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# Memorandum

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

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

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

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

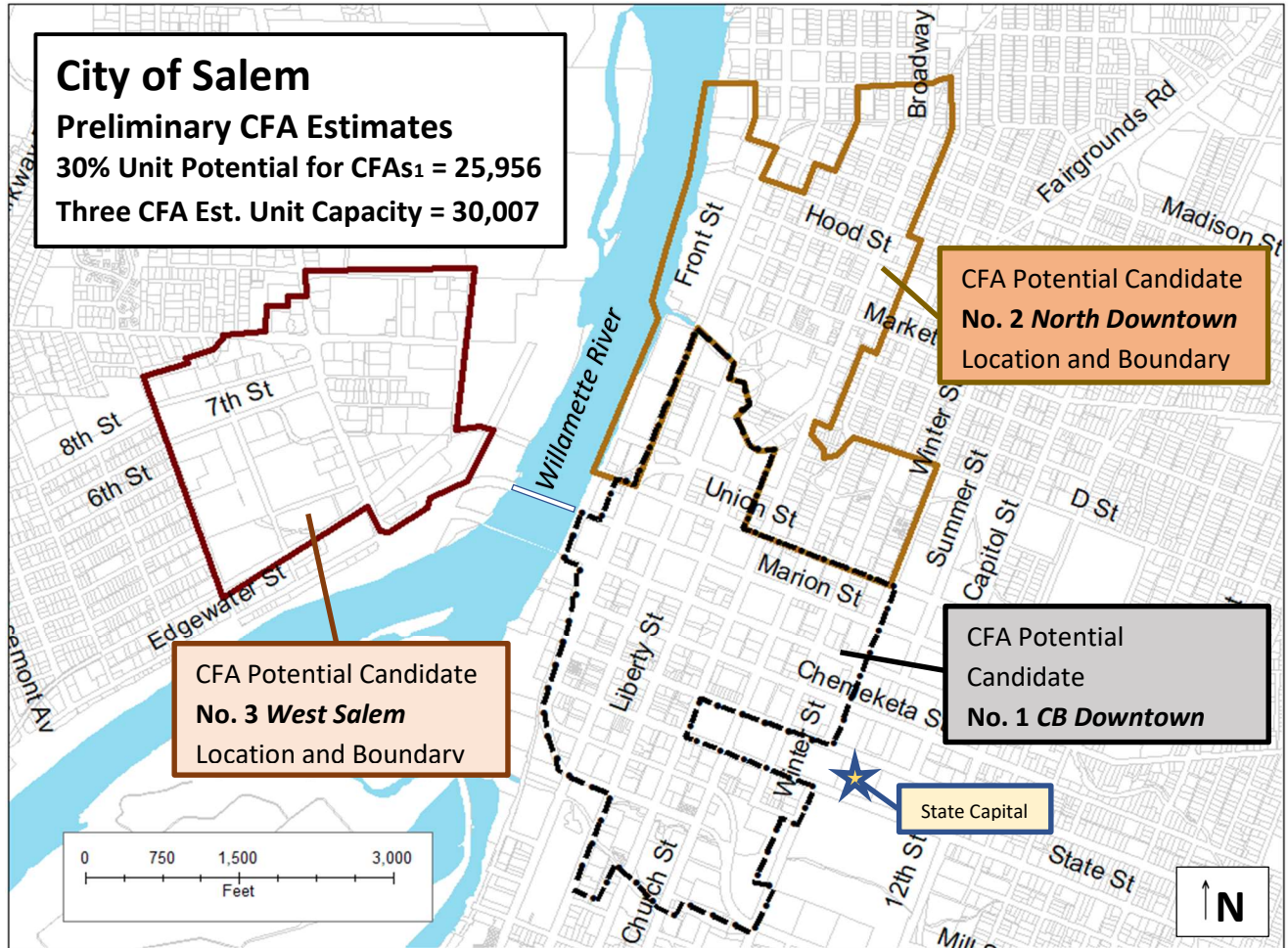
## **Background**

Salem staff identified five original areas with the greatest CFA potential. After initial draft results were estimated, staff selects three areas to evaluate as CFA/Walkable Mixed-Use Areas, including the downtown, north of downtown, and West Salem. Draft technical memo #4 developed candidate score sheets to evaluate each of the three areas and the development standards for each zoning category included in the locations. The city did not choose to evaluate substantial changes to development standards as an alternative, as the majority of current zoning parameters would allow for expected and reasonable development within candidate areas. Comments were received from city staff on draft memo #4 and incorporated into this final memo.

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown**, **No. 2 North Downtown**, and **No. 3 West Salem**



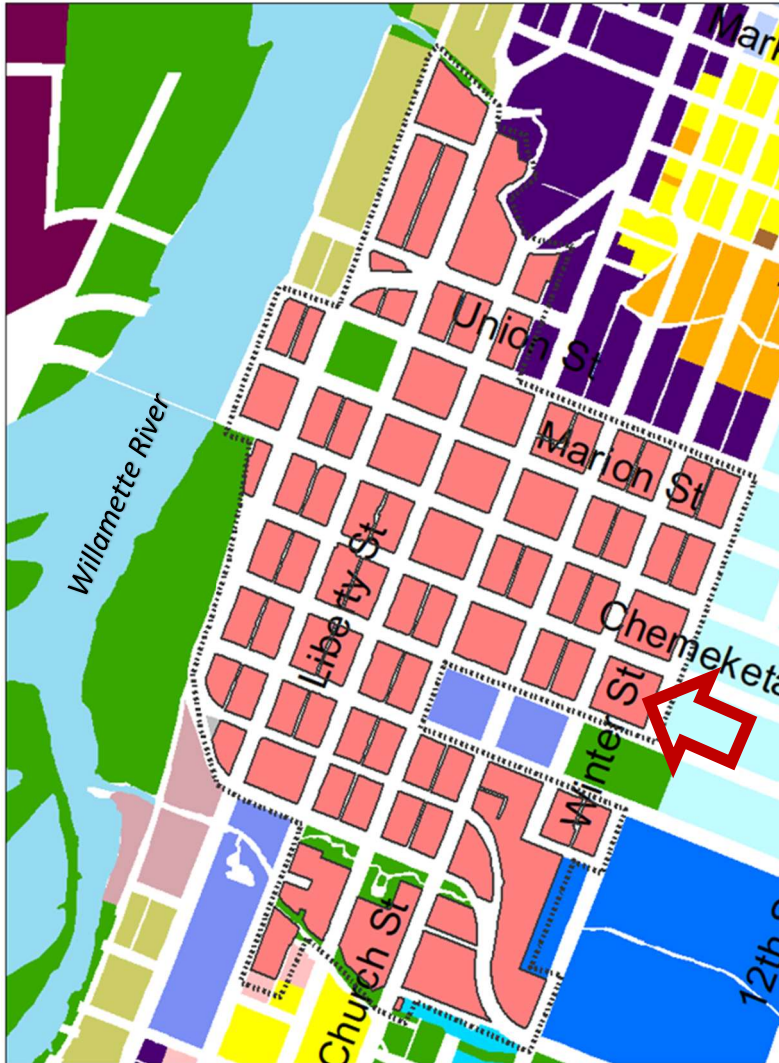
Potential CFAs	Unit Potential	Acres	Zoning	Acres	Units
<b>No. 1 CB Downtown</b>	12,944	134	CB	134	12,944
<b>No. 2 North Downtown</b>	7,747	127	MU-I	55	3,577
			MU-R	41	3,193
			RM2	28	742
			RM3	3	234
<b>No. 3 West Salem</b>	9,316	123	MU-I	11	694
			MU-III	55	3,819
			WSCB	58	4,803

1. According to 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.

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City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**



Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown) = 134 acres

Estimated total number of units for CFA Potential Candidate No. 1 (all CB zoned properties in downtown) is 12,994 or approx. 50% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 1

#### CB Downtown

Specific to properties zoned Central Business (CB) located in downtown Salem.

■ CB - Central Business District  
 See **Red Arrow** for general location

CB Area: Total of **134** acres.

**12,944** units net development capacity potential  
 (by existing zone standards or **50%** of identified current/future need)

Comp Plan: Central Business  
 Allowed Uses: Mixed-use / several  
 Existing Uses: Mixed-use / several

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

Bldg. Height: No maximum  
 Res. Density: 20 units / acre (min.)  
 Lot Coverage: None  
 Setbacks: Front – 0 ft. min.  
 Side – 0-ft. min.  
 Rear-- 0-ft. min.

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 Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (CB bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>CB</b> zone has width &gt;750-ft. &amp; &gt;25 acres (134 acres).</li> <li>• ¼ hr. for Liberty, Front, High, Marion + transit mall.</li> <li>• Employment opportunities include retail, office, service, government.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<p><b>CB</b> zone prelim. calcs. of CFA area shows potential for 12,944 units, or 50% of the 30% current/future need.</p> <p><b>CB</b> has no maximum density.</p>
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>CB</b> zone for residential at minimum of 20 du. / ac. <b>2</b></li> </ul>
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. 15 or 20 dwelling units per net acre.	Y	<ul style="list-style-type: none"> <li>• <b>CB</b> zone complies if not set as Primary CFA.</li> </ul>
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 85-ft.	Y	<ul style="list-style-type: none"> <li>• <b>CB</b> zone has no max height.</li> </ul>
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft. or 60-ft.	Y	<ul style="list-style-type: none"> <li>• <b>CB</b> zone has no max height.</li> </ul>
Currently served or planned to serve ped, bike & transit.	012-0310 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Wide sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>



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

# CFA Potential Candidate Scoresheets

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

## City of Salem - CFA Potential Candidates – See Maps for Location & Area **No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

**Footnotes:** See Next Page.

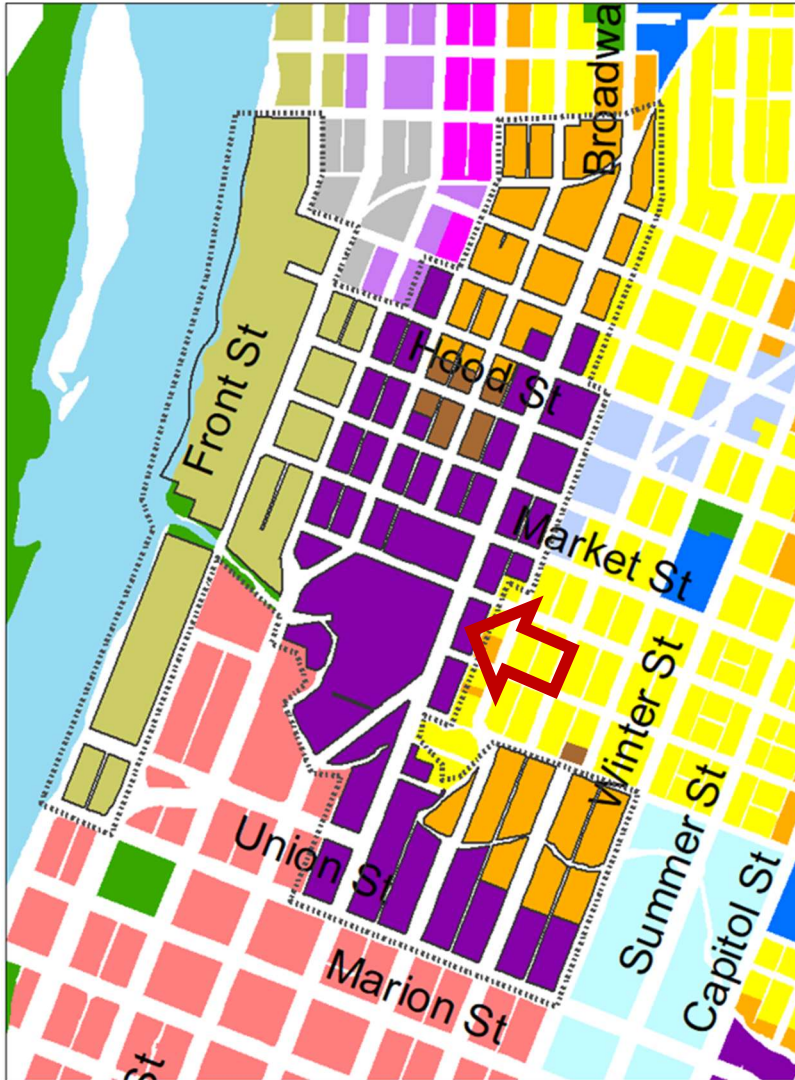
- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
  - a) net developable area of all parcels zoned [**CB**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public right-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway of Willamette River & Mill Creek)
    - iv. known public service infrastructure (e.g., power substations, large utility trunk-line easements)
    - v. known Goal 5 sensitive areas (easements & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**5% for CB**] 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 [**7 for CB**].
  - 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. **CB** zone min. of 20 d.u./ac. is applicable to development that is exclusively residential. Zone requires a min. FAR of 2.0 for all uses (Table 524-3).
- 3** To this portion of Salem, existing sidewalks are curb-tight but wide (8 to 10 ft. width) & street trees. Downtown streetscape design standards apply. Pedestrian walkways are also buffered with bike lanes, Family-Friendly Bikeways, CB zone includes Transit Mall, regional hub.
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**



Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown above) = 127 acres

Estimated total number of units for CFA potential candidate No. 2 (all four zones combined) is 7,747 or approx. 30% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 2

#### **North Downtown**

Specific to properties zoned MU-I, MU-R, RM2 & RM3, within outlined area.

Data specific to MU-I shown below.

**MU-I - Mixed Use-I**

See **Red Arrow** for general location.

MU-I Area: Total of 55 acres

3,577units net development capacity potential (by existing zone standards or 14% of the identified current/future need)<sup>1</sup>

Comp Plan: Mixed Use

Allowed Uses: Mixed-use / several

Existing Uses: Mixed-use / several

Transit Service: On Cherriot's ¼ hr. service route

Bldg. Height: 65-feet max

Res. Density: 15 units / acre (min)

Lot Coverage: None

Setbacks: Front – 0 ft. min.\*

Side – 0-ft. min.\*

Rear-- 0-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,

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU-I bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y  Y  Y	<ul style="list-style-type: none"> <li>• <b>MU-I</b> zone width less than 750-ft. (parts) but meets if abutting w/ other CFAs &amp; is &gt; 25 acres (55 acres).</li> <li>• High/Broadway streets w/ transit at ¼ hr. service.</li> <li>• Employment opportunities include retail, office, service, government.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial)  Y for zone	Prelim. calcs. of CFA area show potential for 3,577 units, or 14% of the 30% future need. <b>MU-I</b> has no maximum density.
Res. Density - <i>if Primary</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>MU-I</b> zone for residential at minimum of 15 dus / ac. <b>2</b></li> </ul>
Res. Density - <i>if not Primary</i>	012-0320 (8)(a)(B)	Min. 15 or 20 dwelling units per net acre.	Y	<ul style="list-style-type: none"> <li>• <b>MU-I</b> zone complies if not set as Primary CFA.</li> </ul>
Building Height - <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 85-ft. allowing five floors.	N	<ul style="list-style-type: none"> <li>• <b>MU-I</b> zone has max height of 65', 45' if abutting Hist. D.</li> </ul>
Building Height - <i>if not Primary</i>	012-0320 (2)(b)(B)	Min max height of 50-ft. or 60-ft.	Y	<ul style="list-style-type: none"> <li>• <b>MU-I</b> zone complies if not set as Primary CFA.</li> </ul>
Currently served or planned to	012-0310 (2)(c)	Shall be in areas served or planned for service –	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Wide sidewalks, bike lanes</li> </ul>



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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU-I bulleted)
serve ped, bike & transit.		high quality pedestrian, bicycle and transit.		<ul style="list-style-type: none"> <li>Street trees, other. <b>3</b></li> </ul>
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	NA	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Public Works comments <b>4</b></li> <li>NA as area within UGB.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most <b>MU-I</b> properties above known BFE.</li> <li>FEMA Flood Map <b>5</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>MU-I</b> zone is mixed use zone.</li> <li><b>MU-I</b> list of allowed uses is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>MU-I</b> zone implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown, specific to MU-I zone.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. In part, rule refers to	Y	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard. Existing/planned parks found in/near CB zone. Riverfront Park, Mill Race Beautification, Pringle Park,</li> </ul>

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		streetscape & landscape.		Marion Square Park, Mouth of Mill Creek.
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**Footnotes:** See Next Page

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned MU-I of No.2 above) is based on:
- a) net developable area of all parcels zoned [**MU-I**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway of Willamette River & Mill Creek)
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (easements & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**10% for MU-I**] 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 [**5 for MU-I**].
  - 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).

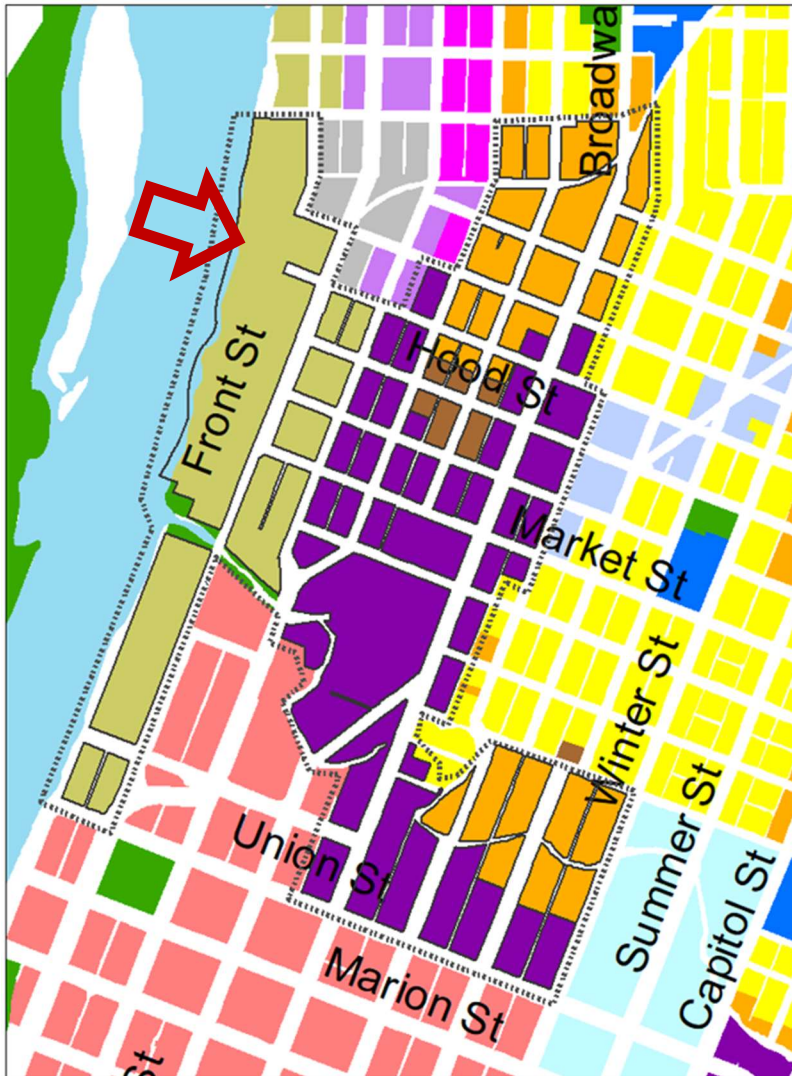
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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. MU-I zone min. of 15 d.u./ac. is applicable to development that is exclusively residential.
- 3** To this portion of Salem, existing sidewalks are curb-tight, and most of this area is planned to have 5-foot sidewalks separated from the curb by a planting strip. Downtown streetscape design standards apply to new development. Pedestrian walkways are also buffered with bike lanes.
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.

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Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown) = 127 acres

Estimated total number of units for CFA potential candidate No. 2 (all four zones combined) is 7,747 or approx. 30% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 2

#### **North Downtown**

Specific to properties zoned MU-I, MU-R, RM2 & RM3, within outlined area.

Data specific to MU-R shown below.

**MU-R - Mixed Use - Riverfront**  
 See **Red Arrow** for location.

MU-R Area: Total of 41 acres.

3,193 unit net development potential (by existing zone standards or 12% of the identified 30% future need)<sup>1</sup>

Comp Plan: Mixed Use

Allowed Uses: Mixed-use / several

Existing Uses: mixed / several

Transit Service: On Cherriots ¼ hr. service route

Bldg. Height: 70-feet (max)

Res. Density: 15 units / acre (min)

Lot Coverage: None

Setbacks: Front – 10 ft. min.\*

Side – 10-ft. min.\*

Rear-- 10-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.

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Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU-R bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y  Y  Y	<ul style="list-style-type: none"> <li>• <b>MU-R</b> (alone) less width of 750-ft. but also abutting CFA 1. Area (alone) greater than 25 acres (41).</li> <li>• Marion + other streets w/ transit at ¼ hr. service.</li> <li>• Employment opportunities include retail, office, service, government.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial)  Y for zone (partial)	Prelim. calcs. of CFA area show potential for 3,193 units, or 12% of the 30% future need. <b>1 MU-R</b> has no max. density.
Density- <i>if Primary</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>MU-R</b> zone for residential at minimum of 15 du / ac. <b>2</b></li> </ul>
Density- <i>if not Primary</i>	012-0320 (8)(a)(b)	Min. 15 or 20 dwelling units per net acre.	Y	<ul style="list-style-type: none"> <li>• <b>MU-R</b> zone for residential at minimum of 15 du / ac.</li> </ul>
Building Height - <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 85-ft. allowing five floors.	N	<ul style="list-style-type: none"> <li>• <b>MU-R</b> zone has max height of 70 feet.</li> </ul>
Building Height - <i>if not Primary</i>	012-0320 (2)(b)(B)	Min max height of 50-ft. or 60-ft.	Y	<ul style="list-style-type: none"> <li>• <b>MU-R</b> zone complies if not set as Primary CFA.</li> </ul>
Currently served or planned to	012-0310 (2)(c)	Shall be in areas served or planned for service –	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Sidewalks, bike lanes</li> </ul>



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Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	NA	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Public Works comments <b>4</b></li> <li>NA as area within UGB.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most <b>MU-R</b> properties above known BFE.</li> <li>FEMA Flood Map <b>5</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>MU-R</b> zone is mixed use zone.</li> <li>List of allowed uses is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>MU-R</b> zone implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. In part, rule refers to	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard. Existing/planned parks found in/near CB zone. Riverfront Park, Mill Race</li> </ul>

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

		streetscape & landscape.		Beautification, Pringle Park, Marion Square Park, Mouth of Mill Creek.
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Footnotes: See Next Page

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned MU-R of No.2 above) is based on:
- a) net developable area of all parcels zoned [**MU-R**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway of Willamette River & Mill Creek)
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (easements & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**10% for MU-R**] 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 [**6 for MU-R**].
  - 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).

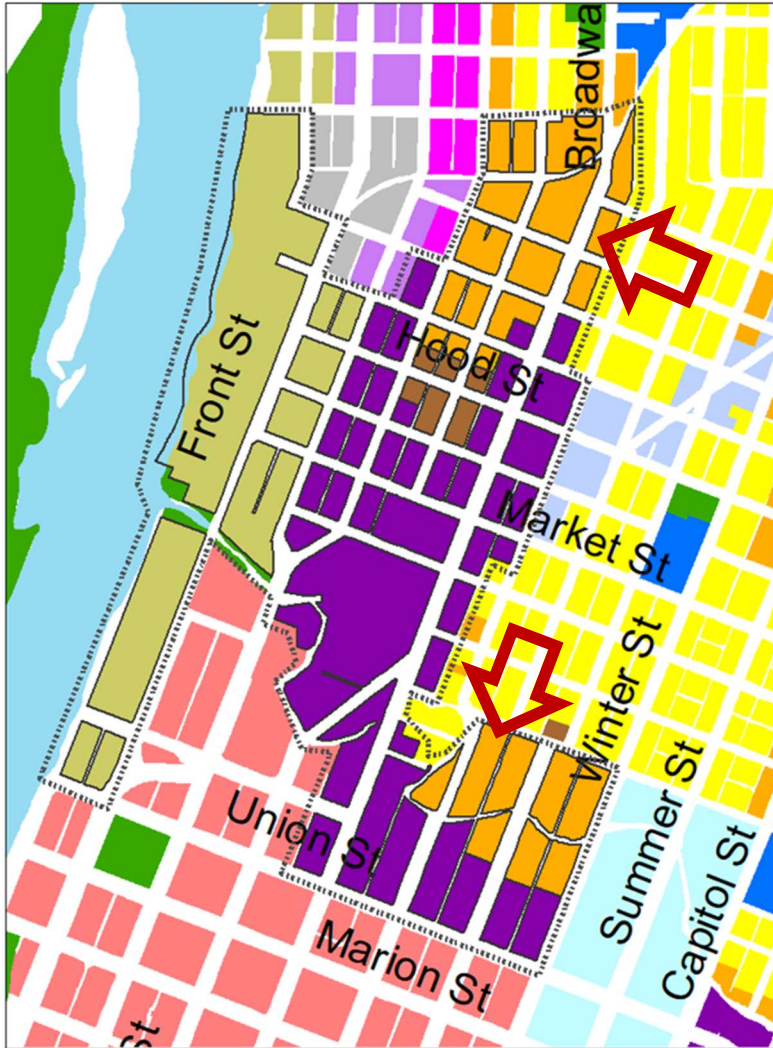
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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. **MU-R** zone min. of 15 d.u./ac. is applicable to development that is exclusively residential.
- 3** To this portion of Salem, outside of the downtown core, sidewalks are planned to be 5' wide with planter strips.
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**



Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown) = 127 acres

Estimated total number of units for CFA potential candidate No. 2 (all four zones combined) is 7,747 or approx. 30% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 2

#### **North Downtown**

Specific to properties zoned MU-I, MU-R, RM2 & RM3, within outlined area.

Data specific to RM2 shown below.

**RM2 - Multiple Family Residential 2**  
 See **Red Arrows** for location

Study Area: Total of 28 acres.

742 units net development capacity potential  
 (by existing zone standards or 3% of the identified 30% future need)

Comp Plan: Multi-Fam Residential  
 Allowed Uses: Primarily residential

Existing Uses: primarily residential

Transit Service: On Cherris ¼ hr. service route

Bldg. Height: 50-foot max

Res. Density: 15 units / acre  
 (current)

Lot Coverage: 60%

Setbacks: Front – 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,

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM2 bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	N/Y  Y  Y	<ul style="list-style-type: none"> <li>• <b>RM2</b> (each) less width &amp; area. <u>Meets</u> if combined with MU-I for CFA 2.</li> <li>• High + streets w/ transit.</li> <li>• Employment opportunities include retail, office, service, government.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial)  Y for zone (partial)	Prelim. calcs. of CFA area show potential for 742 units, or 3% of the 30% future need. Max density at 31 du/ac. sufficient to accommodate capacity. <b>1</b>
Density - <i>if Primary</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	N	<ul style="list-style-type: none"> <li>• <b>RM2</b> zone for residential at minimum of 15 du.s / ac. <b>2</b></li> </ul>
Density – <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. of 15 or 20 units per net acre.	Y	<ul style="list-style-type: none"> <li>• <b>RM2</b> zone for residential at minimum of 15 du.s / ac.</li> </ul>
Building Height – <i>if Primary</i>	012-0320 (2)(c)(B)	Min max height of 85-ft. allowing five floors.	N	<ul style="list-style-type: none"> <li>• <b>RM2</b> zone has max height of 50-feet for multi-fam res.</li> </ul>
Building Height <i>if <u>not</u> Primary</i>	012-0320 (2)(c)(B)	Min max height of 50-ft. or 60 ft.	Y	<ul style="list-style-type: none"> <li>• <b>RM2</b> zone has max height of 50-feet for multi-fam res.</li> </ul>
Currently served or planned to serve ped, bike & transit.	012-0310 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Wide sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>



# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM2 bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	NA	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Public Works comments <b>4</b></li> <li>NA as area within UGB.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most <b>RM2</b> properties above known BFE.</li> <li>FEMA Flood Map <b>5</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>RM2</b> is mostly residential</li> <li>List of permitted uses is generally consistent with rule. RM2 abuts other CFA.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>RM2</b> zone implements Comp Plan Map.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned RM2 of No.2 above) is based on:
  - a) net developable area of all parcels zoned [**RM2**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway of Mill Creek)
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (*easements* & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**40% for RM2**] 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 RM2**].
  - 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).

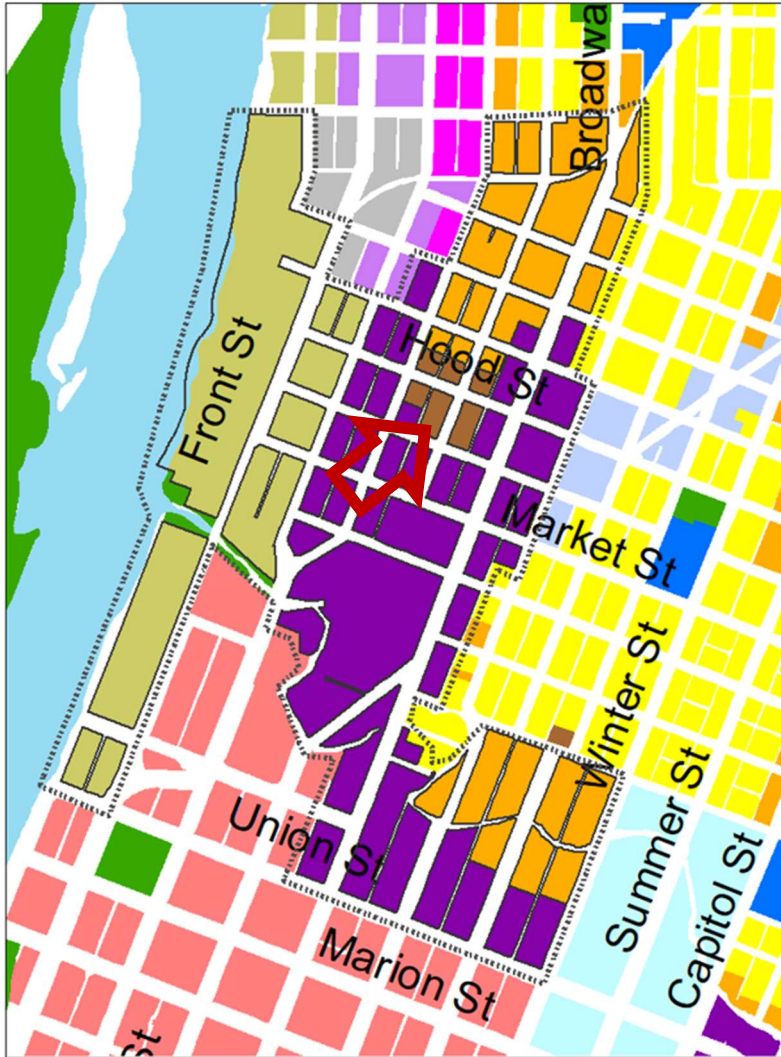
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 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. **RM2** zone min. of 15 d.u./ac. is applicable to development that is residential.
- 3** To this portion of Salem, outside of the downtown core, sidewalks are planned to be 5' wide with planter strips.
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**



Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown) = 127 acres

Estimated total number of units for CFA potential candidate No. 2 (all four zones combined) is 7,747 or approx. 30% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 2

#### North Downtown

Specific to properties zoned MU-I, MU-R, RM2 & RM3, within outlined area.

Data specific to RM3 shown below.

**RM3 - Multiple Family Residential 3**  
 See **Red Arrow** for location

RM3 Area: Total of 3 acres.

234 units net development capacity potential  
 (by existing zone standard or 1% of the identified 30% future need)

Comp Plan: Multi-Fam Residential  
 Allowed Uses: Primarily residential

Existing Uses: primarily residential

Transit Service: On Cherris ¼ hr. service route

Bldg. Height: 70-feet (max)  
 Res. Density: 28 units / acre (min)

Lot Coverage: None  
 Setbacks: Front – 0 ft. min.\*

Side – 0-ft. min.\*

Rear-- 0-ft. min.\*

\*with exceptions

Utilities: Water, Sanitary Sewer, Storm.

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

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM3 bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	N/Y  Y  Y	<ul style="list-style-type: none"> <li>• <b>RM3</b> (alone) less width &amp; area. <u>Meets</u> if combined with MU-I zone for CFA 2.</li> <li>• Liberty, + streets w/ transit.</li> <li>• Employment opportunities include retail, office, service, government.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial)  Y for zone (partial)	Prelim. calcs. of CFA area show potential for 234 units, or 1% of the 30% future need. Max density at 44 du/ac. <b>1</b>
Density - <i>if Primary</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	Y	<ul style="list-style-type: none"> <li>• <b>RM3</b> zone for residential at minimum of 28 du / ac. <b>2</b></li> </ul>
Density - <i>if not Primary</i>	012-0320 (8)(a)(b)	Min. of 15 or 20 units per net acre.	Y	<ul style="list-style-type: none"> <li>• <b>RM3</b> zone for residential at minimum of 28 du / ac.</li> </ul>
Building Height - <i>if Primary</i>	012-0315 (2)(c)(B)	Min max height of 85-ft. allowing five floors.	N	<ul style="list-style-type: none"> <li>• <b>RM3</b> zone has max height of 70-ft.</li> </ul>
Building Height <i>if not Primary</i>	012-0315 (2)(b)(B)	Min max height of 50-ft. or 60-ft.	Y	<ul style="list-style-type: none"> <li>• <b>RM3</b> zone meets if not primary.</li> </ul>
Currently served or planned to serve ped, bike & transit.	012-0310 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Wide sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>



# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (RM3 bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	NA	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Public Works comments <b>4</b></li> <li>NA as area within UGB.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most <b>RM3</b> properties above known BFE.</li> <li>FEMA Flood Map <b>5</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>RM3</b> is residential zone.</li> <li>List of permitted uses is generally consistent with rule. RM3 abuts other CFA.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>RM3</b> zone implements Comp Plan Map.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. In part, rule refers to streetscape & landscape.	Not subject to review	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard. Riverfront Park, Mill Race Beautification, Pringle Park, Marion Square Park, Mouth of Mill Creek.</li> </ul>

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

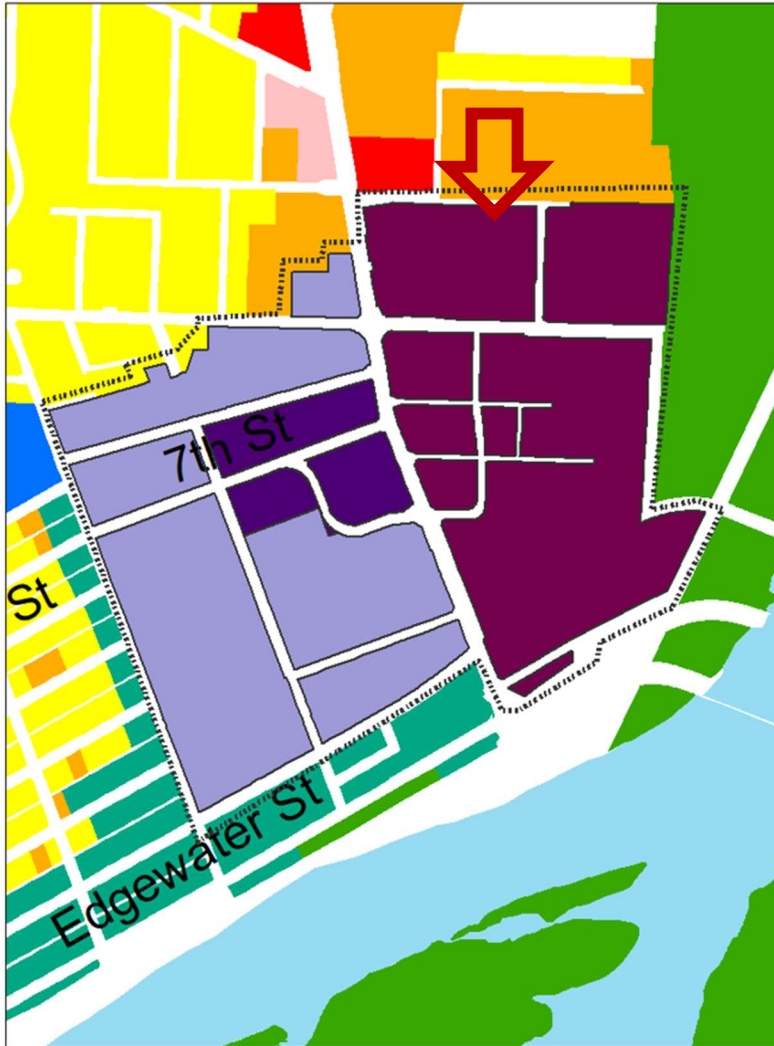
## Footnotes:

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned RM3 of No.2 above) is based on:
  - a) net developable area of all parcels zoned [**RM3**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway – none specific to RM3 area)
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (easements & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**10% for RM3**] 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 [**6 for RM3**].
  - 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).
  
- 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. **MR3** zone min. of 28 d.u./ac. is applicable to development that is residential
  
- 3** To this portion of Salem, existing sidewalks are mostly 5-feet, separated by existing landscape strip between curb and sidewalk.
  
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
  
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**



Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown) = 123 acres

Estimated total number of units for CFA Potential Candidate No. 3 (all three zones combined) is 9,316 or approximately 36% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 3

#### **West Salem**

Specific to properties zoned WSCB, MU-I & MU-III within outlined area.

Data specific to WSCB shown below.

■ WSCB - West Salem Central Business District  
 See **Red Arrow** for location

Study Area: Total of 58 acres.

4,803 units net development capacity potential  
 (by existing zone standard or 19% of the identified 30% future need)

Comp Plan: Central Bus. District  
 Allowed Uses: Primarily residential

Existing Uses: Retail, office, service.

Transit Service: On Cherriots ¼ hr. service route

Bldg. Height: 70-feet (max)

Res. Density: None (no min)

Lot Coverage: None

Setbacks: Front – 0 ft. min.\*

Side – 5-ft. min.\*

Rear-- 5-ft. min.\*

\*with exceptions

(e.g., zone-to-zone)

Utilities: Water, Sanitary

Sewer, Storm.

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

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (WSCB)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>WSCB</b> zone width &gt;750-ft. &amp; &gt;25 acres (58 acres).</li> <li>• Wallace, 7<sup>th</sup> &amp; Glen Creek streets w/ transit @ ¼ hr.</li> <li>• Employment opportunities include retail, office, service.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>WSCB</b> zone prelim. calcs. of CFA area shows potential for 4,803 units, or 19% of the current/future need. WSCB has no maximum density. <b>1</b>
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	N	• <b>WSCB</b> zone has no minimum density. Need to set. <b>2</b>
Res. Density - <i>if not Primary CFA</i>	012-0320 (8)(a)(b)	Min. 15 or 20 dwelling units per net acre.	N	• <b>WSCB</b> zone has no minimum density. Need to set.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 85-ft.	N	• <b>WSCB</b> zone has 70-ft. max height.
Building Height – <i>if not Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft. or 60-ft.	Y	• <b>WSCB</b> zone meets if not set as primary CFA.
Currently served or planned to serve ped, bike & transit.	012-0310 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

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.	NA	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Public Works comments<sup>4</sup></li> <li>NA as area within UGB.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Many <b>WSCB</b> properties above known flood BFE.</li> <li>FEMA Flood Map 5</li> </ul>
Allowed Land Uses	012-0315 (2)(a)  012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>WSCB</b> is mixed use zone.</li> <li><b>WSCB</b> list of allowed uses is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>WSCB</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review /	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> <li>Streetscape Projects identified in adopted West Salem Urban Renewal Plan of December 2022.</li> </ul>

Footnotes: See Next Page



# CFA Potential Candidate Scoresheets

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

## City of Salem - CFA Potential Candidates – See Maps for Location & Area **No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned WSCB above) is based on:
  - a) net developable area of all parcels zoned [**WSBC**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway of Willamette River)
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (easements & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**5% for WSBC**] 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 [**6 for WSBC**].
  - 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 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.
- 3** To this portion of Salem, existing sidewalks are mostly 5-feet, some curb-tight, some separated by existing landscape strip between curb and sidewalk.
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**



Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown) = 123 acres

Estimated total number of units for CFA Potential Candidate No. 3 (all three zones combined) is 9,316 or approximately 36% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 3

#### **West Salem**

Specific to properties zoned WSCB, MU-I and MU-III within outlined area.

Data specific to MU-III shown below.

■ MU-III - Mixed Use-III

See **Red Arrow** for location

Study Area: Total of 55 acres.

3,819 units net development capacity potential (by existing zone standard or 15% of the identified current/future need)

Comp Plan: Mixed Use

Allowed Uses: Mixed use/several

Existing Uses: Retail, light industrial

Transit Service: On Cherriots ¼ hr. service route

Bldg. Height: 70-feet (max)

Res. Density: 15 units / acre (min)

Lot Coverage: None

Setbacks: Front – 20 ft. min.\*

Side – 5-ft. min.\*

Rear-- 5-ft. min.\*

\*with exceptions

Utilities: Water, Sanitary Sewer, Storm.

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

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU-III)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>MU-III</b> width less 750-ft. but is combined w/MU-I, WSCB &amp; is more than 25 acres (55 ac).</li> <li>• Wallace &amp; 7<sup>th</sup> streets w/ transit at ¼ hr. service.</li> <li>• Employment opportunities include retail, office, service, light industrial.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>MU-III</b> zone prelim. calcs. of CFA area show potential for 3,819 units, or 15% of the current/future need. MU-III has no maximum density. <b>1</b>
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	N	• <b>MU-III</b> zone for residential at minimum of 15 du / ac. <b>2</b>
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. 15 or 20 dwelling units per net acre.	Y	• <b>MU-III</b> zone complies if not set as Primary CFA.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 85-ft.	N	• <b>MU-III</b> zone has max height of 70-ft.
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft. or 60-ft.	Y	• <b>MU-III</b> zone meets if not set as primary.
Currently served or planned to	012-0310 (2)(c)	Shall be in areas served or <u>planned</u> for service –	Y	<ul style="list-style-type: none"> <li>• Streets served by transit (Cherriots bus ¼ hr.).</li> <li>• Sidewalks, bike lanes.</li> </ul>

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

serve ped, bike & transit.		high quality pedestrian, bicycle and transit.		<ul style="list-style-type: none"> <li>Urban Renewal District.</li> </ul>
Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU-III)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	NA	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Public Works comments<sup>4</sup></li> <li>NA as area within UGB.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most <b>MU-III</b> properties above known BFE.</li> <li>FEMA Flood Map <b>5</b></li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y ?	<ul style="list-style-type: none"> <li><b>MU-III</b> is mixed use zone.</li> <li><b>MU-III</b> list of allowed uses is consistent with rule. (?) some-auto oriented uses.</li> <li>Adaptive Re-use of existing industrial buildings.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>MU-III</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review/	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> <li>Streetscape Projects identified in adopted West</li> </ul>

# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Salem Urban Renewal Plan  
of December 2022.

Footnotes: See Next Page

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned MU-III of No.3 above) is based on:

  - a) net developable area of all parcels zoned [**MU-III**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway of Willamette River)
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (easements & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**20% for MU-III**] 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 [**6 for MU-III**].
  - 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 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. Min. density of 15 d.u / ac in MU-III zone applies to development that is exclusively residential.
- 3** To this portion of Salem, existing sidewalks are mostly located in areas developed for commercial. Portions of this area contain existing industrial buildings, absent sidewalks. New sidewalks planned. Area in Urban Renewal District.
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.



# CFA Potential Candidate Scoresheets

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

City of Salem - CFA Potential Candidates – See Maps for Location & Area  
**No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**



Above: Portion of City of Salem Zoning map, absent overlay districts.

Total Study Area (to boundary shown) = 123 acres

Estimated total number of units for CFA Potential Candidate No. 3 (all three zones combined) is 9,316 or approximately 36% of the current/future need (identified at 25,860 units).

## City of Salem

### CFA Potential Candidate No. 3

#### **West Salem**

Specific to properties zoned WSCB, MU-I and MU-III within outlined area.

Data specific to MU-I shown below.

**MU-I - Mixed Use-I**

See **Red Arrow** for location

Study Area: Total of 11 acres.

694 units net development capacity potential  
 (by existing zone standard or approx. 3% of the identified future need)

Comp Plan: Mixed Use

Allowed Uses: Mixed use/several

Existing Uses: Primarily service commercial/food.

Transit Service: On Cherriots ¼ hr. service route

Bldg. Height: 65-feet (max)

Res. Density: 15 units / acre (min)

Lot Coverage: None

Setbacks: Front – 0 ft. min.\*

Side – 5-ft. min.\*

Rear-- 5-ft. min.\*

\*with exceptions

Utilities: Water, Sanitary

Sewer, Storm.

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

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU-I bulleted)
CFA location / minimum area & dimensions.	012-0320 (8)(b) 012-0310 (2)(b) 012-0310 (2)(f)	Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment.	Y Y Y	<ul style="list-style-type: none"> <li>• <b>MU-I</b> zone width &gt;750-ft. &amp; &lt;25 acres (11 acres) but is combined with other zones</li> <li>• Wallace &amp; 7<sup>th</sup> streets w/ transit at ¼ hr. service.</li> <li>• Employment opportunities include retail, office, service, light industrial.</li> </ul>
Estimated resultant unit capacity for CFA	012-0315 (4)(b)	Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.	Y for size (partial) Y for zone (partial)	<b>MU-I</b> zone prelim. calcs. of CFA area, show potential for 694 units, or 3% of identified current/future need. MU-I has no maximum density. <b>1</b>
Res. Density - <i>if Primary CFA</i>	012-0320 (8)(c)	Min. of 25 dwelling units per net acre.	N	• <b>MU-I</b> zone for residential at minimum of 15 du / ac. <b>2</b>
Res. Density - <i>if <u>not</u> Primary</i>	012-0320 (8)(a)(b)	Min. 15 or 20 dwelling units per net acre.	Y	• <b>MU-I</b> zone complies if not set as Primary CFA.
Building Height – <i>if Primary CFA</i>	012-0320 (8)(c)(B)	Min max height of 85-ft.	N	• <b>MU-I</b> zone has max height of 65’.
Building Height – <i>if <u>not</u> Primary</i>	012-0320 (8)(b)(B)	Min max height of 50-ft. or 60-ft.	Y	• <b>MU-I</b> zone meets standard if not set for primary.
Currently served or planned to serve ped, bike & transit.	012-0310 (2)(c)	Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.	Y	<ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Sidewalks are 5’/bike lanes.</li> <li>• Street trees, other. <b>3</b></li> </ul>

# CFA Potential Candidate Scoresheets

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

**City of Salem - CFA Potential Candidates – See Maps for Location & Area  
No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

Rule Component	OAR Ref. No. 660-	Rule Synopsis	Complies? Y/N	Strengths & Weaknesses of CFA potential (MU-I bulleted)
Urban water, sewer, storm & transportation	012-0310 (2)(e)(B)	Utilities - Readily Serviceable – nearby to allow const. in one year.	NA	<ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Public Works comments<sup>4</sup></li> <li>NA as area within UGB.</li> </ul>
Non-Hazard / Goal 7 review	012-0310 (2)(d)	Shall not be in areas limited or disallowed pursuant Goal 7.	Y	<ul style="list-style-type: none"> <li>Most <b>MU-I</b> properties above known BFE.</li> <li>FEMA Flood Map 5</li> </ul>
Allowed Land Uses	012-0315 (2)(a) 012-0320 (2)	Development Code / zone is to allow uses shown in (2) of 0320	Y	<ul style="list-style-type: none"> <li><b>MU-I</b> zone is mixed use zone.</li> <li><b>MU-I</b> list of allowed uses is consistent with rule.</li> </ul>
Comp Plan Map consistency	012-0310 (2)(e)(D)	Respective zone to be Comp Plan consistent	Y	<ul style="list-style-type: none"> <li><b>MU-I</b> implements Comp Plan Map designation.</li> </ul>
Abutting Areas (optional)	012-0320 (3)	Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area	Not subject to review	<ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown, and that part in MU-I.</li> </ul>
Parks, Plazas & Streetscape (where feasible)	012-0320 (4)	Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas.	Not subject to review/	<ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> <li>Streetscape Projects identified in adopted West Salem Urban Renewal Plan of December 2022</li> </ul>

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

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

## City of Salem - CFA Potential Candidates – See Maps for Location & Area **No. 1 CB Downtown, No. 2 North Downtown, and No. 3 West Salem**

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned MU-I of No.3 above) is based on:
  - a) net developable area of all parcels zoned [**MU-I**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway of Willamette River)
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (easements & tracts created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**10% for MU-I**] 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 [**5 for MU-I**].
  - 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 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. Min. density of 15 d.u / ac in MU-I zone applies to development that is exclusively residential.
- 3** To this portion of Salem, existing sidewalks are curb-tight, planned to be 5' wide with planter strips.
- 4** Comments from Salem Public Works staff during meeting of 2-21-23 indicate area currently served by water, sanitary sewer and storm sewer. Location / size / capacity of these services are not subject to review.
- 5** Source, FEMA Flood Map No. 41047C033H effective 1-2-2003. No other Goal 7 identified hazards apparent.