

# KEIZER STATION PLAN

## INTRODUCTION

Planning for this area began in 1987 when the Keizer Comprehensive Plan established the Chemawa Activity Center and McNary Activity Center. The first Chemawa Activity Center Plan was adopted in 1993, followed by amendments to the plan in 1995. The city amended the plan two years later and adopted the 1997 version of the Chemawa Activity Center Plan, which provides for development of a mixed-use area incorporating service commercial, industrial, housing, retail, office, and public uses. The Chemawa Activity Center Plan and the Keizer Station Plan are both “activity center design plans” as described in the Keizer Comprehensive Plan. The activity center is divided into four areas (A through D) corresponding with specific sections on the north and south side of Chemawa Road and Lockhaven Drive.

Suggested changes to the Comprehensive Plan and Zoning maps are recommended to be consistent with the types of uses based on anticipated market demand. The changes to the zoning pattern are further supported by the economic analysis conducted by Hobson Ferrarini & Associates, which demonstrates that there is a large shortfall of commercial land within Keizer. This analysis also indicates that the existing industrial land in Keizer is more than sufficient to meet the 20-year demand for industrial uses.

This plan also provides specific development standards within the Keizer Station Plan area. Development standards design details for buildings and on-site improvements and uses are provided in the Keizer Development Code.

This plan establishes four specific areas within the Keizer Station Plan area (Figure 1):

- Area A – Village Center/Sports Center
- Area B – Retail Service Center
- Area C – Keizer Station Center
- Area D – Commerce Center

FIGURE 1: SUBAREAS

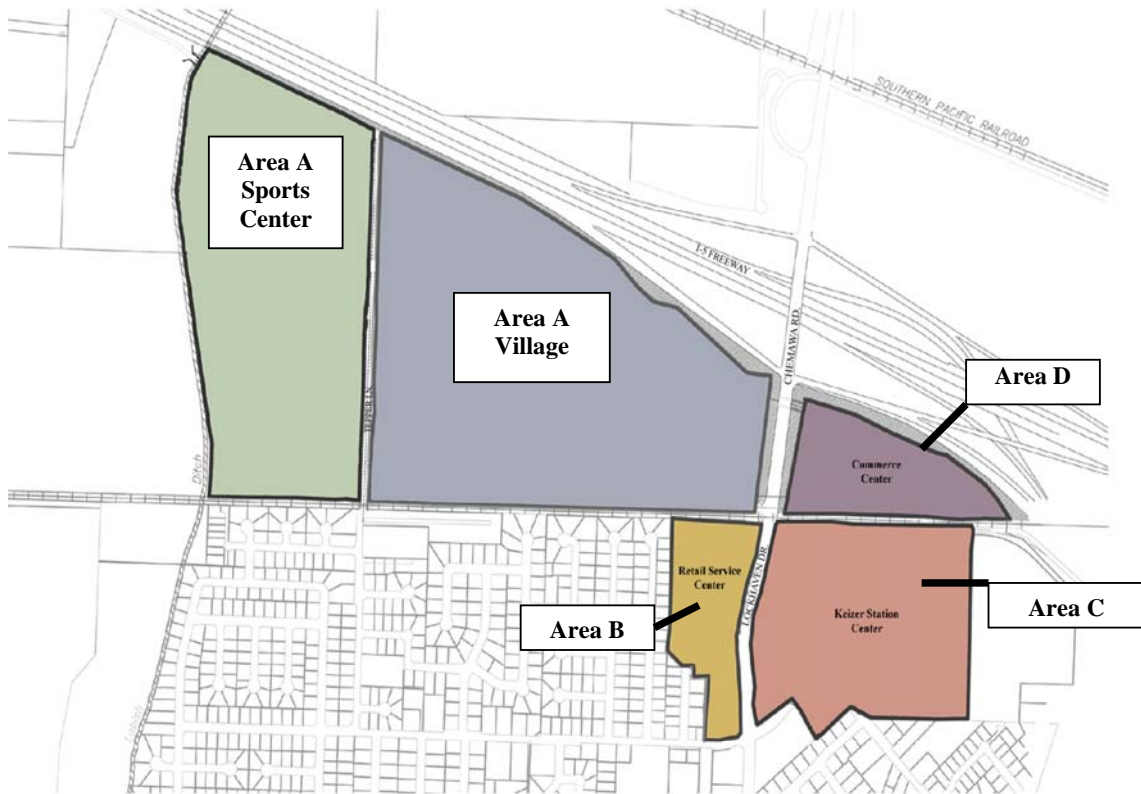


FIGURE ONE

KEIZER STATION PLAN -

SUBAREAS  
SEPTEMBER 2001



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ASSOCIATED ARCHITECTS



The Keizer Station Plan is intended to build on the objectives that were previously used to guide the preparation of the Chemawa Activity Center Plan:

- Establish a northern gateway into the Keizer area;
- Provide an opportunity for multi-modal transportation options;
- Provide the opportunity to live, work and shop in close proximity to the Center;
- Provide an additional focal point for industry, commerce and community activities;
- Enhance economic activity within the community without threatening the economic health and redevelopment activities along the River Road and Cherry Avenue corridors;
- Provide an appropriate site for community facilities;
- Offer a source of employment, including family wage jobs; and
- Be a Source of Pride.

## **KEIZER STATION PLAN LAND USE AND ZONING**

The Plan takes advantage of the access and visibility of the Keizer Station Plan area and is designed to allow flexibility with applicable development standards. Compared with the Chemawa Activity Center Plan, which excludes the ballpark and properties immediately north, the Keizer Station Plan area includes these properties. The Plan land use designations, which are shown in Figure 2, include:

<b>Plan Designation</b>	<b>Acres</b>
<b>Area A</b>	
Industrial General	30.8
Campus Light Industrial	37.2
Special Planning District	93.0
<b>Area B</b>	
Commercial	11.4
Low Density Residential	1.1
<b>Area C</b>	
Mixed Use	34.5
Commercial	1.5
<b>Area D</b>	
Campus Light Industrial	15.7
<hr/>	
Total Approximate Acres	225.2

The Plan also features a new zoning district called Employment General (EG) that develops standards to promote an employment center with the opportunity for a mix of industrial and commercial uses. The Keizer Development Code amendments that are necessary to implement the Keizer Station Plan are provided in Attachments A through N.

Based on the Comprehensive Plan Map amendments (Figure 2), the Zoning Map (Figure 3) the following approximate acreage totals for the Keizer Station Plan area by zoning district are summarized below. All of these properties are within the Activity Center Overlay for the Keizer Station Plan.

<b>Zoning District</b>	<b>Existing Acres</b>	<b>Proposed Acres</b>	<b>Change/Acres</b>
Industrial Business Park (IBP)	122.1	52.7*	-69.2
General Industrial	0	30.8	+30.8
Commercial Mixed Use (CM)	19.7	11.4	-8.3
Mixed Use (MU)	36	34.5	-1.5
Public (P)	34.9	0	-34.9
Commercial Office (CO)	12.5	0	-12.5
Commercial Retail (CR)	0	1.5	+1.5
Single Family Residential (RS)	0	1.1	+1.1
Employment General (EG)	0	93	+93
<b>Total Approximate Acres</b>	<b>225.2</b>	<b>225.2</b>	

*The above listed acreage is based upon data from the Marion County Assessor's Office, October 31, 2002.*

The existing and proposed zoning is further described for the four areas of the Keizer Station Plan as follows in approximate acreage:

**Area A**

**Village Center**

<u>Zoning</u>	<u>Existing Acres</u>	<u>Proposed Acres</u>
Employment General (EG)	0	93
Industrial General (IG)	0	2
Industrial Business Park (IBP)	84	0
Commercial Mixed (CM)	11	0

**Sports Center**

<u>Zoning</u>	<u>Existing Acres</u>	<u>Proposed Acres</u>
Industrial Business Park (IBP)	38.1	37.2
General Industrial (IG)	0	28.8
Public (P)	27.9	0

**Area B - Retail Service Center**

<u>Zoning</u>	<u>Existing Acres</u>	<u>Proposed Acres</u>
Commercial Mixed Use (CM)	0	11.4
Single Family Residential (RS)	0	1.1
Commercial Office (CO)	12.5	0

**Area C - Keizer Station Center**

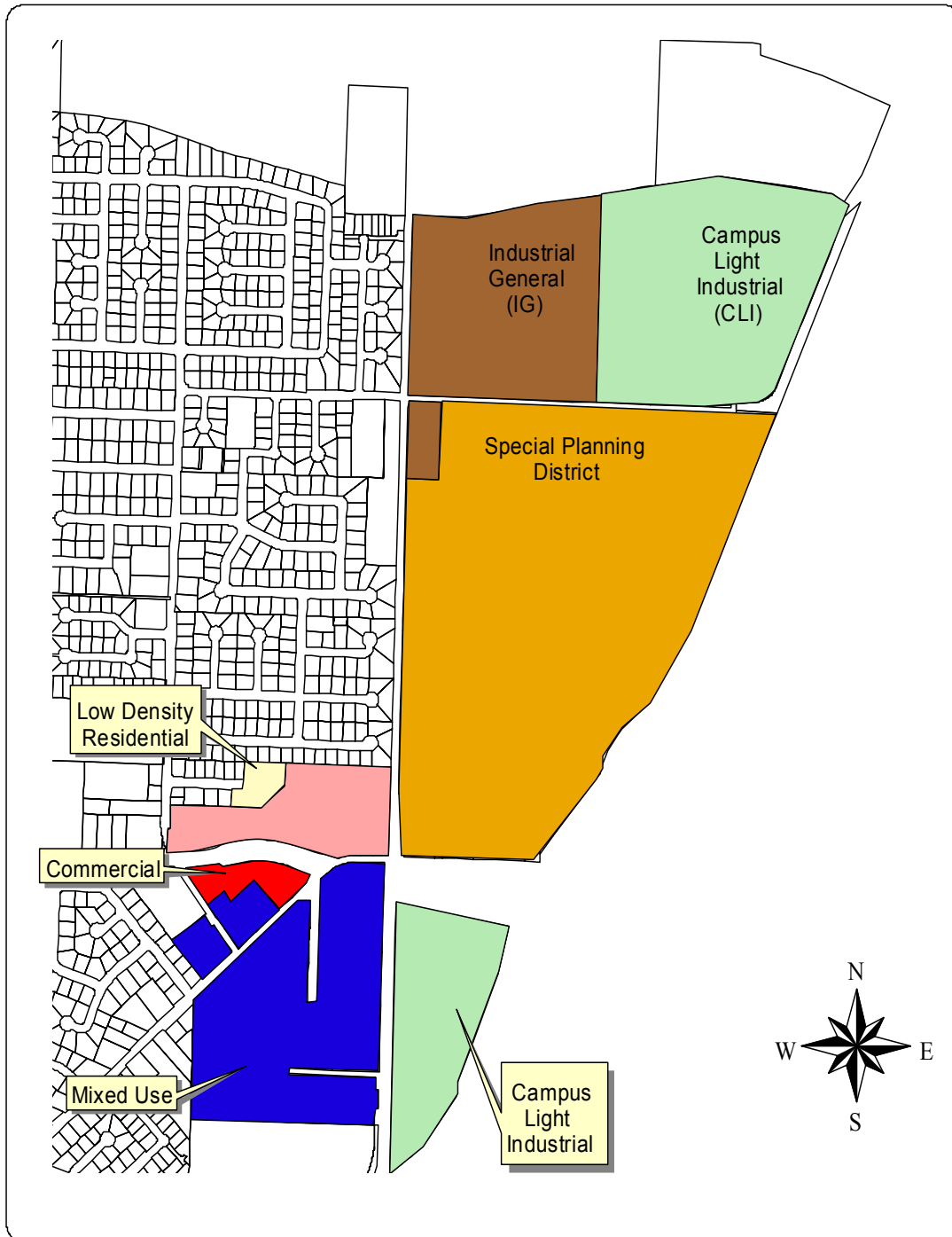
<u>Zoning</u>	<u>Existing Acres</u>	<u>Proposed Acres</u>
Mixed Use (MU)	36	34.5
Commercial Retail (CR)	0	1.5

**Area D - Commerce Center**

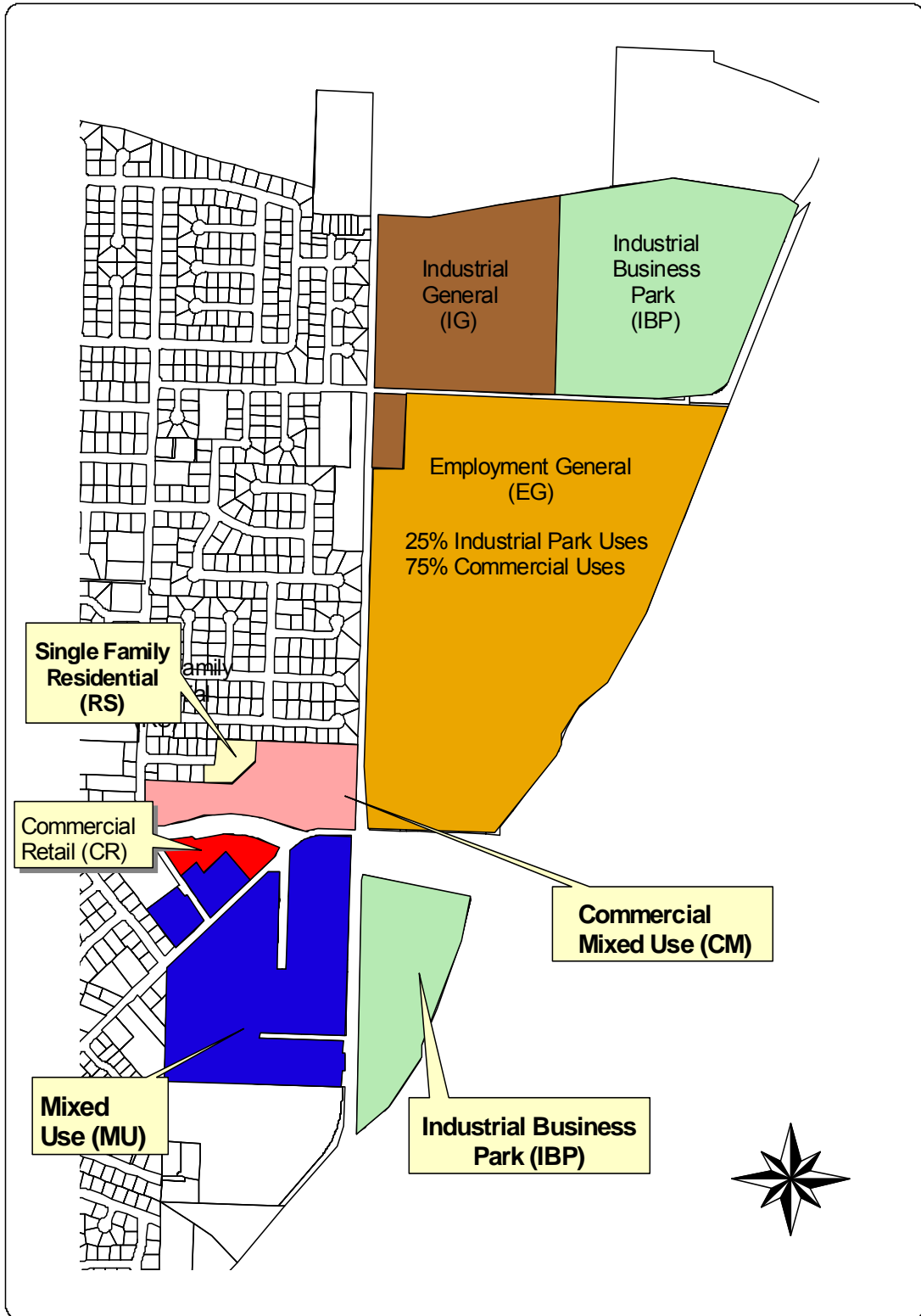
<u>Zoning</u>	<u>Existing Acres</u>	<u>Proposed Acres</u>
Industrial Business Park (IBP)	0	15.7
Commercial Mixed-Use (CM)	8.7	0
Public (P)	7.0	0

*The above listed acreage is based upon data from the Marion County Assessor's Office.*

**Figure 2: Comprehensive Plan Map Land Use Designations**



**Figure 3: Zoning Designations**





## SITE CHARACTERISTICS

One factor that will influence future development in the Keizer Station Plan area is the site's physical constraints. These constraints will shape where future development and infrastructure will be located include:

- Utility easements, including the BPA and PGE powerline easements;
- ODOT access easements; and
- Rail right-of-way.

## KEIZER STATION PLAN AREAS AND DESIGN GUIDELINES

The Keizer Station Plan has evaluated each of the four areas from a development, urban design, transportation and public facilities perspective. Based on this evaluation, this Plan recommends a number of specific design guidelines and identifies development issues that will need to be addressed as development occurs in each area. The following section provides the specific area descriptions, design guidelines and issues that will guide future development for each of the following areas:

- Area A – Village Center/Sports Center
- Area B – Retail Service Center
- Area C – Keizer Station Center
- Area D – Commerce Center

To help create the mix of uses envisioned in the Keizer Station Plan, the floor area for specified uses, which generally have retail and commercial characteristics, is limited as provided in the Keizer Development Code (KDC). Each area is limited with a prescribed amount of floor area for specific uses. The specific use restrictions are also included in the Keizer Development Code for each applicable zone and the Activity Center Overlay (ACO) Zone. The areas are restricted to the following amount of square footage for these specified uses as follows:

<u>Areas</u>	<u>Square Footage Limitation for Specified Uses</u>
Area A –	
<i>Village Center</i>	675,000 sq. ft.
<i>Sports Center</i>	15,000 sq. ft.
Area B – <i>Retail Service Center</i>	80,000 sq. ft.
Area C – <i>Keizer Station Center</i>	135,000 sq. ft.
Area D – <i>Commerce Center</i>	70,000 sq. ft.

## **KEIZER STATION PLAN IMPLEMENTATION PROCEDURES**

### Land Use Review Procedures

This Plan calls for the development of Master Plans for Area A – Village Center, Area A – Sports Center, Area B, and Area D. In Area C, a Master Plan is only required for development of two or more lots/parcels. The Master Plans are to be reviewed and approved by the City Council through a Type II-B review process in accordance with the Keizer Station Plan design guidelines. These Master Plans are to be publicly or privately prepared representing the development proposal for a given area. It is recognized that the applicant of the Master Plan for an area may not own or control all the land within the Master Plan boundary. All property owners in each area are encouraged to join together as co-applicants. However, to properly plan development and provision of public facilities and services, the master plan shall still cover all the area in appropriate detail based on ownership. For those portions not owned or controlled by an applicant, the Master Plan shall focus on a cohesive interconnected system of planned public facilities and shall set general design guidelines to be used throughout the Master Plan area. Amendments to an approved Master Plan shall require City Council approval. Subdivision approval shall be based upon the applicable zone and applicable KDC Section 3.108 requirements.

The Master Plans will be developed and considered in accordance with the requirements of the Activity Center Overlay provisions (KDC Section 2.125 of the Keizer Development Code). Individual areas may require a detailed transportation system design plan as a requirement of Master Plan approval. Once a Master Plan is adopted, individual buildings and uses must receive building permit approval. As part of the building permit process, the proposal will be evaluated for compliance with the adopted Master Plan, zone standards, and applicable design standards as referenced in the Keizer Development Code. In the case of conflicts between the Keizer Station Plan and the Keizer Development Code, the Keizer Station Plan standards will apply.

- ◆ In order to establish the Type II B procedures, KDC Section 3.101.02 is amended and shown in Attachment B.
  
- ◆ In order to establish the criteria for Type II B review, KDC Section 3.113 is added as shown in Attachment C.

## **Transportation Review Procedures**

Beginning with the adoption of the Chemawa Activity Center Plan (1997) a transportation level-of-service standard for future traffic operations at the signalized intersections on Lockhaven Drive and Chemawa Road between River Road and the eastern I-5 ramp was developed. This level-of-service standard (volume to capacity (V/C) ratio of 0.87) is included in Keizer's Transportation System Plan (TSP) as well. Traffic operations are a critical element of the future implementation of the Keizer Station Plan. Therefore, the Keizer Station Plan includes the 0.87 volume to capacity (v/c) ratio as adopted in the Chemawa Activity Center Plan.

The transportation requirements of the Keizer Station Plan may include an underpass of Chemawa Road. The underpass is one of several optional elements of the overall transportation system needed to provide safe access to and from the developing areas of the Keizer Station Plan. Provisions for construction of the underpass and/or other improvements shall be in place so as to not allow the intersection of Radiant Drive with Chemawa Road to fall below the v/c ratio of 0.87 as calculated by the critical movement analysis methodology as development occurs.

Off-ramp and other ODOT facility improvements, if necessary, shall be constructed as a regional improvement to the I-5 Interchange under ODOT's direction. Funding shall be provided, as appropriate, by all parties benefiting from the improvements.

Street right of way dedications and street vacations will be required. Prior to development, an overall preliminary plan shall be submitted for review and approval by the Department of Public Works indicating the location of all proposed public and private streets to be dedicated and vacated. All new public streets shall be constructed to the requirements of the City of Keizer Department of Public Works Design and Construction Standards. During the master planning process, circulation to and within the Keizer Station Plan shall be addressed to promote pedestrian and bicycle access to the site from all surrounding areas.

## **Utility Review Procedures**

### **General:**

- A. A street lighting master plan shall be developed. A street lighting district shall be created while under the control of the developer to provide for adequate streetlights along the frontage of all new street rights of way. Decorative lighting shall be used.
- B. Construction permits are required by the Department of Public Works prior to any public facility construction. Contact the City Engineer's office at 390-7402 for the necessary permit information that is required.
- C. A Pre-design meeting with the City of Keizer Department of Public Works will be required prior to the Developer's Engineer submitting plans to either the city of Keizer or the City of Salem for review.
- D. Street opening permits are required for any work within the City right-of-way that is not covered by a Construction Permit.
- E. Facility phasing plans and arrangements for reimbursing developers for providing additional capacity to serve future development shall be approved by the Keizer Department of Public Works.

### **Sanitary Sewer:**

A portion of the Keizer Station Plan is located within the original Keizer Sewer District and a portion is located outside of the original district. Developers will construct the sewer trunk line and pay an acreage fee for the property outside of the original district.

- A. Prior to development of the subject property, a master sewer plan for the proposed development shall be submitted to the Department of Public Works for review and approval. The entire project shall be served by an existing 18-inch trunk sewer line located adjacent to Keizer Stadium.

- B. City of Salem approval for both sewer trunk lines and local sewers is required. Permits from the City of Salem shall be issued prior to construction. Prior to submitting plans to the City of Salem for approval, the developer's engineer shall submit plans to the City of Keizer for review and determination of compliance with the City's Master Sewer Plan for the area.
- C. Connecting to existing sewers that serve the general area will be the responsibility of the developer of the property.
- D. Appropriate easements will be required for any public sewer mains located within the subject property if located outside platted right of ways.
- E. It will be the responsibility of the developer's engineer to locate any existing wells (including those on adjacent property) in the vicinity of the proposed new sanitary sewer lines for the subject property. Any conflicts between existing wells and proposed sanitary sewers shall be addressed by the developer prior to issuance of public works construction permits. The timing for resolving any conflicts shall be identified as part of a Master Plan approval.

**Domestic Water:**

- A. A master water system plan showing proposed routes of public water mains, fire hydrants and individual services shall be prepared prior to submission of construction plans for the development. Location of all meters shall be approved by the Keizer Department of Public Works. To provide for adequate peak consumption and fire protection requirements, it is anticipated that new public wells and storage facilities will be required. Appropriate easements for all public water mains and fire hydrants will be required if construction is to be outside of public right of ways. Dedication of property to the City shall be required for any wells or storage facilities developed. Any system development charges for water system improvements will be those in place at the time of individual service connections.
- B. Final development plans shall be reviewed by the Keizer Fire District with regard to access and adequate location of fire hydrants prior to any issuance of public works construction permits by the City of Keizer.

- C. Existing wells on the subject property are to be located by the developer and reviewed by the Keizer Department of Public Works to determine if existing water rights can be transferred to municipal use. If so, the developer shall make the transfer at the request of the City. The City will be responsible for any fees charged by the State of Oregon associated with the transfer. If the wells cannot be incorporated into the city system, the developer shall abandon them in accordance with the rules of the Oregon State Water Resources Department.

**Storm Sewer:**

- A. Development plans will require an evaluation of the present drainage patterns and runoff characteristics. The property is within a critical drainage basin and strict compliance with city ordinances will be necessary. No increase in runoff will be allowed as development occurs. Prior to development, an overall storm water master plan shall be submitted for review and approval by the Department of Public Works.
- B. Storm water detention will be required. All storm water and roof drains shall be connected to an approved system designed to provide adequate drainage for the proposed new driveways and other impervious surfaces.
- C. A grading and drainage plan shall be prepared and submitted for review and approval by the Department of Public Works. Details shall include adequate conveyance of storm water from adjacent property across the subject property.
- D. As part of the Keizer Station Plan development, a detailed analysis of the various drainage basins within the planning area was completed (Chapter of the September 2001 KSP proposal, Attachment N). In all cases, storm water detention and treatment will be required to the standards in place at the time of development
- E. Prior to development, a phasing plan shall be submitted for review and approval by the Department of Public Works to indicate how the storm water system will be developed to provide service to each area.

## **AREA A – VILLAGE CENTER**

### **I. PURPOSE AND OBJECTIVES**

- A. **Purpose:** The Village Center (95 acres) portion of Area A is the heart of the Keizer Station Plan. The Village Center will provide the opportunity to establish a true economic activity center that will focus on offering a variety of industrial and commercial activities. In order to achieve the necessary mix of uses and design environment to create the Village Center, this plan sets forth a series of objectives for new development to accomplish.

Key issues that will need to be considered as Area A – Village Center develops include:

- Location and design of transportation facilities.
  - Traffic operations at the Chemawa Interchange.
  - Physical constraints (e.g. power lines, utility easements, rail right-of-way) that will influence the amount of buildable land and building locations; and
  - Phasing of development.
- B. **Objectives:** Development in Area A – Village Center will be focused on achieving the following objectives:
- Provide a northern gateway to Keizer;
  - Develop a variety of employment opportunities;
  - Create a focal point for commerce and community activities;
  - Establish a place for multiple activities;
  - Provide a gateway to sports activities; and
  - Be a source of employment opportunities.
- C. **Base Zones:** In order to achieve the Development Objectives for Area A – Village Center, the Special Planning District Comprehensive Plan designation shall apply to the property within the Village Center. Property within this area shall be zoned as follows:

<b>Zoning</b>	<b>Acres</b>
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Employment General (EG)	93.0
Industrial General (IG)	2.0

## II. DESIGN STANDARDS

Following Master Plan approval, as described earlier, subsequent development within Area A – Village Center, shall satisfy the development standards of the underlying zone, Employment General (EG) – Section 2.119, along with the following design standards:

A. **Development Standards:** KDC Section 2.315 *Development Standards* requires new development to apply for Development Review and to comply with standards identified in KDC Section 2.315.08 as part of the building permit approval process. These standards are intended to be objective and to serve as a guide to designers of developments. A building permit shall be issued when the proposal:

1. Is consistent with the Development Standards of KDC Section 2.315; and
2. Is in substantial conformity to the approved Master Plan.

Modification of a building permit application, which is not in substantial conformity with the Development Standards or the approved Master Plan, may be approved by the City Council under KDC Section 2.315.09.

B. **Additional Design Standards:** Development throughout Area A – Village Center will also be controlled by a set of design standards aimed at establishing an environment that promotes a coordinated approach to developing the entire 95 acres. The intent is to establish design standards in addition to the standards identified in KDC Section 2.315 that will guide future development in a manner that will achieve the development objectives for Area A – Village Center. The following Design Standards shall also apply to new development in Area A – Village Center area as part of the Master Plan approval process:

1. **Gateway.** In order to achieve the objective of making Area A – Village a gateway to Keizer, a gateway feature visible from I-5 shall be provided.
2. **Weather protection.** Weather protection for pedestrians, such as awnings, canopies and arcades, shall be provided at building entrance(s). Weather



protection is encouraged along building frontages abutting a public sidewalk or a hard-surfaced expansion of a sidewalk, and along building frontages between a building entrance and a public street or accessway.

### III. TRANSPORTATION SYSTEM

The extension of Radiant Drive through Area A – Village is a key element, not only to the transportation system, but to the visual quality of the center. Accordingly, the following design features shall apply to Radiant Drive:

- A. **Streetscape.** Radiant Drive is relocated to bisect Area A – Village Center and will provide a landscaped entry as well as providing a direct connection into Area A – Village Center. The design of Radiant Drive and internal streets shall include landscape features as approved by the City Council as part of the Master Plan approval process. Landscaping and streetscaping provisions identified in KDC Section 2.119, Attachment A.
  
- B. **Access.** Access from Radiant Drive to adjoining property shall be controlled. The intent of Radiant Drive is to provide efficient through traffic. Signalized access connections will be located at least 600 feet apart, except where approved by the City Traffic Engineer. Additional access connections on Radiant Drive should be limited and designed to maximize the flow of traffic. All internal signalized intersections on Radiant Drive will operate at a V/C standard of 0.87 or better.
  
- C. **Pedestrian circulation:**
  - 1. The on-site pedestrian circulation system shall be continuous, connecting the ground-level entrances of primary structure(s) to the following:
    - a. Streets abutting the site;
    - b. Parking areas;
    - c. Shared open spaces and play areas;
    - d. Abutting transit stops;
    - e. Any pedestrian amenity such as plazas, resting areas and viewpoints; and
    - d. Adjacent buildings.

2. There shall be at least one pedestrian connection to an abutting street frontage for each 300 linear feet of street frontage.

#### **IV. UTILITIES**

In addition to the development standards of Utility Lines and Facilities – Section 2.307 the following standard shall apply to new utilities:

- A. All utilities located adjacent to Radiant Drive and connecting transportation facilities shall be located underground.
- B. All other new utility connections and lines shall be located underground where practicable.

#### **V. PARKING**

Parking standards for Area A – Village Center shall follow the standards located in the corresponding base zone as well as Off-Street parking and Loading – Section 2.302. In addition to these standards, the following shall also apply:

- A. Location of parking – If the building is located within 20 feet of the Radiant Drive right-of-way, there shall be no parking or maneuvering between the building and the right-of-way.

#### **VI. LANDSCAPE**

In addition to the development standards of Site and Landscape Design – Section 2.309 the following standards shall apply:

- A. A coordinated landscape plan shall be provided for the frontage portion of the Village Center along I-5 with the request for master plan approval.
- B. Restriction on Tree Removal. From the date of adoption of this ordinance, no trees shall be removed from any property within Area A- Village Center without approval from the City. The City recognizes that factors such as disease and safety concerns or other practical considerations may require the approval to remove such trees. The City otherwise may determine existing trees to remain on the property.

Upon application for master plan approval, the applicant shall submit a tree inventory of all existing trees and trees removed since the date of this ordinance.

## **AREA A – SPORTS CENTER**

### **I. PURPOSE AND OBJECTIVES**

A. **Purpose:** Area A – Sports Center (66 acres) is the location of the Keizer Stadium as well as the potential location for a variety of industrial, entertainment, recreation and sports-related facilities. A portion of this area is devoted to an existing power substation and a baseball stadium. Area A – Sports Center will be accessed via the extension of Radiant Drive through Area A - Village. Key issues that will need to be considered as Area A – Sports Center develops include:

- Location and design of Radiant Drive;
- Physical constraints that will influence the amount of buildable land and building locations;
- Phasing of development;
- Coordination with Keizer Stadium activities; and
- Relationship to Lake Labish restoration improvements.

B. **Objectives:** Development in Area A – Sports Center will be focused on achieving the following objectives:

- Providing development opportunities for industrial and recreation facilities while addressing building constraints;
- Creating an industrial, recreation and community center; and
- Providing compatible uses to the existing power transmission center.

B. **Base Zone:** In order to achieve the Area A – Sports Center Development Objectives, the Comprehensive Plan designation for property within Area A – Sports Center shall be Campus Light Industrial and General Industrial. Property within the Sports Center shall be zoned as follows:

<b>Zoning</b>	<b>Acres</b>
Industrial Business Park (IBP)	37.2

## II. DESIGN STANDARDS

Following Master Plan approval, as described earlier, subsequent development within Area A – Sports Center, shall satisfy the development standards of the underlying zone, Industrial Business Park—Section 2.113 along with the following design standards:

A. **Development Standards:** KDC Section 2.315 *Development Standards* requires new development to apply for Development Review and to comply with standards identified in KDC Section 2.315.08 as part of the building permit approval process. These standards are intended to be objective and to serve as a guide to designers of developments. A building permit shall be issued when the proposal:

1. Is consistent with the Development Standards of KDC Section 2.315; and
2. Is in substantial conformity to the approved Master Plan.

Modification of a building permit application, which is not in substantial conformity with the Development Standards or the approved Master Plan, may be approved by the City Council under KDC Section 2.315.08.

B. **Additional Design Standards:** In addition to the design standards in the underlying base zones, the following design standards shall apply as part of the Master Plan approval process:

1. The requirement in Industrial Business Park Section 2.113.05 H (Lot Coverage) for 20 percent of the gross area of a lot in the IBP district shall also apply to Area A – Sports Center.
2. The requirement in General Industrial Section 2.114.05 B is amended to allow an additional one foot of height for every five feet of setback from residential areas in Area A – Sports Center.

### III. TRANSPORTATION SYSTEM

The extension of Radiant Drive into Area A - Sports Center is a key element, not only to the transportation system, but also to the visual quality of the center. Accordingly, the following design features shall apply to Radiant Drive:

- A. Radiant Drive is relocated to bisect Area A – Village Center and will provide a landscaped entry into the area as well as providing a direct connection into the Area A - Sports Center.
- B. Access from Radiant Drive to adjoining property shall be controlled. The intent of Radiant Drive is to provide efficient through traffic. Signalized access connections will be located at least 600 feet apart, except where approved by the City Traffic Engineer. Additional access connections on Radiant Drive should be limited and designed to maximize the flow of traffic. All internal signalized intersections on Radiant Drive will operate at a V/C standard of 0.87 or better.
- C. **Pedestrian circulation:**
  - 1. The on-site pedestrian circulation system shall be continuous, connecting the ground-level entrances of primary structure(s) to the following:
    - a. Streets abutting the site;
    - b. Parking areas;
    - c. Shared open space and play areas; and
    - d. Abutting transit stops;
    - e. Any pedestrian amenity such as plazas, resting areas and viewpoints; and
    - f. Adjacent buildings.
  - 2. There shall be at least one pedestrian connection to an abutting street frontage for each 300 linear feet of street frontage.

#### **IV. LANDSCAPE**

In addition to the development standards of Site and Landscape Design – KDC Section 2.309 the following standard shall apply:

- A. A coordinated landscape plan shall be provided for the frontage portion of the Sports Center along I-5 with the request for master plan approval.
  
- B. Restriction on Tree Removal. From the date of adoption of this ordinance, no trees shall be removed from any property within Area A- Sports Center without approval from the City. The City recognizes that factors such as disease and safety concerns or other practical considerations may require the approval to remove such trees. The City otherwise may determine existing trees to remain on the property.
  - 1. Upon application for master plan approval, the applicant shall submit a tree inventory of all existing trees and trees removed since the date of this ordinance.

#### **AREA B – RETAIL SERVICE CENTER**

##### **I. PURPOSE AND OBJECTIVES**

- A. **Purpose.** Area B – Retail Service Center (12.5 acres) is envisioned to offer community supporting retail services such as a food store, personal services and specialty retail. In addition, the plan proposes the completion of Dennis Ray Avenue to complete the residential neighborhood nearby. Key issues that will need to be considered as Area B develops include:
  - Site access;
  - Buffering between adjacent residential areas; and

- Traffic operations on Lockhaven.

B. **Objectives:** Development in Area B will be focused on achieving the following objectives:

- Complete residential neighborhood on Dennis Ray Avenue and provide a pedestrian and bicycle connection to nearby commercial activities;
- Provide convenient retail opportunities for nearby residential areas;
- Create a landscape buffer along the northern edge of the site; and
- Protect traffic operations on Lockhaven Drive and McLeod Lane.

C. **Base Zones:** In order to achieve Area B Development Objectives, the Comprehensive Plan designation for property within the Area B shall be Low Density Residential for those properties zoned Single Family Residential and Commercial for the property zoned Commercial Mixed (CM). Property within Area B shall be zoned as follows:

<b>Zoning</b>	<b>Acres</b>
Commercial Mixed Use (CM)	11.4
Single Family Residential (RS)	1.1

## II. DESIGN STANDARDS

Following Master Plan approval, as described earlier, subsequent development within Area B, shall satisfy the development standards of the underlying zone, along with the following design standards:

A. **Development Standards:** KDC Section 2.315 *Development Standards* requires all new commercial and multi-family development to apply for Development Review and to comply with standards identified in Section 2.315.08 as part of the building permit approval process. These standards are intended to be objective

and to serve as a guide to designers of developments. A building permit shall be issued when the proposal:

1. Is consistent with the Development Standards of KDC Section 2.315; and
2. Is in substantial conformity to the approved Master Plan.

Modification of a building permit application, which is not in substantial conformity with the Development Standards or the approved Master Plan, may be approved by the City Council under KDC Section 2.315.08.

- B. **Other Design Standards:** In addition, the Residential Single Family (RS) and Commercial Mixed (CM) zones provide design standards for new development.

### III. TRANSPORTATION SYSTEM

Traffic operations on Lockhaven Drive are an important design issue as Area B develops. Careful consideration of the location of access points to Lockhaven Drive and McLeod to the site will need to occur. Based on initial traffic assessments for the Keizer Station Plan, the following traffic-related elements shall be a part of future development of Area B:

- A. **Access to Lockhaven Drive.** Access will be via a single access point forming the northern leg of the Lockhaven Drive and Chemawa Road intersection. Additional or alternative access will only be allowed when it is demonstrated to the approval of the City Traffic Engineer that it can be designed so as to have minimal impacts on the safe and efficient flow of traffic on Lockhaven Drive.
- B. **Access to McLeod.** Access may be provided via a single access point located as far north as possible. No automobile access shall be allowed to Dennis Ray Avenue. At the City Traffic Engineer's discretion, this driveway may be limited to right-in/right-out depending on anticipated traffic flows.
- C. **Pedestrian Connectivity.** A pedestrian/bicycle connection Area B shall be provided at Dennis Ray Avenue. The circulation system shall include provisions to provide pedestrian and bicycle connections to the overall Keizer Station Activity Center area from Area B and to Dennis Ray Avenue.



D. **Internal Circulation.** This is provided to allow internal circulation and avoid the need to use Lockhaven Drive for vehicle trips within Area B.

E. **Pedestrian circulation:**

1. The on-site pedestrian circulation system shall be continuous, connecting the ground-level entrances of primary structure(s) to the following:
  - a. Streets abutting the site;
  - b. Parking areas;
  - c. Abutting transit stops; and
  - d. Adjacent buildings.
2. There shall be at least one pedestrian connection to an abutting street frontage for each 300 linear feet of street frontage.

**IV. UTILITIES**

In addition to the development standards of Utility Lines and Facilities – Section 2.307 the following standard shall apply to new utilities:

- A. All new utility connections and lines shall be located underground.

**V. LANDSCAPE**

In addition to the development standards of Site and Landscape Design – Section 2.309 the following standard shall apply:

- A. A coordinated landscape plan, including the use of trees, shall be provided for the frontage portion of Area B along Lockhaven Drive and McLeod with the request for master plan approval.
- B. Restriction on Tree Removal. From the date of adoption of this ordinance, no trees shall be removed from any property within Area B without approval from the City. The City recognizes that factors such as disease and safety concerns or

other practical considerations may require the approval to remove such trees. The City otherwise may determine existing trees to remain on the property.

1. Upon application for master plan approval, the applicant shall submit a tree inventory of all existing trees and trees removed since the date of this ordinance.

## **AREA C – KEIZER STATION CENTER**

### **I. PURPOSE AND OBJECTIVES**

A. **Purpose.** Area C (36 acres) is intended to allow for a mix of uses, both residential and commercial as well as opportunities for connection to public transit. Key issues that will need to be considered as the Keizer Station Center area develops include:

- Traffic operations on Lockhaven and Chemawa, especially at the intersection;
- Appropriate mix of uses;
- Compatibility with existing residential development; and
- Location and operation of future Commuter Rail Transit Station.

B. **Objectives:** Development in Area C will be focused on achieving the following objectives:

- Compatibility with existing residential development;
- Mix of uses that support transit development; and
- Preserving opportunities to support a future Commuter Rail Transit Station.

C. **Base Zones:** In order to achieve the Keizer Station Plan Development Objectives, the Comprehensive Plan designation for property within the Keizer Station Center area shall be Mixed Use and Commercial. Property within the Keizer Station Center area shall be zoned as follows:

<b>Zoning</b>	<b>Acres</b>
---------------	--------------

Mixed Use (MU)	34.5
Commercial Retail (CR)	1.5

## II. DESIGN STANDARDS

Following Master Plan approval, as described earlier, subsequent development within Area C, shall satisfy the development standards of the underlying zone, along with the following design standards:

A. **Development Standards:** KDC Section 2.315 *Development Standards* requires all new commercial, industrial and multi-family development to apply for Development Review and to comply with standards identified in KDC Section 2.315.08 as part of the permit approval process. These standards are intended to be objective and to serve as a guide to designers of developments. A building permit shall be issued when the proposal:

1. Is consistent with the Development Standards of KDC Section 2.315; and
2. Is in substantial conformity to the approved Master Plan.

Modification of a building permit application, which is not in substantial conformity with the Development Standards or the approved Master Plan, may be approved by the City Council under KDC Section 2.315.08.

B. **Permitted Uses:** All permitted uses listed in the corresponding base zones are allowed in the Keizer Station Center. In addition to the permitted uses, a Transit Station is allowed as a Special Permitted Use in the Mixed Use zone. Section 2.4 of the Keizer Development Code is amended to Supplemental Standards for a Transit Station to be used as part of the Master Plan approval process (See Attachment F: KDC Section 2.107).

The potential location of the Commuter Rail Transit Center in the Keizer Station Center is shown on Figure 4 (See Attachment G: KDC Section 2.429).

C. **Other Design Standards:** In addition to the design standards in the underlying base zones, Mixed Use – KDC Section 2.107 and Commercial Retail – KDC

Section 2.109, the following design standard shall apply to CR zoned properties within the Keizer Station Center area as part of the Master Plan approval process:

1. **Building orientation:** Buildings located within the Commercial Retail area shall have the building's primary entrance oriented to Lockhaven.

### **III. TRANSPORTATION SYSTEM**

Traffic operations on Lockhaven Drive are an important design issue as the Keizer Station Center area develops. Careful consideration of the location of access points to Lockhaven Drive, McLeod and Chemawa will need to occur. Based on initial traffic assessments for the overall Keizer Station Plan, the following traffic-related elements shall be a part of future development of Area C:

- A. Access to Lockhaven Drive will be allowed when it is demonstrated to the approval of the City Traffic Engineer that it can be designed so as to have minimal impacts on the safe and efficient flow of traffic on Lockhaven Drive.
- B. Access to McLeod and Chemawa shall be coordinated with properties on both sides of these roads to minimize the number of access points and to align primary access points opposite each other. At the City Traffic Engineer's discretion, driveways may be limited to right-in/right-out depending on anticipated traffic flows.
- C. The circulation system shall include provisions to provide pedestrian and bicycle connections to the overall Keizer Station Plan area.

### **IV. UTILITIES**

In addition to the development standards of Utility Lines and Facilities – Section 2.307 the following standard shall apply to new utilities:

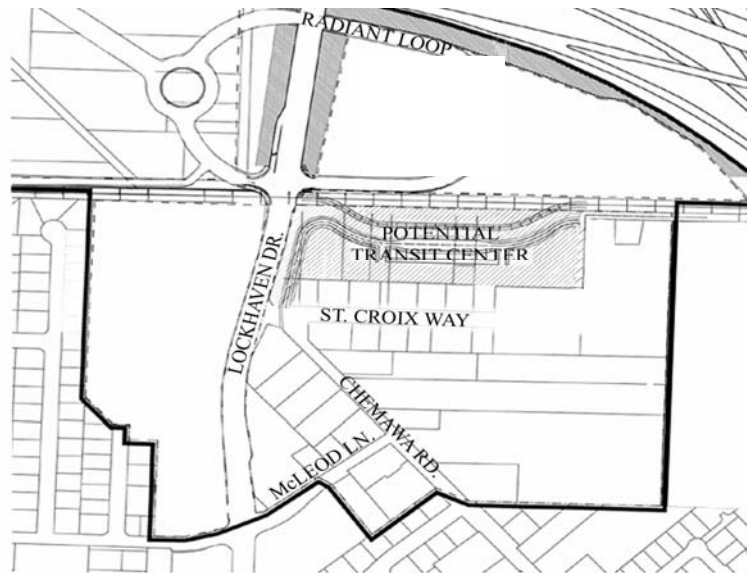
- A. All new utility connections and lines shall be located underground.

### **V. LANDSCAPE**

In addition to the development standards of Site and Landscape Design – Section 2.309 the following standard shall apply:

- A. A coordinated landscape plan, including the use of trees, shall be provided for the frontage portion of the Keizer Station Center along Lockhaven Drive with the request for master plan approval.
- B. Restriction on Tree Removal. From the date of adoption of this ordinance, no trees shall be removed from any property within Area C without approval from the City. The City recognizes that factors such as disease and safety concerns or other practical considerations may require the approval to remove such trees. The City otherwise may determine existing trees to remain on the property.
  - 1. Upon application for master plan approval, the applicant shall submit a tree inventory of all existing trees and trees removed since the date of this ordinance.

**FIGURE 4: Potential Commuter Rail Transit Center**



**AREA D – COMMERCE CENTER**

**I. PURPOSE AND OBJECTIVES**

- A. **Purpose:** Area D (15 acres) is proposed to have a mix of industrial uses. Key issues that will need to be considered as Area D develops include:

- Location and design of transportation facilities;
  - Traffic operations at the Chemawa Interchange; and
  - Physical constraints (e.g. power lines, utility easements and rail right-of-way) that will influence the amount of buildable land and building locations.
- B. **Objectives:** Development in Area D will be focused on achieving the following objectives:
- A Source of Employment Opportunities; and
  - Protect Traffic Operations
- C. **Base Zone:** In order to achieve the Commerce Center Development Objectives, the Comprehensive Plan designation for property within the Commerce Center shall be Campus Light Industrial. Property within Area D shall be zoned as follows:

<b>Zoning</b>	<b>Acres</b>
Industrial Business Park (IBP)	15.7

## **II. DESIGN STANDARDS**

Following Master Plan approval, as described earlier, subsequent development within Area D, shall satisfy the development standards of the underlying zone, along with the following design standards:

- A. **Development Standards:** KDC Section 2.315 *Development Standards* requires new development to apply for Development Review and to comply with standards identified in KDC Section 2.315.08. These standards are intended to be objective and to serve as a guide to designers of developments during the building permit approval process. A building permit shall be issued when the proposal:
1. Is consistent with the Development Standards of KDC Section 2.315; and
  2. Is in substantial conformity to the approved Master Plan.

Modification of a building permit application, which is not in substantial conformity with the Development Standards or the approved Master Plan, may be approved by the City Council under KDC Section 2.315.08.

- B. **Other Design Standards:** Design standards the underlying base zone, Industrial Business Park – Section 2.113 shall apply.

### **III. TRANSPORTATION SYSTEM**

The extension of transportation facilities through Area D is a key element, not only to the transportation system but also to the visual quality of the center. Accordingly, the following design features shall apply to Radiant Drive:

- A. Transportation facilities may be established to bisect Area D to provide a landscaped entry into Area D and Area A – Village activities.
- B. Access from a potential transportation facility to adjoining property shall be controlled. The intent of Radiant Drive is to provide efficient through traffic. Signalized access connections will be located at least 600 feet apart, except where approved by the City Traffic Engineer. Additional access connections on Radiant Drive should be limited and designed to maximize the flow of traffic. All internal signalized intersections on Radiant Drive will operate at a V/C standard of 0.87 or better.

### **IV. UTILITIES**

In addition to the development standards of Utility Lines and Facilities – Section 2.307 the following standard shall apply to new utilities:

- A. All utilities located adjacent to transportation facilities connecting to Radiant Drive shall be located underground.
- B. All other new utility connections and lines shall be located underground.

### **V. LANDSCAPE**

In addition to the development standards of Site and Landscape Design – Section 2.309 the following standard shall apply:

- A. A coordinated landscape plan shall be provided for the frontage portion of Area D along I-5 with the request for master plan approval.
- B. Restriction on Tree Removal. From the date of adoption of this ordinance, no trees shall be removed from any property within Area D without approval from the City. The City recognizes that factors such as disease and safety concerns or other practical considerations may require the approval to remove such trees. The City otherwise may determine existing trees to remain on the property.
  - 1. Upon application for master plan approval, the applicant shall submit a tree inventory of all existing trees and trees removed since the date of this ordinance.

## **FINANCING OPTIONS – ALL AREAS**

Financing for certain pieces of infrastructure and/or facilities within the Keizer Station Plan area may be financed through the implementation of certain public financing options if agreeable to the City and property owner(s). Some of these options could include, but not necessarily be limited to the implementation of one or more local improvement district(s), creation of one or more tax overlay zone(s), and/or the issuance of Bancroft bonds as allowed for by the Oregon State Constitution. Infrastructure components and/or facilities funded by public financing options could include, but not necessarily be limited to, recreational facilities, streets, water/sewer/storm water improvements, or similar improvements.



# ATTACHMENTS

Attachment A.....	Employment General (EG).....	Section 2.119
Attachment B.....	Summary of Application Types .....	Section 3.101
Attachment C .....	Keizer Station Master Plan Review .....	Section 3.113
Attachment D .....	Development Standards.....	Section 2.315
Attachment E.....	Commercial Mixed Use (CM).....	Section 2.110
Attachment F.....	Mixed Use (MU) .....	Section 2.107
Attachment G .....	Transit Station .....	Section 2.429
Attachment H .....	Industrial Business Park (IBP) .....	Section 2.113
Attachment I .....	Activity Center Overlay Zone (ACO) .....	Section 2.125
Attachment J .....	General Industrial (IG).....	Section 2.114
Attachment K.....	Establishment of Zoning Districts.....	Section 1.103
Attachment L .....	Comprehensive Plan Text Amendment.....	
Attachment M .....	Commercial Retail (CR) .....	Section 2.109
Attachment N .....	Public Facilities Analysis .....	
Attachment O .....	Revised Economic Opportunities Analysis.....	

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Section 2.119 .....	Employment General (EG).....	Attachment A
Section 3.101 .....	Summary of Application Types .....	Attachment B
Section 3.113 .....	Keizer Station Master Plan Review .....	Attachment C
Section 2.315 .....	Development Standards.....	Attachment D
Section 2.110 .....	Commercial Mixed Use (CM).....	Attachment E
Section 2.107 .....	Mixed Use (MU) .....	Attachment F
Section 2.429 .....	Transit Station .....	Attachment G
Section 2.113 .....	Industrial Business Park (IBP) .....	Attachment H
Section 2.125 .....	Activity Center Overlay Zone (ACO) .....	Attachment I
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Section 1.103 .....	Establishment of Zoning Districts.....	Attachment K
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Section 2.109 .....	Commercial Retail (CR) .....	Attachment M
.....	Public Facilities Analysis .....	Attachment N
.....	Revised Economic Opportunities Analysis .....	Attachment O

## **2.119 GENERAL EMPLOYMENT (EG)**

### **2.119.01 Purpose**

The General Employment (EG) zone is located within the Keizer Station Plan (KSP) Area A – Village Center, and it corresponds directly with the Special Planning District (SPD) designation as described in the KSP and the Keizer Comprehensive Plan. Consistent with the KSP, the EG zone promotes a complementary mix of economic uses, development intensity, and development standards along with a wide range of employment opportunities. The EG zone regulations protect the health, safety and welfare of the public, address area character, and address environmental concerns, while enhancing economic opportunities in Keizer. The intent is to promote attractive industrial/commercial areas, which will support the economic viability of the City. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

### **2.119.02 Commercial and Industrial Use Limitations**

A. To implement the KSP, the EG zone requires that a minimum of 25% of all the EG zone land area be devoted to listed Industrial Uses and allows a maximum of 75% of the EG zone land area to be developed with Commercial Uses. The specific Industrial and Commercial Uses are defined in this chapter. The EG zone is unique because the location of the particular areas devoted to Industrial and Commercial Uses shall be determined as part of the required Site Master Plan review described in Chapter 2.125 of this Zoning Ordinance.

B. The land use limitations of the EG zone include:

1. Permitted and Special Permitted Industrial Uses, in Sections 2.119.03 and 2.119.04 respectively, represent the allowable uses for the portion of the EG zone so designated as part of the Site Master Plan approval required by Chapter 2.125. A minimum of 25% of the land area of the EG zone shall be devoted to these uses.
2. Permitted and Special Permitted Commercial Uses, in Sections 2.119.05 and 2.119.06 respectively, represent the allowable uses for the portion of the EG zone so designated as part of a Site Master Plan approval required by Chapter 2.125. A maximum of 75% of the land area of the EG zone may be devoted to these uses.
3. Use restrictions, which apply to the entire EG zone, are identified in Section 2.119.07.

### **2.119.03 Permitted Industrial Uses**

Industrial Development. The following uses, drawn from the IBP and IG zones, when developed under the applicable development standards in the Zoning Ordinance, are permitted in the EG zone on a minimum 25% gross acreage of the Village Center:

**A. Construction contractor's offices. (15)**

**B. Manufacturing;**

1. Bakery products. (205)
2. Beverages. (208)
3. Miscellaneous food preparations and kindred products. (209)
4. The manufacture of meat products (201) but excluding both meat packing plant (2011) and any on site abattoirs and slaughtering, rendering of fats, processing of hides and maintenance of live animals or fowl. (Poultry slaughtering and processing (2015))
5. Textile mill products. (22)
6. Apparel and other finished products made from fabrics and similar products. (23)
7. Wood kitchen cabinets. (2434)
8. Nailed and lock corner wood boxes and shook. (2441)
9. Wood products, not elsewhere classified. (2499)
10. Furniture and fixtures. (25)
11. Paperboard containers and boxes. (265)
12. Printing, publishing, and allied industries. (27)
13. Drugs (283), **BUT EXCLUDING biological products, except diagnostic substances (2836)**
14. Leather and leather products (31) BUT EXCLUDING leather tanning and finishing. (311)
15. Glass products, made of purchased glass. (323)
16. Pottery and related products. (326)
17. Metal cans and shipping containers. (341)
18. Cutlery, hand tools, and general hardware. (342)
19. Heating equipment, except electric and warm air, and plumbing fixtures. (343)
20. Fabricated structural metal products. (344)
21. Screw machine products, and bolts, nuts, screws, rivets, and washers. (345)
22. Metal forgings and stampings. (346)

23. Metalworking machinery and equipment. (354)
24. Special industry machinery, except metalworking machinery. (355)
25. Pumps and pumping equipment. (3561)
26. Office, computing, and accounting machines. (Computer and Office Equipment (357); Calculating and Accounting Machines, Except Electronic Computers (3578); Office Machines, Not Elsewhere Classified (3579))
27. Electrical and electronic machinery, equipment, and supplies. (Electronic and other electrical equipment and components, except computer equipment (36))
28. Transportation Equipment. (37)
29. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks. (38)
30. Miscellaneous manufacturing industries. (39)

**C. Transportation, communications, electric, gas, and sanitary services;**

1. Communication. (48)
2. Public Utility Structures and Buildings. (Electric, Gas, and Sanitary Services (49))

**D. Wholesale trade-nondurable goods (51) BUT EXCLUDING** poultry and poultry products (5144), livestock (5154), farm-product raw materials, not elsewhere classified (5159), chemicals and allied products (516), tobacco and tobacco products (5194), and nondurable goods, not elsewhere classified. (5199)

**E. Wholesale trade-durable goods (50) BUT EXCLUDING** automobiles and other motor vehicles (5012), lumber and other construction materials (503), coal and other minerals and ores (5052), construction and mining machinery and equipment (5082) and scrap and waste materials. (5093)

**F. The uses listed in above A through D, excluding B(1) shall:**

1. Be within an enclosed building; and
2. Permit retail sales of products manufactured on the site.

**G. Services**

1. Computer and data processing services. (737)
2. Research and development laboratories.
3. Management, consulting, and public relations services. (Management and Public Relations Services (874))

4. Noncommercial educational, scientific, and research organizations.

**H. Office Uses:**

1. Any use allowed in Section 2.108, Commercial Office excluding those residential uses listed in Section 2.108.02A, B, C, PP, and RR and parking lots U.

**I. Finance, Insurance, and Real Estate;**

1. Commercial and Stock Savings Banks. (602)
2. Mutual Savings Bank.
3. Savings and Loan Associations. (603)
4. Personal Credit Institutions. (614)

**J Public Administration; (CC 09-03-02)**

1. Fire Protection. (9224) (CC 09-03-02)

**K. Retail trade;**

1. Eating and drinking places.

**L. Services;**

1. Hotels, motels, and tourist courts.
2. Child daycare services.
3. Membership sports and recreation clubs.
4. Amusement and recreation (79), BUT EXCLUDING golf courses (7992) and amusement parks (7996).
5. Public and private sports facilities including but not limited to stadiums, arenas, ice rinks, parks, and aquatic facilities.
6. Miscellaneous services, including pest control (7342).

**M. Transit stop shelters.**

**N. Flexible Space Uses**

1. The following flexible space uses, when restricted, developed, and conducted as required in subsection 2 below, are permitted as industrial business park uses within the EG zone:

- a. Food Stores (54). (5/98)
  - b. Apparel and Accessory Stores (56). (5/98)
  - c. Furniture, Home Furnishings and Equipment Stores (57). (5/98)
  - d. Miscellaneous Retail; BUT EXCLUDING used merchandise stores (59). (5/98)
  - e. Business Services. (5/98)
  - f. Miscellaneous Repair Services. (5/98)
2. In the Keizer Station where Flexible Space uses are to be developed as industrial business park uses within the EG zone, the following development limits apply;
- a. No single building shall be more than 25,000 square feet in area, with no more than 10,000 square feet to be utilized for any individual use listed in subsection (L)(1)(a) – (d).
  - b. The aggregate floor area for uses devoted to food stores (54), apparel and accessory stores (56), furniture, home furnishings, and equipment stores (57), and miscellaneous retail (59) shall not exceed two percent of the total land area in the acreage identified for IBP uses within the EG zone. The acreage identified for IBP uses within the EG zone is defined as parcel or area of land used for IBP use land development including building site, parking, landscaping, drainage facilities and any other development on site to support the use on site.
  - c. The area developed in all flexible space uses shall in the aggregate not exceed 30 percent of the gross area of the acreage identified for IBP uses within the EG zone. (5/98)
  - d. Any outdoor storage area shall:
    - i. Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building;
    - ii. Be enclosed with a sight-obscuring fence or wall;
    - iii. Have at least one side conterminous with the building that it serves;
    - iv. Have no opening within fifty feet and visible from any property boundary;  
and
    - v. Meet the other applicable requirements of this ordinance.
  - e. Loading doors shall have no opening within 75 feet and visible from any street or property boundary.

- f. All buildings shall be capable of being redeveloped as flexible industrial space.

#### **2.119.04 Special Permitted Industrial Uses**

- A. **Accessory structures and uses** prescribed in Section 2.203 are permitted when developed in conjunction with a use listed in Section 2.119.03 under the applicable development standards in this Zoning Ordinance.

#### **2.119.05 Permitted Commercial Uses**

Commercial Development. The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the EG zone on a maximum 75% gross acreage of the Village Center:

- A. **One or more buildings with one or more dwelling units** or guest rooms, and/or, one or more other uses allowed in this section on a lot.
- B. **Residential homes** and facilities.
- C. **Child day care** service, including family day care provider. (8351)
- D. **Public parks, playgrounds, community clubs** including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- E. **Landscape** counseling and planning (0781).
- F. **Offices** for any use listed in SIC Division C - Construction.
- G. **Commercial printing** (275).
- H. **Transportation, Communication and Utilities.**
  - 1. **Public utility structures and buildings.**
  - 2. **Post office** (43).
  - 3. **Travel agency** (4722).
  - 4. **Communications** (48).
- I. **Retail Trade.**
  - 1. **Building materials, hardware, retail nurseries, and garden supply** (52), BUT EXCLUDING mobile home dealers (527).
  - 2. **General merchandise stores** (53).
  - 3. **Food stores** (54).
  - 4. **Apparel and accessory stores** (56).

5. **Home furniture, furnishings, and equipment stores (57).**
6. **Eating and drinking places (58).**
7. **Miscellaneous retail (59), BUT EXCLUDING fuel and ice dealers (598).**
8. **Electrical and lighting shops and office machines and equipment stores.**

**J. Business, Professional and Social Services.**

1. **Finance, insurance and real estate (60, 61, 62, 63, 64, 65, 67).**
2. **Hotels, motels and tourist courts (701).**
3. **Organization hotels and lodging houses on membership basis (704).**
4. **Personal services (72) BUT EXCLUDING industrial launderers (7218).**
5. **Business services (73) BUT EXCLUDING disinfecting and exterminating services (7342).**
6. **Parking lots in accordance with Section 2.303.04 of this Ordinance. (7521)**
7. **Miscellaneous repair services (76).**
8. **Motion pictures (78), BUT EXCLUDING drive-ins (7838).**
9. **Amusement and recreation (79), BUT EXCLUDING golf courses (7992) and amusement parks (7996).**
10. **Health services (80), BUT EXCLUDING hospitals (806).**
11. **Legal services (81).**
12. **Elementary and secondary schools (8211).**
13. **Correspondence schools and vocational schools (824).**
14. **Schools and educational services not elsewhere classified (829).**
15. **Social services (83).**
16. **Museums, art galleries, botanical and zoological gardens (84).**
17. **Membership organizations (86).**
18. **Miscellaneous services (89).**

**K. Public Administration (91 - 97).**



### **2.119.06 Special Permitted Commercial Uses**

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the EG zone:

- A. **Accessory structures and uses** prescribed in Section 2.203 are permitted when developed in conjunction with a use listed in Section 2.119.05 under the applicable development standards in this Zoning Ordinance.
- B. The following **special uses** subject to the applicable standards in Section 2.4 and shall be considered commercial uses in the EG zone:
  - 1. **House of Worship** (Section 2.423).
  - 2. **Veterinary services** (074) (Section 2.414).
  - 3. **Funeral service and crematories** (726) (Section 2.415).
  - 4. **Used Merchandise Store** (Section 2.417).
  - 5. **Service stations** (554) (Section 2.419)
  - 6. **Automobile services** (75) (Section 2.420) BUT EXCLUDING automotive rental and leasing, without drivers (751), automotive repair shops (753), automotive repair (754).
  - 7. **Commuter Rail Station**

### **2.119.07 Use Restrictions**

- A. The following uses are **prohibited** to be established in the EG zone:
  - 1. Farm Use.
  - 2. The rendering, processing, or cleaning of animals, fish, seafood's, fowl, poultry, fruits, vegetables, or dairy products for wholesale use.
  - 3. Vehicle sales and secondary repair.
  - 4. General Storage, including boat and RV storage.
  - 5. Recreational vehicle parks (7033).
  - 6. Automotive Dealers (55).
  - 7. Automotive rental and leasing, without drivers (751).
  - 8. Automotive repair shops (753).
  - 9. Automotive services, except repair (754).

- B. A limitation of the total floor area of specified uses applies to all of Area A – Village Center of the Keizer Station Plan. A maximum total floor area of 800,000 square feet shall apply to the uses identified in Sections 2.119.03 (K) and 2.119.05 (I).

### **2.119.08 Development Standards**

**A. Purpose.** The Keizer Station Plan requires the development of Master Plans for each of the four areas. This process provides the City Council with an opportunity to review development proposals in conformance with the Keizer Development Code and the adopted Keizer Station Plan. Master Plans for each sub-area are required to meet the criteria identified in Section 3.113 of the Code.

**B. Master Plan Required.** A master plan must be reviewed and approved by the City Council prior to subdivision platting or development. The Master Plan shall be reviewed through a Type II-B review process in accordance with this Section. It is recognized that the applicant of the master plan for the area may not own or control all the land within the master plan boundary. The master plan shall still cover the entire EG zone. For those portions not owned or controlled by the applicant, the Master Plan shall focus on a cohesive interconnected system of planned public facilities and shall set general guidelines to be used throughout the Master Plan area. Subdivision approval shall be based upon the zone and Section 3.108 as applicable.

1. The Master Plan will be developed and considered in accordance with the requirements of the Activity Center Overlay provisions (Section 2.125 of the Keizer Development Code). Once a Master Plan is adopted, the proposed development of each use shall be reviewed through Development Review as required in Section 2.315 of the Keizer Development Code. In the case of conflicts between the Keizer Station Plan and the Keizer Development Code, the Keizer Station Plan standards will apply.
2. The Master Plan shall include a detailed transportation system design plan for the EG zone. The location of transit facilities shall conform to Section 2.305 of the Code.

### **2.119.09 Dimensional Standards**

**A. Purpose.** The lot size standards promote new lots with sizes and shapes that are practical to assemble and develop. The standards are intended to prevent the creation of small lots, which are difficult to develop or to aggregate with other lots. The standards also discourage narrow lots, which increase demand for curb cuts. The EG zone is specifically designed for the property Contained in Area A – Village Center in the Keizer Station Plan. Uses in the gross acreage described shall be developed as a maximum seventy-five percent (75%) commercial uses listed in Sections 2.119.05 and .06 and a minimum twenty-five percent (25%) industrial uses listed in Sections 2.119.03 and 04. Uses shall be established in conformity with this Section and all other applicable regulations within the Keizer Development

Code. Therefore, the division of such ground shall be approved to the standards in subsection 2.119.09.B. below.

**B. Minimum Lot Dimension Requirements.**

1. Within the acreage identified for commercial uses, at least eighty percent (80%) of the lots must meet Standard A stated in the table within this subsection and the remainder lots must meet Standard B.
2. Within the acreage identified for industrial uses, at least eighty percent (80%) of the lots must meet Standard C stated in the table within this subsection and the remainder of the lots must meet Standard D.
3. Exempt Lots. Lots or tracts created only for the purposes of providing a right-of-way or dedicated utilities, public drainage facilities or open space are exempt from the lot size and shape standards of this section.

Development Type	Lot Standard	Minimum Lot Area	Minimum Average Width	Minimum Average Depth
Commercial (2.119.05 & .06)	Standard A	20,000 sq. ft.	100 ft.	100 ft.
	Standard B	10,000 sq. ft.	75 ft.	75 ft.
Industrial (2.119.03 & .04)	Standard C	3 acres	350 ft.	350 ft.
	Standard D	1 acre	150 ft.	150 ft.

**2.119.10 Development Standards**

**A. Height, Setback, Coverage, and Landscaping Requirements**

Development Type	Building Standards		Building Setbacks				Minimum Landscaping
	Maximum Height	Maximum Lot Coverage	Street-side		Side/Rear Not Adjacent to Residential zone	Adjacent to Residential zone	Percentage of Lot Area
			Min	Max			
<b>Commercial</b>	100 ft. (1)	85% (2)	10 ft.	20 ft. (3)	None	40 ft.	15% (5) (6)

(2.119.05 & .06)	100 ft. / 15ft. within 50 of any residential zone (1)	80% (2)	20 ft.	None	None	40 ft.	20% (5) (6)
<b>Industrial (2.119.03 &amp; .04)</b>							

(1) Height Exceptions. Exceptions to the maximum height standard are stated below.

- a. Projections allowed. Chimneys, flag poles, satellite receiving dishes, and other items similar with a width, depth, or diameter of 5 feet or less may rise 10 feet above the height limit, or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.
- b. Rooftop mechanical equipment. All rooftop mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Elevator mechanical equipment may extend up to 16 feet above the height limit. Other rooftop mechanical equipment, which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.
- c. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit.

(2) Maximum lot coverage allowed for buildings, accessory structures and paved parking.

(3) Alternative maximum setback option for large commercial uses.

- a. Purpose. The intent of these regulations is to allow significantly deeper street setbacks for very large retail stores locating along transit street or street in a pedestrian district in exchange for a pedestrian and transit-friendly main street type of development. These large commercial sites can still be transit-supportive and pedestrian-friendly by placing smaller commercial buildings close to the street and by creating an internal circulation system that is similar to streets to separate the parking area into blocks. The intent is to encourage

development that will, over time, form a pedestrian-friendly main street along the perimeter of the parking blocks.

- b. Regulation. Commercial buildings that exceed 100,000 square feet of floor area are exempt from the maximum setback requirements identified in Section 2.119.10.A. provided the pedestrian system connects buildings on the site to all adjacent properties.
- (4) Landscaping. All required yards, except driveways, are required to be landscaped; that portion within the required yard, which is landscaped, may be included in the calculation to meet minimum landscape area requirements. Landscaping shall meet all applicable standards identified in Section 2.309 of the Code. In addition to landscaping provisions identified in Section 2.309, landscaping for properties within the EG zone shall be defined as follows:

“Landscaped Area” must be native or non-native trees, vegetation, ponds, rocks, ground cover, bark chips, cinders, terraces, vegetable or flower gardens, trellises, pathways, or structural features including but not limited to fountains, reflecting pools, outdoor art work, screen walls, fences and benches, which reasonably requires and continues to reasonably require human management to distinguish the area from a natural area.

Within the EG zone, landscape area requirements may be determined by the City Council to have a portion of landscaped or streetscaped area within the right-of-way to be included within the minimum landscape area requirement.

- (5) Streetscaping. Streetscaping is defined as pedestrian oriented improvements to property outdoors. Streetscaping may include, but not limited to, walkways with varied materials (other than plain concrete or asphalt), art features, water features, planters, benches, hanging plant baskets, and plazas.

- (a) In accordance with Section 3.113 Keizer Station Master Plan Review, at the time of master plan approval by the Council, the Council may

determine if streetscaped areas may be included in the minimum landscape area for a proposed development.

**B. Design Standards.** All development in the EG zone shall comply with applicable standards in Section 2.315 of the Code, in addition to the standards below:

1. Exterior Display, Storage, and Work Activities.
  - a. Exterior display and storage is allowed. Exterior display and storage shall not be located within required setbacks nor required landscaped areas. Exterior display and exterior storage areas shall not be located within 100 feet of any property line within 60 feet of a residential zone.
  - b. Exterior work activities are allowed in the areas identified for industrial development. Exterior work activities shall not be located within required setbacks nor required landscaped areas. Such exterior work activities shall not be located within 100 feet of any property line within 60 feet of a residential zone.

2. All development must comply with the applicable standards identified in the Code including, but not limited to, the following:

Section 2.125	Activity Overlay Zone
Section 2.3	General Development Standards
Section 2.301	General Provisions
Section 2.302	Street Standards
Section 2.303	Off-Street Parking and Loading
Section 2.305	Transit Facilities
Section 2.306	Storm Drainage
Section 2.307	Utility Lines and Facilities
Section 2.308	Signs
Section 2.309	Site and Landscaping Design
Section 2.310	Development Standards for Land Divisions
Section 2.312	Yard and Lots Standards
Section 2.315	Development Standards
Section 2.4	Special Uses

### **3.101 SUMMARY OF APPLICATION TYPES**

There are four types of development permits and land use actions, each with its own procedures as found in Chapter 3.2. (5/98)

#### **3.101.01 Type I Action - Summary**

Type I actions are administrative reviews processed by the City staff according to the procedures found in Section 3.202.01. The review standards are generally clear and objective and allow little or no discretion. This process is further divided into two parts: (5/98)

- A. Type I-A:** A ministerial action reviewed by staff based on clear and objective standards. No conditions may be placed on the decision and notice of the decision is sent only to the applicant. Appeal is to the Hearings Officer, except that the Site Plan Review is appealed to the Planning Commission. The following actions are processed under the Type I-A procedure: (5/98)
1. Signs (excluding variances or conditional uses) (5/98)
  2. Floodplain Development Permit (excluding variances or conditional uses) (5/98)
  3. Greenway Development Permit (excluding variances or conditional uses) (5/98)
  4. Temporary Use Permit (5/98)
  5. Development Standards - Review (5/98)

**B. Type I-B:** A ministerial action reviewed by staff based on generally clear and objective standards with some discretion afforded to staff. Conditions may be placed on the decision and notice is sent to the applicant and property owners within the required notice area. Appeal is to the Hearings Officer. The Zoning Administrator may refer any application to the Hearings Officer or the City Council for public hearing and decision. The following actions are processed under the Type I-B procedure: (5/98)

1. Variance (Major and Minor) (5/98)
2. Lot Line Adjustment (5/98)
3. Conditional Use (5/98)
4. Partitions (5/98)

### **3.101.02 Type II Actions - Summary**

**A. Type II-A:** A Type II action is a quasi-judicial review in which the Hearings Officer applies a mix of objective and subjective standards that allow considerable discretion. A Type II action follows the procedures found in Section 3.202.03. Staff has an advisory role. The Zoning Administrator may refer any application to the City Council for public hearing and decision bypassing the Hearings Officer. Public notice and a public hearing are provided. Section 3.202 lists the notice requirements. Appeal of a Type II decision is to the City Council. The following actions are processed under a Type II procedure: (5/98)

1. Subdivision (5/98)
2. Planned Unit Development (5/98)
3. Manufactured Home Parks (5/98)

**B. Type II-B:** A quasi-judicial action in which the City Council applies a mix of objective and subjective standards that allow considerable discretion. Type II-B actions follow the procedures found in Section 3.204.02. Staff has an advisory role. The City Council shall hold a public hearing and make the decision instead of the Hearings Officer. Public notice and a public hearing are provided. Section 3.202 lists the notice requirements. Section 3.206 sets forth the hearings process. The following actions are processed under a Type II-B procedure:

1. Keizer Station Master Plans, Subdivision and Partitioning



### **3.101.03 Type III Actions - Summary**

A Type III action is a quasi-judicial process in which the City Council applies a mix of objective and subjective standards. A Type III action follows the procedures found in Section 3.202.03. Staff and the Hearings Officer have advisory roles. Public notice is provided and public hearings are held before the Hearings Officer and City Council. Section 3.202 lists the notice requirements. In addition to applications by private parties, the City Council, by resolution, may initiate a Type III action. Appeal of the decision is to the Land Use Board of Appeals (LUBA). The following actions are processed under a Type III procedure: (5/98)

- A. Comprehensive Plan Map Amendments** (involving 5 or fewer adjacent land ownerships) (5/98)
- B. Zone Changes** (involving 5 or fewer adjacent land ownerships) (5/98)
- C. Annexation** (5/98)

### **3.101.04 Type IV Actions - Summary**

A Type IV action is a legislative review in which the City considers and enacts or amends laws and policies. Private parties cannot apply for a Type IV action; it must be initiated by City staff, Planning Commission, or City Council. Public notice and hearings are provided in a Type IV process. The following actions are processed under a Type IV procedure: (5/98)

- A. Text Amendments to the Comprehensive Plan** (5/98)
- B. Text Amendments to the Development Code** (5/98)
- C. Enactment of new Comprehensive Plan or Development Code text** (5/98)
- D. Comprehensive Plan Map Amendments** (involving more than 5 adjacent land ownerships, or, non-adjacent properties) (5/98)
- E. Zone Changes** (involving more than 5 adjacent land ownerships, or, non-adjacent properties) (5/98)

#### LAND USE APPLICATION PROCESS

LAND USE ACTION	TYPE	STAFF	HEARINGS OFFICER	PLANNING COMMISSION	CITY COUNCIL
Administrative: Sign, Floodplain, Greenway, Temporary Use	I-A	Final Decision	Appeal of Staff Decision		Appeal of H.O. decision

LAND USE ACTION	TYPE	STAFF	HEARINGS OFFICER	PLANNING COMMISSION	CITY COUNCIL
Administrative: Development Standards Review	I-A	Final Decision		Appeal of Staff Decision	Appeal of Planning Commission Decision
Conditional Use (All)	I-B	Final Decision	Appeal of Staff Decision		Appeal of H.O. Decision
Variance (All)	I-B	Final Decision	Appeal of Staff Decision		Appeal of H.O. Decision
Lot Line Adjustment	I-B	Final Decision	Appeal of Staff Decision		Appeal of H.O. Decision
Partition	I-B	Final Decision	Appeal of Staff Decision		Appeal of H.O. Decision
<b><u>Keizer Station Master Plan Review</u></b>	<b><u>II-B</u></b>	<b><u>Recommended to City Council</u></b>			<b><u>Final Decision</u></b>
Subdivision	II	Recommendation to Hearings Officer	Final Decision		Appeal of H.O. Decision
Planned Unit Development	II	Recommendation to Hearings Officer	Final Decision		Appeal of H.O. Decision
Manufactured Home Park	II	Recommendation to Hearings Officer	Final Decision		Appeal of H.O. Decision
Comprehensive Plan Map Amendment	III	Recommendation to Hearings Officer	Recommendation to City Council		Final Decision
Zone Change	III	Recommendation to Hearings Officer	Recommendation to City Council		Final Decision

LAND USE ACTION	TYPE	STAFF	HEARINGS OFFICER	PLANNING COMMISSION	CITY COUNCIL
Annexation	III	Recommendation to Planning Commission		Recommendation to City Council	Final Decision
Text Amendments; Legislative Zone and Plan Map Changes	IV	Recommendation to Planning Commission		Recommendation to City Council	Final Decision

### **3.113 Keizer Station Master Plan Review**

#### **3.113.01 Area of Application**

The Keizer Station Plan requires the development of Master Plans for each of the five sub-areas. This process provides the City Council with an opportunity to review development proposals in conformance with the Keizer Development Code and the adopted Keizer Station Plan. Each Master Plan shall be reviewed through a Type II-B review process.

#### **3.113.02 Review Procedures**

The Keizer Station Plan identifies different areas for planned development. Each area has provisions to be approved through the Keizer Station Master Plan Review (Type II-B) application procedure.

Type II-B actions follow the procedures found in Section 3.204.02. Staff has an advisory role. The Zoning Administrator shall make a recommendation to the City Council for public hearing and decision bypassing the Hearings Officer. Public notice and a public hearing are provided. Section 3.202 lists the notice requirements. Section 3.206 sets forth the hearings process.

Properties in Area C may develop as an individual parcel with a Conditional Use Permit (Type I-B) approved by the Zoning Administrator in accordance with the applicable criteria and subject to conditions of approval in Section 3.113.04. Areas A, B, D, and two or more parcels in Area C, may develop with Type II-B Keizer Station Master Plan Review approval by the City Council.

### **3.113.03 Submittal Requirements**

#### **A. Area A – Village Center**

1. Infrastructure engineering and architectural site plans showing all structures in relation to projected final topography of the project, all proposed connections to existing or proposed roads, transportation facilities (including proposed right-of-way and pedestrian connections), utilities, open space and parking areas, depicting the number and types of spaces.
2. Landscape plans generally showing the common and botanical name of plant species, the number and size of plantings and demonstrating the location and type of irrigation.
3. Building elevations, typical cross-sections and typical wall sections of all building areas.
4. Typical elevations of the buildings to determine the specific configuration and relationship of design elements of the typical building exteriors, which describe the general aesthetic and technical aspects of the building exterior, including materials.
5. Elevations, typical cross sections of the interior space layout of the building areas, entrance canopies, interior public courts, specialty areas, and service area layouts.
6. Proposed layouts for exterior signage and graphics.
7. Preliminary outline specifications describing exterior construction materials and methods, including indications of colors, finishes, and patterns.
8. An outline of amenities, including, but not limited to, public art, furniture, handrails, seating areas and food areas, if any.
9. A description of servicing requirements, trash compactors and related areas, loading docks, etc.
10. Calculation of gross building, parking and open space.

11. For any project for which the projected daily average daily traffic will exceed 250 vehicle trips per day, in accordance with the Institute of Traffic Generation Manual, a traffic impact analysis will be required and a written explanation how negative impacts will be mitigated.

**B. Area A – Sports Center**

1. Location of land uses, open spaces, and pedestrian and vehicular circulation and a written explanation showing how these features achieve the purpose of the activity center design plan.
2. For any project for which the projected daily average daily traffic will exceed 250 vehicle trips per day, in accordance with the Institute of Traffic Generation Manual, a traffic impact analysis will be required and a written explanation how negative impacts will be mitigated.

**C. Area B**

1. Location of land uses, open spaces, and pedestrian and vehicular circulation and a written explanation showing how these features achieve the purpose of the activity center design plan.
2. For any project for which the projected daily average daily traffic will exceed 250 vehicle trips per day, in accordance with the Institute of Traffic Generation Manual, a traffic impact analysis will be required and a written explanation how negative impacts will be mitigated.

**D. Area C**

Location of land uses, open spaces, and pedestrian and vehicular circulation and a written explanation showing how these features achieve the purpose of the activity center design plan.

For any project for which the projected daily average daily traffic will exceed 250 vehicle trips per day, in accordance with the Institute of Traffic Generation Manual, a traffic impact analysis will be required and a written explanation how negative impacts will be mitigated.

**E. Area D**

1. Location of land uses, open spaces, and pedestrian and vehicular circulation and a written explanation showing how these features achieve the purpose of the activity center design plan.
2. For any project for which the projected daily average daily traffic will exceed 250 vehicle trips per day, in accordance with the Institute of Traffic Generation Manual, a traffic impact analysis will be required and a written explanation how negative impacts will be mitigated.

#### **3.113.04 Review Criteria**

Approval of a Master Plan for an area of the Keizer Station Plan shall require compliance with the following:

**A. The master plan shall meet the purpose and objectives identified in the Keizer Station Design Plan.**

**B. The master plan shall meet the following standards as identified in the Keizer Station Plan in addition to standards within applicable zones:**

1. Design standards
2. Transportation system standards
3. Utility standards
4. Parking standards
5. Landscape standards

If a conflict exists between standards within the Keizer Station Plan and the Keizer Development Code, the Keizer Station Plan standards shall be applied.

**C. Development Strategies for Area A – Village Center**

1. Pedestrian Access, Safety and Comfort
  - a. To ensure safe, direct, and convenient pedestrian circulation, development in the EG zone, shall provide a continuous pedestrian and/or multi-use path system.
  - b. The pathway system shall extend throughout the development site, and

connect to all future phases of development, adjacent trails, public parks and open space areas wherever possible.

- c. Pathways with developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets and parking areas.
  - d. For all developments subject to Master Plan review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable.
  - e. Recessed entries, canopies, and/or similar features shall be used at the entries to a building in order to create a pedestrian scale.
  - f. For driveways that service more than 100 parking spaces, such driveway intersections with Radiant Drive shall not have any parking within twenty-five feet of the driveway intersection. This area shall be landscaped in accordance with Section 2.309 of the Keizer Development Code.
  - g. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.
2. Vehicular Movement
- a. Encourage traffic to enter and exit the development at locations other than Tepper Lane.

### 3. Crime Prevention and Security

Crime prevention shall be considered in the site design through application of all of the following guidelines:

- a. Territoriality – All proposed building entrances, parking areas, pathways and other elements are defined with appropriate features that express ownership. For example, landscaping, fences, pavement treatments, art and signs are some physical ways to express ownership through design. Such features should not conflict with the need for natural surveillance, as described in b.; and
- b. Natural Surveillance – The proposed site layout, building and landscape design promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-

obscuring shrubs and walls should be avoided, except as necessary for buffering between commercial uses and lower density residential districts, and then shall be minimized; and

- c. Activity Support – The proposed site layout and building design encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining; and
- d. Access Control – By properly siting and designing entrances and exits (i.e., in clear view from the store), and through the appropriate use of lighting, signs and/or other features, the proposed plan controls access in ways that discourage crime; and/or
- e. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.

#### 4. Reduced Parking

Reduce or waive minimum off-street parking standards. The applicant may request a reduction to or waiver of parking standards based on a parking impact study. The study allows the applicant to propose a reduced parking standard based on estimated peak use, reductions due to easy pedestrian accessibility; availability of transit service, and likelihood of car pool use; and adjacent on-street parking. The parking study is subject to review and approval or modification by the City.

#### 5. Creating and Protecting Public Spaces

- a. The development provides an appropriate amount of public space as determined by the City Council in addition to sidewalks and landscaping.
- b. Public space may be a landscaped open space or plaza with pedestrian amenities, as approved by the City Council.

#### 6. Human Scaled Building Design

Building facades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and design character of a development. The City Council may determine architectural character, continuity of building sizes, roof forms, rhythm of window and door spaces and the general relationship of buildings to public spaces such as street, plazas, other open space and public parking.

- 7. The Village within Area A shall contain a public improvement design to include a promenade/sidewalk design that may vary in width to meet a minimum width of 8 feet on both sides of Radiant Drive. The



promenade/sidewalk shall be separated from the street with a landscape belt, to include decorative lighting and trees.

The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.

### **3.113.05      Conditions of Approval**

The City may attach conditions to any development within an Activity Center to achieve the following objectives:

**A.      **Transit Orientation.**** The development shall emphasize transit usage by residents, employees and customers. This may require:

1.      Orienting building and facilities towards transit services.
2.      Minimizing transit/auto conflicts.
3.      Encouraging transit supportive uses.
4.      Minimizing walking distance to transit stops.
5.      Avoiding excess parking areas.
6.      Encouraging shared parking and structures or under-structure parking.

**B.      **Pedestrian/Bicycle Circulation.**** The development shall facilitate pedestrian/bicycle circulation. This may require:

1.      Providing efficient, convenient, and continuous pedestrian and bicycle transit circulation systems, linking developments with the Activity Center facilities, and surrounding development.
2.      Separating auto and truck circulation and activities from pedestrian areas.
3.      Pedestrian-oriented design.
4.      Pedestrian amenities.
5.      Bicycle parking.
6.      Outdoor lighting.

**C.      **Coordination.**** Coordination of development within an Activity Center area. This may require:

1.      Continuity and/or compatibility of landscaping, circulation, access, public facilities, and other improvements.

2. Siting and orientation of land uses.
  3. Frontage roads or shared access.
- D. Compatibility.** Developments within the Activity Center should be compatible with, and complement the surrounding neighborhood. This may require:
1. Sensitive use of landscaping, building heights, building scale, materials, lighting, circulation systems, and architectural features.
  2. Buffering of adjacent residential uses.
- E. Other Conditions.** The Council may impose other conditions of approval it deems appropriate for the health, safety, and welfare of the citizens of Keizer or to ensure the desired implementation of the approved master plan.
- F. Traffic Impact.** To minimize congestion and traffic impact within the development and in adjacent areas.

## **2.315 Development Standards**

### **2.315.01 Purpose**

The Development Standards are intended to implement the Keizer Comprehensive Plan and the purpose of each zoning district. They do this by promoting functional, safe, and attractive developments that maximize compatibility with surrounding uses and commercial corridors, and that are compatible with and enhance the transportation system. Development Standards mitigate potential conflicts and problems, and maximize harmonious relationships. Alternatives to the Design Standards on a case-by-case basis may be reviewed and approved as a land use action. In such cases, the purpose of this ordinance shall be met through factual findings and conclusions about the proposed design, and attachment of specific conditions if necessary, by the review body. Application of Development Standards does not evaluate the proposed use, nor the specific architectural style or design. Rather, the Development Standards focus on the structural elements of texture, color, and materials, and on the site elements of building placement. (5/98)

### **2.315.02 Application of the Development Standards**

Development Standards are applied in one of three ways: (5/98)

- A. The Development Standards embodied in this ordinance are administratively reviewed at the time of a building permit. Compliance to the standards is a condition of building permit approval. These standards are intended to be objective and to serve as a guide to designers of developments. (5/98)
- B. The Development Standards embodied in this ordinance are to be perpetually maintained on all properties. This particularly applies to color and facade materials, which may possibly change without requiring a building permit. (5/98)
- C. In the event a development proposal or a change to an existing building does not conform to the standards contained in this ordinance due to an applicant wishing to propose alternatives, the applicant may choose to apply for approval of a Development Review application, which is a land use application processed in the same manner as a conditional use. (5/98)

#### **2.315.03 Relationship to Other Regulations**

The Development Review process does not supersede or is not superseded by other regulations. Approval of an application for Development Review does not relieve the applicant of responsibility for compliance with other applicable codes, ordinances, statues, or regulations. (5/98)

#### **2.315.04 Review Procedures**

- A. No building permit will be issued for a use requiring Development Review until the application for Development Review is approved. (5/98)
- B. In instances where conformance to the standards is outside of the scope of a building permit, such as repainting a building, the owner shall be responsible for conformance with these standards. (5/98)
- C. When an applicant wishes to propose an alternative to the Development Standards, they may apply for a Development Review. A Development Review application shall comply with the procedures for a Conditional Use Permit in Section 3.103, with the initial decision rendered by the Planning Commission (Section 3.103.06.C.). (5/98)

#### **2.315.05 Applicability**

Conformance with the Development Standards is required in these instances, except where modified in the specific standard: (5/98)

- A. The following buildings and uses are subject to these standards: (5/98)

1. Any commercial or office use
  2. Any industrial use
  3. Any public buildings designed for regular human occupancy, other than schools. (5/98)
  4. Any residential development involving four or more attached dwelling units or apartments
- B. The Standards shall specifically apply only in the following circumstances: (5/98)
1. Construction of new buildings
  2. Expansions of existing buildings by 500 square feet or more. (5/98)
  3. Any external remodeling of a structure that requires a building permit. (5/98)
  4. All buildings in matters relating to color or facade materials. (5/98)

#### **2.315.06 Non-Applicability**

Development Standards specifically do not apply to the following uses: (5/98)

- A. Agricultural uses
- B. Any residential building housing three or fewer dwelling units
- C. Accessory structures of less than 500 square feet. (5/98)
- D. Any interior remodeling
- E. A temporary business

#### **2.315.07 Non-Conforming Buildings**

Any building that does not conform to the development standards for color or facade materials on the date this ordinance is effective is considered non-conforming as defined and regulated within the zoning ordinance. (5/98)

## 2.315.08 Development Standards

All applicable development must meet the following standards: (5/98)

### A. Internal Pedestrian Circulation

1. Connection Required. The internal pedestrian circulation system for the proposed development must connect to other areas of the site, to other building entrances, to adjacent streets and to nearby transit stops. (5/98)
2. Location, Design. Walkway(s) shall be located so that a pedestrian can conveniently walk between a transit street and the main entrance to a building(s). A raised walkway or a walkway that is separated from the auto travel lane and parking by a raised curb or other physical barrier, other than where it crosses a driveway, shall be provided. If a raised path is used the ends of the raised portions must be equipped with curb ramps. (5/98)
3. Driveway Crossings. Driveway crossings shall be minimized and in no case exceed 30 feet in width. Where the pedestrian system crosses driveways, parking areas and loading areas, the system must be clearly identifiable through the use of elevation changes, a different paving material or other similar method. (5/98)
4. Lighting. Lighting shall be provided along all walkways. Pedestrian walkways must be lighted to a level where the system can be used at night by employees and customers. (5/98)
5. Walkway Coverage.
  - a. Walkways along building frontages shall be covered with awnings or building overhangs. The minimum vertical clearance shall be 9 feet for awnings and 12 feet for building overhangs. (5/98)

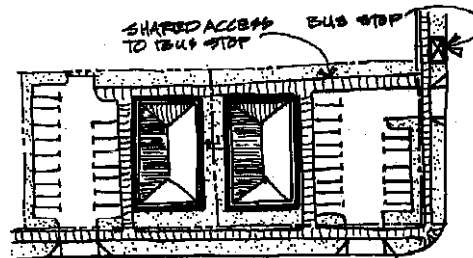


Figure 1 – Pedestrian Access Standards

- b. In the EG zone, walkways along building frontages shall be covered with awnings or building overhangs as provided in Subsection a, except for buildings, which have greater than 300 feet of lineal frontage, where this requirement shall apply to at least 33 percent of the building frontage. (CC 11-04-02)
- 6. Dimensions. Walkways shall be at least five feet in paved unobstructed width. Stairs or ramps shall be in place where necessary to provide a direct route between the transit street and the building entrance. Walkways without stairs shall have a maximum slope of 8% and a maximum cross slope of 2%. (5/98)
- 7. Additional Street Access. A walkway from a building entrance to a public street shall be provided for every 300 feet of street frontage or for every eight rows of vehicle parking, whichever is the greater distance. (5/98)
- 8. Access to Adjacent Property. If it can be reasonably expected that the proposed development has the potential of being a significant attractor or generator of pedestrian traffic, potential pedestrian connections between the proposed development and existing or future development on adjacent properties other than connections via the street system shall be identified. (5/98)
- 9. The building permit or site plan review application shall designate walkways and pedestrian connections on the proposed site plan or findings shall be submitted demonstrating that the walkway or connection is infeasible. The findings will be evaluated during the building permit or site plan review process. (5/98)

## **B. Building Design**

- 1. Ground floor windows.
  - a. In the CM, CR, and MU zones, all street-facing elevations containing permitted uses as listed under Sections 2.110.02 F, G, H, I, J and K shall have no less than 50 percent of the ground floor wall area with windows, display areas or doorway openings.

- b. In the EG zone, one elevation of any building with more than 100,000 square feet of floor area, which contains permitted uses listed under Sections 2.119.05 F, G, H, I, J, and K, shall have no less than 33 percent of the ground floor wall area, defined from the ground to the height of the awning, with windows or window facsimiles or other architectural features that simulate windows, display areas or doorway openings. The location of this elevation shall be determined as part of the required Site Master Plan review described in Chapter 2.125 of this Zoning Ordinance.

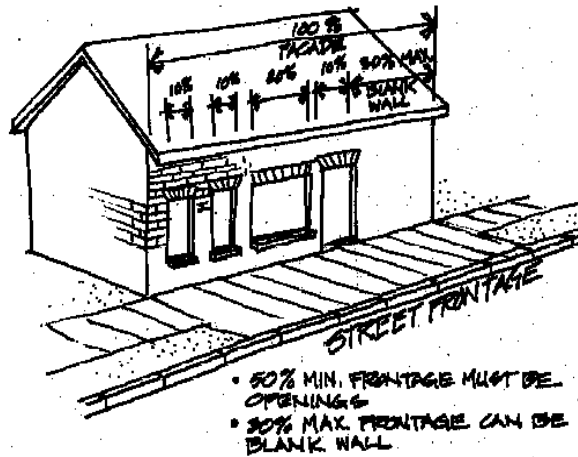


Figure 2 – Façade Standards

2. Building facades
- a. In the CM, CR, and MU zones, facades that face a public street shall extend no more than 30 feet without providing a variation in building materials, a building off-set of at least 2 feet, or a wall area this is entirely separated from other wall areas by a projection, such as a porch or a roof over a porch. No building facade shall extend for more than 300 feet without a pedestrian connection between or through the building, provided that there is a pedestrian purpose being served.
- b. In the EG zone, facades facing a public street shall extend no more than 60 feet without providing a variation of building materials for buildings over 20,000 square feet. In the EG zone, no building facade shall extend for more than 400 feet without a pedestrian connection between or through the building, provided that there is a pedestrian purpose being served.  
(CC 11-04-02)
3. Awnings - Awnings, canopies, or arcades shall be tent shaped and shall be provided along building storefronts abutting a public sidewalk. Awnings

and canopies shall be constructed of canvass, vinyl, or similar standard awning material. Awnings and canopies shall not be back lit. (5/98)

4. Materials and Texture

- a. All buildings shall have wood, brick, stone, or stucco siding, or vinyl siding made to look like wood siding. (5/98) In the EG zone, all buildings shall have wood, brick, stone, architectural block, slump stone, architectural concrete or stucco siding, or vinyl siding made to look like wood siding.
- b. Building trim shall be wood, brick, stone, stucco, or metal. (5/98)
- c. Any roofing material is allowed including metal roofs. (5/98)
- d. Plain concrete block, plain concrete, corrugated metal, plywood and sheet press board may not be used as exterior finish materials. (5/98)
- e. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than 3 feet. (5/98)

5. Color

- a. Any portion of a building that is painted or stained may use as the main color, and roof color for all portions of the roof visible from the ground, the following colors found in the Sherwin Williams color chip book entitled "Exterior Color Answers" published 9/90 (or the equivalent color from another manufacturer) with the following numbers: 2001 - 2004; 2008 - 2011; 2015 - 2020; 2022 - 2027; 2029 - 2034; 2036 - 2097; 2099 - 2104; 2106 - 2111; 2113 - 2118; 2120 - 2125; 2127 - 2131; 2134 - 2139; 2141 - 2237; 2239 - 2250; 2253 - 2258; 2260 - 2265; 2267 - 2272; 2274 - 2279; 2281 - 2384; 2386 - 2391; 2393 - 2398; 2400 - 2405; 2407 - 2412; and 2414 - 2419.
- b. For the purpose of this ordinance, "main color" is the principal color of the building which must be at least 75% of the surface of the



building excluding windows; the trim colors of all buildings may be any color. (5/98)

c. In no case shall the main color or the trim color of any structure be "florescent", "day-glo", or any similar bright color. (5/98)

6. Roof Lines - Roof lines shall establish a distinctive "top" to a building. When flat roofs are proposed, a cornice a minimum 12 inches high projecting a minimum 6 inches from the wall at the top of the wall or parapet shall be provided. (5/98)

7. Roof-mounted equipment – In a CM, CR, CO, EG or MU zone, all roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view from adjacent public streets. Solar heating panels are exempt from this standard. (5/98)

#### E. Accessory Structures

Accessory Structures including buildings, sheds, trash receptacles, mechanical devices, and other structures outside the main building, shall either be screened from view by the public by a hedge or fence, or painted the same color as the main color of the building. (5/98)

#### F. Alternative Design Solutions

Depending upon the applicable review process identified in this Zoning Ordinance, the Planning Commission or City Council may approve design alternatives to the development standards in this chapter, or approve them with conditions, if it finds the alternative design can meet the purpose and intent of this ordinance and be successfully applied to a particular property.

### **2.315.09 Determination of Conformance to Development Standards as Part of Building Permit Review**

The Zoning Administrator, or designee, during the normal course of reviewing a building permit application, shall include as part of that review, a determination of the proposal's conformance with the provisions of this chapter. Corrections may be noted on the plans, or required to be submitted as amended plans, to assure conformance to the standards or a design alternative, which was approved by the Planning Commission or City Council. Building plans shall not be approved unless there is conformance with the provisions of this chapter.

## **2.110 Commercial Mixed Use (Cm)**

### **2.110.01 Purpose**

The Commercial Mixed Use (CM) zone is the primary commercial zone within the City. The zone is specifically designed to promote development that combines commercial and residential uses. This zone will support transit use, provide new housing opportunities while allowing a full range of commercial retail, service and office uses. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. Parking may be shared between residential and commercial uses. Clusters of residential and commercial uses around landscaping features or parking areas can occur and are encouraged. The Commercial Mixed Use zone is suitable for the Commercial Plan designation. (5/98)

### **2.110.02 Permitted Uses**

The following uses, when developed under the applicable development standards in the Zoning Ordinance, are permitted in the CM zone:

- A. **One or more buildings with one or more dwelling units** or guest rooms, and/or, one or more other uses allowed in this section on a lot. (5/98)
- B. **Residential homes** and facilities. (5/98)
- C. **Child day care** service, including family day care provider. (5/98)
- D. **Public parks, playgrounds, community clubs** including swimming, tennis and similar recreational facilities, and other public and semi-public uses. (5/98)
- E. **Landscape** counseling and planning (0781). (5/98)
- F. **Offices** for any use listed in SIC Division C - Construction. (5/98)
- G. **Commercial printing** (275). (5/98)

H. **Transportation, Communication and Utilities.** (5/98)

1. **Public utility** structures and buildings. (5/98)
2. **Post office (43).** (5/98)
3. **Travel agency (4722).** (5/98)
4. **Communications (48).** (5/98)

I. **Retail Trade.** (5/98)

1. **Building materials, hardware, retail nurseries, and garden supply (52), BUT EXCLUDING mobile home dealers (527).** (5/98)
2. **General merchandise stores (53).** (5/98)
3. **Food stores (54).** (5/98)
4. **Automobile, recreational vehicle or trailer sales (55), BUT EXCLUDING gasoline service stations (554).** (5/98)
5. **Apparel and accessory stores (56).** (5/98)
7. **Furniture, home furnishings, and equipment stores (57).** (5/98)
8. **Eating and drinking places (58) except as provided in Section 2.108.04.C, below.** (5/98)
9. **Miscellaneous retail (59), BUT EXCLUDING fuel and ice dealers (598).** (5/98)
10. **Electrical and lighting shops and office machines and equipment stores.** (5/98)

- J. **Business, Professional and Social Services.** (5/98)
1. **Finance, insurance and real estate** (60, 61, 62, 63, 64, 65, 67). (5/98)
  2. **Hotels, motels and tourist courts** (701). (5/98)
  3. **Organization hotels and lodging houses** on membership basis (704). (5/98)
  4. **Personal services** (72) BUT EXCLUDING industrial launderers (7218). (5/98)
  5. **Business services** (73) BUT EXCLUDING disinfecting and exterminating services (7342). (5/98)
  6. **Parking lots** (7523) except as provided in Section 2.108.04.C, below. (5/98)
  7. **Miscellaneous repair services** (76). (5/98)
  8. **Motion pictures** (78), BUT EXCLUDING drive-ins (7838). (5/98)
  10. **Amusement and recreation** (79), BUT EXCLUDING golf courses (7992) and amusement parks (7996). (5/98)
  11. **Health services** (80), BUT EXCLUDING hospitals (806). (5/98)
  12. **Legal services** (81). (5/98)
  13. **Elementary and secondary schools** (8211). (5/98)
  14. **Correspondence schools and vocational schools** (824). (5/98)
  15. **Schools and educational services** not elsewhere classified (829). (5/98)

16. **Social services (83).** (5/98)
  17. **Museums, art galleries, botanical and zoological gardens (84).** (5/98)
  18. **Membership organizations (86).** (5/98)
  19. **Miscellaneous services (89).** (5/98)
- K. **Public Administration (91 - 97).** (5/98)
- L. **Child foster home for five or fewer children as a secondary use.**(6/99)

### **2.110.03 Special Permitted Uses**

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the CM zone:

- A. **Partitions**, subject to the provisions in Section 2.310. (5/98)
- B. **Subdivision**, subject to the provisions in Section 2.310. (5/98)
- C. **Planned unit development**, subject to the provisions in Section 2.311. (5/98)
- D. **Accessory structures and uses** prescribed in Section 2.203. (5/98)
- E. The following **special uses** subject to the applicable standards in Section 2.4:
  1. **Shared housing facilities (Section 2.403).** (5/98)
  2. **Zero side yard dwelling units (Section 2.404).** (5/98)
  3. **Home occupations (Section 2.407).** (5/98)
  4. **Bed and breakfast establishments (Section 2.408).** (5/98)

5. **Residential sales offices** (Section 2.409). (5/98)
6. **Public golf course** (7992) or membership recreation club having golf course (7997) (Section 2.410). (5/98)
7. **Boat and RV storage area** (Section 2.411) except as provided in Section 2.108.04.C, below. (5/98)
8. **House of Worship** (Section 2.423). (5/98)
9. **Recreational vehicle storage space** (Section 2.413) except as provided in Section 2.108.04.C, below. (5/98)
10. **Veterinary services** (074) (Section 2.414). (5/98)
11. **Funeral service and crematories** (726) (Section 2.415). (5/98)
12. **Used Merchandise Store** (Section 2.417)
13. **Adult entertainment business** (Section 2.418). (5/98)
14. **Service stations** (554) (Section 2.419) except as provided in Section 2.110.04.C, below. (5/98)
15. **Recreational vehicle parks** (7033) (Section 2.412) except as provided in Section 2.108.04.C, below. (5/98)
16. **Automobile services** (75) (Section 2.420) except as provided in Section 2.110.04.C, below. (5/98)
17. **Manufacturing and Assembly Facilities** (Section 2.421). (5/98)

18. **Wireless Telecommunications Facilities** (Section 2.427). (5/98)

**2.110.04 Conditional Uses**

The following uses may be permitted subject to obtaining a conditional use permit:

- A. **Craft Industries**, subject to the provisions in Section 2.421. (5/98)

**2.110.05 Use Restrictions**

No permitted or special permitted use shall in any way involve any of the following:

- A. Farm Use. (5/98)
- B. The rendering, processing, or cleaning of animals, fish, seafoods, fowl, poultry, fruits, vegetables, or dairy products for wholesale use. (5/98)
- C. The following uses are prohibited at the following locations: (1) From any property fronting on River Road or Chemawa Road in the following area: the west side of River Road between 5119 River Road on the north and Janet Avenue extended on the south; the east side of River Road between Claggett Street on the north and James Avenue on the south; and either side of Chemawa Road between Elizabeth Street on the west and Bailey Road on the east; and (2) Any property contained within the Area B as described in the Keizer Station Plan. This prohibition does not apply to any business facility, legally established as of the date of the adoption of this Ordinance, which as of that date has drive-through window facilities. (5/98)
1. Gasoline service stations (554). (5/98)
  2. Drive-Through windows or car service associated with eating and drinking places (58). (5/98)
  3. Vehicle sales and secondary repair. (5/98)
  4. Public utility structures and buildings. (5/98)

5. Recreational vehicle parks (7033). (5/98)
  6. Automobile parking not associated with an allowed use (752). (5/98)
  7. Automotive Dealers (55). (5/98)
  8. Automotive rental and leasing, without drivers (751). (5/98)
  9. Automotive repair shops (753). (5/98)
  10. Automotive services, except repair (754). (5/98)
  11. Utilities - secondary truck parking and material storage yard. (5/98)
- D. A limitation of the total floor area of specified uses applies to all of Area B – Retail Service Center of the Keizer Station Plan. A maximum total floor area of 25,000 square feet shall apply to the uses identified in Sections 2.110.02 (I) and 2.110.03 (E)(12) – (14).

**2.110.06 Dimensional Standards**

A. Minimum Lot Dimension and Height Requirements

DIMENSION	Single Family	Duplex or Multi-Family	Commercial	Mixed Use
Lot Size	4,000 sq. ft. (1)	6,000 sq. ft. (2)	None (3)	None (3)
Average Width	40 feet	50 feet	None	None
Average Depth	70 feet	80 feet	None	None
Maximum Height	35 feet	50 feet	50 feet	50 feet

*(1) A single family dwelling attached on one side has a minimum lot area of 3500 square feet, and a single family dwelling attached on both sides has a minimum lot area of 3000 square feet. (5/98)*



(2) Multi-family development must comply with the density standard in Section 2.107.06. (5/98)

(3) Parcel size shall be adequate to contain all structures within the required yard setbacks and, where applicable, comply with residential density standards in Section 2.107.06. (5/98)

**B. Minimum Yard Setback Requirements**

SETBACKS	Single Family or Duplex	Multi-Family	Commercial	Mixed Use
Front	10 feet	10 feet	10 feet	10 feet
Side	5 feet (1)	(3)	(3)	(3)
Rear	(2)	(3)	(3)	(3)
Street-side (4)	10 feet	10 feet	10 feet	10 feet
Garage entrance (5)	20 feet (5)	20 feet (5)	20 feet (5)	20 feet (5)

(1) Zero side yard dwelling units are subject to the setback provisions in Section 2.404. (5/98)

(2) The rear yard setback shall be as follows: 14 feet for a 1-story home, 20 feet for a 2-story home. (5/98)

(3) The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. For the CM zone, the rear yard setback is 0 feet. (5/98)

(4) Setbacks are measured from property lines, not easement lines. However, no structure shall be placed any closer than five feet from the edge of an access easement or 20 feet from the right-of-way of an arterial or collector street. (5/98)

(5) The garage entrance setback shall be measured from the property line or edge of private access easement to the entrance of the garage. The centerline of the driveway shall be measured if the driveway to the garage entrance is not perpendicular to the property line or private access easement. In no case shall a garage be set back less than the minimum front, side, and rear setbacks. (5/98)

**2.110.07 Development Standards**

All development in the CM Zone shall comply with the applicable provisions of this Ordinance. The following includes referenced items as well as additional development requirements. If a conflict exists with a specific standard found in this section and a

standard found elsewhere in this Ordinance, the standard in this section shall govern.

(5/98)

**A. Off-street parking:**

1. Parking shall be as specified in Section 2.303. In the event that on-street parking is provided, on-street parking that abuts the property can be used to meet the standard. (5/98)
2. No off-street parking is required for uses above the ground floor. (5/98)
3. The off-street parking requirement for residential uses is one space per unit. (5/98)
4. If mixed uses on the ground floor exhibit peak parking demand at different times, the resulting parking requirement is limited to the number of spaces generated at the highest combined peak demand at any one particular time. (For example, if there is a movie theater exhibiting peak parking demand between 7:00 and 10:00 PM with a total requirement of 100 spaces, and a pet store exhibiting peak demand between 1:00 and 5:00 PM with a requirement of 50 spaces, the total requirement for the building would be 100 spaces.)

**B. Subdivisions and Partitions.** Land divisions shall be reviewed in accordance with the provisions of Section 2.310. (5/98)

**C. Yards and Lots.** Yards and lots shall conform to the standards of Section 2.312. (5/98)

**D. Signs.** Signs shall conform to the requirements of Section 2.308. (5/98)

**E. Accessory Structures:** Accessory structures shall conform to requirements in Section 2.313. (5/98)

**F. Storage, Trash, and Service Functions:** Storage areas, trash, recycling, utilities and other service functions shall be located within the main structure if possible. If any of the above functions are located outside the main structure, the area containing the function must be screened with a solid, durable structure that is architecturally related to the building. *(5/98)*

**G. Landscaping-General:** All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 2.309.

1. The minimum landscaped area requirements shall be as follows:

Commercial development:	10%
Mixed commercial and residential development:	15%
Residential development:	20%

2. Properties located within Area B as defined in the Keizer Station Plan shall have a 20-foot landscape buffer along all property lines adjacent to any residential zone. Landscape and buffer requirements shall be met as defined in the Keizer Station Plan.

**H. Landscaping-Parking Lots:** One tree shall be provided for every eight parking spaces in parking lots. The trees shall be dispersed throughout the parking lot in minimum four by four foot planters located between parking spaces. *(5/98)*

**I. Lot Coverage:** The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows: *(5/98)*

	<u>Max.</u>	<u>Min</u>
Commercial development:	90%	50%
Mixed commercial and residential development:	85%	50%
Residential development:	80%	50%

- J. Density: The maximum residential density shall be 24 units per acre and minimum residential density shall be 8 units per acre. Developments limited exclusively to residential uses and containing less than 8 dwelling units per acre are allowed if they comply with the following: (5/98)
1. No more than 50% of the property shall be occupied. The occupied area shall include all buildings, accessory structures, driveways, parking and required landscaping. (5/98)
  2. The remaining undeveloped portion of the property shall be in one contiguous piece. Access to a public street, in conformance with Ordinance requirements, shall be available. The undeveloped portion shall have sufficient width and depth to be developed for additional residential, or commercial, uses. (5/98)

#### **2.110.08 Design Standards**

All development in the CM Zone shall comply with the applicable design standards described below:

- A. Building Design Standards.** Primary buildings shall comply with the following design standards: (5/98)
1. Design Standards - Unless specifically modified by provisions in this Section, buildings located within the CM zone shall comply with the following standards: (5/98)
    - a. Single family homes shall comply with the design standards in Section 2.314. (5/98)
    - b. Multi-family buildings and non-residential structures shall comply with the provisions in Section 2.315 - Design Standards. (5/98)

**B. Circulation** - Circulation standards apply for projects that are applicable and are developed within the River and Chemawa Specific Area boundaries. As stated in the Specific Plan: (5/98)

1. Streets - New streets shall conform to the street sections depicted in Figure 10 in the Specific Plan. In cases where the right-of-way varies, the sidewalk may need to be provided in an easement or private property. New Streets shall be provided in accordance with the Circulation Plan (Figure 9 in the Specific Plan). (5/98)
2. Internal Driveway Connections - Where possible, internal parking lot driveways shall be designed to connect from parcel to parcel to allow travel through the site without the need to access a public street. (5/98)
3. Pedestrian Ways - Where indicated on the Development Plan and Circulation Plan in the Specific Plan Specific Plan, 10 foot wide pedestrian pathways shall be provided across development parcels. The pathways shall be improved with distinctive paving material that differentiates the pathway from any adjoining parking area. Where crossing parking area, the pathways shall be raised and shall include a minimum two feet landscape planter between the pathway and the adjoining parking lot. (5/98)
4. Pedestrian Connections - Pedestrian walkways shall be provided between buildings and the public right-of-way. Walkways shall be provided between adjoining commercial buildings when not connected by a public sidewalk. Walkways shall be not less than five feet in width and shall be constructed of concrete or similar material that is clearly distinguished from parking area pavement. (5/98)

## **2.107 Mixed Use (Mu)**

### **2.107.01 Purpose**

The Mixed Use (MU) zone promotes development that combines commercial and residential uses in a single building or complex. This zone will allow increased development on busier streets without fostering a strip commercial appearance. The zone encourages the formation of neighborhood "nodes" of activity where residential and commercial uses mix in a harmonious manner. This development type will support transit

use, provide a buffer between busy streets and residential neighborhoods, and provide new housing opportunities in the City. (5/98)

The emphasis of the nonresidential uses is primarily on locally-oriented retail, service, and office uses. Commercial development will consist primarily of businesses on the ground floor with housing on upper stories. Clusters of residential and commercial uses around landscaping features or parking areas will also occur. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. Parking may be shared between residential and commercial uses. (5/98)

The Mixed Use zone is suitable for the Medium Density Residential, Medium-High Density Residential and Mixed Use Comprehensive Plan designations. (5/98)

### **2.107.02 Permitted Uses**

The following uses, when developed under the applicable development standards in the Zoning Ordinance, are permitted in the MU zone:

- A. **One or more buildings with one or more dwelling units** or guest rooms on a lot. (5/98)
- B. **One or more buildings with one or more dwelling units** or guest rooms and one or more other uses allowed in this section on a lot. (5/98)
- C. **Residential homes** and facilities. (5/98)
- D. **Child day care service**, including family day care provider. (5/98)
- E. **Public parks, playgrounds, community clubs** including swimming, tennis and similar recreational facilities, and other public and semi-public uses. (5/98)
- F. **Public or private utility substation**, but excluding electrical substation. (5/98)
- G. **Landscape counseling and planning (078)**. (5/98)
- H. **Transportation, Utilities and Communication**. (5/98)
  - 1. **Travel agency (4722)**. (5/98)
  - 2. **Communication (48)** BUT EXCLUDING communication services, not elsewhere classified (489). (5/98)
  - 3. **Public utility** structures and buildings. (5/98)
- I. **Retail Trade**: The following retail commercial uses are allowed:
  - 1. **General merchandise stores** provided all display is within a building and further provided the gross floor area shall not exceed 10,000 square feet (53). (5/98)

2. **Food stores** provided all display is within a building and further provided the gross floor area shall not exceed 10,000 square feet (54). (5/98)
3. **Apparel and accessory stores** and further provided the gross floor area shall not exceed 10,000 square feet (56). (5/98)
4. **Home furnishing, appliance and equipment stores** provided all display is within a building and further provided the gross floor area shall not exceed 10,000 square feet (57). (5/98)
5. **Eating and drinking places** and further provided the gross floor area shall not exceed 10,000 square feet (58). (5/98)
6. **Retail, miscellaneous** provided all display is within a building and further provided the gross floor area shall not exceed 10,000 square feet (59) BUT EXCLUDING non-store retailers (596) and fuel and ice dealers (598). (5/98)

J. **Business, Professional and Social Services:** The following business and professional and service oriented uses are allowed:

1. **Finance, insurance and real estate** (60, 61, 62, 63, 64, 65, 67). (5/98)
2. **Hotels, motels and lodging facilities** (701). (5/98)
3. **Personal services** (72) BUT EXCLUDING: power laundries, family and commercial (7211), linen supply (7213), dry cleaning plants, except rug cleaning (7216), carpet and upholstery cleaning (7217); and industrial launders (7218). (5/98)
4. **Business services** (73) BUT EXCLUDING disinfecting and exterminating services (7342), building and cleaning services (7349), and equipment rental (735). (5/98)
5. **Watch, clock and jewelry repair** (763). (5/98)
6. **Recreational or athletic clubs.** (5/98)
7. **Health services** (80) BUT EXCLUDING hospitals (806). (5/98)
8. **Legal services** (81). (5/98)
9. **Miscellaneous services** (89). (5/98)
10. **Community or neighborhood clubs.** (5/98)
11. **Parking lots.** (5/98)

K. **Public administration** (91 - 97). (5/98)

**2.107.03 Special Permitted Uses**

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the MU zone:

- A. **Partitions**, subject to the provisions in Section 2.310. (5/98)
- B. **Subdivision**, subject to the provisions in Section 2.310. (5/98)
- C. **Planned unit development**, subject to the provisions in Section 2.311. (5/98)
- D. **Accessory structures** and uses prescribed in Section 2.203.02. (5/98)
- E. The following special uses subject to the applicable standards in Section 2.4:
  - 1. **Shared housing facilities** (Section 2.403). (5/98)
  - 2. **Zero side yard dwelling** units (Section 2.404). (5/98)
  - 3. **Home occupations** (Section 2.407). (5/98)
  - 4. **Bed and breakfast** establishments (Section 2.408). (5/98)
  - 5. **Residential sales offices** (Section 2.409). (5/98)
  - 6. **Public golf course** (SIC 7992) or membership recreation club having golf course (SIC 7997) (Section 2.410). (5/98)
  - 7. **Boat and RV storage** area (Section 2.411). (5/98)
  - 8. **House of Worship** (Section 2.423). (5/98)
  - 9. **Recreational vehicle storage** space (Section 2.413). (5/98)
  - 10. **Electrical substations** (Section 2.426). (5/98)
  - 11. **Wireless Telecommunications Facilities** (Section 2.427). (5/98)
  - 12. **Transit Station (Section 2.429)** (CC 09-09-02)

#### **2.107.04 Conditional Uses**

The following uses may be permitted subject to obtaining a conditional use permit:

- A. **Craft Industries**, subject to the provisions in Section 2.421. (5/98)

#### **2.107.05 Use Restrictions**

No permitted or special permitted use shall in any way involve any of the following:

- A. **Farm Use**. (5/98)
- B. The rendering, processing, or cleaning of animals, fish, seafoods, fowl, poultry, fruits, vegetables, or dairy products for wholesale use. (5/98)



- C. Any outdoor display or storage of merchandise or materials. <sup>(5/98)</sup>
- D. A limitation of the total floor area for specified uses applies to all of Area C – Keizer Station Center of the Keizer Station Plan. A maximum total floor area of 65,000 square feet shall apply to the uses identified in Sections 2.107.02 (F), (G), (H), (I), (J), and (K).

**2.107.06 Dimensional Standards**

A. Minimum Lot Dimension and Height Requirements

DIMENSION	Singe Family	Duplex or Multi-Family	Commercial	Mixed Use
Lot Size	4,000 sq. ft. (1)	6,000 sq. ft. (2)	None (3)	None (3)
Average Width	40 feet	50 feet	None	None
Average Depth	70 feet	80 feet	None	None
Maximum Height	35 feet	50 feet	50 feet	50 feet

- (1) *A single family dwelling attached on one side has a minimum lot area of 3500 square feet, and a single family dwelling attached on both sides has a minimum lot area of 3000 square feet.* <sup>(5/98)</sup>
- (2) *Multi-family development must comply with the density standard in Section 2.105.05.* <sup>(5/98)</sup>
- (3) *Parcel size shall be adequate to contain all structures within the required yard setbacks and, where applicable, comply with residential density standards in Section 2.106.06.* <sup>(5/98)</sup>

B. Minimum Yard Setback Requirements

SETBACKS	Single Family or Duplex	Multi-Family	Commercial	Mixed Use
Front	10 feet	10 feet (1)	10 feet (1)	10 feet (1)
Side	5 feet (2)	(4)	(4)	(4)
Rear	(3)	(4)	(4)	(4)
Street-side (4)	10 feet	10 feet	10 feet	10 feet
Garage entrance (5)	20 feet	20 feet	20 feet	20 feet

- (1) *For all MU zoned property fronting Cherry Avenue south of Mambrin Drive the minimum setback shall be 5 feet and the maximum shall be 10 feet for yards adjacent to Cherry Avenue. The maximum setback shall apply to the primary wall of the building. Indentations in the primary wall, such as alcoves, courtyards, etc. have no maximum setback.* <sup>(5/98)</sup>
- (2) *Zero side yard dwelling units are subject to the setback provisions in Section 2.404.* <sup>(5/98)</sup>

- (3) *The rear yard setback shall be as follows: 14 feet for a 1-story home; 20 feet for a 2-story home.* (5/98)
- (4) *The rear and side yard setbacks adjacent to a residential zone shall be no less than the minimum rear yard setback of the zone on the adjacent property. In no case shall the setback be less than 10 feet, except there is no required setback adjacent to a non-residential zone.* (5/98)
- (5) *Setbacks are measured from property lines, not easement lines. However, no structure shall be placed any closer than five feet from the edge of an access easement or 20 feet from the right-of-way of an arterial or collector street.* (5/98)
- (6) *The garage entrance setback shall be measured from the property line or edge of private access easement to the entrance of the garage. The centerline of the driveway shall be measured if the driveway to the garage entrance is not perpendicular to the property line or private access easement. In no case shall a garage be set back less than the minimum front, side, and rear setbacks.* (5/98)

### **2.107.07 Development Standards**

All development in the MU Zone shall comply with the applicable provisions of this Ordinance. The following includes referenced items as well as additional development requirements:

- A **Off Street Parking:** Parking shall be as specified in Section 2.303. (5/98)
- B **Design Standards** - Unless specifically modified by provisions in this Section, buildings located within the MU zone shall comply with the following standards: (5/98)
  - 1 Single family homes shall comply with the design standards in Section 2.314. (5/98)
  - 2 Residential structures with four or more attached dwelling units and non-residential structures shall comply with the provisions in Section 2.315 - Development Standards. (5/98)
  - 3 For MU zoned property fronting Cherry Avenue south of Mambrin Drive; residential use shall occupy no less than 35% and no more than 65% of the building floor area on any property. (5/98)
- C **Subdivisions and Partitions:** Land divisions shall be reviewed in accordance with the provisions of Section 2.310. (5/98)
- D **Yards and Lots:** Yards and lots shall conform to the standards of Section 2.312. (5/98)
- E **Signs:** Signs shall conform to the requirements of Section 2.308. (5/98)
- F **Accessory Structures:** Accessory structures shall conform to requirements in Section 2.313. (5/98)

**G Landscaping:** All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 2.309. The minimum landscaped area requirements shall be as follows: (5/98)

Commercial development: 15%  
Mixed commercial and residential development: 20%  
Residential development: 25%

**H Lot Coverage:** The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows: (5/98)

Commercial development: 85%  
Mixed commercial and residential development: 80%  
Residential development: 75%

**I Density:**

1. For property zoned MU as identified in the Keizer Station Plan, the minimum density for subdivisions, partitions, multi-family or any residential development shall be a minimum 8 units per acre and a maximum 24 units per acre, except there shall be no minimum residential density requirement for multi-family development within a mixed use building.
2. The minimum density for multi-family development shall be 8 units per acre; the maximum density shall be 24 units per acre, except there shall be no minimum residential density requirement for multi-family development within a mixed use building. (5/98)

## **2.429 Transit Station**

A Transit Station functions as a major transfer point for transit passengers between various transportation modes. The Transit Station site provides for the exclusive or priority operations of transit vehicles. A Transit Station is a significant element of the transportation system because it increases transit connections between a variety of destinations.

Where permitted as a special use, a transit stations shall meet the following additional use and development standards.

- A. The applicant shall submit a plan that includes at a minimum:
1. Justification of the area required for the use;
  2. The need for the facility at the proposed location;
  3. If a park-and-ride facility is proposed, justification of the lot area, number of spaces and any accessory facilities; and
  4. Traffic impact with proposed measure to mitigate the impact on surrounding properties and streets.

- B. The applicant shall submit a plan that includes at a minimum:
  - 1. Adequate auto parking areas;
  - 2. Passenger waiting areas;
  - 3. Separate drop-off and pick-up area;
  - 4. Bicycle parking and connecting facilities; and
  - 5. Access to transit vehicles.
  
- C. A Transit Station shall have access to a major collector, arterial or limited access road.

## **2.113 INDUSTRIAL BUSINESS PARK (IBP)**

### **2.113.01 Purpose and Uses**

- A. Purpose. The IBP zone is intended to provide for high quality light industrial and office parks with related commercial uses. It sets high design standards focusing on visual aesthetics, while providing a framework for the marketplace to work within creating vibrant, economically viable commerce centers. (5/98)
  
- B. Classification of Uses: Most permitted, special, and conditional uses are classified with reference to the Standard Industrial Classification (SIC), Manual, Numbers in parenthesis following a use designation indicate that the use is listed and described under the number in the SIC. Where particular activities otherwise included under a SIC category are excluded from the permitted, a special, or conditional uses, those particular activities are listed, preceded by the words, "BUT EXCLUDING" following the more general category from which they are excluded. Particular activities thus excluded may or may not be listed in other sections of this chapter. The IBP zone may be utilized in conjunction with overlay zones, such as the AC (Activity Center) overlay zone used within the ~~Chemawa Activity Center~~ Keizer Station Plan, which may include use and development standards which are more restrictive than those found in this chapter. (5/98)

### **2.113.02 Permitted Uses. (5/98)**

The following uses, when developed under the general development standards in this zoning code applicable to the IBP district and to all such uses, generally, are permitted in the IBP district:

- A. **Agriculture forestry and fishing;**
  - 1. Agricultural production-crops (01). (5/98)
  
- B. **Manufacturing;**
  - 1. Grain mill products. (5/98)
  - 2. Bakery products. (5/98)

3. Beverages. (5/98)
4. Miscellaneous food preparations and kindred products. (5/98)
5. The manufacture of meat products but excluding both meat packing plant and any on site abattoirs and slaughtering, rendering of fats, processing of hides and maintenance of live animals or fowl. (5/98)
6. Textile mill products. (5/98)
7. Apparel and other finished products made from fabrics and similar products. (5/98)
8. Wood kitchen cabinets. (5/98)
9. Nailed and lock corner wood boxes and shooks. (5/98)
10. Wood products, not elsewhere classified. (5/98)
11. Furniture and fixtures. (5/98)
12. Paperboard containers and boxes. (5/98)
13. Printing, publishing, and allied industries. (5/98)
14. Drugs. (5/98)
15. Soaps detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations. (5/98)
16. Miscellaneous plastic products. (5/98)
17. Leather and leather products BUT EXCLUDING leather tanning and finishing. (5/98)
18. Glass products, made of purchased glass. (5/98)
19. Pottery and related products. (5/98)
20. Metal cans and shipping containers. (5/98)
21. Cutlery, hand tools, and general hardware. (5/98)
22. Heating equipment, except electric and warm air, and plumbing fixtures. (5/98)
23. Fabricated structural metal products. (5/98)
24. Screw machine products, and bolts, nuts, screws, rivets, and washers. (5/98)

25. Metal forgings and stampings. (5/98)
  26. Metalworking machinery and equipment. (5/98)
  27. Special industry machinery, except metalworking machinery. (5/98)
  28. Pumps and pumping equipment. (5/98)
  29. Office, computing, and accounting machines. (5/98)
  30. Electrical and electronic machinery, equipment, and supplies. (5/98)
  31. Transportation Equipment. (5/98)
  32. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks. (5/98)
  33. Miscellaneous manufacturing industries. (5/98)
- C. **Transportation, communications, electric, gas, and sanitary services;**
1. Motor freight transportation and warehousing. (5/98)
  2. Communication. (5/98)
  3. Public Utility Structures and Buildings. (5/98)
- D. **Wholesale trade-nondurable goods** BUT EXCLUDING poultry and poultry products, livestock, farm-product raw materials, not elsewhere classified, chemicals and allied products, tobacco and tobacco products, and nondurable goods, not elsewhere classified. (5/98)
- E. **Wholesale trade-durable goods** BUT EXCLUDING automobiles and other motor vehicles, lumber and other construction materials, coal and other minerals and ores, construction and mining machinery and equipment and scrap and waste materials. (5/98)
- F. The uses (b) through (e), excluding c) iii) shall:
1. Be within an enclosed building; and
  2. Permit retail sales of products manufactured on the site. (5/98)
- G. **Services**
1. Computer and data processing services. (5/98)
  2. Research and development laboratories. (5/98)

3. Management, consulting, and public relations services. (5/98)
  4. Noncommercial educational, scientific, and research organizations. (5/98)
- H. **Public administration;**
1. Fire protection. (5/98)
- I. **Office Uses;**
1. Any use allowed in Section 2.108, Commercial Office excluding those residential uses listed in 2.108.02.A, B, C, PP, and RR. (5/98)
- J. **Retail trade;**
1. Eating and drinking places. (5/98)
- K. **Finance, Insurance, and Real Estate;**
1. Commercial and Stock Savings Banks. (5/98)
  2. Mutual Savings Bank. (5/98)
  3. Savings and Loan Associations. (5/98)
  4. Personal Credit Institutions. (5/98)
- L. **Services**
1. Hotels, motels, and tourist courts. (5/98)
  2. Child daycare services. (5/98)
  3. Membership sports and recreation clubs. (5/98)
  4. Amusement and recreation (79), BUT EXCLUDING golf courses (7992) and amusement parks (7996). (5/98)
  5. Public and private sports facilities including but not limited to stadiums, arenas, ice rinks, parks, and aquatic facilities. (5/98)
  6. Miscellaneous services. (5/98)
- M. **Transit stop shelters. (5/98)**
- N. **Flexible Space Uses**
1. The following uses, when restricted, developed, and conducted as required in subsection 2 below, are permitted in the IBP district

- a. Food Stores (54). (5/98)
  - b. Apparel and Accessory Stores (56). (5/98)
  - c. Furniture, Home Furnishings and Equipment Stores (57). (5/98)
  - d. Miscellaneous Retail; BUT EXCLUDING used merchandise stores (59). (5/98)
  - e. Business Services. (5/98)
  - f. Miscellaneous Repair Services. (5/98)
2. In the Keizer Station Plan where Flexible Space uses are to be developed within the IBP district, the following development limits apply;
- a. No single building shall be more than 25,000 square feet in area, with no more than 10,000 square feet to be utilized for any individual use listed in subsection (a)(i)-(iv). (5/98)
  - b. The aggregate floor area for uses devoted to food stores (54), apparel and accessory stores (56), furniture, home furnishings, and equipment stores (57), and miscellaneous retail (59) shall not exceed two percent of the total land area in the IBP district. "IBP district" is defined as contiguous, IBP zoned property including any internal public streets. (5/98)
  - c. The area developed in all flexible space uses shall in the aggregate not exceed 30 percent of the gross area of the IBP district. (5/98)
  - d. Any outdoor storage area shall:
    - i. Be no more than 3,000 square feet per building and shall not be aggregated with the storage of another building;
    - ii. Be enclosed with a sight-obscuring fence or wall;
    - iii. Have at least one side conterminous with the building that it serves;
    - iv. Have no opening within fifty feet and visible from any property boundary; and
    - v. Meet the other applicable requirements of this ordinance. (5/98)
  - e. Loading doors shall have no opening within seventy five feet and visible from any street or property boundary. (5/98)



- f. Buildings fronting a street and within fifty feet of an abutting property shall have glass frontage not less than thirty-five percent of the area of the street front wall. (5/98)
- g. All buildings shall be capable of development as flexible industrial space. (5/98)

N. **Wireless Telecommunications Facilities** (Section 2.427). (5/98)

**2.113.03 Prohibited Uses. (5/98)**

Within any IBP district, no building, structure, or land shall be used, erected, structurally altered, or enlarged for any use not permitted under this chapter. (5/98)

**2.113.04 Industrial Performance Standards. (5/98)**

In an IBP district no land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulation, local ordinance, and state and federal law. (5/98)

**2.113.05 Development Standards**

A. **Design Standards** – Unless specifically modified by provisions in this Section, buildings located within the IBP zone shall comply with the Development Standards in Section 2.315. (5/98)

B. **Location Standards.** (5/98)

1. Each IBP district shall have direct access onto an arterial or collector street. (5/98)
2. Access to a local street abutting the district shall not be permitted from any lot within the IBP district; except that, access may be permitted to a local street if 75 percent of the property is zoned industrial or designated industrial in the Keizer Comprehensive Plan along both sides of the street for a distance of 600 feet from the center line of a proposed access in both directions along the street, or for the distance from said centerline to the next intersecting arterial or collector street in both directions, whichever is less. (5/98)
3. Calculation of the percent of industrial property shall be based upon the street frontage of properties having frontage on the local street within the described distance of the centerline of the proposed access. (5/98)
4. The Zoning Administrator may require street right-of-way and improvements for streets abutting or within the IBP district in accordance with the Development Code, except that for local streets to which access is not allowed under 2. above, the Zoning Administrator may only require right-of-way dedication, and not improvements. (5/98)

- C. **Height.** Within the IBP district buildings and structures erected, altered or enlarged shall not exceed 100 feet in height, except for the area within 50 feet of any residential zone where the maximum height shall be 15 feet. (5/98)
- D. **Lot Area and Dimensions.** There are no minimum lot area requirements in an IBP district. (5/98)
- E. **Yards Adjacent to Streets.** Within an IBP district:
1. Along the full extent of each lot line adjacent to a street, there shall be a required yard 20 feet in depth. (5/98)
  2. Setbacks for accessory building and structures, except fences, shall be the same as for primary buildings. (5/98)
  3. No parking will be allowed in required yards. (5/98)
  4. No buildings or structures except transit shelters approved by the Salem Area Transit District shall be permitted in a required yard adjacent to a street. (5/98)
- F. **Yards Adjacent to Other Districts.** (5/98)
1. Where an IBP district within the ~~Chemawa Activity Center~~ Keizer Station Plan abuts any other district, except another "I" district, directly or across an alley, there shall be a required yard 40 feet in depth adjacent to the lot line separating the IBP district from the abutting district. (5/98)
  2. Where an IBP district not within the ~~Chemawa Activity Center~~ Keizer Station Plan abuts any other district, except another "I" district, directly or across an alley, there shall be a required yard 15 feet in depth plus 1 foot of depth for each foot of building height over 10 feet, adjacent to the lot line separating the IBP district from the abutting district. (5/98)
  3. Where an IBP district within the ~~Chemawa Activity Center~~ Keizer Station Plan abuts another "I" district, directly or across an alley, there shall be a required yard 20 feet in depth adjacent to the lot line separating the IBP district from the abutting district. (5/98)
  4. No buildings or structures shall be permitted in a required yard adjacent to an abutting district. (5/98)
  5. All parking shall be set back at least 20 feet from the lot line separating the IBP district from the abutting district. (5/98)
  6. Driveways shall be set back at least 20 feet from the lot line separating the IBP district from the abutting district, except where the driveway provides direct access to the abutting property or to a street. (5/98)

- G. **Side and Rear Yards.** Notwithstanding Section 2.113.05.F, There are no side or rear yard requirements in the IBP district except:
1. As may be required for a yard adjacent to another district as defined above. (5/98)
  2. Where a side or rear yard is not required but is provided it shall:
    - a. Be at least ten feet in depth;
    - b. Not include buildings, structure, parking or driveways; and
    - c. Be landscaped. (5/98)
  3. Driveways and accessways shall set back at least ten feet from the internal property lines, except where the driveway or accessway provides direct access to an adjacent street, or where a common driveway is provided along a lot line between two separately owned properties. In case of the latter exception, at least ten feet of landscaped yard shall exist parallel and along each side of the common driveway. (5/98)
- H. **Lot Coverage.** Each lot within an IBP district shall have a least 20 percent of its gross area landscaped; that portion of the required yards, which are landscaped, may be included in the calculation to meet the 20 percent landscaped area. (5/98)
- I. **Open Storage**
1. Open storage of materials and equipment is prohibited in required yards, but is otherwise permitted provided that such storage is enclosed with a sight-obscuring fence, wall or berm at least six feet in height, or a sight obscuring hedge no less than four feet in height and capable of obtaining a height of six feet within two years, any of which shall be located on the property at the required set back line in the same manner as if such berm, fence, wall, or hedge were a building. (5/98)
  2. Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area. (5/98)
- J. **Landscaping**
1. Landscaping shall meet the requirements of the Keizer Development Code as well as the following requirements. (5/98)
  2. Required yards shall include the following plant materials. (5/98)

**Number of Plant Units or Square Feet of Living Ground Cover  
Per 1000 Square Feet of Landscaped yard**

Plant Type	Boundary of IBP District	Other Locations
Trees	2	1
Shrubs	5	3
Evergreens and Conifers	1	
Living Ground Cover	500 sq. ft.	500 sq. ft.

3. Plant units shall be distributed not less than two units per each 100 linear feet of boundary or lot line and each ten feet of depth. (5/98)
4. Plant units meeting the above standards shall also be planted and maintained in any planting strip or area within the public right of way adjacent to a use. Trees within the planting strip shall be in conformance with City standards for street trees. (5/98)

K. **Off-Street Parking and Loading.** Within an IBP district all uses shall meet the requirements of the Parking Chapter of the Keizer Development Code as well as the additional requirements of this section:

1. Parking

- a. All parking shall be set back at least ten feet from all interior property lines. (5/98)
- b. Transit stop(s) approved, as to location, design and construction, by the Keizer Area Transit District may satisfy five percent of the parking space requirements for building sites located within 400 feet of any such transit stop(s). (5/98)
- c. A ride sharing program approved by the Director of Public Works may satisfy five percent of the parking space requirements. (5/98)
- d. Bicycle parking at a ratio of one bicycle space for each twenty vehicle parking spaces may satisfy three percent of the parking space requirements. (5/98)

2. Loading

- a. All loading spaces shall be screened from adjacent property by a sight-obscuring fence, wall, hedge, or berm at least four feet in height. (5/98)
- b. Loading docks and loading doors shall be screened from the street by landscaping and shall be offset from driveway openings. (5/98)

- L. **Lighting.** Exterior lights fixtures shall be so located and designed that the light source, viewed by an observer five feet above the ground and five feet outside the boundary of the IBP district, shall within 50 feet of the base of the light standard be either:
  - 1. Completely shielded from direct view, or. (5/98)
  - 2. Not greater than five foot candles. (5/98)

## **2.125 Activity Center Overlay Zone (Aco)**

### **2.125.01 Purpose**

The ACO (ACTIVITY CENTER OVERLAY) zone is adopted to implement the policies of the Comprehensive Plan for Activity Centers which include provisions for a mixture of intensive land uses emphasizing employment opportunities, transit and pedestrian facilities, and circulation. (5/98)

### **2.125.02 Application**

The provisions of this Section apply to Activity Centers as identified in the Comprehensive Plan. (5/98)

### **2.125.03 Uses**

Uses allowed in an Activity Center shall be as specified in the underlying district.

### **2.125.04 General Development Standards**

All development within an Activity Center is subject to City review as provided in Chapter 3.101, and shall also include the following factors:

- A. Activity Center Design Plan. All new developments and expansions of existing developments shall comply with the adopted activity center design plan for each Activity Center. (5/98)
- B. Site Master Plan. Developments in an activity center shall be required to submit a master plan for approval as part of the application process. The elements of such master plan shall include, but are not limited to, the following: (5/98)
  - 1. A master plan map showing the location of land uses, open spaces, and pedestrian and vehicular circulation and a written explanation showing how these features achieve the purpose of the activity center design plan. (5/98)
  - 2. For any project for which the projected average daily traffic will exceed 250 vehicle trips per day, in accordance with the Institute of Traffic Generation Manual, a traffic impact analysis will be required and a written explanation how negative impacts will be mitigated. (5/98)

### **2.125.05 Keizer Station Plan Development Standards – IBP Zone**

All development within the Keizer Station Activity Center, which is zoned Industrial Business Park (IBP) shall be subject to the following additional requirements.

A. Specific Use Restrictions. A limitation of the total floor area of specified IBP uses applies to all of Area A – Sports Center and Area D – Commerce Center of the Keizer Station Plan. The uses identified in Sections 2.113.02 (J) and (N) shall be subject to the following total floor area limitations:

1. 15,000 square feet in Area A - Sports Center; and
2. 70,000 square feet in Area D – Commerce Center..

B. Flexible Space Uses.

The following uses, when restricted, developed, and conducted as required in Section 2.113.02 N. 2. are also permitted in the IBP district:

1. Within Area A “Sports” of the Keizer Station Plan boundary:
  - a. Recreational Vehicle Parks and Campsites (7033), provided, however, that such uses are not subject to the limitation in Section 2.113.02 N. 2. (c).
2. Within Area D of the Keizer Station Plan boundary:
  - a. General Merchandise Stores (5399).
  - b. Gasoline Service Stations (554) in accordance with Section 2.419.

#### **2.125.06 Keizer Station Plan Prohibited Uses – IBP and EG Zones**

The following uses are prohibited on properties within the Keizer Station Plan boundary, which are zoned IBP or EG:

- A. Manufacturing of grain mill products (204)
- B. Manufacturing of biological products, except diagnostic substances (2836)
- C. Soaps, detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations (284)
- D. Miscellaneous plastic products (308)
- E. Motor freight transportation and warehousing (42)

#### **2.125.07 Conditions of Approval**

The City may attach conditions to any development within an Activity Center to achieve the following objectives:

- A. **Transit Orientation.** The development shall emphasize transit usage by residents, employees and customers. This may require: (5/98)

1. Orienting building and facilities towards transit services. (5/98)
2. Minimizing transit/auto conflicts. (5/98)
3. Encouraging transit supportive uses. (5/98)
4. Minimizing walking distance to transit stops. (5/98)
5. Avoiding excess parking areas. (5/98)
6. Encouraging shared parking and structures or understructure parking. (5/98)

**B. Pedestrian/Bicycle Circulation.** The development shall facilitate pedestrian/bicycle circulation. This may require: (5/98)

1. Providing efficient, convenient, and continuous pedestrian and bicycle transit circulation systems, linking developments with the Activity Center facilities, and surrounding development. (5/98)
2. Separating auto and truck circulation and activities from pedestrian areas. (5/98)
3. Pedestrian-oriented design. (5/98)
4. Pedestrian amenities. (5/98)
5. Bicycle parking. (5/98)
6. Outdoor lighting. (5/98)

**C. Coordination.** Coordination of development within an Activity Center area. This may require: (5/98)

1. Continuity and/or compatibility of landscaping, circulation, access, public facilities, and other improvements. (5/98)
2. Siting and orientation of land uses. (5/98)
3. Frontage roads or shared access. (5/98)

**D. Compatibility.** Developments within the Activity Center should be compatible with, and complement the surrounding neighborhood. This may require: (5/98)

1. Sensitive use of landscaping, building heights, building scale, materials, lighting, circulation systems, and architectural features. (5/98)
2. Buffering of adjacent residential uses. (5/98)

## 2.114 GENERAL INDUSTRIAL (IG)

### 2.114.01 Purpose

The purpose of the IG (General Industrial) zone is to provide appropriate areas suitable for warehousing primary and secondary processing, packaging, fabricating of finished goods and equipment with related outdoor storage and incidental sales. The General Industrial zone is appropriate in those areas designated General Industrial in the Comprehensive Plan where the location has access to an arterial street or highway for transport of bulk materials and where the noises, lights, odors, and traffic hazards associated with permitted uses will not conflict with local and collector streets. (5/98)

### 2.114.02 Permitted Uses

The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the IG zone:

- A. **Dwelling unit or guest room for a caretaker** or watchman on the premises being cared for or guarded. (5/98)
- B. **Recycling depots.** (5/98)
- C. **Agricultural services (07).** (5/98)
- D. **Construction contractor's offices** and related outdoor storage (15, 16, 17).
- E. **Manufacturing and Assembly (20-39); BUT EXCLUDING:** (5/98)
  - 1. Pulp, paper and paper board mills (261, 262, 263, 266). (5/98)
  - 2. Agricultural chemicals (287) and miscellaneous chemical products (289). (5/98)
  - 3. Leather tanning and finishing (311). (5/98)
  - 4. Cement (324); structural clay products (325), concrete, gypsum and plaster products (327) and abrasive, asbestos and miscellaneous non-metallic mineral products (329). (5/98)
  - 5. Metal forgings and stamping (346) and ordnance and accessories (348). (5/98)
  - 6. Storage batteries (3691) and primary batteries (3692). (5/98)
- F. **Transportation, utilities and communication (40 - 49), BUT EXCLUDING travel agencies (4722).** (5/98)
- G. **Wholesale trade (50, 51), BUT EXCLUDING scrap and waste materials establishments (5093) livestock (5154).** (5/98)
- H. **Food stores and eating and drinking places (58).** (5/98)



- I. **Business and Professional Services:** The following business and professional services are permitted provided the gross floor area shall not exceed 10,000 square feet. (5/98)
  - 1. Cleaning services, including power laundries, family and commercial (7211), dry cleaning plants (7216), carpet and upholstery cleaning (7217), industrial laundrers (7218) and laundry and garment services, not elsewhere classified (7219). (5/98)
  - 2. Business services (73). (5/98)
  - 3. Repair shops and related services, not elsewhere classified (7699). (5/98)
  - 4. Vocational schools; except vocational high schools, not elsewhere classified (8249). (5/98)
  - 5. Miscellaneous services (89). (5/98)
- J. **Research, development and testing services** (873)
- K. **Fire protection** (9224). (5/98)
- L. **Public and Private Utilities.** (5/98)
- M. **Uses clearly accessory to and subordinate** to the above. (5/98)

### 2.114.03 Special Permitted Uses

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the IG zone:

- A. **Partitions**, subject to the provisions in Section 2.310. (5/98)
- B. **Subdivision**, subject to the provisions in Section 2.310. (5/98)
- C. **Planned unit development**, subject to the provisions in Section 2.311. (5/98)
- D. **Accessory structures** and uses prescribed in Section 2.203. (5/98)
- E. The following special uses subject to the applicable standards in Section 2.4:
  - 1. **Energy facility** (Section 2.425). (5/98)
  - 2. **Wireless Telecommunications Facilities** (Section 2.427). (5/98)

### 2.114.04 Conditional Uses

All uses in SIC categories 20 to 51 and not specifically identified as a permitted use in, or specifically excluded from, Section 2.114.03 may be established by a conditional use permit. The following shall also require a conditional use permit:

- A. **Wrecking yards.** (5/98)
- B. **Solid waste transfer facility.** (5/98)

**2.114.05 Prohibited Uses**

- A. The following uses are prohibited on properties within the Keizer Station Plan boundary:
  - 1. Manufacturing of grain mill products (204)
  - 2. Manufacturing of biological products, except diagnostic substances (2836)
  - 3. Soaps, detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations (284)
  - 4. Miscellaneous plastic products (308)
  - 5. Motor freight transportation and warehousing (42)

**2.114.06 Dimensional Standards**

- A. Minimum Lot Dimension and Height Requirements

LOT SIZE	The parcel size shall be adequate to contain all structures within the required yard setbacks.
STRUCTURE HEIGHT	100 feet (1) (2)

- (1) *Required setbacks shall increase 1 foot for every foot the height exceeds 50 feet.* (5/98)
- (2) *Within the Keizer Station Plan boundary, one additional foot in height is permitted for every five feet of additional setback within fifty feet from property lines adjacent to residential uses.*

B. Minimum Yard Setback Requirements

ADJACENT PROPERTY USE

SETBACKS	Single Family or Duplex	Multi-Family	Commercial	Industrial
Front	5 feet	5 feet	5 feet	5 feet
Side	(1), (2)	(1), (2)	(1)	(1)
Rear	(1), (2)	(1), (2)	(1)	(1)
Street-side	5 feet	5 feet	5 feet	5 feet
Garage entrance (3)	20 feet	20 feet	20 feet	20 feet

- (1) *The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. For the IG zone, the rear yard setback is 0 feet. (5/98)*
- (2) *A sight-obscuring fence shall contain yards adjacent to residential zones, wall, or hedge a minimum of 8 feet in height. (5/98)*
- (3) *The garage entrance setback shall be measured from the property line or edge of private access easement to the entrance of the garage. The centerline of the driveway shall be measured if the driveway to the garage entrance is not perpendicular to the property line or private access easement. In no case shall a garage be set back less than the minimum front, side, and rear setbacks. (5/98)*

**2.114.07 Development Standards**

All development in the IG Zone shall comply with the applicable provisions of this Ordinance. The following includes referenced items as well as additional development requirements:

- A. **Off Street Parking.** Parking shall be as specified in Section 2.303. (5/98)
- B. **Design Standards** - Unless specifically modified by provisions in this Section, buildings located within the IG zone shall comply with the Development Standards in Section 2.315. A caretaker’s dwelling shall comply with the design standards in Section 2.314. (5/98)
- C. **Subdivisions and Partitions.** Land divisions shall be reviewed in accordance with the provisions of Section 2.310. (5/98)
- D. **Yards and Lots.** Yards and lots shall conform to the standards of Section 2.312. (5/98)
- E. **Signs.** Signs shall conform to the requirements of Section 2.308. (5/98)
- F. **Accessory Structures:** Accessory structures shall conform to requirements in Section 2.313. (5/98)

- G. **Landscaping:** A minimum of 10% of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in Section 2.309. (5/98)
- H. **Lot Coverage:** The combined maximum building and parking area coverage shall not exceed 90%. (5/98)
- I. **Open Storage:** Open storage of materials used for the manufacture or assembly of goods, and equipment is prohibited in required yards, but is otherwise permitted provided that such storage is enclosed with a sight-obscuring fence, wall, hedge, or berm a minimum of 8 feet in height. (5/98)

## 1.103 ESTABLISHMENT OF ZONING DISTRICTS

### 1.103.01 Districts

For the purposes of this Ordinance, the City of Keizer is divided into the following zoning districts:

<u>Classification</u>	<u>Abbreviation</u>
Single Family Residential	RS
Limited Density Residential	RL
Medium Density Residential	RM
High Density Residential	RH
Residential Commercial	RC
Mixed Use	MU
Commercial Office	CO
Commercial Mixed Use	CM
Commercial Retail	CR
Commercial General	CG
Employment General	EG
Industrial Business Park	IBP
General Industrial	IG
Agricultural Industrial	IA
Public	P
Exclusive Farm Use	EFU
Urban Transition	UT

For the purposes of this Ordinance, the following overlay zones are placed in certain areas of the City of Keizer:

Floodplain Overlay Zone	FPO
Greenway Management Overlay Zone	GMO
Limited Use Overlay Zone	LUO
Activity Center Overlay Zone	ACO
Resource Conservation Area Overlay Zone	RCO
Historical Landmark Overlay Zone	HLO

### **1.103.02 Comprehensive Plan Designation and Zoning Districts**

Zone classifications implement the Comprehensive Plan map designations. The following are the zones allowed in each Comprehensive Plan designation:

<u>Comprehensive Plan Designation</u>	<u>Zone Classification</u>
Low Density Residential (LDR)	RS, RC, UT
Medium Density Residential (MDR)	RL, RM, RC, MU
Medium and High Density Residential (MHDR)	RL, RM, RH, RC, MU
Mixed Use (MU)	MU
Commercial (C)	CM, CR, CG, CO
Special Planning District (SPD)	EG
General Industrial (GI)	IG, IBP
Campus Light Industrial (CLI)	IBP
Special Policy Area (SPA)	IA, EFU
Civic (CI)	P
Schools (ES, MS, HS)	P
Park (P)	P

### **1.103.03 Boundaries**

- A. Zoning Map. The zoning district boundaries are shown on the zoning map of the City of Keizer. This map is made a part of this Ordinance and shall be filed in the office of the Zoning Administrator. The Zoning Administrator shall amend the map as required. The map shall be available for public review with copies provided at reasonable cost. (5/98)
- B. Zoning Map Interpretation. The Zoning Administrator shall resolve any dispute over the exact location of a zoning district boundary. In interpreting the location of the zoning boundaries, the Zoning Administrator shall rely on the Keizer Comprehensive Plan Map and the following guidelines:
1. Right-of-way. Boundaries indicated as approximately following the centerline or the right-of-way boundary of streets, highways, railways or alleys shall be construed to follow such centerline or boundary. (5/98)
  2. Lot Lines. Boundaries indicated as approximately following lot lines shall be construed as following such lot lines. (5/98)
  3. Water Courses. Boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerline. (5/98)
  4. Extensions. Boundaries indicated as parallel to or extensions of features indicated in subsections 1., through 3., above shall be so construed. (5/98)
  5. Specific Description. Where a Plan map designation or zoning action referenced a specific property description, that description shall establish the

boundary. Where 2 or more property descriptions establish conflicting boundaries, the most recent description shall govern. (5/98)

### **Keizer Comprehensive Plan Text Amendments**

*Recommended for Approval by City Council August 5, 2002*

#### III. Findings & Policies

##### D. Plan Diagram and Special Land Use Policies *(Beginning on page 49)*

(2) Goals and Policies

(h) Activity Centers

*\*(Sections 1-8 not listed)*

##### (9) Special Planning District Designation

For properties located within the Keizer Station Plan which are identified for a mix of commercial and industrial development, the Comprehensive Plan map designation shall be Special Planning District (SPD). The SPD is designed to:

- (a) Provide for a mix of commercial and industrial development.
- (b) Identify Special Planning District in northeast sector of Keizer.
- (c) Provide opportunity for employment area service center to develop within the district.
- (d) Allowed uses are to be comparable to industrial business park uses and commercial uses to service employment area service center and the traveling public as described in III.D.2.d.(2) of this Plan.
- (e) Encourage commercial and industrial economic opportunities within Specific Policy Areas as depicted in III.C.3.a.(7).(b) and III.C.4.d.(2) of this Plan.

Other sections within the Keizer Comprehensive Plan referring to the “Chemawa Activity Center” shall be amended to title the “Keizer Station Plan”. The following text should be amended as follows (strikethrough is deleted, underlined is added language):

Pg. 44, III.D.2.d.(2).(c). “An employment area service center will be located near the Chemawa Interchange in the ~~Chemawa Activity Center~~ Keizer Station.”

Pg. 49, III.D.2.h.(1).(b). “~~Chemawa Activity Center~~ Keizer Station”

Pg. 51, III.D.2.h.(8). “Establish the following objectives for the ~~Chemawa Activity Center~~ Keizer Station.”

Pg. 53, III.E.2.b.(7). “Establish as a medium priority the extension of public facilities to the ~~Chemawa Activity Center~~ Keizer Station.”

Pg. 59, III.E.4.d.(2).(c). “Increase transit service to the ~~Chemawa Center~~ Keizer Station.”

The following are plan changes necessary to incorporate the results of the Economic Opportunities Analysis, per OAR 660-009-010:

### **Changes to Plan, page 10**

Keizer's estimated population is about 25,600 by 1995 and 30,200 by 2005 and 33,927 by 2006.

### **Changes to Plan, page 11**

Given expected densities, Keizer should provide and has provided, within the UGB, buildable land in at least the following quantities over the planning horizon represented by the relevant sector. The planning horizon for all but commercial and industrial is to 2005. The time horizon for commercial and industrial is 2021 as outlined in the 2003 Economic Opportunities Analysis:

#### **Change to Plan page 11, items c and d**

117.4-133.0 gross acres for the commercial sector.

14.3-38.5 gross acres for the industrial sector.

## Change to Plan Table Two

POPULATION, EMPLOYMENT AND LAND USE GUIDELINES  
1984-2005<sup>1</sup>  
City of Keizer

Forecast	Expected Increase 1984-2005	Land Use Type	Range of Acres
Population	10,592	Single-family Multi-family	801-921 88-101
Employment	4,619	Industrial	14-38
		Retail	109
		Office/Government	9-24
		Subtotal	1,021-1,193
		Major Streets	85-98
		Schools/semi-public	89-102
		Parks/Open Space	100-115
		Total	1,295-1,508

### Change to Plan Page 12:

There are approximately 1,636 acres of vacant buildable land within Keizer's existing boundary all of which will be needed by 2005

<sup>2</sup> Change to Plan Page 12, 4(a)

Outside of areas in Keizer now served by water and sewer, 2,317 new housing units, 38 acres of industrial land, and 133 acres of commercial land must be served.

### Change to Plan, page 26:

The need for vacant buildable lands for urbanization for the timeframes expressed in this Plan, is approximately 1,508 acres.

### Changes to Plan, page 36, item 5:

<sup>1</sup> Based on the Results of the Economic Opportunities Analysis 2003, the Industrial and Commercial Sector need calculation is projected through 2021 as required by the Goal 9 administrative rule.



REPLACE WITH CHART FROM EOA:

Salem PMSA (Primary Metropolitan Statistical Area): Non Farm Payroll Employment, 1990, 2000 and 2010 (Projected)

	1990	2000	'90-'00 Net Growth	2010	'00-'10 Net Growth
<b>INDUSTRIAL</b>					
<b>Manufacturing</b>	<b>15,600</b>	<b>17,700</b>	<b>2,100</b>	<b>18,100</b>	<b>400</b>
<b>Construction &amp; Mining</b>	<b>4,800</b>	<b>8,200</b>	<b>3,400</b>	<b>8,800</b>	<b>600</b>
<b>Trans. &amp; Public Utilities</b>	<b>3,000</b>	<b>4,500</b>	<b>1,500</b>	<b>5,500</b>	<b>1,000</b>
<b>Wholesale Trade</b>	<b>4,100</b>	<b>4,300</b>	<b>200</b>	<b>4,888</b>	<b>588</b>
Total	27,500	34,700	7,200	37,288	2,588
<b>% of Total</b>	<b>25.4%</b>	<b>25.0%</b>	<b>23.8%</b>	<b>24.2%</b>	<b>17.0%</b>
<b>COMMERCIAL</b>					
<b>Retail Trade</b>	<b>19,800</b>	<b>24,900</b>	<b>5,100</b>	<b>28,312</b>	<b>3,412</b>
<b>F.I.R.E.*</b>	<b>6,000</b>	<b>6,700</b>	<b>700</b>	<b>7,600</b>	<b>900</b>
<b>Services</b>	<b>23,300</b>	<b>33,200</b>	<b>9,900</b>	<b>38,300</b>	<b>5,100</b>
<b>Government</b>	<b>31,800</b>	<b>39,200</b>	<b>7,400</b>	<b>42,400</b>	<b>3,200</b>
Total	80,900	104,000	23,100	116,612	12,612
<b>% of Total</b>	<b>74.6%</b>	<b>75.0%</b>	<b>76.2%</b>	<b>75.8%</b>	<b>83.0%</b>

\*Finance, Insurance and Real Estate

Source: State of Oregon Employment Department

**Changes to Plan page 36, item 6:**

. The City's employment land needs are based on the analyses in the 2003 Economic Opportunities Analysis that is incorporated into this Plan as a Plan element.

**Changes to Plan at page 41, D(1)(a)(1)(c) & (d).**

- (c) Commercial 99.2
- (d) Industrial 54

(Adding in the IA zoned industrial area, then there is an additional 151.5 acres or a total of 205.5 acres of industrial)

**Total** 1,635.7

**2.109 COMMERCIAL RETAIL (CR)**

**2.109.01 Purpose**

The purpose of the CR (Commercial Retail) zone is to provide areas suitable for professional and general commercial offices, retail sales within a building, eating and

drinking places, commercial accommodations and commercial services. The Commercial Retail zone is appropriate in those areas designated Commercial in the Comprehensive Plan when the location has access to a collector or arterial street. (5/98)

## **2.109.02    Uses**

The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the CR zone:

- A.    **One dwelling unit in conjunction with the commercial uses(s)** of the lot. (5/98)
- B.    **Offices for any use listed in SIC Division C - Construction.** (5/98)
- C.    Post offices (43). (5/98)
- D.    **Building materials, hardware, retail nurseries, and garden supply** (52) except mobile home dealers (527). (5/98)
- E.    **General merchandise stores** (53). (5/98)
- F.    **Food stores** (54). (5/98)
- G.    **Auto and home supply stores** (553). (5/98)
- H.    **Gasoline service stations** (554) (SU 12.52) except as provided in Section 28.03, below. (5/98)
- I.    **Eating and drinking places** (58) except as provided in Section 28.03, below. (5/98)
- J.    **Miscellaneous retail** (59) except fuel and ice dealers (598) provided all display is within a building. (5/98)
- K.    **Used Merchandise Store** (SU 12.48) provided all display is within a building. (5/98)
- L.    **Vehicle sales and secondary repair** except as provided in Section 28.03, below. (5/98)
- M.    **Finance, insurance, and real estate** (60, 61, 63, 64, 65, 66 and 67). (5/98)
- N.    **Hotels, motels, and tourist courts** (701). (5/98)
- O.    **Religious organizations** (SU 12.60). (5/98)
- P.    **Veterinary services** (074) (SU 12.42 in urban areas). (5/98)
- Q.    **Membership organizations** (86). (5/98)

- R. **Public utility structures and buildings** except as provided in Section 28.03, below. (5/98)
- S. **Recreational vehicle parks** (7033) (SU 12.40) except as provided in Section 28.03, below. (5/98)
- T. Uses prescribed in Chapter 21. (5/98)
- U. **Unlimited number of guest rooms** including **rooming and boarding houses** (702), organization hotels and lodging homes on membership basis (704). (5/98)
- V. **Signs** (SU Chapter 15). (5/98)
- W. **Bed and breakfast establishments** (SU 12.26). (5/98)
- X. **Miscellaneous amusement and recreation services** (799) except golf courses (7992) and amusement parks (7996). (5/98)
- Y. **Landscape counseling and planning** (0781). (5/98)
- Z. **News dealers and newsstands** (5994). (5/98)
- AA. **Commercial printing** (275). (5/98)
- BB. **Communications** (48). (5/98)
- CC. **Apparel and accessory stores** (56). (5/98)
- DD. **Furniture, home furnishings, and equipment stores** (57). (5/98)
- EE. **Electrical and lighting shops and office machines and equipment stores.** (5/98)
- FF. **Personal services** (72) except carpet and upholstery cleaning (7217) and industrial launderers (7218). (5/98)
- GG. **Business services** (73) except disinfecting and exterminating services (7342) and research and development laboratories (7391). (5/98)
- HH. **Automobile parking** (752) except as provided in Section 28.03, below. (5/98)
- II. **Watch, clock, and jewelry repair** (763). (5/98)
- JJ. **Motion picture distribution** and allied services (782). (5/98)
- KK. **Motion picture theaters** (783) except drive-ins (7838). (5/98)
- LL. **Dance halls, studios, and schools** (791). (5/98)

- MM. **Theatrical producers** (except motion pictures), **bands, orchestras**, and **entertainers** (792). (5/98)
- NN. **Bowling alleys and billiard and pool establishments** (793). (5/98)
- OO. **Health services** (80) except hospitals (806). (5/98)
- PP. **Ambulance service.** (5/98)
- QQ. **Legal services** (81). (5/98)
- RR. **Educational services** (82). (5/98)
- SS. **Social services** (83). (5/98)
- TT. **Museums, art galleries, botanical and zoological gardens** (84). (5/98)
- UU. **Miscellaneous services** (89). (5/98)
- VV. **Executive offices** (911). (5/98)
- WW. **Executive and legislative combined** (913). (5/98)
- XX. **Finance, taxation, and monetary policy** (93). (5/98)
- YY. **Administration of human resources programs** (94). (5/98)
- ZZ. **Administration of environmental quality and housing programs** (95). (5/98)
- AAA. **Administration of economic programs** (96). (5/98)
- BBB. **National security and international affairs** (97). (5/98)
- CCC. **Automotive Dealers** (55) but excluding gasoline service stations (554) except as provided in Section 28.03, below. (5/98)
- DDD. **Adult entertainment business** (SU 12.50). (5/98)
- EEE. **Billboards** (non appurtenant signs) (SU Chapter 15). (5/98)
- FFF. **Mixed-use buildings** (SU 12.46). (5/98)
- GGG. **Residential home care and adult residential home care.**
- HHH. **Printing & Publishing** (Ord 87-078) (Ord 92-232) (Ord 96-357)
- III **Child foster home** for five or fewer children as a secondary use.(6/99)

### **2.109.03 Conditional Uses**

The following uses may be permitted subject to obtaining a conditional use permit:

- A. **Water supply** (494). (5/98)
- B. **Carpet and upholstery cleaning** (7217). (5/98)
- C. **Automotive rental and leasing, without drivers** (751) except as provided in Section 28.03, below. (5/98)
- D. **Automotive repair shops** (753) except as provided in Section 28.03, below. (5/98)
- E. **Automotive services, except repair** (754) except as provided in Section 28.03, below. (5/98)
- F. **Electrical repair shops** (762). (5/98)
- G. **Reupholstery and furniture repair** (764). (5/98)
- H. **Professional sports clubs and promoters** (7941). (5/98)
- I. **Utilities - secondary truck parking and material storage yard** except as provided in Section 28.03, below. (5/98)
- J. **Manufacture of jewelry, silverware, and plated ware** (391). (5/98)
- K. **Manufacture of costume jewelry, novelties, buttons, etc.** (396). (5/98)
- L. **Local and suburban passenger transportation** (411). (5/98)
- M. **Intercity and rural highway passenger transportation** within 2,000 feet from the center point of an I-5 interchange and having direct access onto a major arterial (413).(Ord 87-078)(Ord 96-357) (5/98)

### **2.109.04 Prohibited Uses**

The following uses are prohibited from the any property fronting on River Road or Chemawa Road in the following area; the west side of River Road between 5119 River Road on the north and Janet Avenue extended on the south; the east side of River Road between Claggett Street on the north and James Avenue on the south; and either side of Chemawa Road between Elizabeth Street on the west and Bailey Road on the east. This prohibition does not apply to any business facility, legally established as of the date of the adoption of this Ordinance, which as of that date has drive-through window facilities. (5/98)

- A. **Gasoline service stations** (554) (SU 12.52). (5/98)
- B. **Drive-Through windows or car service associated with eating and drinking places** (58). (5/98)
- C. **Vehicle sales and secondary repair.** (5/98)

- D. **Public utility structures and buildings.** (5/98)
- E. **Recreational vehicle parks** (7033) (SU 12.40). (5/98)
- F. **Automobile parking not associated with an allowed use** (752). (5/98)
- G. **Automotive Dealers** (55). (5/98)
- H. **Automotive rental and leasing**, without drivers (751). (5/98)
- I. **Automotive repair shops** (753). (5/98)
- J. **Automotive services**, except repair (754). (5/98)
- K. **Utilities – secondary truck parking and material storage yard.** (Ord 96-357) (5/98)

**2.107.05 Use Restrictions**

A limitation of the total floor area of specified uses applies to all of Area C – Keizer Station Center of the Keizer Station Plan. A maximum total floor area of 65,000 square feet shall apply to the uses identified in Sections 2.109.02 (D) – (M), (Z), (CC) – (EE), (CCC) and (DDD).

**2.109.06 Dimensional Standards**

A. **Minimum Lot Dimension and Height Requirements**

DIMENSION	Commercial	Mixed Use
Lot Size	None (1)	None (1)
Average Width	None	None
Average Depth	None	None
Maximum Height	50 feet	50 feet

(1) *Parcel size shall be adequate to contain all structures within the required yard setbacks and, where applicable, comply with residential density standards in Section 2.107.07.* (5/98)

B. Minimum Yard Setback Requirements

SETBACKS	Commercial	Mixed Use
Front	10 feet	10 feet
Side	(1)	(1)
Rear	(1)	(1)
Street-side (2)	10 feet	10 feet
Garage entrance (3)	20 feet (3)	20 feet (3)

- (1) *The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. (5/98)*
- (2) *Setbacks are measured from property lines, not easement lines. However, no structure shall be placed any closer than five feet from the edge of an access easement or 20 feet from the right-of-way of an arterial or collector street. (5/98)*
- (3) *The garage entrance setback shall be measured from the property line or edge of private access easement to the entrance of the garage. The centerline of the driveway shall be measured if the driveway to the garage entrance is not perpendicular to the property line or private access easement. In no case shall a garage be set back less than the minimum front, side, and rear setbacks. (5/98)*

**2.109.07 Development Standards**

All development in the CR Zone shall comply with the applicable provisions of this Ordinance. The following includes referenced items as well as additional development requirements. If a conflict exists with a specific standard found in this section and a standard found elsewhere in this Ordinance, the standard in this section shall govern. (5/98)

A. Off-street parking:

1. Parking shall be as specified in Section 2.303. In the event that on-street parking is provided, on-street parking that abuts the property can be used to meet the standard. (5/98)
2. No off-street parking is required for uses above the ground floor. (5/98)
3. The off-street parking requirement for residential uses is one space per unit. (5/98)
4. If mixed uses on the ground floor exhibit peak parking demand at different times, the resulting parking requirement is limited to the number of spaces generated at the highest combined peak demand at any one particular time. (For example, if there is a movie theater exhibiting peak parking demand between 7:00 and 10:00 PM with a total requirement of 100 spaces, and a pet store exhibiting peak demand between 1:00 and 5:00

PM with a requirement of 50 spaces, the total requirement for the building would be 100 spaces.)

- B. Subdivisions and Partitions. Land divisions shall be reviewed in accordance with the provisions of Section 2.310. (5/98)
- C. Yards and Lots. Yards and lots shall conform to the standards of Section 2.312. (5/98)
- D. Signs. Signs shall conform to the requirements of Section 2.308. (5/98)
- E. Accessory Structures: Accessory structures shall conform to requirements in Section 2.313. (5/98)
- F. Storage, Trash, and Service Functions: Storage areas, trash, recycling, utilities and other service functions shall be located within the main structure if possible. If any of the above functions are located outside the main structure, the area containing the function must be screened with a solid, durable structure that is architecturally related to the building. (5/98)
- G. Landscaping-General: All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 2.309. The minimum landscaped area is 10%. (5/98)
- H. Landscaping-Parking Lots: One tree shall be provided for every eight parking spaces in parking lots. The trees shall be dispersed throughout the parking lot in minimum four by four foot planters located between parking spaces. (5/98)
- I. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows: (5/98)

	<u>Max.</u>	<u>Min</u>
Commercial development:	90%	50%

### **2.109.08 Design Standards**

All development in the CR Zone shall comply with the applicable design standards described below:

- A. Building Design Standards. Primary buildings shall comply with the following design standards: (5/98)
  - 1. Design Standards - Unless specifically modified by provisions in this Section, buildings located within the CR zone shall comply with the following standards: (5/98)
    - a. Non-residential structures shall comply with the provisions in Section 2.314 - Design Standards. (5/98)



- B. Circulation - Circulation standards apply for projects that are applicable and are developed within the River and Chemawa Specific Area boundaries. As stated in the Specific Plan: (5/98)
1. Streets - New streets shall conform to the street sections depicted in Figure 10 in the Specific Plan. In cases where the right-of-way varies, the sidewalk may need to be provided in an easement or private property. New Streets shall be provided in accordance with the Circulation Plan (Figure 9 in the Specific Plan). (5/98)
  2. Internal Driveway Connections - Where possible, internal parking lot driveways shall be designed to connect from parcel to parcel to allow travel through the site without the need to access a public street. (5/98)
  3. Pedestrian Ways - Where indicated on the Development Plan and Circulation Plan in the Specific Plan Specific Plan, 10 foot wide pedestrian pathways shall be provided across development parcels. The pathways shall be improved with distinctive paving material that differentiates the pathway from any adjoining parking area. Where crossing parking area, the pathways shall be raised and shall include a minimum two feet landscape planter between the pathway and the adjoining parking lot. (5/98)
  4. Pedestrian Connections - Pedestrian walkways shall be provided between buildings and the public right-of-way. Walkways shall be provided between adjoining commercial buildings when not connected by a public sidewalk. Walkways shall be not less than five feet in width and shall be constructed of concrete or similar material that is clearly distinguished from parking area pavement. (5/98)

## CHAPTER V - PUBLIC FACILITIES ANALYSIS

W&H Pacific has evaluated the proposed zoning recommended in the Keizer Station Plan from the perspective of providing public facilities (sanitary sewer, storm sewer and domestic water). This analysis demonstrates that public facilities are either in place or can be provided to support the proposed levels of development in the Keizer Station Plan. The following provides a summary of the public facilities analysis:

### SANITARY SEWER

The project can be served, except for the Keizer Station Center subarea, by an existing 18-inch trunk sewer located adjacent to Keizer Stadium. Due to current system capacity west of the railroad tracks, the city anticipates that sanitary sewer service to the Retail Service Center subarea will occur from the east.

The Village Center, Retail Service Center and Commerce Center subareas can be served by extending the existing 18-inch diameter public sewer from the intersection of NE Tepper Lane and Field of Dreams Way, south along the realigned Radiant Drive. The public sewer will extend south of NE Chemawa Road, through the proposed underpass, to serve the Commerce Center subarea. Additionally, the sewer can be extended under the railroad north of NE Chemawa Road to serve the Retail Service Center subarea. The Keizer Station Center subarea, south of NE Chemawa Road and west of NE Ridge Drive, can be served by the existing sewer system along NE Ridge Drive, Chemawa Road and St. Croix Way. The Entertainment and Sports Center subarea can be served by connecting to the existing 18-inch sewer main along the northern boundary.

### DOMESTIC WATER

The city currently has water mains that are extended into portions of the development area. The Village Center, Retail Service Center and Commerce Center subareas can be served by connecting a new main to the existing 14-inch public water main in NE Tepper Lane and to the existing 12-inch public water main in Chemawa Road. The new main extension will follow realigned Radiant Drive and continue through the underpass around the "Jug Handle" in the Commerce Center subarea, connecting back to the existing water main in NE Chemawa Road. The Keizer Station Center subarea can be served by the existing water system along NE Chemawa Road and NE Ridge Drive. The Entertainment and Sports Center subarea can be served from the existing 14-inch water main in Tepper Lane north to the site.

**Water Supply:** It is planned to serve the proposed Keizer Station development from groundwater supplies, exclusively. This water supply can either be served by individual on-site wells, supply from the City of Keizer, or a combination of both. The concept plan for this development indicates commercial/retail, commercial/mixed use, commercial/office and a possibility of light industrial uses. Water supply from local groundwater resources is generally available for this type and scope of proposed development. However, adequate storage and available fire flow capacity must be incorporated into the plan. These required volumes and flows are dependent on the type of development, occupancy classification, and type of fire suppression facilities within individual buildings.

Based on the concept layout, it appears that adequate water resources are available for the intended use and scope of the facilities, regardless of the chosen method of the three previously outlined. Well logs of nearby wells, as reviewed by the project team, indicate available groundwater capacities up to 1000 GPM from individual wells, although wells with capacities of 400-500GPM are most likely. The distance from other local high capacity agricultural and municipal wells is generally adequate to prevent interference concerns, especially if individual well capacity is limited to approximately 500 GPM.

Due to the limitations of the existing Keizer supply and delivery system, normal daily water use is felt to be the maximum that can be delivered from the City of Keizer. Fire protection and domestic water supply will need to be accommodated through a combination of adequate water storage, increased delivery pipelines, and/or either on-site wells (300-500 GPM), or supply from the City of Keizer. Possible cooperative water system development between the City and developers may be feasible, particularly in the area of water storage.

## **STORM SEWER**

The majority of the Keizer Station Plan area is mostly undeveloped farmlands with homes and businesses scattered throughout. General drainage patterns indicate that most of the project area drains ultimately toward an existing culvert under Interstate 5 with the exception of the Keizer Station Center subarea. The Keizer Station Center subarea generally drains toward NE Chemawa Road. The entire Keizer Station Plan area can be served through a combination of disposal methods including infiltration, drywells and existing storm drains. The Entertainment and Sports Center subarea, adjacent to the Lake Labish area, drains to the north and into the Labish Ditch.

Public storm sewer will be extended the length of the realigned Radiant Drive. This storm sewer will collect runoff from the streets along with the developed sites for both the Village Center and the Commerce Center subareas. In addition, an existing 24" culvert under the railroad tracks drains a portion of the Retail Service Center subarea and an existing neighborhood to the east and the I-5 culvert. The public storm drain will be extended to the I-5 culvert for discharge.

The relocated Radiant Drive will split the Village Center subarea into east and west sites. The site west of Radiant Drive will be collected and piped to detention and water quality facilities prior to discharge into the new public storm sewer in Radiant Drive. The site east of Radiant Drive will also provide detention and water quality facilities prior to discharge.

As indicated in the City of Keizer's Drainage Master Plan, the Retail Service Center subarea drains to the east and the west. A portion of the site will be collected and piped to the west to detention and water quality facilities and into the city's existing system. The other portion of the site will drain to the existing culvert under the railroad tracks and be collected by the new storm sewer in Radiant Drive.

The Keizer Station Center subarea also is split into two different basins as indicated in the Drainage Master Plan. A portion of the site will be collected and piped to water quality and detention facilities along Chemawa Road. Public storm sewer may need to be extended from the intersection of Lockhaven Drive and McLeod Lane southeasterly to Chemawa Road to serve the site. The remaining portion of the site will drain to detention and water quality facilities and connect to the City's existing system in the Kinglet Way area.

The Commerce Center subarea that is split by the Jug Handle will be collected and piped to detention and water quality facilities and connect to the new public storm sewer draining to the north through the proposed underpass. The Entertainment and Sports Center subarea will be collected and piped to detention and water quality facilities and discharge into Labish Ditch.

The existing runoff from the offsite area as described in the Retail Service Center subarea above will be area west of the railroad tracks and north of NE Chemawa Road and will be collected at the existing culvert under the railroad tracks and be bypassed through the new public storm sewer in the realigned Radiant Drive. All runoff from the Village Center subarea, a portion of the Retail Service Center subarea, all of the Commerce Center subarea

and the existing area north of NE Chemawa Road and west of the tracks will discharge to the existing Interstate 5 culvert system.

**Revised Economic Opportunities Analysis  
Keizer, Oregon**

**Prepared for:  
NW National, LLC**

**January 20, 2003**

**Prepared By:  
Hobson Ferrarini Associates**

Date: January 20, 2003

To: Mr. Bob Thompson  
NORTHWEST NATIONAL, LLC

From: HOBSON FERRARINI ASSOCIATES

Subject: Revised Economic Opportunities Analysis (EOA) for Keizer, Oregon based on the City Council's recommended zoning for the KSP.

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## INTRODUCTION

The purpose of this memorandum is to complete a revised Economic Opportunities Analysis (EOA) for the City of Keizer, which reflects the City Council's recommendations for the Keizer Station Plan. Pursuant to OAR chapter 660, division 9 (Goal 9), an EOA contains four sections:

1. Review of National, State and Local Trends;
2. Identification of Site Requirements;
3. Inventory of Industrial and Commercial Lands; and
4. Assessment of Community Economic Development Potential.

Oregon Planning Goal 9 requires jurisdictions to have a twenty year supply of buildable lands for a variety of commercial and industrial activities. The purpose of this analysis is to determine:

1. If the existing inventory of commercial and industrial land in the City of Keizer meets the needs of the community over the next 20 years; and if not
2. Will the inventory of commercial and industrial land within the City be improved by the City Council Keizer Station Plan ("KSP").

## Methodology

Fundamentally, an EOA is a prescribed series of steps intended to estimate how much industrial and commercial development is likely to occur in the area being studied. To help understand how to predict demand for any real estate product, it is first important to understand that real estate development exists only to provide space for consumers. A growing base of consumers, or users of the space, is the primary reason why new real estate development occurs. The two basic types of real estate being analyzed in an EOA are commercial and industrial development. The unique consumer groups that support these types of development follow:

### **Commercial**

Commercial real estate is comprised of both retail and office users:

1. **Retail:** Households, not businesses, purchase the vast majority of retail goods and services. Therefore, the most appropriate method of forecasting demand for retail commercial land is expected population and household growth.
2. **Office:** Consumers of office space are firms. The amount of space these firms use is a function of the number of employees and the kinds of space and equipment needed to operate the business. Hence, the most appropriate method of forecasting demand for office land is based on expected employment growth. The employment sectors that are the main users of office space include:
  - Finance, Insurance and Real Estate (F.I.R.E.);
  - Services; and
  - Government.

### **Industrial**

Similar to office space, consumers of industrial land are firms. Thus, the most appropriate method of forecasting demand for industrial space is based on expected employment growth. The employment sectors that are the main users of industrial land include:

- Manufacturing;
- Transportation, Communications and Public Utilities (T.C.P.U.);
- Wholesale Trade;
- Construction; and
- Mining.

Retail, office and industrial forecasts are first completed for built space, then converted to land demand using the appropriate Floor Area Ratio (FAR) for each type of development. Floor Area Ratio is a ratio created by dividing the building floor area by the land area. For most types of commercial and industrial developments the amount of built floor area is less than 30% of the land area. The land not occupied by a building is needed to meet municipal guidelines for landscaping and setbacks, and market and operational requirements for parking and truck circulation. FARs can be lower if there are parts of the site that cannot be developed due to wetlands or other physical limitations. However, they usually cannot be higher and still meet the needs of the market.



## I. REVIEW OF NATIONAL, STATE AND LOCAL TRENDS

The purpose of this section is to review national, state and local trends that affect the demand for commercial and industrial land. To make sense of the employment trends specific to each land use type, we have placed employment sectors into two categories:

- **Commercial Industries**

Traditionally, commercial businesses are less capital-intensive and rely predominantly on service-oriented labor. Major commercial industries include:

- Retail trade; it is important to note that although retail demand is primarily population growth driven, for the purposes of analyzing employment trends, in this section of the text, it is included with the other – primarily office using employment sectors;
- Finance, Insurance and Real Estate (F.I.R.E.);
- Services; and
- Government.

- **Industrial Industries**

Traditionally, industrial businesses include businesses which are capital intensive and use relatively less labor. Major industrial employment sectors include:

- Mining;
- Construction;
- Manufacturing;
- Wholesale trade; and
- Transportation and Public Utilities.

### National Trends

The U.S. economic base has shifted from industrial based employment to commercially based employment over the past four decades.

- Industrial sectors, which accounted for nearly half of U.S. employment in 1960, represented only 30% of all jobs in 2000. This decline is largely due to the manufacturing sector, the largest user of industrial space, which has been stagnant while other sectors of the economy have expanded.
- By contrast, the commercial sectors, which also represented nearly 50% of all jobs in 1960, today accounts for nearly 70% of total U.S. employment. The service sector is the primary driver: it has grown by over 5% per annum since 1960, and now represents over 40% of all commercial employment.

According to the U.S. Bureau of Labor, these trends show no signs of abatement in the U.S.

- Industrial employment contributed only 13% of the new job growth between 1990 and 2000, while commercial job growth accounted for approximately 87% of the net new jobs.

- Industrial employment is projected to continue to grow by 3,378,000 jobs over the next decade, while commercial employment growth is expected to add 18,429,000 jobs, more than five times the amount contributed by the industrial sectors.

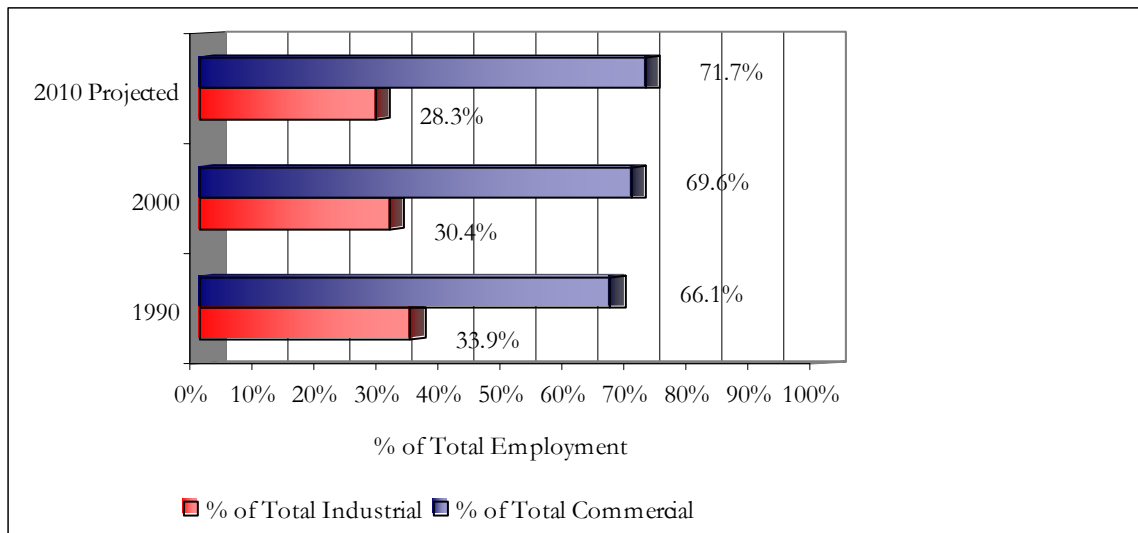
**Table 1**  
**U.S. Employment by Industry 1960, 1990, 2000, and 2010 (Projected)**  
**Numbers in thousands (000)**

	1960	1990	'60-'90 Net Growth	2000	'90-'00 Net Growth	2010	'00-'10 Net Growth
<b>INDUSTRIAL</b>							
Mining	712	709	(3)	543	(166)	488	(55)
Construction	2,925	5,120	2,195	6,698	1,578	7,522	824
Manufacturing	16,799	19,077	2,278	18,469	(608)	19,047	578
Trans. & Utilities	5,776	5,776	0	7,019	1,243	8,274	1,255
Wholesale Trade	3,151	6,173	3,022	7,024	851	7,800	776
<b>Total</b>	<b>29,363</b>	<b>36,855</b>	<b>7,492</b>	<b>39,753</b>	<b>2,898</b>	<b>43,131</b>	<b>3,378</b>
<i>% of Total</i>	<i>52.5%</i>	<i>33.9%</i>	<i>14.2%</i>	<i>30.4%</i>	<i>13.2%</i>	<i>28.3%</i>	<i>15.5%</i>
<b>COMMERCIAL</b>							
Retail Trade	8,240	19,601	11,361	23,307	3,706	26,400	3,093
F.I.R.E*	2,628	6,709	4,081	7,560	851	8,247	687
Services	7,377	27,291	19,914	39,340	12,049	52,233	12,893
Government	8,329	18,304	9,975	20,680	2,376	22,436	1,756
<b>Total</b>	<b>26,574</b>	<b>71,905</b>	<b>45,331</b>	<b>90,887</b>	<b>18,982</b>	<b>109,316</b>	<b>18,429</b>
<i>% of Total</i>	<i>47.5%</i>	<i>66.1%</i>	<i>85.8%</i>	<i>69.6%</i>	<i>86.8%</i>	<i>71.7%</i>	<i>84.5%</i>

\*Finance, Insurance and Real Estate

Source: Bureau of Labor Statistics

**Figure 1**  
**Net Growth in Industrial and Commercial Employment**  
**United States**



This shift in the economic base is the result of supply- and demand-side phenomena.

- On the supply side, the increasing skill and education of the U.S. workforce creates a competitive advantage for service-oriented businesses, while the relative abundance of less educated labor in developing countries makes manufacturing more economical overseas.
- On the demand side, the personal savings rate has fallen from the 7% - 9% range to under 3%. This results in less investment capital available for industrial sectors, and increased demand for retail goods.

## State Trends

Though less pronounced, economic trends in Oregon largely mirror national trends.

- From 1980 to 1990, Oregon witnessed a decline in industrial employment similar to the rest of the country, with industrial jobs decreasing from 44% of total employment to 38%.
- Counter to national trends, industrial employment held steady from 1990 to 2000, accounting for 30% of total employment. The more steady employment level was due to the growth in hi-tech manufacturing, which has been almost entirely concentrated in the Portland metropolitan area.
- Over the next decade, manufacturing growth will continue to flatten while service and retail employment will continue to grow at rates well in excess of the industrial sector. As illustrated, 64% of all new jobs created over the next 10 years will be in the commercial sector.

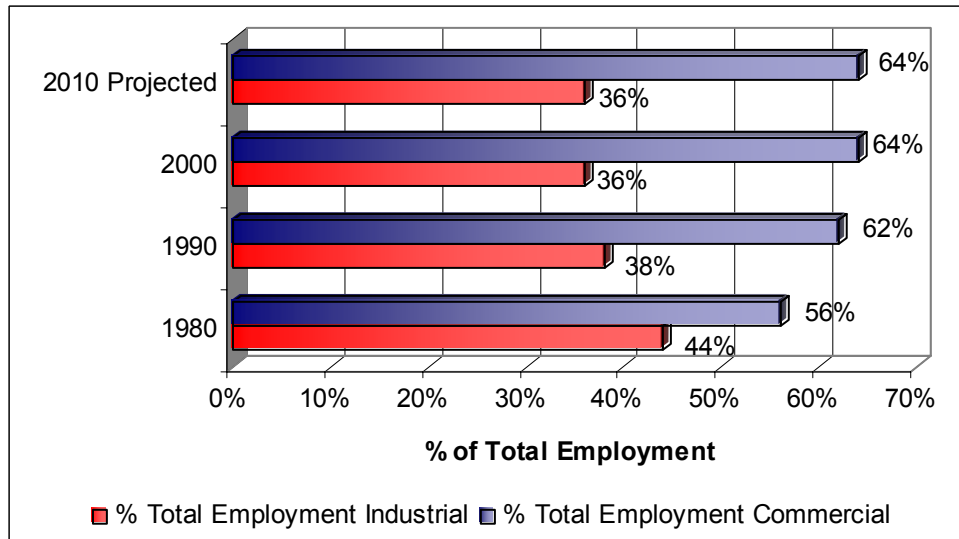
**Table 2**  
**Oregon Employment by Industry 1980, 1990, 2000, and 2010 (Projected)**

	1980	1990	'80-'90 Net Growth	2000	'90-'00 Net Growth	2010	'00-'10 Net Growth
<b>INDUSTRIAL</b>							
Mining	2,265	1,450	(815)	1,899	449	1,899	0
Construction	46,492	52,029	5,537	84,247	32,218	92,747	8,500
Manufacturing	215,203	220,208	5,005	242,935	22,727	248,135	5,200
Trans.& Utilities	53,041	60,446	7,405	77,307	16,861	85,807	8,500
Wholesale Trade	67,271	78,927	11,656	94,051	15,124	105,051	11,000
<b>Total</b>	<b>384,272</b>	<b>413,060</b>	<b>28,788</b>	<b>500,439</b>	<b>87,379</b>	<b>533,639</b>	<b>33,200</b>
<i>% of Total</i>	<i>44%</i>	<i>38%</i>	<i>15%</i>	<i>36%</i>	<i>28%</i>	<i>36%</i>	<i>19%</i>
<b>COMMERCIAL</b>							
Retail Trade	187,985	235,006	47,021	300,794	65,788	342,894	42,100
F.I.R.E*	57,384	63,417	6,033	83,078	19,661	100,878	17,800
Services	174,265	282,798	108,533	429,857	147,059	513,757	83,900
Government	79,429	84,466	5,037	74,789	(9,677)	Unavail.	Unavail.
<b>Total</b>	<b>499,063</b>	<b>665,687</b>	<b>166,624</b>	<b>888,518</b>	<b>222,831</b>	<b>957,929</b>	<b>143,800</b>
<i>% of Total</i>	<i>56%</i>	<i>62%</i>	<i>85%</i>	<i>64%</i>	<i>72%</i>	<i>64%</i>	<i>81%</i>

\*Finance, Insurance and Real Estate

Source: Oregon Employment Department, 2002. *Employment Projections by Industry*.

**Figure 2**  
**Industrial and Commercial Employment**  
**State of Oregon**



### Local Trends

Based on statistics published by the Oregon Employment Department the same economic forces that are reducing the relative importance of industrial employment nationwide and statewide are also at work in the Salem Metropolitan Statistical Area (MSA). Over 83% of the Salem MSA’s forecasted employment growth over the next decade will be in the commercial sectors. By 2010, the industrial employment base will represent only 24% of all employment. The following table shows historic and projected employment for the Salem-Keizer MSA.

**Table 3**  
**Salem MSA: Non Farm Payroll Employment, 1990, 2000 and 2010 (Projected)**

	1990	2000	'90-'00 Net Growth	2010	'00-'10 Net Growth
<b>INDUSTRIAL</b>					
Manufacturing	15,600	17,700	2,100	18,100	400
Construction & Mining	4,800	8,200	3,400	8,800	600
Trans. & Public Utilities	3,000	4,500	1,500	5,500	1,000
Wholesale Trade	4,100	4,300	200	4,888	588
<b>Total</b>	<b>27,500</b>	<b>34,700</b>	<b>7,200</b>	<b>37,288</b>	<b>2,588</b>
<i>% of Total</i>	25.4%	25.0%	23.8%	24.2%	17.0%
<b>COMMERCIAL</b>					
Retail Trade	19,800	24,900	5,100	28,312	3,412
F.I.R.E.*	6,000	6,700	700	7,600	900
Services	23,300	33,200	9,900	38,300	5,100
Government	31,800	39,200	7,400	42,400	3,200
<b>Total</b>	<b>80,900</b>	<b>104,000</b>	<b>23,100</b>	<b>116,612</b>	<b>12,612</b>
<i>% of Total</i>	74.6%	75.0%	76.2%	75.8%	83.0%

\*Finance, Insurance and Real Estate

Source: State of Oregon Employment Department

Employment projections produced by the Mid-Willamette Valley Council of Governments in the 2002 Regional Transportation Systems Plan<sup>1</sup> (RTSP) show similar employment trends. This document shows that Salem's MSA will have an industrial employment base representing 22.3% of all employment by 2025.

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<sup>1</sup> 2002 Interim Update

## II. SITE REQUIREMENTS

The character and magnitude of real estate demand can be inferred from regional and local employment trends. In short, the vast majority of demand will be for commercial rather than industrial development.

To characterize the site requirements needed to attract commercial (retail and office) and industrial development, information was analyzed from the following sources:

- Dunn and Bradstreet’s database of businesses by size – this data source is used to identify the size of businesses that currently exist in Keizer. Business size directly correlates to land need.
- Real estate broker and developer interviews – this data source is used to corroborate the above and to help determine the locational attributes needed to support retail, office and industrial development.

### Firm and Parcel Sizes

The following table categorizes businesses in Keizer by sector and by the number of employees. The data used in the table is based on the Dunn and Bradstreet (D&B) business inventory:

**Table 4**  
**Businesses by Number of Employees**  
**City of Keizer**

Industrial Sector	Number of Employees per Business				Totals
	0-14	15-49	50+	N/A	
Construction	166	4	0	0	170
Manufacturing	42	2	0	2	46
Transportation & Utilities	23	4	1	5	33
Wholesale Trade	37	1	1	0	39
<b>Totals</b>	<b>268</b>	<b>11</b>	<b>2</b>	<b>7</b>	<b>288</b>
<b>Percentage of Total Industrial</b>	<b>93%</b>	<b>4%</b>	<b>1%</b>	<b>2%</b>	<b>100%</b>
<b>Commercial Sector</b>					
Retail Trade	158	9	3	19	189
Finance, Insurance, & Real Estate	89	4	2	0	95
Services	400	11	9	11	431
Public Administration	1	1	0	5	7
<b>Totals</b>	<b>648</b>	<b>25</b>	<b>14</b>	<b>35</b>	<b>722</b>
<b>Percentage of Total Commercial</b>	<b>90%</b>	<b>3%</b>	<b>2%</b>	<b>5%</b>	<b>100%</b>

*Source: Dun & Bradstreet 2002 and Hobson Ferrarini Associates*

As illustrated, 93% of the existing industrial and 90% of commercial firms in Keizer employ less than 15 employees. Applying employment density statistics (employees per acre) used by the Mid-

Willamette Valley Council of Governments to this level of employment suggests that the vast majority of firms in Keizer require sites of less than 1 acre.

However, as a practical matter, small businesses do not have the capital or experience to develop and operate their own facility. The financial realities of many small businesses necessitate renting space rather than owning; hence, many firms choose to occupy smaller spaces in a business park, office building or shopping center. Moreover, locating small businesses in concentrated areas creates a pronounced market presence and increases cross shopping that is positive for small businesses. Larger complexes also have bigger marketing budgets that benefit the small business owner.

Jurisdictions, like Keizer, that have a preponderance of small businesses need to have parcel sizes that not only accommodate small businesses, but also business park, office and shopping centers. The following briefly summarizes the size requirements important to these types of development.

### **Parcel Size Requirement by Land Use Type**

- **Retail**  
Most retail shopping centers require from 5 to 10 acres, excluding demand from small users like convenience marts and fast food restaurants. ULI indicates the vast majority of retail centers occupy from 5 to 10 acres. However, there is a growing demand for larger retail sites as the size of retail businesses have increased. Large retail centers currently account for about 40% of customer demand, while centers under 100,000 square feet account for the remaining 60%.
- **Office**  
The minimum parcel size needed to build a speculative office building in a suburban market like Keizer is between 2-10 acres<sup>2</sup>. Parcels in this size range allow for sufficiently large buildings and associated parking and landscaping.
- **Industrial**  
The minimum lot size needed to support the typical industrial park development ranges from 5 to 10 acres. This size range can accommodate multiple tenants, parking and landscaping. Industrial users are attracted to sites that offer adequate flexibility in site circulation and building layout<sup>1</sup>.

### **Locational Attributes**

Interviews with developers and brokers in the Keizer area corroborated the findings discussed above with respect to typical lot sizes for commercial and industrial users. They also described key site characteristics needed to support retail, office and industrial development.

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<sup>2</sup> Based on interviews with office developers who build in locations like the City of Keizer.

These findings are discussed below and listed according to importance:

- **Retail**
  - High consumer visibility;
  - Location near jobs and consumer activity;
  - Location near residential areas;
  - Proximity to major roadways; and
  - Mostly flat topography.
  
- **Office**
  - Central location relative to employees, customers and other office based firms;
  - Adequate visibility;
  - Adequate proximity to major roadways;
  - Ample parking; and
  - Flexibility to expand.
  
- **Industrial**
  - Low land costs;
  - Buffer from incompatible uses;
  - Flat sites;
  - Parcels that provide adequate parking and vehicular circulation; and
  - Proximity to surface transportation.

As indicated above, retail development needs the greatest amount of visibility and accessibility, followed by office development. Industrial developers are less concerned with the location of land and more concerned with land costs.



### III. INVENTORY OF INDUSTRIAL AND COMMERCIAL LAND

#### Introduction

The purpose of this section is to present the current inventory of buildable commercial and industrial land in Keizer. Per OAR 660-009-015, the analysis should include:

- The acreage of vacant commercial and industrial land by tax lot;
- The acreage of significantly underutilized commercial and industrial land by tax lot; and
- Commercial and industrial land with site constraints that would physically limit development.

#### Data and Methodology

##### Data

Data necessary to complete the analysis was obtained from the:

- City of Keizer's Geographic Information System (GIS); and
- The Marion County Tax Assessor's Office.

##### Definitions

Buildable land includes both vacant and underutilized land, defined as follows:

- Vacant Land – all undeveloped parcels with no existing use or occupied structure.
- Underutilized Land – parcels with a land to improvement value ratio of .50 or less<sup>3</sup>. Additionally, all commercial and industrial zoned land located in the Keizer Station Plan that is not vacant was deemed underutilized, except for the BPA and the stadium, to be consistent with previous inventories of buildable industrial and commercial land completed by the City of Keizer for the project.

##### Methodology

In order to estimate the amount of buildable commercial and industrial land in Keizer, the following steps were completed:

- **Vacant Land**
  1. Identified all commercially and industrially zoned sites in the City of Keizer that had land improvement values equal to \$0<sup>4</sup>.
  2. Verified the accuracy of the GIS inventory and any constrained sites with the City of Keizer's planning department<sup>5</sup>.

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<sup>3</sup> A land to improvement value ratio of .5 was used per technical advice from Mike Jaffee, Senior Planner at the Mid-Willamette Valley Council of Governments (MWVCOG).

<sup>4</sup> This step was completed using the GIS system which included data provided by the Marion County Tax Assessor on land and improvement values.

<sup>5</sup> Constrained or unbuildable lands include parcels with steep slopes (25% or greater), floodways, identified wetlands and land that has no access.

3. Removed or reduced sites with constraints.
4. Reduced the amount of buildable commercial land in sites zoned mixed-use (MU)<sup>6</sup>.
5. Calculated the remaining vacant acreage for commercial and industrial land.

- **Underutilized Land**

1. Identified all commercially and industrially zoned sites in the City of Keizer that had land to improvement ratios of less than 0.50.
2. Verified the accuracy of the GIS inventory and any constrained sites with the City of Keizer's planning department.
3. Reduced the amount of buildable commercial land sites zoned mixed-use (MU).
4. Reduced the gross acreage by 50% because redevelopment is expected to accommodate only half as many employees as vacant land<sup>7</sup>.
5. Some sites under one acre that were not located near other developable sites were removed<sup>8</sup>.
6. Calculated the total remaining acreage of commercial and industrial land.

As indicated in the footnotes, the methodology used in this analysis is consistent with the methods used by the Mid-Willamette Valley Council of Governments and consultants hired by the City of Salem for Salem Futures<sup>9</sup>.

## **Site Constraints**

Keizer, in general, has flat topography. There were no identified slopes of 25% or greater located on any of the buildable commercial or industrially zoned land and all identified buildable lands have adequate access. In addition, commercial and industrial sites located in the floodway, as identified by the Federal Emergency Management Agency Flood Insurance Rate Maps, are not included in this analysis because the City does not allow development in these areas.

The Lower Claggett Creek Watershed is located in Keizer. Sites located in the watershed were identified and discounted because of development limitations. The following table identifies the tax lots that are located in this watershed. The acreage was deducted from the buildable inventory.

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<sup>6</sup> Sites zoned mixed-use (MU) were assumed to develop 25% commercial and 75% residential outside the KSP area. Within the KSP area, sites zoned MU are assumed to develop 13% commercially and 87% industrially based on square footage limitations placed on the KSP by the City Council.

<sup>7</sup> The 50% reduction for underutilized commercial land is the same methodology used in the Final Technical Memorandum on Methods for 2050 Forecasts completed by ECONorthwest for Salem Futures.

<sup>8</sup> See Fregonese Calthorpe Associates August 11, 2000 memo for Salem Futures regarding their Constrained Lands Analysis for the City of Salem.

<sup>9</sup> Salem Futures is not relevant to this analysis as it is fundamentally a Salem planning process. However, the analytical basis for Salem's planning process is the same as used here which is noted to eliminate any discussion regarding methodology.

**Table 5  
Constrained or Unbuildable Commercial or Industrial Land**

Map & Tax Lot	Zoning	Total Acres	Reduction For MU Zoning <sup>1/</sup>	Steep Slopes (>25%)	LWI* & Claggett Creek Floodway <sup>2/</sup>	No Access	=	Total Acreage	Developable Acres <sup>3/</sup>
<b>Vacant</b>									
063W35BA02400	MU	0.61	0.15	0	50%	0	=	0.08	0
063W35BD02500	MU	2.55	0.64	0	25%	0	=	0.16	0.16
063W35CB02201	MU	0.50	0.13	0	50%	0	=	0.06	0
063W35CB02202	MU	0.38	0.10	0	50%	0	=	0.05	0
063W35CB02300	MU	1.46	0.37	0	20%	0	=	0.07	0
063W35BC07500	MU	<u>1.98</u>	<u>0.50</u>	0	75%	0	=	0.37	<u>0.37</u>
<b>Total</b>		<b>7.48</b>	<b>1.89</b>						<b>0.53</b>
<b>Underutilized</b>									
063W35 00300	MU	8.17	2.04	0	50%	0	=	1.02	0.51**

1/ Sites zoned mixed-use (MU) were assumed to develop 25% commercial and 75% residential and were therefore reduced.

2/ Sites are physically constrained and therefore reduced by the percentage of land that is constrained.

3/ Sites with 0 acres are sites that once reduced have no development potential because of the minimal size of the site.

\*LWI= Local Wetland Inventory

\*\*Site was reduced by 50% because underutilized land redevelops at 1/2 the rate of vacant land.

Source: Hobson Ferrarini Associate

## Inventory of Buildable Land

The inventory of buildable commercial and industrial land in Keizer is summarized in Table 6. As shown, there are an estimated 75.66 acres of buildable industrial land and 71.82 acres of buildable commercial land.

It is important to note that the industrial land inventory does not include 151.5 acres of vacant Industrial Agriculture (IA) zoned land available within the Keizer city limits<sup>10</sup>. If the 151.5 acres are added to the inventory of available industrial land, the inventory would increase to 227.16 acres. In an effort to be extremely conservative, this EOA evaluates the inventory without regard to this 151.5 acres of IA land. However, it is important to understand that this land is planned and zoned for industrial uses by the City.

At this point in the analysis there appears to be an imbalance in Keizer’s land supply, relative to demand.

- Industrial – industrial development is projected to represent approximately 17% to 25% of all new demand, compared to 51% of Keizer’s total non-residential land supply (Table 3).<sup>11</sup>
- Commercial – commercial development will represent approximately 75% to 83% of all new demand, compared to 49% of Keizer’s total non-residential land inventory.<sup>12</sup>

<sup>10</sup> The Industrial Agriculture (IA) zone is available for industrial and manufacturing uses through a conditional use process.

<sup>11</sup> The low end of the industrial range reflects the Oregon Employment Department (OED) data. The high end reflects Mid-Willamette Council of Governments data.

<sup>12</sup> The low end of the range of commercial demand reflects Mid-Willamette Council of Governments data. High end is OED data.

Table 6

**Vacant and Underutilized Land Inventory**

<b>Vacant Industrial Land</b>	<b>Acres</b>	<b>Vacant Commercial Land</b>	<b>Acres</b>
IBP	43.45	CM	25.26
IG	1.79	CO	12.46
		CR	0.00
		CG	3.71
		MU <sup>1/</sup> (54.1 acres x 25%)	13.53
<i>Less: Constrained/Unbuildable Land</i>	<u>0</u>	<i>Less: Constrained/Unbuildable Land</i>	<u>1.36</u>
<b>= Vacant Industrial Land</b>	<b>45.24</b>	<b>= Vacant Commercial Land</b>	<b>53.60</b>
<b>Underutilized Industrial Land</b>	<b>Acres</b>	<b>Underutilized Commercial Land</b>	<b>Acres</b>
IBP <sup>1/</sup>	58.27	CM	27.15
IG	2.56	CO	0.73
		CR	0.00
		CG	1.08
		MU <sup>2/</sup> (33.96 acres x 25%)	8.49
<i>Less Constrained/Unbuildable Land</i>	<u>0</u>	<i>Less Constrained/Unbuildable Land</i>	<u>1.02</u>
<b>= Buildable Underutilized Industrial</b>	<b>60.83</b>	<b>= Buildable Underutilized Commercial</b>	<b>36.43</b>
<i>Less: 50% for Redevelopment Potential</i>	<u>(30.42)</u>	<i>Less: 50% for Redevelopment Potential</i>	<u>(18.22)</u>
<b>Equals: Total Underutilized Industrial</b>	<b>30.42</b>	<b>Total Underutilized Commercial</b>	<b>18.22</b>
<b>Total Vacant &amp; Underutilized Industrial</b>	<b>75.66</b>	<b>Total Vacant &amp; Underutilized Commercial</b>	<b>71.82</b>

1/ Mixed-Use (MU) assumed to develop 75% residential and 25% commercial.

Source: City of Keizer and Hobson Ferrarini Associates

Table 7 below shows vacant and underutilized commercial and industrial land by plan designation and tax lot size in Keizer. The results show that the net buildable portion of a majority of vacant and underutilized tax lots are less than ten acres in size. This is consistent with the size of the majority of firms in Keizer having less than 15 employees, and the needs of developers who would build speculative space to lease to small businesses.

**Table 7**  
**Buildable Commercial and Industrial Land**  
**By Plan Designation and Lot Size, Keizer 2002**

<b>Plan Designation</b>	<b>&lt;2.00</b>	<b>2.00-9.99</b>	<b>10.00-19.99</b>	<b>20.00+</b>	<b>Total</b>
Industrial					
#of tax lots	39	10	3	0	52
% of Acres	75%	19%	6%	0%	100%
Commercial					
#of tax lots	128	11	0	0	139
% of Acres	92%	8%	0%	0%	100%

Source: City of Keizer and Hobson Ferrarini Associates

However, in Keizer, it is important to recognize that the vast majority of the land is located within the Chemawa Activity Center/Keizer Station Plan area. Thus, tax lots can be combined to provide a wider variety of lot sizes.

## IV. ASSESSMENT OF COMMUNITY ECONOMIC DEVELOPMENT POTENTIAL

The purpose of this section is to review local factors affecting economic development **exclusively in the City of Keizer** and the advantages, opportunities, disadvantages, and constraints these factors present. This analysis goes beyond the OAR provisions and includes specific forecasts of land need again **exclusively for the City of Keizer**.

### Forecast Methodology and Data

As noted earlier, real estate development exists only to provide space for consumers. Our analysis is based on the primary consumer category that drives the demand for each type of property development.

#### Retail

Households, not businesses, purchase the vast majority of retail goods and services. Therefore, the most appropriate method of forecasting demand for retail space and land is based on regionally coordinated population and household growth.

The specific population projection used to forecast retail need in Keizer was unanimously endorsed by all involved parties in the February 21, 2002 SKAPAC meeting, including a 2006 population for the City of Keizer of 33,927 and subsequent growth rates that are consistent with population growth rates contained in the City of Keizer Regional Transportation Systems Plan, a regionally coordinated and previously adopted document.<sup>13</sup>

#### Office and Industrial

Consumers of office and industrial space are firms, and the amount of space that these firms utilize is a function of the number of employees and the kinds of space and equipment needed to operate the business. Therefore, the most appropriate method of forecasting demand for office and industrial land is based on expected employment growth, the method used to complete this analysis.

Two data sets are used to forecast industrial and commercial office demand. Although both sets of data ultimately result in the same conclusion, the amounts of office and industrial land demanded differ depending on the employment numbers that are utilized.

- **Keizer Plan/SKAPAC Approved employment projections**
  - The first two versions of the EOA were based on a 2000 employment figures provided by Claritas and grown using rates published by the Oregon Employment Department. Claritas is a national data provider which is widely considered to be the industry standard source for data relating to population and employment. Claritas estimates the number of jobs in the City of Keizer as of 2000 to be 7,478. Hobson

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<sup>13</sup> Furthermore, HFA's method of forecasting retail demand was reviewed by an independent consulting firm, Leland Consulting Group, who concluded: "The methodologies and analytic models employed in the HFA analysis are among those typically employed by industry professionals in this type of analysis and are considered sound."

Ferrarini Associates then grew this base number by the forecasted growth rates for the Salem/Keizer metropolitan area in order to adjust for expected growth over the next 20 years.

- The total number of jobs published by Claritas is similar to the number of jobs expected in 2000 based on the Keizer Comprehensive Plan<sup>14</sup>. The Keizer Comprehensive Plan estimates employment at 7,114 for 2000, a difference of only a few hundred jobs when compared to the Claritas figure of 7,478.
- HFA entered the Clarita's and OED employment projections into the record in July 2002 as part of an Economic Opportunities Analysis (EOA) for the Staff Recommended Alternative KSP. It was subsequently reviewed and accepted by SKAPAC, and now considered to be regionally coordinated.
- **Salem Preferred/RTSP employment projection:**
  - In December 2, 2002, the City of Salem expressed concern that the record for KSP does not contain regionally coordinated employment statistics. According to Salem, accepted projections would be found in the 2002 RTSP. To allay the concerns of the City of Salem, we are introducing a second demand analysis based on the employment projections found in the RTSP.
  - The RTSP assumes that the City of Keizer has 4,289 jobs as of 2000, a number far lower than the 7,478 jobs asserted by the national data provider Claritas, and the 7,114 jobs total contained in Keizer's comprehensive plan. The rate of employment growth predicted in the RTSP is also far lower than that expected by other national, state, and regional data providers.
  - The RTSP employment projection is based on the simplistic assumption that, from 1997 to 2025, Keizer will continue to capture a mere 4.8% of total employment within the Salem-Keizer UGB over a 28-year period. This would imply that Keizer will remain nothing more than a bedroom community to Salem, without any meaningful employment of its own. Table 8 below presents population and employment numbers taken from the RTSP, but adjusted to show 2002 numbers. Currently, Keizer has 7.5 residents for every job. By 2028, the RTSP forecast would result in 7.2 residents for every job, a mere 3.5% decrease. Keizer has a much more imbalanced community than Salem. The disequilibrium between population and employment is the exact reason why Keizer is pursuing the KSP – to become a more complete community. The City of Keizer desires to have the same attributes outlined by Salem for their own community in Salem Futures:

*“A community should have diverse, vibrant, safe, and friendly neighborhoods that will be sensitively designed to make residents feel secure and comfortable... A variety of services and activities should be encouraged within neighborhoods. Commercial and industrial areas should be designed as neighborhood assets inviting people to work, shop and live nearby.”*

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<sup>14</sup> The Keizer Comprehensive Plan (City Council Adoption: January 19, 1987) employment figures could not be used to complete this analysis because they do not separate employment out by SIC sector (manufacturing, construction, etc). Also, the Keizer Comprehensive Plan projections only forecast employment growth through 2005, which is not adequate for a 20-year forecast horizon starting in 2000-2001 (when planning for this project started).

**Table 8**  
**Demographic Projections for Salem and Keizer**

	2002	2025
<b>Keizer</b>		
Population	32,930	42,571
Jobs	4,400	5,900
Residents Per Job	7.48	7.22
<b>Salem</b>		
Population	175,042	227,887
Jobs	87,553	117,413
Residents Per Job	2.00	1.94

*Source: RTSP – 2002 Interim Update. Adjusted to show 2002.*

The land needs forecasts that contain the aforementioned population and employment figures are attached as appendices to this report, and are organized as follows:

- Appendix B summarizes the commercial retail needs analysis using regionally coordinated and SKAPAC approved population figures
- Appendix C summarizes the commercial office needs analysis based on the Salem Preferred/RTSP employment projections
- Appendix D summarizes the commercial office needs analysis based on the Keizer Plan/SKAPAC Approved employment projections
- Appendix E summarizes the industrial needs analysis based on the Salem Preferred/RTSP employment projections
- Appendix F summarizes the industrial needs analysis based on the Keizer Plan/SKAPAC Approved employment projections

## Analysis Results

The demand analyses completed for Keizer indicate that commercial development presents the city's greatest opportunity for growth. Under the Keizer Plan/SKAPAC approved employment projections, an estimated 133 acres of commercial land will be demanded through 2021. Under the Salem Preferred/RTSP employment projections, demand for commercial land would be slightly lower, at 117.4 acres, during the same time.

It is recommended that the City rely upon the Keizer Plan/SKAPAC Approved employment projections for decision making for the following reasons:

- The Keizer Plan/SKAPAC Approved numbers are more in line with employment projections from other reliable sources; and
- These projections translate into a greater need for industrial and commercial land, thereby ensuring an adequate store of land to meet the needs of businesses and consumers over the next 20 years.

Of the two commercial land use types (retail and office), retail land will be in the highest demand over the next 20 years. The types of retail likely to develop will primarily fall into two categories. The first type of retail will be smaller, boutique and specialty retail stores which have established a consumer niche. Typically these retailers locate in smaller spaces and often favor a main street or downtown location. The second type of retail is provided by regional and national chains. These retailers prefer location on larger sites with proximity to other retailers to provide opportunities for cross shopping. Key considerations for retail commercial firms that may move to Keizer will be the growing number of consumers and households, as well as the available site's access to consumers.

Office demand in Keizer will be relatively limited over the next twenty years. According to broker interviews, the majority of current office users in Keizer are "neighborhood office" facilities, characterized by small, one-story offices occupied by small businesses serving a local clientele.

Keizer's competitive advantage is its small town character, desirability as a place to live, coupled with its proximity to the metropolitan Portland and Salem areas. Employment and population growth in these metropolitan centers will create an opportunity for Keizer to attract firms and households.

However, the lack of buildable land will thwart development opportunities in Keizer in the short- and long-term. Under the Keizer Plan/SKAPAC approved employment projections, the shortage of commercial land would grow from 31.3 acres in 2006 to 61.2 acres by 2021. The Salem Preferred/RTSP employment projections also predict a shortage of commercial land, increasing from 28.1 acres in 2006 to 45.6 acres in 2021.



**Table 9  
Commercial Land Demand and Supply Reconciliation  
Pre-Rezoning of the City Council KSP**

	2006	2011	2016	2021
<b>KEIZER PLAN/SKAPAC APPROVED</b>				
Net Demand Retail Acres	98.0	104.4	106.7	108.8
Net Demand Office Acres	<u>5.1</u>	<u>10.8</u>	<u>17.1</u>	<u>24.2</u>
<b>Total Cumulative Demand Commercial*</b>	<b>103.1</b>	<b>115.2</b>	<b>123.8</b>	<b>133.0</b>
Buildable Commercial Land	71.8	71.8	71.8	71.8
<b>Cumulative Surplus/(Deficit) of Commercial Land</b>	<b>(31.3)</b>	<b>(43.4)</b>	<b>(52.0)</b>	<b>(61.2)</b>
<b>SALEM PREFERRED/RTSP</b>				
Net Demand Retail Acres	98.0	104.4	106.7	108.8
Net Demand Office Acres	<u>1.9</u>	<u>4.0</u>	<u>6.2</u>	<u>8.6</u>
<b>Total Cumulative Demand Commercial*</b>	<b>99.9</b>	<b>108.4</b>	<b>112.9</b>	<b>117.4</b>
Buildable Commercial Land	71.8	71.8	71.8	71.8
<b>Cumulative Surplus/(Deficit) of Commercial Land</b>	<b>(28.1)</b>	<b>(36.6)</b>	<b>(41.1)</b>	<b>(45.6)</b>

\*Represents cumulative growth from 2006-2021

Source: Hobson Ferrarini Associates

### **Industrial Demand Analysis**

Relative to the need for commercial land, the demand for industrial land over the next 20 years will be much more modest. The results of the analysis, presented below in Table 10, indicate that 38.5 acres of industrial land will be demanded using the Keizer Plan/SKAPAC approved employment projections, and 14.3 acres of industrial land using the Salem Preferred/RTSP projections.

Broker interviews substantiate the finding that there is little demand for industrial development in Keizer. As they note, there has been little to no industrial land absorption in Keizer during the past decade. If demand were to exist it would be oriented toward light industrial uses, rather than heavy industrial. Light industrial firms generally seek smaller, industrial flex-space.

As mentioned earlier, these office/flex spaces would generally be located in industrial business parks ranging in size from 2 to 10 acres. A limited amount of firms will require larger parcels for distribution and manufacturing facilities that require lot sizes larger than 10 acres.

Should Keizer need a very large vacant site to attract a large manufacturer or corporate office that desires a campus type setting, there is ample space on the 151 acre site currently zoned Industrial Agricultural. While there is no market for this type of development, a suitable site does exist if long term projections change.

The City currently has 75.65 acres of buildable industrial land without regard to the IA zoned land, an excessive supply that would not be absorbed for nearly 40 years under the Keizer Plan/SKAPAC Approved scenario. Under the Salem Preferred/RTSP scenario, the supply of industrial land in Keizer would not be absorbed for 105 years.

**Table 10  
Industrial Land Demand and Supply Reconciliation  
Post-Rezoning of the City Council KSP**

	2006	2011	2016	2021
<b>KEIZER PLAN/SKAPAC APPROVED</b>				
Cumulative Demand in Acres	8.4	17.6	27.6	38.5
Annual Net Increase	N/A	9.2	10.0	10.9
Buildable Industrial Land	75.7	75.7	75.7	75.7
Cumulative Surplus/(Deficit) of Industrial Land	67.2	58.0	48.0	37.1
<b>SALEM PREFERRED/RTSP</b>				
Cumulative Demand in Acres	3.2	6.7	10.4	14.3
Annual Net Increase	N/A	3.5	3.7	3.9
Buildable Industrial Land	75.7	75.7	75.7	75.7
Cumulative Surplus/(Deficit) of Industrial Land	72.5	69.0	65.3	61.4

## Summary

OAR 660-009-0025 (2) requires cities to designate sufficient land in each category to accommodate, at a minimum, the projected land needs for the 20-year planning period. The analysis indicates that the current inventory of commercial and industrial buildable land in the City of Keizer does not meet this requirement. The City of Keizer does not have enough commercial land to meet the forecasted need over the next twenty years. In addition, the analysis also shows that Keizer has an excessive supply of industrial land that would take could take up to a century to fully absorb under the Salem Preferred/RTSP scenario. Table 11 summarizes these findings.

**Table 11  
Existing Land Supply  
20-Year Land Forecast  
Keizer, Oregon**

	Plan Designation	
	Commercial	Industrial
<b>KEIZER PLAN/SKAPAC APPROVED</b>		
<b>Buildable Acres</b>	<b>71.8</b>	<b>75.7</b>
<b>20-Year Land Demand</b>		
Commercial-Office	24.2	
Commercial - Retail	108.8	
Industrial		38.5
<b>Surplus/(Deficit)</b>	<b>(61.2)</b>	<b>37.2</b>
<b>SALEM PREFERRED/RTSP</b>		
<b>Buildable Acres</b>	<b>71.8</b>	<b>75.7</b>
<b>20-Year Land Demand</b>		
Commercial-Office	8.6	
Commercial - Retail	108.8	
Industrial		14.3
<b>Surplus/(Deficit)</b>	<b>(45.6)</b>	<b>61.4</b>

**Keizer Station Plan**

The proposed City Council Keizer Station Plan, and subsequent plan amendment and zone changes, would address the City of Keizer’s land allocation imbalance by redesignating:

- -21.67 acres of buildable industrial land; and
- +27.37 acres of buildable commercial land.

The above change would improve commercial opportunities in Keizer by increasing the City’s inventory to accommodate growth for up to 14 years, while reducing the oversupply of vacant industrial land to a 28-year supply (Keizer Plan/SKAPAC Approved scenario).

**Table 12  
Land Supply - Proposed Keizer Station Plan  
20-Year Land Forecast  
Keizer, Oregon**

	Plan Designation	
	Commercial	Industrial
<b>KEIZER PLAN/SKAPAC APPROVED</b>		
<b>Buildable Acres</b>	<b>99.2</b>	<b>54.0</b>
<b>20-Year Land Demand</b>		
Commercial-Office	24.2	
Commercial - Retail	108.8	
Industrial		38.5
<b>Surplus/(Deficit)</b>	<b>(33.8)</b>	<b>15.5</b>
<b>SALEM PREFERRED/RTSP</b>		
<b>Buildable Acres</b>	<b>99.2</b>	<b>54.0</b>
<b>20-Year Land Demand</b>		
Commercial-Office	8.6	
Commercial - Retail	108.8	
Industrial		14.3
<b>Surplus/(Deficit)</b>	<b>(18.2)</b>	<b>39.7</b>

Furthermore, the land in the KSP is more suitable for commercial development, as noted by the Leland Consulting Group in its letter to the City of Keizer dated January 15, 2002.

*“Land use economics would logically support commercial development as the highest and best use at a freeway intersection. Industrial uses generally have no need to be located at such an interchange and housing uses would most likely be subjected to inordinate amounts of noise.”*

Perhaps the greatest advantage of the KSP is the flexibility provided by having a large parcel under single or few owners. The KSP would have the unlimited flexibility to respond to the market by providing the specific parcel size and locations desired by potential businesses irrespective of current tax lot boundaries<sup>15</sup>. There is no other location in Keizer that would be able to provide this type of market flexibility. The KSP is a unique opportunity to bring together a mix of activities and land uses in a central activity center that will provide commercial and employment opportunities for the residents of the City of Keizer.

Fundamentally, the proposed Keizer Station Plan with subsequent plan amendment and zone changes meets Goal 9 objectives because it would enhance economic opportunities in Salem/Keizer, the fundamental intent of Goal 9.

<sup>15</sup> Existing tax lots could be combined or subdivided to meet the needs of the market.

## Appendix A Glossary

Locational Factors – Features which affect where a particular type of commercial or industrial operation will locate. Locational factors include but are not limited to: proximity to raw materials, supplies, and services; proximity to markets or educational institutions; access to transportation facilities; labor market factors (e.g., skill level, education, age distribution).

Serviceable Site – A site is serviceable if: (a) public facilities, as defined by OAR Chapter 660, Division 11 currently have adequate capacity to serve development planned for the service area where the site is located or can be upgraded to have adequate capacity; and (b) Public facilities either are currently extended to the site, or can be provided to the site within one year of a user's application for a building permit or request for service extension.

Site Requirement – The physical attributes of a site without which a particular type or types of industrial or commercial use cannot reasonably operate. Site requirements may include: minimum acreage or site configuration, specific types or levels of public facilities and services, or direct access to a particular type of transportation facility.

Standard Industrial Classification (SIC) – The Standard Industrial Classification (SIC) manual is published by the federal Office of Management and Budget. The manual provides a systematic classification of those economic activities (industries) that, together, define and describe the basic composition of our nation's economy.

Suitable Site – A site is suitable for industrial or commercial use if the site either provides for the site requirements of the proposed use or category of use or can be expected to provide for the site requirements of the proposed use within the planning period.

Unbuildable – land determined to have site constraints or factors restricting further development on the property, such as floodplain, topography, and existing development on the site.

Underutilized land – land with a land to improvement value ratio of .50 or less.

Vacant land – an undeveloped parcel, with no existing use or occupied structure.

**Appendix B**  
**Retail Residual Lands Analysis**

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EXHIBIT B.3	Current and Projected Population and Household Growth, Keizer, OR: 1990-2021
EXHIBIT B.4	Retail Expenditures by N.A.I.C.S.: Salem-Keizer, OR PMSA
EXHIBIT B.5	Retail Expenditures Projections: Keizer, OR
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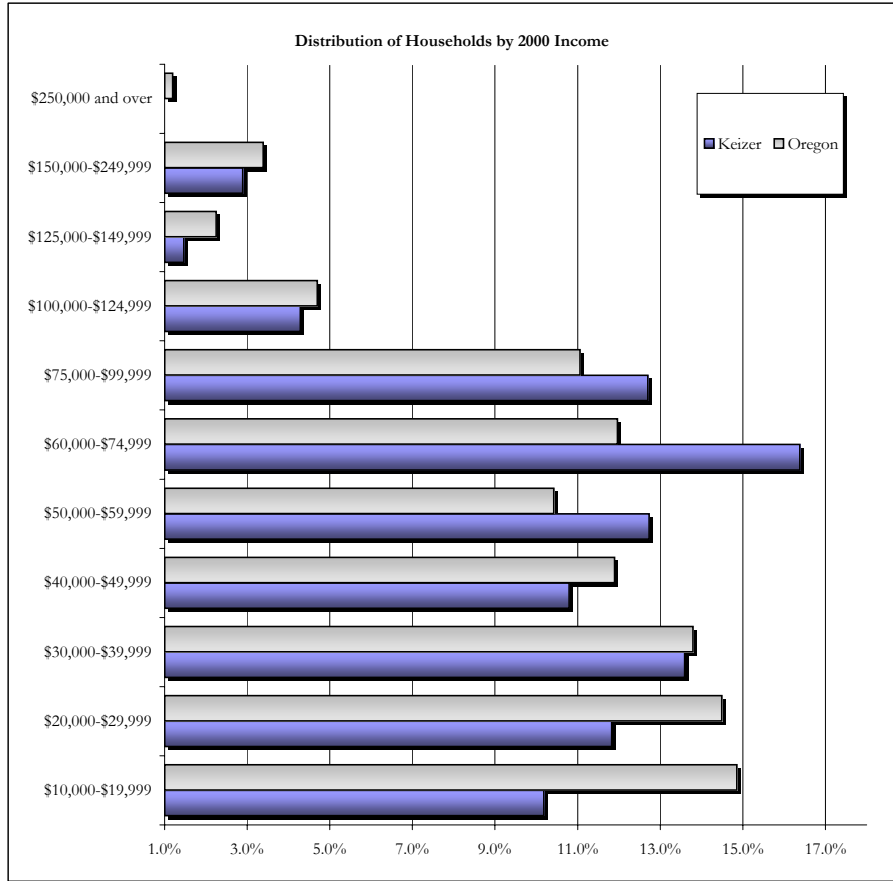
**EXHIBIT B.2  
GENERAL DEMOGRAPHIC PROFILE  
KEIZER, OREGON <sup>1/</sup>**

**Population and Households**

	1980 Census	1990 Census	Annual Growth Rate 80-90	2000 Census	Annual Growth Rate 90-00	2006 (Proj.)	Annual Growth Rate 00-06
Population	20,023	21,884	0.9%	32,203	3.9%	33,927	0.9%
Households	7,356	8,332	1.3%	12,386	4.0%	13,049	1.0%
Household Size	2.70	2.59	-0.4%	2.60	0.0%	2.60	0.0%

**Income <sup>2/</sup>**

	1979 (Census)	1989 (Census)	Growth Rate 79-89	2000 (Estimate)	Growth Rate 89-00	2005 (Proj.)	Growth Rate 00-05
Per Capita (\$)	\$7,191	\$13,190	6.3%	\$21,923	4.7%	\$26,976	4.2%
Average HH (\$)	\$19,510	\$34,327	5.8%	\$57,784	4.8%	\$71,101	4.2%
Median HH (\$)	\$17,748	\$31,065	5.8%	\$49,877	4.4%	\$58,173	3.1%
Average HH Wealth (\$)				\$183,243		\$216,223	3.4%
Median HH Wealth (\$)				\$81,309		\$97,582	3.7%



1/ Consists of the city limits of Keizer, Oregon.

2/ Data on income are expressed in "current" dollars.



**EXHIBIT B.3**

**CURRENT AND PROJECTED POPULATION AND HOUSEHOLD GROWTH  
KEIZER, OREGON  
1990 - 2021**

		Estimated Annual Population and Household Growth (SKAPAC)									
1990	2000	2001		2006		2011		2016		2021	
Census	Census	Total	AAGR <sup>1/</sup>	Total	AAGR <sup>1/</sup>	Total	AAGR <sup>1/</sup>	Total	AAGR <sup>1/</sup>	Total	AAGR <sup>1/</sup>

**Population**

Primary Market Area*	21,884	32,203	30,861	-4.2%	33,927	1.9%	35,479	0.9%	36,039	0.3%	36,553	0.3%
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**Households**

Primary Market Area	8,332	12,386	11,870	-4.2%	13,049	1.9%	13,646	0.9%	13,861	0.3%	14,059	0.3%
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1/ Average Annual Growth Rate

\*Primary Market Area is equivalent to the City of Keizer

SOURCE: Mid Willamette Council of Governments and Hobson Ferrarini Associates

**EXHIBIT B.4**

**RETAIL EXPENDITURES BY N.A.I.C.S.  
SALEM-KEIZER, OR PMSA**

NAICS Category	1997
SALEM-KEIZER PMSA	
Population	325,253
Total Personal Income	\$6,806,569,531
Category Expenditures <sup>1/</sup>	
NAICS	
4413 Automotive Parts, Accessories and Tire Stores	\$72,233,000
Auto Parts % Per Capita Income	1.1%
442 Furniture and Home Furnishings Stores	\$70,983,000
Home Furnishings. % Per Capita Income	1.0%
443 Electronics and Appliances Stores	\$61,423,000
Electronics and Appliances % Per Capita Income	0.9%
444 Building Material and Garden Equipment and Supplies Dealers	\$383,395,000
Building Material % Per Capita Income	5.6%
445 Food and Beverage Stores	\$481,137,000
Food Stores % Per Capita Income	7.1%
446 Health and Personal Care Stores	\$79,209,000
Health and Personal Care % Per Capita Income	1.2%
448 Clothing and Clothing Accessories Stores	\$95,002,000
Clothing % Per Capita Income	1.4%
451 Sporting Goods, Hobby, Book, and Music Stores	\$57,026,000
Sports and Hobby % Per Capita Income	0.8%
452 General Merchandise Stores	\$544,526,000
General Merchandise % Per Capita Income	8.0%
453 Miscellaneous Store Retailers	\$149,745,000
Miscellaneous % Total Personal Income	2.2%
722 Foodservices and Drinking Places	\$313,102,000
Foodservices % Per Capita Income	4.6%

1/ Expenditure levels are based on sales information and assume sales within the MSA approximately equal to expenditures.

SOURCE: US Department of Commerce, US Census, Oregon Employment Department and Hobson Ferrarini A:

**EXHIBIT B.5**  
**RETAIL EXPENDITURE PROJECTIONS**  
**KEIZER, OREGON**  
**2001-2021**  
**(In Constant Dollars)**

		2001	2006	2011	2016	2021
<b>Mean Household Income</b> <sup>1/</sup>		\$59,630	\$59,630	\$59,630	\$59,630	\$59,630
<b>NAICS</b>	<b>Category</b>	<b>Percent of Income</b> <sup>2/</sup>				
4413	Auto Parts % Per Capita Income	1.1%	1.1%	1.1%	1.1%	1.1%
442	Home Furnishings. % Per Capita Income	1.0%	1.0%	1.0%	1.0%	1.0%
443	Electronics and Appliances % Per Capita Income	0.9%	0.9%	0.9%	0.9%	0.9%
444	Building Material % Per Capita Income	5.6%	5.6%	5.6%	5.6%	5.6%
445	Food Stores % Per Capita Income	7.1%	7.1%	7.1%	7.1%	7.1%
446	Health and Personal Care % Per Capita Income	1.2%	1.2%	1.2%	1.2%	1.2%
447	Gasoline Stations % Per Capita Income	3.6%	3.6%	3.6%	3.6%	3.6%
448	Clothing % Per Capita Income	1.4%	1.4%	1.4%	1.4%	1.4%
451	Sports and Hobby % Per Capita Income	0.8%	0.8%	0.8%	0.8%	0.8%
452	General Merchandise % Per Capita Income	8.0%	8.0%	8.0%	8.0%	8.0%
453	Miscellaneous % Total Personal Income	2.2%	2.2%	2.2%	2.2%	2.2%
722	Foodservices % Per Capita Income	4.6%	4.6%	4.6%	4.6%	4.6%
	<i>Total Expenditures (%)</i>	<i>37.5%</i>	<i>37.5%</i>	<i>37.5%</i>	<i>37.5%</i>	<i>37.5%</i>
	=Per Household Expenditures	\$22,345	\$22,345	\$22,345	\$22,345	\$22,345
	x Market Households <sup>3/</sup>	11,870	13,049	13,646	13,861	14,059
	<b>=Total Trade Area Expenditures</b>	<b>\$265,228,884</b>	<b>\$291,579,516</b>	<b>\$304,919,464</b>	<b>\$309,723,632</b>	<b>\$314,147,936</b>

1/ From Exhibit 2 and adjusted by the CPI to 2001 dollars.

2/ From Exhibit 4

3/ From Exhibit 3

SOURCE: Hobson Ferrarini Associates

EXHIBIT B.6

PROJECTED EXPENDITURES BY N.A.I.C.S. CATEGORY

2001 through 2021

Primary Market Area Demographics	Aggregate Income				
	2001	2006	2011	2016	2021
Trade Area Households <sup>1/</sup>					
Primary Trade Area	11,870	13,049	13,646	13,861	14,059
Mean Household Income <sup>1/</sup>	\$59,630	\$59,630	\$59,630	\$59,630	\$59,630
Aggregate Household Income (\$000s)					
Primary Market Area	\$707,792	\$778,112	\$813,711	\$826,531	\$838,338

NAICS	Category	2001			
		Aggregate Income	Percent Distribution <sup>2/</sup>	Total Aggregate Expenditures	
4413	Automotive Parts, Accessories and Tire Stores	\$707,792	x 1.1%	=	\$7,511
442	Furniture and Home Furnishings Stores	\$707,792	x 1.0%	=	\$7,381
443	Electronics and Appliances Stores	\$707,792	x 0.9%	=	\$6,387
444	Building Material and Garden Equipment	\$707,792	x 5.6%	=	\$39,868
445	Food and Beverage Stores	\$707,792	x 7.1%	=	\$50,032
446	Health and Personal Care Stores	\$707,792	x 1.2%	=	\$8,237
448	Clothing and Clothing Accessories Stores	\$707,792	x 1.4%	=	\$9,879
451	Sporting Goods, Hobby, Book, and Music Stores	\$707,792	x 0.8%	=	\$5,930
452	General Merchandise Stores	\$707,792	x 8.0%	=	\$56,623
453	Miscellaneous Store Retailers	\$707,792	x 2.2%	=	\$15,571
722	Foodservices and Drinking Places	\$707,792	x 4.6%	=	\$32,558
	<b>Total</b>				<b>\$239,978</b>

NAICS	Category	2006			
		Aggregate Income	Percent Distribution <sup>2/</sup>	Total Aggregate Expenditures	
4413	Automotive Parts, Accessories and Tire Stores	\$778,112	x 1.1%	=	\$8,258
442	Furniture and Home Furnishings Stores	\$778,112	x 1.0%	=	\$8,115
443	Electronics and Appliances Stores	\$778,112	x 0.9%	=	\$7,022
444	Building Material and Garden Equipment	\$778,112	x 5.6%	=	\$43,829
445	Food and Beverage Stores	\$778,112	x 7.1%	=	\$55,003
446	Health and Personal Care Stores	\$778,112	x 1.2%	=	\$9,055
448	Clothing and Clothing Accessories Stores	\$778,112	x 1.4%	=	\$10,860
451	Sporting Goods, Hobby, Book, and Music Stores	\$778,112	x 0.8%	=	\$6,519
452	General Merchandise Stores	\$778,112	x 8.0%	=	\$62,249
453	Miscellaneous Store Retailers	\$778,112	x 2.2%	=	\$17,118
722	Foodservices and Drinking Places	\$778,112	x 4.6%	=	\$35,793
	<b>Total</b>				<b>\$263,820</b>

**EXHIBIT B.6**

**PROJECTED EXPENDITURES BY N.A.I.C.S. CATEGORY**

**2001 through 2021**

NAICS	Category	2011			
		Aggregate Income	Percent Distribution <sup>2/</sup>	Total Aggregate Expenditures	
4413	Automotive Parts, Accessories and Tire Stores	\$813,711	x 1.1%	=	\$8,635
442	Furniture and Home Furnishings Stores	\$813,711	x 1.0%	=	\$8,486
443	Electronics and Appliances Stores	\$813,711	x 0.9%	=	\$7,343
444	Building Material and Garden Equipment	\$813,711	x 5.6%	=	\$45,834
445	Food and Beverage Stores	\$813,711	x 7.1%	=	\$57,519
446	Health and Personal Care Stores	\$813,711	x 1.2%	=	\$9,469
448	Clothing and Clothing Accessories Stores	\$813,711	x 1.4%	=	\$11,357
451	Sporting Goods, Hobby, Book, and Music Stores	\$813,711	x 0.8%	=	\$6,817
452	General Merchandise Stores	\$813,711	x 8.0%	=	\$65,097
453	Miscellaneous Store Retailers	\$813,711	x 2.2%	=	\$17,902
722	Foodservices and Drinking Places	\$813,711	x 4.6%	=	\$37,431
	<b>Total</b>				<b>\$275,890</b>

NAICS	Category	2016			
		Aggregate Income	Percent Distribution <sup>2/</sup>	Total Aggregate Expenditures	
4413	Automotive Parts, Accessories and Tire Stores	\$826,531	x 1.1%	=	\$8,771
442	Furniture and Home Furnishings Stores	\$826,531	x 1.0%	=	\$8,620
443	Electronics and Appliances Stores	\$826,531	x 0.9%	=	\$7,459
444	Building Material and Garden Equipment	\$826,531	x 5.6%	=	\$46,556
445	Food and Beverage Stores	\$826,531	x 7.1%	=	\$58,425
446	Health and Personal Care Stores	\$826,531	x 1.2%	=	\$9,618
448	Clothing and Clothing Accessories Stores	\$826,531	x 1.4%	=	\$11,536
451	Sporting Goods, Hobby, Book, and Music Stores	\$826,531	x 0.8%	=	\$6,925
452	General Merchandise Stores	\$826,531	x 8.0%	=	\$66,123
453	Miscellaneous Store Retailers	\$826,531	x 2.2%	=	\$18,184
722	Foodservices and Drinking Places	\$826,531	x 4.6%	=	\$38,020
	<b>Total</b>				<b>\$280,237</b>

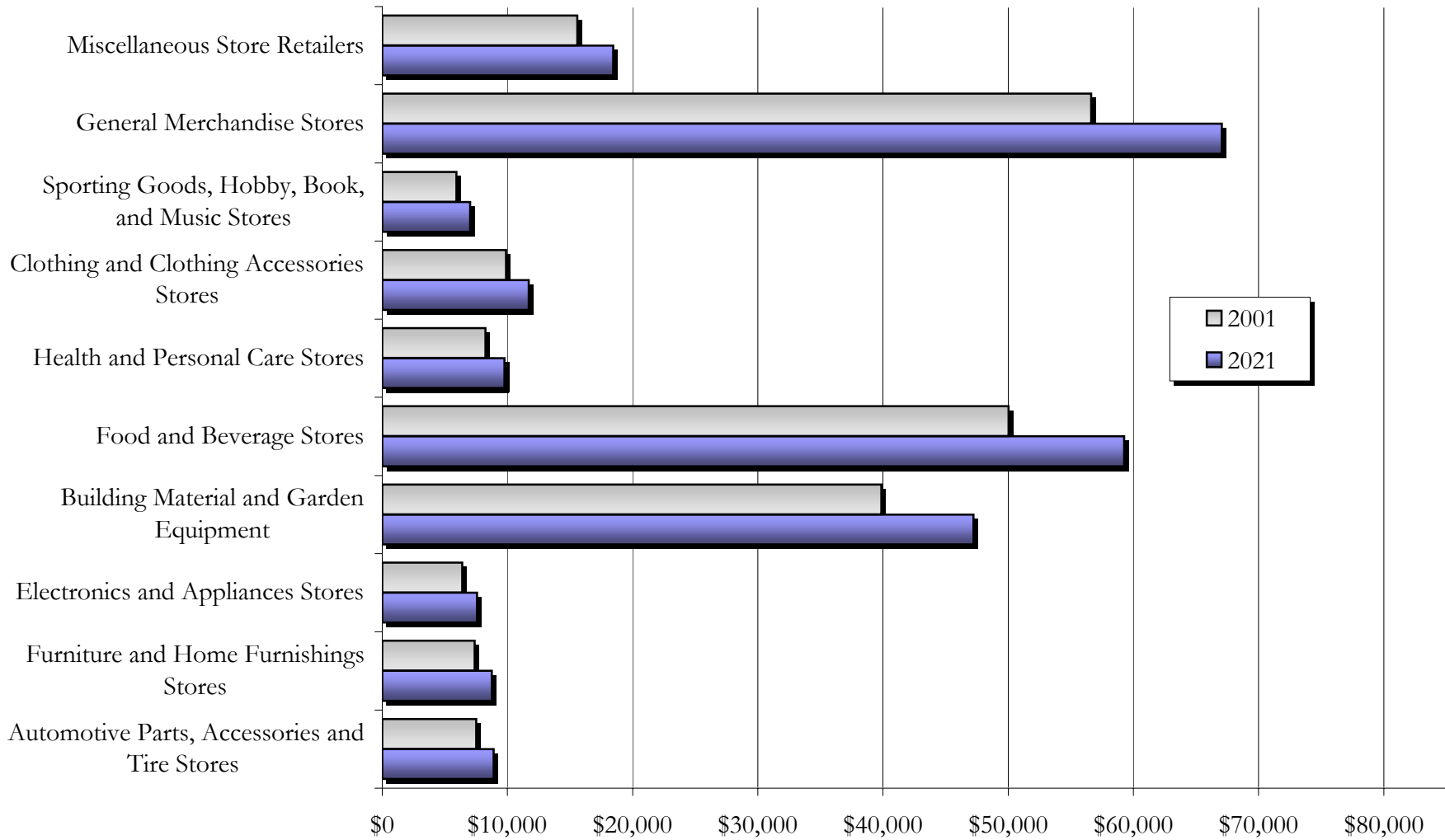
NAICS	Category	2021			
		Aggregate Income	Percent Distribution <sup>2/</sup>	Total Aggregate Expenditures	
4413	Automotive Parts, Accessories and Tire Stores	\$838,338	x 1.1%	=	\$8,897
442	Furniture and Home Furnishings Stores	\$838,338	x 1.0%	=	\$8,743
443	Electronics and Appliances Stores	\$838,338	x 0.9%	=	\$7,565
444	Building Material and Garden Equipment	\$838,338	x 5.6%	=	\$47,221
445	Food and Beverage Stores	\$838,338	x 7.1%	=	\$59,260
446	Health and Personal Care Stores	\$838,338	x 1.2%	=	\$9,756
448	Clothing and Clothing Accessories Stores	\$838,338	x 1.4%	=	\$11,701
451	Sporting Goods, Hobby, Book, and Music Stores	\$838,338	x 0.8%	=	\$7,024
452	General Merchandise Stores	\$838,338	x 8.0%	=	\$67,067
453	Miscellaneous Store Retailers	\$838,338	x 2.2%	=	\$18,443
722	Foodservices and Drinking Places	\$838,338	x 4.6%	=	\$38,564
	<b>Total</b>				<b>\$284,240</b>

1/ From Exhibit 2 and adjusted by the CPI to 2001 dollars.

2/ From Exhibit 4

SOURCE: U.S. Department Of Commerce and Hobson Ferrarini Associates

**EXHIBIT B.7  
TOTAL AGGREGATE EXPENDITURES BY RETAIL CATEGORY:  
PRIMARY TRADE AREA**



SOURCE: Hobson Ferrarini Associates

**EXHIBIT B.8**  
**SUPPORTABLE SQUARE FOOTAGE**  
**PRIMARY MARKET AREA**  
**2001-2021**  
**(In Constant Dollars)**

		<b>2001</b>							
NAICS	Category	Total Aggregate	x	Capture	Local Potential	Sales Support	Supportable		
		Expenditures <sup>1/</sup>		Factor <sup>2/</sup>	Expenditures	Factor <sup>3/</sup>		Square Feet	
4413	Automotive Parts, Accessories and Tire Store	\$7,511,267	x	90.0%	\$6,760,141	/	\$139	=	48,787
442	Furniture and Home Furnishings Stores	\$7,381,284	x	80.0%	\$5,905,027	/	\$173	=	34,064
443	Electronics and Appliances Stores	\$6,387,172	x	80.0%	\$5,109,737	/	\$200	=	25,489
444	Building Material and Garden Equipment	\$39,867,959	x	85.0%	\$33,887,765	/	\$128	=	264,463
445	Food and Beverage Stores	\$50,031,822	x	90.0%	\$45,028,640	/	\$312	=	144,480
446	Health and Personal Care Stores	\$8,236,678	x	90.0%	\$7,413,010	/	\$230	=	32,271
448	Clothing and Clothing Accessories Stores	\$9,878,939	x	75.0%	\$7,409,204	/	\$217	=	34,222
451	Sporting Goods, Hobby, Book, and Music St	\$5,929,942	x	85.0%	\$5,040,451	/	\$195	=	25,884
452	General Merchandise Stores	\$56,623,386	x	85.0%	\$48,129,878	/	\$139	=	346,518
453	Miscellaneous Store Retailers	\$15,571,431	x	85.0%	\$13,235,716	/	\$192	=	68,773
722	Foodservices and Drinking Places	\$32,558,447	x	90.0%	\$29,302,602	/	\$236	=	124,102
<b>Total</b>		<b>\$239,978,327</b>			<b>\$207,222,172</b>				<b>1,149,053</b>

		<b>2006</b>							
NAICS	Category	Total Aggregate	x	Capture	Local Potential	Sales Support	Supportable		
		Expenditures <sup>1/</sup>		Factor <sup>2/</sup>	Expenditures	Factor <sup>3/</sup>		Square Feet	
4413	Automotive Parts, Accessories and Tire Store	\$8,257,516	x	90.0%	\$7,431,764	/	\$139	=	53,634
442	Furniture and Home Furnishings Stores	\$8,114,618	x	80.0%	\$6,491,695	/	\$173	=	37,449
443	Electronics and Appliances Stores	\$7,021,741	x	80.0%	\$5,617,392	/	\$200	=	28,021
444	Building Material and Garden Equipment	\$43,828,863	x	85.0%	\$37,254,533	/	\$128	=	290,737
445	Food and Beverage Stores	\$55,002,510	x	90.0%	\$49,502,259	/	\$312	=	158,834
446	Health and Personal Care Stores	\$9,054,996	x	90.0%	\$8,149,497	/	\$230	=	35,477
448	Clothing and Clothing Accessories Stores	\$10,860,417	x	75.0%	\$8,145,313	/	\$217	=	37,622
451	Sporting Goods, Hobby, Book, and Music St	\$6,519,085	x	85.0%	\$5,541,223	/	\$195	=	28,455
452	General Merchandise Stores	\$62,248,950	x	85.0%	\$52,911,607	/	\$139	=	380,945
453	Miscellaneous Store Retailers	\$17,118,461	x	85.0%	\$14,550,692	/	\$192	=	75,605
722	Foodservices and Drinking Places	\$35,793,146	x	90.0%	\$32,213,831	/	\$236	=	136,432
<b>Total</b>		<b>\$263,820,303</b>			<b>\$227,809,806</b>				<b>1,263,212</b>

		<b>2011</b>							
NAICS	Category	Total Aggregate	x	Capture	Local Potential	Sales Support	Supportable		
		Expenditures <sup>1/</sup>		Factor <sup>2/</sup>	Expenditures	Factor <sup>3/</sup>		Square Feet	
4413	Automotive Parts, Accessories and Tire Store	\$8,635,302	x	90.0%	\$7,771,772	/	\$139	=	56,088
442	Furniture and Home Furnishings Stores	\$8,485,867	x	80.0%	\$6,788,694	/	\$173	=	39,162
443	Electronics and Appliances Stores	\$7,342,990	x	80.0%	\$5,874,392	/	\$200	=	29,303
444	Building Material and Garden Equipment	\$45,834,061	x	85.0%	\$38,958,952	/	\$128	=	304,039
445	Food and Beverage Stores	\$57,518,910	x	90.0%	\$51,767,019	/	\$312	=	166,101
446	Health and Personal Care Stores	\$9,469,268	x	90.0%	\$8,522,341	/	\$230	=	37,100
448	Clothing and Clothing Accessories Stores	\$11,357,288	x	75.0%	\$8,517,966	/	\$217	=	39,344
451	Sporting Goods, Hobby, Book, and Music St	\$6,817,338	x	85.0%	\$5,794,737	/	\$195	=	29,757
452	General Merchandise Stores	\$65,096,878	x	85.0%	\$55,332,347	/	\$139	=	398,374
453	Miscellaneous Store Retailers	\$17,901,642	x	85.0%	\$15,216,395	/	\$192	=	79,064
722	Foodservices and Drinking Places	\$37,430,705	x	90.0%	\$33,687,635	/	\$236	=	142,674
<b>Total</b>		<b>\$275,890,249</b>			<b>\$238,232,249</b>				<b>1,321,005</b>

**EXHIBIT B.8**  
**SUPPORTABLE SQUARE FOOTAGE**  
**PRIMARY MARKET AREA**  
**2001-2021**  
**(In Constant Dollars)**

		<b>2016</b>							
NAICS	Category	Total Aggregate Expenditures <sup>1/</sup>	x	Capture Factor <sup>2/</sup>	Local Potential Expenditures	/	Sales Support Factor <sup>3/</sup>	=	Supportable Square Feet
4413	Automotive Parts, Accessories and Tire Store	\$8,771,356	x	90.0%	\$7,894,220	/	\$139	=	56,972
442	Furniture and Home Furnishings Stores	\$8,619,567	x	80.0%	\$6,895,653	/	\$173	=	39,779
443	Electronics and Appliances Stores	\$7,458,682	x	80.0%	\$5,966,946	/	\$200	=	29,765
444	Building Material and Garden Equipment	\$46,556,201	x	85.0%	\$39,572,771	/	\$128	=	308,829
445	Food and Beverage Stores	\$58,425,151	x	90.0%	\$52,582,636	/	\$312	=	168,718
446	Health and Personal Care Stores	\$9,618,462	x	90.0%	\$8,656,615	/	\$230	=	37,684
448	Clothing and Clothing Accessories Stores	\$11,536,228	x	75.0%	\$8,652,171	/	\$217	=	39,963
451	Sporting Goods, Hobby, Book, and Music St	\$6,924,748	x	85.0%	\$5,886,036	/	\$195	=	30,226
452	General Merchandise Stores	\$66,122,514	x	85.0%	\$56,204,137	/	\$139	=	404,650
453	Miscellaneous Store Retailers	\$18,183,691	x	85.0%	\$15,456,138	/	\$192	=	80,310
722	Foodservices and Drinking Places	\$38,020,446	x	90.0%	\$34,218,401	/	\$236	=	144,921
<b>Total</b>		<b>\$280,237,047</b>			<b>\$241,985,725</b>				<b>1,341,818</b>

		<b>2021</b>							
NAICS	Category	Total Aggregate Expenditures <sup>1/</sup>	x	Capture Factor <sup>2/</sup>	Local Potential Expenditures	/	Sales Support Factor <sup>3/</sup>	=	Supportable Square Feet
4413	Automotive Parts, Accessories and Tire Store	\$8,896,652	x	90.0%	\$8,006,987	/	\$139	=	57,786
442	Furniture and Home Furnishings Stores	\$8,742,695	x	80.0%	\$6,994,156	/	\$173	=	40,347
443	Electronics and Appliances Stores	\$7,565,227	x	80.0%	\$6,052,182	/	\$200	=	30,190
444	Building Material and Garden Equipment	\$47,221,241	x	85.0%	\$40,138,055	/	\$128	=	313,241
445	Food and Beverage Stores	\$59,259,736	x	90.0%	\$53,333,762	/	\$312	=	171,128
446	Health and Personal Care Stores	\$9,755,858	x	90.0%	\$8,780,273	/	\$230	=	38,223
448	Clothing and Clothing Accessories Stores	\$11,701,020	x	75.0%	\$8,775,765	/	\$217	=	40,534
451	Sporting Goods, Hobby, Book, and Music St	\$7,023,666	x	85.0%	\$5,970,116	/	\$195	=	30,658
452	General Merchandise Stores	\$67,067,054	x	85.0%	\$57,006,996	/	\$139	=	410,431
453	Miscellaneous Store Retailers	\$18,443,440	x	85.0%	\$15,676,924	/	\$192	=	81,457
722	Foodservices and Drinking Places	\$38,563,556	x	90.0%	\$34,707,200	/	\$236	=	146,992
<b>Total</b>		<b>\$284,240,144</b>			<b>\$245,442,415</b>				<b>1,360,985</b>

1/ From Exhibit 5

2/ The capture factor represents the percentage of expenditures originating within the trade area that can be reasonably captured from the local economy.

3/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.

SOURCE: Urban Land Institute and Hobson Ferrarini Associates



**EXHIBIT B.9**

**RESIDUAL DEMAND SUMMARY  
BY YEAR AND RETAIL CATEGORY  
PRIMARY MARKET AREA  
(In Constant Dollars)**

**2001**

NAICS	Retail Category	Total Supportable Square Feet <sup>1/</sup>		Existing Competitive Square Feet <sup>3/</sup>		Residual (Net) Demand in Square Feet
<i>Retail Uses</i>						
4413	Automotive Parts, Accessories and Tire Stores	48,787	-	12,490	=	36,297
442	Furniture and Home Furnishings Stores	34,064	-	5,488	=	28,577
443	Electronics and Appliances Stores	25,489	-	8,681	=	16,809
444	Building Material and Garden Equipment	264,463	-	22,442	=	242,021
445	Food and Beverage Stores	144,480	-	138,789	=	5,691
446	Health and Personal Care Stores	32,271	-	2,378	=	29,893
448	Clothing and Clothing Accessories Stores	34,222	-	7,003	=	27,219
451	Sporting Goods, Hobby, Book, and Music Stores	25,884	-	26,061	=	-177
452	General Merchandise Stores	346,518	-	60,681	=	285,837
453	Miscellaneous Store Retailers	68,773	-	16,628	=	52,145
722	Foodservices and Drinking Places	124,102	-	73,881	=	50,221
	<i>Retail Sub-Total</i>	<u>1,149,053</u>	-	<u>374,520</u>	=	<u>774,532</u>
	Misc. Non-Retail Uses 4/	<u>176,954</u>	-	<u>49,041</u>	=	<u>127,914</u>
	<b>Grand Total</b>	<b>1,326,007</b>	-	<b>423,561</b>	=	<b>902,446</b>

**2006**

NAICS	Retail Category	Total Supportable Square Feet <sup>1/</sup>		Existing Competitive Square Feet <sup>3/</sup>		Residual (Net) Demand in Square Feet
<i>Retail Uses</i>						
4413	Automotive Parts, Accessories and Tire Stores	53,634	-	12,490	=	41,144
442	Furniture and Home Furnishings Stores	37,449	-	5,488	=	31,961
443	Electronics and Appliances Stores	28,021	-	8,681	=	19,341
444	Building Material and Garden Equipment	290,737	-	22,442	=	268,296
445	Food and Beverage Stores	158,834	-	138,789	=	20,045
446	Health and Personal Care Stores	35,477	-	2,378	=	33,099
448	Clothing and Clothing Accessories Stores	37,622	-	7,003	=	30,619
451	Sporting Goods, Hobby, Book, and Music Stores	28,455	-	26,061	=	2,394
452	General Merchandise Stores	380,945	-	60,681	=	320,264
453	Miscellaneous Store Retailers	75,605	-	16,628	=	58,978
722	Foodservices and Drinking Places	136,432	-	73,881	=	62,551
	<i>Retail Sub-Total</i>	<u>1,263,212</u>	-	<u>374,520</u>	=	<u>888,691</u>
	Misc. Non-Retail Uses 4/	<u>194,535</u>	-	<u>49,041</u>	=	<u>145,494</u>
	<b>Grand Total</b>	<b>1,457,747</b>	-	<b>423,561</b>	=	<b>1,034,186</b>

**EXHIBIT B.9**

**RESIDUAL DEMAND SUMMARY  
BY YEAR AND RETAIL CATEGORY  
PRIMARY MARKET AREA  
(In Constant Dollars)**

<b>2011</b>					
NAICS	Retail Category	Total Supportable Square Feet <sup>1/</sup>		Existing Competitive Square Feet <sup>3/</sup>	Residual (Net) Demand in Square Feet
<i>Retail Uses</i>					
4413	Automotive Parts, Accessories and Tire Stores	56,088	-	12,490	= 43,598
442	Furniture and Home Furnishings Stores	39,162	-	5,488	= 33,674
443	Electronics and Appliances Stores	29,303	-	8,681	= 20,623
444	Building Material and Garden Equipment	304,039	-	22,442	= 281,597
445	Food and Beverage Stores	166,101	-	138,789	= 27,312
446	Health and Personal Care Stores	37,100	-	2,378	= 34,722
448	Clothing and Clothing Accessories Stores	39,344	-	7,003	= 32,340
451	Sporting Goods, Hobby, Book, and Music Stores	29,757	-	26,061	= 3,696
452	General Merchandise Stores	398,374	-	60,681	= 337,692
453	Miscellaneous Store Retailers	79,064	-	16,628	= 62,437
722	Foodservices and Drinking Places	142,674	-	73,881	= 68,792
	<i>Retail Sub-Total</i>	1,321,005	-	374,520	= 946,484
	Misc. Non-Retail Uses 4/	203,435	-	49,041	= 154,394
	<b>Grand Total</b>	<b>1,524,439</b>	<b>-</b>	<b>423,561</b>	<b>= 1,100,878</b>

<b>2016</b>					
NAICS	Retail Category	Total Supportable Square Feet <sup>1/</sup>		Existing Competitive Square Feet <sup>3/</sup>	Residual (Net) Demand in Square Feet
<i>Retail Uses</i>					
4413	Automotive Parts, Accessories and Tire Stores	56,972	-	12,490	= 44,482
442	Furniture and Home Furnishings Stores	39,779	-	5,488	= 34,291
443	Electronics and Appliances Stores	29,765	-	8,681	= 21,085
444	Building Material and Garden Equipment	308,829	-	22,442	= 286,388
445	Food and Beverage Stores	168,718	-	138,789	= 29,929
446	Health and Personal Care Stores	37,684	-	2,378	= 35,307
448	Clothing and Clothing Accessories Stores	39,963	-	7,003	= 32,960
451	Sporting Goods, Hobby, Book, and Music Stores	30,226	-	26,061	= 4,165
452	General Merchandise Stores	404,650	-	60,681	= 343,969
453	Miscellaneous Store Retailers	80,310	-	16,628	= 63,683
722	Foodservices and Drinking Places	144,921	-	73,881	= 71,040
	<i>Retail Sub-Total</i>	1,341,818	-	374,520	= 967,297
	Misc. Non-Retail Uses 4/	206,640	-	49,041	= 157,599
	<b>Grand Total</b>	<b>1,548,458</b>	<b>-</b>	<b>423,561</b>	<b>= 1,124,897</b>

**EXHIBIT B.9**

**RESIDUAL DEMAND SUMMARY  
BY YEAR AND RETAIL CATEGORY  
PRIMARY MARKET AREA  
(In Constant Dollars)**

2021		Total Supportable		Existing		Residual (Net)
NAICS	Retail Category	Square Feet <sup>1/</sup>		Square Feet <sup>3/</sup>		Square Feet
<i>Retail Uses</i>						
4413	Automotive Parts, Accessories and Tire Stores	57,786	-	12,490	=	45,296
442	Furniture and Home Furnishings Stores	40,347	-	5,488	=	34,859
443	Electronics and Appliances Stores	30,190	-	8,681	=	21,510
444	Building Material and Garden Equipment	313,241	-	22,442	=	290,799
445	Food and Beverage Stores	171,128	-	138,789	=	32,339
446	Health and Personal Care Stores	38,223	-	2,378	=	35,845
448	Clothing and Clothing Accessories Stores	40,534	-	7,003	=	33,531
451	Sporting Goods, Hobby, Book, and Music Stores	30,658	-	26,061	=	4,597
452	General Merchandise Stores	410,431	-	60,681	=	349,749
453	Miscellaneous Store Retailers	81,457	-	16,628	=	64,830
722	Foodservices and Drinking Places	146,992	-	73,881	=	73,110
	<i>Retail Sub-Total</i>	<u>1,360,985</u>	-	<u>374,520</u>	=	<u>986,465</u>
	Misc. Non-Retail Uses <sup>4/</sup>	<u>209,592</u>	-	<u>49,041</u>	=	<u>160,551</u>
	<b>Grand Total</b>	<b><u>1,570,577</u></b>	-	<b><u>423,561</u></b>	=	<b><u>1,147,016</u></b>

1/ From Exhibit 8

2/ Factor by which surveyed space is increased to account for the estimated percent of space not surveyed.

3/ From Appendix A

4/ Based on the survey of the primary trade area, 15.4% of total occupied retail space was occupied by non retail users (barbers, beauty, etc

SOURCE: Hobson Ferrarini Associates.

**EXHIBIT B.10**  
**TOTAL RESIDUAL DEMAND**  
**FOR LAND SUITABLE FOR RETAIL DEVELOPMENT**

	2001	2006	2011	2016	2021
<b>RESIDUAL DEMAND FOR LAND</b>					
Market Area Demand (Square Feet of Building Area) <sup>1/</sup>	1,326,007	1,457,747	1,524,439	1,548,458	1,570,577
- Competitive Square Footage <sup>2/</sup>	<u>423,561</u>	<u>423,561</u>	<u>423,561</u>	<u>423,561</u>	<u>423,561</u>
= Residual Demand (Square Feet of Building Area)	902,446	1,034,186	1,100,878	1,124,897	1,147,016
Divided by Average Coverage Ratio <sup>3/</sup>	<u>25.0%</u>	<u>25.0%</u>	<u>25.0%</u>	<u>25.0%</u>	<u>25.0%</u>
= Residual Demand (Square Feet of Land Area)	3,609,784	4,136,742	4,403,513	4,499,587	4,588,064
Divided By Square Feet/Acre	<u>43,560</u>	<u>43,560</u>	<u>43,560</u>	<u>43,560</u>	<u>43,560</u>
= Residual Demand (Acres of Land)	82.9	95.0	101.1	103.3	105.3
+ Demand for Gas Stations (Acres of Land) <sup>4/</sup>	<u>2.4</u>	<u>3.0</u>	<u>3.3</u>	<u>3.4</u>	<u>3.5</u>
<b>= Total Residual Demand (Acres of Land)</b>	<b>85.3</b>	<b>98.0</b>	<b>104.4</b>	<b>106.7</b>	<b>108.8</b>

1/ From Exhibit 9.

2/ From Appendix A. Includes all occupied space in competitive N.A.I.C.S. categories.

3/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.

4/ See Appendix B

SOURCE: Hobson Ferrarini Associates

**ADDENDUM A**  
**SUMMARY OF SURVEYED COMPETITIVE RETAIL SPACE BY N.A.I.C.S.**  
**KEIZER, OR**  
**(JUNE 2001)**

NAICS	BUSINESS NAME	ADDRESS	MALL	TOTAL S.F.	Partition Factor	Competitive S.F.
<b><u>RETAIL</u></b>						
441	Schucks Auto Supply	4297 River	Freestanding	6,800	0.8	5,440
441	Knechts	4101 River	Freestanding	6,000	0.65	3,900
441	Begg's Tire Factory	3450 River	Freestanding	2,520	0.5	1,260
441	Napa Auto Parts	3370 River	Freestanding	4,725	0.4	1,890
<b>Total Automotive and Tire Stores</b>				<b>20,045</b>		<b>12,490</b>
442	Choice Rent to Own	4460 River	Keizer Town Squar	1,500	0.8	1,200
442	Greg's Furniture	4150 River	Freestanding	2,516	0.8	2,013
442	Furniture Place	3804 River	Freestanding	3,500	0.65	2,275
<b>Total Home Furnishings</b>				<b>7,516</b>		<b>5,488</b>
443	Keller Photo	5950 River	Keizer Creekside	780	1	780
443	Game Crazy	5950 River	Keizer Creekside	1,386	1	1,386
443	Radio Shack	5950 River	Keizer Creekside	2,520	1	2,520
443	Access Computer	4920 River	4920 River	510	0.95	485
443	Computer Sales and Service	4951 River	4951 River	1,000	0.95	950
443	Shutterbug	4382 River	4382 River	575	0.8	460
443	Moles Maytag	3962 River	Freestanding	3,000	0.7	2,100
<b>Total Electronic and Appliance Stores</b>				<b>9,771</b>		<b>8,681</b>
444	True Value	5000 River	Whittenberg Plaza	13,950	0.95	13,253
444	Keizer Outdoor Power Equipment	120 Chemewa	Freestanding	3,328	1	3,328
444	Keizer Nursery	4570 River	Freestanding	1,350	0.85	1,148
444	BSL Tools	3881 River	3881 River	800	0.7	560
444	Keels Carpets	3827 River	Freestanding	6,390	0.65	4,154
<b>Total Building Material and Garden Stores</b>				<b>25,818</b>		<b>22,442</b>
445	Albertson's	5950 River	Keizer Creekside	41,475	0.95	39,401
445	7-11	5550 River	Freestanding	2,760	1	2,760
445	B and S Market	6375 River	Freestanding	2,814	1	2,814
445	Safeway	700 Chemewa	Freestanding	47,188	0.95	44,829
445	Roth's	5005 River	Schoolhouse Squar	37,000	0.95	35,150
445	Neighborhood Market	700 Chemewa	Freestanding	3,200	1	3,200
445	Petes Smokehouse and Fish Market	4930 River	4930 River	2,332	0.9	2,099
445	K and j Tobacco	4920 River	Freestanding	1,500	0.95	1,425
445	7-11	4300 River	4300 River	2,250	0.8	1,800
445	Pat's Cigarettes and Gifts	137 menlo	Freestanding	1,575	0.8	1,260
445	Space Age Food Mart	4475 River	Freestanding	1,225	0.85	1,041
445	Cherry Avenue Market	3740 Cherry	3740 Cherry	2,400	0.5	1,200
445	Texaco Food mart	3401 River	Freestanding	2,700	0.5	1,350
445	Liquor Store	3530 River	Freestanding	1,150	0.4	460
<b>Total Food and Beverage Stores</b>				<b>149,569</b>		<b>138,789</b>

**ADDENDUM A**  
**SUMMARY OF SURVEYED COMPETITIVE RETAIL SPACE BY N.A.I.C.S.**  
**KEIZER, OR**  
**(JUNE 2001)**

NAICS	BUSINESS NAME	ADDRESS	MALL	TOTAL S.F.	Partition Factor	Competitive S.F.
446	GNC	5005 River	Schoolhouse Squar	1,650	0.95	1,568
446	Natures Nook	4820 River	4820 River	900	0.9	810
<b>Total Health and Personal Care Stores</b>				<b>2,550</b>		<b>2,378</b>
448	Boucher's Jeweler	4965 River	Freestanding	2,000	0.95	1,900
448	Kids Stuff Clothing	4951 River	4951 River	1,350	0.95	1,283
448	Outgrown Baby Boutique	4951 River	4951 River	1,750	0.95	1,663
448	T Shirt World	4150 River	4150 River	1,998	0.8	1,598
448	Triples Boot and Shoe	3881 River	3881 River	800	0.7	560
<b>Total Clothing and Accessories</b>				<b>7,898</b>		<b>7,003</b>
451	Uptown Music	5005 River	Schoolhouse Squar	4,875	0.95	4,631
451	Book Smart	4920 River	4920 River	2,250	0.95	2,138
451	Stretch and Sew Fabric	4930 River	4930 River	2,862	0.9	2,576
451	Luarca's World of Wheels	170 Chemewa	Freestanding	2,400	0.95	2,280
451	Sports Cards	4150 River	4150 River	1,036	0.8	829
451	HydroSports	3810 River	Freestanding	4,000	0.65	2,600
451	Craft World	3840 River	Keizer Village	15,725	0.7	11,008
<b>Total Sporting, Hobby, Book and Music Stores</b>				<b>33,148</b>		<b>26,061</b>
452	Rite Aide	5950 River	Keizer Creekside	27,020	1	27,020
452	Walgreens	5000 River	Whittenberg Plaza	10,275	0.95	9,761
452	Bimart	3862 River	Freestanding	29,000	0.7	20,300
452	Dawns Pawn Shop	3380 River	Freestanding	7,200	0.5	3,600
<b>Total General Merchandise Stores</b>				<b>73,495</b>		<b>60,681</b>
453	Keizer Florist	5000 River	Whittenberg Plaza	2,508	0.95	2,383
453	Lazerquick	5005 River	Schoolhouse Squar	4,200	0.95	3,990
453	Randa's Cards and Gifts	5005 River	Schoolhouse Squar	3,450	0.95	3,278
453	Americas Coins and Gold	4920 River	4920 River	480	0.95	456
453	Cranberry Creek	4951 River	4951 River	850	0.95	808
453	Keizer Feed	4415 River	Freestanding	5,400	0.75	4,050
453	Bob Burger Stamps	4150 River	4150 River	555	0.8	444
453	California Fashion and Gifts	3881 River	3881 River	600	0.7	420
453	Cara's Miniatures and Gifts	4145 River	Freestanding	1,000	0.8	800
<b>Total Misc. Retail</b>				<b>19,043</b>		<b>16,628</b>

**ADDENDUM A**  
**SUMMARY OF SURVEYED COMPETITIVE RETAIL SPACE BY N.A.I.C.S.**  
**KEIZER, OR**  
**(JUNE 2001)**

NAICS	BUSINESS NAME	ADDRESS	MALL	TOTAL S.F.	Partition Factor	Competitive S.F.
722	Coopers Deli	5950 River	Keizer Creekside	1,512	1	1,512
722	Figaros Pizza	5950 River	Keizer Creekside	1,350	1	1,350
722	Subway	5950 River	Keizer Creekside	1,120	1	1,120
722	Dairy Queen	700 Lockhaver	Freestanding	3,000	1	3,000
722	Carls Jr.	5130 River	Freestanding	3,000	1	3,000
722	Hideaway Lounge	5000 River	Whittenberg Plaza	4,508	0.95	4,283
722	Sharis	700 Chemewa	Freestanding	2,850	0.7	1,995
722	Starbucks	5005 River	Schoolhouse Squar	1,472	0.95	1,398
722	La Estrellita	5005 River	Schoolhouse Squar	6,360	0.95	6,042
722	Primetime Pizza	5005 River	Schoolhouse Squar	4,320	0.95	4,104
722	Big Town Hero	5005 River	Schoolhouse Squar	1,080	0.95	1,026
722	Papa Murphys	5005 River	Schoolhouse Squar	1,080	0.95	1,026
722	Ming Yang	5005 River	Schoolhouse Squar	1,950	0.95	1,853
722	Golden Dragon	4820 River	4820 River	1,400	0.9	1,260
722	Porter's Pub	4820 River	4820 River	3,400	0.9	3,060
722	McDonalds	4880 River	Freestanding	4,000	0.9	3,600
722	Papa Johns	4900 River	4900 River	1,849	0.95	1,757
722	Café Diva	4915 River	Freestanding	920	0.95	874
722	Carusos Italian Café	4915 River	Freestanding	2,000	0.95	1,900
722	Taco Bell	4690 River	Freestanding	2,220	0.85	1,887
722	Arby's	4510 River	Freestanding	3,325	0.85	2,826
722	Kwang Chau	4560 River	Freestanding	1,225	0.85	1,041
722	Pizza Hut	4460 River	Keizer Town Squar	1,720	0.8	1,376
722	Sub Shop	4460 River	Keizer Town Squar	600	0.8	480
722	Dominos	4382 River	4382 River	575	0.8	460
722	Baskin Robbins	4010 River	Freestanding	972	0.8	778
722	Thai Cuisine	4140 River	Freestanding	1,575	0.8	1,260
722	Ringos Tavern	4100 River	Freestanding	3,825	0.8	3,060
722	JC Pizza	4200 River	Freestanding	5,250	0.8	4,200
722	Schlotskies Deli	3780 River	Freestanding	1,800	0.5	900
722	Blooming Cuisine	3843 River	Freestanding	2,520	0.7	1,764
722	Burger King	3615 River	Freestanding	3,480	0.5	1,740
722	Subway	3650 River	3650 River	1,675	0.5	838
722	Kika Juice	3650 River	3650 River	1,541	0.5	771
722	Figaros Pizza	3840 River	Keizer Village	1,540	0.7	1,078
722	Bento to Go	3740 Cherry	3740 Cherry	800	0.5	400
722	Jade Garden	3400 River	Freestanding	5,600	0.4	2,240
722	Abby's Pizza	3451 River	Freestanding	4,160	0.4	1,664
722	Los Dos Hermanos	3590 River	Freestanding	2,400	0.4	960
<b>Total Foodservices and Drinking Places</b>				<b>93,974</b>		<b>73,881</b>
<b>TOTAL RETAIL COMPETITIVE SQUARE FEET</b>				<b>442,827</b>		<b>374,520</b>

**ADDENDUM A**  
**SUMMARY OF SURVEYED COMPETITIVE RETAIL SPACE BY N.A.I.C.S.**  
**KEIZER, OR**  
**(JUNE 2001)**

NAICS	BUSINESS NAME	ADDRESS	MALL	TOTAL S.F.	Partition Factor	Competitive S.F.
<b><u>NON-RETAIL</u></b>						
812	Creekside Veterinary	5950 River	Keizer Creekside	1,560	1	1,560
812	Charlie and Friends	3733 Cherry	Freestanding	1,050	0.5	525
812	Petra's Touch	3493 River	Freestanding	1,800	0.5	900
812	Sharon's House of Hair	7316 Pineview	Freestanding	1,920	1	1,920
812	The Total Look	116 McNary	Freestanding	1,050	1	1,050
812	Pro Nails	5950 River	Keizer Creekside	1,040	1	1,040
812	Images hair Salon	5950 River	Keizer Creekside	1,197	1	1,197
812	Creekside Dry Cleaning and Laundry	5950 River	Keizer Creekside	2,394	1	2,394
812	Foremean's Cleaners	5000 River	Whittenberg Plaza	1,450	0.95	1,378
812	Tom's Barber	5000 River	Whittenberg Plaza	500	0.95	475
812	Salon	5000 River	Whittenberg Plaza	600	0.95	570
812	Nails and Tan	5005 River	Schoolhouse Squar	960	0.95	912
812	Perfect Look	5005 River	Schoolhouse Squar	1,600	0.95	1,520
812	River Road Cleaners	5005 River	Schoolhouse Squar	1,280	0.95	1,216
812	Sally Beauty	5005 River	Schoolhouse Squar	1,500	0.95	1,425
812	Dog Grooming	4920 River	4920 River	300	0.95	285
812	Classic Touch Hair	4920 River	4920 River	510	0.95	485
812	Hair	4460 River	Keizer Town Squar	1,290	0.85	1,097
812	Self Service Pet Wash	4460 River	Keizer Town Squar	600	0.85	510
812	Keizer Kleaning	4460 River	Keizer Town Squar	1,500	0.85	1,275
812	Laundromat	4300 River	4300 River	1,120	0.8	896
812	Pony Tail hair	4150 River	4150 River	629	0.8	503
812	Keizer Vacuum	3881 River	3881 River	1,000	0.7	700
812	Order Express	3881 River	3881 River	800	0.7	560
812	Speed Queen Coin Laundry	3740 Cherry	3740 Cherry	1,000	0.5	500
812	Keizer Travel and Cruise	5005 River	Schoolhouse Squar	2,880	0.95	2,736
522	Loans	4300 River	4300 River	1,200	0.8	960
524	American Family Insurance	5950 River	Keizer Creekside	1,040	0.95	988
524	State Farm Insurance	5005 River	Schoolhouse Squar	1,026	0.95	975
524	State Farm Insurance	4920 River	4920 River	930	0.95	884
524	State Farm Insurance	4951 River	4951 River	700	0.95	665
524	America Family Insurance	3650 River	3650 River	1,675	0.5	838
532	Blockbuster	5950 River	Keizer Creekside	3,402	1	3,402
532	Hollywood Video	5005 River	Schoolhouse Squar	6,400	0.95	6,080
532	American video	3840 River	Keizer Village	4,875	0.7	3,413
541	Jackson Hewitt Tax	5005 River	Schoolhouse Squar	1,026	0.95	975
541	H and R Block	4820 River	4820 River	900	0.9	810
621	Chiropractor	4951 River	4951 River	1,500	0.95	1,425
<b>TOTAL NON-RETAIL</b>				<b>56,204</b>		<b>49,041</b>
<b><u>VACANT COMMERCIAL PROPERTY</u></b>						
	Vacant	5950 River	Keizer Creekside	1,196		
	Vacant	5950 River	Keizer Creekside	5,300		
	Vacant	5005 River	Schoolhouse Squar	1,024		
	Vacant	4900 River	4900 River	3,139		
	Vacant	3650 River	3650 River	1,340		
	<b>Total</b>			<b>11,999</b>		

SOURCE: Hobson Ferrarini Associates



**ADDENDUM B**  
**RESIDUAL DEMAND FOR GASOLINE STATIONS**  
(In Constant Dollars)  
**KEIZER, OR**

	2001	2006	2011	2016	2021
<b><u>SALEM-KEIZER PMSA</u></b>					
<b>Annual Gas Station Sales</b> <sup>1/</sup>	\$242,825,000	\$242,825,000	\$242,825,000	\$242,825,000	\$242,825,000
/ Number of Gas Stations	110	110	110	110	110
= Average Sales Per Store	\$2,207,500	\$2,207,500	\$2,207,500	\$2,207,500	\$2,207,500
 <b>Annual Gas Station Sales</b> <sup>1/</sup>	 \$242,825,000	 \$242,825,000	 \$242,825,000	 \$242,825,000	 \$242,825,000
/ Total Population	325,253	325,253	325,253	325,253	325,253
= Per Capita Expenditures	\$746.57	\$746.57	\$746.57	\$746.57	\$746.57
 <b><u>KEIZER</u></b>					
<b>TOTAL DEMAND</b>					
Population	30,861	33,927	35,479	36,039	36,553
* Per Capita Expenditures	\$746.57	\$746.57	\$746.57	\$746.57	\$746.57
= Current Keizer Expenditure on Gas	\$23,040,212	\$25,328,971	\$26,487,652	\$26,905,732	\$27,289,471
/ Average Sales Per Store	\$2,207,500	\$2,207,500	\$2,207,500	\$2,207,500	\$2,207,500
= Keizer Demand for Gas Stations	10.44	11.47	12.00	12.19	12.36
- Current Keizer Supply of Gas Stations	6	6	6	6	6
= Current Undersupply of Gas Stations	4	5	6	6	6
 <b>TOTAL ACREAGE NEEDED</b>	<b>2.4</b>	<b>3.0</b>	<b>3.3</b>	<b>3.4</b>	<b>3.5</b>

1/ Based on sales information reported in the Oregon Economic Census of Retail Trade for the Salem-Keizer PMSA

SOURCE: Oregon Economic Census of Retail Trade and Hobson Ferrarini Associates

**Appendix C**  
**Office Residual Lands Analysis**  
**(Salem Preferred/RTSP scenario)**

## LIST OF EXHIBITS

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### **Salem Preferred/RTSP Office Demand**

- |             |  |
|-------------|--|
| EXHIBIT C.1 | Projected Employment, Keizer, OR: 2001-2021              |
| EXHIBIT C.2 | Demand for Office Space, Keizer, OR: 2001-2021           |
| EXHIBIT C.3 | Demand for Commercial Office Land, Keizer, OR: 2001-2021 |

**EXHIBIT C.1  
SALEM PREFERRED/RTSP OFFICE DEMAND**

**PROJECTED EMPLOYMENT  
KEIZER, OREGON  
2000-2021**

Employment Sector	AAGR <sup>3/</sup>	2000	2001	2006	2011	2016	2021
<b>Keizer, Oregon</b>							
Construction & Mining	1.43%	213	216	232	249	268	287
Manufacturing	1.43%	416	422	453	487	523	561
T.C.U. <sup>1/</sup>	1.43%	109	110	119	127	137	147
Wholesale Trade	1.43%	121	123	132	141	152	163
Retail Trade	1.40%	907	920	986	1,057	1,133	1,215
F.I.R.E. <sup>2/</sup>	1.40%	224	227	244	261	280	300
Services	1.40%	1,316	1,334	1,431	1,534	1,644	1,763
Government	0.84%	983	991	1,035	1,079	1,124	1,171
<b>Total</b>		<b>4,289</b>	<b>4,344</b>	<b>4,630</b>	<b>4,935</b>	<b>5,260</b>	<b>5,607</b>

1/ Transportation, Communication and Utilities

2/ Finance, Insurance and Real Estate

3/ Average Annual Rate of Growth

SOURCE: Claritas, State of Oregon Employment Department and Hobson Ferrarini Associates

**EXHIBIT C.2**  
**SALEM PREFERRED/RTSP OFFICE DEMAND**  
**DEMAND FOR OFFICE SPACE**  
**KEIZER, OREGON**  
**2001-2021**

Employment Sector	Net New Jobs				Capture Factor	Sq Ft/ Employee	Net New Demand (S.F.)			
	2001-2006	2006-2011	2011-2016	2016-2021			2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>										
Construction & Mining	16	17	18	20	10.0%	350	558	599	643	691
Manufacturing	31	33	36	39	3.2%	350	349	374	402	432
TCU	8	9	9	10	32.0%	350	912	979	1,051	1,128
Wholesale Trade	9	10	10	11	4.9%	350	155	167	179	192
Retail Trade	66	71	76	82	15.0%	350	3,480	3,731	4,000	4,288
FIRE	16	18	19	20	95.7%	350	5,489	5,885	6,309	6,764
Services	96	103	111	119	40.0%	350	13,467	14,438	15,478	16,594
Government	43	44	45	47	35.0%	350	5,305	5,408	5,517	5,752
<b>Total Demand</b>	<b>286</b>	<b>305</b>	<b>325</b>	<b>347</b>			<b>29,714</b>	<b>31,581</b>	<b>33,579</b>	<b>35,841</b>

SOURCE: OTAK and Hobson Ferrarini Associates

**EXHIBIT C.3**  
**SALEM PREFERRED/RTSP OFFICE DEMAND**  
**DEMAND FOR OFFICE LAND**  
**2000-2020**

Employment Sector	Net New Demand (S.F.)				Floor Area Ratio	Demand For Land (Acres) <sup>1/</sup>			
	2001-2006	2006-2011	2011-2016	2016-2021		2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>									
Construction & Mining	558	599	643	691	35%	0.0	0.0	0.0	0.0
Manufacturing	349	374	402	432	35%	0.0	0.0	0.0	0.0
TCU	912	979	1,051	1,128	35%	0.1	0.1	0.1	0.1
Wholesale Trade	155	167	179	192	35%	0.0	0.0	0.0	0.0
Retail Trade	3,480	3,731	4,000	4,288	35%	0.2	0.2	0.3	0.3
FIRE	5,489	5,885	6,309	6,764	35%	0.4	0.4	0.4	0.4
Services	13,467	14,438	15,478	16,594	35%	0.9	0.9	1.0	1.1
Government	5,305	5,408	5,517	5,752	35%	0.3	0.4	0.4	0.4
<b>Total Demand</b>	<b>29,714</b>	<b>31,581</b>	<b>33,579</b>	<b>35,841</b>		<b>1.9</b>	<b>2.1</b>	<b>2.2</b>	<b>2.4</b>
<i>Total Cumulative Office Demand</i>						<i>1.9</i>	<i>4.0</i>	<i>6.2</i>	<i>8.6</i>

1/ Converted to acres by dividing 43,560 (square feet per acre)

SOURCE: OTAK and Hobson Ferrarini Associates

**Appendix D**  
**Office Residual Lands Analysis**  
**(Keizer Plan/SKAPAC Approved scenario)**

## LIST OF EXHIBITS

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### **Keizer Plan/SKAPAC Approved Office Demand**

- |             |  |
|-------------|--|
| EXHIBIT D.1 | Projected Employment, Keizer, OR: 2001-2021              |
| EXHIBIT D.2 | Demand for Office Space, Keizer, OR: 2001-2021           |
| EXHIBIT D.3 | Demand for Commercial Office Land, Keizer, OR: 2001-2021 |



**EXHIBIT D.1**  
**KEIZER PLAN/SKAPAC APPROVED OFFICE DEMAND**  
**PROJECTED EMPLOYMENT**  
**KEIZER, OREGON**  
**2000-2021**

<b>Employment Sector</b>	<b>AAGR <sup>3/</sup></b>	<b>2000</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>
<b>Keizer, Oregon</b>							
Construction & Mining	1.4%	526	533	572	614	659	707
Manufacturing	0.9%	1,076	1,086	1,136	1,189	1,244	1,302
T.C.U. <sup>1/</sup>	1.8%	309	314	343	374	409	446
Wholesale Trade	1.9%	421	429	472	520	572	630
Retail Trade	1.8%	1,671	1,701	1,859	2,032	2,221	2,427
F.I.R.E. <sup>2/</sup>	1.2%	618	625	664	706	750	797
Services	2.6%	2,363	2,426	2,764	3,149	3,589	4,090
Government	1.0%	494	499	525	553	582	613
<b>Total</b>		<b>7,478</b>	<b>7,614</b>	<b>8,337</b>	<b>9,137</b>	<b>10,026</b>	<b>11,011</b>

1/ Transportation, Communication and Utilities

2/ Finance, Insurance and Real Estate

3/ Average Annual Rate of Growth

SOURCE: Regional Transportation Systems Plan - 2002 Interim Update and Hobson Ferrarini Associates

**EXHIBIT D.2**  
**KEIZER PLAN/SKAPAC APPROVED OFFICE DEMAND**  
**DEMAND FOR OFFICE SPACE**  
**KEIZER, OREGON**  
**2001-2021**

Employment Sector	Net New Jobs				Capture Factor	Sq Ft/ Employee	Net New Demand (S.F.)			
	2001-2006	2006-2011	2011-2016	2016-2021			2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>										
Construction & Mining	39	42	45	48	10.0%	350	1,365	1,454	1,575	1,680
Manufacturing	50	53	55	58	3.2%	350	565	591	616	650
TCU	29	31	35	37	32.0%	350	3,220	3,515	3,906	4,144
Wholesale Trade	43	48	52	58	4.9%	350	741	817	892	995
Retail Trade	158	173	189	206	15.0%	350	8,300	9,079	9,923	10,815
FIRE	39	42	44	47	95.7%	350	13,025	13,938	14,738	15,618
Services	338	385	440	501	40.0%	350	47,381	53,839	61,600	70,140
Government	26	28	29	31	35.0%	350	3,216	3,399	3,553	3,751
<b>Total Demand</b>	<b>723</b>	<b>800</b>	<b>889</b>	<b>985</b>			<b>77,813</b>	<b>86,631</b>	<b>96,801</b>	<b>107,792</b>

SOURCE: OTAK and Hobson Ferrarini Associates

**EXHIBIT D.3**  
**KEIZER PLAN/SKAPAC APPROVED OFFICE DEMAND**  
**DEMAND FOR OFFICE LAND**  
**2000-2020**

Employment Sector	Net New Demand (S.F.)				Floor Area Ratio	Demand For Land (Acres) <sup>1/</sup>			
	2001-2006	2006-2011	2011-2016	2016-2021		2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>									
Construction & Mining	1,365	1,454	1,575	1,680	35%	0.1	0.1	0.1	0.1
Manufacturing	565	591	616	650	35%	0.0	0.0	0.0	0.0
TCU	3,220	3,515	3,906	4,144	35%	0.2	0.2	0.3	0.3
Wholesale Trade	741	817	892	995	35%	0.0	0.1	0.1	0.1
Retail Trade	8,300	9,079	9,923	10,815	35%	0.5	0.6	0.7	0.7
FIRE	13,025	13,938	14,738	15,618	35%	0.9	0.9	1.0	1.0
Services	47,381	53,839	61,600	70,140	35%	3.1	3.5	4.0	4.6
Government	3,216	3,399	3,553	3,751	35%	0.2	0.2	0.2	0.2
<b>Total Demand</b>	<b>77,813</b>	<b>86,631</b>	<b>96,801</b>	<b>107,792</b>		<b>5.1</b>	<b>5.7</b>	<b>6.3</b>	<b>7.1</b>
<i>Total Cumulative Office Demand</i>						<i>5.1</i>	<i>10.8</i>	<i>17.1</i>	<i>24.2</i>

1/ Converted to acres by dividing 43,560 (square feet per acre)

SOURCE: OTAK and Hobson Ferrarini Associates

**Appendix E**  
**Industrial Residual Lands Analysis**  
**(Salem Preferred/RTSP scenario)**

## LIST OF EXHIBITS

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### **Salem Preferred/RTSP Industrial Demand**

- |             |  |
|-------------|--|
| EXHIBIT E.1 | Projected Employment, Keizer, OR: 2001-2021        |
| EXHIBIT E.2 | Demand for Industrial Space, Keizer, OR: 2001-2021 |
| EXHIBIT E.3 | Demand for Industrial Land, Keizer, OR: 2001-2021  |

**EXHIBIT E.1**  
**SALEM PREFERRED/RTSP INDUSTRIAL DEMAND**

**PROJECTED EMPLOYMENT**  
**KEIZER, OREGON**  
**2000-2021**

Employment Sector	AAGR <sup>3/</sup>	2000	2001	2006	2011	2016	2021
<b>Keizer, Oregon</b>							
Construction & Mining	1.43%	213	216	232	249	268	287
Manufacturing	1.43%	416	422	453	487	523	561
T.C.U. <sup>1/</sup>	1.43%	109	110	119	127	137	147
Wholesale Trade	1.43%	121	123	132	141	152	163
Retail Trade	1.40%	907	920	986	1,057	1,133	1,215
F.I.R.E. <sup>2/</sup>	1.40%	224	227	244	261	280	300
Services	1.40%	1,316	1,334	1,431	1,534	1,644	1,763
Other/Government	0.84%	983	991	1,035	1,079	1,124	1,171
<b>Total</b>		<b>4,289</b>	<b>4,344</b>	<b>4,630</b>	<b>4,935</b>	<b>5,260</b>	<b>5,607</b>

1/ Transportation, Communication and Utilities

2/ Finance, Insurance and Real Estate

3/ Average Annual Growth Rate

SOURCE: Regional Transportation Systems Plan - 2002 Interim Update and Hobson Ferrarini Associates

**EXHIBIT E.2**  
**SALEM PREFERRED/RTSP INDUSTRIAL DEMAND**  
**DEMAND FOR INDUSTRIAL SPACE**  
**KEIZER, OREGON**  
**2001 - 2021**

Employment Sector	Net New Jobs				Capture Factor	Sq Ft/ Employee <sup>1/</sup>	Net New Demand (S.F.)			
	2001-2006	2006-2011	2011-2016	2016-2021			2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>										
Construction & Mining	16	17	18	20	24.6%	728	2,854	3,064	3,290	3,533
Manufacturing	31	33	36	39	96.8%	728	21,927	23,544	25,280	27,144
TCU	8	9	9	10	68.0%	728	4,028	4,325	4,644	4,986
Wholesale Trade	9	10	10	11	95.1%	728	6,259	6,721	7,216	7,748
Services	96	103	111	119	8.8%	728	6,161	6,605	7,081	7,591
<b>Total Demand</b>	<b>160</b>	<b>172</b>	<b>185</b>	<b>198</b>			<b>41,229</b>	<b>44,258</b>	<b>47,511</b>	<b>51,002</b>

1/ Weighted average employment density figures for industrial development including: warehouse/distribution space (1,100 sf/employee); general industrial (550 sf/employee); and flex (450 sf/employee).

SOURCE: Otak and Hobson Ferrarini Associates

**EXHIBIT E.3**  
**SALEM PREFERRED/RTSP INDUSTRIAL DEMAND**

**DEMAND FOR INDUSTRIAL LAND**  
**2001 - 2021**

Employment Sector	Net New Demand (S.F.)				Floor Area Ratio <sup>1/</sup>	Demand For Land (Acres) <sup>2/</sup>			
	2001-2006	2006-2011	2011-2016	2016-2021		2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>									
Construction & Mining	2,854	3,064	3,290	3,533	29%	0.2	0.2	0.3	0.3
Manufacturing	21,927	23,544	25,280	27,144	29%	1.7	1.8	2.0	2.1
TCU	4,028	4,325	4,644	4,986	29%	0.3	0.3	0.4	0.4
Wholesale Trade	6,259	6,721	7,216	7,748	29%	0.5	0.5	0.6	0.6
Services	6,161	6,605	7,081	7,591	29%	0.5	0.5	0.6	0.6
<b>Total Demand</b>	<b>41,229</b>	<b>44,258</b>	<b>47,511</b>	<b>51,002</b>		<b>3.2</b>	<b>3.5</b>	<b>3.7</b>	<b>4.0</b>
<b>Cummulative Demand</b>						<b>3.2</b>	<b>6.7</b>	<b>10.4</b>	<b>14.3</b>

1/ Weighted average floor area ratios for industrial development including: warehouse/distribution space (0.33 ), general industrial (0.30) and flex space (0.22).

2/ Converted to acres by dividing 43,560 (square feet per acre)

SOURCE: Otak and Hobson Ferrarini Associates



**Appendix F**  
**Industrial Residual Lands Analysis**  
**(Keizer Plan/SKAPAC Approved scenario)**

## LIST OF EXHIBITS

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### **Keizer Plan/SKAPAC Approved Industrial Demand**

- |             |  |
|-------------|--|
| EXHIBIT F.1 | Projected Employment, Keizer, OR: 2001-2021        |
| EXHIBIT F.2 | Demand for Industrial Space, Keizer, OR: 2001-2021 |
| EXHIBIT F.3 | Demand for Industrial Land, Keizer, OR: 2001-2021  |

**EXHIBIT F.1**  
**KEIZER PLAN/SKAPAC APPROVED INDUSTRIAL DEMAND**  
**PROJECTED EMPLOYMENT**  
**KEIZER, OREGON**  
**2000-2021**

<b>Employment Sector</b>	<b>AAGR <sup>3/</sup></b>	<b>2000</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>
<b>Keizer, Oregon</b>							
Construction & Mining	1.4%	526	533	572	614	659	707
Manufacturing	0.9%	1,076	1,086	1,136	1,189	1,244	1,302
T.C.U. <sup>1/</sup>	1.8%	309	314	343	375	409	446
Wholesale Trade	1.9%	421	429	472	520	572	630
Retail Trade	1.8%	1,671	1,701	1,859	2,032	2,221	2,427
F.I.R.E. <sup>2/</sup>	1.2%	618	625	664	706	750	796
Services	2.6%	2,363	2,426	2,764	3,149	3,589	4,090
Other/Government	1.0%	494	499	525	553	582	613
<b>Total</b>		<b>7,478</b>	<b>7,614</b>	<b>8,337</b>	<b>9,138</b>	<b>10,026</b>	<b>11,011</b>

1/ Transportation, Communication and Utilities

2/ Finance, Insurance and Real Estate

3/ Average Annual Growth Rate

SOURCE: Claritas, State of Oregon Employment Department and Hobson Ferrarini Associates

**EXHIBIT F.2**  
**KEIZER PLAN/SKAPAC APPROVED INDUSTRIAL DEMAND**  
**DEMAND FOR INDUSTRIAL SPACE**  
**KEIZER, OREGON**  
**2001 - 2021**

Employment Sector	Net New Jobs				Capture Factor	Sq Ft/ Employee <sup>1/</sup>	Net New Demand (S.F.)			
	2001-2006	2006-2011	2011-2016	2016-2021			2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>										
Construction & Mining	39	42	45	48	24.6%	728	6,980	7,491	8,038	8,626
Manufacturing	50	53	55	58	96.8%	728	35,526	37,176	38,902	40,709
TCU	29	31	34	37	68.0%	728	14,248	15,552	16,976	18,530
Wholesale Trade	43	48	52	58	95.1%	728	29,910	32,922	36,238	39,887
Services	338	386	439	501	8.8%	728	21,671	24,694	28,139	32,064
<b>Total Demand</b>	<b>500</b>	<b>559</b>	<b>626</b>	<b>702</b>			<b>108,335</b>	<b>117,835</b>	<b>128,293</b>	<b>139,816</b>

1/ Weighted average employment density figures for industrial development including: warehouse/distribution space (1,100 sf/employee); general industrial (550 sf/employee); and flex (450 sf/employee).

SOURCE: Otak and Hobson Ferrarini Associates

**EXHIBIT F.3**  
**KEIZER PLAN/SKAPAC APPROVED INDUSTRIAL DEMAND**  
**DEMAND FOR INDUSTRIAL LAND**  
**2001 - 2021**

Employment Sector	Net New Demand (S.F.)				Floor Area Ratio <sup>1/</sup>	Demand For Land (Acres) <sup>2/</sup>			
	2001-2006	2006-2011	2011-2016	2016-2021		2001-2006	2006-2011	2011-2016	2016-2021
<b>Keizer, Oregon</b>									
Construction & Mining	6,980	7,491	8,038	8,626	29%	0.5	0.6	0.6	0.7
Manufacturing	35,526	37,176	38,902	40,709	29%	2.8	2.9	3.0	3.2
TCU	14,248	15,552	16,976	18,530	29%	1.1	1.2	1.3	1.4
Wholesale Trade	29,910	32,922	36,238	39,887	29%	2.3	2.6	2.8	3.1
Services	21,671	24,694	28,139	32,064	29%	1.7	1.9	2.2	2.5
<b>Total Demand</b>	<b>108,335</b>	<b>117,835</b>	<b>128,293</b>	<b>139,816</b>		<b>8.4</b>	<b>9.2</b>	<b>10.0</b>	<b>10.9</b>
<b>Cummulative Demand</b>						<b>8.4</b>	<b>17.6</b>	<b>27.6</b>	<b>38.5</b>

1/ Weighted average floor area ratios for industrial development including: warehouse/distribution space (0.33), general industrial (0.30) and flex space (0.22).

2/ Converted to acres by dividing 43,560 (square feet per acre)

SOURCE: Otak and Hobson Ferrarini Associates

**Appendix G**  
**Existing and Proposed**  
**Buildable Land Inventories and Maps**

## **LIST OF EXHIBITS**

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EXHIBIT 2.01	Existing Vacant Commercial Sites
EXHIBIT 2.02	Existing Underutilized Commercial Sites
EXHIBIT 2.03	Existing Vacant Industrial Sites
EXHIBIT 2.04	Existing Underutilized Industrial Sites
EXHIBIT 2.05	Proposed EG Zoning Sites
EXHIBIT 2.06	Proposed Vacant Commercial Sites
EXHIBIT 2.07	Proposed Underutilized Commercial Sites
EXHIBIT 2.08	Proposed Vacant Industrial Sites
EXHIBIT 2.09	Proposed Underutilized Industrial Sites
EXHIBIT 3.01	MAP: Vacant and Underutilized Industrial Land – Existing Zoning
EXHIBIT 3.02	MAP: Vacant and Underutilized Industrial Land – Existing Zoning
EXHIBIT 3.03	MAP: Vacant and Underutilized Commercial Land – Existing Zoning
EXHIBIT 3.04	MAP: Vacant and Underutilized Commercial Land – Existing Zoning
EXHIBIT 3.05	MAP: Vacant and Underutilized Commercial Land – Existing Zoning
EXHIBIT 3.06	MAP: Vacant and Underutilized Commercial Land – Existing Zoning
EXHIBIT 3.07	MAP: Vacant and Underutilized Land – Existing Zoning KSP
EXHIBIT 3.08	MAP: Vacant and Underutilized Land – Proposed Zoning KSP

**EXHIBIT 2.01**

**EXISTING VACANT COMMERCIAL SITES**

<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zoning</b>	<b>*25%</b>	<b>Acres for Commercial Development</b>
063W34AD06700	0.10	MU	0.25	0.03
063W34AD07100	0.14	MU	0.25	0.04
063W35 00400	9.24	MU	0.25	2.31
063W35AC03600	0.81	MU	0.25	0.20
063W35AC03900	1.20	MU	0.25	0.30
063W35BA01700	0.19	MU	0.25	0.05
063W35BA01900	0.08	MU	0.25	0.02
063W35BA02100	0.05	MU	0.25	0.01
063W35BA02400*	0.61	MU	0.25	0.15
063W35BC07500*	1.98	MU	0.25	0.50
063W35BC08000	0.93	MU	0.25	0.23
063W35BC08001	0.99	MU	0.25	0.25
063W35BD00200	0.32	MU	0.25	0.08
063W35BD01100	0.57	MU	0.25	0.14
063W35BD01200	0.07	MU	0.25	0.02
063W35BD01600	0.05	MU	0.25	0.01
063W35BD01700	0.16	MU	0.25	0.04
063W35BD02500*	2.55	MU	0.25	0.64
063W35CB02100	0.62	MU	0.25	0.16
063W35CB02102	0.98	MU	0.25	0.25
063W35CB02200	0.44	MU	0.25	0.11
063W35CB02201*	0.50	MU	0.25	0.13
063W35CB02202*	0.38	MU	0.25	0.10
063W35CB02300	1.46	MU	0.25	0.37
063W36CA00600	0.13	MU	0.25	0.03
063W36CA00800	2.73	MU	0.25	0.68
063W36CA01100	1.91	MU	0.25	0.48
063W36CA01200	0.23	MU	0.25	0.06
063W36CA01600	0.08	MU	0.25	0.02
063W36CA01700	0.28	MU	0.25	0.07
063W36CA01800	0.28	MU	0.25	0.07
063W36CA01900	0.16	MU	0.25	0.04
063W36CA02000	0.35	MU	0.25	0.09
063W36CA02200	0.25	MU	0.25	0.06
063W36CA02300	0.25	MU	0.25	0.06
063W36CB00300	0.04	MU	0.25	0.01
073W02CD02104	0.02	MU	0.25	0.01
073W11BA03100	0.78	MU	0.25	0.20
073W11BA05100	0.81	MU	0.25	0.20
063W26DB03500	21.38	MU	0.25	5.35
<b>Total Vacant Acres Zoned Mixed-Use</b>	<b>54.10</b>			<b>13.53</b>
*Mixed Use assumed to develop 25% Commercial	<u>x 25%</u>			
<b>Total Vacant Commercial Mixed Use</b>	<b>13.53</b>			



**EXISTING VACANT COMMERCIAL SITES**

063W35CA02200	0.48	CG
063W35 00401	0.58	CG
073W03BA01400	2.65	CG
<b>Total Vacant Commercial Zoned CG</b>	<b>3.71</b>	
063W35CC04100	0.50	CM
063W35CC04200	0.16	CM
063W35CC04300	0.12	CM
063W36AC01000	0.17	CM
063W36AC01100	2.71	CM
063W36AC01200	0.81	CM
063W36BD00900	0.82	CM
063W36D 00400	7.83	CM
073W02BA05401	1.96	CM
073W02BA05402	0.16	CM
073W02BA05601	0.16	CM
073W02BB03500	0.07	CM
073W02BB04300	0.31	CM
073W02BD05700	0.29	CM
073W02BD13100	0.41	CM
073W02CA04100	0.37	CM
073W02CB04000	0.03	CM
073W02CC09400	0.09	CM
073W02CC09500	0.14	CM
073W11BB04900	0.29	CM
073W11BB05700	0.13	CM
073W11BB90000	1.84	CM
073W11BC02000	0.13	CM
073W11BC03000	0.04	CM
073W11BC03200	0.60	CM
073W11BC06300	1.67	CM
073W11BC06400	1.64	CM
073W11BC06500	1.16	CM
073W11CB01300	0.02	CM
073W11CB01900	0.24	CM
073W11CB02300	0.39	CM
<b>Total Vacant Commercial Zoned CM</b>	<b>25.26</b>	

**EXISTING VACANT COMMERCIAL SITES**

063W36BC06000	3.10	CO
063W36BC06100	0.20	CO
063W36BD01100	4.73	CO
063W36BD01200	0.87	CO
063W36BD01400	2.25	CO
073W02BC08300	0.10	CO
073W02BC08400	0.13	CO
073W02BC08500	0.07	CO
073W02BC08600	0.06	CO
073W02CB02100	0.47	CO
073W02CB02300	0.11	CO
073W11BC00900	0.19	CO
073W11BC01000	0.18	CO
<b>Total Vacant Commercial Zoned CO</b>	<b>12.46</b>	

**Totals by Zone**

Total Vacant Zoned MU	13.53
Total Vacant Zoned CG	3.71
Total Vacant Zoned CM	25.26
Total Vacant Zoned CO	<u>12.46</u>
<b>Total</b>	<b>54.96</b>
<i>Less Constrained/Unbuildable Land*</i>	<u>1.36</u>
<b>Total Vacant Commercial Acreage</b>	<b><u>53.60</u></b>

*\*See Table 5 "Constrained & Unbuildable Land " in Economic Opportunities Analysis for further detail.  
Source: City of Keizer Planning Department*

**EXHIBIT 2.02**

**EXISTING UNDERUTILIZED COMMERCIAL SITES**

<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zoning</b>	<b>25%</b>
063W35 00300*	8.17	MU	2.04
063W36CA00200	0.95	MU	0.24
063W36CA00300	0.60	MU	0.15
063W36CA00400	0.44	MU	0.11
063W36CA00500	1.45	MU	0.36
063W36CA00700	0.34	MU	0.09
063W36CA00900	0.22	MU	0.06
063W36CA01000	3.22	MU	0.81
063W36CA01300	0.25	MU	0.06
063W36CA01400	0.25	MU	0.06
063W36CA01500	0.26	MU	0.07
063W36CA02100	0.37	MU	0.09
063W36CA02400	0.21	MU	0.05
063W36CA02500	0.36	MU	0.09
063W36CA02600	1.68	MU	0.42
063W36CA02800	0.48	MU	0.12
063W36CA02900	2.98	MU	0.75
063W36CA03000	0.43	MU	0.11
063W36CA03100	0.21	MU	0.05
063W36CA03200	0.55	MU	0.14
063W36CA03300	0.55	MU	0.14
063W36CA03400	0.55	MU	0.14
063W36CA03500	0.62	MU	0.16
063W36CB00100	0.23	MU	0.06
063W36CB00200	1.56	MU	0.39
063W36CB08800	0.83	MU	0.21
063W36CB08900	5.88	MU	1.47
063W36CB09000	0.32	MU	0.08
<b>Total</b>	<b>33.96</b>		<b>8.49</b>
Mixed Use Assumed to Develop 25% Commercial	x.25		
<b>Total Underutilized Commercial Mixed Use</b>	<b>8.49</b>		
073W03BA01700	1.08	CG	
<b>Total Underutilized Commercial Zoned CG</b>	<b>1.08</b>		
063W36BD00700	0.26	CM	
073W02BD05800	0.26	CM	
073W02CA04300	0.24	CM	
073W02CA08100	0.32	CM	
073W11BB01600	0.33	CM	
073W11BB01900	0.29	CM	
073W11BB02600	0.34	CM	

## EXISTING UNDERUTILIZED COMMERCIAL SITES

Tax Lot ID #	Acres	Zoning
063W36AC01300	1.86	CM
063W36AC01400	2.92	CM
063W36AC01500	2.47	CM
063W36BD00500	2.85	CM
063W36BD00600	0.43	CM
063W36BD00800	1.11	CM
073W02BA05600	1.93	CM
073W02BB04600	0.47	CM
073W02BC05300	0.38	CM
073W02BC05700	0.53	CM
073W02CA04000	0.44	CM-LU
073W02CA04200	0.48	CM
073W02CB04500	0.72	CM
073W02CC07402	0.38	CM
073W02CC08700	1.00	CM
073W02CC08900	0.49	CM
073W02CC09600	0.35	CM
073W02CD02500	3.05	CM
073W02CD09600	2.62	CM
073W11BB05600	0.63	CM
<b>Total Underutilized Commercial Zoned CM</b>	<b>27.15</b>	
063W36BD01300	0.48	CO
063W36BD01000	0.25	CO
<b>Total Underutilized Commercial Zoned CO</b>	<b>0.73</b>	
Total Underutilized Zoned MU	8.49	
Total Underutilized Zoned CG	1.08	
Total Underutilized Zoned CM	27.15	
Total Underutilized Zoned CO	0.73	
<b>Total</b>	<b>37.45</b>	
<i>Less Constrained/Unbuildable Land*</i>	<i>1.02</i>	
<b>Total Underutilized Acreage</b>	<b>36.43</b>	
<b>Less 50% for Redevelopment Potential**</b>	<b>x.50</b>	
<b>Total Underutilized Commercial Acreage</b>	<b>18.22</b>	

\*See Table 5 "Constrained & Unbuildable Land " in Economic Opportunities Analysis for further detail.

\*\*Redeveloped land is expected to accommodate half as many employees as vacant land. See Economic Opportunities Analysis for further explanation.

Source: City of Keizer Planning Department

## EXHIBIT 2.03

### EXISTING VACANT INDUSTRIAL SITES

Tax Lot ID #	Acres	Zoning
063W25 04200	6.27	IBP
063W36A 00500	15.17	IBP
063W36AB00800	3.02	IBP
063W36AC00400	1.38	IBP
063W36AC00500	2.69	IBP
063W36AC00700	0.47	IBP
063W36AC00900	5.13	IBP
063W36BA00100	4.32	IBP
063W36BD00100	2.18	IBP
073W11AC06900	0.55	IBP
073W11BD00901	0.10	IBP
073W11BD02900	1.94	IBP
073W11BD06800	0.23	IBP
<b>Total Vacant Industrial Zoned IBP</b>	<b>43.45</b>	
073W11AC04700	0.14	IG
073W11AC04800	0.14	IG
073W11AC04900	0.14	IG
073W11AC05000	0.14	IG
073W11AC05100	0.14	IG
073W11AC05200	0.14	IG
073W11AC05300	0.14	IG
073W11AC05400	0.14	IG
073W11AC04500	0.67	IG
<b>Total Vacant Industrial Zoned IG</b>	<b>1.79</b>	
<b>Totals by Zone</b>		
Total Vacant Zoned IBP	43.45	
Total Vacant Zoned IG	1.79	
<b>Total</b>	<b>45.24</b>	
<i>Less Constrained/Unbuildable Land*</i>	<i>0.00</i>	
<b>Total Vacant Industrial Acreage</b>	<b>45.24</b>	

*\*See Table 5 "Constrained & Unbuildable Land" in Economic Opportunities Analysis for further detail.*

*Source: City of Keizer Planning Department*

**EXHIBIT 2.04**

**EXISTING UNDERUTILIZED INDUSTRIAL SITES**

<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zone</b>
063W25 04500	10.01	IBP
063W36A 00600	12.61	IBP
063W36A 00700	7.85	IBP
063W36AB00100	5.38	IBP
063W36AB00200	0.60	IBP
063W36AB00300	0.91	IBP
063W36AB00400	1.60	IBP
063W36AB00500	1.18	IBP
063W36AB00600	0.92	IBP
063W36AB00700	1.00	IBP
063W36AB00900	0.72	IBP
063W36AB01000	0.48	IBP
063W36AB01100	0.69	IBP
063W36AB01200	0.79	IBP
063W36AB01300	2.98	IBP
063W36AC00100	1.48	IBP
063W36AC00300	0.46	IBP
063W36AC00600	0.47	IBP
063W36AC00800	0.59	IBP
063W36BD00200	2.43	IBP
063W36BD00300	0.95	IBP
063W36BD00400	1.04	IBP
073W11BD03000	0.91	IBP
073W11BD03100	1.59	IBP
073W11BD05000	0.41	IBP
073W11BD08100	0.22	IBP
<b>TOTAL UNDERUTILIZED INDUSTRIAL ZONED IBP</b>	<b>58.27</b>	
073W11AD02000	0.18	IG
073W11AD02700	0.72	IG
073W11AC07800	1.49	IG
073W11AD01900	0.17	IG-LU
<b>TOTAL UNDERUTILIZED INDUSTRIAL ZONED IG</b>	<b>2.56</b>	

**EXISTING UNDERUTILIZED INDUSTRIAL SITES**

**Totals by Zone**

Total Underutilized Zoned IBP	58.27
Total Underutilized Zoned IG	2.56
<b>Total</b>	<b>60.83</b>
	<i>Less Constrained/Unbuildable Land*</i> 0.00
	<b>Less 50% for Redevelopment Potential**</b> x.50
<b>Total Underutilized Industrial Acreage</b>	<b>30.42</b>

\*See Table 5 "Constrained & Unbuildable Land" in Economic Opportunities Analysis for further detail.

\*\*Redeveloped land is expected to accommodate half as many employees as vacant land. See Economic Opportunities Analysis for further explanation.

Source: City of Keizer Planning Department

**EXHIBIT 2.05**

**PROPOSED VACANT EG SITES**

	<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zoning</b>
VC	063W36A 00500	15.17	EG
VC	063W36AB00800	3.02	EG
VC	063W36AC00400	1.38	EG
VC	063W36AC00500	2.69	EG
VC	063W36AC00700	0.47	EG
VC	063W36AC00900	5.13	EG
VC	063W36BD00100	2.18	EG
VC	063W36AC01000	0.17	EG
VC	063W36AC01100	2.71	EG
VC	063W36AC01200	0.81	EG
VC	063W36BD00900	0.82	EG
<b>Total Vacant Zoned EG</b>		<b>34.55</b>	

**UNDERUTILIZED EG SITES**

	<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zoning</b>
UU	063W36BD00700	0.26	EG
UU	063W36AC01300	1.86	EG
UU	063W36AC01400	2.92	EG
UU	063W36AC01500	2.47	EG
UU	063W36BD00500	2.85	EG
UU	063W36BD00600	0.43	EG
UU	063W36BD00800	1.11	EG
UU	063W36A 00600	12.61	EG
UU	063W36A 00700	7.85	EG
UU	063W36AB00100	5.38	EG
UU	063W36AB00200	0.60	EG
UU	063W36AB00300	0.91	EG
UU	063W36AB00400	1.60	EG
UU	063W36AB00500	1.18	EG
UU	063W36AB00600	0.92	EG
UU	063W36AB00700	1.00	EG
UU	063W36AB00900	0.72	EG
UU	063W36AB01000	0.48	EG
UU	063W36AB01100	0.69	EG
UU	063W36AB01200	0.79	EG
UU	063W36AB01300	2.98	EG
UU	063W36AC00100	1.48	EG
UU	063W36AC00300	0.46	EG
UU	063W36AC00600	0.47	EG
UU	063W36AC00800	0.59	EG
UU	063W36BD00200	2.43	EG
UU	063W36BD00300	0.95	EG
UU	063W36BD00400	1.04	EG

**Total Underutilized Zoned EG**

**57.03**

**Total Vacant and Underutilized EG Land**

**91.58**

*\*75% to be Allocated to Commercial Uses*

*68.69*

*\*25% to be Allocated to Industrial Uses*

*23.17*

**EXHIBIT 2.06**

**PROPOSED VACANT COMMERCIAL SITES**

<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zoning</b>	<b>% Developable</b>	<b>Acres for Commercial Development</b>
063W36CB00300	0.04	CR		
<b>Total Vacant Commercial Zoned CR</b>	<b>0.04</b>			
063W34AD06700	0.10	MU	0.25	0.03
063W34AD07100	0.14	MU	0.25	0.04
063W35 00400	9.24	MU	0.25	2.31
063W35AC03600	0.81	MU	0.25	0.20
063W35AC03900	1.20	MU	0.25	0.30
063W35BA01700	0.19	MU	0.25	0.05
063W35BA01900	0.08	MU	0.25	0.02
063W35BA02100	0.05	MU	0.25	0.01
063W35BA02400*	0.61	MU	0.25	0.15
063W35BC07500*	1.98	MU	0.25	0.50
063W35BC08000	0.93	MU	0.25	0.23
063W35BC08001	0.99	MU	0.25	0.25
063W35BD00200	0.32	MU	0.25	0.08
063W35BD01100	0.57	MU	0.25	0.14
063W35BD01200	0.07	MU	0.25	0.02
063W35BD01600	0.05	MU	0.25	0.01
063W35BD01700	0.16	MU	0.25	0.04
063W35BD02500*	2.55	MU	0.25	0.64
063W35CB02100	0.62	MU	0.25	0.16
063W35CB02102	0.98	MU	0.25	0.25
063W35CB02200	0.44	MU	0.25	0.11
063W35CB02201*	0.50	MU	0.25	0.13
063W35CB02202*	0.38	MU	0.25	0.10
063W35CB02300*	1.46	MU	0.25	0.37
063W36CA00600	0.13	MU	0.13	0.02
063W36CA00800	2.73	MU	0.13	0.35
063W36CA01100	1.91	MU	0.13	0.25
063W36CA01200	0.23	MU	0.13	0.03
063W36CA01600	0.08	MU	0.13	0.01
063W36CA01700	0.28	MU	0.13	0.04
063W36CA01800	0.28	MU	0.13	0.04
063W36CA01900	0.16	MU	0.13	0.02
063W36CA02000	0.35	MU	0.13	0.05
063W36CA02200	0.25	MU	0.13	0.03
063W36CA02300	0.25	MU	0.13	0.03
073W02CD02104	0.02	MU	0.25	0.01
073W11BA03100	0.78	MU	0.25	0.20
073W11BA05100	0.81	MU	0.25	0.20
063W26DB03500	21.38	MU	0.25	5.35
<b>Total Vacant Acres Zoned Mixed-Use</b>	<b>54.06</b>			<b>12.72</b>



## PROPOSED VACANT COMMERCIAL SITES

063W35CA02200	0.48	CG
063W35 00401	0.58	CG
073W03BA01400	2.65	CG

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**Total Vacant Commercial Zoned CG** **3.71**

063W35CC04100	0.50	CM
063W35CC04200	0.16	CM
063W35CC04300	0.12	CM
063W36BC06000	3.10	CM
063W36BC06100	0.20	CM
063W36BD01100	4.73	CM
063W36BD01200	0.87	CM
063W36BD01400	2.25	CM
073W02BA05401	1.96	CM
073W02BA05402	0.16	CM
073W02BA05601	0.16	CM
073W02BB03500	0.07	CM
073W02BB04300	0.31	CM
073W02BD05700	0.29	CM
073W02BD13100	0.41	CM
073W02CA04100	0.37	CM
073W02CB04000	0.03	CM
073W02CC09400	0.09	CM
073W02CC09500	0.14	CM
073W11BB04900	0.29	CM
073W11BB05700	0.13	CM
073W11BB90000	1.84	CM
073W11BC02000	0.13	CM
073W11BC03000	0.04	CM
073W11BC03200	0.60	CM
073W11BC06300	1.67	CM
073W11BC06400	1.64	CM
073W11BC06500	1.16	CM
073W11CB01300	0.02	CM
073W11CB01900	0.24	CM
073W11CB02300	0.39	CM

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**Total Vacant Commercial Zoned CM** **24.07**

**PROPOSED VACANT COMMERCIAL SITES**

073W02BC08300	0.10	CO
073W02BC08400	0.13	CO
073W02BC08500	0.07	CO
073W02BC08600	0.06	CO
073W02CB02100	0.47	CO
073W02CB02300	0.11	CO
073W11BC00900	0.19	CO
073W11BC01000	0.18	CO
<b>Total Vacant Commercial Zoned CO</b>	<b>1.31</b>	

**Totals by Zone**

Total Vacant Zoned CR	0.04
Total Vacant Zoned MU	12.72
Total Vacant Zoned CG	3.71
Total Vacant Zoned CM	24.07
Total Vacant Zoned CO	1.31
<b>Total</b>	<b>41.85</b>
<i>Less Constrained/Unbuildable Land*</i>	<u>1.36</u>
<b>Total Vacant Commercial Acreage</b>	<b><u>40.49</u></b>

*\*See Table 5 "Constrained & Unbuildable Land" in Economic Opportunities Analysis for further detail.  
Source: City of Keizer Planning Department*

**EXHIBIT 2.07**

**PROPOSED UNDERUTILIZED COMMERCIAL SITES**

<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zoning</b>	<b>% Developable</b>	<b>Acres for Commerical Development</b>
063W36CB00200	1.56	CR		0.39
<b>Total Underutilized Commercial Zoned CR</b>	<b>1.56</b>			
063W35 00300	8.17	MU	0.25	2.04
063W36CA00200	0.95	MU	0.13	0.12
063W36CA00300	0.60	MU	0.13	0.08
063W36CA00400	0.44	MU	0.13	0.06
063W36CA00500	1.45	MU	0.13	0.19
063W36CA00700	0.34	MU	0.13	0.04
063W36CA00900	0.22	MU	0.13	0.03
063W36CA01000	3.22	MU	0.13	0.42
063W36CA01300	0.25	MU	0.13	0.03
063W36CA01400	0.25	MU	0.13	0.03
063W36CA01500	0.26	MU	0.13	0.03
063W36CA02100	0.37	MU	0.13	0.05
063W36CA02400	0.21	MU	0.13	0.03
063W36CA02500	0.36	MU	0.13	0.05
063W36CA02600	1.68	MU	0.13	0.22
063W36CA02800	0.48	MU	0.13	0.06
063W36CA02900	2.98	MU	0.13	0.39
063W36CA03000	0.43	MU	0.13	0.06
063W36CA03100	0.21	MU	0.13	0.03
063W36CA03200	0.55	MU	0.13	0.07
063W36CA03300	0.55	MU	0.13	0.07
063W36CA03400	0.55	MU	0.13	0.07
063W36CA03500	0.62	MU	0.13	0.08
063W36CB00100	0.23	MU	0.13	0.03
063W36CB08800	0.83	MU	0.13	0.11
063W36CB08900	5.88	MU	0.13	0.76
063W36CB09000	0.32	MU	0.13	0.04
<b>Total</b>	<b>32.40</b>			<b>5.19</b>
073W03BA01700	1.08	CG		
<b>Total Underutilized Commercial Zoned CG</b>	<b>1.08</b>			

**PROPOSED UNDERUTILIZED COMMERCIAL SITES**

073W02BD05800	0.26	CM
073W02CA04300	0.24	CM
073W02CA08100	0.32	CM
073W11BB01600	0.33	CM
073W11BB01900	0.29	CM
073W11BB02600	0.34	CM
063W36BD01300	0.48	CM
063W36BD01000	0.25	CM
073W02BA05600	1.93	CM
073W02BB04600	0.47	CM
073W02BC05300	0.38	CM
073W02BC05700	0.53	CM
073W02CA04000	0.44	CM-LU
073W02CA04200	0.48	CM
073W02CB04500	0.72	CM
073W02CC07402	0.38	CM
073W02CC08700	1.00	CM
073W02CC08900	0.49	CM
073W02CC09600	0.35	CM
073W02CD02500	3.05	CM
073W02CD09600	2.62	CM
073W11BB05600	0.63	CM

**Total Underutilized Commercial Zoned CM** **15.98**

Total Underutilized Zoned CR	1.56
Total Underutilized Zoned MU	5.19
Total Underutilized Zoned CG	1.08
Total Underutilized Zoned CM	15.98
Total Underutilized Zoned CO	0.00

**Total** **23.81**

*Less Constrained/Undbuildable Land\** 1.02

**Total Underutilized Acreage** **22.79**

**Less 50% for Redevelopment Potential\*** x.50

**Total Underutilized Commercial Acreage** **11.40**

*\*Redeveloped land is expected to accommodate half as many employees as vacant land. See Economic Opportunities Analysis for further explanation.*

*Source: City of Keizer Planning Department*

**EXHIBIT 2.08  
PROPOSED VACANT INDUSTRIAL SITES**

Tax Lot ID #	Acres	Zoning
063W36D 00400	7.83	IBP
063W25 04101	2.34	IBP
063W25 04103	5.00	IBP
073W11AC06900	0.55	IBP
073W11BD00901	0.10	IBP
073W11BD02900	1.94	IBP
073W11BD06800	0.23	IBP
<b>Total Vacant Industrial Zoned IBP</b>	<b>17.99</b>	
073W11AC04700	0.14	IG
073W11AC04800	0.14	IG
073W11AC04900	0.14	IG
073W11AC05000	0.14	IG
073W11AC05100	0.14	IG
073W11AC05200	0.14	IG
073W11AC05300	0.14	IG
073W11AC05400	0.14	IG
073W11AC04500	0.67	IG
063W25 04200	6.27	IG
063W36BA00100	4.32	IG
<b>Total Vacant Industrial Zoned IG</b>	<b>12.38</b>	

**Totals by Zone**

Total Vacant Zoned IBP	17.99
Total Vacant Zoned IG	12.38
<b>Total</b>	<b>30.37</b>
<i>Less Constrained/Unbuildable Land*</i>	<i>0</i>
<b>Total Vacant Industrial Acreage</b>	<b>30.37</b>

*Source: City of Keizer Planning Department*

**EXHIBIT 2.09**

**PROPOSED UNDERUTILIZED INDUSTRIAL SITES**



<b>Tax Lot ID #</b>	<b>Acres</b>	<b>Zone</b>
073W11BD03000	0.91	IBP
073W11BD03100	1.59	IBP
073W11BD05000	0.41	IBP
073W11BD08100	0.22	IBP
<b>TOTAL UNDERUTILIZED INDUSTRIAL ZONED IBP</b>	<b>3.13</b>	
063W25 04500	10.01	IG
073W11AD02000	0.18	IG
073W11AD02700	0.72	IG
073W11AC07800	1.49	IG
073W11AD01900	0.17	IG-LU
<b>TOTAL UNDERUTILIZED INDUSTRIAL ZONED IG</b>	<b>12.57</b>	
<b>UNDERUTILIZED INDUSTRIAL SITES</b>		
<b>Totals by Zone</b>		
Total Underutilized Zoned IBP	3.13	
Total Underutilized Zoned IG	12.57	
<b>Total</b>	<b>15.70</b>	
	<b>Less 50% for Redevelopment Potential*</b>	<u>x.50</u>
<b>Total Underutilized Industrial Acreage</b>		<u><b>7.85</b></u>

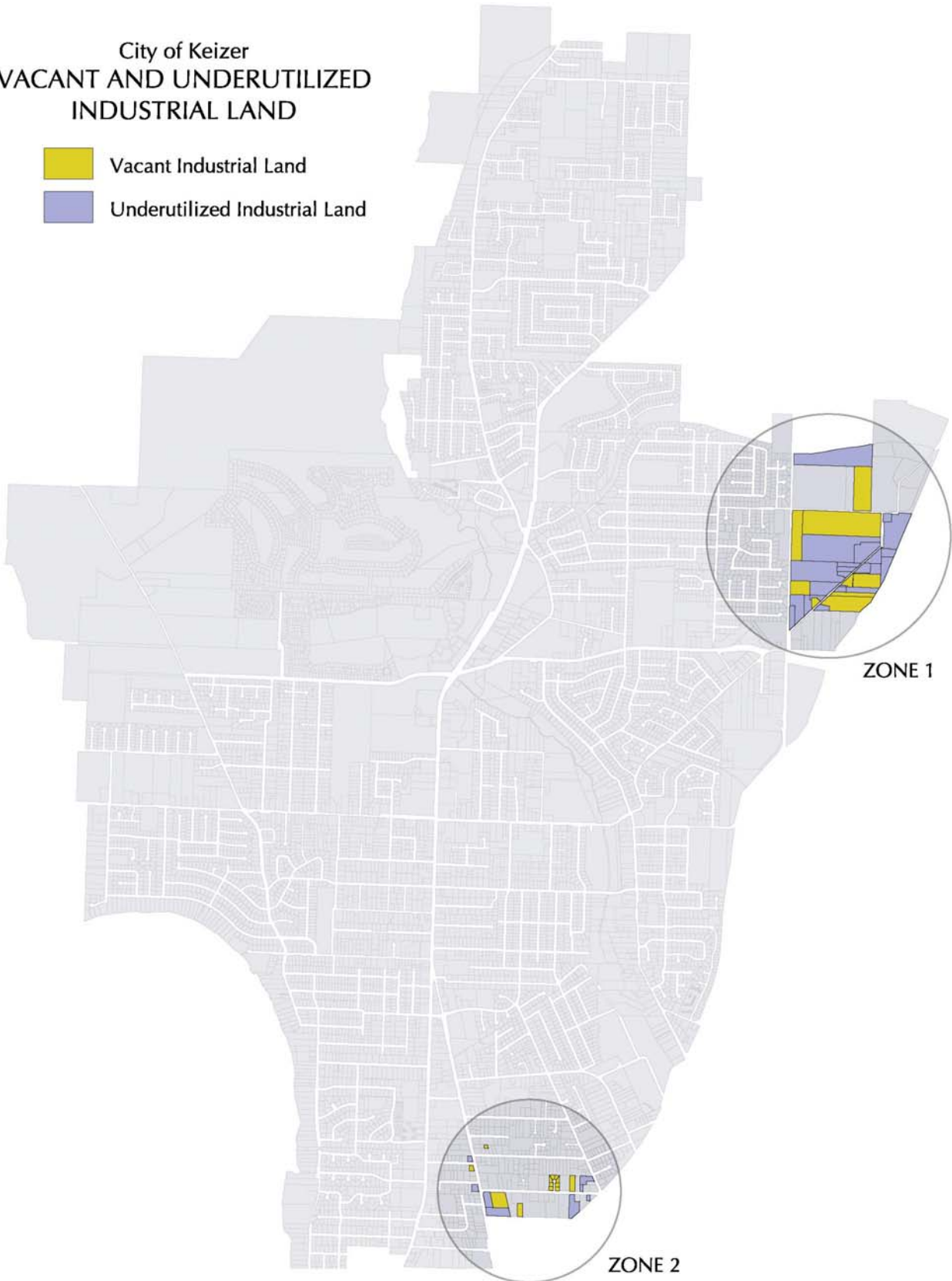
*\*Redeveloped land is expected to accommodate half as many employees as vacant land. See Economic Opportunities Analysis for further explanation.*

*Source: City of Keizer Planning Department*

**EXHIBIT 3.01**  
**Existing Zoning**

City of Keizer  
**VACANT AND UNDERUTILIZED  
INDUSTRIAL LAND**

-  Vacant Industrial Land
-  Underutilized Industrial Land



**EXHIBIT 3.02**  
**Existing Zoning**

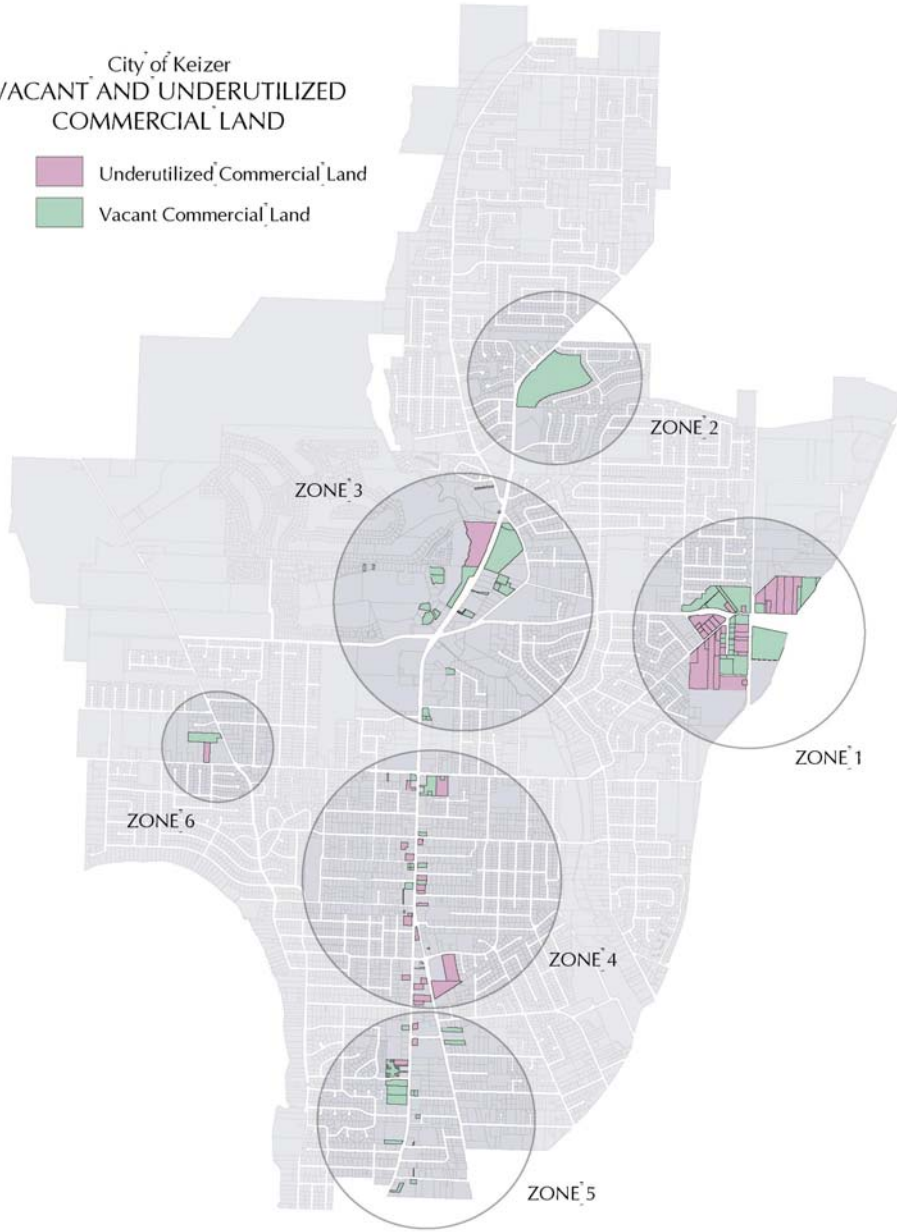




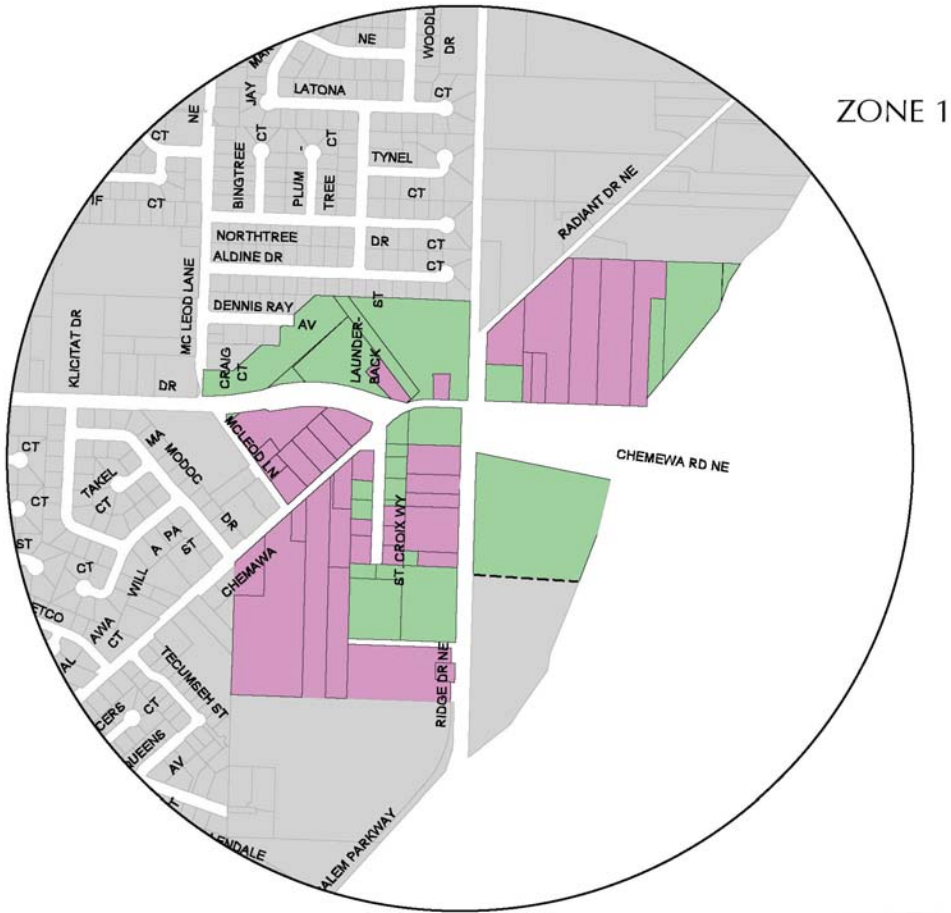
# EXHIBIT 3.03 Existing Zoning

## City of Keizer VACANT AND UNDERUTILIZED COMMERCIAL LAND

-  Underutilized Commercial Land
-  Vacant Commercial Land



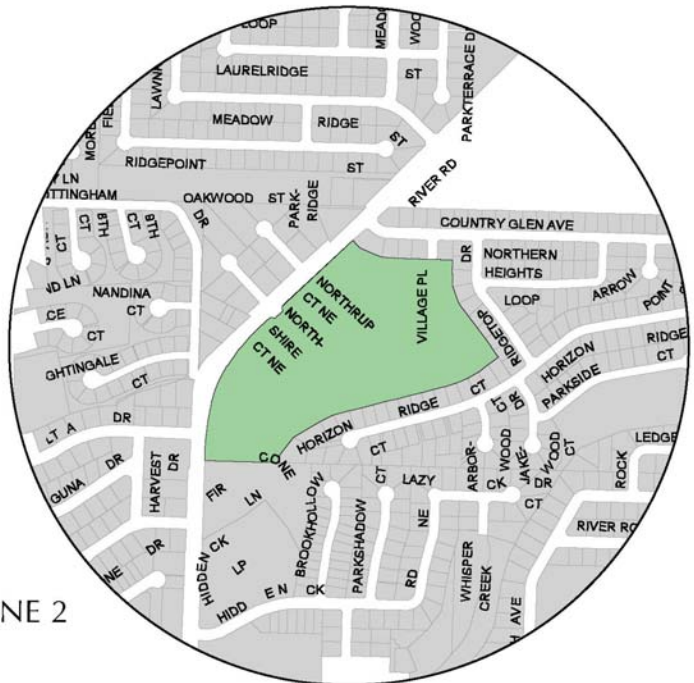
**EXHIBIT 3.04**  
Existing Zoning



ZONE 1

City of Keizer  
VACANT AND UNDERUTILIZED  
COMMERCIAL LAND

- Underutilized Commercial Land
- Vacant Commercial Land



ZONE 2

# EXHIBIT 3.05 Existing Zoning

## City of Keizer VACANT AND UNDERUTILIZED COMMERCIAL LAND

-  Underutilized Commercial Land
-  Vacant Commercial Land

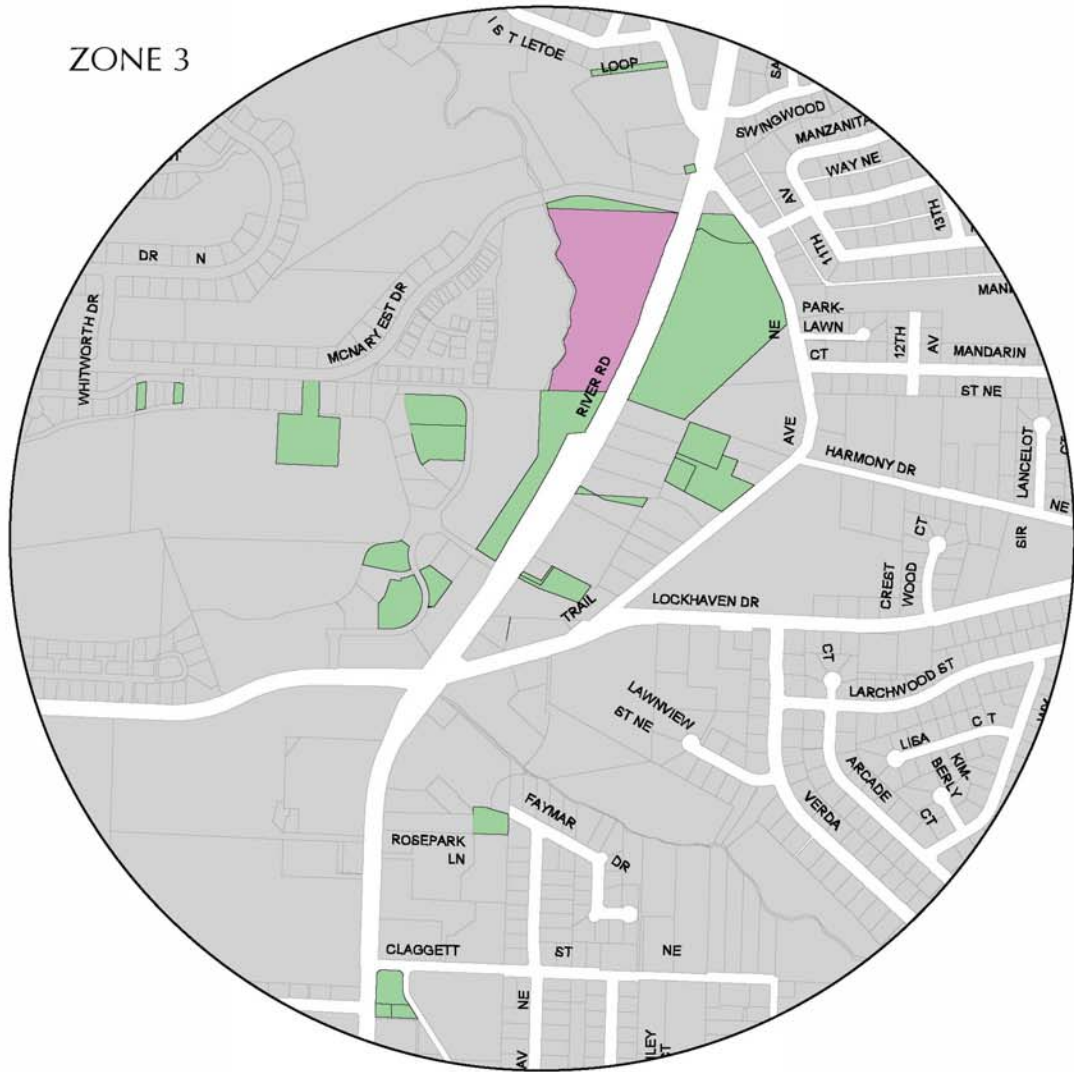






EXHIBIT 3.07  
Vacant and Underutilized Land – Existing Zoning



KEIZER STATION PLAN

City of Keizer

**EXHIBIT 3.08**  
**Vacant and Underutilized Land – Proposed Zoning**



**KEIZER STATION PLAN - PROPOSED ZONING**

City of Keizer



# Tenant's of Keizer Station

January 2008

## Businesses with Certificate of Occupancy issued:

- Bed, Bath and Beyond
- Cacique
- David's Bridal
- Designer Nails
- Famous Footwear
- Fed Ex/Kinkos
- Great Clips
- Key Jewelers
- Lane Bryant
- Lowe's
- Massage Envy
- Men's Warehouse
- Michaels
- OSU Beaver Fan Shop
- Panda Express
- PartyCity
- Payless Shoes
- Petco
- Ross Dress for Less
- Sleep Country
- Staples
- Subway
- T-Mobile
- TacoDelMar
- Target
- The Avenue
- Verizon
- Wickes Furniture
- World Market Cost Plus

## Building permits issued:

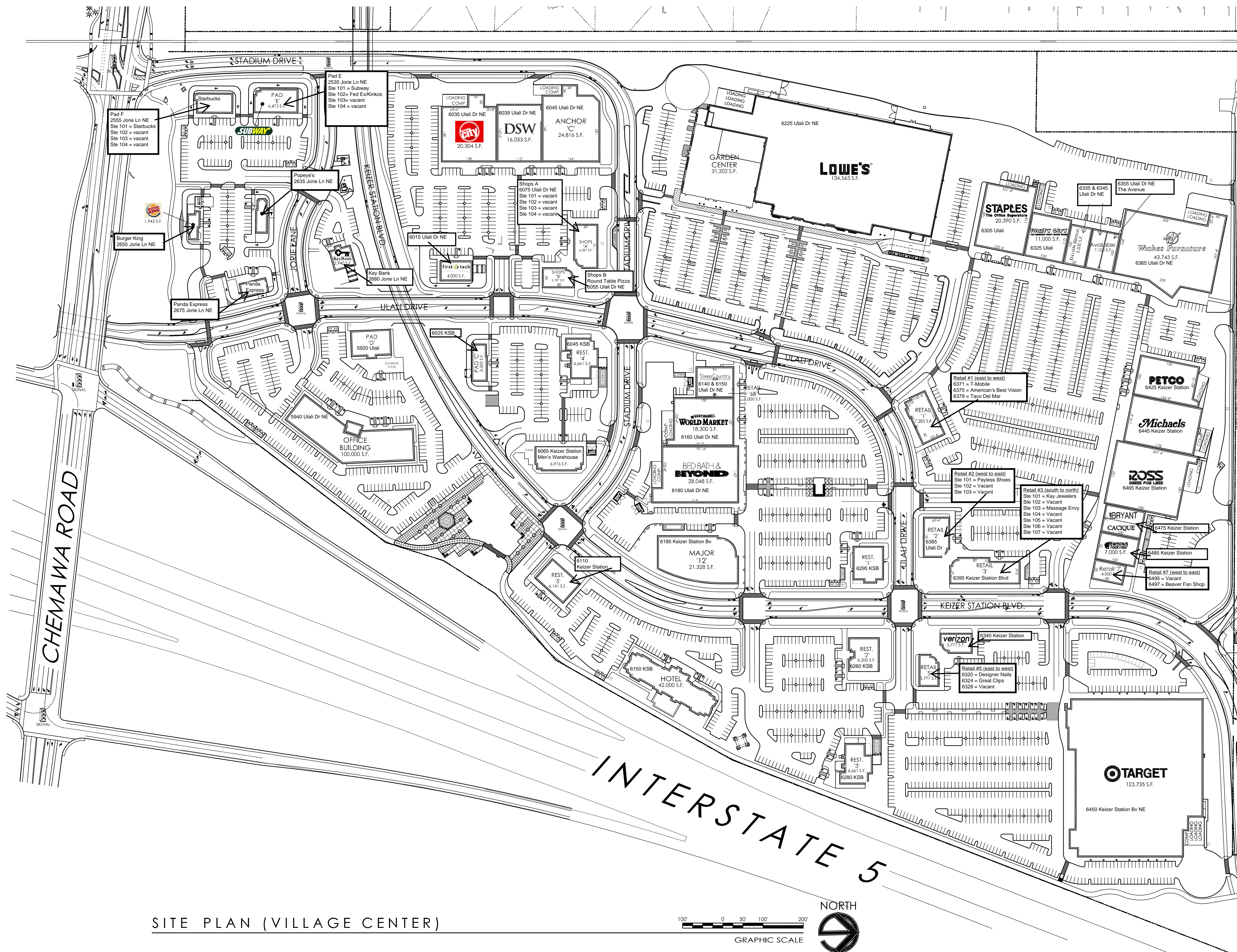
- CircuitCity
- First Technology Credit Union
- Popeye's Chicken

## Building Permit Applied (not yet issued):

- America's Best Contacts & Eyeglasses
- Burger King
- Round Table Pizza
- Starbucks

## Others in negotiations:

- DSW Shoes
- Key Bank
- Old Navy
- On the Border
- Radio Shack
- Sally Beauty
- Supercuts
- TGI Fridays



SITE PLAN (VILLAGE CENTER)

PRELIMINARY SITE PLAN - TENANTS SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE

# Keizer Station Village Center

Keizer, Oregon

Northwest National, LLC  
 245 13th Street NE  
 Salem, OR 97301  
 Phone: 503 588 7099 Fax: 503 588 6697

RPS Development Company, Inc.  
 2653 High Heaven Road  
 McMinnville, OR 97128  
 Phone: 503 435 4907 Fax: 503 435 4909

BENNER  
 STANGE  
 ASSOCIATES  
 ARCHITECTS, INC.  
 5000 S.W. MEADOWS RD.,  
 SUITE 430  
 LAKE OSWEGO, OR 97035  
 (503) 670-0234  
 FAX (503) 670-0235  
 bsa@bsaarch.com ARCHITECTURE & PLANNING

