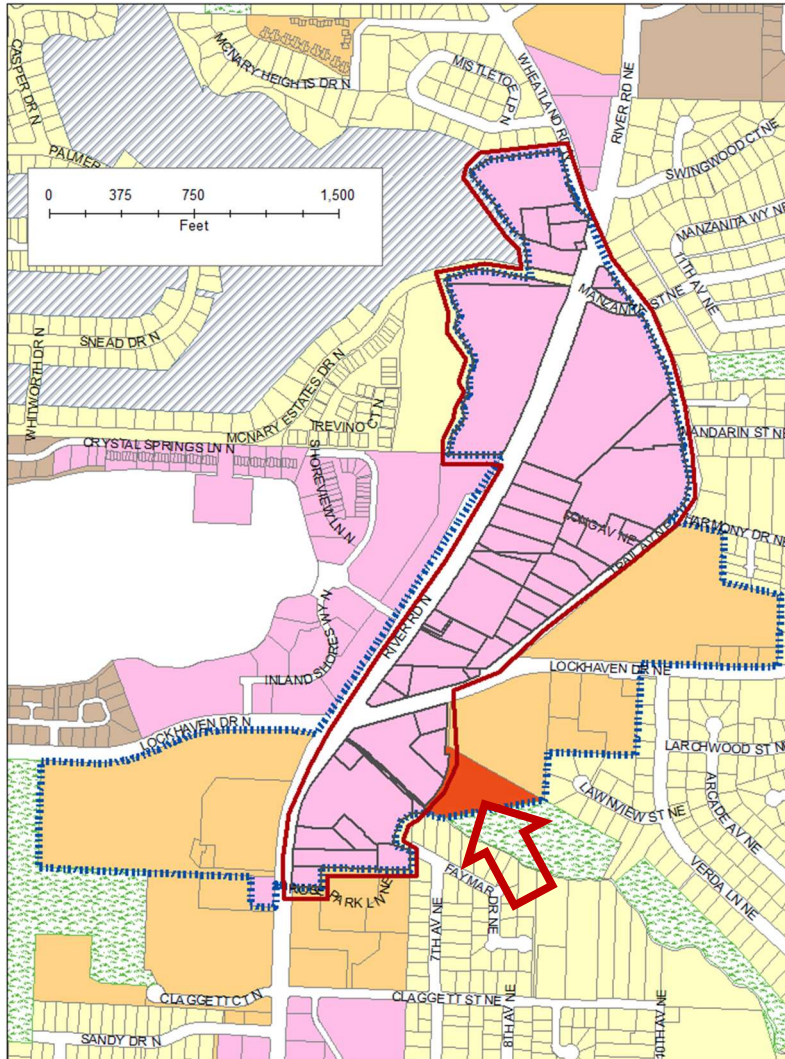
- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. **RM** zone is primarily intended for residential (not mixed-use zone). Keizer code does not apply FAR standards.
- 3** In this portion of Keizer, existing sidewalks are at least 5' (width), bike lanes exist, and frequent transit service is provided. The TSP identifies a new street that will re-align Trail Avenue, providing connectivity through the large parcels on Lockhaven Drive. The Revitalization plan encourages the up-zoning of RM parcels to MU to allow greater opportunities for development.
- 4** Source, FEMA Panel No. 41047C0194G, date, 01/19/2000.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

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**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Lockhaven Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU area for CFA calculations (MU only).

Total Study Area (Lockhaven boundary) = 101 acres  
 Estimated total number of units for CFA Potential Candidate **No. 1** (all three zones) is 4,404 units.

## City of Keizer

### CFA Potential Candidate No. 1

#### **Lockhaven Center**

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and CO).  
 Data for properties zoned **CO** shown below.



Commercial-Office

See **Red Arrow** for general location.  
 CO area inside Lockhaven: 2.5 acres.

107 units            net development  
                                  capacity potential  
 (by existing zone standards or 2% of  
 identified current/future need)

Comp Plan:        Commercial  
 Allowed Uses:    Mainly commercial  
 Existing Uses:    Multi-Fam. res.

Transit Service: On Cherriots ¼ hr.  
                                  service route(s)

Bldg. Height:     Maximum of 50-ft.  
 Res. Density:     8 units / acre (min.)  
 Lot Coverage:    80% max.  
 Setbacks:         Front – 10/20ft. min.\*  
                                  Side – 10-ft. min.\*  
                                  Rear-- 10-ft. min.\*  
                                  \*with exceptions.

Utilities:            Water, Sanitary Sewer  
                                  & Storm - all within

See following pages for area and capacity  
 analysis in review of OAR 660-012-0310, 0315  
 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (CO bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	N/Y Y Y	<ul style="list-style-type: none"> <li>• <b>CO</b> (alone) less width/area (2.5 ac). Would need to be combined with MU / RM.</li> <li>• River, Lockhaven w/ transit, 1/4 hr. routes</li> <li>• Employment opportunities in the vicinity.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>CO</b> zone prelim. calcs. of CFA area shows potential for 107 units, or 2% of the 30% current/future need. <b>1 CO</b> max. density is 24 du/ac.
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>CO</b> zone for residential at minimum of 8 du. / ac. <b>2</b>
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. of 15 dwelling units per net acre.	N	• <b>CO</b> min. density needs to increase <u>if</u> part of a CFA.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>CO</b> zone max height is 50-ft.
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	Y	• <b>CO</b> zone max height is 50-ft.
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y N	<ul style="list-style-type: none"> <li>• Transit (Cherriots bus) not fronting property.</li> <li>• Located behind existing retail. <b>3</b></li> </ul>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (CO bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>CO zoned properties above Base Flood (BFE).</li> <li>FEMA Flood Map ref. 4</li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li>CO is primarily commercial zone but allows residential &amp; is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li>CO implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Subject property developed for residential.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

**Footnotes:** See Next Page.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
  - a) net developable area of all parcels zoned [**CO**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public right-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (e.g., power substations, large utility trunk-line easements)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**25% for CO**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for CO**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

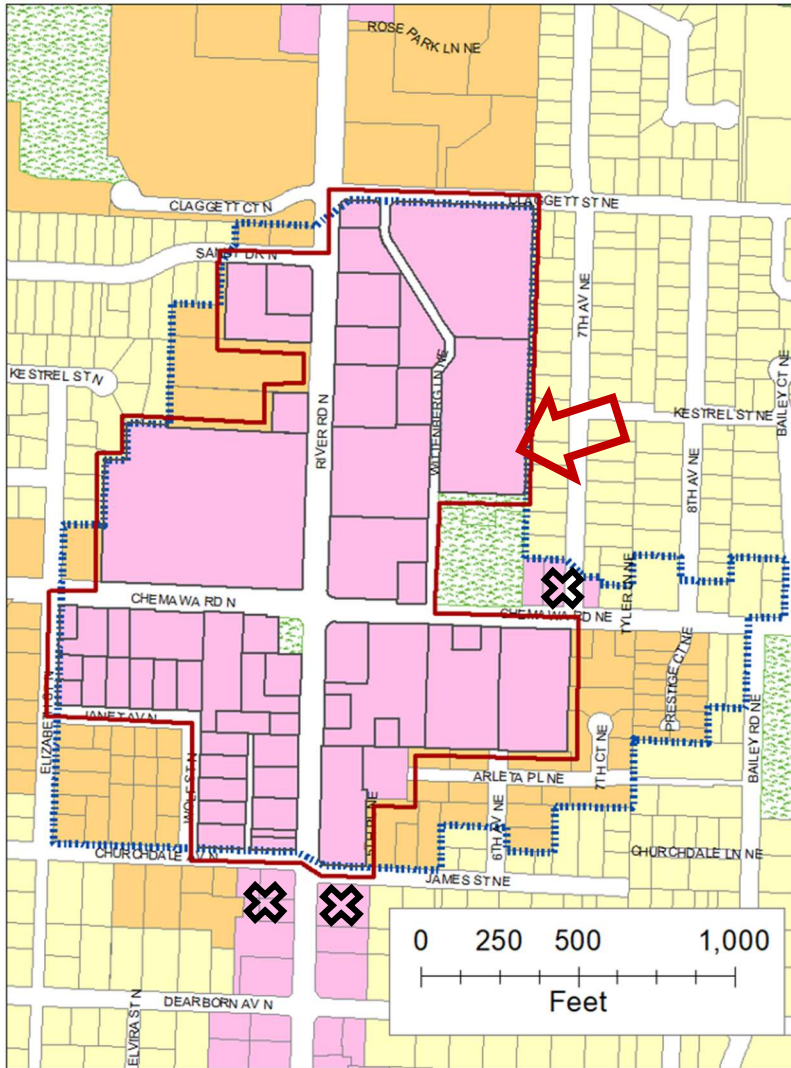
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer Code under 2.108.06 allows residential in **CO** zone at minimum of 8 d.u./ac. but also describes limits to lot coverage (no more than 50% occupied) and does not apply a minimum FAR.
- 3** In this portion of Keizer, the **CO** zone is localized to one property as shown behind existing retail center.
- 4** Source, FEMA Panel No. 41047C0194G, date 01/19/2000.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Chemawa Center** within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is existing Chemawa Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Chemawa boundary) = 63.5 acres  
 Estimated total number of units for CFA Potential Candidate **No. 2** (3 zones within) is 2,808 units (P excluded).

## City of Keizer

### CFA Potential Candidate No. 2

#### **Chemawa Center**

a subdistrict of the River-Cherry Overlay District, comprised of four zones (MU, RM, RS & P).  
 Data for **MU** shown below.

**MU**

See **Red Arrow** for general location

Indicates MU outside Chemawa or not used for CFA calculations.

MU Area: Total of 41.5 acres, **without 3 parcels**

2,052 units net development capacity potential (by existing zone standards or 39% of the identified current/future need)<sup>1</sup>

Comp Plan: Mixed Use

Allowed Uses: Mixed-use / several

Existing Uses: Mostly commercial

Transit Service: On Cherriots ¼ hr. service route

Bldg. Height: 50-foot max

Res. Density: 12 units / acre (min)

Lot Coverage: 80% max.

Setbacks: Front 10/20 ft. min.\*

Side – 10-ft. min.\*

Rear-- 10-ft. min.\*

\* with exceptions

Utilities: Water, Sanitary

Sewer, Storm - all

available.

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	N/Y  Y  Y	<ul style="list-style-type: none"> <li>• <b>MU</b> zone width less than 750-ft. (only parts) but &gt; 25 acres (41.5 acres).</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities include retail, office &amp; service.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial)  Y for zone	Prelim. calcs. of CFA area show potential for 2,052 units, or 39% of the 30% future need. <b>MU</b> has high max. density of 28 du/ac.
Res. Density - <i>if Primary</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> zone for residential at minimum of 12 du.s / ac. <b>2</b></li> </ul>
Res. Density - <i>if not Primary</i>	012-0320 (8)(a)(B)	Min. of 15 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> would need to be 15 du/ac. <u>if</u> CFA &amp; not Primary.</li> </ul>
Building Height- <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 60-ft. allowing five floors.	N	<ul style="list-style-type: none"> <li>• <b>MU</b> zone has max of 50-ft. for multi-fam &amp; mixed-use.<b>3</b></li> </ul>
Building Height - <i>if not Primary</i>	012-0320 (2)(b)(B)	Min max height of 50-ft.	Y	<ul style="list-style-type: none"> <li>• <b>MU</b> zone complies if not set as Primary CFA.</li> </ul>
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• River Rd. served by transit (Cherriots bus) at ¼ hr.</li> <li>• Sidewalks, bike lanes, street trees, other. <b>4</b></li> </ul>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule only applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most of MU zone is above known Base Flood Elev.</li> <li>FEMA Flood Map ref. <b>5</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>MU</b> zone is mixed use zone.</li> <li><b>MU</b> list of allowed uses is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>MU</b> zone implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown, specific to MU zone.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

**Footnotes:** See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

## City of Keizer - CFA Potential Candidates – See Maps for Location & Area **No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **MU** of center above) is based on:
  - a) net developable area of all parcels zoned [**MU**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**15% for MU**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for MU**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.

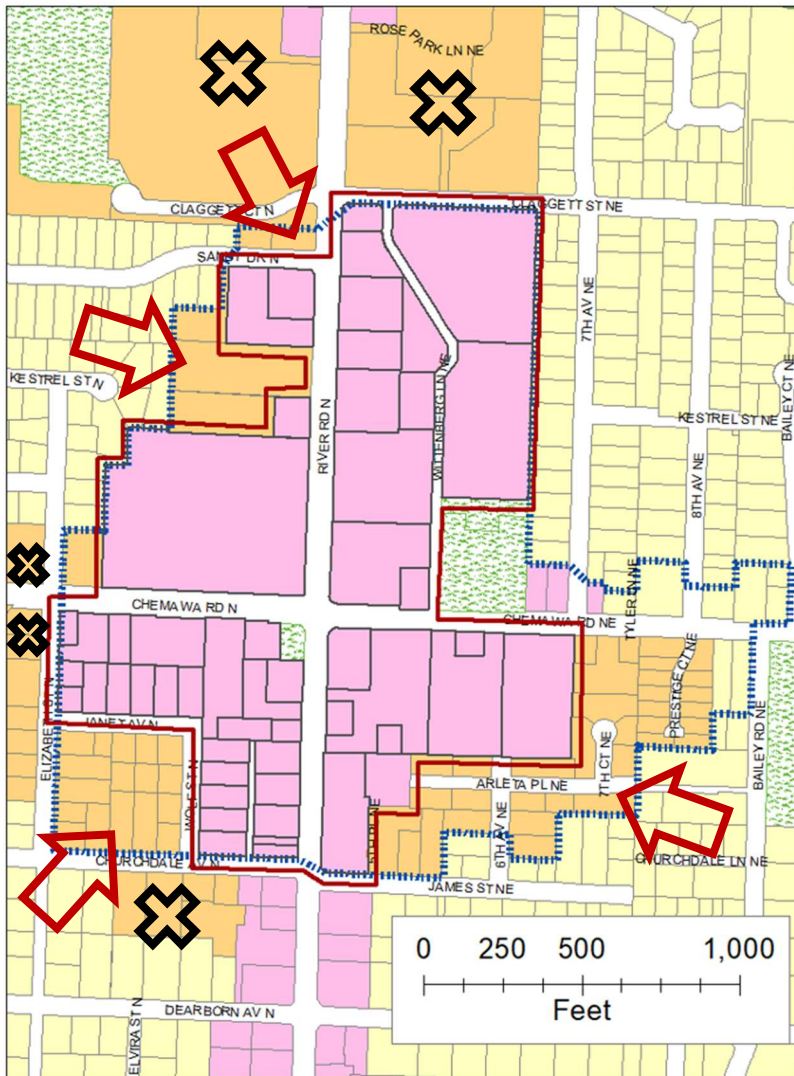
- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer **MU** zone min. of 12 d.u./ac. is applicable to development that is exclusively residential. Keizer Code under 2.130.05.B.2 sets no minimum residential density for multi-fam within a mixed-use building. However, **MU** zone does not require/set a minimum FAR.
- 3** Keizer Code also explains (under 2.107.06(3)) how height of vertical mixed-use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process.
- 4** In this portion of Keizer, existing sidewalks are at least 5' (width), streetscape trees are provided, along with other pedestrian scale amenities. There are small public spaces with plazas, benches, and public art. The Keizer Focal Point is located at the intersection of Chemawa and River Rd, and frequent transit service is provided.
- 5** Source, FEMA Panel No. 41047C0194G and 4104C0332G, date 01/19/2000.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Chemawa Center** within the River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Chemawa Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Chemawa boundary) = 63.5 acres  
 Estimated total number of units for CFA Potential Candidate **No. 2** (3 zones within) is 2,808 units (P excluded).

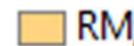
## City of Keizer

### CFA Potential Candidate No. 2

#### **Chemawa Center**

a subdistrict of the River-Cherry Overlay District, comprised of four zones (MU, RM, RS & P).

Data for properties zoned **RM** shown below.



See **Red Arrows** for location

⊗ Indicates MU outside Chemawa (not used for CFA calculations).

RM Area: Total of 15.4 acres.

671 unit net development potential (by existing zone standards or 13% of the identified 30% future need)**1**

Comp Plan: Med. High Den. Res.  
 Allowed Uses: Mostly Residential  
 Existing Uses: Mostly Residential

Transit Service: Near Cherriots ¼ hr. service route

Bldg. Height: 45-feet (max)  
 Res. Density: 10 units / acre (min)  
 Lot Coverage: 75% max.  
 Setbacks: Front – 20/10 ft. min.\*  
 Side – 10-ft. min.\*  
 Rear-- 20-ft. min.\*  
 \*abutting residential

Utilities: Water, Sanitary Sewer, Storm - all available

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	N / Y  Y  Y	<ul style="list-style-type: none"> <li>• <b>RM</b> (alone) less width of 750-ft. but also abutting MU zone. Area (alone) less than 25 acres (15).</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities include retail, office, service, government.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial)  Y for zone (partial)	Prelim. calcs. of CFA area show potential for 671 units, or 13% of the 30% future need. <b>1 RM</b> has high max. density of 24 du/ac.
Density- <i>if Primary</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>RM</b> for residential at minimum of 10 du / ac. <b>2</b>
Density- <i>if not Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• <b>RM</b> would need to be <u>15</u> du/ac <i>if</i> CFA & <u>not</u> Primary.
Building Height - <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 60-ft. allowing five floors.	N	• <b>RM</b> zone has max height of 45 feet.
Building Height - <i>if not Primary</i>	012-0320 (2)(b)(B)	Min max height of 50-ft.	N	• <b>RM</b> would need to be <u>50-ft.</u> <i>if</i> CFA & <u>not</u> Primary.
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most of RM zone is above known BFE.</li> <li>FEMA Panel # 4</li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>RM</b> residential zone.</li> <li>List of allowed uses is consistent with rule for residential.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>RM</b> zone implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Y	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Employment (mostly in MU of Cherry) in proximity.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RM** of center above) is based on:
  - a) net developable area of all parcels zoned [**RM**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**25% for RM**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for RM**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

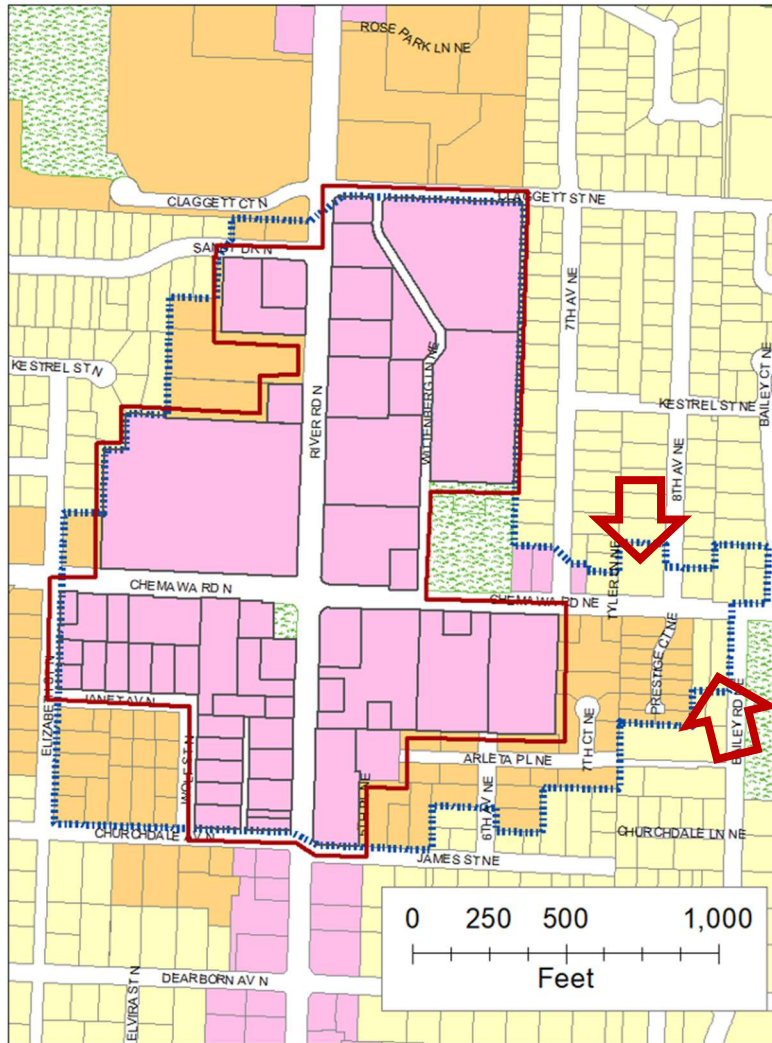
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. **RM** zone is primarily intended for residential (not mixed-use zone). Keizer code does not apply FAR standards.
- 3** To this portion of Keizer, existing sidewalks are 5' in width where provided, and transit service is provided along River Rd serving the area. The Revitalization Plan encourages the up-zoning of RM parcels to MU to allow greater opportunities for development.
- 4** Source, FEMA Panel No. 41047C0194G and 41047C0332G, date 01/19/2000

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Chemawa Center** within the River-Cherry Overlay.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Chemawa Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Chemawa boundary) = 63.5 acres  
 Estimated total number of units for CFA Potential Candidate **No. 2** (3 zones within) is 2,808 units (P excluded).

## City of Keizer

### CFA Potential Candidate No. 2

#### **Chemawa Center**

a subdistrict of the River-Cherry Overlay District, comprised of four zones (MU, RM, RS & P). Data for properties zoned RS shown below.



See **Red Arrows** for location

Study Area: Total of 2.4 acres.

0 units net development capacity potential (by existing zone standards or 0% of the identified 30% future need)

Comp Plan: Low Density Res.  
 Allowed Uses: Primarily residential

Existing Uses: Low density res.

Transit Service: 500'+ from Cherriots  
 ¼ hr. service route

Bldg. Height: 35-feet max  
 Res. Density: 4 units / acre (min.)

Lot Coverage: 70%\*  
 Setbacks: Front –10/20 ft. min.\*  
 Side – 10-ft. min. \*  
 Rear-- 20-ft. min.\*  
 \*with exceptions

Utilities: Water, Sanitary  
 Sewer, Storm.

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RS bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	N/Y  N  Y/N	<ul style="list-style-type: none"> <li>• <b>RS</b> (each) less width &amp; area. <u>Meets</u> if combined with RM &amp; MU for CFA 2.</li> <li>• River Rd. (transit) 500'+</li> <li>• Employment opportunities in the vicinity.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	N for size (partial)  N for zone (partial)	Prelim. calcs. of CFA area show potential for 0 units, or 0% of the 30% future need. <b>1</b>
Density - <i>if Primary</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>RS</b> zone for residential at minimum of 4 du.s / ac. <b>2</b></li> </ul>
Density – <i>if not Primary</i>	012-0320 (8)(a)(b)	Min. of 15 units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>RS</b> zone for residential very low at 4 du.s /ac.</li> </ul>
Building Height – <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 60-ft.	N	<ul style="list-style-type: none"> <li>• <b>RS</b> has max height of 35-ft.</li> </ul>
Building Height <i>if not Primary</i>	012-0320 (2)(c)(B)	Min max height of 50-ft.	N	<ul style="list-style-type: none"> <li>• <b>RS</b> has max height of 35-ft</li> </ul>
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	N	<ul style="list-style-type: none"> <li>• Cherriots bus service (¼ hr.) is not along frontage</li> <li>• Sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area**  
**No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry** (all in River-Cherry Overlay)

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RS bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li><b>RS</b> zone is above known Base Flood Elevation</li> <li>FEMA Flood Map ref. <b>4</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	N	<ul style="list-style-type: none"> <li><b>RS</b> is mostly residential and lower density unit type.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>RS</b> zone implements Comp Plan Map.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Y	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Within ½ mi. of employ.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RS** of center above) is based on:
  - a) net developable area of all parcels zoned [**RS**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**40% for RS**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**2** for **RS**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.

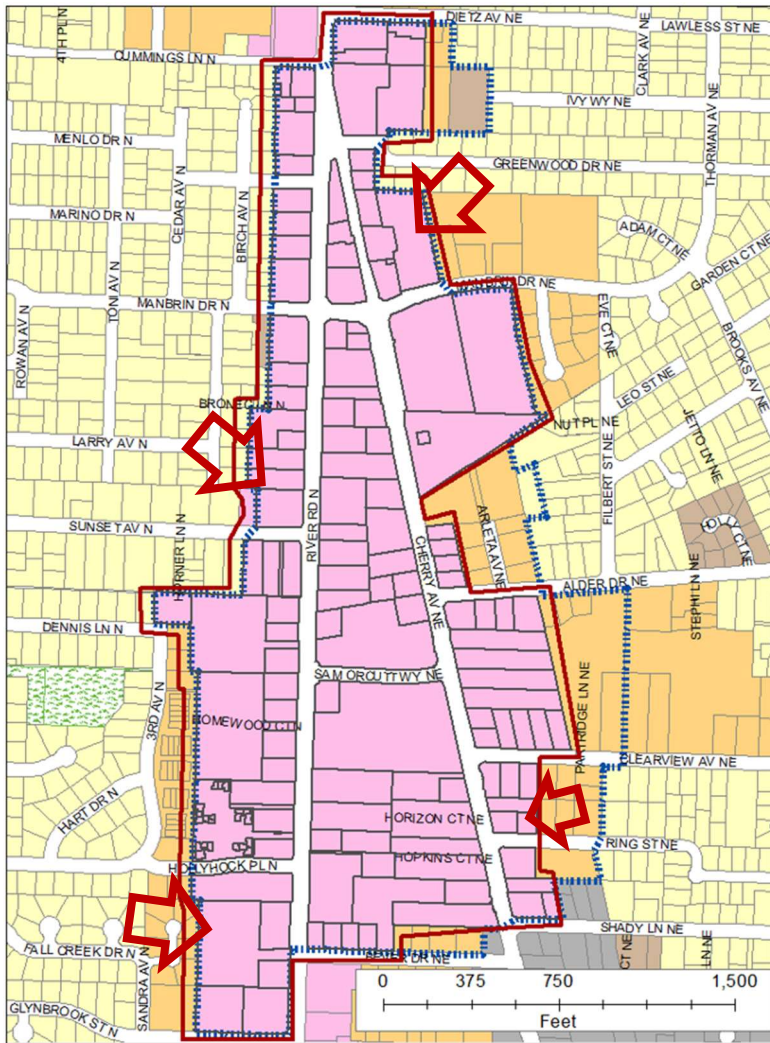
- 2** **RS** zone min. of 4 d.u./ac. is applicable to development “when subdivided” per 2.10.06.
- 3** To this portion of Keizer, existing sidewalks and streetscaping is provided along Chemawa Rd which fronts the RS zoned properties.
- 4** Source, FEMA Panel No41047C0332G, date 01/19/2000.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Cherry Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is existing Cherry Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Cherry Center) = 105.3 acres  
 Estimated total number of units for CFA Potential Candidate **No. 3** (all three zones) is 4,982 units.

## City of Keizer

### CFA Potential Candidate No. 3

### Cherry Center

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and RL).  
 Data for properties zoned **MU** in Cherry Center shown below.

 **MU**

See **Red Arrows** for location

Study Area: Total of 85 acres.

4,186 units net development capacity potential  
 (by existing zone standard or 80% of the identified 30% future need)

Comp Plan: Mixed Use  
 Allowed Uses: Mixed Use / Several  
 Existing Uses: Mostly Commercial

Transit Service: On Cherriots ¼ hr. service route

Bldg. Height: 50-feet (max)  
 Res. Density: 12 units / acre (min.)  
 Lot Coverage: Max. 80% (mixed use)  
 Setbacks: Front – 10ft. min.\*  
 Side – 10-ft. min.\*  
 Rear-- 10-ft. min.\*  
 \*with exceptions.

Utilities: Water, Sanitary Sewer, Storm.

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (WSCB)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>MU</b> width generally &gt;750-ft. &amp; &gt;25 acres (85 acres).</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities include retail, office, service.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>MU</b> zone prelim. calcs. of CFA area shows potential for 4,186 units, or 80% of the current / future need. <b>MU</b> has high max. density of 28 du/ac. <b>1</b>
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• MU zone for residential only at min. of 12 du. / ac but no minimum if mixed use. <b>2</b>
Res. Density - <i>if not Primary CFA</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• Min. would need to be 15 du/ac. if not Primary CFA.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>MU</b> zone has max of 50-ft. for multi-fam & mixed-use <b>3</b>
Building Height – <i>if not Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	Y	• Max of 50-ft complies if not set as Primary.
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Sidewalks, bike lanes</li> <li>• Street trees, other. <b>4</b></li> </ul>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area**  
**No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry** (all in River-Cherry Overlay)

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (WSCB)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li><b>MU</b> zoned properties above known flood BFE.</li> <li>FEMA Panel # 5</li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>MU</b> is mixed use zone.</li> <li><b>MU</b> list of allowed uses is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>MU</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>MU is mixed use zone.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1 Estimated resultant unit capacity shown for potential CFA (portion zoned MU above) is based on:
  - a) net developable area of all parcels zoned [MU] inside boundary, without:
    - i. public parks & open spaces
    - i. public rights-of-way
    - ii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iii. known public service infrastructure (power substations, utility trunk-line easement areas)
    - iv. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**15% for MU**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for MU**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

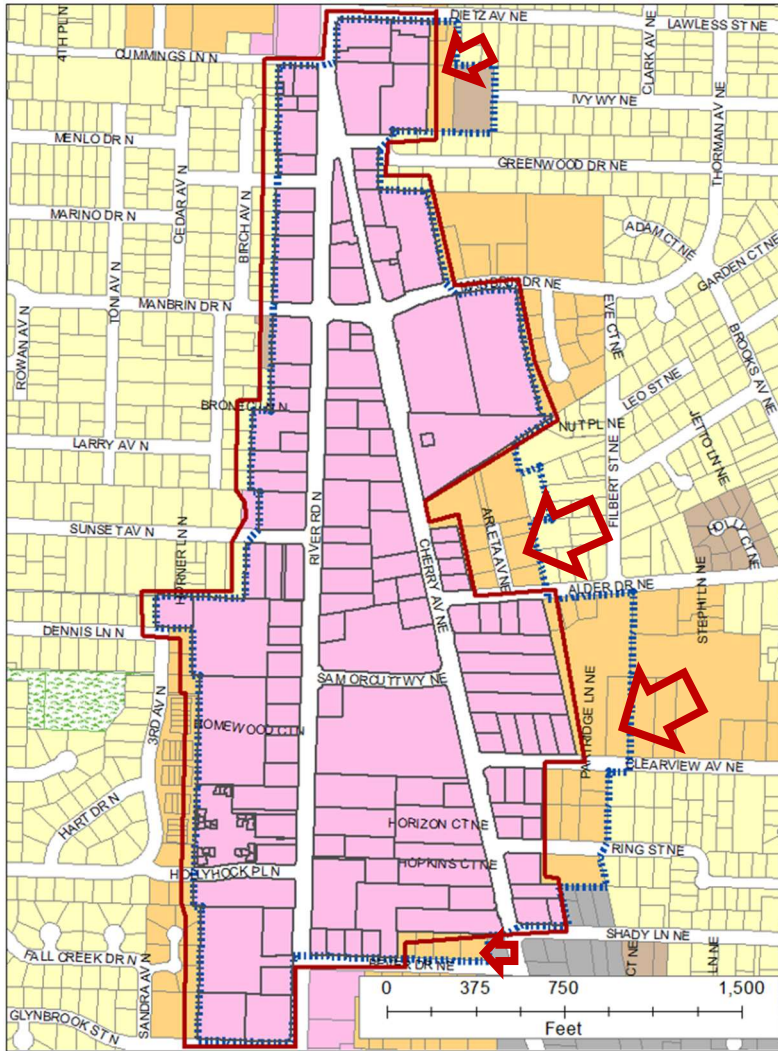
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 2 According to 012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer **MU** zone min. of 12 d.u./ac. is applicable to development that is exclusively residential. Keizer Code under 2.130.05.B.2 sets no minimum residential density for multi-fam within a mixed-use building. However, **MU** zone does not require/set a minimum FAR.
- 3 Keizer Code also explains (under 2.107.06(3)) how height of vertical mixed-use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process.
- 4 In this portion of Keizer, existing sidewalks are at least 5' (width), street trees are provided, frequent transit service is provided, and complete bike lanes are provided along Cherry Avenue. The Keizer Christmas tree (Walery Plaza) is located in the heart of this area and has been identified in the Revitalization Plan (and other previous City Plans) as an opportunity site for making improvements to serve as a public gathering space. River Rd does not currently have bike lanes in this area, but the Revitalization Plan imagines a network of bicycle facilities connecting adjacent neighborhoods along with a future redesign of River Rd to accommodate greater multi-modal access.
- 5 Source, FEMA Panel No. 41047C0332G, date 01/19/2000

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Cherry Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is existing Cherry Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

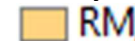
Total Study Area (Cherry boundary) = 105.3 acres  
 Estimated total number of units for CFA Potential Candidate **No. 3** (all three zones) is 4,982 units.

## City of Keizer

### CFA Potential Candidate No. 3

### Cherry Center

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and RL).  
 Data for properties zoned **RM** in Cherry Center shown below.



See **Red Arrows** for location

Study Area: Total of 16 acres.

700 units net development capacity potential  
 (by existing zone standard or 13% of the identified current/future need)

Comp Plan: Med. High Den. Res.

Allowed Uses: Mostly Residential

Existing Uses: Mostly Residential

Transit Service: On Cherrlots ¼ hr. service route(s)

Bldg. Height: Maximum 45-feet

Res. Density: 10 du / ac. (min.)

Lot Coverage: 75%

Setbacks: Front – 10/20 ft. min.

Side – 10-ft. min.\*

Rear-- 20-ft. min.\*

\*abutting residential

Utilities: Water, Sanitary Sewer & Storm - all within

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>RM</b> width less 750-ft. but can be combined w/MU, also &lt; 25 acres (13 ac) but can be combined with MU.</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities in proximity.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>RM</b> zone prelim. calcs. of CFA area show potential for 700 units, or 13% of the current / future need. RM has high max density of 24 du/ac. <b>1</b>
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>RM</b> zone for residential at minimum of 10 du / ac. <b>2</b>
Res. Density - <i>if not Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• <b>RM</b> would need to be 15 du/ac if CFA & not primary.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>RM</b> zone has max height of 45-ft.
Building Height – <i>if not Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	N	• <b>RM</b> would need to be 50-ft. if CFA & not primary.
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Streets near transit (Cherriots bus ¼ hr.).</li> <li>• Sidewalks, bike lanes.</li> </ul>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li><b>RM</b> zoned properties above known flood (BFE).</li> <li>FEMA Panel # 4</li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>RM</b> is residential zone.</li> <li><b>RM</b> list of allowed uses is consistent with residential uses.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>RM</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Y	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Areas within ½ mi.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

Footnotes: See Next Page



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RM** above) is based on:
  - a) net developable area of all parcels zoned [**RM**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**25% for RM**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for RM**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.

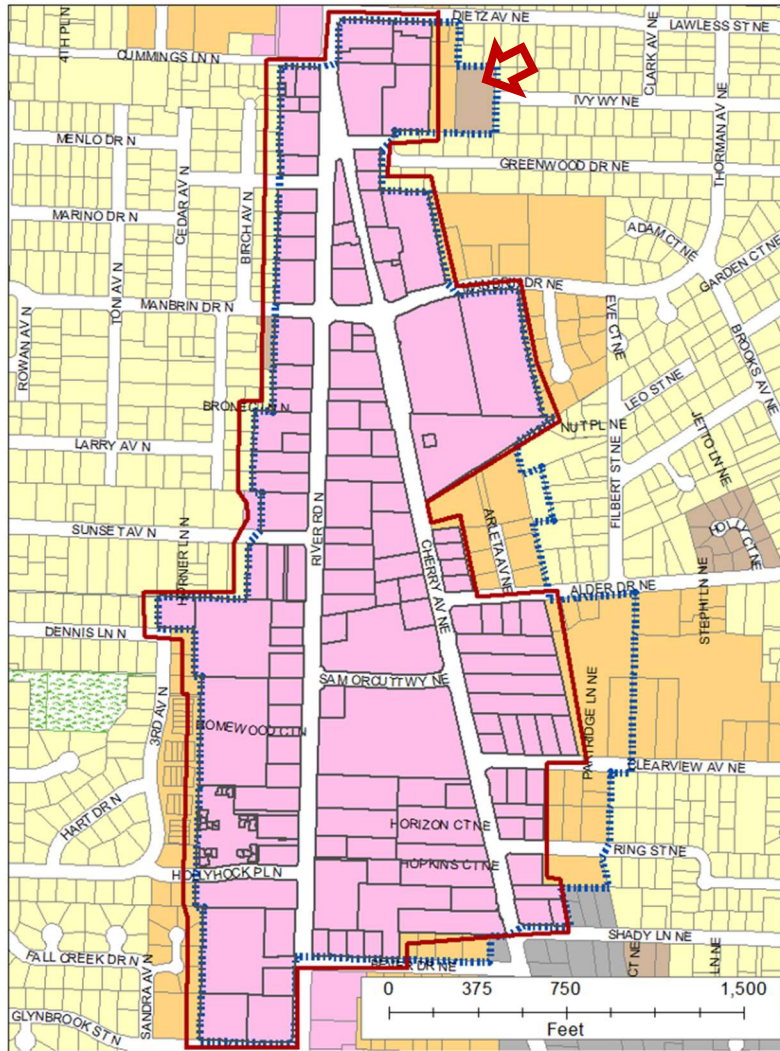
- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. **RM** zone is primarily intended for residential (not mixed-use zone). Keizer code does not apply FAR standards.
- 3** In this portion of Keizer, existing sidewalks (where provided) are at least 5' (width) and the area is served by frequent transit service.
- 4** Source, FEMA Panel No. 41047C0332G, date 01/19/2000



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Cherry Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Cherry boundary) = 105.3 acres  
 Estimated total number of units for CFA Potential Candidate **No. 3** (all three zones) is 4,982 units.

## City of Keizer

### CFA Potential Candidate No. 3

### **Cherry Center**

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and RL).  
 Data for properties zoned **RL** shown below.



See **Red Arrow** for location

Study Area: Total of 3 acres.  
 96 units net development capacity potential  
 (by existing zone standard or approx. 2% of the identified future need)

Comp Plan: Low Density Res.  
 Allowed Uses: Primarily residential  
 Existing Uses: Institutional

Transit Service: 500'+ from Cherriots  
 ¼ hr. service route

Bldg. Height: 35-foot max  
 Res. Density: 4 units / acre (min.)  
 Lot Coverage: 70%\*  
 Setbacks: Front –10/20 ft. min.\*  
 Side – 10-ft. min.\*  
 Rear-- 20-ft. min.\*  
 \*with exceptions

Utilities: Water, Sanitary  
 Sewer, Storm.

Comp Plan: Low Density Res.  
 Allowed Uses: Residential  
 See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RL bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	N Y Y	<ul style="list-style-type: none"> <li>• <b>RL</b> zone width &lt;750-ft. &amp; &lt;25 acres (3 acres) but is next to other zones.</li> <li>• River Rd. w/ ¼ hr. service.</li> <li>• Employment opportunities include retail, office, service – nearby.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>RL</b> zone prelim. calcs. of CFA area, show potential for 96 units, or 2% of identified current/future need. RL max at 25 du/ac for townhomes. <b>1</b>
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• <b>RL</b> zone not identified to tables in 2.130.05. <b>2</b>
Res. Density - <i>if not Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• <b>RL</b> zone not identified to tables in 2.130.05
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• <b>RL</b> zone not identified to tables in 2.130.05
Building Height – <i>if not Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	N	• <b>RL</b> zone not identified to tables in 2.130.05
Currently served or planned to serve ped, bike & transit.	012-0315 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y/N	• Sidewalks are 5'. Zone is 500+ ' from transit. <b>3</b>

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

**City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
No. 1 Lockhaven, No. 2 Chemawa, and No. 3 Cherry (all in River-Cherry Overlay)**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RL bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	N/A	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li><b>RL</b> zoned properties above known Base Flood.</li> <li>FEMA panel # 4</li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>RL</b> is residential use zone.</li> <li><b>RL</b> list of allowed residential uses is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>RL</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown, and that part in RL.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review/	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned RL above) is based on:
  - a) net developable area of all parcels zoned [RL] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**25% for RL**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**3 for RL**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.

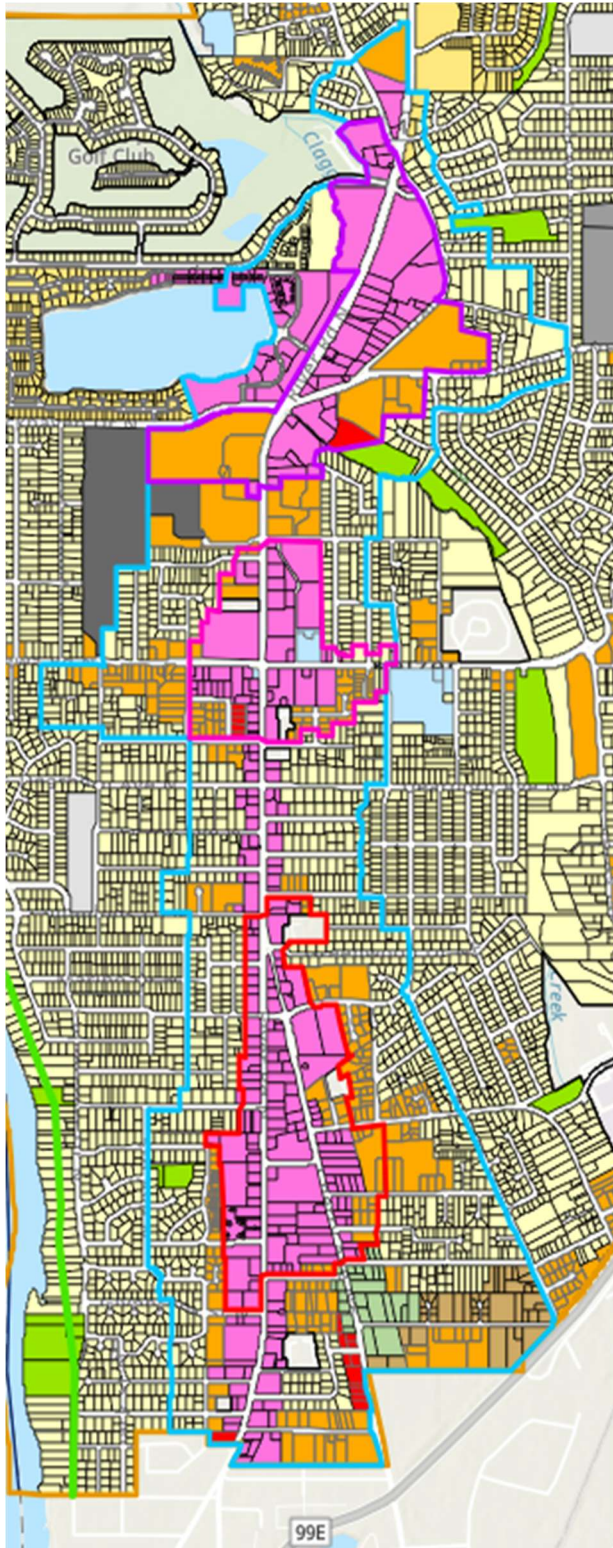
- 2** RL zone is not identified to tables in 2.130.05 of the Keizer Development Code. Section 2.130.05 contains development standards specific to properties and respective zones within each Center of the River-Cherry Overlay District.
- 3** There is one property in this area designated RL which is developed with a multi-family development. Sidewalks are provided on the adjacent street connecting to the apartment complex and it is served by frequent transit service on River Rd.
- 4** Source, FEMA Panel No. 41047C0332G, date 01/19/2000.



# CFA Potential Candidate Scoresheets





Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)
















## City of Keizer – CFA Study Area

River-Cherry Overlay District (light blue) and Subdistricts, to colors shown:

-  Chemawa Center
-  Cherry Center
-  Lockhaven Center
-  River-Cherry Overlay District

Comprehensive Plan Map land use designations:

-  Commercial
-  Civic
-  Campus Light Industrial
-  Elementary School
-  General Industrial
-  High School
-  Low Density Residential
-  Low Density Residential-Overlay
-  Medium Density Residential
-  Medium High Density Residential
-  Middle School
-  Mixed Use
-  Parks

Shown Left: City of Keizer Comprehensive Plan Map (portion) in addition to the River-Cherry Overlay District & Subdistricts UGB is not in vicinity of the area shown.



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# Memorandum

**Date:** February 10, 2023  
**To:** City of Keizer staff  
**From:** Kim Sapunar, MWVCOG  
**Re:** **Technical Memo #3 Coordination between Marion County, Salem, and Keizer for potential candidate CFA adjacent to city limits.**

## From the Scope of Work:

### **2.3 Identify Climate-Friendly Area Candidate Study Areas (within the Marion County part of Urban Growth Boundary, contiguous to the Salem or Keizer city limits)**

In addition to the work in Task 2.2, Marion County staff will work with City of Salem staff (and City of Keizer staff, as necessary) and the Consultant to identify one or more CFA areas in Marion County (contiguous to the Salem city limits or Keizer city limits - as per OAR 660-012-0310(1)(e) -- that meet the size and locational requirements of OAR 660-012-0310(1)(a)-(d). Per 660-012-0310(2), City of Salem, City of Keizer, and Marion County staff will coordinate on how these CFA area(s) will be used in the report to DLCD. From this work, Consultant will prepare draft Technical Memo #3 identifying Marion County's candidate CFAs contiguous to the Salem or Keizer city limits.

## Background

As the Scope of Work was being drafted for this project, several factors were unknown, and Task 2.3 was included as an option to be applied during the development of the candidate CFAs. The shared Salem-Keizer urban growth boundary includes the jurisdictions of Keizer, Salem, and Marion County. It was unknown where Salem, Keizer, and Marion County would choose to locate CFAs, and whether they may be adjacent to each other and to city limits.

Applicable to Salem in the rules is 660-012-0310 (2)

(e) Cities may designate climate-friendly areas within the urban growth boundary, but outside the city limits boundary, if the following requirements are met:

(A) The area is contiguous with the city limits boundary;

This rule option is not applicable for Keizer, as there is no available land outside of the city limits and inside the UGB that could satisfy some of the minimum CFA requirements as the boundaries are very close to coterminous.

Applicable to Marion County in the rules for coordination is 660-012-0310 (3)

(3) Cities and counties shall designate climate-friendly areas. Counties with planning jurisdiction in unincorporated areas provided with urban water, sanitary sewer, stormwater, and transportation services within an identified urban growth boundary shall coordinate with the respective city or cities to address climate-friendly area requirements for those areas.

#### Salem's Work to Locate Draft CFAs

Salem initially evaluated multiple locations around the city for potential CFAs. One of these locations was along Lancaster Drive, from Silverton Road to Center Street. This area is adjacent to the city limits. Early in the process of evaluating the potential dwelling unit capacity and best suited existing zoning categories, the city focused its choice of candidate CFAs (walkable mixed-use areas) in the downtown area, north of downtown and in West Salem. At this time, the city does not intend to designate a CFA contiguous with or extending past the city limits.

#### Marion County's initial CFA locations

To meet many of the CFA requirements including transit served corridors, close proximity to, areas planned for, or provided with, high-density residential uses and a high concentration of employment opportunities, Marion County's primary suitable area is located along Lancaster Drive. This area is predominately commercially zoned property with some multi-family land. The length of Lancaster Drive is both in and outside the city limits.

#### Keizer and Marion County

The county's zoning contiguous to the Keizer city limits is AR (agriculture) and EFU (exclusive farm use) and not suitable for CFA designation for Marion County, therefore it was not necessary to create or coordinate CFA work between the two jurisdictions.



### Coordination

At the first project management team meeting, general geographic locations for CFAs were discussed. The city had no objection to Marion County designating CFA locations along Lancaster Drive, nor did Marion County object to any CFAs the city may place in the same vicinity. After initial work, the City of Salem is not pursuing a CFA that would extend beyond city limits with Marion County, as allowed by the rules. Keizer is not planning any CFAs at its city limits. Coordination for the county, has occurred at the project management meeting.

Marion County's final CFA will be in proximity to Salem's city limits due to the previously stated conditions which make the area suitable for the county, however this did not necessitate creating a process beyond the CFA work currently being conducted.



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# Memorandum

**Date:** February 1, 2023  
**To:** City of Keizer Planning Staff  
**From:** Kim Sapunar, MWVCOG  
**Re:** **Technical Memo #2 Draft Candidate Climate Friendly Areas (CFA)**

From the DLCD/MWVCOG Scope of Work:

## **2.2 Identify Initial sets of Candidate Climate-Friendly Area (for City of Keizer)**

City of Keizer staff will work with Consultant to identify initial candidate CFAs within their jurisdictions, meeting the size and locational criteria of OAR 660-012-0310(1). Consultant and the City will initially identify the most promising candidate CFA-type areas of their respective jurisdictions to accommodate approximately **40 percent** of the jurisdiction's housing needs, as illustrated in the table 1. A description of this work and maps of the candidate CFAs for Keizer will be put in draft **Technical Memo #2**

## Background

Beginning in late 2022, MWVCOG began work to evaluate potential areas for consideration of designated climate friendly areas (CFAs) as part of the compliance for DLCD's recent Climate-Friendly and Equitable Communities rules, adopted in July 2022. As work began and in the documentation of the process and the writing of technical memos, it became clear that there was overlap in necessary content between several of the technical memos. Technical memo #2 calls for identifying draft CFAs that could meet the required housing targets, and this necessitated calculating initial potential residential development to see if requirements could be met which is the task involved in technical memo #5. The CFA assessment is an iterative process. This memo will cover the identification of candidate CFA, the dwelling unit capacity details are in technical memo #5.

## Step 1: Identifying Initial Set of Candidate Areas

At the October 2, 2022 meeting with Keizer staff, the general parameters and location requirements of potential CFA area were discussed, including this list of factors:

1. Size requirements 25 acres + and 750' +
2. Transportation links, core network, high frequency transit service
3. Recent applicable zoning changes to the River Cherry Overlay District
4. Current urban centers
5. Proximity to employment centers.
6. Planned bike and pedestrian improvements

Using zoning maps of the Keizer area, staff broadly indicated by drawing on maps where likely CFA areas with the most potential could be located based on the above parameters. From that initial meeting, two areas were highlighted to begin calculations for potential housing development. The areas were all located along River Road within the River-Cherry Overlay District (RCOD), north near Lockhaven Drive and south near Cherry Ave. As work was being done in GIS, the “centers” associated with the RCOD were also considered, as they are already subzones of the overlay.

*Figure 1 Lockhaven and Chemawa Areas*

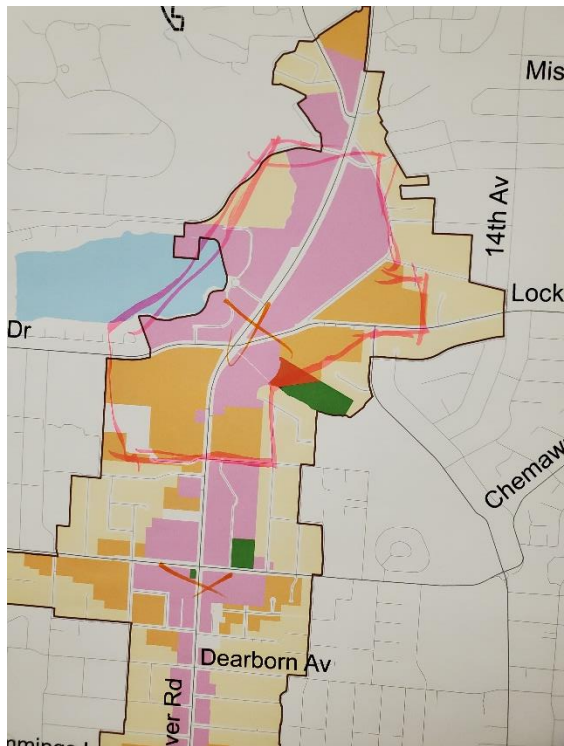
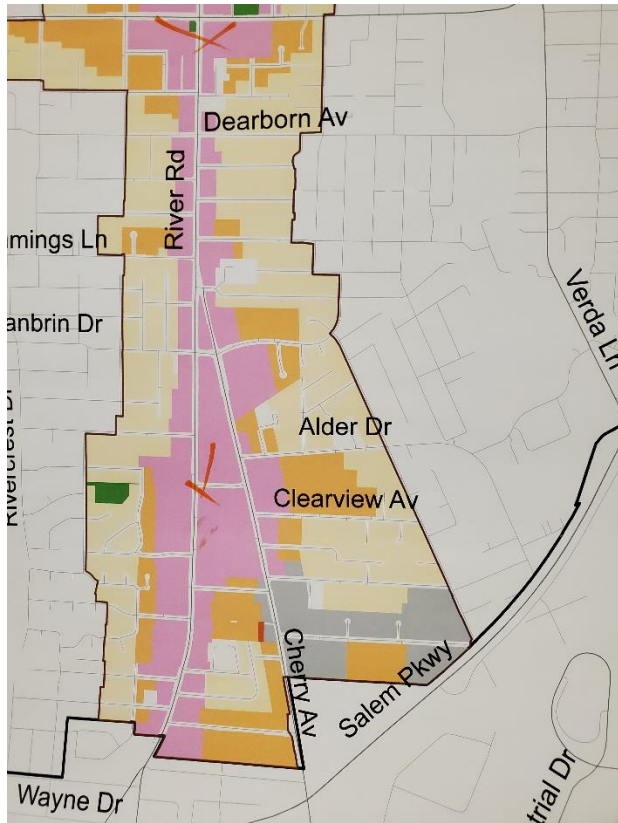


Figure 2 River Rd. and Cherry Ave.



### Step 2: Determine the Housing Capacity Parameters

With general areas identified, it was necessary to begin the dwelling unit capacity analysis (Task 2.6) to be able to evaluate, compare and refine CFA areas. The analysis became iterative to provide quick feedback as to whether candidate areas were too far below or above the required 30% of housing need. This process is outlined in detail in technical memo #5.

### Step 3: Calculate initial Dwelling Unit Capacity

In a Geographic Information System (GIS) environment, Keizer's most recent zoning layer was used as the development base. Following the steps outline in OAR 660-012-0315, the net developable area and dwelling capacity was calculated in GIS. This process is documented in technical memo #5.

## Dwelling Capacity Initial Results

The potential number of dwelling units is summarized in Table 1, though some are overlapping geographies. One single location (North RCOD) or a combination of two or more locations is substantially more than the needed number of 5,199. Table 1 shows units by zoning type for each of the five areas. Following Table 1 are maps of the five study areas (highlighted boundaries indicate which development areas are included in the tables).

*Table 1 Preliminary Dwelling Unit Estimates*

<b>Keizer Initial Estimates</b>					
					1/12/2023
<b>Target CFA units =</b>	<b>5,199</b>				
<b>North RCOD Area</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	6,550.7	140.1	CO	2.5	107.0
			MU	77.4	3,819.9
			RM	60.2	2,623.8
<b>South RCOD Area (MU only)</b> (maps shows a little RM)	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	3,195.8	64.7	MU	64.7	3,195.8
<b>Lockhaven Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	4,741.2	101.3	CO	2.5	107.0
			MU	56.4	2,783.7
			RM	42.5	1,850.5
<b>Chemawa Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	2,807.5	63.5	MU	43.3	2136.3
			P	2.4	0.0
			RM	15.4	671.2
			RS	2.4	0.0
<b>Cherry Subdistrict (in RCOD)</b>	<b>Potential Units</b>	<b>Acres</b>	<b>Zoning</b>	<b>Acres</b>	<b>CFA units</b>
	4,708.5	97.9	MU	81.8	4,040.5
			RL	2.9	96.1
			RM	13.1	571.9

Figure 3 North RCOD Area

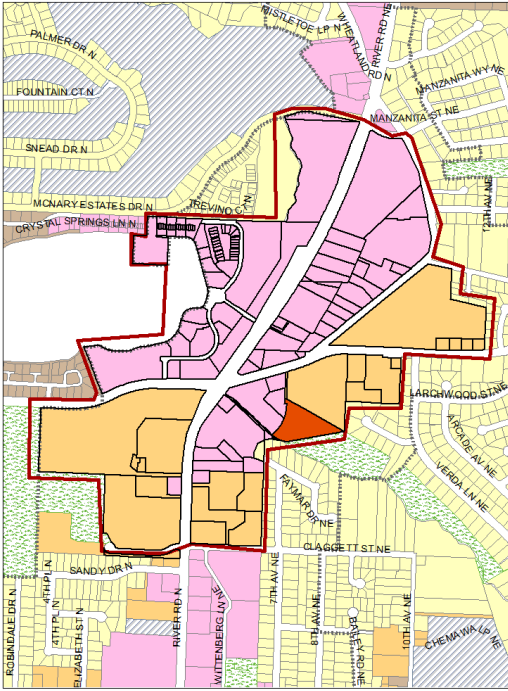


Figure 4 South RCOD Area

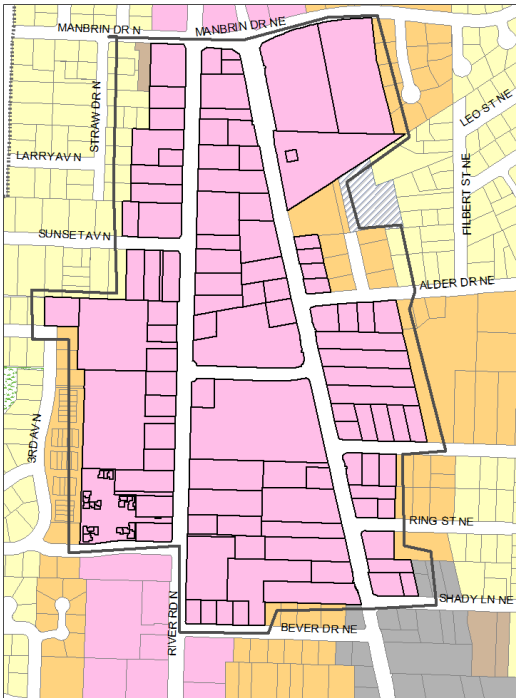
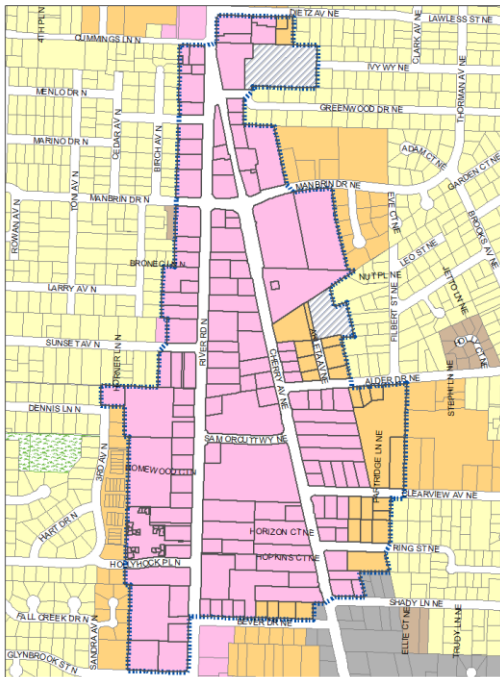






Figure 7 Cherry Center



### Next steps

These initial results were reviewed by city staff on January 5 and January 11. From those meetings, Keizer staff will share the work with other staff and elected officials and look to solicit input from the public to narrow and refine the CFA definitions. After the decision is made on final CFA locations, technical memos will document those selections.



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# Memorandum

**Date:** January 19, 2023  
**To:** City of Keizer staff  
**From:** Kim Sapunar, Associate Planner, MWVCOG  
**Re:** **Technical Memo #1 Identify Housing CFA Need, City of Keizer**

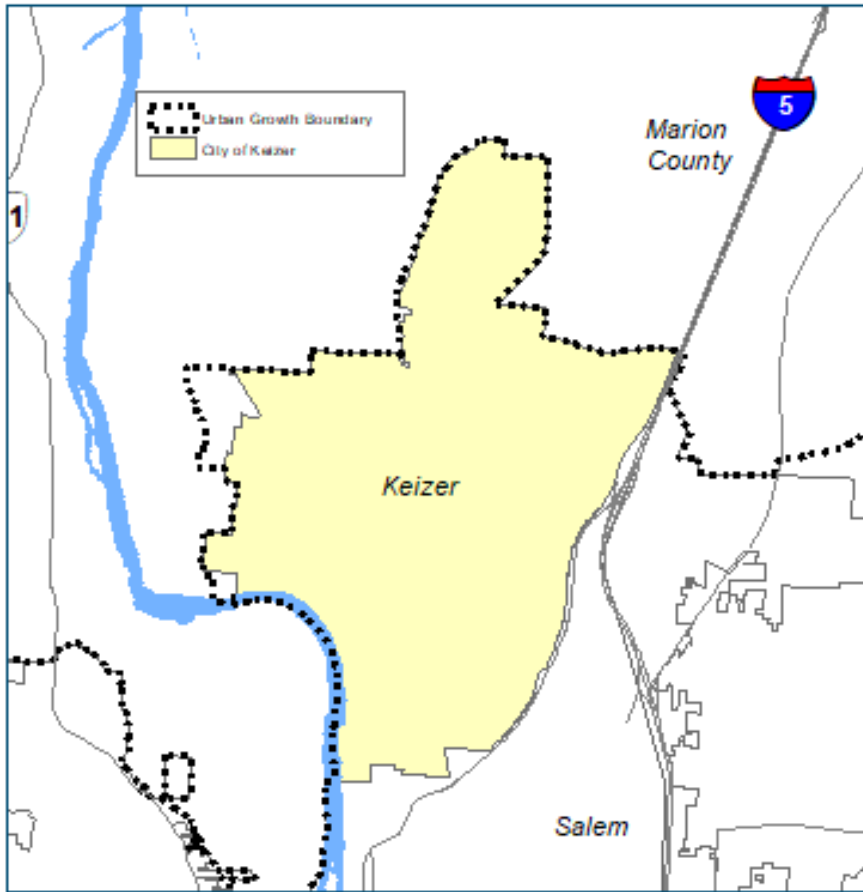
The city of Keizer's target number of housing units to be accommodated with the designation of Climate Friendly Areas (CFAs) is **5,199** units. This technical memo will show the steps behind the documentation of that number. This memo is part of Task 2 of the scope of work of the DLCD-MWVCOG intergovernmental agreement.<sup>1</sup> To determine the dwelling unit requirement for CFAs as described in OAR 660-012-0315(1), both the existing and future number of housing units are needed for the city of Keizer.

The Salem-Keizer area is unique as it has a shared urban growth boundary (UGB) between two cities. References in this memo will be for Keizer's portion only of the shared UGB, not including any calculations for the city of Salem. Keizer's UGB and city limits are very similar as shown in **Map 1**.

---

<sup>1</sup> **From the Scope of Work:** *Identify Housing Needs within CFAs:*  
*The technical memo will describe the data and process to calculate the amount of required housing in CFAs to meet the 30 percent requirement in OAR 660-012-0315(1) for the City.*

Map 1 City of Keizer



**Step 1: Calculate Existing Housing for the City**

Existing housing numbers are available from the 2020 decennial census redistricting data, which provides housing counts by the small geography of census blocks<sup>2</sup>. This data is the result of the census enumeration and is considered very accurate. The data is available in a Geographic Information System and summarized to city limits. From the 2020 census, **Table 1** shows housing units for Keizer

*Table 1 Current Housing Units in City Limits*

<b>Keizer</b>	Existing Housing units from 2020 Census Redistricting
Housing units in Keizer City Limits	15,268

<sup>2</sup> OAR 660-012-0315(1)(b) indicates that the most recent housing capacity analysis provide existing and future housing numbers, Keizer’s HNA work referenced 2013–2017 ACS Table B25024 of 14,624 housing units. As the 2020 decennial data is both more current and accurate as it is an enumeration and not a sampling (as is the ACS), it was used to provide the number of existing housing units for this calculation. Approach confirmed with DLCD staff 2/14/2023.

## Step 2: Identify Future Housing Need

To identify future housing needs, the rules state OAR 660-012-0315(1):

“The total number of housing units necessary to meet all current and future housing needs shall be determined from the local government’s most recent adopted and acknowledged housing capacity analysis, by adding the total number of existing dwelling units identified in the buildable land inventory to the anticipated number of future needed housing units over the planning period”

Keizer conducted a Housing Needs Analysis (HNA) in 2019, which was updated in August 2021<sup>3</sup> with the most recent Portland State University, Population Research Center official populations forecasts. **Table 2**, which is a figure from the final report, shows a housing need of 2,061 units for the planning horizon.

Table 2 Figure from Keizer Housing Needs Analysis of Needed Units

Keizer will have demand for 2,061 new dwelling units over the 20-year period, 63% of which will be single-family detached housing.

Exhibit 56. Forecast of Demand for New Dwelling Units by Type, Keizer’s Portion of the UGB, 2021 to 2041  
Source: Calculations by ECONorthwest

Variable	Housing Mix (2021-2041)
<b>Needed new dwelling units (2021-2041)</b>	<b>2,061</b>
Dwelling units by structure type	
Single-family detached	
Percent single-family detached units	63%
<b>Total new single-family detached units</b>	<b>1,298</b>
Single-family attached	
Percent single-family attached units	10%
<b>Total new single-family attached units</b>	<b>206</b>
Duplex, triplex, and quadplex units	
Percent Duplex, triplex, and quadplex	11%
<b>Total new duplex, triplex, and quadplex</b>	<b>227</b>
Multifamily (5+ units per structure)	
Percent multifamily units	16%
<b>Total new multifamily units</b>	<b>330</b>
<b>Total new dwelling units (2021-2041)</b>	<b>2,061</b>

<sup>3</sup> City of Keizer, Housing Needs Analysis Update (2021—2041), August 2021 by ECONorthwest  
As noted in the IGA, there were preliminary estimates (for the purposes of scoping) of future housing and housing unit requirements in CFA, shown in table 1. “Noted that these numbers may be subject to revision as part of this task.” The initial estimate of a target housing units for Keizer’s CFA listed in the scope of work, differs from the estimate in this memo. The table in the scope of work used Keizer’s 2019 HNA findings. As work began on the project and assumptions were verified, the more recent and updated HNA work from August 2021 was used as input instead.

### Step 3: Calculate the Target Number of Housing Units for Keizer CFAs

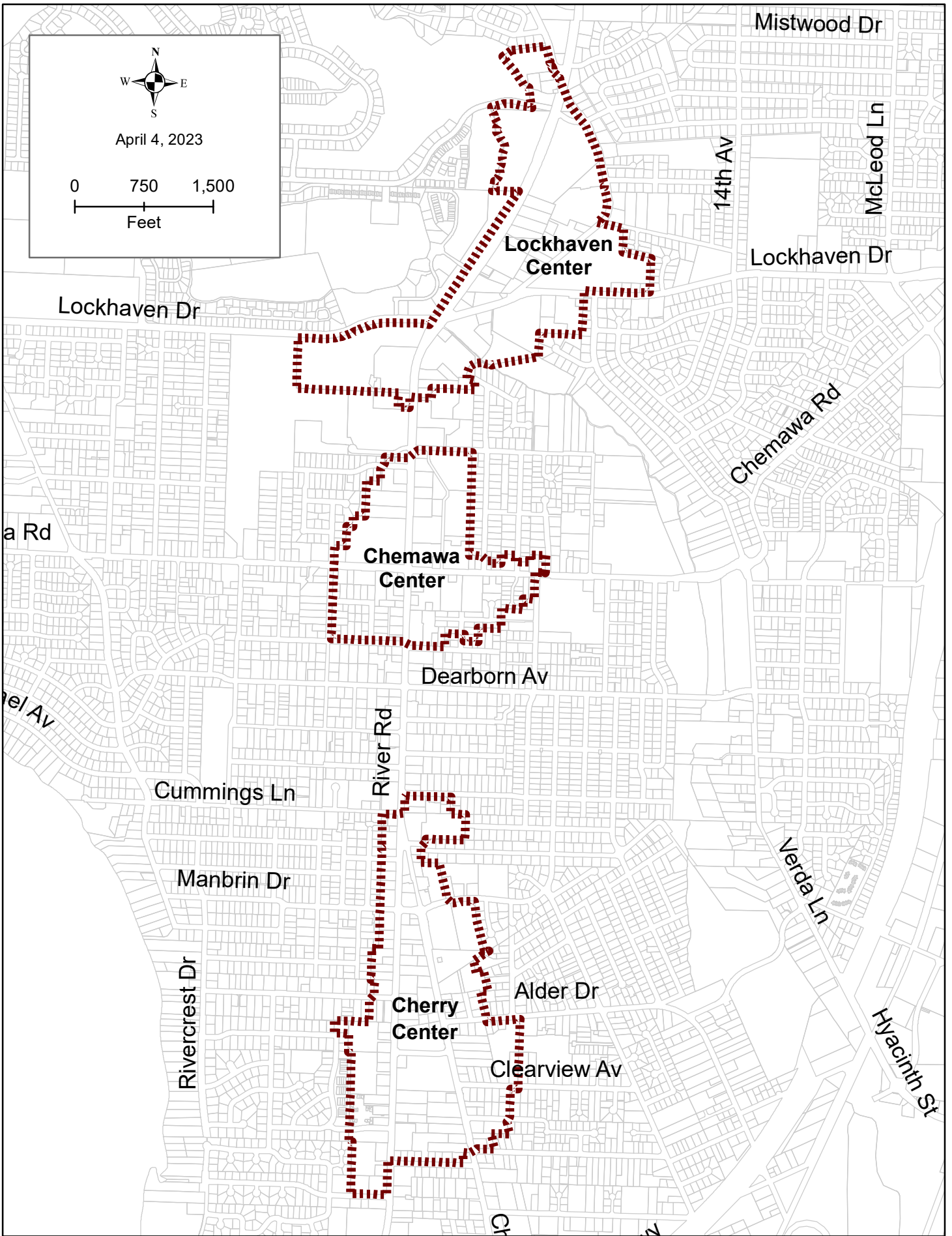
The target number of housing to be accommodated with the designation of CFA(s) is specified in OAR 660-012-0315(1): "... designate climate friendly areas sufficient to accommodate at least 30 percent of the total identified number of housing units necessary to meet all current and future housing needs".

This is a unique calculation, taking one third of the sum of both existing and future housing. **Table 3** has existing housing from Step 1, and future housing numbers from Step 2 to equal 17,329 units. Applying the 30 percent per the rule results in a CFA target for the city of Keizer of **5,199** units (17,329 units \* 30% = 5,199 target units).

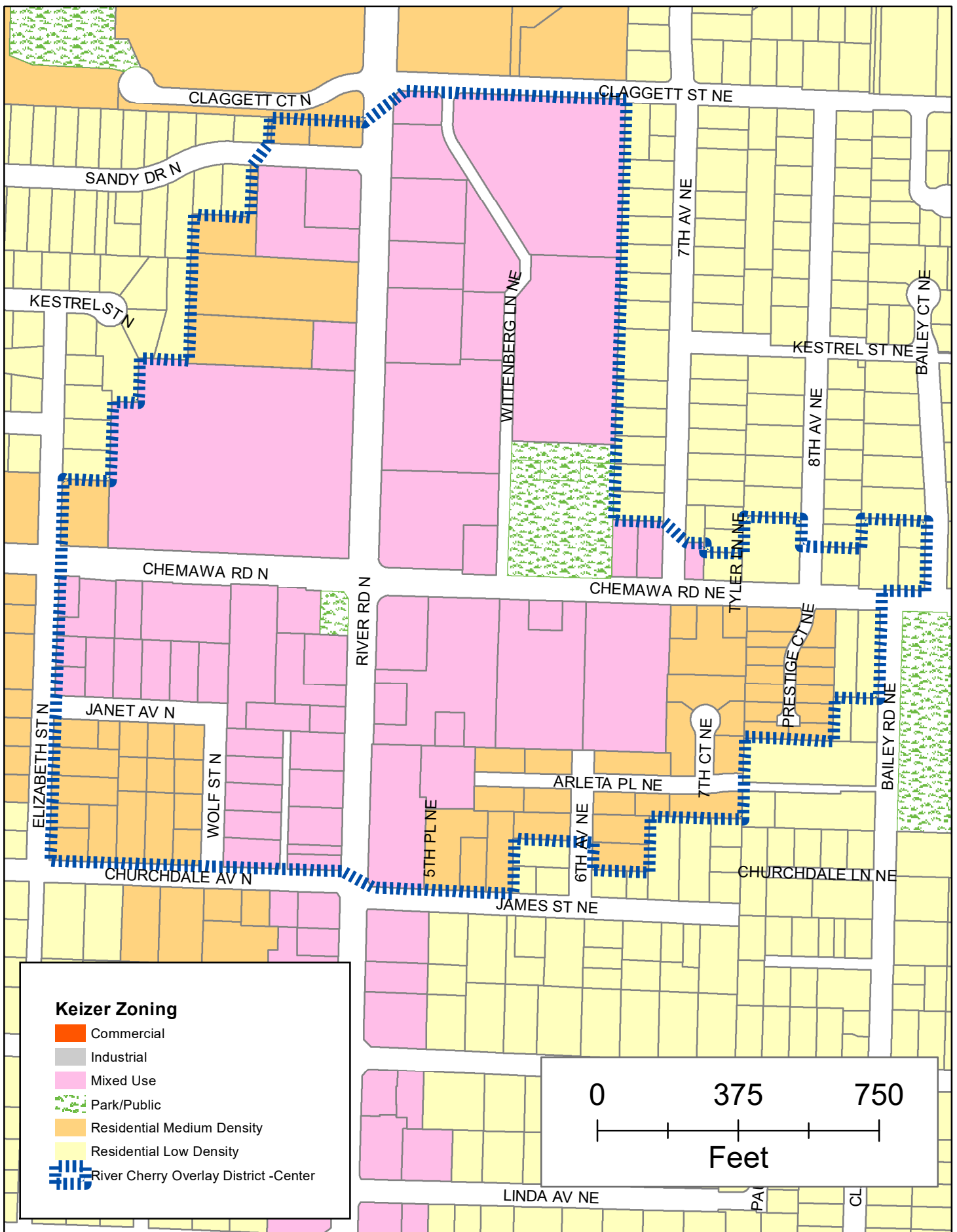
*Table 3 Target Housing Number for Keizer CFAs*

	Existing Housing units from 2020 Census	Future Housing Units	Total Current and Future units	Target for CFA of 30%
City of Keizer	15,268	2,061	17,329	<b>5,199</b>

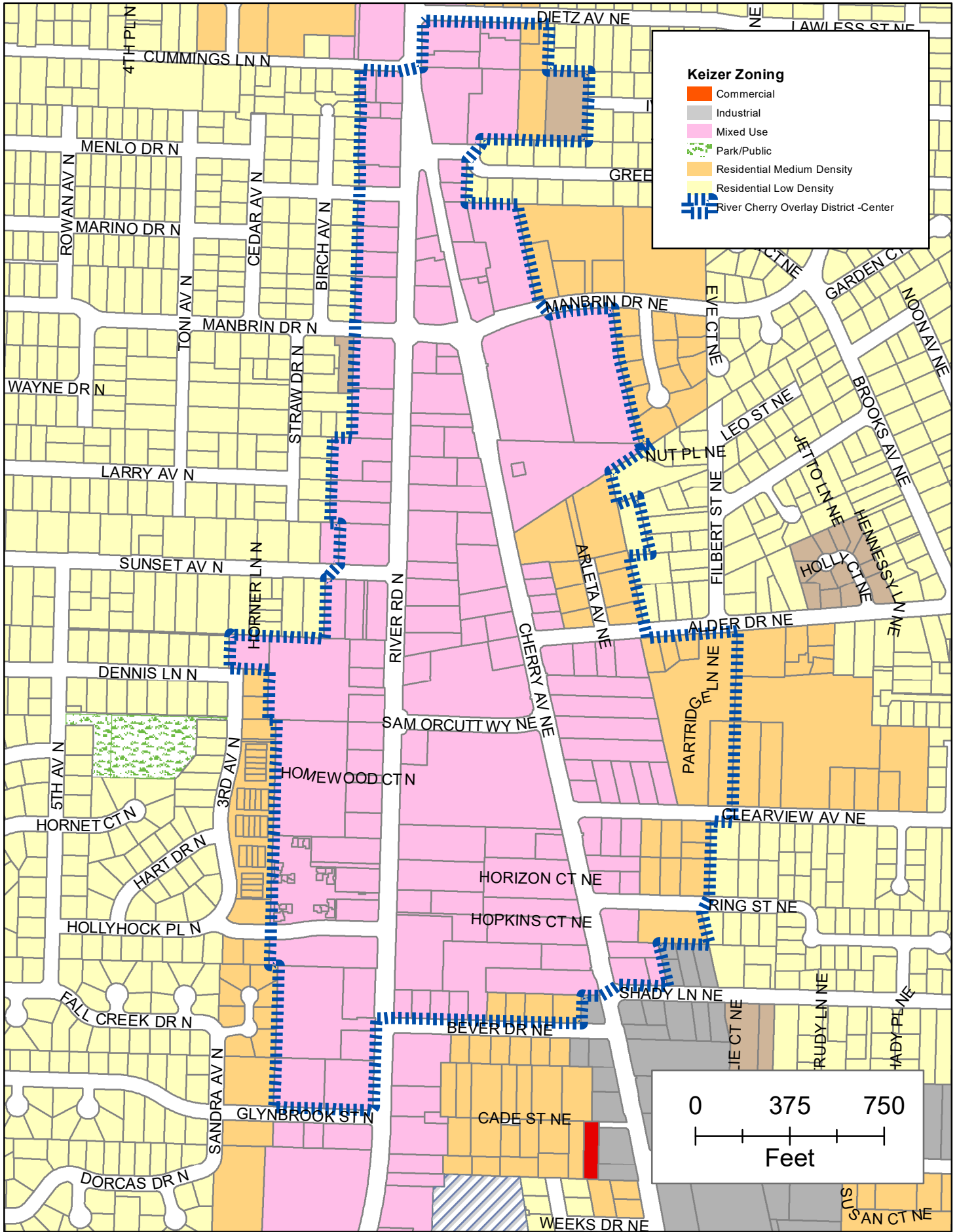




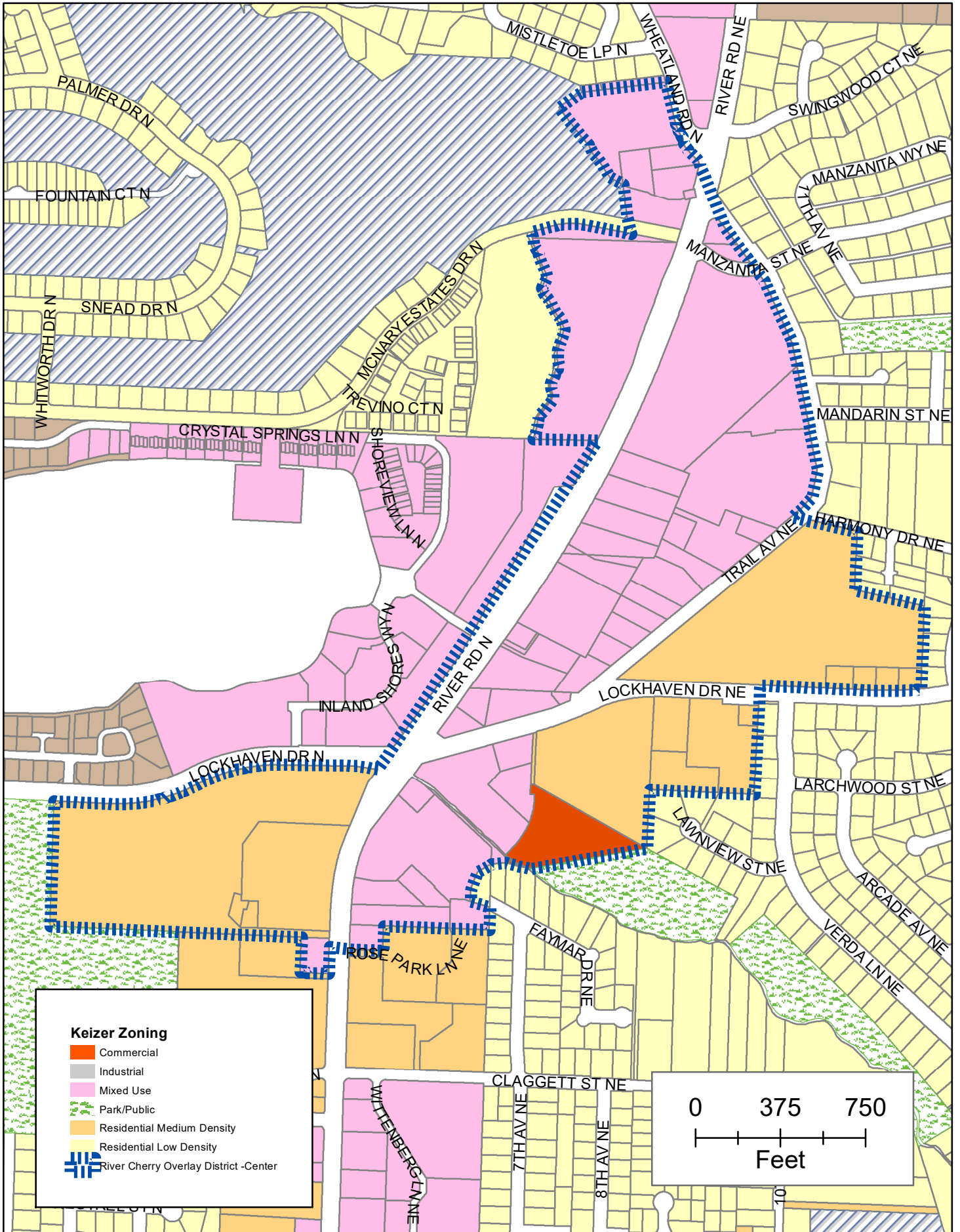
**Draft Walkable Mixed-Use Areas / CFAs**



**Draft Chemawa CFA Boundary, May 2023**

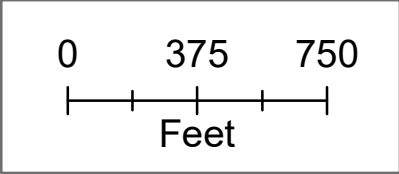


**Draft Cherry CFA Boundary, May 2023**



**Keizer Zoning**

- Commercial
- Industrial
- Mixed Use
- Park/Public
- Residential Medium Density
- Residential Low Density
- River Cherry Overlay District -Center



**Draft Lockhaven CFA Boundary, May 2023**



# CLIMATE FRIENDLY AND EQUITABLE COMMUNITIES COMMUNITY ENGAGEMENT PLAN

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JUNE 2023



**Prepared for:**

**City of Salem**

555 Liberty St SE, RM 220  
Salem, OR 97301



**City of Keizer**

930 Chemawa Rd NE  
Keizer, OR 97303



**Engagement for People with Disabilities:** Requests for accommodation and suggestions to better engage people with disabilities can be made by contacting:

- City of Keizer: Shane Witham, Planning Director, 503-856-3439, [withams@keizer.org](mailto:withams@keizer.org).
- City of Salem: Title VI/Section 504/ADA Coordinator, 503-540-2371, [humanrights@cityofsalem.net](mailto:humanrights@cityofsalem.net).

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- City of Keizer: Adam Brown, City Manager, 503-856-3414, [browna@keizer.org](mailto:browna@keizer.org).
- City of Salem: Title VI/Section 504/ADA Coordinator, 503-540-2371, [humanrights@cityofsalem.net](mailto:humanrights@cityofsalem.net).



# Climate Friendly and Equitable Communities

## Community Engagement Plan

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# 1 INTRODUCTION

In July 2022, the Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules to reduce climate pollution and foster more walkable, mixed-use areas in our communities.

The new rules require cities in metropolitan areas to make a variety of land use and transportation changes. Salem, Keizer, and Marion County are specifically required to work together to develop a regional scenario plan that aims to reduce greenhouse gas (GHG) emissions and meet the State's climate pollution reduction targets for transportation.

Additionally, these rules require local jurisdictions to engage communities – particularly those that have been traditionally underserved – to better understand the impacts of past land use and transportation decisions on these communities and identify strategies for ensuring they are meaningfully engaged in this process.

This community engagement plan serves as a guide for when and how to engage stakeholders in the process of implementing the State CFEC rules, including identification of walkable, mixed-use areas; achieving greenhouse gas emissions reduction targets; and updating local transportation system plans.

This plan lays out:

- The context for the project, the goals for engagement, and how input will be incorporated into the planning process.
- Recommended strategies for engaging with underserved communities and key areas of interest and concern, based on early discussions with community leaders and groups.
- An overview of tools and strategies for engaging communities at different milestones in the process, based on decision points, resources and intended audiences.
- An overview of measures and metrics for evaluating the effectiveness of engagement activities to help adjust and refine the approach throughout the process.

## 2 PROJECT OVERVIEW

### 2.1 Climate Friendly and Equitable Communities Rules

The State of Oregon has a legislatively-set policy and goal to reduce Oregon's climate pollution by 75% by 2050 to avoid disastrous impacts to the environment, communities,

and economy. Oregon is currently not on track to meet this goal, especially regarding reducing pollution from transportation. In response, Governor Kate Brown directed state agencies to promote cleaner vehicles, cleaner fuels, and less driving. Additionally, the State of Oregon is grappling with a troubling history and current patterns of inequity and discrimination, including in its land use, zoning, and transportation investment decisions.

In 2020, the Oregon Land Conservation and Development Commission (LCDC) launched a rulemaking process and directed the Department of Land Conservation and Development (DLCD), Oregon's land use planning agency, to draft changes to Oregon's administrative rules that guide planning in Oregon's eight most populous areas. To develop these rules, DLCD staff engaged and worked with partners in state and local governments, planning practitioners, non-profit organizations, and community members through a rulemaking advisory committee. These meetings were supplemented by numerous other public-facing meetings, webinars, online engagement, and small group consultations.<sup>1</sup>

On July 21, 2022, the LCDC officially adopted the [Climate-Friendly and Equitable Communities \(CFEC\) rules](#). The rules strengthen requirements for Oregon's transportation and housing planning in regions with populations over 50,000 (Albany, Bend, Corvallis, Eugene/Springfield, Grants Pass, Medford/Ashland, Portland Metro, and Salem/Keizer). The rules require these communities to change their local transportation and land use plans to do more to ensure Oregonians have safe, comfortable ways to get around and don't have to drive long distances to meet their daily needs. The rules also aim to improve equity and help community transportation, housing, and planning serve all Oregonians, particularly those traditionally underserved.

The CFEC rules require Salem, Keizer, and Marion County to work together to develop a regional scenario plan to meet the State's climate pollution reduction targets. The State's target for the Salem-Keizer region is to reduce emissions from light vehicle travel by 30 percent by 2050 ([OAR 660-044-0025](#)).

Scenario planning is a planning process to evaluate different changes to local and regional land use and transportation plans and determine what changes are needed for the region to meet the State's climate pollution reduction targets. Salem, Keizer, and Marion County will specifically work to identify the policies, strategies, and performance measures needed to meet the region's target. This could include strategies and measures related to active transportation, transit, parking management, and roads.

The cities and county must submit a preferred scenario plan to the DLCD director, who then can approve it or refer it to LCDC for a public hearing. Once a preferred scenario

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<sup>1</sup> Climate-Friendly and Equitable Communities Outreach and Engagement Report: [https://www.oregon.gov/lcd/LAR/Documents/CFEC\\_Rulemaking\\_Engagement.pdf](https://www.oregon.gov/lcd/LAR/Documents/CFEC_Rulemaking_Engagement.pdf)

plan is approved, the cities and county must amend their comprehensive plan, land use regulations, and transportation system plans to implement the scenario plan. Any future changes to plan and regulations must continue to be consistent with the regional scenario plan.

## 2.2 Equity Requirements

The CFEC rules require that public engagement and decision-making place an increased emphasis on centering the voices of underserved populations. Cities and counties must determine whether the land use and transportation plans required by the CFEC rule improve outcomes for underserved populations by using an equity analysis. The rules also require identification of federally recognized sovereign tribes whose ancestral lands are included in the planning area, and notification and engagement of those tribes.

# 3 ENGAGEMENT PROCESS

## 3.1 Goals

Robust public involvement is a pillar of effective governance for Keizer and Salem. The following goals are established to guide public engagement for implementation of the CFEC rules:

- **Build awareness.** Ensure stakeholders, affected interests, and the public are aware of the timeline, process, intended outcomes, and decision-making structure for implementation of the CFEC rules, and how it fits in with past and future planning processes.
- **Center equity.** Ensure that voices of traditionally underserved populations, particularly those disproportionately harmed by past land use and transportation decisions, are engaged in ways that best meet their unique needs and allow them to be meaningfully involved throughout the process.
- **Foster understanding.** Provide project information in ways that are accessible and relevant to the diversity of stakeholders in our communities, so that they can confidently and accurately provide input.
- **Seek feedback.** Actively seek qualitative and quantitative information, including lived experience, to inform and guide land use and transportation plans that implement the CFEC requirements.
- **Demonstrate accountability.** Report back on input and engagement and how it has influenced the process and decisions.

- **Be consistent.** Ensure the community engagement process is consistent with applicable state and federal laws and requirements, and is sensitive to local policies, goals, and objectives.
- **Set realistic expectations.** Be honest and transparent about the funding and resources available for community engagement activities, and work to develop a budget-conscious community engagement program that provides meaningful opportunities for input and feedback that are both inexpensive and convenient for participants.

## 3.2 Key Audiences

### Interested Parties

The outreach process will provide opportunities for input and feedback from many interested people and organizations, including, but not limited to:

- Low-income residents and communities of color
- Tribal governments
- Elected and appointed officials
- Local area jurisdictions and regional agency
- Business organizations and associations
- Bike and pedestrian advocates
- Transit provider
- Environmental advocates
- Seniors
- People with disabilities
- Social service agencies
- Health equity advocates
- Schools and colleges
- Students, youth, and young adults
- Renters
- Housing advocates and builders
- Cultural and tourism advocates
- Neighborhood associations and groups
- Service organizations
- General public
- Local media

### Underserved Communities

The outreach process will center the voices of traditionally underserved populations, as required in OAR 660-012-0125. The list of those populations includes, but is not limited to:

- (a) Black and African American people;
- (b) Indigenous people (including Tribes, American Indian/Alaska Native and Hawaii Native);



- (c) People of Color (including but not limited to Hispanic, Latina/o/x, Asian, Arabic or North African, Middle Eastern, Pacific Islander, and mixed-race or mixed-ethnicity populations);
- (d) Immigrants, including undocumented immigrants and refugees;
- (e) People with limited English proficiency;
- (f) People with disabilities;
- (g) People experiencing homelessness;
- (h) Low-income and low-wealth community members;
- (i) Low- and moderate-income renters and homeowners;
- (j) Single parents;
- (k) Lesbian, gay, bisexual, transgender, queer, intersex, asexual, or two-spirit community members; and
- (l) Youth and seniors.

Maps provided in Appendix A show concentrations of populations of underserved communities within in the greater Salem/Keizer area. This data was extracted from a demographic profile developed by the Mid-Willamette Valley Council of Governments, using data from the Census Bureau’s American Community Survey (ACS) 2016-2020 data. Additional detail can be viewed on the Council of Governments web page as part of the Transportation Disadvantaged Reports available at:

<https://www.mwvcog.org/programs/transportation-planning/skats/reports-and-data/>.

## **4 CONSIDERATIONS FOR ENGAGEMENT WITH UNDERSERVED COMMUNITIES**

Project staff held one-on-one discussions with eight leaders of community organizations, groups, or agencies that serve traditionally underserved communities, including low-income residents and communities of color. The purpose was to better understand how to best engage underserved communities in this CFEC work and future planning work. The eight community leaders were all asked the same questions, which focused on what they thought were challenges to community engagement as well as successful strategies. They were also asked about the idea of a new equity roundtable and if or how it should be formed and structured.

The key themes from these one-on-one discussions are provided below. The input has been used – and will continue to be used – to shape how community engagement is conducted during the implementation of CFEC rules and other planning work.

## **Engagement Challenges**

- It can take a lot of time to educate people, so they can meaningfully engage on policy issues.
- Issues like climate change can seem less immediate or pressing to people.
- Some engagement strategies can exclude people, such as online-only events, meetings held only during the day, and news articles.
- Nonprofits are already very busy, which can make engagement with them challenging.

## **Engagement Successes and Suggestions**

- Attend existing events or meetings, particularly culturally-specific events, church gatherings, or social group meetings.
- Engagement strategies that have worked for specific audiences include: Emails for nonprofits, texts or social media for younger generations, paper surveys and mail for lower-income people, and information at cultural markets for communities of color.
- Issues need to be framed in a way that matters to people, and the use of graphics, concrete examples, and discussion of immediate actions can help.
- Questions need to be tailored to the audience, with simple questions for the public and broader, more detailed questions for community or organizational partners.

## **Equity Roundtable Input**

- A roundtable should include cultural communities and major nonprofits, and it should be small enough to allow meaningful discussion.
- People can be asked to self-identify the community groups with whom they associate.
- Consider inviting one person from each organization and allow them to bring another person if they would like.
- Meetings should be in person (or at least hybrid) and 90 minutes long, and they should have a strict agenda/focus, include activities, and be held on Tuesdays through Thursdays.
- Offer translation, food, a giveaway, and/or childcare if needed.
- Try out the roundtable and make changes later if needed, and it could be held quarterly after being established.
- A roundtable may not be sufficient engagement on its own because some groups do not have time to participate.

## 5 ENGAGEMENT TOOLS AND ACTIVITIES

A variety of engagement tools and activities will be used to accomplish the engagement goals outlined above. Below is an overview of tools and strategies that could be used for engaging communities at different milestones in the process, based on decision points, resources, and intended audiences. Some of the key considerations for using each tool include:

- **Level of Engagement:** What level of engagement is this tool best suited for to help with decision-making? (Based on the [IAP2 Spectrum of Engagement](#))
- **Reach:** What is the breadth of public input that can be expected from this tool? (Broad, medium, focused)
- **Resource Level:** What is the level of staff and financial resources required to implement this tool? (high, medium, or low)

A summary of engagement work that has been completed to date is provided in Appendix B.

### 5.1 Informational Materials

Informational materials can be developed at key milestones in the process to keep people informed about technical work, decision points, and opportunities to provide input. They can be developed in a variety of mediums including:

- Project fact sheets
- Project webpage or website
- Email and social media notifications
- News releases
- Maps and Infographics
- Mailings

<b>Level of Engagement</b>	Inform
<b>Reach</b>	Broad
<b>Resource Level</b>	Low

### 5.2 Community Events

Attending community events, such as farmers markets or community celebrations, can be a valuable way to meet people where they are and engage people that may not actively participate in other engagement activities. Attending community events, particularly culturally specific events, early in the process can be a way to gather input from underserved communities.

<b>Level of Engagement</b>	Inform/ Consult
<b>Reach</b>	Medium
<b>Resource Level</b>	Medium

### 5.3 Webinars

Webinars can attract larger, broad and diverse audiences, though they have limitations on soliciting meaningful input. Webinars near the beginning of the process can be a tool to share information about the overall process, initial analysis work, potential approaches and answer general questions. Webinars could also be used at the end of a phase to share findings of that phase.

<b>Level of Engagement</b>	Inform/Consult
<b>Reach</b>	Medium/High
<b>Resource Level</b>	Medium

### 5.4 Intercept Surveys

Intercept surveys are short surveys or questionnaires that are conducted at a community event or activity and engage people that may not actively participate in other engagement activities, such as an open house. Intercept surveys could be used in tandem with attending community events to solicit input on housing and transportation needs, or desired outcomes. They could also be used to gather preferences to help narrow or refine alternatives.

<b>Level of Engagement</b>	Consult
<b>Reach</b>	Medium
<b>Resource Level</b>	Medium

### 5.5 Online Survey

An online survey can be a tool to gather broad input. Once a list of potential alternatives or strategies is identified, a survey can be used to solicit preferences or to gather concerns or considerations.

<b>Level of Engagement</b>	Consult
<b>Reach</b>	High
<b>Resource Level</b>	Medium

### 5.6 Focus Groups

Focus groups bring together a small group of people (8-10) to answer questions in a moderated setting. Focus groups can be a useful way to gather input from underserved communities that are not well represented in other engagement activities. They could be used to gather input from various groups on general housing and transportation needs. They could also be used if the potential alternatives have a high concentration of an underserved community or contain important cultural institutions for unserved communities (such as a church, community center, etc.)

<b>Level of Engagement</b>	Consult
<b>Reach</b>	Focused
<b>Resource Level</b>	High

## 5.7 Community Briefings

Briefings with cultural interest groups, neighborhood groups, and advocacy groups offer a chance to share information, usually tailored to the groups' interests, gather feedback, and discuss key issues or concerns. They could be used with groups that may be particularly impacted by an alternative to better understand the potential impacts and identify ways to minimize or mitigate impacts. Community briefings with neighborhood groups can also be a useful to help refine alternatives.

<b>Level of Engagement</b>	Consult/ Involve
<b>Reach</b>	Focused
<b>Resource Level</b>	Low/ Medium

## 5.8 In-Person Open Houses

In-person open houses provide people a chance to learn about a project and engage directly with the project team and other community members. In-person open houses could be used alternatives have been identified. They would ideally take place within areas impacted by an alternative. The format could include a short presentation and then open time for attendees to review and mark up maps with project team staff members to understand potential impacts and opportunities.

<b>Level of Engagement</b>	Consult/ Involve
<b>Reach</b>	Medium
<b>Resource Level</b>	High

## 5.9 Roundtables

Roundtables are a way to bring together a diverse group of community leaders to solicit input at key milestones in the process. A roundtable focused on equity and displacement considerations can be a useful way to gather input from key community leaders.

<b>Level of Engagement</b>	Involve/ Collaborate
<b>Reach</b>	Medium
<b>Resource Level</b>	Medium/High

## 5.10 One-on-one interviews

Interviews are a great tool to gather input about lived experience in a setting that allows people to be more open and candid. Interviews with community leaders could be used at the beginning of the process to better understand the issues and concerns that may arise from various groups throughout the process.

<b>Level of Engagement</b>	Involve/ Collaborate
<b>Reach</b>	Focused
<b>Resource Level</b>	Medium

### 5.11 Advisory Group or Committee

Advisory committees can be formed to make recommendations to the Planning Commission and City Council on items that require Council adoption, including code changes and updates to the Comprehensive Plan, including the Transportation System Plan.

<b>Level of Engagement</b>	Collaborate
<b>Reach</b>	Medium/ High
<b>Resource Level</b>	High

### 5.12 Engagement with Decision-makers

It is important to engage with city councils and planning commissions throughout a planning process to keep them informed and solicit guidance at key milestones as needed. Final decisions on changes to the Comprehensive Plan, including the Transportation System Plan, and associated zoning code changes will require recommendations from planning commissions and adoption by city councils.

<b>Level of Engagement</b>	Empower
<b>Reach</b>	Focused
<b>Resource Level</b>	Medium

## 6 KEY MESSAGES

Using key messages throughout project communications is helpful to maintain consistent messaging about the project’s goals and outcomes. These messages can appear on written communications and serve as talking points and can be adapted to include feedback and themes from various phases of the project. Below are examples of key messages; additional messages will be developed for use as the project evolves through its different phases.

### What are the elements of this project?

- **Walkable, Mixed-Use Areas:** Communities like ours are required by the State to identify key walkable, mixed-use areas in an effort to increase housing options, boost transportation choices, and reduce pollution. These areas are also referred to in State rules as Climate Friendly Areas.
- **Regional Scenario Planning.** An exercise for exploring an area's long-term future to reduce greenhouse gas emissions. As part of this, we will look at how different policies might support growth and development in our walkable, mixed-use areas.



- **Transportation System Plan.** The blueprint for the City's transportation investments over the next 20 years. As we update this plan, we will identify key investments to ensure our walkable, mixed-use areas are safe and easy to get around without a car.

### **Why is this project important?**

- In 2007, Oregon legislators adopted a policy and goal to reduce Oregon's climate pollution by 75% by 2050. That's what the science calls for, if we're going to avoid catastrophic impacts to our environment, communities, and economy.
- Fifteen years later, we're far off track in our efforts to meet those goals – and we're already experiencing real-world impacts of climate disruption, with increasing wildfires, in size, severity, and timing, and record heat waves that have cost Oregonians their homes, and their lives.
- One of the biggest contributors to climate pollution is transportation from vehicles.

### **How is equity considered in this process?**

- The process requires centering voices of underserved populations and working towards equitable outcomes. This process will include an equity analysis and equity-focused engagement to better understand the impacts to underserved communities. This input will help shape both the process and outcomes. We will look for opportunities to minimize, avoid, or mitigate any potentially significant impacts to underserved communities before any final decisions are made.

### **How will the community be able to provide input to this process?**

- We are committed to keeping stakeholders informed throughout the process and seeking input before any decisions are made.

## **7 EVALUATION**

The primary evaluation of public engagement will be based on the established Community Engagement Goals, listed in Section 3. The project team will use both quantitative and qualitative information to assess whether the goals of engagement are being met. Below is a list of metrics that the project team will strive to track throughout the project to help assess and refine engagement strategies to better meet the engagement goals.

## **7.1 Quantitative Metrics**

- Number of website hits
- Number of social media views
- Number of emails/comments
- Number of e-newsletter sign ups
- Attendance at engagement activities
- Number of media stories

## **7.2 Qualitative Metrics**

- Are the questions and input received from stakeholders relevant, indicating that the informational materials are clear and accessible?
- Is input from stakeholders clearly documented and shared with the project team?
- Is input from stakeholders meaningfully informing the process and outcomes of the project?
- Are stakeholders aware of how their input has been used?
- Do stakeholders feel that the process has been open, transparent, and accessible, even if they do not fully agree with the outcomes?

## **7.3 Equity Metrics**

Since equity is central to the engagement process, the project team will use the following questions to evaluate whether underserved communities are meaningfully engaged in the process:

- Are underserved communities well-represented in engagement events? Consider general events and targeted events separately. Strive to capture demographic information through engagement events when possible.
- Is input from underserved communities clearly highlighted and shared with the project team?
- Is input from underserved communities informing the process and outcomes of the project?
- Is the project process helping to strengthen relationships between underserved communities and jurisdictions?

# **8 APPENDICES**

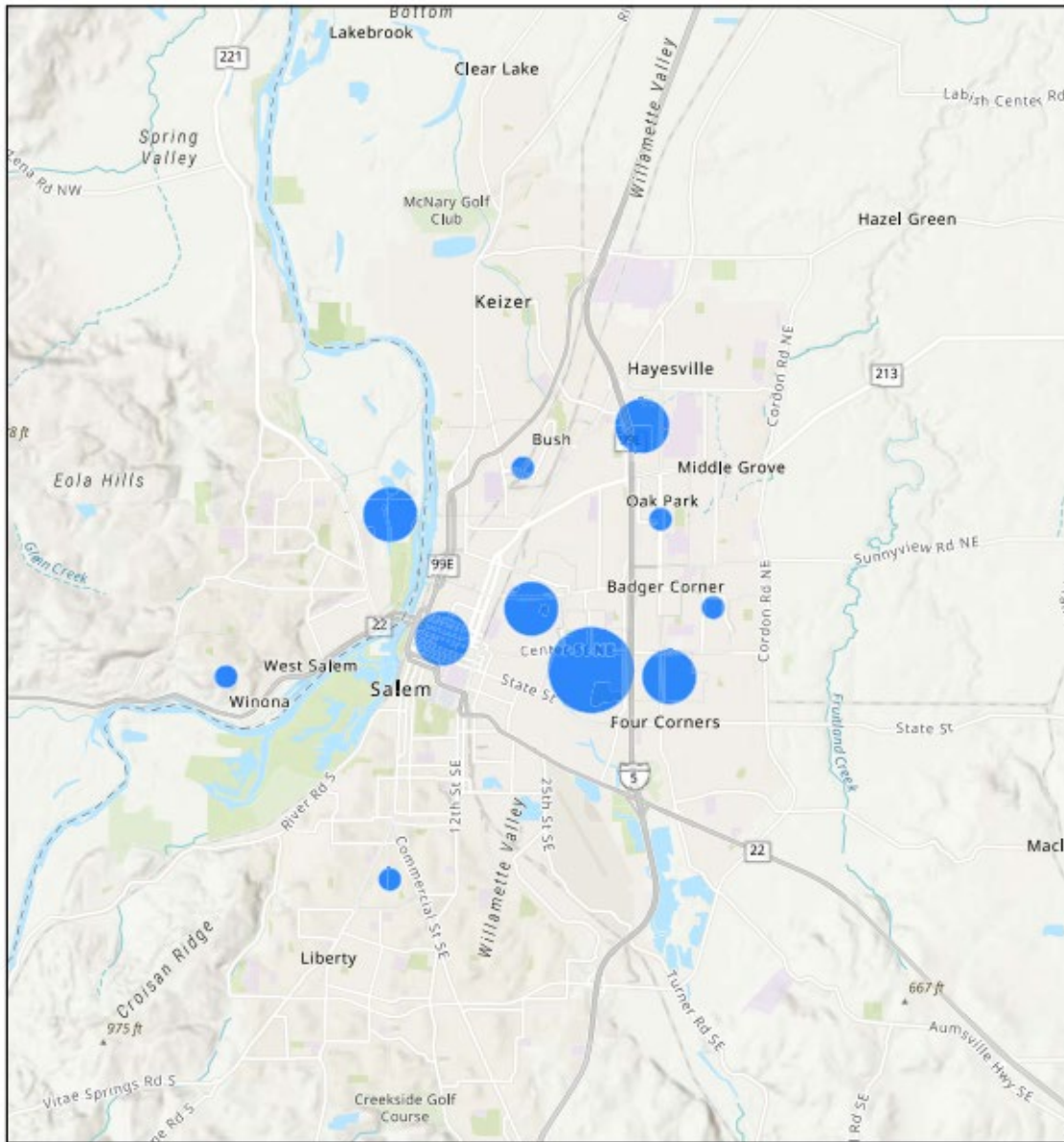
## **8.1 Appendix A: Demographic Maps of Salem/Keizer Area**

The following pages include maps reflecting demographic data for the Salem/Keizer Area. This data was compiled by the Mid-Willamette Valley Council of Governments using data from the US Census, American Community Survey. These maps represent American Community Survey 2016-2020 data, release date March 17, 2022.

The maps included cover the following topics:

- Availability of Vehicle
- Dependent Age Groups (Less than 18 and greater than 65)
- Hispanic or Latino Origin
- Linguistic Isolation
- Poverty

## Availability of Vehicle - % with no vehicle

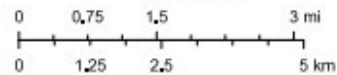


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Availability of Vehicle



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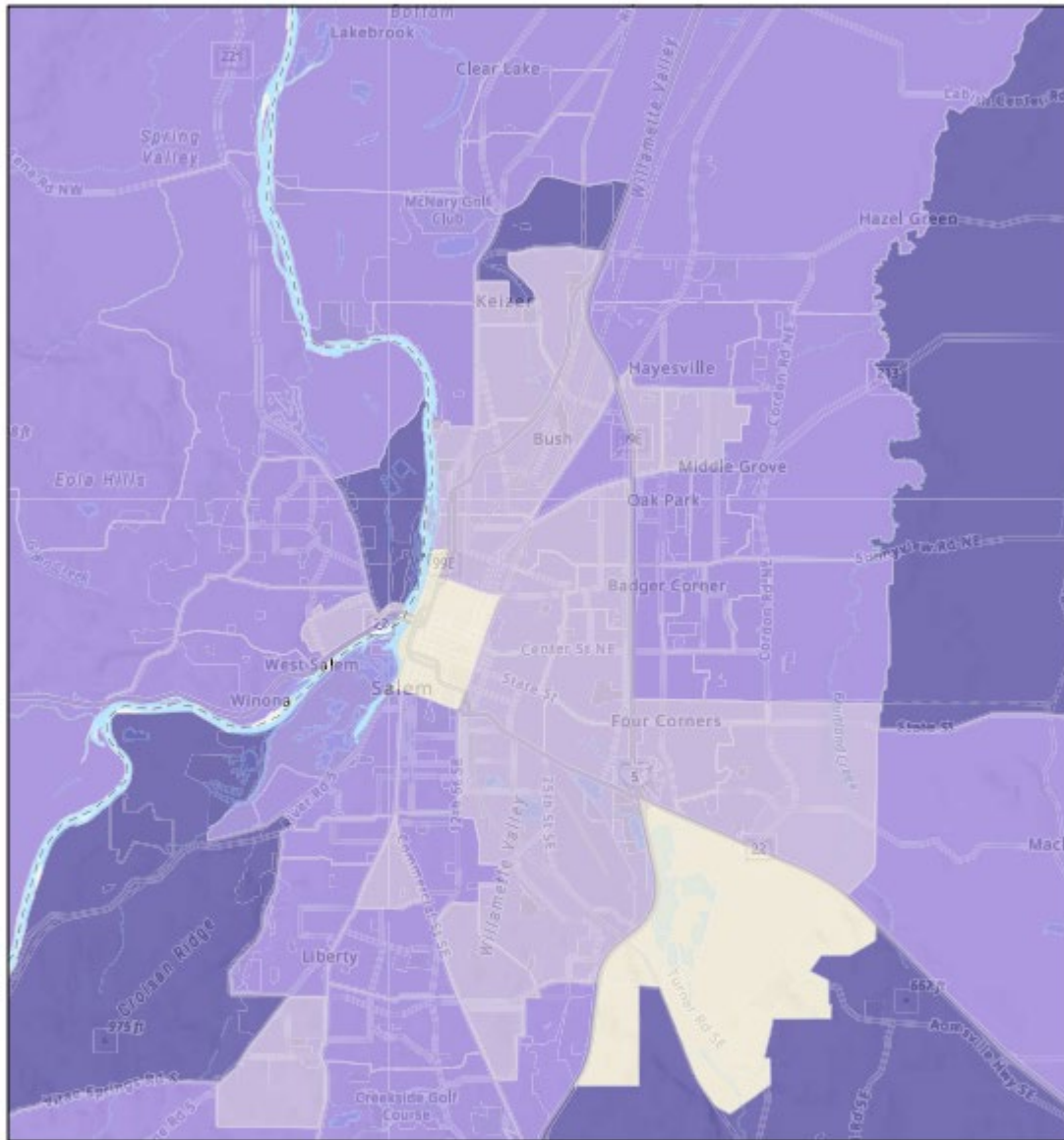


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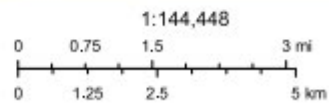
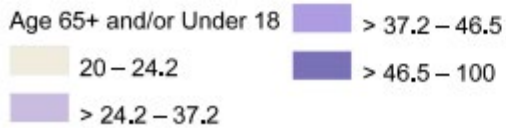
ArcGIS Web AppBuilder

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## Dependent Age Groups (under 18 or 65+)



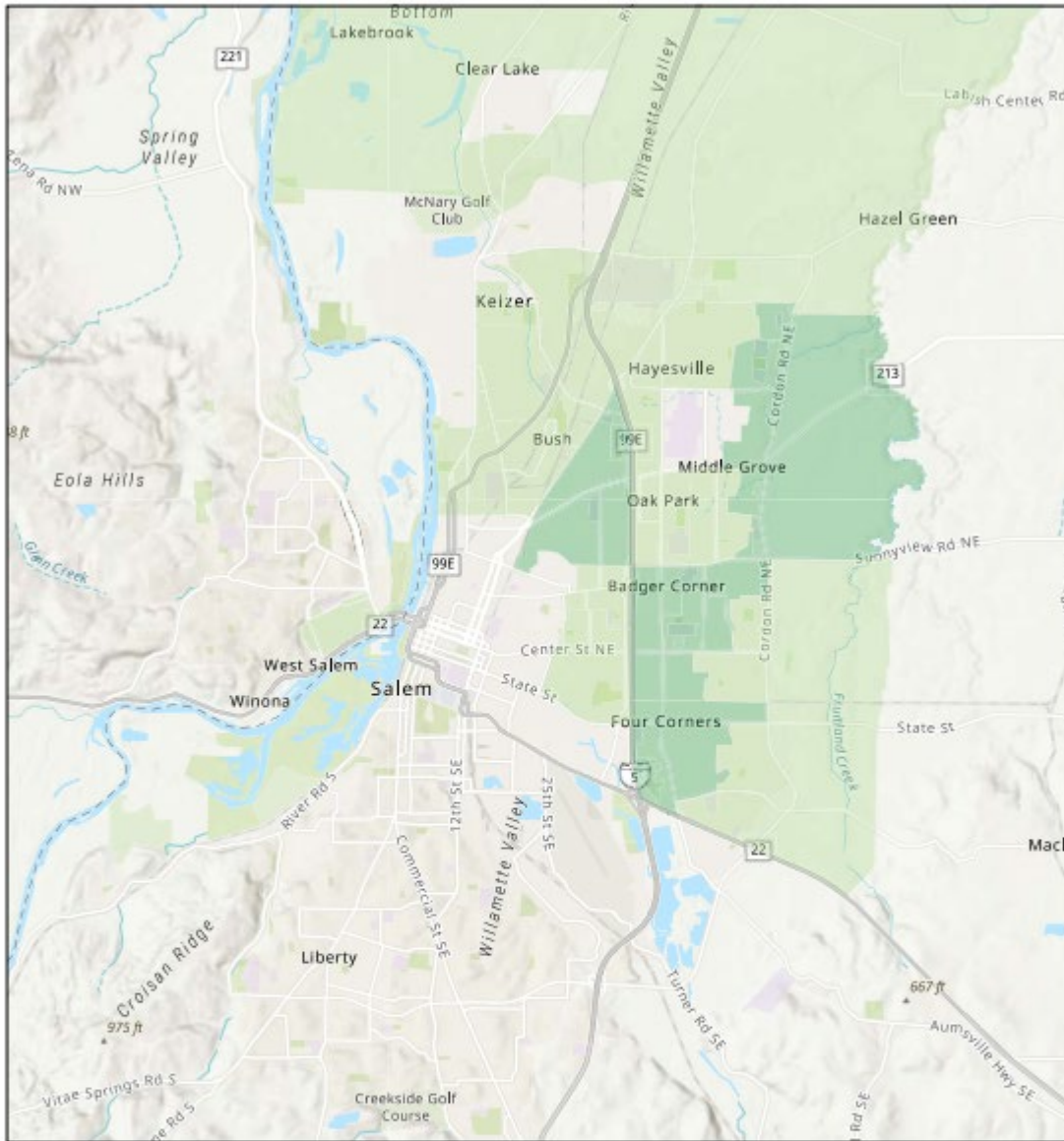
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Esri, NASA, NOAA, USGS | City of Salem, Oregon, Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, Bureau of Land Management, EPA, NPS, USDA

# Hispanic or Latino Origin

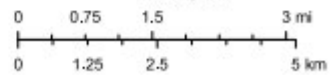


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Percent of Hispanic Origin Population



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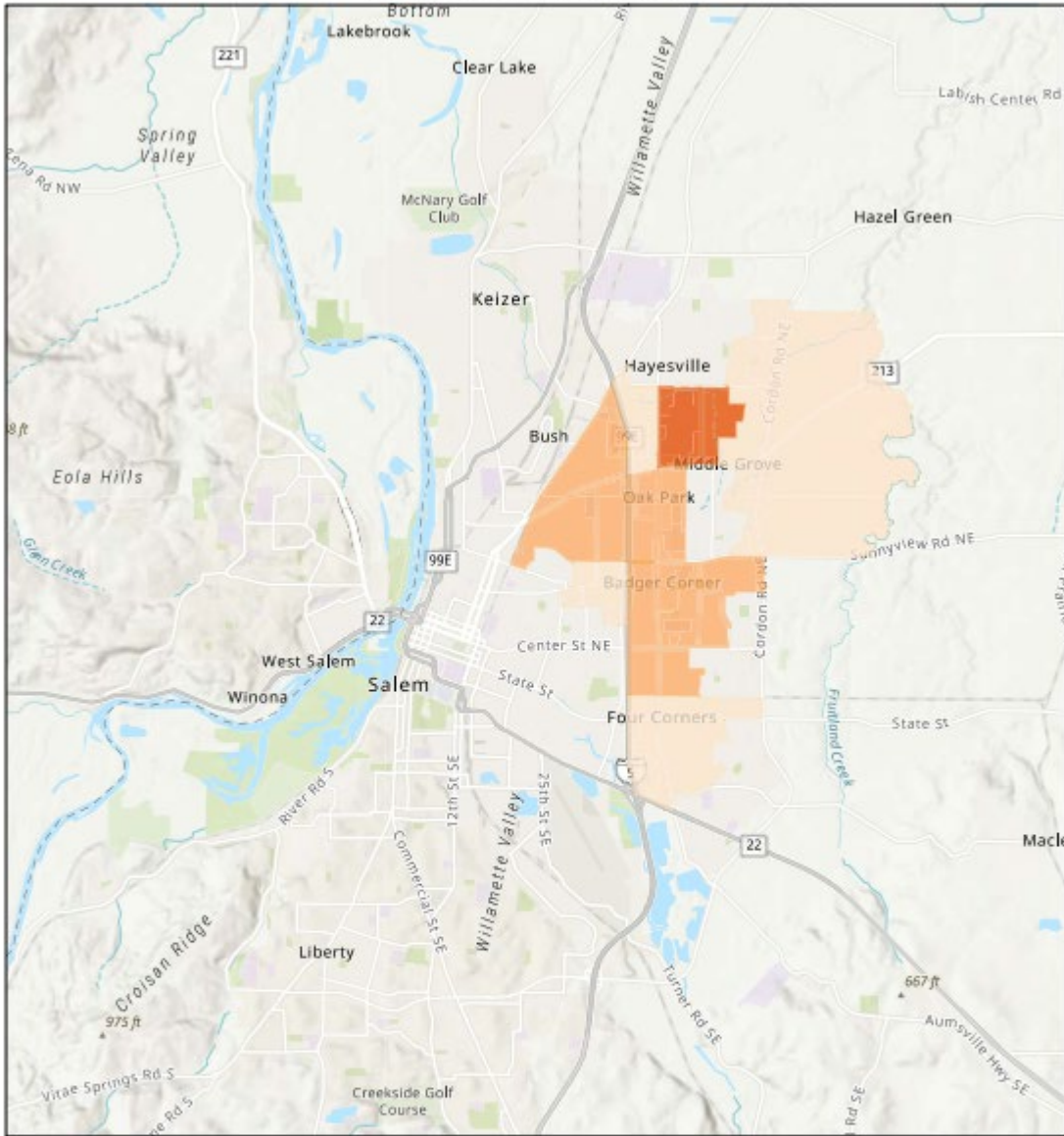


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Esri, NASA, NOAA, USGS | City of Salem, Oregon, Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, Bureau of Land Management, EPA, NPS, USDA



# Limited English Ability

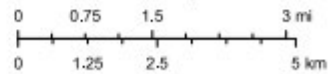


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## Linguistic Isolation

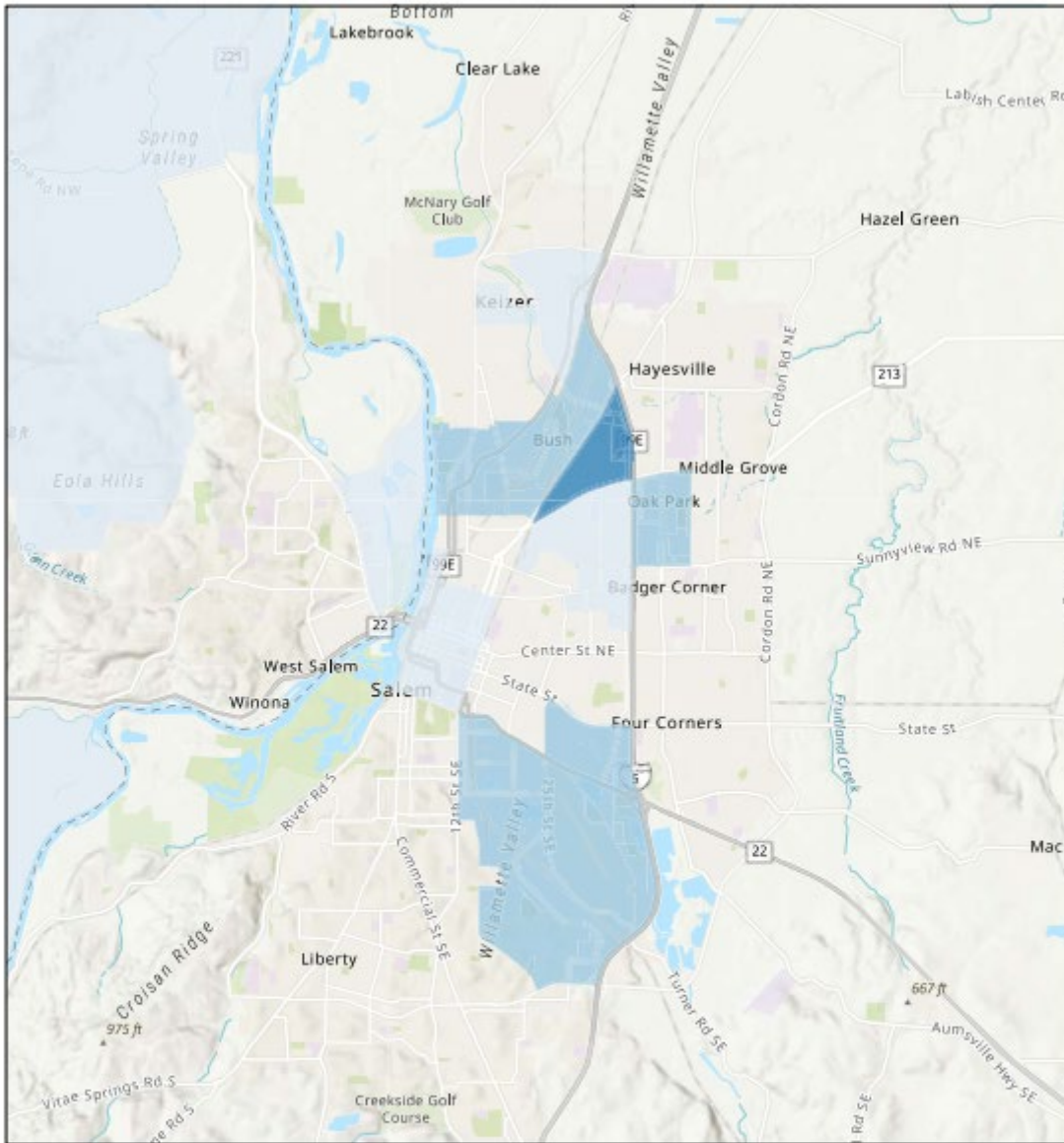
- 15 – 20
- > 20 – 30
- > 30 – 45



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Esri, NASA, NGA, USGS | City of Salem, Oregon, Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, Bureau of Land Management, EPA, NPS, USDA

# Population below Poverty Level

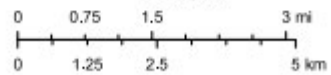


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### Poverty Statistics

- 20 – 25
- > 25 – 35
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# Keizer Walkable, Mixed-Use Areas

## Summary of Engagement Efforts

To comply with a new state-directed program, called [Climate-Friendly and Equitable Communities](#), the City of Keizer is beginning to study potential locations for walkable, mixed-use areas. Walkable, mixed-use areas are envisioned as neighborhood centers where people can meet most of their daily needs without relying on a car. In accordance with the rules, Keizer will work to designate and adopt locations over the next few years.

As Keizer began the process to study potential locations for walkable, mixed-use areas, they undertook several efforts to increase awareness and engagement community members about the project. Below is a summary of the engagement from Winter 2022-Summer 2023 that was conducted as part of this effort.

### Interviews with Key Community Leaders

Engagement consultants working with the City of Keizer held a couple of virtual interviews in December 2022 and January 2023 with key community leaders to help inform a community engagement plan and engagement activities as Keizer began to implement the Climate-Friendly and Equitable Communities rules, including designating walkable, mixed-use areas. Interviewees included:

- Anthony Rosilez, Past Chair, Keizer Community Diversity Engagement Committee
- Ramiro Navarro, Director of Subdistrict 2 for Cherriots

. Below are the key highlights from these interviews:

- Keizer's Community Diversity Engagement Committee (CDEC) is a good resource and outlet for engaging people in walkable, mixed-use areas. The CDEC has conducted a survey asking people how they want to be engaged with City activities and has an outreach contact list of organizations and groups.
- Keizer could do more to meaningfully engage the community, and mirror some of the engagement work from the Our Salem project. The Keizer CDEC could learn from the Our Salem process, and benefit from professional support/adequate training on conducting meetings.
- Provide several opportunities to engage the community and make information accessible:
  - Provide in-person, virtual, and hybrid options to participate.
  - Provide translated materials in other languages (e.g., Spanish) and provide via newsletter, mailing lists, social media sites, or paper copies at places people frequent.
  - Hold meetings/event at different times of the day or on weekends.
  - Provide childcare and food/snacks at meetings.
- For targeted engagement go to places of worship, Elks Lodge, social clubs/groups that hold events, and sporting events (opening day for soccer for middle schools). Go to the places individuals frequent. Connect with local neighborhood associations.

**WaMUA Virtual Zoom- joint meeting with DLCD and Salem (up to 70 people logged on – also recorded and posted to web.**

The joint zoom meeting served as a sort of virtual kickoff and gave an overview of the project and process being undertaken to look at and study Walkable Mixed-Use Areas. In addition, information was provided on the City's website with a recording of the meeting, as well as informational materials.

**Briefing to the Community Diversity Engagement Committee (CDEC)**

On March 2, 2023, Shane Witham, City of Keizer, presented in-person at the CDEC meeting. The presentation included background of the CFEC rules, the requirement to designate walkable, mixed-use areas (WMUAs) and the areas alignment with the Keizer Revitalization Plan, displacement risk and addressing displacement, engagement with underserved populations, and the opportunities and risks associated with the WMUAs. The following questions were asked of the Committee:

1. How might these potential walkable mixed-use areas benefit or harm underserved populations in Keizer? Are there groups, communities, or organizations that may be particularly impacted?
2. How can we best ensure our upcoming open house is accessible, especially to underserved populations?
3. How can we best work with the CDEC to increase engagement and communication on this project?

Key takeaways from the discussion include:

- Suggestions for improved messaging and clarity on what a walkable, mixed-use area is and the designation process.
- The City of Keizer is embarking on a Strategic Planning process that will include community engagement. Weave in the walkable, mixed-use areas engagement with this process.
- For engaging the Keizer communities, go to where they gather already or partner to present at existing events. The community will be more comfortable in their space, and we can likely get a more real-time assessment.
- Interest in WMUAs taking inspiration from small towns or towns similar in size to Keizer. Not a lot of interest in using downtown Salem as an example.
- Question about why Keizer Station wasn't included as a WMUA option, already considered by some as the Keizer "downtown."
- Concern shared regarding safety and comfort for pedestrians if WMUAs are around River Road, as it is not a very pedestrian-friendly street.
- Support was shared for a walkable, mixed-use area in North Keizer.

**Briefing at the Southeast Keizer Community Dinner**

On May 12, 2023, Shane Witham, City of Keizer, attended the Southeast Keizer Community Dinner to share information about the work City of Keizer is doing related to Walkable, Mixed-Use Areas. There were about 22 adults at the event as well as several children. Many attendees were native Spanish speakers.

Shane provided a very brief overview of the project and encouraged people to come talk to him or visit the website to learn more and provide comments. Volunteers from the Center provided interpretation in Spanish and handed out flyers in English and Spanish to attendees. Shane also had a map of the three

potential areas that are being studied as walkable, mixed-use areas. The conversation focused on the Cherry Center area, which includes part of Southeast Keizer.

Below are some of the comments and considerations that came up from attendees during the event.

- Crime and vandalism are already major concerns in the neighborhood. There is concern that more apartments or denser housing could exacerbate these issues.
  - It is important to look for ways to build denser housing in a way that minimizes opportunities for crime.
- To encourage people to get out and walk around the new walkable, mixed-use area, could potentially have a series of exercise stations around.
- Alder Drive will be an important connection from the Cherry Center to Claggett Creek Middle School and the surrounding neighborhood. Make sure this is a safe, comfortable, and easy route for people to walk.
- Having a community center or a farmers' market in the Cherry Center would be great.
- Would be great to have more walkable areas in Keizer.

### **Keizer Outreach Materials**

The City of Keizer developed [a webpage](#) to share information and resources about their work on implementing the Climate Friendly and Equitable Community rules. In partnership with an engagement consultant, Keizer developed several outreach materials to share on the webpage. Materials were developed in English and Spanish and include:

- A questionnaire that includes an overview of the potential WMUAs and opportunities to provide input on each of them.
- A postcard with brief information on the WMUA's, contact information, and a link to the website. The postcard is intended as a giveaway at tabling events or as a resource at key locations (libraries, city hall, etc.)
- A project factsheet on the WMUA's and Keizer's process for implementing CFEC rules. The factsheet is intended to be used at briefings and other events.
- Detailed maps of the areas that are being studied for WMUAs showcasing the existing transportation infrastructure and the location of community assets such as parks and schools. These are intended as a visual resource that can be included in presentations or printed on boards.
- A high-level presentation of WMUAs that provides an overview of the purpose and process of the current study.

### **Planning Commission Presentation – October 11, 2023**

Power point presentation and draft study materials were presented to Planning Commission. The Planning Commission meetings are also televised and recorded.