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KEIZER PLANNING COMMISSION

**Wednesday, August 14, 2024, 6:00 PM
Keizer Civic Center**

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. May 2024

3. APPEARANCE OF INTERESTED PERSONS

This time is made available for those who wish to speak about an issue that is not on the agenda.

4. NEW-OLD BUSINESS/STAFF REPORT

a. Climate Friendly Area Presentation/Discussion

5. COUNCIL REPRESENTATIVE REPORT

6. COMMISSIONER REPORTING TO COUNCIL: ROBB WITTERS

7. NEXT MEETING: SEPTEMBER 11TH

8. ADJOURNMENT

"Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."



MINUTES KEIZER PLANNING COMMISSION

Wednesday, May 8, 2024
Keizer Civic Center

1. **CALL TO ORDER** CALL TO ORDER: Chair Matt Lawyer called the meeting to order at 6:00 pm.

ATTENDANCE:

Present:

Matt Lawyer, Chair
Sara Hutches, Vice Chair
Mo Avishan
Jeremy Grenz
Ron Bersin
Fernando Lopez
Robb Witters

Absent:

Angelica Sarmiento Avendano

Council Liaison Present:

Councilor Juran (6:22)

Staff Present:

Shane Witham, Planning Director
Joseph Lindsay, City Attorney
Dawn Wilson, Deputy City Recorder

2. **APPROVAL OF
MINUTES**

- a. **March 2024** Commissioner Jeremy Grenz moved for approval of the March 2024 Minutes as presented. Commissioner Robb Witters seconded. Motion passed unanimously as follows: Lawyer, Bersin, Grenz, Avishan, Hutches, Witters, and Lopez in favor.

3. **VOLUNTEER
APPRECIATION ~
Emerson Carella** Chair Matt Lawyer read the Volunteer Appreciation Proclamation for the month of April and expressed appreciation for the Planning Commissioners' dedication and ongoing volunteer efforts benefiting the City of Keizer and distributed cookies as a token of appreciation.

Planning Director Shane Witham expressed appreciation for the volunteer Commissioners and how well-prepared they are.

4. **APPEARANCE OF
INTERESTED
CITIZENS**

- a. **Written Comment** Chair Lawyer acknowledged the written comment submission from Michael

- **Michael De Blasi** De Blasi. Chair Lawyer shared an event by the Environmental Division on identifying urban trees.

5. PUBLIC HEARING:

- a. **Text Amendment Case 2024-06: Proposed Changes to multiple sections of the Keizer Development Code (KDC) regarding Planning Commission Decisions**
- Chair Lawyer opened the Public Hearing at 6:07 p.m. and listed the three text amendments.
- Planning Director Shane Witham provided an overview of each of the three text amendments. He commented that he envisions one motion to adopt the changes as discussed. He reminded the Commissioners of the discussion at the March meeting. The blue-highlighted cases in the packet would come to the Planning Commission if the text amendments were adopted.
- If the Commission takes no action, then the drafts cover the major variances, the master plan amendments, and the variances.
- Chair Lawyer suggested that the Commission hear more on the setbacks and Accessory Structures.
- Mr. Witham explained the history of the Development Code, draft language to create more density, and how minor variances currently are not adequate for parking. He recommends a 10-foot setback for residential and commercial. He clarified that the 20-foot would still exist if there was a garage.
- Discussion ensued regarding setbacks and right-of-ways with local, collector, and arterial street types.
- Mr. Witham shared that with a redevelopment project, there would be a requirement for the dedicated right-of-way and the setback would be 10-feet away.
- Mr Witham shared that the proposed Accessory Structures would go from 600 to 750 feet. The Commissioner may want to consider the variance process involving the Planning Commission, especially when there are unique scenarios, rather than increasing the square footage. He stated that the review criteria was different for a minor versus major variance.
- Mr. Witham clarified that if there's no garage, an Accessory Building would be allowed up to 750-feet within the current code.
- Discussion ensued on the size of Accessory Structures and various designs and setbacks.
- Commissioner Bersin reminded the Commission that Accessory Dwelling Units could include the 750-foot increase to match a garage, which would be

an Accessory Structure. He suggested that the code state that any variance rather than a minor or major variance so the Commission could consider all variances.

Mr. Witham clarified that the draft language wouldn't bring minor variances to this Commission.

Chair Lawyer has concern over the intended use with a property.
Commissioner Bersin supports this Commission reviewing minor variances.

Commissioner Witters suggested that the Commission could increase the square footage to 625 and applicants could make a minor variance to reach 750-feet.

Tammy Kunz, Keizer resident, commented that she would like item c tabled for another discussion so she can bring back additional information from her neighborhood association. She supports items a and b.

Chair Lawyer closed public hearing at 7:45 p.m.

Chair Lawyer Motion to set aside part c of Text Amendment Case 2024-06. Seconded by Commissioner Hutchens. Passed unanimously. Lawyer, Bersin, Grenz, Avishan, Hutches, Witters, and Lopez in favor.

Chair Lawyer commented that the Commission needed to dispose of Text Amendment Case 2024-06, part a and b.

Commissioner Hutchens moved the Planning Commission to recommend approval of the proposed Text Amendments to City Council with changes as discussed, along with any other identified changes necessary for consistency within the Keizer Development Code. Seconded by Avishan. Passed unanimously. Lawyer, Bersin, Grenz, Avishan, Hutches, Witters, and Lopez in favor.

The Commisison had a consensus that they want to hear all variances.

**b. Text Amendment
Case 2024-06:
Proposed Change
to reduce setback
requirements
along Collector
and Arterial
streets**

**c. Text Amendment
Case 2024-06:**

**Proposed Change
to increase
allowed square
footage for an
Accessory
Structure**

**6. NEW-OLD
BUSINESS/STAFF
REPORT**

Mr. Witham shared that the City has started a process in partnership with the City of Salem and Marion County for Scenario Planning to look at the region as a whole under the light of greenhouse gas reduction and transportation and planning policies as to how they intermesh. They would be looking at a baseline scenario along with a 20-year scenario as to how greenhouse gases could be reduced. Information should be on the City's website about the project in about a week. Mr. Witham also shared two Hearings on middle-housing projects with townhouse development.

**7. COUNCIL
REPRESENTATIVE**

Councilor Juran commented that he'd like to see multi-family dwellings be owner-occupied. He reported that the Council recognized Tammy Saldivar as the Volunteer of the Quarter and approved the bid award for the pickleball courts. The KeizerFEST Parade, KeizerFEST Blooming Iris Festival, and the Fire Department's Pancake Feed, and Golf Tournaments events would be coming up.

**8. NEXT MEETING:
June 12th**

The Commission canceled the June meeting by consensus.

Chair Lawyer shared the upcoming Soggy Day in the Park event.

Chair Lawyer expressed appreciation for the work, commitment, and great engagement that Youth Liaison Angelica Sarmiento Avendano provided this group.

9. ADJOURNMENT

Meeting adjourned: 8:04 p.m.

Minutes approved: 07/10/2024

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To: Planning Commission
From: Shane Witham, Planning Director
Subject: Climate Friendly Area Presentation/Discussion

Proposed Motion

No formal motion is necessary. However, staff will be looking for input and consensus from the Planning Commission in order to prepare for future meetings.

I. Summary

The City of Keizer is receiving consultant support from the Council of Governments (COG) to assist in updating the development code for compliance with some of the Climate Friendly and Equitable Communities (CFEC) rules, specific to the adoption of Climate Friendly Areas (walkable mixed use areas.) Representatives from the COG, along with Staff will be presenting information and asking the Planning Commission for consensus and feedback as we initiate this process. The packet includes a memo from the COG, outlining this work, which also includes exhibits with details.

II. Background

- A. The Climate Friendly and Equitable Communities rules require that Keizer designate Climate Friendly Areas (walkable mixed use areas) and update codes and plans to implement the requirements of the legislation.
- B. The City, with support from the COG, completed a Climate Friendly Area (CFA) "study" in 2023. The study was submitted to the Department of Land Conservation and Development for review and comment in December 2023 and was accepted. Information on walkable mixed use areas and the study was before Planning Commission previously for informational purposes.
- C. Grant funding support was provided to the City through the State of Oregon, allowing the COG to assist in making necessary updates to the Development Code and Comprehensive Plan, in order to designate Climate Friendly Areas.

III. Current Situation

- A. Staff from the COG will be presenting to the Planning Commission in order to provide information and background, answer questions, and obtain input and consensus from the Planning Commission on the project.

- B. This is not a public hearing to consider specific revisions, but it is more of a "work session" type of meeting. The intent is to provide information to the Planning Commission and gather input to help guide staff in preparing draft amendments that will be considered at future meetings. Ultimately, we will be coming back to the Planning Commission at a future date (not yet determined) to hold a public hearing on proposed draft amendments in order to comply with the established CFEC rules pertaining to Climate Friendly Areas.

IV. Analysis

A. **Strategic Impact** - none

B. **Financial** - none

C. **Timing** - The COG is working under a grant to complete this technical work for the City. The City has additional time to adopt the changes, but it is important for this work to move forward so that deliverables can be developed in a timely manner.

D. **Policy/Legal** - none

V. Alternatives

Not applicable

VI. Recommendation

Staff recommends that Planning Commission consider the information provided, ask any necessary clarifying questions, and provide input and consensus to guide staff in preparation of amending the Keizer Development Code.

Attachments

1. Memo to Keizer Planning Comm for Work Session of 8-14-24 - CFA Code Updates
2. Exhibit 1 - Proposed Changes to the Keizer Development Code as of 8-6-24 for CFA compliance - PC Work Session
3. Exhibit 2 - Rules that pertain to Climate Friendly Areas
4. Exhibit 3 Table of Summary Units
5. Exhibit 3_CFAs map
6. Exhibit 4 - CFA - Potential Candidate Scoresheets - Keizer - part of Phase 1 work

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Memorandum

Date: August 6, 2024
To: City of Keizer Planning Commission
From: Scott Whyte and Kim Sapunar, MWVCOG
Cc: Shane Whitham, Planning Director; City of Keizer
Re: **Work Session for Proposed Code Updates - CFA Height & Density Standards**

I. Summary Issue.

State rules require that cities and counties update their land use regulations specific to Climate Friendly Areas (CFA) where applicable. City of Keizer meets the population size and location thresholds as described for CFAs. The purpose of the work session on August 14 is to identify and discuss potential amendments to the Keizer Development Code for compliance with certain CFA rules, primarily the rules that pertain to building height and density development standards for CFAs.

II. Background

In September of 2020, the Land Conservation and Development Commission (LCDC) initiated rulemaking specific to *Climate-Friendly and Equitable Communities* (CFEC) in response to Governor Brown's Executive Order No. 20-04. In part, the Order directed the Department of Land Conservation and Development (DLCD), Oregon's land use planning agency, to amend rules governing the statewide planning system for communities located in Oregon's eight most populated areas.

In 2022, LCDC adopted CFEC rules to Chapter 660, Division 12 of Oregon Administrative Rules (OAR). In part, these rules require that cities and counties in the state's eight most populated areas update their land use regulations to meet CFA requirements shown in OAR 660-012-0310, 0315 and 0320.

Later in 2022, Mid-Willamette Valley Council of Governments (MWVCOG) received a contract from DLCD to study CFA potential in the Salem-Keizer Metropolitan Planning Area. This work included Phase 1 area and capacity analysis as described in OAR 660-012-0310, 0130 and 0320.

In June of 2023, working with City of Keizer staff, MWVCOG staff completed the Phase 1 area and capacity analysis for CFA potential. As explained in OAR 660-012-0315(4), potential CFAs must be cumulatively sized and zoned to accommodate at least 30% of the total identified number of housing units necessary to meet current and future needs. For Keizer, this number is 5,199 units.

City of Keizer staff reviewed the final MWVCOG Phase 1 study on potential CFAs and forwarded the study to DLCD on December 22, 2023. In March of 2024, DLCD acknowledged Phase 1 work. An extension of time to implement Phase 2 code work (to June 30, 2026) was granted in conjunction

with the City's work plan that was submitted as a part of the Scenario Planning effort that is currently underway in partnership with Salem and Marion County.

III. Scope of the Amendment Proposal

Proposed changes are specific to Section 2.130.05.B.2 of the Keizer Development Code (KDC) regarding residential density (minimums) in the River-Cherry Overlay District (RCOD) and to Section 2.107.06 regarding building height in the MU zone / RCOD. Also, a change to Section 2.310.04 (maximum block length in RCOD) is proposed. **Exhibit 1** of this memorandum shows proposed changes to these sections and identifies the corresponding CFA rule.

CFA rules related to building height and residential density are found in OAR 660-012, 310, 315 and 320 (**Exhibit 2**). Scope of this amendment proposal does **not** encompass / address other CFEC rules (e.g., related to Transportation Performance Standards (215) Parking Regulation Improvements (405) Electric Vehicle Charging (410) or other parking-related items (415 – 445)).

IV. Proposed Code Update

Recommended increases shown for height and density (i.e., proposed numbers shown to Exhibit 1) derive from Phase 1 study work prepared by MWVCOG staff and City of Keizer staff for evaluating potential CFA candidate areas. Phase 1 work by MWVCOG/Keizer staff applied the "prescriptive" method for calculating 30% of the total number of housing units (as CFA rules describe) necessary to meet current and future housing needs (OAR 660-012-0315(2)). **Exhibit 3** is a table summary of potential total units allocated to each of Keizer's three existing centers (or subdistricts) of the RCOD. Also, work conducted as part of Phase 1 evaluated existing city code provisions against similar rule-based provisions as summarized in the "CFA Potential Candidate Scoresheets" (**Exhibit 4**). As the scoresheets show, existing code provisions specific to Keizer's three existing centers of the RCOD already comply with several CFA rule-based provisions (see the "Ys" shown to attached scoresheets).

At the August 14 work session, MWVCOG staff and Keizer staff will provide a short PowerPoint presentation focused to where scoresheets show "N" (indicating where change is necessary). Proposed changes shown to KDC Sections in Exhibit 1 are intended solely for CFA rule compliance.

At the August 14 work session, MWVCOG staff and City of Keizer staff will also provide additional background information and seek Commission feedback in response to proposed text changes, options and questions (all shown to Exhibit 1).

V. Action Requested

Initiate legislative proceedings to amend the KDC for CFA rule compliance. The legislative process requires conducting at least two public hearings (dates TBD, Planning Commission, City Council).

VI. Exhibits

1. Proposed Changes the Keizer Development Code as of August 6, 2024, for CFA compliance
2. Rules Specific to Climate Friendly Areas - OAR 660-012, Sections 310, 315 and 320 only *
3. Table summary of potential units allocated to each of Keizer's three existing centers & map
4. CFA Candidate Area Scoresheets (for Lockhaven, Chemawa, and Cherry of the RCOD)

* CF&EC rules (in full, 70 pages) can be viewed at: https://www.oregon.gov/lcd/CL/Documents/TPR_2022.pdf
The Department of Land Conservation & Development has a webpage devoted to CF&EC at:
<https://www.oregon.gov/lcd/cl/pages/cfec.aspx> The full Keizer CFA study is posted thereto:
<https://www.oregon.gov/lcd/CL/Documents/KeizerCFAStudy.pdf>

Proposed changes specific to MU zone in River-Cherry Overlay District (RCOD) – Minimum Density

Below is current/existing 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 for CFA compliance.

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, <i>15 or 20</i> 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 ***if shown to meet a minimum floor area ratio of 2.0. 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.

Explanation of above: Blank area (“_____” above) is intended for the name of the center / subdistrict (i.e., either Lockhaven, Chemawa or Cherry). To meet CFA residential density targets and comply with rule provisions, minimum density in at least one of the three centers must increase from 12 to 20 units. The center / subdistrict selected by the city for minimum density at 20 units per net acre, is the “Primary CFA” and maximum building height applicable to MU zone in the same center must be no less than 60 feet. If “Cherry” is selected as Primary CFA, there is no need for selecting a secondary CFA as Cherry (alone) can meet the CFA density target of 5,199 units (this topic addressed at the work session).

If Cherry is not selected as Primary, either Lockhaven or Chemawa is set as Primary CFA and at least one more CFA must be selected (i.e., a secondary CFA) where minimum density must increase from 12 to 15 units per net acre. Also, maximum building height in the secondary CFA can be less than 50 feet. Existing code minimum density (at 12 units per acre) applies to the non-CFA center / subdistrict. See rules in OAR 660-012-0320(8) related to the above. In part, the rule in (8) reads: “*Local governments are not required to enforce the minimum densities... for mixed-use buildings... if the mixed-use buildings meet a minimum floor area ratio of 2.0.*” This topic will be addressed at the work session.

Proposed Changes to the Keizer Development Code as of August 6, 2024, for CFA compliance Exhibit 1

Proposed changes specific to MU zone – Building Height

Below is current text from Section 2.107.06.A of the City of Keizer Development Code (dimensional standards specific to the city MU zone). Again, text shown in ***bold italics highlighted in yellow*** is potential new text for CFA compliance.

A. Minimum Lot Dimension and Height Requirements

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 <i>60 feet (5)</i>	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
- (2) Parcel size shall be adequate to contain all structures within the required yard setbacks.
- (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) 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(8) requires the Primary CFA to have maximum building height set at no less than 60 feet. Section 2.107.06 (table above) applies only to the MU zone.

The blank area “_____” above (in proposed footnote #5) is intended for the name of the center / subdistrict selected by the city for minimum density at 20 units per net acre (or the Primary CFA). As maximum building height of MU for this center must be no less than 60-feet, the center identified for minimum density at 20 units per net acre would be added to the blank above.

To achieve minimum density of 20 units per net acre, most residential building types will be multi-family. Accordingly, the proposed change (above) is localized to the column where multi-family is shown. Note: CFA rules explain how standard for height is “maximum no less than” which means a building could be constructed to 60 feet (equivalent to 5 stories) or less than 60 feet. CFA rules do not preclude the ability to construct buildings below the height maximum (i.e., rules do not describe a minimum height standard like that described for minimum density).

Proposed changes specific to existing block length standards

Below is current text from Section 2.310.04 of the City of Keizer Development Code (*Additional Design Standards for Subdivisions*).

2.310.04 Additional Design Standards for Subdivisions

A. Standards for Blocks

1. General: The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated; consideration of needs for convenient access, circulation, control, and safety of street traffic; and recognition of limitations and opportunities of topography.
2. Sizes: Blocks should not exceed 600 feet in length between street lines, except blocks adjacent to arterial streets, or unless the previous adjacent development pattern or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is 1,800 feet.

The following pertains to subdistricts _____ and _____ of the River-Cherry Overlay District: For development sites less than 5.5 acres in size, the maximum block length shall be 500 feet or less. Where block length exceeds 350 feet, a public pedestrian through-block easement shall be provided to facilitate safe and convenient pedestrian connectivity. Substantial redevelopment of sites of two acres or more within an existing block that does not meet the standard shall provide a public pedestrian accessway allowing direct passage through the development site such that no pedestrian route will exceed 350 feet along any block face.

Exceptions to the above block length and accessway requirements may be granted as provided in OAR 660-012-0330(2).

Explanation of above: Addition is mostly verbatim rule in OAR 660-012-0320 (5) (a) and (b) pertaining to maximum block length and would only apply to the RCOD subdistrict(s) identified for Climate Friendly rule compliance. If “Cherry” is set for Primary CFA, the above would only apply to Cherry.

Proposed changes specific to City of Keizer Comprehensive Plan – acknowledging CFAs to policy

2. GOALS AND POLICIES

e. Mixed Use

- 3) Refer to the Keizer Revitalization Plan and River-Cherry Overlay District for policies and standards regarding mixed use in the Keizer Revitalization Plan area. (2019) ***Areas planned and zoned Mixed-Use (MU) within the _____ subdistrict(s) of River-Cherry Overlay District are also designated Climate Friendly Areas and implement rules as described OAR 660-012, 0310, 0315 and 0320.***

Explanation of above: DLCD recommends concurrent Comprehensive Plan amendment acknowledging CFAs. The suggested addition (above) is specific to existing policy #3 found in Chap. III of the Comp Plan, under title D. *Plan Diagram and Special Land Use Policies*. (page 44 of Keizer Comprehensive Plan).

Proposed Changes to the Keizer Development Code as of August 6, 2024, for CFA compliance Exhibit 1

Questions for Keizer Planning Commission on August 14, 2024:

Answers to the questions below will help staff refine proposed code amendments in preparation of materials that will be made available for public inspection ahead of required public hearings (dates TBD).

After the staff oral/PowerPoint presentation, staff will ask the following:

1. Which of the three centers in the RCOD (Lockhaven, Chemawa, or Cherry) does the Commission recommend for “Primary CFA” designation?
2. [if necessary] If the Commission recommends either Lockhaven or Chemawa as Primary CFA, which of the two remaining centers is recommended for secondary CFA?
3. At the August 14 work session, MWVCOG and Keizer city staff will explain certain challenges to a newly introduced “Outcome-Oriented” rule option. In consideration of these challenges, MWVCOG / Keizer staff recommend against code amendments to implement. Does the Commission agree?

- (e) Accessibility;
- (f) Efficiency;
- (g) Reliability; and
- (h) Mobility.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012, ORS 197.180 & ORS 197.712

660-012-0300: Coordinated Land Use and Transportation System Planning

- (1) Cities and counties shall coordinate land use and transportation plans.
- (2) Cities and counties shall, if applicable, adopt and implement climate-friendly areas as provided in OAR 660-012-0310.
- (3) Cities and counties shall adopt and implement the applicable land use requirements as provided in OAR 660-012-0330.
- (4) Cities and counties shall, in the development of transportation plans, use the land use assumptions developed as provided in OAR 660-012-0340.
- (5) Cities and counties shall develop a list of key destinations, identified as provided in OAR 660-012-0360.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

660-012-0310: Climate-Friendly Areas

- (1) This rule, OAR 660-012-0315, and OAR 660-012-0320 apply to cities and counties that:
 - (a) Are within a metropolitan area other than the Portland Metropolitan Area;
 - (b) Are inside incorporated cities or areas within an urban growth boundary as provided in section (3); and
 - (c) Have a population of more than 5,000 within an urban growth boundary.
- (2) Cities and counties shall study and zone climate-friendly areas for locations that meet the following requirements.
 - (a) Locations able to support development consistent with the land use requirements of OAR 660-012-0320.
 - (b) The locations shall be in existing or planned urban centers, including downtowns, neighborhood centers, transit-served corridors, or similar districts. To the extent practicable, climate-friendly areas should be located within, or in close proximity to, areas planned for, or provided with, high-density residential uses and a high concentration of employment opportunities.
 - (c) The locations shall be in areas that are served, or planned for service, by high quality pedestrian, bicycle, and transit services.
 - (d) The locations shall not be in areas where development is limited or disallowed by provisions adopted pursuant to Statewide Planning Goal 7. Climate-friendly areas may be designated in such areas if the local government has adopted requirements for development that will mitigate potential hazards to life and property, in compliance with Statewide Planning Goal 7.
 - (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;
 - (B) The provision of urban services is contingent upon annexation into the city limits and the area is readily serviceable with urban water, sewer, stormwater, and transportation. "Readily serviceable" means that urban infrastructure services are nearby and could be provided to allow construction on the site within one year of an application for a building permit;
 - (C) The zoning that will be applied upon annexation, based on the city's comprehensive plan designation for the area, is consistent with climate-friendly area requirements;
 - (D) The county in which the subject area is located has adopted a consistent comprehensive plan designation for the area; and
 - (E) The city can demonstrate that at least 70 percent of complete annexation applications within the last five years have been approved within one year of the date of complete annexation application.
 - (f) Climate-friendly areas shall have a minimum width of 750 feet, including any internal rights of way that may be unzoned. Contiguous climate-friendly areas with distinct land use requirements may be considered

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The official version of these rules is available from the Oregon Secretary of State:

<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3062>

cumulatively to demonstrate compliance with the minimum width requirement. Exceptions to these minimum dimensional requirements are allowed due to natural barriers, such as rivers; or due to long-term barriers in the built environment, such as freeways. Exceptions are also allowed if potential climate-friendly areas are constrained by adjacent areas planned and zoned to meet industrial land needs.

- (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. Areas under county jurisdiction outside urban growth boundaries; or within urban growth boundaries but not provided with urban water, sanitary sewer, stormwater, and transportation services; are not subject to this rule.
- (4) Cities and counties shall designate climate-friendly areas as they cross the population thresholds in subsections (a) and (b). City population is as determined by the most recently certified Portland State University Population Research Center population estimate. Compliance timelines are based upon the date of the certification of the population estimate. County population within an urban growth boundary may be calculated by interpolating Portland State University Population Research Center's population forecast for the area within an urban growth boundary, then subtracting the certified city population estimate from the total population within the urban growth boundary for the current year.
 - (a) A city or county with a population within an urban growth boundary exceeding 5,000, but less than 10,001 shall submit a study of potential climate-friendly areas to the department as provided in OAR 660-012-0315 within 545 days of reaching a population exceeding 5,000. The city or county shall subsequently adopt land use requirements as provided in OAR 660-012-0315, and climate-friendly elements to their comprehensive plans within 365 days of the deadline for submittal of the study of potential climate-friendly areas.
 - (b) A city or a county with a population exceeding 10,000 within an urban growth boundary shall submit a study of potential climate-friendly areas to the department as provided in OAR 660-012-0315 within 545 days of reaching a population exceeding 10,000. The city or county shall subsequently adopt land use requirements as provided in OAR 660-012-0315, and climate-friendly elements to their comprehensive plans within 365 days of the deadline for submittal of the study of potential climate-friendly areas. The city or county shall maintain sufficient lands within climate-friendly areas as their population grows, as provided in OAR 660-012-0315. For cities also subject to OAR 660-008-0045, compliance with this requirement shall be demonstrated in each Housing Capacity Analysis following the initial designation of climate-friendly areas. Land use requirements for climate-friendly areas shall be established concurrent or prior to the adoption of the Housing Capacity Analysis as provided in OAR 660-012-0320. Counties subject to this rule shall coordinate with cities to address climate-friendly area requirements within an urban growth boundary.
- (5) If a city or county has not designated sufficient climate-friendly areas as provided in this rule, the commission may:
 - (a) Initiate periodic review for the city or county to address the requirement; or
 - (b) Issue an enforcement order to the city or county, consistent with ORS 197.646.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012, ORS 197.615, ORS 197.646 & ORS 197.712

660-012-0315: Designation of Climate-Friendly Areas

- (1) The designation of climate-friendly areas refers to the process of studying potential climate-friendly areas and adopting land use requirements and climate-friendly elements into comprehensive plans, as provided in this rule. Cities and counties subject to the requirements of OAR 660-012-0310 with a population greater than 10,000 shall 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 by calculating zoned building capacity as provided in section (2), or using an alternative methodology as provided in OAR 660-012-0320(10).
 - (a) A local government may designate one or more climate-friendly areas to accommodate at least 30 percent of housing units.
 - (b) The total number of housing units necessary to meet all current and future housing needs shall be determined from the local government's most recently adopted and acknowledged analysis of housing capacity and needed housing consistent with ORS 197.296 at the time it was adopted, by adding the total number of existing

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- dwelling units identified in the buildable land inventory to the anticipated number of future needed housing units over the planning period of the housing capacity analysis.
- (2) Cities and counties subject to section (1) shall calculate the housing unit capacity within climate-friendly areas, as follows:
- (a) Regardless of existing development in a climate-friendly area, determine the potential square footage of zoned building capacity for each net developable area based on proposed development standards for the climate-friendly area, including applicable setbacks, allowed building heights, open space requirements, on-site parking requirements, and all other applicable regulations that would impact the developable site area. Within developed areas with no blocks greater than 5.5 acres, analysis of net developable areas may be conducted for each city block, without regard to property boundaries within the block. Within areas of 5.5 acres or more bounded by streets, the local government shall assume the same ratio of gross land area to net land area as that which exists in the most fully developed urban center within the city or county.
 - (b) Where the local government has not established a maximum building height, assumed building height shall be 85 feet. For the purpose of calculating zoned building capacity, cities and counties may assume the following number of floors within multistory buildings, based on allowed building heights:
 - (A) Thirty feet allows two floors.
 - (B) Forty feet allows three floors.
 - (C) Fifty feet allows for four floors.
 - (D) Sixty feet allows for five floors.
 - (E) Seventy-five feet allows for six floors.
 - (F) Eighty-five feet allows for seven floors.
 - (c) If a local government allows height bonuses above the maximum building heights used for calculations in subsection (b), the local government may include 25 percent of that additional zoned building capacity when the bonuses:
 - (A) Allow building heights above the minimums established in OAR 660-012-0320(8); and,
 - (B) Allow height bonuses for publicly-subsidized housing serving households with an income of 80 percent or less of the area median household income, or height bonuses for the construction of accessible dwelling units, as defined in OAR 660-008-0050(4)(a), in excess of minimum requirements.
 - (d) Local governments shall assume that residential dwellings will occupy 30 percent of the zoned building capacity calculated in subsections (a), (b), and (c) within climate-friendly areas. Public parks and open space areas within climate-friendly areas that are precluded from development shall not be included in calculations of zoned building capacity, but may be counted towards minimum area and dimensional requirements for climate-friendly areas. Zoning and development standards for public parks and open space areas are exempted from compliance with the land use requirements in OAR 660-012-0320 if the existing zoning standards do not allow residential, commercial, or office uses.
 - (e) Local governments shall assume an average dwelling unit size of 900 square feet. Local governments shall use the average dwelling unit size to convert the square footage of zoned residential building capacity calculated in subsection (d) into an estimate of the number of dwelling units that may be accommodated in the climate-friendly area.
- (3) Cities and counties subject to the requirements of OAR 660-012-0310 with a population of 10,000 or less shall designate at least 25 acres of land as climate-friendly area.
- (4) Cities and counties must submit a study of potential climate-friendly areas to the department as provided in this rule. The study of potential climate-friendly areas shall include the following information:
- (a) Maps showing the location and size of all potential climate-friendly areas. Cities and counties shall use the study process to identify the most promising area or areas to be chosen as climate-friendly areas but are not required to subsequently adopt and zone each studied area as a climate-friendly area.
 - (b) Cities and counties subject to section (1) shall provide preliminary calculations of zoned residential building capacity and resultant residential dwelling unit capacity within each potential climate-friendly area consistent with section (2), or using an alternative methodology as provided in OAR 660-012-0320(10), and using land use requirements within each climate-friendly area as provided in OAR 660-012-0320. Potential climate-friendly areas must be cumulatively sized and zoned to accommodate at least 30 percent of the total identified number of housing units as provided in section (1).

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- (c) A community engagement plan for the designation of climate-friendly areas, including the process to adopt associated amendments to the comprehensive plan and zoning code, consistent with the requirements of OAR 660-012-0120 through 660-012-0130. The community engagement plan shall be consistent with the requirements for an engagement-focused equity analysis as provided in OAR 660-012-0135(4).
 - (d) Analysis of how each potential climate-friendly area complies, or may be brought into compliance, with the requirements of OAR 660-012-0310(2).
 - (e) A preliminary evaluation of existing development standards within the potential climate-friendly area(s) and a general description of any changes necessary to comply with the requirements of OAR 660-012-0320.
 - (f) Plans for achieving fair and equitable housing outcomes within climate-friendly areas, as identified in OAR 660-008-0050(4)(a)-(f). Analysis of OAR 660-008-0050(4)(f) shall include analysis of spatial and other data to determine if the rezoning of potential climate-friendly areas would be likely to displace residents who are members of state and federal protected classes. The local government shall also identify actions that may be employed to mitigate or avoid potential displacement.
- (5) Cities and counties shall submit climate-friendly area study reports required in section (4). Following submittal, the department shall review reports as follows:
- (a) Within 30 days of receipt of the report, the department shall:
 - (A) Post a complete copy of the submitted report on the department's website along with a statement that any person may file a written comment regarding the submitted report no more than 21 days after the posting of the report.
 - (B) Provide notice to persons described under ORS 197.615(3)(a), directing them to the posting described in paragraph (A) and informing them that they may file a written comment regarding the submitted report no more than 21 days after the posting of the report.
 - (b) Within 60 days of posting of the report on the department's website, the department shall provide written comments to the local government regarding the report information and the progress made to identify suitable climate-friendly areas. The department shall also provide the local government with any written comments submitted by interested persons, as provided in subsection (a).
- (6) Cities and counties must adopt land use requirements as provided in OAR 660-012-0320, and clearly identify the climate-friendly areas in their comprehensive plan maps, comprehensive plans, zoning maps, or zoning codes; indicated by land use designation, overlay zone, or similar mechanisms. Adoption of land use requirements and findings for the plan, code, or map amendment shall include the following:
- (a) Cities and counties subject to section (1) shall provide maps showing the location of all adopted climate-friendly areas, and supplemental materials to demonstrate that climate-friendly areas contain sufficient zoned residential building capacity to accommodate 30 percent of total housing units as provided in section (2), or using an alternative methodology as provided in OAR 660-012-0320(10), and based on adopted land use requirements in these areas as provided in OAR 660-012-0320. Cities and counties subject to section (3) shall provide maps showing the location of the adopted climate-friendly area. Local governments subject to (1) or (3) shall include findings containing the information and analysis required in section (4) for any climate-friendly areas that were not included in the initial study specified in section (4).
 - (b) Documentation of the number of total existing dwelling units, accessible dwelling units, and income-restricted dwelling units within all climate-friendly areas. Where precise data is not available, local governments may provide estimates based on best available information.
 - (c) Documentation that all adopted and applicable land use requirements for climate-friendly areas are consistent with the provisions of OAR 660-012-0320.
 - (d) Adopted findings shall demonstrate compliance with the provisions of OAR 660-012-0310 through 660-012-0325, and shall include:
 - (A) Identification of all ongoing and newly-added housing production strategies the local government shall use to promote the development of affordable housing in climate-friendly areas. The local government may use the Housing Production Strategy Guidance for Cities to review and identify potential strategies, as provided in OAR 660-008-0050(3). These strategies shall be incorporated into future housing production strategy reports, as provided in OAR chapter 660, division 8.
 - (B) Identification of all ongoing and newly-added housing production strategies the local government shall use to prevent the displacement of members of state and federal protected classes in climate-friendly areas. Findings shall include a description of how the strategies will be implemented based on consideration of

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identified neighborhood typologies and the most effective measures to prevent displacement based on typology. The local government may use the Housing Production Strategy Guidance for Cities, along with the department's "Anti-Displacement and Gentrification Toolkit" to identify the most effective measures to prevent displacement based on neighborhood typologies. These strategies shall be incorporated into future housing production strategy reports, as provided in OAR chapter 660, division 8.

- (7) For cities and counties identified in section (1), the information provided in compliance with subsections (6)(b) and (d) shall provide a basis for subsequent Housing Production Strategy Reports to assess progress towards fair and equitable housing production goals in climate-friendly areas, as provided in OAR 660-008-0050(4)(a).

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

660-012-0320: Land Use Requirements in Climate-Friendly Areas

- (1) Cities and counties subject to the provisions of OAR 660-012-0310 shall incorporate the requirements in sections (2) through (7) of this rule into policies and development regulations that apply in all climate-friendly areas. Cities and counties shall either incorporate the provisions in section (8) into development regulations for climate-friendly areas, or shall demonstrate with adopted findings and analysis that alternative development regulations for climate-friendly areas will comply with the requirements in section (9). If adopting more than one climate-friendly area, a city or county may demonstrate compliance with either section (8) or section (9) for each climate-friendly area, provided that all requirements for each respective climate-friendly area are met.
- (2) Except as noted in subsection (a) and section (3), development regulations for a climate-friendly area shall allow single-use and mixed-use development within individual buildings and development sites, including the following outright permitted uses:
- (a) Multi-unit housing and attached single-unit housing. Other residential building types may be allowed, subject to compliance with applicable minimum density requirements in section (8) of this rule, or alternative land use requirements as provided in section (9). Notwithstanding this section, local governments may require ground floor commercial and office uses within otherwise single-use multi-unit buildings, unless a multi-unit building will contain units subject to a recorded agreement that runs with the land and requires affordability for an established income level for a defined period of time.
 - (b) Office-type uses.
 - (c) Non-auto dependent retail, services, and other commercial uses.
 - (d) Child care, schools, and other public uses, including public-serving government facilities.
- (3) Portions of abutting residential or employment-oriented zoned areas within a half-mile walking distance of a mixed-use area zoned as provided in section (1) may count towards climate-friendly area requirements, if in compliance with subsections (a) or (b). Notwithstanding existing development, zoned residential building capacity shall be calculated for the abutting areas based on allowed building heights and existing development standards in these areas, as provided in OAR 660-012-0315(2) or using an alternative methodology as provided in OAR 660-012-0320(10). Residential densities for abutting areas shall correspond to the climate-friendly area type, provided in subsections (8)(a), (b), or (c) or (9)(a), (b), or (c). Employment densities for abutting areas shall comply with the thresholds in subsection (b). If subsections (a) or (b) are met, no changes to existing zoning or development standards are required for these areas.
- (a) Residential areas with minimum residential densities or existing residential development equal to or greater than the densities provided in section (8); or
 - (b) Existing employment uses equal to or greater than the number of jobs per acre provided in paragraphs (A), (B), or (C) as applicable.
 - (A) Qualifying areas within local governments with a population greater than 5,000 up to 25,000 shall provide at least 20 jobs per net acre.
 - (B) Qualifying areas within local governments with a population greater than 25,000 up to 50,000 shall provide at least 30 jobs per net acre.
 - (C) Qualifying areas within local governments with a population greater than 50,000 shall provide at least 40 jobs per net acre.
- (4) Local governments shall prioritize locating government facilities that provide direct service to the public within climate-friendly areas and shall prioritize locating parks, open space, plazas, and similar public amenities in or

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- near climate-friendly areas that do not contain sufficient parks, open space, plazas, or similar public amenities. Local governments shall amend comprehensive plans to reflect these policies, where necessary. Streetscape requirements in climate-friendly areas shall include street trees and other landscaping, where feasible.
- (5) Local governments shall establish maximum block length standards as provided below. For the purpose of this rule, a development site consists of the total site area proposed for development, absent previously dedicated rights-of-way, but including areas where additional right-of-way dedication may be required.
- (a) For development sites less than 5.5 acres in size, a maximum block length of 500 feet or less. Where block length exceeds 350 feet, a public pedestrian through-block easement shall be provided to facilitate safe and convenient pedestrian connectivity in climate-friendly areas. Substantial redevelopment of sites of two acres or more within an existing block that does not meet the standard shall provide a public pedestrian accessway allowing direct passage through the development site such that no pedestrian route will exceed 350 feet along any block face. Local governments may grant exceptions to street and accessway requirements as provided in OAR 660-012-0330(2).
- (b) For development sites of 5.5 acres or more, a maximum block length of 350 feet or less. Local governments may grant exemptions to street requirements as provided in OAR 660-012-0330(2).
- (6) Development regulations may not include a maximum density limitation.
- (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.
- (8) Local governments shall adopt either the following provisions into development regulations for climate-friendly areas, or the requirements in section (9). Local governments are not required to enforce the minimum residential densities below for mixed-use buildings (buildings that contain residential units, as well as office, commercial, or other non-residential uses) if the mixed-use buildings meet a minimum floor area ratio of 2.0. A floor area ratio is the ratio of the gross floor area of all buildings on a development site, excluding areas within buildings that are dedicated to vehicular parking and circulation, in proportion to the net area of the development site on which the buildings are located. A floor area ratio of 2.0 would indicate that the gross floor area of the building was twice the net area of the site. Local governments are not required to enforce the minimum residential densities below for redevelopment that renovates and adds residential units within existing buildings, but that does not add residential units outside the existing exterior of the building.
- (a) Local governments with a population greater than 5,000 up to 25,000 shall adopt the following development regulations for climate-friendly areas:
- (A) A minimum residential density requirement of 15 dwelling units per net acre; and
- (B) Maximum building height no less than 50 feet.
- (b) Local governments with a population greater than 25,000 up to 50,000 shall adopt the following development regulations for at least one climate-friendly area with a minimum area of 25 acres. Additional climate-friendly areas may comply with the following standards or the standards in subsection (a).
- (A) A minimum residential density requirement of 20 dwelling units per net acre; and
- (B) Maximum building height no less than 60 feet.
- (c) Local governments with a population greater than 50,000 shall adopt the following development regulations for at least one climate-friendly area with a minimum area of 25 acres. Additional climate-friendly areas may comply with the following standards or the standards in subsections (a) or (b):
- (A) A minimum residential density requirement of 25 dwelling units per net acre; and
- (B) Maximum building height no less than 85 feet.
- (9) As an alternative to adopting the development regulations in section (8), local governments may demonstrate with adopted findings and analysis that their adopted development regulations for climate-friendly areas will provide for equal or higher levels of development in climate-friendly areas than those allowed per the standards in section (8). Additional zoned building capacity of 25 percent may be included for development regulations that allow height bonuses for additional zoned building capacity above established maximums that are consistent with

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OAR 660-012-0315(2)(c)(B). Specifically, the local government must demonstrate that the alternative development regulations will consistently and expeditiously allow for the levels of development described in subsections (a)-(c). Alternative development regulations must require either a minimum residential density of 15 dwelling units per net acre or a minimum floor area ratio of 1.0, as described in section (8).

- (a) Local governments with a population greater than 5,000 up to 25,000 shall adopt development regulations to allow a zoned building capacity of at least 60,000 square feet per net acre, based on regulations impacting buildable site area as described in OAR 660-012-0315(2)(a) and (b) and allowed building heights.
 - (b) Local governments with a population greater than 25,000 up to 50,000 shall adopt development regulations for at least one climate-friendly area of at least 25 acres to allow a zoned building capacity of at least 90,000 square feet per net acre, based on regulations impacting buildable site area as described in OAR 660-012-0315(2)(a) and (b) and allowed building heights. Additional climate-friendly areas may comply with this standard or with the standard in subsection (a).
 - (c) Local governments with a population greater than 50,000 shall adopt development regulations for at least one climate-friendly area of at least 25 acres to allow a zoned building capacity of at least 120,000 square feet per net acre, based on regulations impacting buildable site area as described in OAR 660-012-0315(2)(a) and (b) and allowed building heights. Additional climate-friendly areas may comply with this standard or with the standard in subsections (a) or (b).
- (10) A local government may provide an alternative methodology for zoned residential building capacity calculations that differs from OAR 660-012-0315(2). The methodology must clearly describe all assumptions and calculation steps, and must demonstrate that the methodology provides an equal or better system for determining the zoned residential building capacity sufficient to accommodate at least 30 percent of the total identified number of housing units necessary to meet all current and future housing needs within climate-friendly areas. The alternative methodology shall be supported by studies of development activity in the region, market studies, or similar research and analysis.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

660-012-0325: Transportation Review in Climate-Friendly Areas and Centers

- (1) Cities or counties shall use the provisions of this rule to review amendments to comprehensive plans or land use regulations in lieu of the provisions of OAR 660-012-0060 when the amendment is:
 - (a) To adopt a climate-friendly area as provided in OAR 660-012-0310 through OAR 660-012-0320, or a Metro Region 2040 center; or
 - (b) Within an adopted climate-friendly area or Metro Region 2040 center.
- (2) Cities and counties considering amendments to comprehensive plans or land use regulations to adopt or expand a climate-friendly area as provided in OAR 660-012-0310 through OAR 660-012-0320, or a Metro Region 2040 center, must make findings, including:
 - (a) A multimodal transportation gap summary as provided in section (4); and
 - (b) The multimodal transportation gap summary must include a highway impacts summary as provided in section (5) if the designated climate-friendly area as provided in OAR 660-012-0315 or Region 2040 center contains a ramp terminal intersection, state highway, interstate highway, or adopted ODOT Facility Plan.
- (3) Cities and counties considering amendments to comprehensive plans or land use regulations within an adopted climate-friendly area or Metro Region 2040 center must make findings including a highway impacts summary as provided in section (5) if:
 - (a) A city or county is reviewing a plan amendment that includes property in an adopted Interchange Area Management Plan, includes property within one-quarter mile of a ramp terminal intersection, or includes property within one-quarter mile of a state highway segment in an adopted ODOT Facility Plan area; or
 - (b) The city or county is reviewing a plan amendment that would be reasonably likely to result in increasing traffic on the state facility that exceeds the small increase in traffic defined in the Oregon Highway Plan adopted by the Oregon Transportation Commission.
- (4) A multimodal transportation gap summary must be coordinated between the local jurisdiction, transportation facility providers, and transportation services providers to consider multimodal transportation needs in each

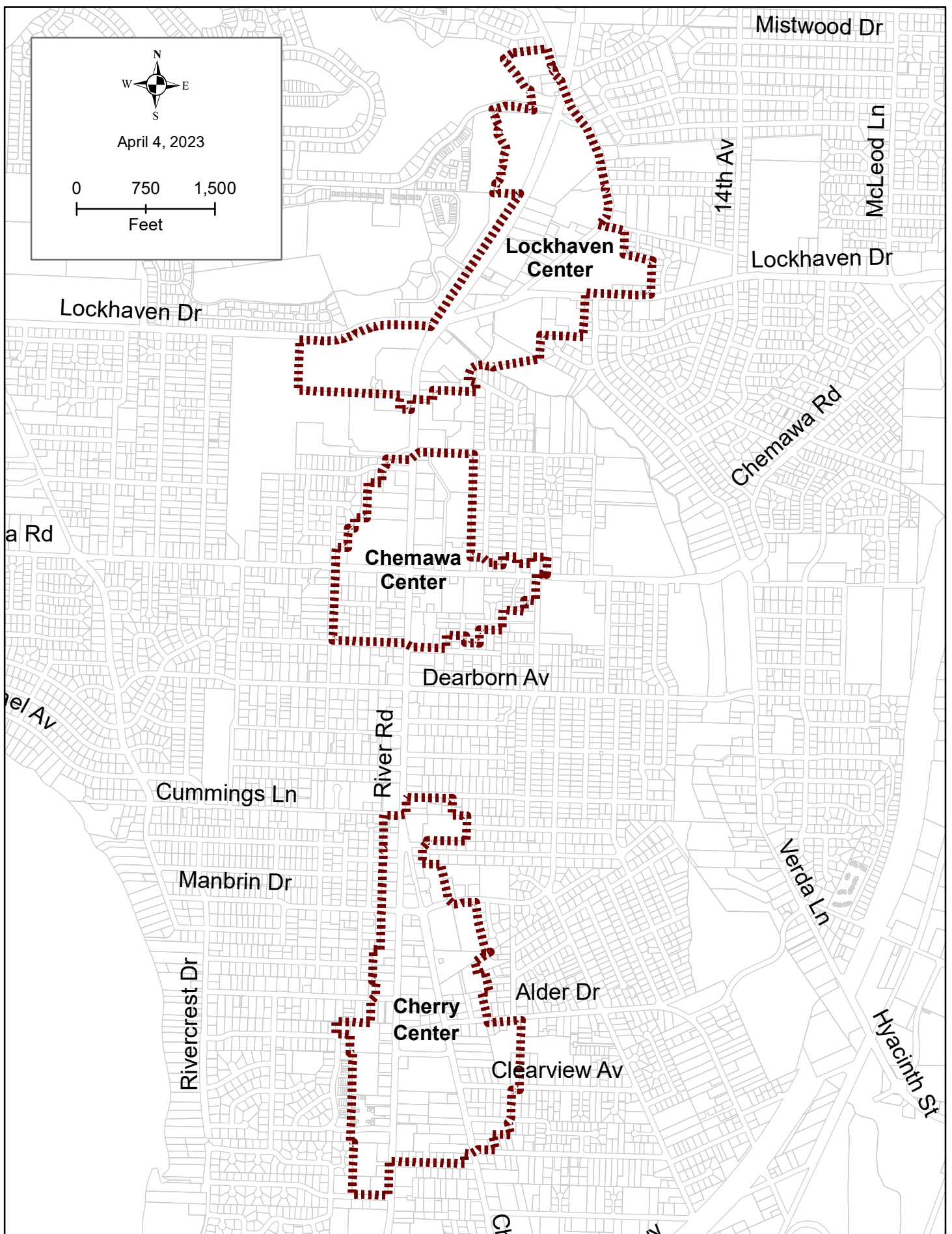
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Exhibit 3: Table summary of potential units allocated to three existing centers

Target CFA units =	5,199				
Potential units total =	12,193				
Potential units with height change =	14,162				
				Current	5 floors
Lockhaven Subdistrict (in RCOD)	Acres	Zoning	Acres	CFA units	CFA units
	101.3	CO	2.5	107	107
		MU*	56.4	2,517	2,996
		RM**	42.5	1,779	1,779
				4,404	4,882
*1 large MU property, reduction made for floodplain.					
*1 large RM property, planned road extension in TSP, reduction made					
				Current	5 floors
Chemawa Subdistrict (in RCOD)	Acres	Zoning	Acres	CFA units	CFA units
	63.5	MU	43.3	2136	2581
		P*	2.4	0	0
		RM	15.4	671	671
		RS*	2.4	0	0
				2,808	3,252
				Current	5 floors
Cherry Subdistrict (in RCOD)	Acres	Zoning	Acres	CFA units	CFA units
	105.3	MU	85	4186	5232
		RL	3	96	96
		RM	16	700	700
		RS*	2	0	0
				4,982	6,028
*RS/P not calculated for any housing units					

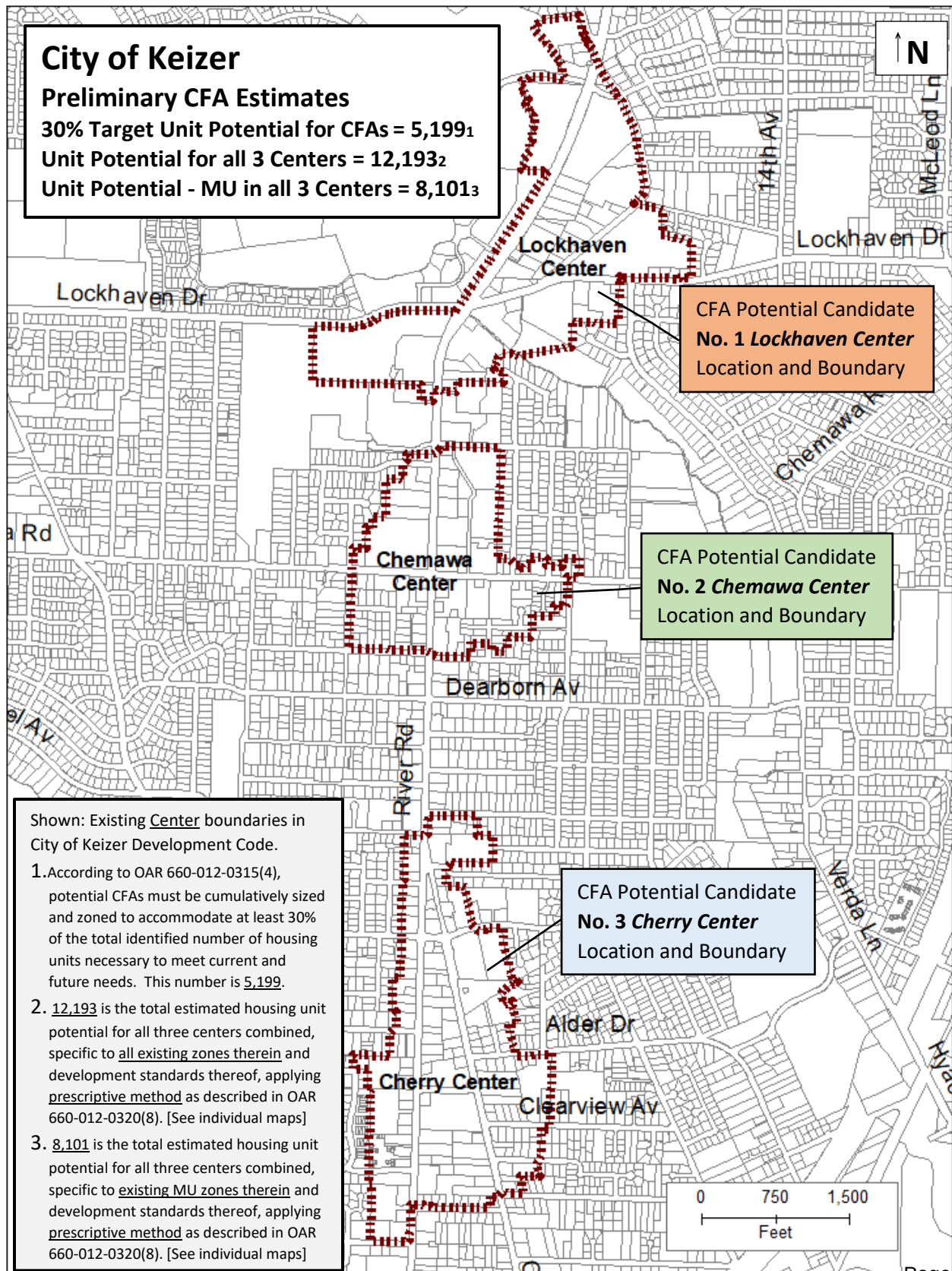


Draft Walkable Mixed-Use Areas / CFAs

CFA Potential Candidate Scoresheets

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

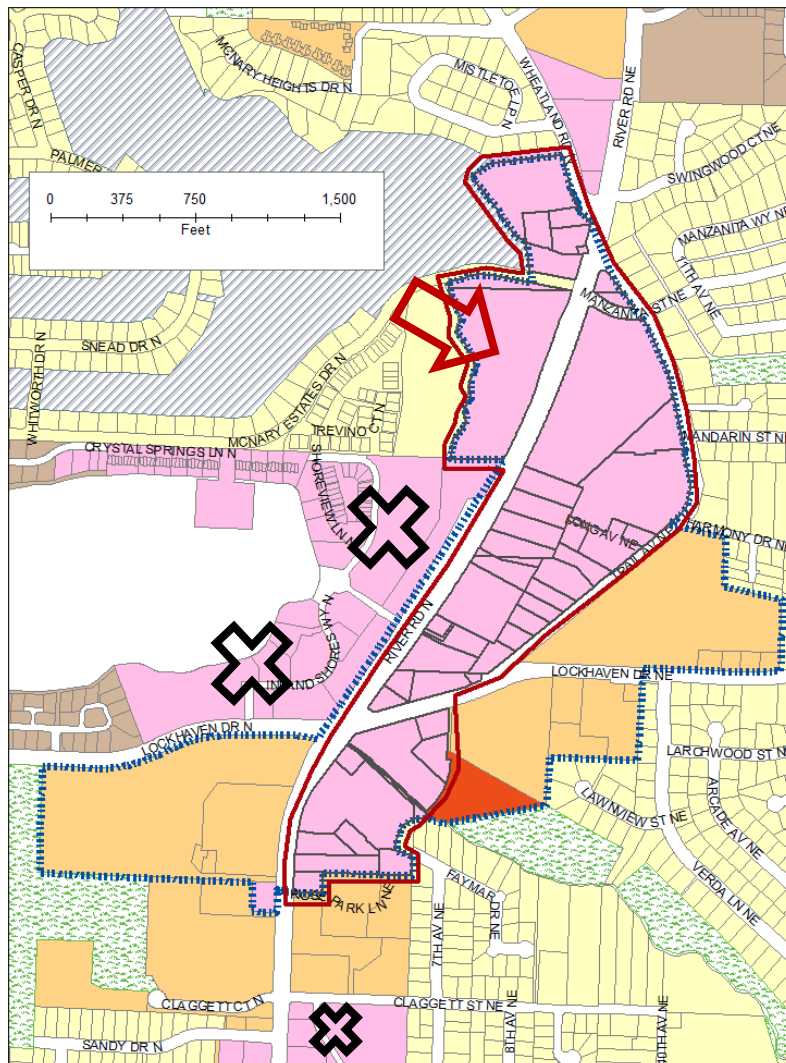
City of Keizer - CFA Potential Candidates – See Maps for Location & Area
No. 1 Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



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 Cherriots 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	• MU zone (most) at width >750-ft. Size is >25 acres (56 acres). • River, Lockhaven w/ transit, 1/4 hr. routes • Employment opportunities include retail, office, service, inside/vicinity.
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)	MU zone prelim. calcs. of CFA area show potential for 2,517 units, or 48% of the 30% current/future need. 1 MU 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	• MU zone for residential only at min. of 12 du. / ac. but no minimum if mixed-use. 2
Res. Density - <i>if <u>not</u> Primary</i>	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 <u>not</u> Primary.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 60-ft.	N	• MU zone has max of 50-ft. for multi-fam & mixed-use3
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	Y	• Max. of 50-ft. complies if area 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	• River Rd. served by transit (Cherriots bus) at ¼ hr. • Sidewalks, bike lanes, street trees, other. 4

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	- All urban utilities exist. - Rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	MU zoned properties above Base Flood (BFE). - FEMA Panel # 5
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	MU is mixed use zone. MU list of allowed uses is generally consistent with rule.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	MU implements Comp Plan Map designation.
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	Analysis limited to area & boundary of CFA as shown.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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).

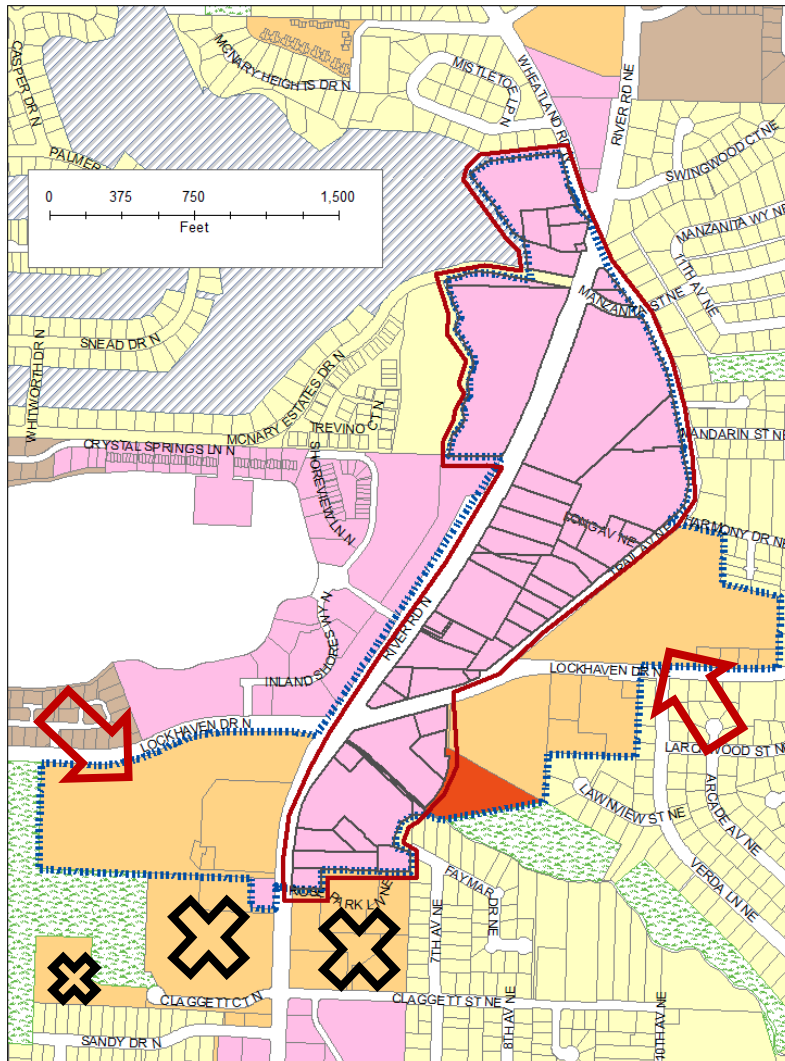
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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).

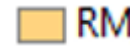
Total Study Area (Lockhaven boundary) = 101 acres
 Estimated total number of units for CFA Potential Candidate **No. 1** (all three zones) is 4,404 units.

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	• RM zone has width >750-ft. & >25 acres (+ next to MU). • River, Lockhaven w/ transit, 1/4 hr. routes • Employment opportunities include retail, office, service, in vicinity (not in).
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)	RM zone prelim. calcs. of CFA area shows potential for 1,779 units, or 34% of the current / future need. ¹ 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	• RM zone for residential is at min. 10 du. / ac. 2
Res. Density - <i>if <u>not</u> Primary</i>	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 <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	• RM 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	• RM 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	• River Rd. served by transit (Cherriots bus) ¼ hr. • Sidewalks, bike lanes, street trees, other. 3

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	- All urban utilities exist. - This rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	RM zoned properties above Base Flood (BFE). - FEMA Flood Map ref. 4
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	N/Y	RM mostly residential. - Also abutting mixed-use areas/employment for consideration under 012-0320 (3) - below.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	RM implements Comp Plan Map designation.
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	- Analysis limited to area & boundary of CFA as shown. - RM in proximity to employment.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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)

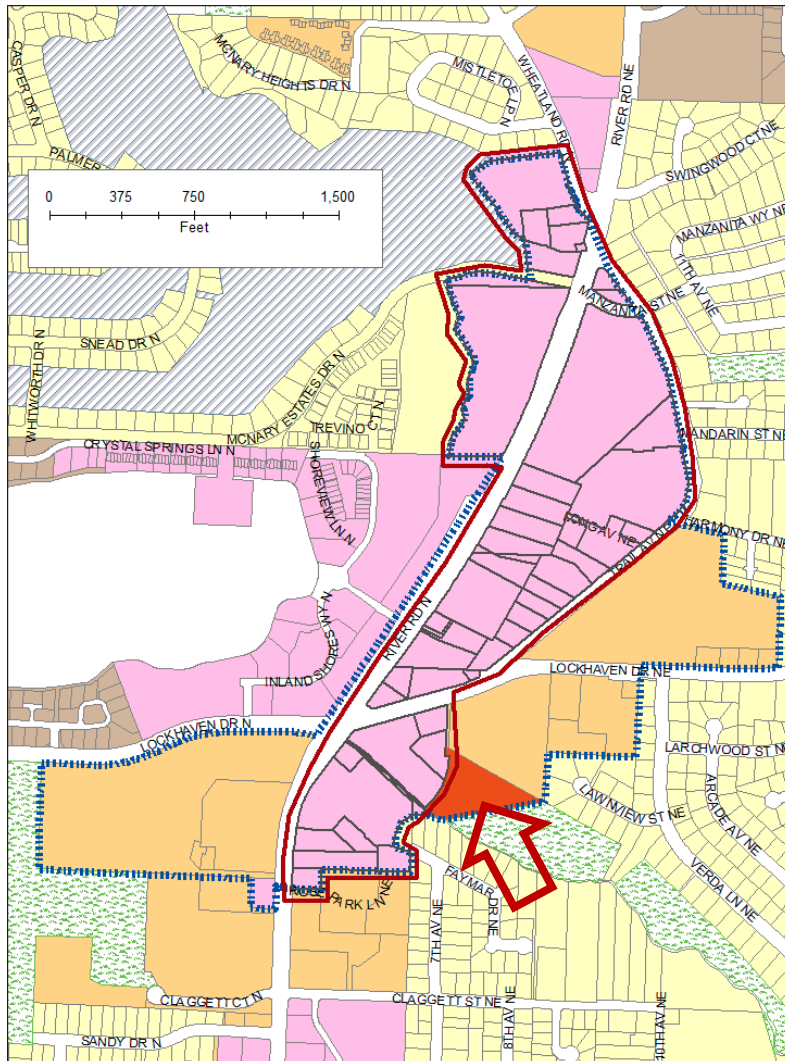
- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
 - a) net developable area of all parcels zoned **[RM]** inside boundary, without:
 - i. public parks & open spaces
 - ii. public right-of-way
 - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 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

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 **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	• CO (alone) less width/area (2.5 ac). Would need to be combined with MU / RM. • River, Lockhaven w/ transit, 1/4 hr. routes • Employment opportunities in the vicinity.
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)	CO zone prelim. calcs. of CFA area shows potential for 107 units, or 2% of the 30% current/future need. 1 CO 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	• CO zone for residential at minimum of 8 du. / ac. 2
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. of 15 dwelling units per net acre.	N	• CO 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	• CO 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	• CO 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	• Transit (Cherriots bus) not fronting property. • Located behind existing retail. 3

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	- All urban utilities exist. - Rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	CO zoned properties above Base Flood (BFE). - FEMA Flood Map ref. 4
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	CO is primarily commercial zone but allows residential & is consistent with rule.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	CO implements Comp Plan Map designation.
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	- Analysis limited to area & boundary of CFA as shown. - Subject property developed for residential.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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).

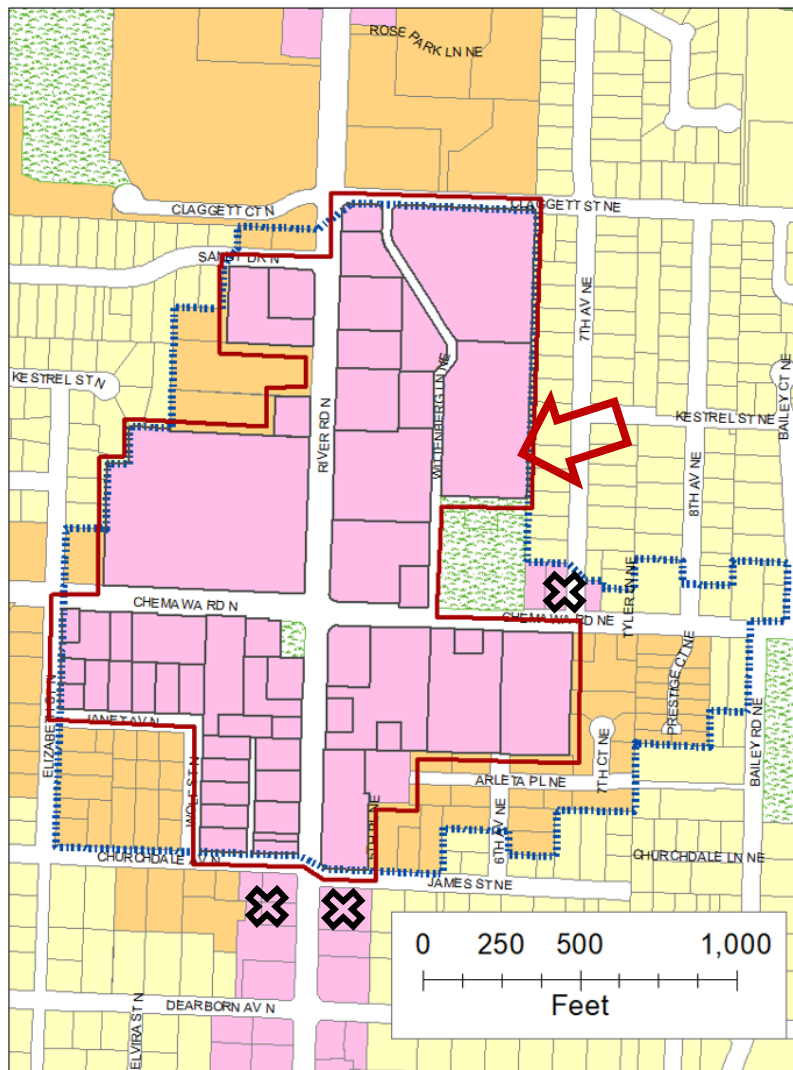
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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.

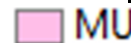
Total Study Area (Chemawa boundary) = 63.5 acres
 Estimated total number of units for CFA Potential Candidate **No. 2** (3 zones within) is 2,808 units (P excluded).

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.



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)¹

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: 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	• MU zone width less than 750-ft. (only parts) but > 25 acres (41.5 acres). • River Rd. w/ ¼ hr. transit • Employment opportunities include retail, office & service.
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. MU 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	• MU zone for residential at minimum of 12 du.s / ac. 2
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(B)	Min. of 15 dwelling units per net acre.	N	• MU would need to be 15 du/ac. <u>if</u> CFA & not Primary.
Building Height- <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 60-ft. allowing five floors.	N	• MU zone has max of 50-ft. for multi-fam & mixed-use.3
Building Height - <i>if <u>not</u> Primary</i>	012-0320 (2)(b)(B)	Min max height of 50-ft.	Y	• MU zone complies if not set as Primary CFA.
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	• River Rd. served by transit (Cherriots bus) at ¼ hr. • Sidewalks, bike lanes, street trees, other. 4

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	- All urban utilities exist. - Rule only applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	- Most of MU zone is above known Base Flood Elev. - FEMA Flood Map ref. 5
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	MU zone is mixed use zone. MU list of allowed uses is consistent with rule.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	MU zone implements Comp Plan Map designation.
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	Analysis limited to area & boundary of CFA as shown, specific to MU zone.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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).

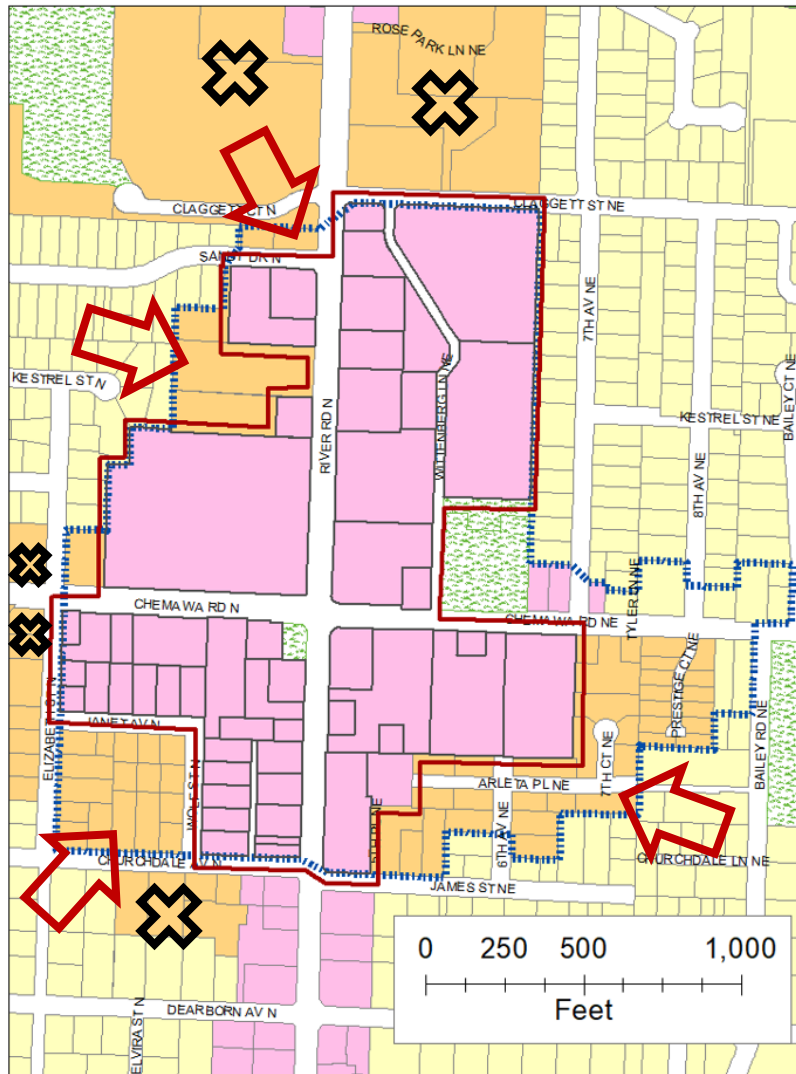
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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).

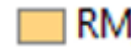
City of Keizer

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	• RM (alone) less width of 750-ft. but also abutting MU zone. Area (alone) less than 25 acres (15). • River Rd. w/ ¼ hr. transit • Employment opportunities include retail, office, service, government.
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. 1 RM has high max. density of 24 du/ac.
Density-if <i>Primary</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• RM for residential at minimum of 10 du / ac. 2
Density-if <i>not Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• RM would need to be <u>15</u> du/ac <u>if</u> CFA & <u>not</u> Primary.
Building Height - if <i>Primary</i>	012-0320 (2)(c)(B)	Min max height of 60-ft. allowing five floors.	N	• RM zone has max height of 45 feet.
Building Height - if <i>not Primary</i>	012-0320 (2)(b)(B)	Min max height of 50-ft.	N	• RM would need to be <u>50-ft.</u> <u>if</u> 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	• Several streets served by transit (Cherriots bus). • Sidewalks, bike lanes • Street trees, other. 3

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	- All urban utilities exist. - Rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	- Most of RM zone is above known BFE. - FEMA Panel # 4
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	RM residential zone. - List of allowed uses is consistent with rule for residential.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	RM zone implements Comp Plan Map designation.
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	- Analysis limited to area & boundary of CFA as shown. - Employment (mostly in MU of Cherry) in proximity.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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)

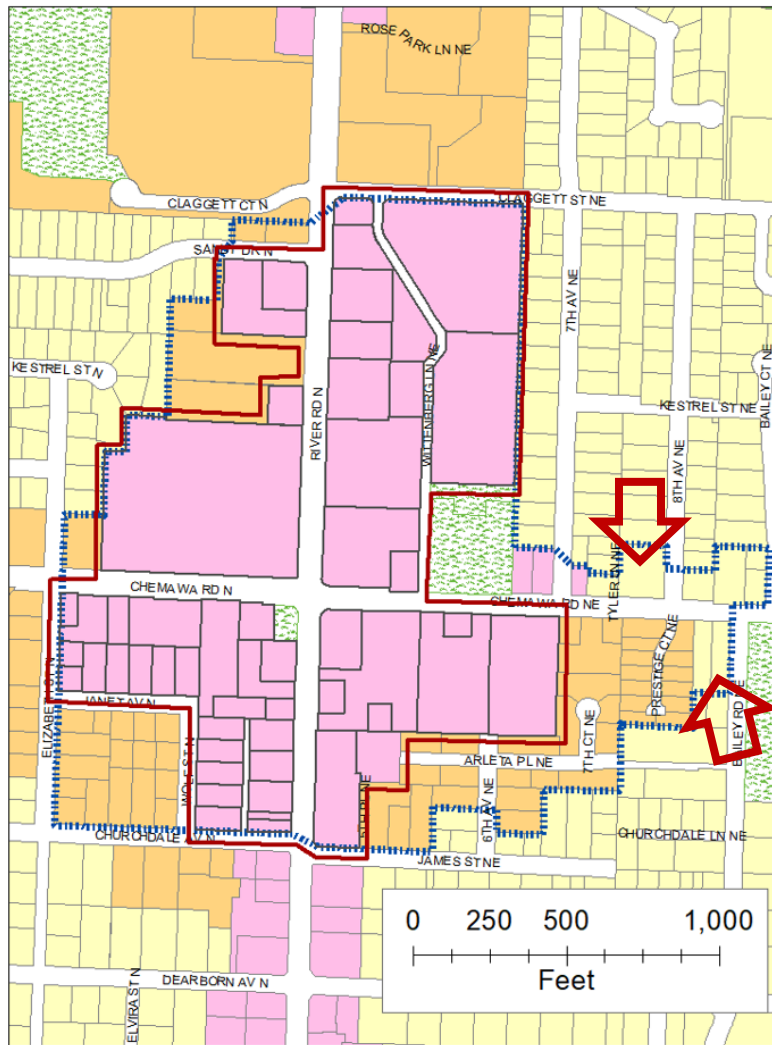
- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RM** of center above) is based on:
 - a) net developable area of all parcels zoned [**RM**] inside boundary, without:
 - i. public parks & open spaces
 - ii. public rights-of-way
 - iii. known Goal 7 Natural Hazards (Mapped 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	• RS (each) less width & area. <u>Meets</u> if combined with RM & MU for CFA 2. • River Rd. (transit) 500'+ • Employment opportunities in the vicinity.
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. 1
Density - <i>if Primary</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• RS zone for residential at minimum of 4 du.s / ac. 2
Density – <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. of 15 units per net acre.	N	• RS zone for residential very low at 4 du.s /ac.
Building Height – <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 60-ft.	N	• RS has max height of 35-ft.
Building Height <i>if <u>not</u> Primary</i>	012-0320 (2)(c)(B)	Min max height of 50-ft.	N	• RS has max height of 35-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.	N	• Cherriots bus service (¼ hr.) is not along frontage • Sidewalks, bike lanes • Street trees, other. 3

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	- All urban utilities exist. - Rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	RS zone is above known Base Flood Elevation - FEMA Flood Map ref. 4
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	N	RS is mostly residential and lower density unit type.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	RS zone implements Comp Plan Map.
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	- Analysis limited to area & boundary of CFA as shown. - Within ½ mi. of employ.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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).

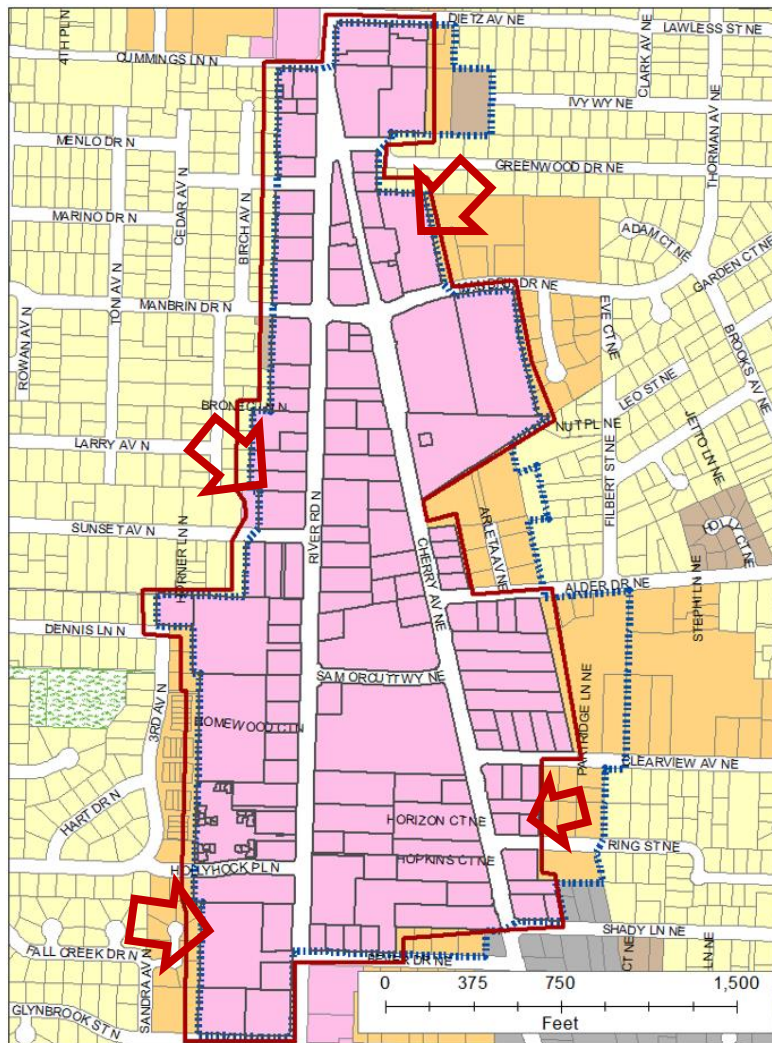
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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.



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	• MU width generally >750-ft. & >25 acres (85 acres). • River Rd. w/ ¼ hr. transit • Employment opportunities include retail, office, service.
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)	MU zone prelim. calcs. of CFA area shows potential for 4,186 units, or 80% of the current / future need. MU has high max. density of 28 du/ac. 1
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. 2
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	• MU zone has max of 50-ft. for multi-fam & mixed-use3
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	• Several streets served by transit (Cherriots bus). • Sidewalks, bike lanes • Street trees, other. 4

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	- All urban utilities exist. - Rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	MU zoned properties above known flood BFE. - FEMA Panel # 5
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	MU is mixed use zone. MU list of allowed uses is consistent with rule.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	MU implements Comp Plan Map designation.
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	- Analysis limited to area & boundary of CFA as shown. - MU is mixed use zone.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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).

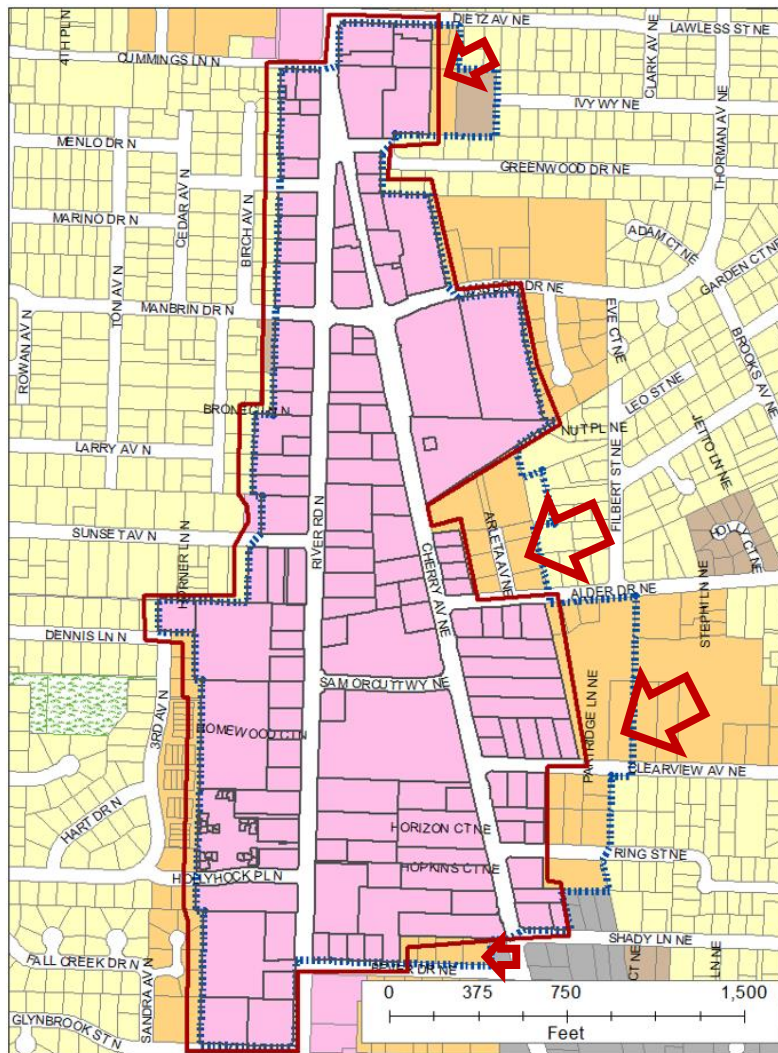
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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.

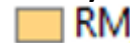
Total Study Area (Cherry boundary) = 105.3 acres
 Estimated total number of units for CFA Potential Candidate **No. 3** (all three zones) is 4,982 units.

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 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	• RM width less 750-ft. but can be combined w/MU, also < 25 acres (13 ac) but can be combined with MU. • River Rd. w/ ¼ hr. transit • Employment opportunities in proximity.
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)	RM 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. 1
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• RM zone for residential at minimum of 10 du / ac. 2
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• RM 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	• RM zone has max height of 45-ft.
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	N	• RM 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	• Streets near transit (Cherriots bus ¼ hr.). • Sidewalks, bike lanes.

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	- All urban utilities exist. - Rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	RM zoned properties above known flood (BFE). - FEMA Panel # 4
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	RM is residential zone. RM list of allowed uses is consistent with residential uses.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	RM implements Comp Plan Map designation.
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	- Analysis limited to area & boundary of CFA as shown. - Areas within ½ mi.
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	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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)

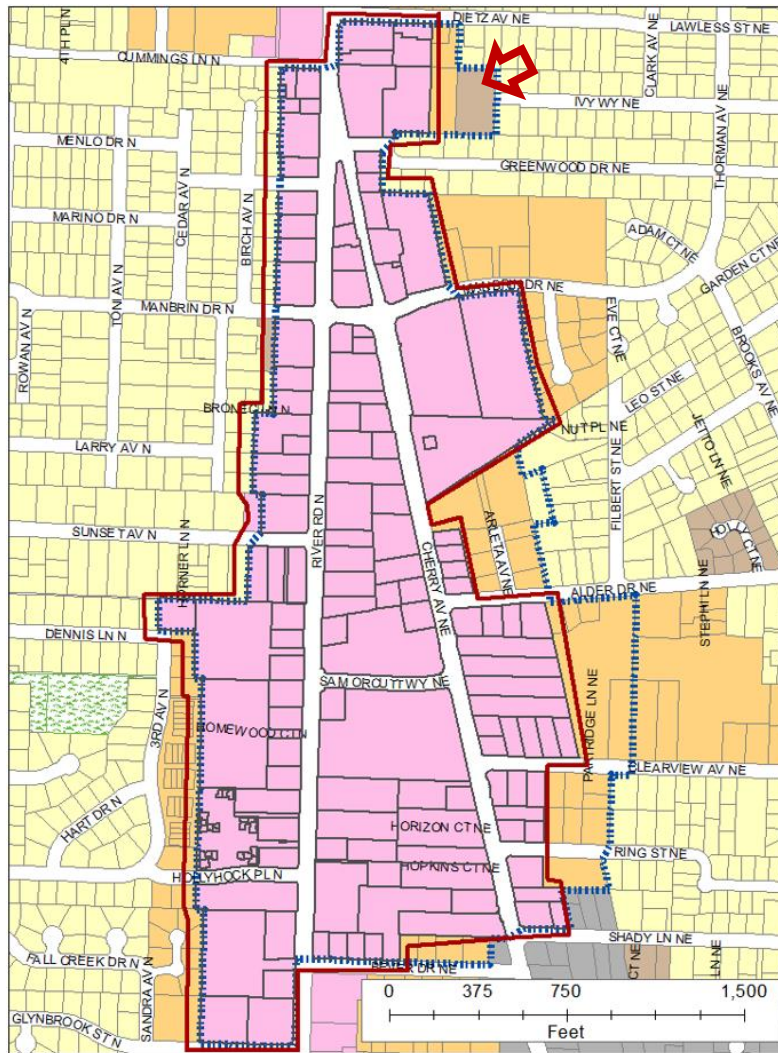
- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RM** above) is based on:
 - a) net developable area of all parcels zoned [**RM**] inside boundary, without:
 - i. public parks & open spaces
 - ii. public rights-of-way
 - iii. known Goal 7 Natural Hazards (Mapped Floodway & 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-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.

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	• RL zone width <750-ft. & <25 acres (3 acres) but is next to other zones. • River Rd. w/ ¼ hr. service. • Employment opportunities include retail, office, service – nearby.
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)	RL 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. 1
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 20 dwelling units per net acre.	N	• RL zone not identified to tables in 2.130.05. 2
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. 15 dwelling units per net acre.	N	• RL 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	• RL zone not identified to tables in 2.130.05
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft.	N	• RL 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. 3

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	- All urban utilities exist. - Rule applies to areas <u>outside</u> city limits.
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	RL zoned properties above known Base Flood. - FEMA panel # 4
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	RL is residential use zone. RL list of allowed residential uses is consistent with rule.
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	RL implements Comp Plan Map designation.
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	Analysis limited to area & boundary of CFA as shown, and that part in RL.
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/	- Rule does not describe a % or min. area standard. - In part, rule refers to streetscape & landscape.

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)

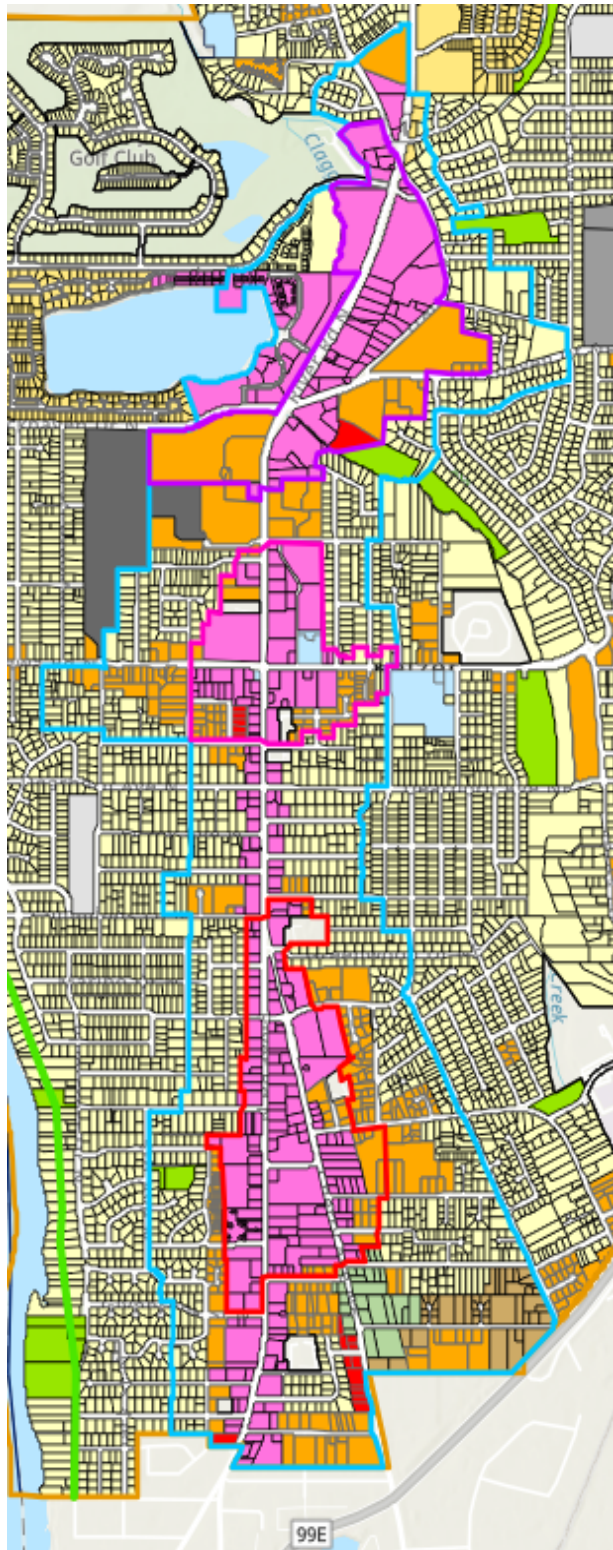
- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned RL above) is based on:
 - a) net developable area of all parcels zoned [RL] inside boundary, without:
 - i. public parks & open spaces
 - ii. public rights-of-way
 - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 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.