

*Liberty-Boone Neighborhood Association is no longer an active neighborhood association. Areas that were located in Liberty-Boone Neighborhood Association are now located in Faye Wright or South Gateway Neighborhoods, respectively. The Plan is still valid for land use decisions in those areas.

NEIGHBORHOOD PLAN

LIBERTY-BOONE

LIBERTY-BOONE NEIGHBORHOOD PLAN

Plan Adopted by the Liberty-Boone Neighborhood Association on January 9, 1980, and Revised October 6, 1983.

Plan Adopted by Salem City Council on December 12, 1983, Ordinance No. 90-83. With the Exception of Neighborhood Policies 64-74 and the Map Designations Noted on Page 13.

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INTRODUCTION

INTRODUCTION

Liberty-Boone Neighborhood is a Salem neighborhood located at the southern end of the City. Liberty-Boone encompasses an area bounded by Idylwood Drive on the north, Commercial Street on the east, the city limits on the south, and Liberty Road on the west.

HISTORY OF LIBERTY-BOONE NEIGHBORHOOD AND ITS PLAN

Liberty-Boone Neighborhood Association began with official City Council recognition on November 26, 1973. The Association is governed by a Board of up to 15 members geographically representative of the neighborhood.

The neighborhood has taken an active approach to planning and development since its inception. After dealing primarily with specific issues in the early years, the Neighborhood helped prepare an initial Liberty Road land use plan in 1975. In 1976 the Neighborhood, as did all neighborhoods, dealt with the Zoning/Comprehensive Plan conflict resolution process which grew out of the historic Baker vs. City of Milwaukie court decision.

In 1976 the Liberty-Boone Neighborhood Plan was initiated by the neighborhood. The process continued until May, 1980, with a plan approved by the neighborhood and heard by the Planning Commission. The plan was placed on hold by the City Council until the Salem Area Comprehensive Plan was officially acknowledged by the Land Conservation and Development Commission (LCDC). In addition to developing a Neighborhood Plan, Liberty-Boone participated in a second land use plan for the South Liberty Road Corridor, the Sunnyside Road/Hilficker Task Force, and a number of on-going issues during this period.

With acknowledgement of the Comprehensive Plan, work on the Liberty-Boone Plan continued, with City Council adoption on December 12, 1983.

PURPOSE OF THE LIBERTY-BOONE NEIGHBORHOOD PLAN

The purpose of the Liberty-Boone Neighborhood Plan is to establish goals and policies which will assist both the Liberty-Boone Board and the Salem City council in directing future development in the best interest of the neighborhood and the City.

The portion of the Plan adopted by the City Council is consistent with the Salem Area Comprehensive Plan and is adopted as a part of the Comprehensive Plan. Consequently, this portion of the Liberty-Boone Plan provides a basis for not only communication to the City regarding development decisions but also common ground for decision making.

There are some policies and map designations, noted in this Plan, which the City Council has not recognized officially although they have been adopted by the Liberty-Boone Board of Directors. A major purpose for including these policies and map designations is to guide future neighborhood boards in their response to specific issues.

ORGANIZATION OF THE LIBERTY-BOONE NEIGHBORHOOD PLAN

The Liberty-Boone Neighborhood Plan contains five sections in addition to the Introduction.

1. Land Use Plan Map as Adopted by the City Council

This Land Use Plan Map has been adopted by the City Council as the official Liberty-Boone Land Use Plan Map. This map is consistent with the Salem Area Comprehensive Plan Map and indicates the intended future development pattern for Liberty-Boone Neighborhood. This map differs slightly from the map adopted by the Neighborhood Association.

2. Land Use Plan Map Intent Statements

The Land Use Intent Statements define the categories of land use depicted on the Plan Map.

3. Goals and Policies

There are five major categories of goals and policies in the Sunnyslope Plan: Land Use, Transportation, Parks, Housing, and Public Facilities and Services. These are intended to provide direction for future decisions affecting Sunnyslope Neighborhood.

4. Neighborhood Policies

Neighborhood Policies are intended to state Liberty-Boone Neighborhood Association's position on specific issues to guide the Board of Directors. Neighborhood Policies are not adopted by the City Council.

5. Land Use Plan Map as Adopted by the Liberty-Boone Neighborhood Association.

This Land Use Plan Map was designed to conform as closely as possible to the Salem Area Comprehensive Plan Map while still reflecting a land use pattern acceptable to the neighborhood.

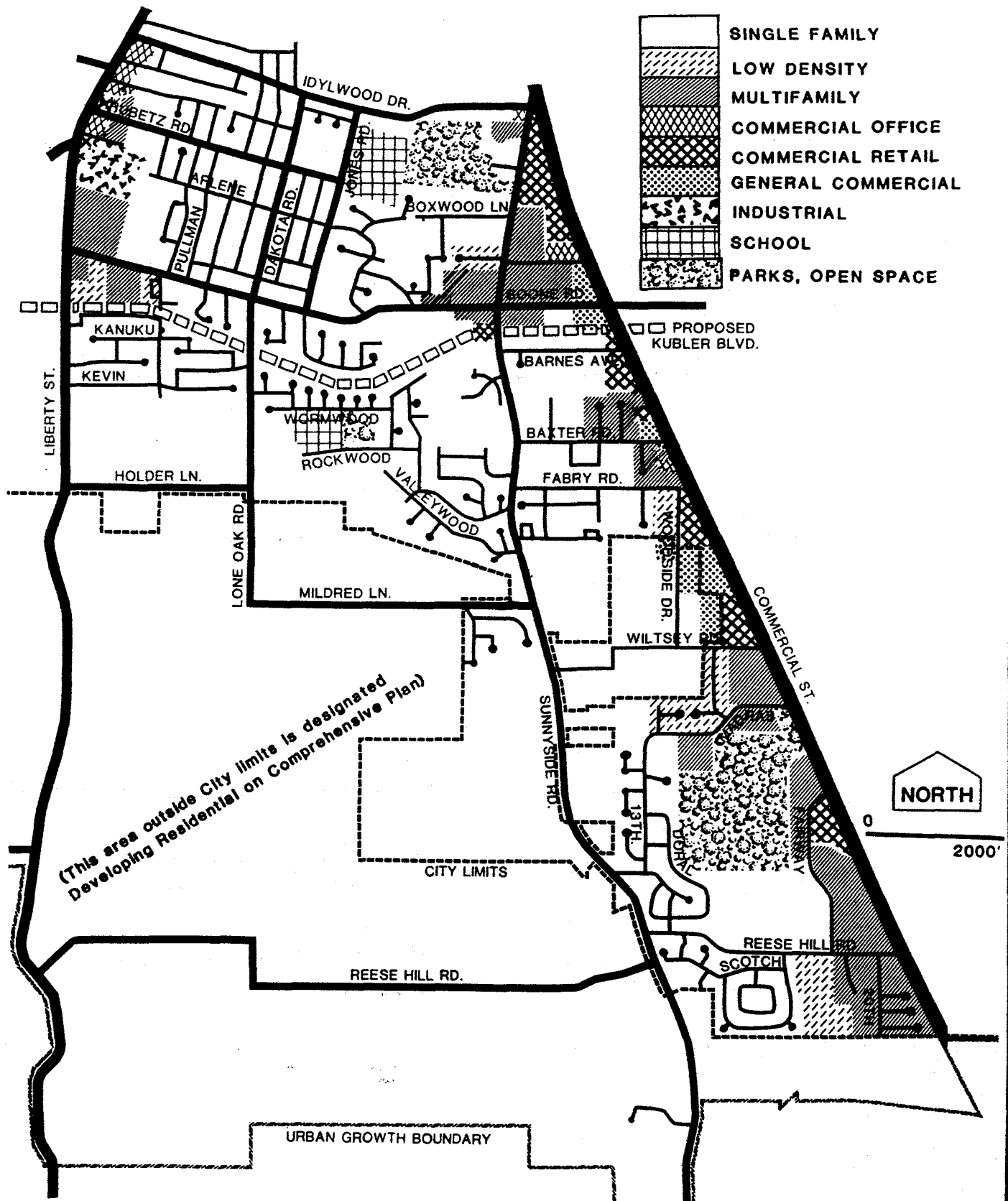
All of the goals, policies, and neighborhood policies have been numbered consecutively to facilitate discussion and plan use.

The Liberty-Boone Neighborhood Plan can be found for reference in the Salem Public Library. Other sources include the Liberty-Boone Neighborhood Chairperson, the Liberty-Boone Neighborhood Counselor (Room 305, Civic Center, 588-6173), and the Community development Department, Planning Division, (Room 305, Civic Center, 588-6173).

LAND USE PLAN MAP
(AS ADOPTED BY THE CITY COUNCIL)

LIBERTY-BOONE PLAN MAP

(As adopted by City Council on December 12, 1983, Ord. No. 90-83.)



LAND USE PLAN MAP INTENT STATEMENTS

Single Family: The intent is to provide for the single family residential character of the neighborhood while striving for innovative housing and site design.

Low Density Multifamily: The intent is to provide locations for duplex development. Preferred zoning is RD (Duplex Residential).

Multifamily: The intent is to provide for the development of multifamily housing units in concentrated locations on arterials or collectors, primarily in the vicinity of major intersections.

Commercial Office: The intent is to provide locations for commercial offices at sites adjoining major streets, transit service, and other commercial establishments that reduce the need for vehicular traffic out of the neighborhood.

Commercial Retail: The intent is to provide for a variety of retail and office uses at sites adjoining major streets and transit service that reduce the need for vehicular traffic in the neighborhood.

General Commercial: The intent is to provide for a wide variety of compatible commercial uses that will not interfere with the safe movement of pedestrian and vehicular traffic along major streets. Uses to be accommodated in this category include all of the types encompassed in the Salem Area Comprehensive Plan designations:

- Community shopping and service facilities;
- Neighborhood shopping and service facilities;
- Convenience stores;
- Commercial office;
- Specialized shopping and service facilities.

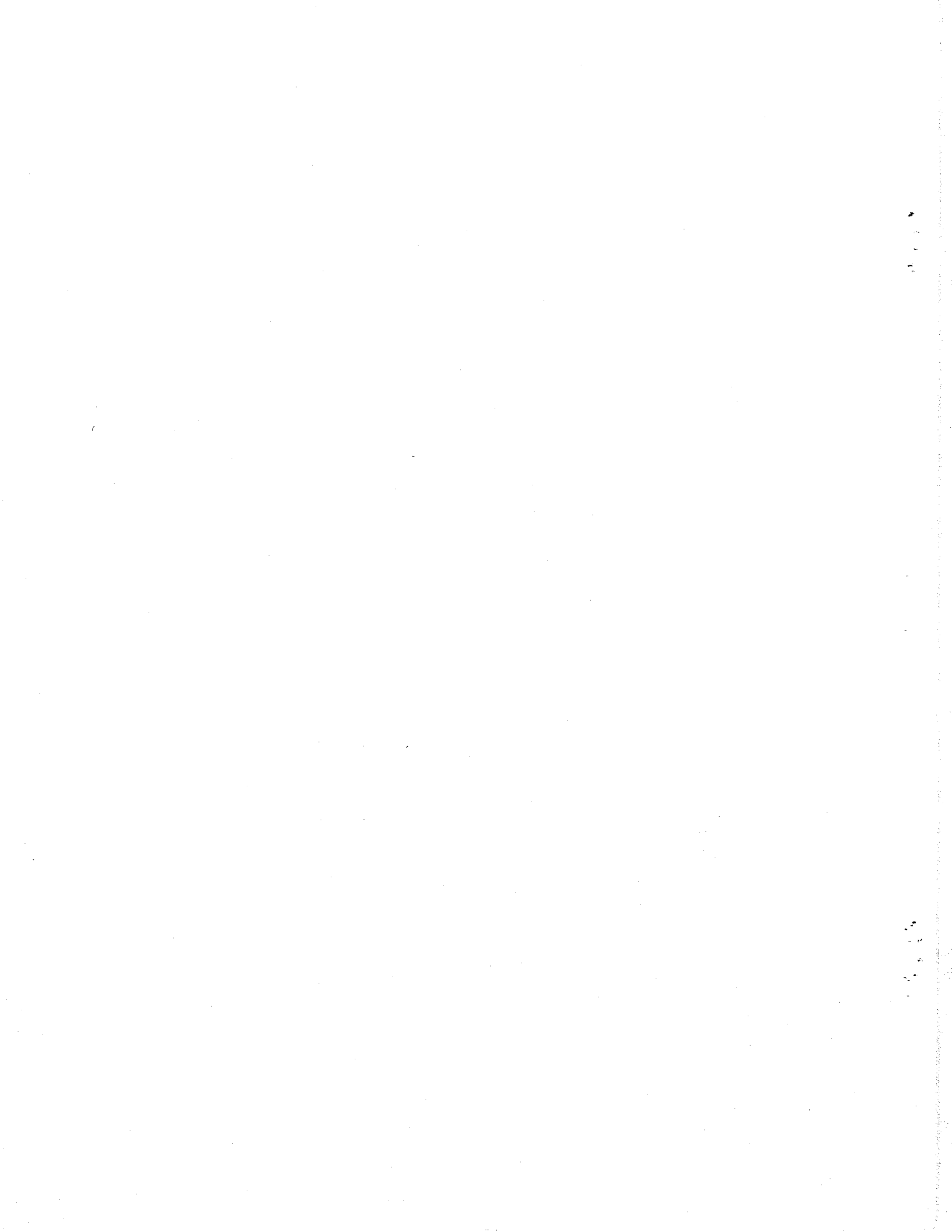
Industrial: The intent is to provide sufficient land to maintain and improve the existing industrial use.

Park and Open Space: The intent is to provide park and open space sites easily accessible to neighborhood residents by walking or bicycling.

Schools: The intent is to provide sites for existing and future schools within Liberty-Boone Neighborhood.

LAND USE INTENT STATEMENTS

GOALS & POLICIES



GOALS AND POLICIES

LAND USE

GOALS:

1. The goal is to provide for the future development of the Liberty-Boone Neighborhood through a compatible balance of residential, commercial, industrial, and open space uses.
2. The goal is to maintain the residential areas of the neighborhood as safe, pleasant, and enjoyable places to live, with minimal encroachment of incompatible land uses.

OVERALL POLICIES:

3. Major Intersections - Intensive uses such as multifamily units, commercial office complexes, and neighborhood shopping should be clustered at major intersections in order to provide the exposure and access these uses require and to reduce the amount of traffic through the neighborhood. The spacing of access points will be controlled to improve safety and reduce congestion.
4. Residential Density - Housing design and construction in the development of high density residential areas should blend with existing single family development, and maximize privacy and usable open space while accommodating a higher density.

SINGLE FAMILY POLICIES:

5. The average density of new development for the neighborhood shall be contingent upon the densities specified in the adopted Salem Area Comprehensive Plan.
6. Flexibility in residential site design shall be encouraged to enhance the aesthetic quality of the neighborhood while preserving the privacy of existing residents and adjoining property owners.
7. Single family residential development shall be allowed along both arterials and collectors as designated on the Liberty-Boone Plan Map. Adverse effects of noise and access should be minimized through such design techniques as driveway access controls, berms, and attractive noise barriers.
8. Individual duplexes shall be allowed in single family residential areas only on corner lots of 7,000 square feet or more.

MULTIFAMILY POLICIES:

9. The average density of multifamily units shall be contingent upon the densities specified in the adopted Salem Area Comprehensive Plan.

10. Multifamily units should be located in concentrated locations on arterials or collectors and within one-fourth mile of an existing transit bus route. Preferred locations shall be in the vicinity of major intersections.
11. Multifamily units should provide protected play areas for children and exterior privacy for each unit.
12. The principal access points to multifamily developments should be limited to arterial and collector streets or within 250 feet of a major street.
13. The development of mobile home parks shall be allowed adjacent to arterials or collectors primarily in the vicinity of major intersections.

NEIGHBORHOOD SHOPPING POLICY:

14. Neighborhood shopping centers should not be located within the Liberty-Boone Neighborhood. The existing Sunnyslope Shopping Center and shopping along Commercial Street provides sufficient shopping for the neighborhood.

COMMERCIAL RETAIL POLICIES:

15. Convenience commercial shall be limited to food-oriented stores and personal services.
16. The design of convenience commercial facilities shall be oriented towards pedestrian traffic, so as to minimize the disruption caused by autos, noise, lighting, signing, and should include maintained building exteriors and landscaping which blends with the character of surrounding uses.
17. Commercial retail facilities shall be limited to collector and arterial streets.

GENERAL COMMERCIAL POLICIES:

18. General commercial developments may provide for a range of commercial uses including but not limited to restaurants, grocery stores, hardware stores, storage, variety stores, and wholesale sales.
19. Commercial uses will be compatible with surrounding properties and will not interfere with the safe movement of pedestrian and vehicular traffic along major streets.
20. Walkways and bikeways should be provided along street frontage and within interior areas in order to assure safe pedestrian and bicycle access.
21. Developments should be designed so that the separation between access points, including intersecting streets, along arterial street frontage is a minimum of 400 feet and along collector street frontage is a minimum separation of 200 feet.

22. Landscaping which covers a minimum of 10 percent of the site should be provided so as to enhance the appearance of the development.

COMMERCIAL OFFICE POLICIES:

23. Commercial office developments should be located in concentrated locations on arterials and collectors and will be encouraged to locate adjacent to neighborhood shopping centers and major intersections.
24. Commercial office developments that could accommodate health care services for neighborhood residents should be encouraged. Location of these shall take advantage of transit services.
25. Design of commercial office developments should blend in building design, height, landscaping, parking design with the surrounding development.
26. The City shall encourage development design and landscaping standards to make all non-residential uses compatible with adjacent residential areas so they are aesthetically compatible.

INDUSTRIAL POLICIES:

27. The existing industrial uses shall be provided sufficient land as indicated on the Land Use Map, to maintain the existing type of industrial activity.
28. New industrial use for which a zone change or conditional use is required should not be allowed unless the new industrial use:
 - a. Is compatible with established surrounding uses;
 - b. Does not significantly increase truck traffic on the existing street system; and
 - c. Is adjacent to arterial streets.
29. New development adjacent to existing industrial uses shall provide berms, vegetation, or other methods of buffering to protect the industrial use from encroachment by incompatible uses.

PARKS POLICIES:

30. The advance acquisition and development of neighborhood parks shall be encouraged so that prime sites are assured to provide a more livable environment and varied recreational opportunities for children as well as adults.
31. The acquisition and development of parks shall be encouraged in established areas of the neighborhood.
32. Joint school/park complexes shall be encouraged where feasible.

TRANSPORTATION

GOAL:

33. The goal is to encourage the use and improvement of existing major streets to encourage the expansion of multi-modal transportation systems so they may serve the Liberty-Boone Neighborhood and reduce excessive and unnecessary through traffic.

OVERALL POLICIES:

34. An effective multi-modal transportation system that emphasizes efficient movement of commuter traffic should be developed. The system should include faster service to downtown and shorter waiting intervals between buses during peak periods and a complete network of bikelanes along the arterial and collector system.
35. The City should prepare and apply sector circulation plans for areas bounded by a system of arterials, existing or proposed, taking into consideration multi-modal transportation systems, prior to approval of new developments.

TRAFFIC CIRCULATION POLICIES:

36. Neighborhood streets shall be classified by function in order to clearly identify the location of both existing and future major through streets.
37. Through traffic shall be discouraged within the Liberty-Boone Neighborhood residential areas through the careful location and design of streets.
38. Berms and landscaping should be considered in the design and construction of Kuebler Boulevard.

INTERSECTIONS POLICIES:

39. Hazards and delays shall be eliminated at unsignalized major and secondary intersections including those identified in this Plan through the installation of appropriate traffic control measures.
40. Access only to the south off of Kuebler Boulevard onto Lone Oak Road should be considered for the intersection of Lone Oak and Kuebler Boulevard.
41. The City shall make provisions for long-term solutions, at the major intersections listed below, in preference to incremental, short-term measures.
 - a. Commercial and Sunnyside
 - b. Hrubetz and Liberty
 - c. Idylwood and Liberty

PEDESTRIAN AND BICYCLE FACILITIES POLICIES:

42. Walkways and bikeways contiguous to existing collectors and arterials shall be encouraged through the use of curbing or other dividers on arterials and dividers or paint striping or signing on collectors. In conjunction with new residential development, provide combined pedestrian/bikeways which are separated from automobile traffic.
43. Pedestrian/bicycle paths should be constructed at the end of cul-de-sacs where a logical connection can be made to an existing or proposed pedestrian/bicycle system.
44. Pedestrian and bicycle facilities shall be designed to enable the handicapped and disabled to move freely through the neighborhood.

PARKS

GOALS:

45. The goal is to provide new conveniently located park and recreation facilities within the neighborhood and to promote the effective use of landscape arrangements and open spaces.
46. The goal is to promote the use of neighborhood schools for recreation and leisure time activities.
47. The goal is to encourage the retention of open space, where feasible, so as to provide relief from the visual, noise and air-pollution caused by urbanization.

PARK AND RECREATION FACILITIES POLICIES:

48. The City should respond to the park and recreational needs of the neighborhood in an expeditious manner.
49. The neighborhood shall be assured input in the development of the community, neighborhood, and mini parks.
50. The continued use of all elementary schools as community schools and for recreation and leisure time activities for all ages shall be encouraged.

OPEN SPACE POLICIES:

51. Dedicated public open space shall be encouraged within all new residential developments of over five acres and provisions made for its maintenance. Maintenance should come through a combination of City funds and neighborhood labor.
52. The preservation of the area around Battle Creek shall be encouraged until clearly needed for development. With development, Battle Creek shall be preserved as a natural drainage way.

53. The neighborhood shall be assured of input on developments proposed for land of ecological significance.

HOUSING

GOAL:

54. The goal is to encourage safe, decent, and sanitary housing which provides for a variety of incomes and protects and improves the neighborhood quality.

POLICIES:

55. The existing single family residential neighborhoods shall be protected from encroachment of commercial, industrial, or multifamily residential use.
56. Land shall be designated for multifamily units which would be suitable for all income levels.
57. An average number of dwelling units contingent upon the densities specified in the adopted Salem Area Comprehensive Plan shall be maintained for each new single family residential development.
58. An average number of dwelling units contingent upon the densities specified in the adopted Salem Area Comprehensive Plan shall be maintained for each new multifamily complex.
59. A housing mix contingent upon the densities specified in the adopted Salem Area Comprehensive Plan shall be achieved.

PUBLIC FACILITIES AND SERVICES

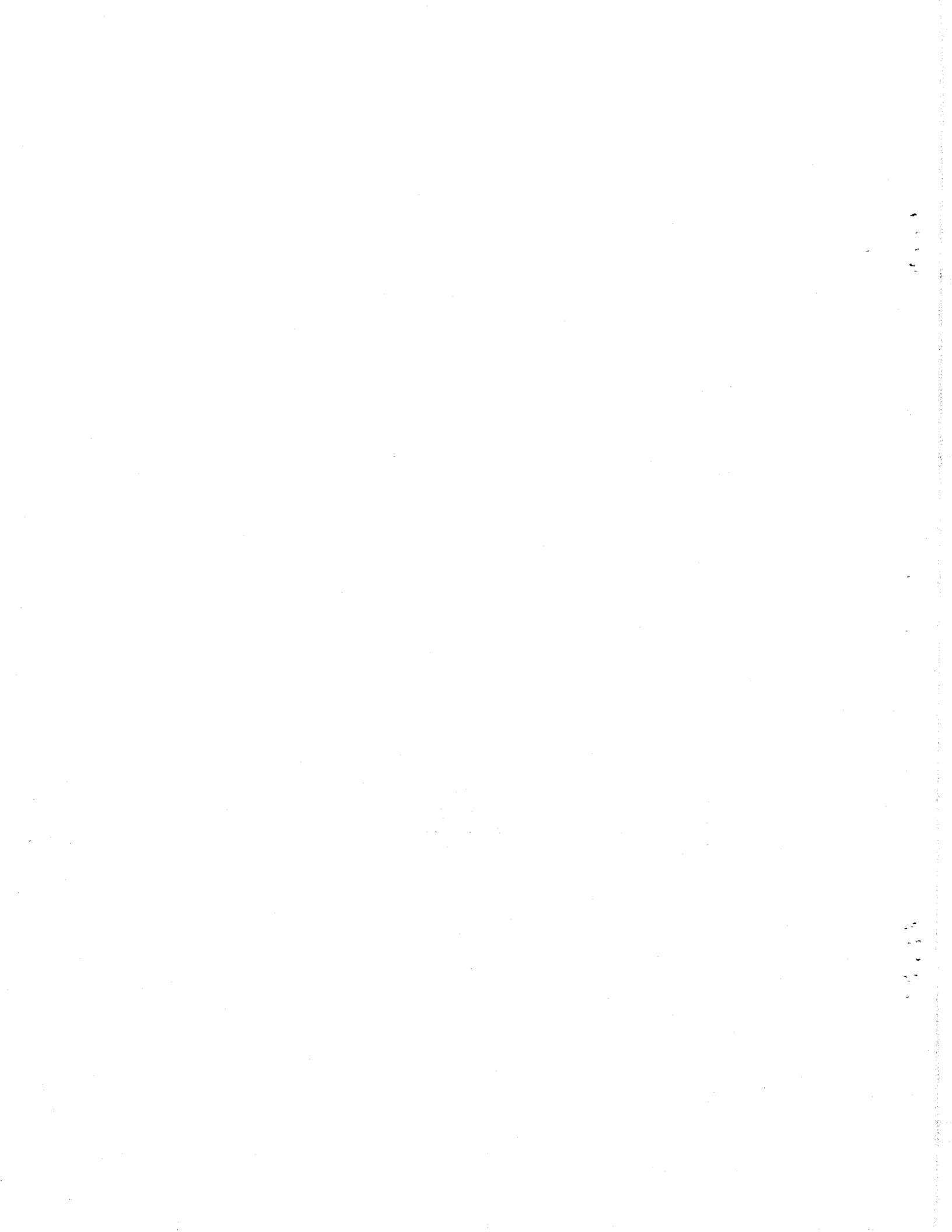
GOAL:

60. The goal is to provide an orderly, efficient, and coordinated system of public and private facilities and services that support the high quality living environment established in Liberty-Boone.

POLICIES:

61. The advance acquisition of school sites and the construction of permanent school buildings shall be encouraged coincident with the increase of school age children resulting from new development.
62. The design of buildings and improvements to the land to be used by the public should provide for the accessibility of handicapped and disabled individuals through the use of such features as ramps, automatic doors, lower drinking fountains, and special restroom facilities.
63. Health care facilities shall be encouraged in the neighborhood to provide more immediate care for the residents of Liberty-Boone and other south Salem residents.

NEIGHBORHOOD POLICIES



NEIGHBORHOOD POLICIES

The following Neighborhood Policies have been dopted by Liberty-Boone Neighborhood Association and are intended to guide the Board of Directors on specific issues. These Neighborhood Policies have not been adopted by the City Council.

SCHOOL POLICIES:

64. The advance acquisition of school sites shall be encouraged and should correspond to the neighborhood's desired residential development and circulation pattern.
65. Elementary schools shall not be located so that students need to cross arterials and school attendance boundaries shall be drawn so that students need not cross arterials or collectors.
66. Busing should be provided for elementary students having to walk along or across arterials or collectors to attend existing elementary schools.

TRAFFIC CIRCULATION POLICY:

67. Liberty-Boone Neighborhood Association strongly believes that Kuebler Boulevard must be constructed with berms and landscaping from the existing two-lane section to Commercial Street S.

PEDESTRIAN AND BICYCLE FACILITIES POLICY:

68. The neighborhood shall support citywide bond issues, right-of-way acquisition easements, and other efforts to develop commuter bikelanes or pedestrian bikeway facilities which would connect the Liberty-Boone Neighborhood with other areas of the city.

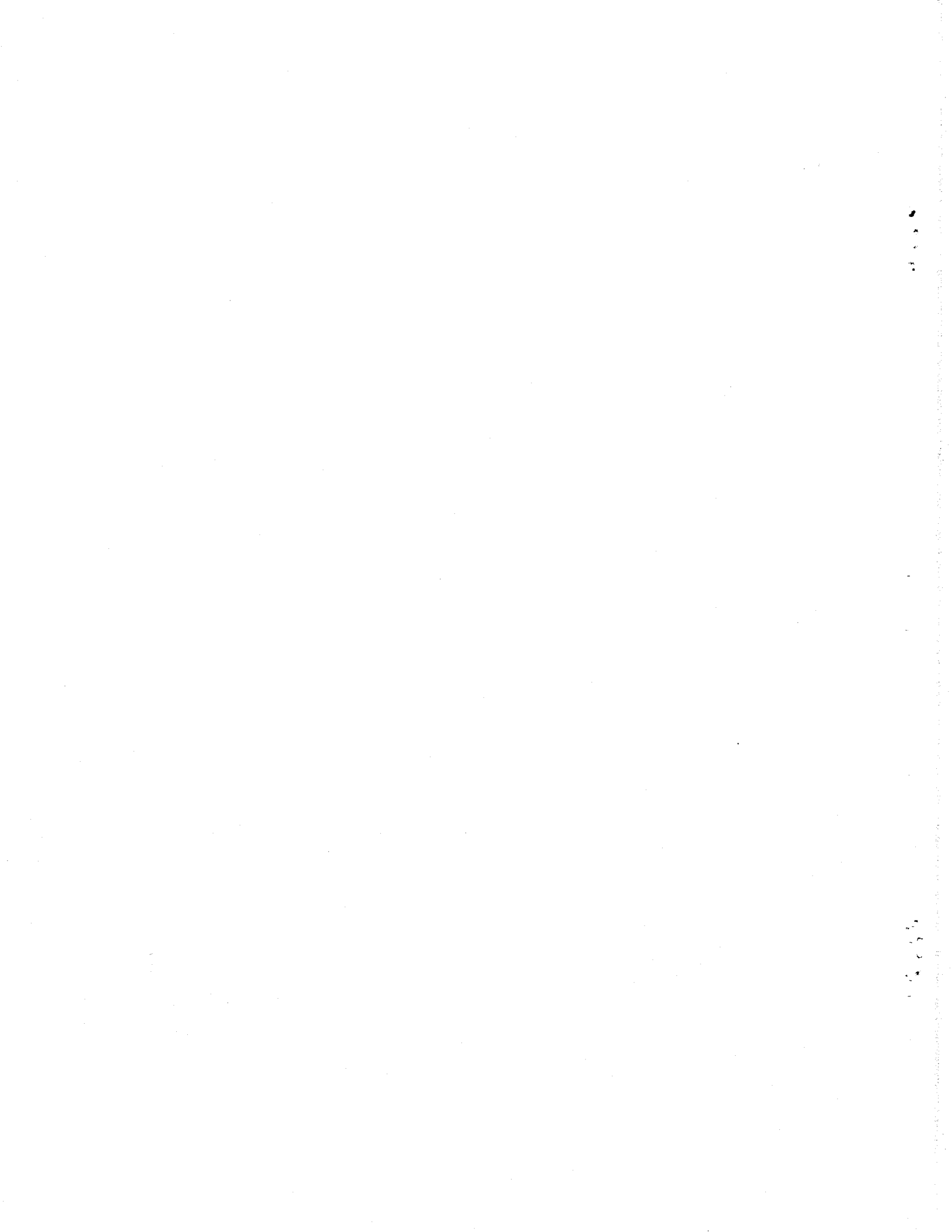
PARK AND RECREATION FACILITIES POLICIES:

69. The neighborhood supports the City's effort to acquire and develop neighborhood parks in the vicinity of the Stayton Canning Company, Sumpter Elementary School, Mildred Lane and Sunnyside, and near Sunnyside Road and Neahkahnne Street.
70. The acquisition and development of parks shall be encouraged between Hrubetz Road and Idylwood Drive to the extent they provide playground equipment and grass area.
71. The reservoir site in the vicinity of Kevin Way and Seeger Lane should be developed at least to the extent that it provides playground equipment and grass area.
72. The neighborhood supports the construction of a swimming pool at Sprague High School.

PUBLIC FACILITIES AND SERVICES POLICIES:

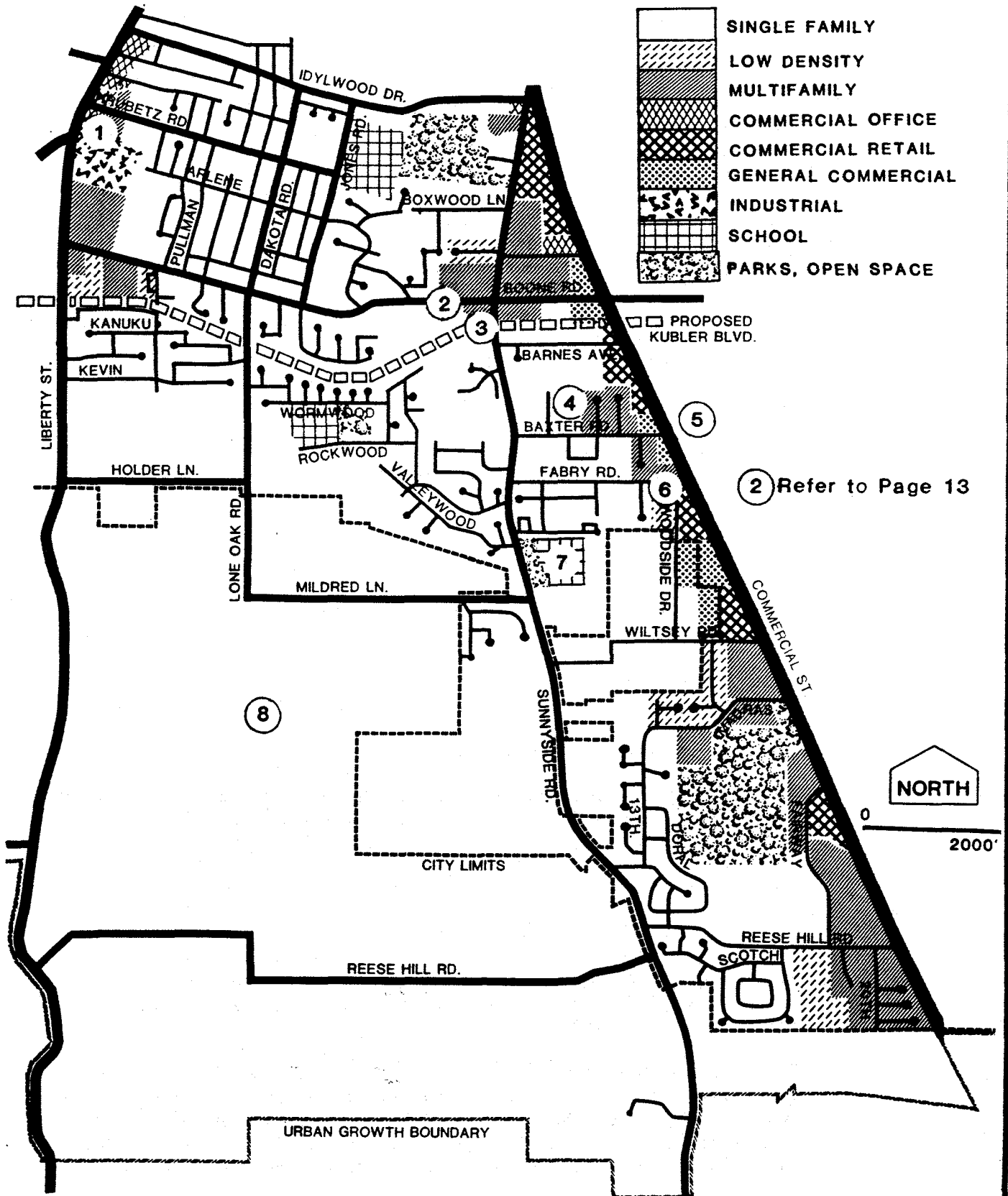
73. The adoption of an administrative review process shall be supported which includes a provision for neighborhood recommendations on all proposed multifamily complexes. The review process should take into consideration the compatibility with existing uses, traffic impact, and potential school enrollment.
74. The neighborhood shall support the basic principals of the Salem Urban Growth Management Program and will review and comment on specific implementation measures to assure consistency with the Liberty-Boone Neighborhood Plan and other neighborhood policy positions.
75. The neighborhood shall support the incremental development of a regional storm drainage plan.

LAND USE PLAN MAP
(AS ADOPTED BY THE NEIGHBORHOOD ASSOCIATION)



THE NEIGHBORHOOD'S PLAN MAP

(As adopted by the Neighborhood, October 6, 1983.
 For Neighborhood reference of the 8 areas indicated,
 refer to attached key for detailed descriptions of areas.)



LAND USE PLAN MAP AS ADOPTED BY THE
LIBERTY-BOONE NEIGHBORHOOD ASSOCIATION

The Liberty-Boone Land Use Plan Map as adopted by the Neighborhood contains some minor conflicts with the Salem Area Comprehensive Plan. The Liberty-Boone Board does not feel the differences are significant enough to initiate Comprehensive Plan amendments. Rather, these designations will serve as a guide to the Board on specific future land use issues as they arise. The areas which differ from the Salem Area Comprehensive Plan Map are outlined on the Neighborhood Land Use Plan Map and are discussed below:

1. A small area north of Pembroke Avenue and east of Liberty Road is shown as Commercial on the Liberty-Boone Map and as Multifamily on the Salem Area Comprehensive Plan. The Liberty-Boone designation is consistent with the recommendations of the South Liberty Road Corridor Study.
2. Two small areas west of Sunnyside Road and north and south of Boone Road are shown as Single Family on the Liberty-Boone Map and as Multifamily on the Salem Area Comprehensive Plan Map. The Liberty-Boone designation reflects the current land use.
3. A small parcel on the west side of Sunnyside Road in future Kuebler Boulevard right-of-way is shown as Multifamily on the Liberty-Boone Map and as Commercial on the Salem Area Comprehensive Plan Map.
4. The small parcel at the northwest corner of Regan Court and Baxter Road is shown as Single Family on the Liberty-Boone Map and as Multifamily on the Salem Area Comprehensive Plan Map. The Liberty-Boone designation reflects the current use of the property.
5. These properties north and south of Baxter Road are designated as Commercial on the Liberty-Boone Map and as Multifamily on the Salem Area Comprehensive Plan Map. Liberty-Boone believes that the area is committed to Commercial.
6. A parcel west of the intersection of Fabry Road and Woodside Drive is shown as Single Family on the Liberty-Boone Map and as Commercial on the Salem Area Comprehensive Plan Map. Liberty-Boone believes that Woodside Drive should serve as the boundary between Commercial and Residential designations.
7. The parcel east of the intersection of Valleywood Drive and Sunnyside Road is shown as Parks and Open Space and School on the Liberty-Boone Map and as Single Family on the Salem Area Comprehensive Plan Map. Liberty-Boone's designation reflects the proposed use of that site.
8. The Liberty-Boone Map designates the area outside the city limits and outside the neighborhood association boundary as Single Family Residential, while the Salem Area Comprehensive Plan designates this area as Developing Residential. The neighborhood includes this area on its map as a guide for future land use decisions

since it will become part of Liberty-Boone as it is annexed to the City of Salem. Two areas which have been annexed to the City and are now included in the Liberty-Boone Neighborhood Association boundaries are also shown as Single Family Residential on the Liberty-Boone Map and as Developing Residential on the Salem Area Comprehensive Plan Map.

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