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Memorandum

Date: February 28, 2023
To: City of Salem Planning Staff
From: Kim Sapunar, MWVCOG
Re: **Technical Memo #2 Draft Candidate Climate Friendly Areas (CFA)**

From the DLCD/MWVCOG Scope of Work:

2.2 Identify Initial sets of Candidate Climate-Friendly Area (for City of Salem)

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

Background

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

Step 1: Identifying Initial Set of Candidate Areas

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

1. Size requirements 25 acres + and 750' +
2. Transportation links, core network, high frequency transit service
3. Recent applicable zoning changes to Mixed Use through the Our Salem update
4. Current urban centers
5. Proximity to employment centers.
6. Planned bike and pedestrian improvements

Using zoning maps of the Salem area, staff broadly indicated by drawing on maps where likely CFA areas could be located based on the above parameters. From that initial meeting, five areas were highlighted to begin calculations for potential housing development. The areas included the downtown, south of downtown, West Salem, Lancaster Drive and Market Street, and Liberty Road and Commercial Street.

Step 2: Determine the Housing Capacity Parameters

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

Step 3: Calculate initial Dwelling Unit Capacity

In a Geographic Information System (GIS) environment, Salem's most recent zoning layer was used as the development base. Following the steps outline in OAR 660-012-0315, the net developable area and dwelling capacity was calculated in GIS. While summarizing these results, it was clear that potential dwelling unit capacity far exceeded what was required; therefore only 4 of the 5 study areas were mapped and summarized for the next steps (based on preference previously expressed by city staff). This process is documented in technical memo #5.

Dwelling Capacity Initial Results

The potential number of dwelling units for the four study areas totaled 55,262 units, substantially more than the needed number of 25,860. **Table 1** shows units by zoning type

for each of the four areas. Following Table 1 are maps of the four study areas (highlighted boundaries indicate which development areas are included in the tables).

Table 1 Preliminary Dwelling Unit Estimates

Salem Preliminary CFA Estimates					
Target Units for CFA(s) =	25,860				
Area	Potential units	Acres	Zoning	Acres	Units
Downtown Salem	19,638	252	CB	121	11,647
			MU-I	55	3,577
			MU-II	4	207
			MU-R	41	3,193
			RM2	29	757
			RM3	3	258
West Salem	9,821	142	MU-I	11	694
			MU-III	55	3,819
			RM2	19	505
			WSCB	58	4,803
Commercial/Liberty	8,846	191	MU-I	21	1,343
			MU-II	0	21
			MU-III	70	4,853
			RM2	101	2,629
Lancaster	16,957	301	MU-I	41	2,662
			MU-III	171	11,908
			RM2	91	2,388
Four Locations Total=	55,262				

Figure 1 Downtown Salem

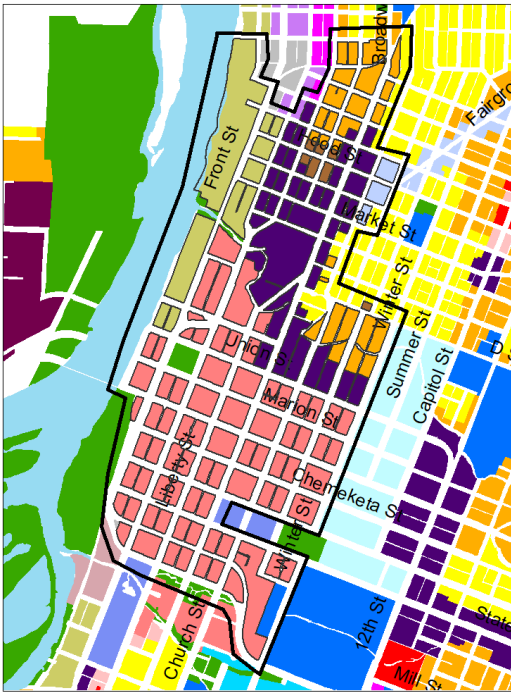


Figure 2 West Salem

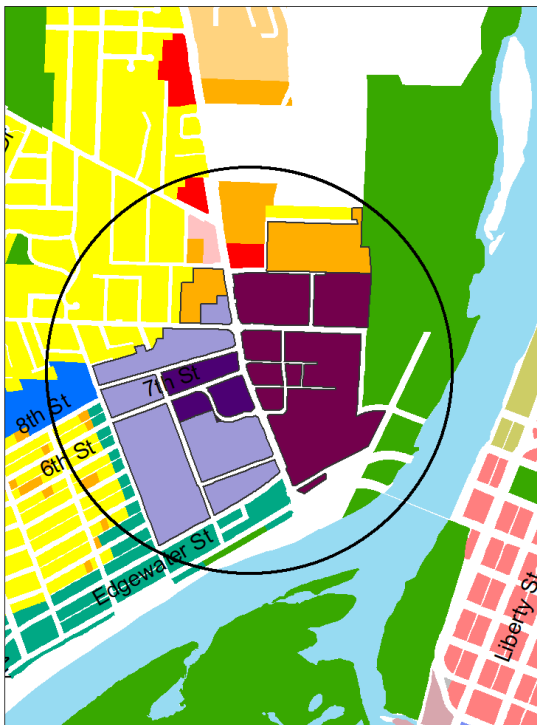


Figure 3 Liberty Rd and Commercial St

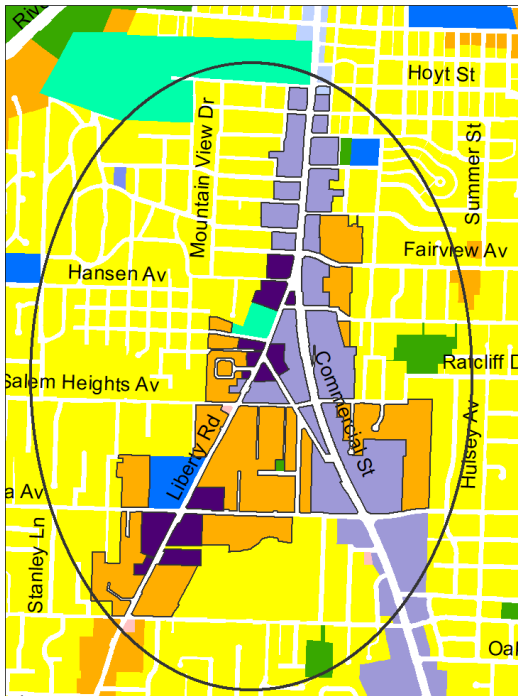
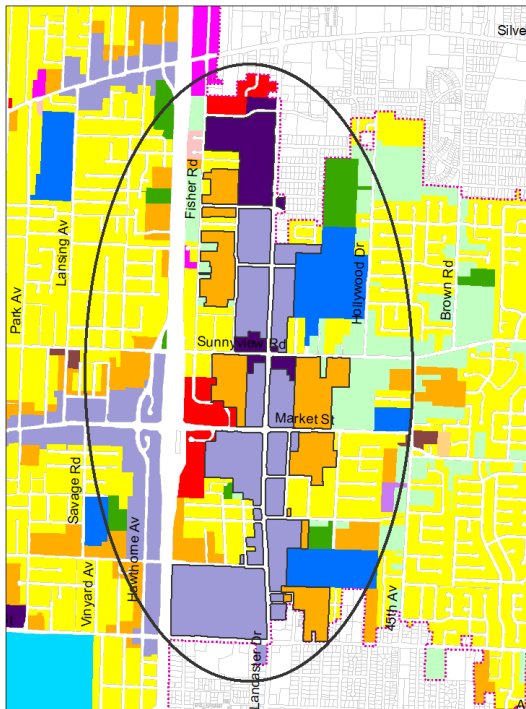


Figure 4 Lancaster Drive



Next steps

These initial results were reviewed by city staff on Jan 4, 2023. From that meeting, it was determined to further refine and focus on the areas of the downtown, north of downtown and West Salem for candidate CFAs. After the decision is made on final CFA locations, technical memo #7 will document those selections.