## Amend the Comprehensive Plan Map

### Substantive Findings

Major Comprehensive Plan Map Amendment

SRC 64.025(e)(1) establishes the following approval criteria for a major Comprehensive Plan Map amendment to be approved:

A. The amendment is in the best interest of the public health, safety, and welfare of the City; and
B. The amendment conforms to the applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development. In considering a major plan Map amendment whether the amendment has a significant effect on a City-owned transportation facility per OAR 660-012-0060(1), the following shall be considered:
   (i) *Performance standard.* The performance standard shall be a volume to capacity ratio of 1.0 during the peak travel hour, which is the standard established in the Salem Transportation System Plan for operation of existing streets and intersections.
   (ii) *Determining significance*. For the purposes of determining whether a proposed major plan Map amendment will degrade the performance of an existing or planned transportation facility for OAR 660-012-0060(1)(c)(C) and (D), the following will not be considered significant:
   (aa) The plan Map amendment increases average daily trips on a facility by fewer than 200 daily vehicle trips, or
   (bb) The calculated volume to capacity ratio with proposed plan amendment is within 0.03 of the volume to capacity ratio with existing plan Map designations.
   If the amendment is determined to have a significant effect, OAR 660-012-0060(2)-(4) shall apply.

Findings are provided below.

***A. Best interest of the public health, safety, and welfare of the City***

The proposed changes to the Comprehensive Plan Map and neighborhood plan maps are in the best interest of the public health, safety, and welfare of the City because they advance and implement the community's priorities for future growth and development as reflected in the updated Salem Area Comprehensive Plan. For example, the proposed map changes redesignate land along Cherriots Core Network to Mixed Use, which encourages mixed-use development and high-density housing near the network of frequent bus routes. This promotes transit use and increases opportunities for people to walk to shops, services, jobs, and amenities, as those destinations can be located in closer proximity to each other and to housing. Increasing opportunities for people to walk to their daily destinations will promote positive health outcomes. This also helps reduce greenhouse gas emissions from single-occupancy vehicle trips, which is a priority in Salem. The City Council established a goal of becoming carbon neutral by 2050. Addressing climate change helps make Salem more resilient to natural hazards and helps

promote the safety of its residents. Redesignating more land to Mixed Use also creates flexibility in how properties can be developed, allowing for greater responsiveness to changing markets.

In addition, the proposed map changes increase the amount of land available for multifamily housing, which is needed to support Salem's growing population. Specifically, through the proposed map changes, Salem's projected housing needs as identified in the Salem Housing Needs Analysis are met. The proposed map changes also increase the opportunities for commercial uses to be located in more locations in Salem. This helps meet the projected need for more commercial land identified in the Salem Economic Opportunities Analysis.

The proposed map changes create the opportunity for small-scale shops and services to be established in residential neighborhoods. This, in turn, creates the opportunity for people to more easily access these businesses and services and meet their daily needs within their neighborhood. This reduces the need to drive, which in turn, reduces greenhouse gas emissions produced by vehicles. The proposed map changes therefore meet this criterion.

### *B. Conforms to the applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development*

The proposed changes to the Comprehensive Plan Map and neighborhood plan maps are consistent with and conform to the Statewide Planning Goals and applicable administrative rules as described below. In addition, the Oregon Department of Land Conservation and Development (DLCD) has reviewed the changes proposed through the Our Salem project and has submitted a letter of support dated March 8, 2022.

***Goal 1: Citizen Involvement***
*To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The proposed Comprehensive Plan Map and neighborhood plan map changes were developed through a multi-year planning project called Our Salem that included extensive public outreach. The community provided input in a variety of ways, including public meetings and workshops, in-person and virtual stakeholder interviews and meetings, focus groups, surveys, interactive Mapping applications, property owner meetings, and more. Several meetings or events were held in Spanish. Information about the project was also provided via mail, the project website, social media, informational meetings, flyers, television, radio, newspapers, and more. Many project materials were translated into Spanish, and several were translated into additional languages, including Chuukese and Marshallese. Overall, staff hosted or attended roughly 260 in-person and virtual meetings and events and engaged with more than 80 community groups. These opportunities were provided throughout the process.

Many outreach activities focused on proposed changes to the Comprehensive Plan Map, allowing community members to participate throughout the development of Map changes. The outreach activities started broad and became more detailed as the Our Salem project continued. Specific activities included asking the community to place dots on Maps to indicate where they wanted to see different land uses in the future, weighing in on different land use scenarios, and commenting on drafts of the proposed Comprehensive Plan Map changes. The engagement

occurred both in person and online, including interactive Maps, surveys, community events, and neighborhood meetings. This wide array of engagement opportunities allowed community members to weigh in and inform the proposed map changes.

In addition, the process to adopt the proposed map changes requires public notice and affords the public an opportunity to review, comment, and take part in the approval process. The proposed Comprehensive Plan Map and neighborhood plan map changes therefore conforms with this goal.

***Goal 2: Land Use Planning***
*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

The City has established a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions. The Comprehensive Plan Map is a component of the Salem Area Comprehensive Plan (Comprehensive Plan) as specified in Salem Revised Code Chapter 64, and it implements the goals and policies of the Comprehensive Plan. The proposed Comprehensive Plan Map applies designations - as described in the Comprehensive Plan – to all land and water in Salem's portion of the Urban Growth Boundary (UGB), also known as the Salem Urban Area. (The Comprehensive Plan is proposed to be updated concurrently with the proposed changes to the Comprehensive Plan Map and neighborhood plan maps.)

The proposed changes to the Comprehensive Plan Map and neighborhood plan maps are based upon the analysis, findings, and recommendations in the Salem Economic Opportunities Analysis (EOA) and Salem Housing Needs Analysis (HNA). Adopted in 2015, the EOA found that there is sufficient land within Salem's portion of the Urban Growth Boundary (UGB) to meet employment needs through 2035. Specifically, it projected 271-acre deficit of commercial land and projected 907-acre surplus of industrial land in Salem's portion of the UGB through 2035. The EOA made several recommendations to address future employment land needs (in *italics* below), and the proposed map changes implement the recommendations as follows:

- *Identify and preserve key employment lands for traded-sector uses*: The proposed map changes retain the Industrial and Employment Center Comprehensive Plan designations on sites the EOA determined to be "high value industrial land" such as the Mill Creek Corporate Center, McGilchrist Urban Renewal Area, and the majority of the North Gateway Urban Renewal Area. This ensures that the land continues to be available for traded-sector employers.
- *Provide a variety of types of sites for employment*: The proposed map changes redesignate land in Salem to accommodate a broad range of employment types across Salem, outside of industrial areas. For example, there are vacant or partially vacant sites in outer West and South Salem that are proposed to be redesignated from Developing Residential to Mixed Use. This provides more opportunities for commercial uses (or a mix of uses) to be established in areas previously dedicated solely to residential uses. The EOA determined that Salem "lacks enough opportunities for commercial office

development to meet demand for growth," so redesignating land to Mixed Use helps meet that demand.

- *Identify areas for conversion from industrial uses to commercial uses*: The proposed map changes redesignate some industrial areas to Industrial Commercial (IC), including properties in the Fairview Industrial area. The IC designation – and associated IC zone – allows for a mix of commercial uses in addition to light industrial uses. This allows for conversion to commercial uses.
- *Identify nodes for neighborhood retail development.* The proposed map changes establish 12 neighborhood hubs, which are designated as Mixed Use on the Comprehensive Plan Map and neighborhood plan maps. Implemented by a new zone called Neighborhood Hub, this designation allows for small-scale shops and services in residential areas, as recommended by the EOA. This helps Salem increase the amount of land available for commercial uses, which can serve the surrounding neighborhoods.
- *Encourage redevelopment of existing industrial and commercial areas.* The proposed map changes redesignate several major corridors from Commercial (COM) to Mixed Use (MU), including Commercial Street SE, Lancaster Drive, and portions of Portland Road NE. This redesignation – combined with the associated zoning Map and zoning code changes – will help spur redevelopment of existing commercial areas. For example, the Mixed Use designation – as implemented by the new Mixed Use-III zone – encourages redevelopment into a mix of uses by eliminating minimum parking requirements for such uses when located on properties within a ¼ mile of Cherriots Core Network (Core Network). The Core Network is a network of network of bus service corridors where frequent service has been prioritized by Cherriots.

The HNA, which is proposed to be adopted concurrently with the updated Comprehensive Plan, also forms the factual basis for changes proposed to the Comprehensive Plan Map and neighborhood plan maps. The HNA determined that Salem's portion of the UGB has enough land designated to meet the need for single-family detached housing through 2035, but it has a projected 207-acre deficit for land designated for multifamily housing (2,897 dwelling units). It recommends redesignating or rezoning land for multifamily housing; this is being proposed through changes to the Comprehensive Plan Map and zoning Map.

The proposed map changes implement this recommendation by redesignating more than 300 acres of land to Multiple Family-designated (MF) in Salem's portion of the UGB. This redesignation of land results in a sufficient amount of buildable MF land to accommodate the projected amount of multifamily housing needed in Salem's portion of the UGB through 2035. See additional findings related to Goal 10 in the findings for the adoption of the HNA.

In addition, the HNA recommended evaluating tools to increase redevelopment and mixed-use development. It specifically stated that Salem's "primary redevelopment opportunities are in commercial areas or redevelopment industrial areas, with opportunities for mixed-use development that includes multifamily development." The proposed map changes implement this recommendation by adding more than 1,550 acres of Mixed Use-designated land. Much of this land was previously designated as Commercial, is developed, and is located along Cherriots Core Network. Redesignating the land to MU increases the opportunities for redevelopment, particularly mixed-use development with multifamily housing. (Corresponding zoning Map

changes and code amendments make it easier to developing mixed-use projects due to eliminated minimum parking requirements and revised development standards that allow for greater utilization of properties.)

The HNA made several other recommendations to address future residential land needs, which the City has addressed in previous or related work. For example, the HNA recommended lowering barriers to multifamily development, and the City did so through a code amendment in 2020. That code amendment provided greater flexibility in how multifamily design standards can be met, reducing the number of design standards that apply to small multifamily housing projects, simplifying regulations for three- and four-unit projects, and reducing parking requirements for multifamily projects of all sizes.

As mentioned earlier, the Comprehensive Plan Map implements the goals and policies of the Comprehensive Plan. The proposed changes to that Map and the neighborhood plan maps continue to advance the goals and policies in several ways. A few examples are listed below:

- Mixed use near the Core Network: The Comprehensive Plan includes policies that encourage high-density housing and mixed-use development near the Core Network. The proposed map changes redesignate properties along the Core Network – including Commercial Street and Lancaster Drive – to MU to implement those policies.
- Encourage multifamily near amenities: The Comprehensive Plan includes policies that call for dispersing affordable housing throughout the Salem Urban Area and locating multifamily housing near employment centers, parks, shopping, and schools. The proposed map changes implement these policies by redesignating properties to MF across Salem, specifically near parks, schools, and mixed-use areas that include shops, jobs, and services.
- Neighborhood hubs: The Comprehensive Plan includes a policy that supports the creation of neighborhood hubs, which are small, neighborhood-serving businesses clustered in residential areas. As mentioned above, the proposed map changes establish 12 neighborhood hubs, which are designated as MU on the Comprehensive Plan Map and neighborhood plan maps. Implemented by a new zone called Neighborhood Hubs, this designation allows for small-scale shops and services in residential areas.
- Mixed use near the Willamette River: The Comprehensive Plan includes a policy that encourages mixed-use development along the Willamette River. The proposed map changes redesignate properties along the river to MU north of downtown Salem, implementing this policy.
- Housing and services near employment: The Comprehensive Plan includes a policy to allow housing and services near major employment centers. The proposed map changes implement this policy in several ways. For example, properties near the employment center along Portland Road NE are proposed to be redesignated to MU, which allows housing and services more easily than the current COM designation. The proposed map changes also allow a broader mix of housing and services in the Fairview Industrial area through redesignations to IC.

In addition, the proposed map changes are accompanied by corresponding changes to Salem's zoning Map to ensure that the properties that are redesignated have consistent zoning. The

updated Comprehensive Plan identifies which zones correspond to each Comprehensive Plan Map designation. Findings for Goal 9 and 10 below indicate where changes to the Comprehensive Plan Map are proposed to align the designations with existing zoning. The other findings contained in this exhibit also demonstrate that the proposed map changes are consistent with all other applicable state planning goals and administrative rules. The proposed map changes therefore conform with this goal.

***Goal 3: Agricultural Lands***
*To preserve and maintain agricultural lands.*

The proposed Comprehensive Plan Map and neighborhood plan map changes do not change or impact the Farm and Resource Management (FARM) designation, as it is applied to land in Salem. It therefore continues to help preserve and maintain those agricultural lands. In addition, the proposed map changes do not include an expansion of the UGB, which therefore continues to limit urban development and promote and preserve agricultural lands outside of that boundary. Therefore, the proposed map changes conform with this goal.

***Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces***
*To protect natural resources and conserve scenic and historical areas and open spaces.*

The proposed Comprehensive Plan Map and neighborhood plan map changes do not eliminate the requirement for future development in Salem to meet the conditions of Chapter 230 (Historic Preservation). SRC Chapter 601 (Floodplain Overlay Zone), SRC Chapter 808 (Preservation of Trees and Vegetation), SRC Chapter 809 (Wetlands), and SRC Chapter 810 (Landslide Hazards). For example, the proposed changes do not remove or alter the historic districts as they are identified in SRC Chapter 230. All protections afforded to historic resources under that chapter will remain.

In addition, the proposed map changes help protect natural resources and open spaces in Salem by redesignating properties to Parks, Open Space, and Outdoor Recreation (POS). In particular, City-owned properties across Salem that serve as existing parks or are identified for future parks have been redesignated largely from Single Family Residential (SF) or Developing Residential (DR) to POS. This helps ensure the existing or future parks are not developed for other uses such as housing. Several City-owned natural areas – such as the land and riparian corridor around Gibson Creek in West Salem, land in southeast Salem that Davidson Creek crosses, and the open space in Mill Creek Corporate Center that serves as wetland mitigation, passive recreation, and stormwater management – are also proposed to be redesignated to POS to help ensure their conservation.

In addition, the Our Salem project – including the proposed updates to the Comprehensive Plan and Comprehensive Plan Map –does not trigger a requirement to conduct Goal 5 inventories, because the Our Salem project does not amend a resource list or a portion of an acknowledged plan or land use regulation adopted to protect a significant Goal 5 resource or address a specific requirements of Goal 5; it does not allow new uses that could be conflicting uses with a particular significant Goal 5 resource on an acknowledged resource list; and it does not amend the UGB.

It should be noted that the City does not have any significant Goal 5 resources (other than historic resources). The City is proposing to change the zoning of several properties in Salem to help protect natural resources on City-owned land, as mentioned earlier. Specifically, the City is proposing to change the Comprehensive Plan Map designations of such properties to POS and change the zoning to Public Amusement (PA). Such changes would provide greater protection to natural resources and would not be in conflict with Goal 5.

The cases cited in public testimony involve circumstances that clearly required Goal 5 review. In ODOT v. City of Newport 23 Or. Luba 408, the City sought to amend the UGB and allow multi-family residential housing on a portion of newly-included property that had previously designated as a resource site under Goal 5. Because the site was previously identified and the proposed use appeared to conflict with that use, the City was required to perform an EESE (economic, social, environmental and energy consequence analysis). Comments submitted have not identified particular properties to be affected; they only cite the fact that the City in the future plans to identify and protect Natural Resources, Habitat and Habitat connectivity. Those actions do not appear to be sufficient to trigger a Goal 5 review.

In Doty v. Harris 34 Or Luba 287, the County attempted to rezone a property that had previously been identified as a natural resource (Grizzly, deer and elk habitat) to zoning designation that would allow residential development. LUBA found that the change required an EESE, which the County had conducted, but found the EESE lacking. Again because the City has no significant resources (other than historic resources) and the changes provide greater protection, a Goal 5 analysis is not needed.

The proposed map changes therefore conform with this goal.

***Goal 6: Air, Water and Land Resources Quality***
*To maintain and improve the quality of air, water, and land resources of the state.*

The proposed Comprehensive Plan Map and neighborhood plan map changes help to improve the quality of air by redesignating roughly 1,550 acres of land to MU. In areas that are already developed, this promotes infill and redevelopment, including the creation of mixed-use properties. In areas that are currently vacant, this provides the opportunity for a mix of housing, services, jobs, and shops to be developed in close proximity to each other. In addition, many of the areas proposed to be redesignated to MU are located near Core Network, including properties along Commercial Street SE, Liberty Road S, Portland Road NE, and Lancaster Drive. In all of these cases, the redesignation of land to MU creates the opportunity for more people to live near jobs, services, shops, and transit service. This reduces the need for automobile travel, which reduces the greenhouse gas emissions from transportation and air pollution.

In addition, the City of Salem has programs and facilities to maintain and improve the quality of the air, water, and land resources in compliance with state and federal environmental quality standards. For example, the City operates a National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Permit to release stormwater runoff from the stormwater system directly to local streams. The City performs water quality monitoring in the storm system and in streams, submits an annual report to the Oregon Department of

Environmental Quality (DEQ) every fall, and implements a Stormwater Management Plan approved by DEQ. In addition, wastewater from Salem is treated at the Willow Lake Wastewater Pollution Control Facility to clean it before it is released to the Willamette River. The City has an existing program whereby pipes are inspected, cleaned, and repaired, and the City also works to reduce the amount of sanitary sewer overflows that occur. All of these programs and facilities will remain in place and will not be impacted by the proposed map changes. The proposed map changes therefore conform to this goal.

***Goal 7: Areas Subject to Natural Disasters and Hazards***
*To protect life and property from natural disasters.*

The proposed Comprehensive Plan Map and neighborhood plan map changes do not eliminate the requirement for future development to meet the conditions of SRC Chapter 601 (Floodplain Overlay Zone), SRC Chapter 809 (Wetlands), and SRC Chapter 810 (Landslide Hazards). These existing regulations aim to avoid or minimize risks to people and property from natural hazards. In addition, the proposed map changes help protect several City-owned natural areas, riparian corridors, and properties within the 100-foot floodplain by redesignating them to POS. Properties include one in West Salem that Gibson Creek crosses and is within the 100-foot floodplain and a property along Mill Creek in southeast Salem that is within the 100-foot floodplain. This helps ensure that the properties are conserved and are not developed into intensive uses like high-density housing or commercial development, avoiding potential risks associated with that type of development in areas potentially subject to hazards. The proposed map changes therefore conform to this goal.

***Goal 8: Recreational Needs***
*To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide tor the siting of necessary recreational facilities including destinations resorts.*

The proposed Comprehensive Plan Map and neighborhood plan map changes expand the number of properties that are designated POS. This designation – and the corresponding Public Amusement (PA) zone – applies to properties where allowed uses help meet the community's recreational needs. As noted under Goal 5 above, City-owned properties across Salem that serve as existing parks or are identified for future parks have been redesignated from SF or DR to POS. This helps ensure the existing or future parks are not developed for other uses but instead remain or are developed into parks that meet the community's recreational needs.

In addition, other Comprehensive Plan Map designations and corresponding zones allow for recreational uses, both indoor and outdoor, to help meet this need. For example, the Mixed Use designation – which is proposed to be expanded to more properties in Salem – is implemented by various mixed-use zones, and they allow parks, open space, and recreational facilities such as museums, community centers, and youth clubs. The proposed map changes also do not preclude the siting of new parks, including those identified in the Salem Comprehensive Park System Master Plan. The proposed map changes therefore conform with this goal.

***Goal 9: Economic Development***
*To provide adequate opportunities throughout the state for a variety of economic activities vital*

*to the health, welfare, and prosperity of Oregon's citizens.*

The Salem Economic Opportunities Analysis (EOA), adopted in 2015, was developed consistent with the requirements of Goal 9 and associated administrative rules that were in place when it was prepared and adopted. The EOA determined that there is a projected surplus of industrial land but a projected 271-acre deficit of commercial land in Salem's portion of the UGB over the next 20 years. The EOA recommends meeting this commercial land need in a variety of ways, including redesignating land to commercial designations, encouraging redevelopment of existing commercial and industrial areas, allowing or encouraging mixed-use development in downtown or other employment areas, identifying areas for conversion from industrial uses to commercial uses, and identifying nodes for neighborhood retail development.

The proposed Comprehensive Plan Map changes, which are described below in detail, implement these recommendations to help meet the identified need to accommodate more commercial uses. The proposed Comprehensive Plan Map changes, for example, redesignate developed land from Commercial to Mixed Use to encourage redevelopment into mixed-use projects. The proposed Comprehensive Plan Map changes also redesignate Industrial land to Commercial land and redesignate small areas of Residential land to Mixed Use to allow for neighborhood-scale shops and services (e.g., neighborhood hubs). Overall, the proposed Comprehensive Plan Map changes help meet Salem's projected commercial land need.

Proposed Comprehensive Plan Map changes that include proposed changes to the generalized land use Maps in neighborhood plans are noted in the detailed findings below. The criteria for the proposed changes to the maps in the neighborhood plans are the same as the criteria for Comprehensive Plan Map changes, and therefore the findings below are the same.

The maps referenced below are **included at the end of this exhibit.**

## Map 1

*Developing Residential (DR) to Single Family Residential (SF)*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated to SF on MAP 1 are also largely developed with single-family homes, so the proposed redesignations do not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*Multi-Family Residential (MF) to SF*
The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of properties on MAP 1 therefore does not decrease the amount of land

for commercial uses and does not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 2

*DR to Community Service Education (CSE)*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The properties on MAP 2 proposed to be redesignated to CSE are developed with public schools, so the CSE designation better aligns with the existing use. It also aligns the Comprehensive Plan designation with the existing zoning of the majority of the properties, which is Public and Private Educational Services (PE). (Part of one property is concurrently proposed to be rezoned to PE.) In addition, the school-owned properties are unlikely to be redeveloped into a different use. The proposed redesignation thus does not decrease the amount of land for commercial uses and does not effectively change the potential of these lands to provide employment opportunities in Salem.

### Map 3

*DR to Parks, Open Space, and Outdoor Recreation (POS)*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 3 proposed to be redesignated to POS is a City-owned park, so the redesignation better aligns with the existing use. The redesignation also aligns the Comprehensive Plan Map designation of the property with its existing zoning, Public Amusement (PA). The PA zone implements the POS designation, as described in the updated Salem Area Comprehensive Plan, but not the DR designation. In addition, the City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 4

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated to SF on MAP 4 are also largely developed with single-family homes, so the proposed redesignations do not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

### Map 5

*Industrial (IND) to MF*

The IND designation, as implemented by the General Industrial (IG), Industrial Business Campus (IBC), and Industrial Park (IP) zones, allows a wide range of industrial uses and limited commercial uses. The MF designation, as implemented by multifamily zones, allows residential

uses and limited commercial uses. The proposed redesignation of properties on MAP 5 to MF limits the opportunity for industrial and commercial uses. However, the EOA determined that there is a projected surplus of industrial land in Salem, so the proposed redesignation away from IND – which is considered industrial land in the EOA – does not limit Salem's ability to meet its employment needs overall. Additionally, other lands in Salem are concurrently being proposed to allow more commercial or mixed-use development to help Salem meet its employment land needs, particularly the need for more commercial land.

### Map 6

*Industrial Commercial (IC) to Commercial (COM)*

The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The COM designation, as implemented by commercial zones, allow an array of commercial uses but limited industrial uses. As a result of the proposed redesignation from IC to COM, a variety of commercial uses therefore continue to be allowed on the properties on MAP 6, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed redesignation does not reduce Salem's ability to meet its need for employment land.

*IND to COM*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses, while the COM designation, as implemented by commercial zones, allows a variety of commercial uses and limited industrial uses. As a result of the proposed redesignation to COM, a wider variety of commercial uses will be allowed on the properties on MAP 6, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed redesignation does not reduce Salem's ability to meet its need for employment land overall.

### Map 7

*DR to POS*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 7 proposed to be redesignated to POS is a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 8

*COM to MF*

The COM designation is intended to provide a variety of commercial uses. However, the properties proposed to be redesignated to MF on MAP 8 are part of an existing multifamily development. The proposed designation of MF therefore better aligns with the existing use. In addition, the redesignation aligns with the existing zoning, which is Multiple Family Residential-II (RM-II). The RM-II zone implements the MF designation but not the COM designation. In addition, the properties are not considered buildable in Salem's buildable lands inventories.

Therefore, the proposed redesignation of the properties does not decrease the amount of buildable employment land in Salem.

## Map 9

*SF to MU*

The SF designation is intended for residential uses and is not considered employment land in the EOA. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of property from SF to MU on MAP 9 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the property (e.g., prohibited in the RA zone implementing the SF designation). The proposed redesignation therefore increases the amount of land available for commercial uses.

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of property from MF to MU on MAP 9 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the property (e.g., prohibited in the multi-family zones implementing the MF designation). The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 9 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IND to MU*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by mixed-use zones, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of commercial uses are therefore allowed on the property in MAP 9. This helps address Salem’s projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem’s ability to meet its employment needs overall.

## Map 10

*IC to COM*

The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The COM designation, as implemented by CR zone on this property on MAP 10, also allows a variety of commercial uses and limited industrial uses. As a result of the

proposed redesignation to COM, a variety of commercial uses will continue to be allowed on the properties on MAP 10, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed redesignation does not reduce Salem's ability to meet its need for employment land overall.

## Map 11

*The omission of Map 11 is intentional.*

## Map 12

*IND to IC*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed redesignation of properties from IND to IC on MAP 12, a wider variety of commercial uses are therefore allowed. This helps address Salem's projected deficit of commercial land identified in the EOA. The EOA also determined that there is a projected surplus of industrial land in Salem, so although the IC designation, as implemented by the IC zone, allows fewer industrial uses than industrial zones, this does not detract from Salem's ability to meet its employment needs overall. In addition, the properties proposed to be redesignated from IND to IC on MAP 12 are zoned IC, so the redesignation aligns the Comprehensive Plan Map designation with the existing zoning. The IND designation is not implemented by the IC zone.

## Map 13

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 13 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 13 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IND to MU*
The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by mixed-use zones, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of commercial uses are therefore allowed on the properties in MAP 13. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

*CSE to MU*
The CSE designation is not considered employment land in the EOA. The PE zone, which implements the CSE designation, prohibit most commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from CSE to MU on MAP 13 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

## Map 14

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties on MAP 14 proposed to be redesignated to POS are City-owned parks, so the redesignation better aligns with the existing uses. The City intends to maintain the properties as parks. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*MF to POS*
The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 14 proposed to be redesignated to POS is part of a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

## Map 15

*SF to CSE*
The SF designation is not considered employment land in the EOA, so redesignating it to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated to CSE on MAP 15 is developed with a public school, so the CSE designation better aligns with the existing use. The property is owned by the school district, so it is unlikely to be redeveloped into a different use. The

proposed redesignation thus does not effectively change the potential of these lands to provide employment opportunities in Salem.

*COM to CSE*
The COM designation is intended to provide a variety of office, retail, service, recreation, and entertainment uses, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to CSE on MAP 15, however, is owned by the school district and is developed with public school, so it is unlikely to be developed into a non-educational use. The CSE designation therefore better aligns with the property's current and future use. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to COM or MU to allow commercial uses, a projected need identified in the EOA. These other proposed redesignations will increase the opportunities for commercial development in the future in line with Salem's employment needs.

## Map 16

*IC to POS*
The IC designation is intended to promote a flexible range of retail, office, light industrial, and warehousing activities, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to POS on MAP 16, however, is owned by the City of Salem, includes the Claggett Creek Water Reservoir, and is unlikely to be developed into a commercial or industrial use. The property is considered constrained and therefore not buildable land in the EOA. Redesignating the property to POS does not decrease the amount of buildable land for commercial uses. It also better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

## Map 17

*SF to MU*
The SF designation is intended for residential uses and is not considered employment land in the EOA. The RS and RA zones that implement the SF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from SF to MU on MAP 17 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. In addition, a portion of the properties proposed for redesignation include Claggett Creek, so that area is considered constrained and therefore not buildable in the HNA.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 17 helps address this deficit by allowing a wider variety of commercial uses that are not currently

allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 17 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IND to MU*
The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by mixed-use zones, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of commercial uses are therefore allowed on the properties on MAP 17. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

### Map 18

*MF to MU*
The property proposed for redesignation to MU on MAP 18 is part of a multifamily development, specifically a driveway that provides access to the development. As such, the narrow property is unlikely to be redeveloped into another use. If it were to be redeveloped, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. The MF designation, on the other hand, intended for residential uses and is not considered employment land in the EOA. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation therefore increases the amount of land potentially available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 18 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IC to MU*
The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties on MAP 18 from IC to MU therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA. In addition, the IC zone is considered industrial land in the EOA. The EOA

determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

### Map 19

This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignations of properties on MAP 19 therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

*POS to SF*

The POS designation is not considered employment land in the EOA, so redesignating it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated to SF on MAP 19 is developed with a single-family home, so changing the redesignation better aligns with the existing use. The property is also zoned RS, so the redesignation aligns the Comprehensive Plan Map designation with the existing zoning. (The POS designation is not implemented by the RS zone.) The proposed redesignation thus does not effectively change the potential of these lands to provide employment opportunities in Salem.

### Map 20

This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*SF to MU*

The SF designation is intended for residential uses and is not considered employment land in the EOA. The RS and RA zones that implement the SF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of the property from SF to MU on MAP 20 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The redesignation applies to a portion of the property, with the remainder proposed to be concurrently redesignated from COM to MU. These redesignations apply one consistent designation to the property.

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide

range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 20 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 20 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

### Map 21
This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties on MAP 21 proposed to be redesignated to POS are a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the properties as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*MF to POS*
The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 21 proposed to be redesignated to POS is a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem. The redesignation also aligns the Comprehensive Plan Map designation with the existing zoning, which is PA. (The POS designation is implemented by the PA zone, but the MF designation is not.)

*Community Services Government (CSG) to POS*
The CSG designation is not considered employment land in the EOA, so redesignating properties from CSG to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 21 proposed to be redesignated to POS is State-owned property that includes a detention basin, so the redesignation better aligns with the existing use. The triangle-shaped property also abuts Interstate 5 and is unlikely to be developed into a different use. Therefore, the proposed redesignation does not change the potential of these lands to provide employment opportunities in Salem. The redesignation also

aligns the Comprehensive Plan Map designation with the existing zoning, which is PA. The POS designation is implemented by the PA zone, but the CSG designation is not.

## Map 22

This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*SF to MF*

The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 22 from SF to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*IND to MF*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MF designation, as implemented by multifamily zones, allows residential uses and limited commercial uses. The proposed redesignation of property on MAP 22 to MF limits the opportunity for industrial and commercial uses. However, the EOA determined that there is a projected surplus of industrial land in Salem, and the property is developed, so it is not considered buildable employment land in the EOA. The proposed redesignation away from IND – which is considered industrial land in the EOA – therefore does not limit Salem's ability to meet its employment needs overall. Additionally, other lands in Salem are concurrently being proposed to allow more commercial or mixed-use development to help Salem meet its employment land needs, particularly the need for more commercial land.

## Map 23

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignations of properties on MAP 23, which are developed, therefore do not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

*CSE to SF*

The CSG designation is not considered employment land in the EOA, so redesignating properties from CSG to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. The PE zone, which implements the CSE designation, prohibits most commercial uses, as does the RS zone, which implements the SF designation. The proposed redesignation of properties on MAP 23 thus does not affect the potential of these lands to provide economic opportunities in Salem.

## Map 24

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated to SF on MAP 24 are also developed with single-family homes, so the proposed redesignations do not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

## Map 25

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 25 proposed to be redesignated to POS is a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

## Map 26

This includes proposed changes to the generalized land use Maps in the NESCA-Lansing Neighborhood Plan and ELNA Neighborhood Plan.

*SF to MU*

The SF designation is not considered employment land in the EOA, and the RS and RA zones that implement the designation allow very limited commercial uses. The MU designation, as implemented by the NH zone on the properties proposed for redesignation to MU on MAP 26, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail development.

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 26 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 26 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

## Map 27

*SF to CSE*
The SF designation is not considered employment land in the EOA, so redesignating it to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated to CSE on MAP 27 is part of a public school campus, so the CSE designation better aligns with the existing use. The property is owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not change the potential of these lands to provide employment opportunities in Salem.

## Map 28

This includes proposed changes to the generalized land use Maps in the NESCA-Lansing Neighborhood Plan and ELNA Neighborhood Plan.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 28 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 28 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

## Map 29

This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*SF to MF*
The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by

residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 29 from SF to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*COM to MF*
The COM designation is intended to provide a variety of commercial uses. However, the properties proposed to be redesignated to MF on MAP29 are developed with housing, including an existing multifamily development. The proposed designation of MF therefore better aligns with the existing use. In addition, the redesignation aligns with the existing zoning, which is Multiple Family Residential-II (RM-II). The RM-II zone implements the MF designation but not the COM designation. In addition, the properties are not considered buildable in Salem's buildable lands inventories. Therefore, the proposed redesignation of the properties does not decrease the amount of buildable employment land in Salem.

### Map 30
This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated to SF on MAP 30 are also developed with single-family homes, so the proposed redesignations do not decrease the amount of land available for commercial uses or detract from opportunities for economic activity. The properties are also zoned RS, so the proposed redesignation to SF aligns the Comprehensive Plan Map designation with the existing zoning.

*CSE to SF*
The CSE designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated to SF on MAP 30 is zoned RA and proposed to be rezoned to RS, which is implemented by the SF designation, not the CSE designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the proposed zoning.

### Map 31
This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 31 proposed to be redesignated to POS is a City-owned park, so the redesignation better aligns with the existing use. The City

intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 32

This includes proposed changes to the generalized land use Maps in the NESCA-Lansing Neighborhood Plan and ELNA Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties on MAP 32 proposed to be redesignated from SF to POS are City-owned parks, so the redesignation better aligns with the existing use. The City intends to maintain the properties as parks. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*MF to POS*

The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 32 proposed to be redesignated from MF to POS is a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 33

This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*DR to MU*

The DR designation is not considered employment land in the EOA, and the RS and RA zones that implement the designation allow very limited commercial uses. The MU designation, as implemented by the NH zone on the properties proposed for redesignation to MU on MAP 33, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail development.

*SF to MU*

The SF designation is not considered employment land in the EOA, and the RS zone that implements the designation on the property on MAP 33 allows very limited commercial uses. The MU designation, as implemented by the NH zone on the properties proposed for redesignation to MU on MAP 33, allows small-scale shops and services to serve the surrounding

residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It implements a recommendation in the EOA to identify nodes for neighborhood retail development.

## Map 34

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 34 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 34 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IND to MU*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by mixed-use zones, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of commercial uses are therefore allowed on the properties in MAP 34. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

## Map 35

This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*CSE to CSG*

The CSE designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, CSG, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 35 proposed to be redesignated to CSG is owned by the school district and includes a public school and the school district's facilities department. The existing zone is PS, which allows both uses. The PS zone implements

the CSG designation but not the CSE designation. The proposed redesignation to CSG therefore aligns the Comprehensive Plan Map designation with the existing zoning.

### Map 36

*IC to POS*

The IC designation is intended to promote a flexible range of retail, office, light industrial, and warehousing activities, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to POS on MAP 36, however, is owned by the City of Salem as open space, as it is located entirely within the 100-year floodplain, and it is unlikely to be developed into a commercial or industrial use. The property is not considered buildable land in the EOA, so redesignating the property to POS does not decrease the amount of buildable land for commercial uses. The redesignation better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

### Map 37

This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*IND to IC*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed redesignation from IND to IC, a wider variety of commercial uses are allowed on the properties on MAP 37. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the IC zone allows fewer industrial uses than industrial zones, this does not detract from Salem's ability to meet its employment needs overall.

### Map 38

This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of properties on MAP 38, which are developed, therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

## Map 39

This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and NESCA-Lansing Neighborhood Plan.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 39 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IC to MU*

The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties on MAP 39 from IC to MU therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA. In addition, the IC zone is considered industrial land in the EOA. The EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

*Community Service Hospital (CSH) to MU*

The CSH designation, as implemented by the Public and Private Health Services (PH) zone, is not considered employment land in the EOA. It allows limited commercial uses in addition to medical centers, hospitals, and outpatient medical services and laboratories. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the Salem EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties on MAP 39 from CSH to MU helps address this deficit by expanding the allowed commercial uses on the properties.

*SF to MU*

The SF designation is not considered employment land in the EOA, and the RS zone that implements the designation on the property on MAP 39 allows very limited commercial uses. The MU designation, as implemented by the NH zone on the properties proposed for redesignation to MU on MAP 39, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail development.

*MF to MU*

The MF designation is not considered employment land in the EOA, and the multifamily zones that implement the designation allow very limited commercial uses. The MU designation, as

implemented by the NH zone on the properties on Lansing Avenue NE proposed for redesignation from MF to MU on MAP 39, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail development. The properties on Market Street NE proposed for redesignation from MF to MU on MAP 39 are also not considered employment land in the EOA, and the multifamily zones that implement the MF designation allow limited commercial uses. On the other hand, the MU designation, as implemented by the MU-III zone on these properties, allows a wide range of commercial uses. The proposed redesignation therefore helps address the projected deficit of commercial land in the EOA by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

### Map 40

This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties on MAP 40 proposed to be redesignated from SF to POS are City-owned parks, so the redesignation better aligns with the future use. The City intends to maintain the properties as parks. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*CSH to POS*

The CSH designation is not considered employment land in the EOA, so redesignating properties from CSG to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 40 proposed to be redesignated to POS is an undeveloped park owned by the City, so the redesignation better aligns with the future use. The City specifically purchased the property to develop it as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 41

This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and Grant Neighborhood Plan.

*MF to COM*

The property proposed for redesignation from MF to COM on MAP 41 is part of an existing automotive shop that extends to the properties to the east, which are designated COM. The COM

designation better aligns with the existing use. Also, the existing MF designation, as implemented by multifamily zones, only allows limited commercial uses. On the other hand, the COM designation allows a broad range of commercial uses. If the property were reused or redeveloped, a broader range of commercial uses will be allowed as a result of the redesignation to COM. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*CSC to COM*
The property proposed for redesignation from CSC to COM on MAP 41 is currently zoned CO, so the redesignation aligns the Comprehensive Plan Map designation with the existing zoning. The CSC designation is also intended for cemeteries, and the property is not a cemetery. In addition, the CSC designation is not considered employment land in the EOA, while the COM designation is. The CSC designation, as implemented by the Public and Private Cemeteries (PC) zone, prohibits nearly all commercial uses. On the other hand, the COM designation, as implemented by the CO property on this property, allows offices and limited other commercial uses. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

### Map 42
This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan, Grant Neighborhood Plan, and CANDO Neighborhood Plan.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 42 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 42 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

### Map 43
This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and Grant Neighborhood Plan.

*SF to CSE*
The SF designation is not considered employment land in the EOA, so redesignating properties to another non-employment designation, CSE, does not decrease Salem’s ability to accommodate

future employment needs. The properties proposed to be redesignated from SF to CSE on MAP 43 are part of a public school and school field, so changing the designation to CSE better aligns with the existing uses. The properties are also owned by the school district, so they are unlikely to be redeveloped into a different use. The proposed redesignation thus does not change the potential of these lands to provide employment opportunities in Salem.

*MF to CSE*
The MF designation is not considered employment land in the EOA, so redesignating properties to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from MF to CSE on MAP 43 are part of a school facility and school sports facility, so changing the designation to CSE better aligns with the existing uses. The properties are also owned by the school district, so they are unlikely to be redeveloped into a different use. The proposed redesignation thus does not change the potential of these lands to be provide employment opportunities in Salem. In addition, part of one of the properties on D Street NE is zoned PE, so the proposed redesignation aligns the Comprehensive Plan Map designation with the existing zoning.

### Map 44
This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and Grant Neighborhood Plan.

*MF to SF*
The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignations of properties on MAP 44, which are developed, therefore do not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

*COM to SF*
The properties proposed for redesignation from COM to SF on MAP 44 are developed with housing, so the redesignation better aligns the Comprehensive Plan Map with the existing use. The properties are not considered buildable land in the EOA, so the proposed redesignation does not decrease the amount of buildable employment land in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to COM or MU to allow commercial uses, a projected need identified in the EOA. These other proposed redesignations will increase the opportunities for commercial development in the future in line with Salem's employment needs.

### Map 45
This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 45 proposed to be redesignated from SF to POS is a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*COM to POS*
The property proposed to be redesignated from COM to POS on MAP 45 is owned by the City of Salem and is developed with the City's senior center, Center 50+. While the property is currently designated COM, the property is unlikely to be redeveloped into another use, as the City intends to maintain it as a senior center. The proposed redesignation therefore does not effectively change the potential of this property to provide employment opportunities in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to COM or MU to allow commercial uses, a projected need identified in the EOA. These other proposed redesignations will increase the opportunities for commercial development in the future in line with Salem's employment needs.

*CSE to POS*
The CSE designation is not considered employment land in the EOA, so changing it to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 45 proposed to be redesignated from CSE to POS is part of a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 46
This includes proposed changes to the generalized land use Maps in the Highland Neighborhood Plan and Grant Neighborhood Plan.

*SF to MU*
The SF designation is not considered employment land in the EOA, and the RS zone that implements the designation on the property on MAP 46 allows very limited commercial uses. The MU designation, as implemented by the NH zone on the properties proposed for redesignation on Highland Avenue NE on MAP 46, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail development. The MU redesignation, as proposed on the property on Shipping Street NE, is proposed to be implemented by a mixed-use zone. That zone, MU-II, also

allows a broad range of commercial uses, so the redesignation also helps address the projected deficit of land for commercial uses identified in the EOA.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 46 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 46 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IC to MU*
The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties on MAP 46 from IC to MU therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA. In addition, the IC zone is considered industrial land in the EOA. The EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

### Map 47
This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*SF to MU*
The SF designation is intended for residential uses and is not considered employment land in the EOA. The RS and RA zones that implement the SF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of the property from SF to MU on MAP 47 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The redesignation applies to a portion of the property on Pine Street NE at Broadway Street NE, with the remainder proposed to be concurrently redesignated from COM to MU. These redesignations apply one consistent designation to the property.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of property from MF to MU on MAP 47 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 47 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IC to MU*
The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties on MAP 47 from IC to MU therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA. In addition, the IC zone is considered industrial land in the EOA. The EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

### Map 48
This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*SF to MF*
The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 48 from SF to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

### Map 49
This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*MF to SF*
The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future

employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignations of property on MAP 49, which is developed, therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 50

This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*River-Oriented Mixed Use (ROM) to IC*

The properties proposed to be redesignated from ROM to IC on MAP 50 are currently zoned IC. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are considered developed in the EOA, so redesignating the properties to IC therefore does not decrease the amount of buildable land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents. The IC designation, as implemented by the IC zone, allows a range of commercial and industrial uses, so if the properties redevelop, commercial uses will continue to be allowed. The EOA determined that there is a projected deficit of land for commercial uses in Salem.

### Map 51

This includes proposed changes to the generalized land use Maps in the Highland Neighborhood Plan and Grant Neighborhood Plan.

*ROM to IND*

The properties proposed to be redesignated from ROM to IND on MAP 51 are currently zoned General Industrial (IG) and developed with industrial uses. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning and existing uses. The properties are considered developed in the EOA, so redesignating the properties to IC therefore does not decrease the amount of buildable land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 52

This includes proposed changes to the generalized land use Maps in the Grant Neighborhood Plan and CANDO Neighborhood Plan.

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 52 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 52 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IC to MU*
The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties on MAP 52 from IC to MU therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA. In addition, the IC zone is considered industrial land in the EOA. The EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

*IND to MU*
The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by mixed-use zones, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of commercial uses are therefore allowed on the properties in MAP 52. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

*Central Business District (CB) to MU*
The CB designation, as implemented by the CB zone, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from CB to MU on MAP 52 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

## Map 53
This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*CB to MF*
The properties proposed to be redesignated from CB to MF on MAP 53 are developed with housing, including multifamily housing, and they are currently zoned RM-II. The redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning and uses. The properties are also considered developed in the EOA, so redesignating them to MF does not decrease the amount of buildable land available for employment uses.

## Map 54

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*ROM to CB*

The ROM and CB designations are both implemented by the CB zone, which allows a variety of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from ROM to CB on MAP 54 therefore maintains the amount of land available for commercial uses in the future.

*IND to CB*

The property proposed to be redesignated from IND to CB on MAP 54 is zoned CB, which implemented by the CB designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is also less than 650 square feet and is unlikely to be developed separately from the adjacent property to the east, which is also zoned CB and designated CB. The CB designation allows a broad range of commercial uses, so if the property were to develop with the adjacent property, commercial uses can be accommodated. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem.

## Map 55

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*CB to POS*

The property proposed to be redesignated from CB to POS on MAP 55 is a City-owned park, and it is currently zoned PA, which implements the POS designation but not the CB designation. The proposed redesignation to POS therefore better aligns the Comprehensive Plan Map designation with the existing zoning and existing use. In addition, the City intends to maintain the property as a park, so it is unlikely to be developed into a different use. The property is also not considered buildable land in the EOA. Therefore, the proposed redesignation does not decrease the amount of buildable land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to COM or MU to allow commercial uses, a projected need identified in the EOA. These other proposed redesignations will increase the opportunities for commercial development in the future in line with Salem’s employment needs.

*ROM to POS*

The properties proposed to be redesignated from ROM to POS on MAP 55 are comprised of City-owned parks. The proposed redesignation to POS therefore better aligns with the existing uses, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The City intends to maintain the property along Willamette River – Riverfront Park – as a park, so it is unlikely to be developed into a different use. The properties along Mill Creek are a park that is classified as a natural area, and the City intends to maintain it as undeveloped land with limited trails and passive recreation. The proposed redesignation

therefore does not change the potential of these lands to provide employment opportunities in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to COM or MU to allow commercial uses, a projected need identified in the EOA. These other proposed redesignations will increase the opportunities for commercial development in the future in line with Salem's employment needs.

### Map 56

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*MF to POS*

The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from MF to POS on MAP 56 is along a creek and is owned by the City of Salem. The City does not intend to develop the property, and it is not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*COM to POS*

The property proposed to be redesignated from COM to POS on MAP 56 is along Shelton Ditch and is owned by the City of Salem. The City does not intend to develop the property, and it is not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*CB to POS*

The properties proposed to be redesignated from CB to POS on MAP 56 is part of Pringle Creek Trail and land along Shelton Ditch and is owned by the City of Salem. The City does not intend to develop the properties, and they are not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*ROM to POS*

The properties proposed to be redesignated from ROM to POS on MAP 56 is along the Willamette Slough and owned by the City of Salem. The properties are vacant, but the City intends to either develop a proposed trail along the slough or leave the properties as undeveloped open space due to site and other constraints. The properties are largely constrained in the EOA. The proposed redesignation therefore does not change the potential of these lands to provide employment opportunities in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. In addition, concurrently with this proposed redesignation, other areas

are proposed to be redesignated to COM or MU to allow commercial uses, a projected need identified in the EOA. These other proposed redesignations will increase the opportunities for commercial development in the future in line with Salem's employment needs.

*CSH to POS*
The properties proposed to be redesignated from CSH to POS on MAP 56 is part of Pringle Park and is owned by the City of Salem. The City intends to maintain the properties as part of Pringle Park, and the properties are not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*CSE to POS*
The properties proposed to be redesignated from CSE to POS on MAP 56 is part of Pringle Park and is owned by the City of Salem. The City intends to maintain the properties as part of Pringle Park, and the properties are not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

### Map 57

*MF to COM*
The MF designation is not considered employment land in the EOA, and the properties proposed to be redesignated to COM on MAP 57 are not considered buildable land. One property is developed with a commercial use, and the other is a narrow piece of land along Pringle Creek. The proposed redesignation does not decrease the amount of land available for commercial uses in the Salem. The properties are also zoned Commercial Office (CO) and General Commercial (CSG), both of which are implemented by the COM designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. Generally, the COM designation, as implemented by commercial zones like CO and CSG, allow a range of commercial uses, which is a projected need identified in the EOA.

*CB to COM*
The properties proposed to be redesignated from CB to COM on MAP 57 are zoned CO, which implements the COM designation but not the CB designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are also developed and are not considered buildable land in the EOA. The proposed redesignation therefore does not decrease the amount of land available for commercial uses in the Salem. If the properties were to redevelop in the future, the COM designation, as implemented by the CO zone, allows commercial uses, so the properties could continue to accommodate employment uses.

## Map 58

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the property on MAP 58, which is considered developed, therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents. The proposed redesignation also resolves the split designation on the property and applies one consistent designation.

*CB to SF*

The properties proposed to be redesignated from CB to SF on MAP 58 are developed with a church and are considered developed in the EOA. Therefore, the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The properties are also zoned RS, which implements the SF designation but not the CB designation. The proposed redesignation thus aligns the Comprehensive Plan Map designation with the current zoning.

## Map 59

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*COM to CSH*

The properties proposed to be redesignated from COM to CSH on MAP 59 are owned by Salem Health and are developed as part of a hospital campus, which is largely designated CSH. The CSH designation is intended for health services, which better aligns with the existing use. The properties are not considered buildable in the EOA, so redesignating them to CSH does not decrease the amount of buildable land available for commercial uses, a projected need identified in the EOA. In addition, while CSH is not considered employment land, a consistent CSH designation, and implementing PH zoning, on the hospital property can help facilitate potential infill or redevelopment in the future. That could include health services or related commercial uses, all of which would provide employment opportunities in Salem.

*CB to CSH*

The properties proposed to be redesignated from CB to CSH on MAP 59 are owned by Salem Health and are developed as part of a hospital campus, which is largely designated CSH. The CSH designation is intended for health services, which better aligns with the existing use. The properties are not considered buildable in the EOA, so redesignating them to CSH does not decrease the amount of buildable land available for commercial uses, a projected need identified in the EOA. In addition, while CSH is not considered employment land, a consistent CSH designation, and implementing PH zoning, on the hospital property can help facilitate potential infill or redevelopment in the future. That could include health services or related commercial uses, all of which would provide employment opportunities in Salem.

*CSE to CSH*
The property proposed to be redesignated from CSE to CSH on MAP 59 is owned by Salem Health and is developed as part of a hospital campus, which is largely designated CSH. The CSH designation is intended for health services, which better aligns with the existing use. The property is not considered buildable in the EOA, so redesignating it to CSH does not decrease the amount of buildable land available for commercial uses, a projected need identified in the EOA. In addition, while CSH is not considered employment land, a consistent CSH designation, and implementing PH zoning, on the hospital property can help facilitate potential infill or redevelopment in the future. That could include health services or related commercial uses, all of which would provide employment opportunities in Salem.

## Map 60
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*SF to MF*
The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignations of properties on MAP 60, which are developed, therefore do not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

*IC to MF*
The properties proposed to be redesignated from IC to MF on MAP 60 are considered developed in the EOA, so redesignating them to MF therefore does not decrease the amount of buildable land for commercial uses, a projected need in the EOA. One of the properties is also split-designated IC and IND, so the proposed redesignation applies one consistent designation. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to COM or MU to allow commercial uses, a projected need identified in the EOA. These other proposed redesignations will increase the opportunities for commercial development in the future in line with Salem's employment needs.

*IND to MF*
The properties proposed to be redesignated from IND to MF near 20$^{th}$ and 21$^{st}$ streets SE on MAP 60 are developed with housing and are zoned RM-II. The proposed redesignation to MF therefore aligns the Comprehensive Plan Map designation with the existing zoning and existing uses. The properties are also not considered buildable land in the EOA. Some of the properties proposed to be redesignated from IND to MF along and near Oak and 14$^{th}$ streets SE on MAP 60 are vacant, and some are developed, including a couple with housing. The EOA determined that there is a projected surplus of industrial land in Salem, so although the MF designation prohibits industrial uses, these proposed redesignations do not detract from Salem's ability to meet its employment needs overall. Additionally, other lands in Salem are concurrently being proposed to

allow more commercial or mixed-use development to help Salem meet its employment land needs, particularly the need for more commercial land.

### Map 61

This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*IND to IC*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed redesignation from IND to IC, a wider variety of commercial uses are allowed on the properties on MAP 61. This helps address Salem's projected deficit of commercial land identified in the EOA. One of the properties is also split-designated IC and IND, so the proposed redesignation applies one consistent designation. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the IC zone allows fewer industrial uses than industrial zones, this does not detract from Salem's ability to meet its employment needs overall.

### Map 62

This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties on MAP 62 proposed to be redesignated from SF to POS are a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*MF to POS*

The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from MF to POS on MAP 62 are City-owned parks, so the redesignation better aligns with the existing use. The City intends to maintain the properties as parks. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*CSE to POS*

The CSE designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from CSE to

POS on MAP 62 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 63

This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the properties on MAP 63, which are largely developed, therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

*COM to SF*

The properties proposed for redesignation from COM to SF on MAP 63 are owned by the State of Oregon. While they are vacant, they are odd-shaped properties with no existing access, and they are not considered buildable in the EOA. Redesignating them to SF therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 64

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated to SF on MAP 64 are also developed with housing, so the proposed redesignations do not decrease the amount of land available for commercial uses or detract from opportunities for economic activity. The properties are also zoned RS, so the proposed redesignation to SF aligns the Comprehensive Plan Map designation with the existing zoning.

### Map 65

*DR to MF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 65 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*IND to MF*
The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MF designation, as implemented by multifamily zones, allows residential uses and limited commercial uses. The proposed redesignation of property on MAP 65 to MF limits the opportunity for industrial and commercial uses. However, the EOA determined that there is a projected surplus of industrial land in Salem, and the property is developed, so it is not considered buildable employment land in the EOA. The proposed redesignation away from IND – which is considered industrial land in the EOA – therefore does not limit Salem's ability to meet its employment needs overall. Additionally, other lands in Salem are concurrently being proposed to allow more commercial or mixed-use development to help Salem meet its employment land needs, particularly the need for more commercial land.

## Map 66

*No changes proposed*

## Map 67

*DR to CSE*
The DR designation is not considered employment land in the EOA, so redesignating it to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated to CSE on MAP 67 is a public school, so changing the designation to CSE better aligns with the existing use. The property is owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not change the potential of these lands to provide employment opportunities in Salem.

## Map 68

*MF to POS*
The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from MF to POS on MAP 68 is a City-owned park, so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

## Map 69

*MF to SF*
The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the property on MAP 69, which is developed with a single-family home, therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

## Map 70

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 70 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*IND to MU*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by mixed-use zones, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of commercial uses are therefore allowed on the property in MAP 70. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

## Map 71

*IC to COM*

The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The COM designation, as implemented by CR zone on this property on MAP 71, also allows a variety of commercial uses and limited industrial uses. As a result of the proposed redesignation to COM, commercial uses will continue to be allowed on the property, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed redesignation does not reduce Salem's ability to meet its need for employment land overall.

## Map 72

*IND to POS*

The IND designation is intended for industrial activities such as manufacturing, distribution, and warehousing, as described in the updated Salem Area Comprehensive Plan. The properties proposed to be redesignated to POS on MAP 72, however, are owned by the City of Salem as open space, as they are conservation lots created through a subdivision. The redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The properties also will not be developed. Therefore, redesignating the properties to POS does not decrease the amount of buildable land for employment uses.

## Map 73

*EC to POS*

The EC designation is intended for major employment areas that support a mix of industrial and employment uses, as described in the updated Salem Area Comprehensive Plan. The properties redesignated to POS on MAP 73, however, are owned by the City of Salem as open space in the Mill Creek Corporate Center, as they serve as wetland mitigation, passive recreation, and stormwater management. The redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The properties also will not be developed. Therefore, redesignating the properties to POS does not decrease the amount of buildable land for employment uses.

## Map 74

*CSE to CSG*

The CSE designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, CSG, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 74 proposed to be redesignated to CSG is owned by the State of Oregon, and the CSG designation, as proposed to be implemented by the PS zone on this property, allows a variety of civic service, social service, health service, and educational service use. These potential uses, while not considered employment land, can help provide employment opportunities in Salem in the future.

## Map 75

*CSG to IND*

The property proposed to be redesignated from CSG to IND on MAP 75 is zoned IG. The IG zone implements the ING designation but not the CSG designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. Also, the CSG designation, as implemented by the PS, Capitol Mall (PM), and PH zones, allows very limited industrial uses, while the IG zone allows a wide range of industrial uses. The proposed redesignation therefore does not detract from Salem's ability to meet its employment needs.

## Map 76

*IND to COM*

The properties proposed to be redesignated from IND to COM on MAP 76 are zoned CG and CR, which implement the COM designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. Also, the IND designation, as implemented by industrial zones, allows a wide range of industrial uses but limited commercial uses, while the COM designation, as implemented by commercial zones, allows a variety of commercial uses and limited industrial uses. As a result of the proposed redesignation to COM, a wider variety of commercial uses will to be allowed on the properties on MAP 76, helping to meet the need for commercial land identified in the EOA. Because the EOA projects a surplus of industrial land, the limitations on industrial uses resulting from the proposed redesignation does not reduce Salem's ability to meet its need for employment land overall.

## Map 77

*IND to MF*

The properties proposed to be redesignated from IND to MF in MAP 77 are zoned RM-II, which implements the MF designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are developed with manufactured home parks, so the proposed MF designation better aligns with the existing use. Also, the properties are not considered buildable land in the EOA, so the proposed redesignation does not decrease the amount of land available for employment uses.

## Map 78

*Community Service Airport (CSA) to IND*

The properties proposed to be redesignated from CSA to IND on MAP 78 are zoned IP, which implements the IND designation but not the CSA designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The vacant portion of the property is owned by the City of Salem and could support future employment uses allowed in the IP zone. The IND designation, as implemented by the IP zone, is considered employment land in the EOA, while the CSA designation is not. The proposed redesignation therefore increases the amount of employment land available in Salem.

## Map 79

*IND to DR*

The properties proposed to be redesignated from IND to DR on MAP 79 are zoned RA, which implements the DR designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are also developed with housing, so the DR designation better aligns with the existing uses. In addition, the properties are not considered buildable land in the EOA, so redesignating them to DR does not decrease the amount of buildable land available for industrial uses. The EOA also determined that there is a projected surplus of industrial land in Salem, so although the DR designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

## Map 80

*POS to CSA*

The POS designation is not considered employment land in the EOA, so redesignating properties from POS to another non-employment designation, CSA, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from POS to CSA on MAP 80 is also not considered buildable land in the EOA, so the proposed redesignation does not impact Salem's ability to meet employment needs. The property, which is owned by the City of Salem, is also part of the airport, so the CSA designation better aligns with the airport.

## Map 81

*DR to IC*

The DR designation, as implemented by the RA and RS zones, is not considered employment land in the EOA and allows very limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone, allows a wide range of commercial uses despite being considered industrial land in the EOA. The proposed redesignation of properties on MAP 81 from DR to IC therefore helps address Salem's employment land needs by increasing the amount of land that allows commercial uses. This helps address Salem's projected deficit of commercial land identified in the EOA.

*IND to IC*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed redesignation of properties from IND to IC on MAP 81, a wider variety of commercial uses are therefore allowed. This helps address Salem's projected deficit of commercial land identified in the EOA. The EOA also determined that there is a projected surplus of industrial land in Salem, so although the IC designation, as implemented by the IC zone, allows fewer industrial uses than industrial zones, this does not detract from Salem's ability to meet its employment needs overall.

## Map 82

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to COM*

The DR designation, as implemented by the RA and RS zones, is not considered employment land in the EOA and allows very limited commercial uses. On the other hand, the COM designation, as implemented by commercial zones, allows a variety of commercial uses. The proposed redesignation of properties on MAP 82 from DR to COM therefore increases the amount of land available for commercial uses and thus helps address the projected deficit of commercial land identified in the EOA.

*IND to COM*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The proposed redesignation of properties on MAP 82 from IND to COM therefore increases the amount of land available for commercial uses and thus helps address the projected deficit of commercial land identified in the EOA. The EOA also determined that there is a projected surplus of industrial land in Salem, so although the COM designation, as implemented by commercial zones, allows fewer industrial uses than industrial zones, this does not detract from Salem's ability to meet its employment needs overall.

## Map 83

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated to SF on MAP 83 are also largely developed with single-family homes, so the proposed redesignations do not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignations of properties on MAP 83, which are developed, therefore do not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

## Map 84

*DR to MF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 84 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

## Map 85

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The majority of properties proposed to be redesignated to SF on MAP 85 are also developed with housing, so the proposed redesignations of those properties do not decrease the amount of land available for commercial uses or detract from opportunities for economic activity. The properties are also zoned RS, so the proposed redesignation to SF aligns the Comprehensive Plan Map designation with the existing zoning.

## Map 86

*DR to CSE*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The properties on MAP 86 proposed to be redesignated to CSE are developed with a public school, so the CSE designation better aligns with the existing use. In addition, the school-owned property is unlikely to be redeveloped into a different use. The proposed redesignation thus does not decrease the amount of land for commercial uses and does not effectively change the potential of these lands to provide employment opportunities in Salem.

## Map 87

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to POS*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from DR to POS on MAP 87 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from SF to POS on MAP 87 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*MF to POS*

The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from MF to POS on MAP 87 are a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the properties as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

## Map 88

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to MU*
The DR designation is not considered employment land in the EOA, and the RS and RA zones that implement the designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of property from DR to MU on MAP 88 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the property (e.g., prohibited in the RA zone implementing the DR designation). The proposed redesignation therefore increases the amount of land available for commercial uses.

*SF to MU*
The SF designation is not considered employment land in the EOA. However, the MU designation, as proposed to be implemented by the NH zone on the Barnes Avenue SE property on MAP 88, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 88 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The property proposed to be redesignated from COM to MU on MAP 88 is zoned Neighborhood Commercial (CN), which limits the size and type of commercial uses allowed. On the other hand, the MU designation, as implemented by the Mixed Use-III (MU-III) zone in this location, allows a variety of commercial uses without size limitations. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from COM to MU on MAP 88 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed and does not limit the size of businesses.

## Map 89
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to MF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 88 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

## Map 90
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to IC*
The DR designation, as implemented by the RA and RS zones, is not considered employment land in the EOA and allows very limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone, allows a wide range of commercial uses despite being considered industrial land in the EOA. The proposed redesignation of properties on MAP 90 from DR to IC therefore helps address Salem's employment land needs by increasing the amount of land that allows commercial uses. This helps address Salem's projected deficit of commercial land identified in the EOA.

*IND to IC*
The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed redesignation of properties from IND to IC on MAP 90, a wider variety of commercial uses are therefore allowed. This helps address Salem's projected deficit of commercial land identified in the EOA. The EOA also determined that there is a projected surplus of industrial land in Salem, so although the IC designation, as implemented by the IC zone, allows fewer industrial uses than industrial zones, this does not detract from Salem's ability to meet its employment needs overall.

## Map 91
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*IND to POS*
The IND designation is intended for industrial activities such as manufacturing, distribution, and warehousing, as described in the updated Salem Area Comprehensive Plan. The properties proposed to be redesignated to POS on MAP 91, however, are owned by the City of Salem as open space, as they are wetlands mitigation for Fairview Industrial Park. The POS designation therefore better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The City does not intend to develop the

properties. Therefore, redesignating the properties to POS does not effectively decrease the amount of buildable land for employment uses.

### Map 92

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*IND to IC*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. On the other hand, the IC designation, as implemented by the IC zone, allows many industrial uses as well as a broader range of commercial uses that are compatible with industrial development, thereby providing more flexibility in uses on employment lands. As a result of the proposed redesignation of properties from IND to IC on MAP 92, a wider variety of commercial uses are therefore allowed. This helps address Salem's projected deficit of commercial land identified in the EOA. The EOA also determined that there is a projected surplus of industrial land in Salem, so although the IC designation, as implemented by the IC zone, allows fewer industrial uses than industrial zones, this does not detract from Salem's ability to meet its employment needs overall.

### Map 93

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 93 include a City-owned parks and City-owned wetlands, so the POS designation better aligns with the existing use. The City intends to maintain the properties as a park and open space. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*IND to POS*

The IND designation is intended for industrial activities such as manufacturing, distribution, and warehousing, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to POS on MAP 93, however, is owned by the City of Salem and is part of Fairview Park. The POS designation therefore better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The City intends to maintain the property as part of the park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 94

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*CSG to CSE*
The CSG designation is not considered employment land in the EOA, so redesignating properties to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from CSG to CSE on MAP 94 is a public school, so changing the designation to CSE better aligns with the existing use. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not change the potential of these lands to provide employment opportunities in Salem.

## Map 95
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*MF to SF*
The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignations of properties on MAP 95, which are developed, therefore do not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

## Map 96
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MU*
The SF designation is not considered employment land in the EOA. However, the MU designation, as proposed to be implemented by the NH zone on the properties on MAP 96, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as proposed to be implemented by the NH zone on the properties on MAP 96, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation

therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail.

### Map 97

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MF*

The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating the property on MAP 97 from SF to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*COM to MF*

The COM designation is intended to provide a variety of commercial uses. However, the property proposed to be redesignated to MF on MAP 97 is developed with multifamily housing. The proposed designation of MF therefore better aligns with the existing use. In addition, the redesignation aligns with the existing zoning, which is RM-II. The RM-II zone implements the MF designation but not the COM designation. In addition, the property is not considered buildable in Salem's buildable lands inventories. Therefore, the proposed redesignation of the properties does not decrease the amount of buildable employment land in Salem.

### Map 98

*SF to CSE*

The SF designation is not considered employment land in the EOA, so redesignating properties to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from SF to CSE on MAP 98 is a public school field, so changing the designation to CSE better aligns with the existing uses. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not effectively change the potential of these lands to provide employment opportunities in Salem.

### Map 99

*SF to MF*

The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating a portion of a property on MAP 99 from SF to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*COM to MF*
The COM designation is intended to provide a variety of commercial uses. However, the properties proposed to be redesignated to MF on MAP 99 are developed with housing. The proposed designation of MF therefore better aligns with the existing use. In addition, the redesignation aligns with the existing zoning, which is RM-II. The RM-II zone implements the MF designation but not the COM designation. In addition, the property is not considered buildable in Salem's buildable lands inventories. Therefore, the proposed redesignation of the properties does not decrease the amount of buildable employment land in Salem.

## Map 100

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 100 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 100 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*ROM to MU*
The property proposed to be redesignated from ROM to MU on MAP 100 is developed with mixed use, and commercial uses are allowed by the existing zoning. The MU designation, as implemented by mixed-use zones, allows a mix of uses, including a variety of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation from ROM to MU therefore maintains the amount of land available for commercial uses in the future.

## Map 101

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 101 are part of two City-owned parks, so the POS designation better aligns with the existing uses. The City intends to maintain the properties as parks. Therefore, the proposed

redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*MF to POS*
The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from MF to POS on MAP 101 is part of a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

*CSG to POS*
The CSG designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from CSG to POS on MAP 101 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 102

*SF to CSC*
The SF designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, CSC, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from SF to CSC on MAP 102 is zoned PC, which implements the CSC designation but not the SF designation. The CSC designation therefore aligns with the existing zoning. Also, the property is part of a cemetery, so the CSC designation better aligns with the existing use. The property is unlikely to be redeveloped into a different use. The proposed redesignation therefore does not decrease the amount of land for employment uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 103

*SF to CSG*
The SF designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, CSG, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from SF to CSG on MAP 103 is zoned PS, which implements the CSG designation but not the SF designation. The CSC designation therefore aligns with the existing zoning. Also, the property is owned by the City of Salem and includes a water reservoir, so the CSG designation better aligns with the existing use. The property is unlikely to be redeveloped into employment uses. The proposed redesignation therefore does not decrease the amount of land for employment uses and does not change the potential of these lands to provide employment opportunities in Salem.

## Map 104

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MU*

The SF designation is intended for residential uses and is not considered employment land in the EOA. The RS and RA zones that implement the SF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of a portion of a property from SF to MU on MAP 104 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The redesignation applies to a portion of the property on Liberty Road S, with the remainder proposed to be concurrently redesignated from COM to MU. These redesignations apply one consistent designation to the property.

*MF to MU*

The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 104 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 104 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

## Map 105

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the properties on MAP 105, which are largely developed, therefore does not decrease the amount of land for employment uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

*COM to SF*
The property proposed to be redesignated from COM to SF on MAP 105 is zoned RS, which implements the SF designation but not the COM designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is also developed with housing, so the SF designation better aligns with the existing use. In addition, the property is not considered buildable employment land in the EOA, so the proposed redesignation does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

## Map 106

*COM to MF*
The property proposed to be redesignated from COM to MF on MAP 106 is split-zoned RM-II and CR and developed with multifamily housing. The portion that is proposed to be redesignated to MF is also proposed to be concurrently rezoned to RM-II. That will apply one consistent zoning and Comprehensive Plan Map designation and zoning to the property. Also, the property is not considered buildable land in the EOA, so the proposed redesignation does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

## Map 107

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 107 are City-owned parks, so the POS designation better aligns with the existing use. The City intends to maintain the properties as parks. Therefore, the proposed redesignation does not decrease the amount of land for employment uses and does not change the potential of these lands to provide employment opportunities in Salem.

*MF to POS*
The MF designation is not considered employment land in the EOA, so redesignating properties from MF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from MF to POS on MAP 107 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for employment uses and does not change the potential of these lands to provide employment opportunities in Salem.

## Map 108

*MF to COM*

The property proposed to be redesignated from MF to COM on MAP 108 is zoned CO, which implements the COM designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is also developed with an office building, so the COM designation better aligns with the existing use. In addition, the property is not considered buildable employment land in the EOA. Therefore, the proposed redesignation does not decrease the amount of land for employment uses. It supports the continued use or redevelopment into commercial uses.

## Map 109

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MU*

The SF designation is intended for residential uses and is not considered employment land in the EOA. The RS and RA zones that implement the SF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of the property from SF to MU on MAP 109 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 109 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

## Map 110

This includes proposed changes to the generalized land use Maps in the Morningside Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to MU*

The SF designation is intended for residential uses and is not considered employment land in the EOA. The RS and RA zones that implement the SF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of the property from SF to MU on MAP 110 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of

commercial uses. The proposed redesignation of properties from COM to MU on MAP 110 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

### Map 111

This includes proposed changes to the generalized land use Maps in the Morningside Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 111 are part of two City-owned parks, so the POS designation better aligns with the existing uses. The City intends to maintain the properties as parks, and the properties are not considered buildable land in the EOA. Therefore, the proposed redesignation does not decrease the amount of land for employment uses and does not change the potential of these lands to provide employment opportunities in Salem.

*CSE to POS*

The CSE designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from CSE to POS on MAP 111 is part of a City-owned park, so the POS designation better aligns with the existing uses. The City intends to maintain the property as part of the park, so it is unlikely to be developed into a different use. The properties are also not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 112

This includes proposed changes to the generalized land use Maps in the Morningside Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to MF*

The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 112 from SF to MF thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

*COM to MF*

The properties proposed to be redesignated from COM to MF east of Commercial Street SE on MAP 112 are zoned RM-II, which implements the MF designation but not the COM designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. All of the properties proposed to be redesignated to from COM to MF on MAP 112 are also developed with multifamily housing, so the MF designation better aligns with the

existing use. The properties are not considered buildable land in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 113

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 113 are also largely developed with single-family homes, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the properties from MF to SF on MAP 113, which is developed with housing, therefore does not decrease the amount of land for employment uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

*CSE to SF*

The CSE designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 113 proposed to be redesignated from CSE to SF is developed with housing, so the SF designation also better aligns with the existing use. (The property is conconcurrently being proposed to be rezoned from RA to RS.)

### Map 114

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 114 are a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the properties as a park. The properties are also not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

*CSE to POS*
The CSE designation is not considered employment land in the EOA, so redesignating properties from CSE to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from CSE to POS on MAP 114 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park, so it is unlikely to be developed into a different use. The property is also not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

## Map 115

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to MU*
The DR designation is not considered employment land in the EOA, and the RS and RA zones that implement the designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from DR to MU on MAP 115 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the property (e.g., prohibited in the RA zone implementing the DR designation). The proposed redesignation therefore increases the amount of land available for commercial uses.

*SF to MU*
The SF designation is intended for residential uses and is not considered employment land in the EOA. The RS and RA zones that implement the SF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of the property from SF to MU on MAP 115 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed.

*MF to MU*
The MF designation is intended for residential uses and is not considered employment land in the EOA. Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 115 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of

commercial uses. The proposed redesignation of properties from COM to MU on MAP 115 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IC to MU*
The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties on MAP 115 from IC to MU therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA. In addition, the IC zone is considered industrial land in the EOA. The EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

*CSG to MU*
The CSG designation is not considered employment land in the EOA. The property proposed to be redesignated from CSG to MU on MAP 115 is zoned PS zone, which allows limited commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

### Map 116

*SF to MF*
The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 116 from SF to MF thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 117

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to MU*
The SF designation is not considered employment land in the EOA. However, the MU designation, as proposed to be implemented by the NH zone on the properties on MAP 117, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from SF to MU on MAP 117 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 117 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IC to MU*
The IC designation, as implemented by the IC zone, allows a variety of commercial uses and some industrial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties on MAP 117 from IC to MU therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA. In addition, the IC zone is considered industrial land in the EOA. The EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

### Map 118
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 118 are City-owned parks, so the POS designation better aligns with the existing use. The City intends to maintain the properties as parks. The properties are also not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 119
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 119 are also largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 120
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to POS*
The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from DR to POS on MAP 120 are City-owned parks or parkland, so the POS designation better aligns with the existing use. The City intends to maintain or develop the properties as parks. Therefore, the proposed redesignation does not decrease the amount of land for employment uses and does not change the potential of these lands to provide employment opportunities in Salem.

### Map 121
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to DR*
The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, DR, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The property proposed to be redesignated from SF to DR on MAP 121 is split designated SF and DR, but it is zoned RA. The RA zone implements the DR designation but not the SF designation, so the proposed redesignation aligns the Comprehensive Plan Map designation with the existing zoning. It also applies one consistent designation to the property, which is part of a golf course. The property is not considered buildable land in the EOA, so the proposed redesignation does not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 122
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Most of the properties proposed to be redesignated from DR to SF on MAP 122 are also developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 123
This includes proposed changes to the generalized land use Maps in the Liberty-Boone Neighborhood Plan and Sunnyslope Neighborhood Plan.

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future

employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 123 are largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 124

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to MU*

The DR designation is not considered employment land in the EOA, and the RS and RA zones that implement the designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from DR to MU on MAP 124 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the property (e.g., prohibited in the RA zone implementing the DR designation). The proposed redesignation therefore increases the amount of land available for commercial uses.

### Map 125

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*DR to MF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 125 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*SF to MF*

The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 125 from SF to MF thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity. In addition, the properties are developed with housing and zoned RM-II, so the proposed redesignation to MF aligns the Comprehensive Plan Map designation with the existing zoning.

*COM to MF*

The property proposed to be redesignated from COM to MF on MAP 125 are zoned RM-II and developed with housing. The MF designation better aligns with the existing use. Also, the properties are not considered buildable land in the EOA, so the proposed redesignation does not

decrease the amount of land for employment uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 126

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 126 are largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 127

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from SF to POS on MAP 127 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. The property is also not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 128

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*MF to MU*

Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 128 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future.

*COM to MU*

The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 128

therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

### Map 129

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 129 are City-owned parks, so the POS designation better aligns with the existing use. The City intends to maintain the properties as parks. The properties are also not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

*CSE to POS*

The portion of the property proposed to be redesignated from CSE to POS on MAP 129 is part of the Skyline Natural Area and is owned by the City of Salem. (The majority of the property is already designated POS.) The City intends to maintain the property as a natural area, and the property is not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

### Map 130

This includes proposed changes to the generalized land use Maps in the Sunnyslope Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the properties from MF to SF on MAP 130, which are developed with housing, therefore does not decrease the amount of land for employment uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 131

This includes proposed changes to the generalized land use Maps in the Sunnyslope Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to MU*

The SF designation is not considered employment land in the EOA. However, the MU designation, as proposed to be implemented by the NH zone on the properties on MAP 131, allows small-scale shops and services to serve the surrounding residential neighborhoods. As

identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail.

*COM to MU*
The COM designation, as implemented by commercial zones, allows a variety of commercial uses. The MU designation, as implemented by mixed-use zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 131 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IND to MU*
The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by mixed-use zones, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of commercial uses are therefore allowed on the property in MAP 131. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the EOA determined that there is a projected surplus of industrial land in Salem, so although the MU designation limits industrial uses, this does not detract from Salem's ability to meet its employment needs overall.

### Map 132
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from SF to POS on MAP 132 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. The property is also not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 133
*DR to POS*
The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from DR to POS on MAP 133 are a City-owned park (e.g., natural area), so the POS designation better aligns with the existing use. The City intends to maintain the properties as a natural area. They are unlikely to be developed into a different use, and they are not considered buildable land in the

EOA. Therefore, the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 133 are City-owned parks or open space, so the POS designation better aligns with the existing or intended use. The City intends to maintain open space with limited trails and trail-related development and maintain or develop the park properties as such. Therefore, these properties are unlikely to be developed into a different use. They are also not considered buildable land in the EOA. Therefore, the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 134

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 134 are also largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 135

*DR to MU*
The DR designation is not considered employment land in the EOA, and the RS and RA zones that implement the designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from DR to MU on MAP 135 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the property (e.g., prohibited in the RA zone implementing the DR designation). The proposed redesignation therefore increases the amount of land available for commercial uses.

### Map 136

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 136 are also largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

## Map 137

*DR to POS*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 137 proposed to be redesignated to POS is a City-owned park (undeveloped), so the redesignation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to provide employment opportunities in Salem.

## Map 138

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to MU*

The SF designation is not considered employment land in the EOA. However, the MU designation, as proposed to be implemented by the NH zone on the properties on or near Glen Creek Road NW on MAP 138, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail.

The properties on or near Edgewater Street NW that are proposed to be redesignated from SF to MU on MAP 138 are zoned RS but proposed to be concurrently rezoned with this proposed redesignation to the Edgewater/Second Street Mixed-Use Corridor (ESMU) zone. The SF designation is not considered employment land in the EOA and allows very limited commercial uses. On the other hand, the ESMU zone that implements the MU designation on these properties allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation from SF to MU therefore helps address this deficit by allowing a variety of commercial uses that are currently prohibited.

*COM to MU*

The COM designation, as implemented by the CR, CO, and CG zones on MAP 138, allows a variety of commercial uses. The MU designation, as implemented by ESMU, MU-I, and MU-III zones, also allows a range of commercial uses. The proposed redesignation of properties from COM to MU on MAP 138 therefore maintains the amount of land available for commercial uses, a projected need identified in the EOA.

*IND to MU*

The IND designation, as implemented by industrial zones, allows a wide range of industrial uses and limited commercial uses. The MU designation, as implemented by the MU-III zone on the properties proposed to be redesignated from IND on MAP 138, allows a wider range of commercial uses. As a result of the proposed redesignation from IND to MU, a wider variety of

commercial uses are therefore allowed on the properties in MAP 138. This helps address Salem's projected deficit of commercial land identified in the EOA. Additionally, the MU-III zone continues to allow industrial uses (e.g., those allowed in the IG zone) in existing industrial buildings in this inner West Salem area until the properties convert to a use allowed in the MU-III zone. The area thus can continue accommodating industrial needs until the properties are reused or redeveloped into needed commercial or residential uses.

### Map 139

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to CSE*

The SF designation is not considered employment land in the EOA, so redesignating properties to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The portion of the property proposed to be redesignated from SF to CSE on MAP 139 is part of a public school campus, so changing the designation to CSE better aligns with the existing use. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not effectively change the potential of these lands to provide employment opportunities in Salem.

*MF to CSE*

The MF designation is not considered employment land in the EOA, so redesignating it to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated to CSE on MAP 139 are part of a public school, so changing the designation to CSE better aligns with the existing use. The properties are owned by the school district, so they are unlikely to be redeveloped into a different use. The proposed redesignation thus does not effectively change the potential of these lands to provide employment opportunities in Salem.

### Map 140

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*MF to POS*

The MF designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from MF to POS on MAP 140 is a City-owned park, so the POS designation better aligns with the existing use. The zoning is also PA, which implements the POS designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The City also intends to maintain the property as a park. In addition, the property is not considered buildable land in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

## Map 141

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*MF to COM*

The property proposed to be redesignated from MF to COM on MAP 141 is zoned CR, which implements the COM designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The CR zone also allows a range of commercial uses, while the multifamily zones that implement the MF designation allows very limited commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation increases the amount of land available for commercial uses in the future.

## Map 142

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating the property on MAP 142 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*CSE to MF*

The CSE designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Redesignating the property on MAP 142 from CSE to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

## Map 143

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to POS*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from DR to POS on MAP 143 are City-owned parks, so the POS designation better aligns with the existing use. The City intends to maintain the properties as parks. They are unlikely to be developed into a different use, and they are not considered buildable land in the EOA. Therefore, the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from SF to POS on MAP 143 is a City-owned park and is zoned PA, so the POS designation better aligns with the existing use and zoning. The City intends to maintain the property as a park, so it is unlikely to be developed into a different use. Therefore, the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 144
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 144 are also largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

*MF to SF*
The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the properties from MF to SF on MAP 144 therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 145
*This map was intentionally removed, as the proposed change on tax lot 3094 Gehlar Road NW has been removed as recommended by the Planning Commission.*

### Map 146
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to POS*
The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 146 are City-owned parks and are zoned PA, so the POS designation better aligns with the existing use and zoning. The City intends to maintain these properties as a parks, so it is

unlikely to be developed into a different use. Therefore, the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 147

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*MF to SF*

The MF designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the MF and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The proposed redesignation of the properties from MF to SF on MAP 147, which are developed with housing, therefore does not decrease the amount of land for commercial uses and will not detract from opportunities for economic activity or the prosperity of Salem's residents.

### Map 148

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating the property on MAP 148 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

*SF to MF*

The SF designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the SF and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating properties on MAP 148 from SF to MF thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity. In addition, the properties are developed with housing and zoned RM-II, so the proposed redesignation to MF aligns the Comprehensive Plan Map designation with the existing zoning.

### Map 149

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to COM*

The DR designation, as implemented by the RA and RS zones, is not considered employment land in the EOA and allows very limited commercial uses. On the other hand, the COM designation, as implemented by commercial zones, allows a variety of commercial uses. The

proposed redesignation of the property on MAP 149 from DR to COM therefore increases the amount of land available for commercial uses and thus helps address the projected deficit of commercial land identified in the EOA.

*SF to COM*
The SF designation, as implemented by the RS zone, is not considered employment land in the EOA and allows very limited commercial uses. On the other hand, the COM designation, as implemented by the CR zone, allows a variety of commercial uses. The proposed redesignation of properties on MAP 149 from SF to COM therefore increases the amount of land available for commercial uses and thus helps address the projected deficit of commercial land identified in the EOA.

### Map150
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to MU*
The SF designation is not considered employment land in the EOA. However, the MU designation, as proposed to be implemented by the NH zone on the properties on MAP 150, allows small-scale shops and services to serve the surrounding residential neighborhoods. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from SF to NH helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial uses in the future. It specifically implements the recommendation in the EOA to identify nodes for neighborhood retail.

*MF to MU*
Multifamily zones that implement the MF designation allow very limited commercial uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from MF to MU on MAP 150 helps address this deficit by allowing a wider variety of commercial uses that are not currently allowed. The proposed redesignation therefore increases the amount of land available for commercial development in the future.

### Map 151
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 151 are also largely developed with

housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 152

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to POS*

The SF designation is not considered employment land in the EOA, so redesignating properties from SF to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from SF to POS on MAP 152 comprise a City-owned park as well as dedicated open space. One open space property is City-owned, and one is State-owned. The park is currently zoned PA, and the open space properties are proposed to be zoned PA concurrently with this redesignation. Therefore, the POS designation better aligns with the existing uses and zoning. The City intends to maintain its properties as a park and open space, so they are unlikely to be developed into a different use. The State-owned property is wetlands mitigation and therefore will not be developed. Therefore, the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem.

### Map 153

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MU*

The DR designation is not considered employment land in the EOA, and the RA zone that implements the designation allows very limited commercial uses. On the other hand, the MU designation, as implemented by the MU-I zone, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of property from DR to MU on MAP 153 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the property (e.g., prohibited in the RA zone implementing the DR designation). The proposed redesignation therefore increases the amount of land available for commercial uses.

### Map 154

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 154 are also largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

## Map 155

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 155 are also largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

## Map 156

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to POS*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property proposed to be redesignated from DR to POS on MAP 156 is a City-owned undeveloped park, so the POS designation better aligns with the existing use. The City intends to develop and maintain the property as a park, so it is unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for employment uses in Salem.

## Map 157

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating the property on MAP 157 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

## Map 158

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to POS*

The DR designation is not considered employment land in the EOA, so redesignating properties from DR to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The properties proposed to be redesignated from DR to

POS on MAP 158 are City-owned parkland, which the City intends to develop into a park, so the POS designation better aligns with this use. These properties are unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for employment uses in Salem.

*CSE to POS*
The property proposed to be redesignated from CSE to POS on MAP 158 is West Salem High School Park and is owned by the City of Salem. The City intends to maintain the property as a park, and it is not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

### Map 159
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, MF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and MF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. Redesignating the property on MAP 159 from DR to MF thus does not decrease the amount of land available for commercial uses or detract from opportunities for economic activity.

### Map 160
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MU*
The DR designation is not considered employment land in the EOA, and the RA zone that implements the designation allows very limited commercial uses. On the other hand, the MU designation, as implemented by the MU-II zone, allows a wide range of commercial uses. As identified in the EOA, there is a projected deficit of land for commercial uses in Salem. The proposed redesignation of properties from DR to MU on MAP 160 helps address this deficit by allowing a variety of commercial uses that are currently prohibited on the properties (e.g., prohibited in the RA zone implementing the DR designation). The proposed redesignation therefore increases the amount of land available for commercial uses.

### Map 161
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*
The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future

employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 161 are also largely developed with housing, so the proposed redesignations do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 162

This includes proposed changes to the generalized land use map in the West Salem Neighborhood Plan.

*POS to CSE*

The POS designation is not considered employment land in the EOA, so changing it to another non-employment designation, CSE, does not decrease Salem's ability to accommodate future employment needs. Specifically, the POS designation, as implemented by the PA zone, allows parks, natural areas, open space, and outdoor recreation uses. The CSE designation, as implemented by the PE zone, is intended for educational uses. Both designations, as implemented by these respective zones, allow only limited commercial uses. The property proposed to be redesignated from POS to CSE on MAP 162 is already developed with a recreational area that is part of a school campus owned by the Salem-Keizer School District. It is not considered buildable land in the EOA. The proposed redesignation thus does not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

### Map 163

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

### DR to SF

The DR designation is not considered employment land in the EOA, so changing it to another non-employment designation, SF, does not decrease Salem's ability to accommodate future employment needs. Specifically, both the DR and SF designations, as implemented by residential zones, are considered residential land and only allow limited commercial uses. The properties proposed to be redesignated from DR to SF on MAP 163 do not decrease the amount of land available for employment uses or detract from opportunities for economic activity.

## ***Goal 10: Housing***

*To provide for the housing needs of citizens of the state.*

The Salem Housing Needs Analysis (HNA) was intended to comply with Goal 10 and the associated administrative rules that were in place when it was prepared and completed. The HNA determined that there is a projected 207-acre deficit of land for multifamily housing (2,876 units) in Salem's portion of the Urban Growth Boundary (UGB) over the next 20 years. The HNA recommended meeting that need in several ways, including lowering barriers to multifamily development, redesignating and rezoning land for multifamily housing, and increasing redevelopment activity and mixed-use development.

The proposed Comprehensive Plan Map changes, which are described below in detail, largely aim to meet Salem's housing needs identified in the HNA by implementing its recommendations. They do so by redesignating land to Multi-Family Residential, which increases the amount of land for multifamily housing. The proposed Comprehensive Plan Map changes also aim to increase the amount of land designated Mixed Use, which is implemented through mixed-use zones such as Mixed Use-I, Mixed Use-II, and Mixed Use-III. These zones allow multifamily housing outright, which increases the amount of land available for multifamily housing or lowers barriers to multifamily housing development. Overall, the proposed Comprehensive Plan Map changes increase the amount of land available for housing and meet the housing needs projected in the HNA.

Proposed Comprehensive Plan Map changes that include proposed changes the generalized land use maps in neighborhood plans are noted in the detailed findings below. The criteria for the proposed changes to the maps in the neighborhood plans is the same as the criteria for Comprehensive Plan Map changes, and therefore the findings below are the same.

The maps referenced below are **included at the end of this exhibit.**

## Map 1

*Developing Residential (DR) to Single Family Residential (SF)*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF on MAP 1. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties on MAP 1 are already developed with single-family homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF on MAP 1 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

*MF to SF*

The MF designation, as implemented by the RM-II zone, generally allows middle housing and multifamily housing. The SF designation, as implemented by the RS zone, allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The properties proposed be redesignated from MF to SF in MAP 1 are developed with single family housing and are zoned RS. The proposed redesignation therefore makes the Comprehensive Plan Map designation consistent with the existing zoning and better aligns the designation with the existing use. Also, under the proposed redesignation and existing zoning, the properties could still accommodate housing at densities similar to the MF designation – and could do so without the need to aggregate multiple parcels for the purpose of redevelopment, which could lead to displacement. This additional density could be achieved through internal conversions of existing buildings or infill housing added to sites to create middle housing. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 2

*DR to CSE*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The properties proposed to be redesignated to CSE on MAP 2 are developed with public schools, so changing the designation to CSE better aligns with the existing use. It also aligns the Comprehensive Plan designation with the existing zoning of the majority of the properties, which is Public and Private Educational Services (PE). (Part of one property is concurrently proposed to be rezoned to PE.) While the PE zone allows very limited residential uses compared to residential zones that implement the DR designation, the school-owned properties are unlikely to be redeveloped into a different use. The proposed redesignation thus does not effectively change the potential of these lands to provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 3

*DR to POS*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 3 is a City-owned park, so the redesignation better aligns with the existing use. The redesignation also aligns the Comprehensive Plan Map designation of the property with its existing zoning, Public Amusement (PA). The PA zone implements the POS designation, as described in the updated Salem Area Comprehensive Plan, but not the DR designation. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 4

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 4. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 4 are already developed with single-family homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family

detached housing in the HNA, so redesignating the properties to SF on MAP 4 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

## Map 5

*Industrial (IND) to MF*

The IND designation, as implemented by the IG, IP, and IBC zones, prohibits most residential uses. On the other hand, the MF designation, as implemented by multifamily zones, allows a range of housing types, including middle housing and multifamily housing. As a result of the proposed redesignation to MF, multifamily housing will be allowed outright on the properties on MAP 5. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

## Map 6

*IC to COM*

The IC designation, as implemented by the IC zone, allows multiple family housing as a conditional use. The COM designation, as implemented by the commercial zones, either allow multiple family housing as conditional uses or outright permitted uses (e.g., as in the Commercial Office zone). As a result of the proposed redesignation of properties to COM on MAP 6, multifamily housing, a projected need identified in the HNA, will continue to be allowed. The proposed redesignation thus does not negatively impact Salem's ability to meet its housing needs.

*IND to COM*

The IND designation, as implemented by the IG, IP, and IBC zones, prohibits most residential uses. On the other hand, the COM designation, as implemented by the commercial zones, generally allow multiple family housing as conditional uses or outright permitted uses. As a result of the proposed redesignation of properties to COM on MAP 6, multifamily housing will be allowed where it has largely been prohibited. This helps meet Salem's housing needs by increasing the amount of land on which multifamily housing can be developed. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

## Map 7

*DR to POS*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 7 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily

housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 8

*COM to MF*

The COM designation is intended to provide a variety of commercial uses. However, the properties proposed to be redesignated to MF on MAP 8 are part of an existing multifamily development. The proposed designation of MF therefore better aligns with the existing use. In addition, the redesignation aligns with the existing zoning, which is Multiple Family Residential-II (RM-II). The RM-II zone implements the MF designation but not the COM designation. In addition, the properties are not considered buildable in Salem's buildable lands inventories. If they were redeveloped in the future, multifamily housing would continue to be allowed outright in the RM-II zone, as opposed to through a conditional use permit, which is required by most commercial zones that implement the COM designation. Therefore, the proposed redesignation of the properties supports Salem's ability to meet its housing needs.

## Map 9

*SF to MU*

The SF designation, as implemented by the RA and RS zone, generally allows single-family and middle housing types. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of property to MU on MAP 9 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 9 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 9 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IND to MU*

The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a range of residential uses in addition to allowing middle housing and multifamily housing outright. The

proposed redesignation of property from IND to MU on MAP 9 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

### Map 10

*IC to COM*

The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. The COM designation, as implemented by CR zone on this property on MAP 10, also allows multifamily housing through a conditional use permit. As a result of the proposed redesignation from IC to COM, the properties on MAP10 will continue to allow multifamily housing, a projected need identified in the HNA. The proposed change thus does not negatively impact Salem's ability to meet its housing needs.

### Map 11

*The omission of Map 11 is intentional.*

### Map 12

*IND to IC*

The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the IC designation, as implemented by the IC zone, allows middle housing as a special use and multifamily housing as a conditional use. Therefore, even though the IC designation is not considered residential land in the HNA, the proposed redesignation of properties from IND to IC on MAP 12 expands opportunities for housing in the future, including multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit. In addition, the properties proposed to be redesignated from IND to IC on MAP 12 are zoned IC, so the redesignation aligns the Comprehensive Plan Map designation with the existing zoning. The IND designation is not implemented by the IC zone.

### Map 13

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 13 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of property from COM to MU on MAP 13 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IND to MU*
The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a range of residential uses in addition to allowing middle housing and multifamily housing outright. The proposed redesignation of property from IND to MU on MAP 13 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

*CSE to MU*
The CSE designation is not considered residential land in the HNA. The PE zone, which implements the CSE designation, allows only limited residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of property from CSE to MU on MAP 13 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

## Map 14

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 14 is part of a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

MF to POS

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 14 is part of a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 15

*SF to CSE*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The property proposed to be redesignated to CSE on MAP 15 is part of a public school, so the CSE designation better aligns with the existing use. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not effectively change the potential of these lands to provide housing opportunities in Salem. In addition, the HNA determined that there is a projected surplus of land designated SF and DR, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*COM to CSE*

The COM designation is not considered residential land in the HNA, as it is intended to provide a variety of office, retail, service, recreation, and entertainment uses, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to CSE is owned by the school district and is developed with a public school, so it is unlikely to be developed into a non-educational use. The CSE designation therefore better aligns with the property's current and future use. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 16

*IC to POS*

The IC designation is not considered residential land in the HNA, and the designation is intended to promote a flexible range of retail, office, light industrial, and warehousing activities, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to POS on MAP 16, however, is owned by the City of Salem, includes the Claggett Creek Water Reservoir, and is unlikely to be developed into a residential use. The property is considered constrained and therefore not buildable land in the EOA. Redesignating the property to POS does not decrease the amount of buildable land for housing. It also better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

## Map 17

*SF to MU*

The SF designation, as implemented by the RA and RS zones, generally allows single-family housing and middle housing. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 17 therefore increases the amount of land available for multifamily housing, a projected need identified in the HNA. In addition, a portion of the properties proposed

for redesignation include Claggett Creek, so that area is considered constrained and therefore not buildable in the HNA.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allow middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 17 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 17 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IND to MU*
The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a range of residential uses in addition to allowing middle housing and multifamily housing outright. The proposed redesignation of properties from IND to MU on MAP 17 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

### Map 18

*MF to MU*
The property proposed for redesignation to MU on MAP 18 is part of a multifamily development, specifically a driveway that provides access to the development. As such, the narrow property is unlikely to be redeveloped into another use. If it were to be redeveloped, the MU designation, as implemented by mixed-use zones, allows multifamily housing outright. The MF designation, as implemented by multifamily zones, similarly allows multifamily housing outright. The proposed redesignation therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 18 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IC to MU*
The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from IC to MU on MAP 18 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 19
This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*MF to SF*
The properties proposed to be redesignated from MF to SF on MAP 19 are zoned Duplex Residential (RD), which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). The properties are also developed, so the redesignation does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*POS to SF*
The property proposed to be redesignated from POS to SF on MAP 19 is developed with a single-family home, so changing the redesignation better aligns with the existing use. The property is also zoned RS, so the redesignation aligns the Comprehensive Plan Map designation with the existing zoning. (The POS designation is not implemented by the RS zone.) In addition, the POS designation is not considered residential land in the HNA, while the SF designation is. The proposed redesignation therefore supports Salem’s ability to meet its housing needs.

### Map 20
This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*SF to MU*
The SF designation, as implemented by the RA and RS zone, generally allow single-family and middle housing types. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of property to MU on MAP 20 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA. The redesignation applies to a portion of the property,

with the remainder proposed to be concurrently redesignated from COM to MU. These redesignations apply one consistent designation to the property.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 20 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 20 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 21
This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated to POS on MAP 21 are a City-owned park, so the redesignation better aligns with the existing use. In addition, the properties are unlikely to be redeveloped as the City intends to maintain them as a park. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*MF to POS*
The MF designation is intended to promote higher density housing, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 21 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. The redesignation also aligns the Comprehensive Plan Map designation with the existing zoning, which is PA. The POS designation is implemented by the

PA zone, but the MF designation is not. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA

*CSG to POS*
The CSG designation is not considered residential land in the HNA, so redesignating properties from CSG to another non-employment designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 21 proposed to be redesignated to POS is State-owned property that includes a detention basin, so the redesignation better aligns with the existing use. The triangle-shaped property also abuts Interstate 5 and is unlikely to be developed into a different use. Therefore, the proposed redesignation does not change the potential of these lands to be provide employment opportunities in Salem. The redesignation also aligns the Comprehensive Plan Map designation with the existing zoning, which is PA. The POS designation is implemented by the PA zone, but the CSG designation is not.

## Map 22
This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*SF to MF*
The SF designation, as implemented by the RS zone, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties on MAP 22 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*IND to MF*
The IND designation, as implemented by the IG zone on the property in MAP 22, allows very limited single-family uses but prohibits middle housing and multifamily housing. On the other hand, the MF designation, as implemented by multifamily zones, allows single family housing, middle housing, and multifamily housing. The proposed redesignation of the property on MAP 22 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

## Map 23
*MF to SF*
The properties proposed to be redesignated from MF to SF on MAP 23 are zoned Duplex Residential (RD), which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing

additionally allowed). The properties are also developed, so the redesignation does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CSE to SF*
The CSE designation is not considered residential land in the HNA. On the other hand, the RS zone, which implements the SF designation, allows single family and middle housing. The properties proposed for redesignation from CSE to SF on MAP 23 therefore increases the amount of land that can accommodate housing in Salem, including middle housing.

### Map 24

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 24. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 24 are already developed with single-family homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF on MAP 24 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

### Map 25

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 25 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 26

This includes proposed changes to the generalized land use Maps in the NESCA-Lansing Neighborhood Plan and ELNA Neighborhood Plan.

*SF to MU*
The SF designation, as implemented by the RS zone on the property on MAP 26, allows single-family and middle housing. The MU designation, as implemented by the NH zone on the

properties proposed for redesignation to MU on MAP 26, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to accommodate housing.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allow middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 26 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 26 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 27

*SF to CSE*
The SF designation is intended for residential areas, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The property proposed to be redesignated to CSE on MAP 27 is part of a public school campus, so changing the designation to CSE better aligns with the existing use. The property is owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 28

This includes proposed changes to the generalized land use Maps in the NESCA-Lansing Neighborhood Plan and ELNA Neighborhood Plan.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 28 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 28 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

## Map 29
This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*SF to MF*
The SF designation, as implemented by the RS zone, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties on MAP 29 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*COM to MF*
The COM designation is intended to provide a variety of commercial uses. However, the properties proposed to be redesignated to MF on MAP 29 are developed with housing, including multifamily housing. The proposed designation of MF therefore better aligns with the existing use. In addition, the redesignation aligns with the existing zoning, which is Multiple Family Residential-II (RM-II). The RM-II zone implements the MF designation but not the COM designation. In addition, the properties are not considered buildable in Salem's buildable lands inventories. If they were redeveloped in the future, multifamily housing would continue to be allowed outright in the RM-II zone, as opposed to through a conditional use permit, which is required by most commercial zones that implement the COM designation. Therefore, the proposed redesignation of the properties supports Salem's ability to meet its housing needs.

## Map 30
This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 30. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 30 are already developed with single-family and manufactured homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-

family detached housing in the HNA, so redesignating the properties to SF on MAP 30 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

*CSE to SF*
The CSE designation is not considered residential land in the HNA, so changing it to a residential designation, SF, does not decrease Salem's ability to accommodate future housing needs. The property proposed to be redesignated to SF on MAP 30 is zoned RA and proposed to be rezoned to RS, which is implemented by the SF designation, not the CSE designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the proposed zoning.

### Map 31
This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 31 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 32
This includes proposed changes to the generalized land use Maps in the NESCA-Lansing Neighborhood Plan and ELNA Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 32 are City-owned parks, so the redesignation better aligns with the existing use. In addition, the properties are unlikely to be redeveloped as the City intends to maintain the properties as parks. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*MF to POS*
The MF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from MF to POS on MAP 32 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 33

This includes proposed changes to the generalized land use Map in the ELNA Neighborhood Plan.

*DR to MU*
The DR designation, as implemented by the RS and RA zones, allows single-family and middle housing. The MU designation, as implemented by the NH zone on the properties proposed for redesignation to MU on MAP 33, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from DR to MU thus does not reduce the lands' capacity to accommodate housing.

*SF to MU*
The SF designation, as implemented by the RS zone on the properties on MAP 33, allows single-family and middle housing. The MU designation, as implemented by the NH zone on the properties proposed for redesignation to MU on MAP 33, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to accommodate housing.

## Map 34

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties to MU on MAP 34 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 34 therefore reduces barriers to developing multifamily housing, a

projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IND to MU*
The IND designation, as implemented by industrial zones, prohibits middle housing and multifamily housing. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of the property from IND to MU on MAP 34 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

### Map 35
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*CSE to CSG*
The CSE designation is not considered residential land in the HNA, so redesignating properties from CSE to another non-residential designation, CSG, does not decrease Salem's ability to accommodate future housing needs. The property on MAP 35 proposed to be redesignated to CSG is owned by the school district and includes a public school and the school district's facilities department. The existing is PS, which allows both uses. The PS zone implements the CSG designation but not the CSE designation. The proposed redesignation to CSG therefore aligns the Comprehensive Plan Map designation with the existing zoning.

### Map 36
*IC to POS*
The IC designation is not considered residential land in the HNA, and the designation is intended to promote a flexible range of retail, office, light industrial, and warehousing activities, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to POS on MAP 36, however, is owned by the City of Salem as open space, as it is located entirely within the 100-year floodplain, and it is unlikely to be developed. Redesignating the property to POS does not decrease the amount of buildable land for residential uses. The redesignation also better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

### Map 37
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*IND to IC*
The IND designation, as implemented by industrial zones, allows only very limited residential uses. On the other hand, the IC designation, as implemented by the IC zone, allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. Therefore, the proposed redesignation of properties on MAP 37 from IND to IC expands opportunities for housing on these properties, particularly middle and

multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

### Map 38

This includes proposed changes to the generalized land use Map in the NESCA-Lansing Neighborhood Plan.

*MF to SF*

The properties proposed to be redesignated from MF to SF on MAP 38 are zoned Duplex Residential (RD), which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). The properties are also developed, so the redesignation does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 39

This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and NESCA-Lansing Neighborhood Plan.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 39 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IC to MU*

The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from IC to MU on MAP 39 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*CSH to MU*

The CSH designation, as implemented by the PH zone, allows only limited residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows three, four, and

multiple family uses, as well as townhouses. As a result of the proposed redesignation of properties on MAP 39 from CSH to MU, multifamily housing is allowed outright on the properties. This helps meet Salem's housing needs by increasing the amount of land available for multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed zone change helps address that deficit.

*SF to MU*
The SF designation, as implemented by the RS zone on the property on MAP 39, allows single-family and middle housing. The MU designation, as implemented by the NH zone on the properties proposed for redesignation from SF to MU on MAP 39, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to accommodate housing.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties on Market Street NE on MAP 39 from MF to MU therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA. The properties on Lansing Avenue NE proposed for redesignation from MF to MU are developed and are not considered buildable in the HNA. Therefore, while the NH zone that implements the MU designation on these properties does not allow multifamily housing, the redesignation does not decrease the amount of buildable land for housing.

### Map 40
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated to POS on MAP 40 are City-owned parks, so the redesignation better aligns with the existing use. In addition, the properties are unlikely to be redeveloped as the City intends to maintain the properties as parks. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CSH to POS*
The CSH designation is not considered residential land in the HNA, so redesignating properties from CSG to another non-residential designation, POS, does not decrease Salem's ability to accommodate future housing needs. In addition, the Public and Private Health Services (PH)

zone that implements the CSH designation prohibits virtually all residential uses. The property on MAP 40 proposed to be redesignated to POS is an undeveloped park owned by the City, so the redesignation better aligns with the existing use. The City specifically purchased the property to develop it as a park. Therefore, the proposed redesignation does not decrease the amount of land for residential uses and does not change the potential of these lands to be provide housing opportunities in Salem.

### Map 41

This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and Grant Neighborhood Plan.

*MF to COM*

The property proposed for redesignation from MF to COM on MAP 41 is part of an existing automotive shop that extends to the properties to the east, which are designated COM. The COM designation better aligns with the existing use. Also, while the existing MF designation allows for multifamily housing, the property is considered developed in the HNA, so the proposed redesignation does not decrease the amount of buildable land for residential uses.

*CSC to COM*

The property proposed for redesignation from CSC to COM on MAP 41 is currently zoned CO, so the redesignation aligns the Comprehensive Plan Map designation with the existing zoning. The CSC designation is also intended for cemeteries, and the property is not a cemetery. In addition, the CSC designation is not considered residential land in the HNA, so the proposed redesignation does not decrease the amount of buildable land for residential uses. In addition, the CSC designation, as implemented by the PC zone prohibits nearly all residential uses. On the other hand, the COM designation, as implemented by the CO property on this property, allows multifamily housing. The proposed redesignation therefore increases the amount of land available in the future for multifamily housing, a projected need identified in the HNA.

### Map 42

This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan, Grant Neighborhood Plan, and CANDO Neighborhood Plan.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 42 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 42 therefore reduces barriers to developing multifamily housing, a

projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 43

This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and Grant Neighborhood Plan.

*SF to CSE*

The SF designation is intended for residential areas, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The properties proposed to be redesignated to CSE on MAP 43 are part of a public school and school field, so changing the designation to CSE better aligns with the existing uses. The properties are also owned by the school district, so they are unlikely to be redeveloped into a different use. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*MF to CSE*

The MF designation is intended to promote medium- and high-density housing, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The properties proposed to be redesignated from MF to CSE on MAP 43 are part of a school facility (former pool facility) and school sports facility, so changing the designation to CSE better aligns with the existing uses. The properties are also owned by the school district, so they are unlikely to be redeveloped into a different use. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA. Furthermore, part of one of the properties on D Street NE is zoned PE, so the proposed redesignation aligns the Comprehensive Plan Map designation with the existing zoning.

### Map 44

This includes proposed changes to the generalized land use Maps in the NEN-SESNA Neighborhood Plan and Grant Neighborhood Plan.

*MF to SF*

Most of the properties proposed to be redesignated from MF to SF on MAP 44 are zoned Duplex Residential (RD), which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). The properties proposed to be redesignated from MF to SF on East

Avenue NE, Garnet Street NE, 5th Street NE, and Market Street NE are all either zoned RS or split-zoned RS and RM-II. (The RM-II portions are proposed to be concurrently rezoned to RS.) The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. In addition, all of the properties proposed to be redesignated from MF to SF on MAP 44 are developed, so the redesignation does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Furthermore, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*COM to SF*

The properties proposed to be redesignated from COM to SF on MAP 44 are zoned RS and developed with housing. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning and existing use. In addition, because the properties are developed, their redesignation does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Furthermore, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 45

This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from SF to POS on MAP 45 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*COM to POS*

The property proposed to be redesignated from COM to POS on MAP 45 is owned by the City of Salem and is developed with the City's senior center, Center 50+. The property is not considered buildable residential land in the HNA, and the property is unlikely to be redeveloped into another use, as the City intends to maintain it as a senior center. The proposed redesignation therefore does not effectively change the potential of this property to provide housing opportunities in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA.

These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CSE to POS*
The CSE designation is not considered residential land in the HNA, so changing it to another non-residential designation, POS, does not decrease Salem's ability to accommodate future employment needs. The property on MAP 45 proposed to be redesignated from CSE to POS is part of a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. Therefore, the proposed redesignation does not decrease the amount of land for commercial uses and does not change the potential of these lands to be provide employment opportunities in Salem.

### Map 46
This includes proposed changes to the generalized land use Maps in the Highland Neighborhood Plan and Grant Neighborhood Plan.

*SF to MU*
The SF designation, as implemented by the RS zone on the property on MAP 45, allows single-family and middle housing. The MU designation, as implemented by the NH zone on the properties proposed for redesignation from SF to MU on MAP 45, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to accommodate housing. The MU redesignation, as proposed on the property on Shipping Street NE, is proposed to be implemented by a mixed-use zone. That zone, MU-II, also allows multifamily housing, so the redesignation helps address the projected deficit of land for multifamily housing identified in the HNA.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allow middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 45 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 46 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IC to MU*
The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of

properties from IC to MU on MAP 46 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 47

This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*SF to MU*

The SF designation is intended for lower-density residential areas, and the RS and RA zones that implement the SF designation prohibit multifamily housing (except cottage clusters). On the other hand, the MU designation, as implemented by mixed-use zones, allows multifamily housing. The proposed redesignation of properties on MAP 47 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA. The redesignation applies to a portion of the property on Pine Street NE at Broadway Street NE, with the remainder proposed to be concurrently redesignated from COM to MU. These redesignations apply one consistent designation to the property.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 47 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 47 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IC to MU*

The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from IC to MU on MAP 47 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 48

This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*SF to MF*
The properties proposed to be redesignated from SF to MF on MAP 48 are developed with multifamily housing and are completely or partially zoned RM-II. (The portion of the split-zoned property that is zoned RS is concurrently being rezoned to RM-II.) The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing and proposed zoning as well as the existing use. If the properties were to redevelop in the future, the MF designation, as implemented by the RM-II zone, continues to allow multifamily housing, which is a projected need identified in the HNA. The SF designation, as implemented by the RA and RS zones, prohibits multifamily housing (except cottage clusters.)

## Map 49
This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*MF to SF*
The property proposed to be redesignated from MF to SF on MAP 49 is developed with housing and is zoned RS. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is considered developed in the HNA, so redesignating it to SF does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Furthermore, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 50
This includes proposed changes to the generalized land use Map in the Highland Neighborhood Plan.

*ROM to IC*
The ROM designation is included in the HNA as land that allows residential development, but the properties proposed for redesignation to IC on MAP 50 are not considered buildable residential land. Redesignating the properties to IC therefore does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. The IC designation, as implemented by the IC zone, is not considered residential land, but multifamily housing is allowed through a conditional use permit. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 51
This includes proposed changes to the generalized land use Maps in the Highland Neighborhood Plan and Grant Neighborhood Plan.

*ROM to IND*
The ROM designation is included in the HNA as land that allows residential development, but the properties proposed for redesignation to IND on MAP 51 are not considered buildable

residential land. Redesignating the properties to IND therefore does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 52

This includes proposed changes to the generalized land use Maps in the Grant Neighborhood Plan and CANDO Neighborhood Plan.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 52 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 52 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IC to MU*

The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from IC to MU on MAP 52 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IND to MU*

The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a range of residential uses in addition to allowing middle housing and multifamily housing outright. The proposed redesignation of property from IND to MU on MAP 52 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

*CB to MU*

The CB designation, as implemented by the CB zone, allows multifamily housing outright. The MU designation, as implemented by mixed-use zones, also allows multifamily housing outright.

The proposed redesignation of properties from CB to MU on MAP 52 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

### Map 53

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*CB to MF*

The properties proposed to be redesignated from CB to MF on MAP 53 are developed with housing, including multifamily housing, and they are currently zoned RM-II. The redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning and uses. The MF designation, implemented by the RM-II zone, allows multifamily outright similar to the CB zone that implements the CB designation, so if the properties are redeveloped, they can continue to accommodate multifamily housing, a projected need identified in the HNA.

### Map 54

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*ROM to CB*

The ROM and CB designations are both implemented by the CB zone, which allows multifamily housing outright. As identified in the HNA, there is a projected deficit of land for multifamily housing in Salem. The proposed redesignation of properties from ROM to CB on MAP 54 therefore maintains the amount of land available for multifamily housing in the future.

*IND to CB*

The property proposed to be redesignated from IND to CB on MAP 54 is zoned CB, which implemented by the CB designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is also less than 650 square feet and is unlikely to be developed separately from the adjacent property to the east, which is also zoned CB and designated CB. The CB designation, as implemented by the CB zone, allows multifamily outright, so if the property were to develop with the adjacent property, multifamily housing can be accommodated. (The IND designation, as implemented by industrial zones, prohibits most residential uses.) As identified in the HNA, there is a projected deficit of land for multifamily housing in Salem.

### Map 55

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*CB to POS*

The property proposed to be redesignated from CB to POS on MAP 55 is a City-owned park, and it is currently zoned PA, which implements the POS designation but not the CB designation. The proposed redesignation to POS therefore better aligns the Comprehensive Plan Map designation with the existing zoning and existing use. In addition, the City intends to maintain the property as a park, so it is unlikely to be developed into a different use. The property is also not considered

buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for multifamily housing, a projected need identified in the HNA. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*ROM to POS*
The properties proposed to be redesignated from ROM to POS on MAP 55 are comprised of City-owned parks. The proposed redesignation to POS therefore better aligns with the existing uses, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The City intends to maintain the property along Willamette River – Riverfront Park – as a park, so it is unlikely to be developed into a different use. The properties along Mill Creek are a park that is classified as a natural area, and the City intends to maintain it as undeveloped land with limited trails and passive recreation. The properties are also not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for multifamily housing, a projected need identified in the HNA. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 56
This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*MF to POS*
The property proposed to be redesignated from MF to POS on MAP 56 is along a creek and is owned by the City of Salem. The City does not intend to develop the property, and it is not considered buildable in the HNA, so the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*COM to POS*
The property proposed to be redesignated from COM to POS on MAP 56 is along Shelton Ditch and is owned by the City of Salem. The City does not intend to develop the property, and it is not considered buildable in the HNA, so the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*CB to POS*
The properties proposed to be redesignated from CB to POS on MAP 56 is part of Pringle Creek Trail and land along Shelton Ditch and is owned by the City of Salem. The City does not intend to develop the properties, and they are not considered buildable in the HNA, so the proposed

redesignation does not decrease the amount of buildable land for residential uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*ROM to POS*
The properties proposed to be redesignated from ROM to POS on MAP 56 is along the Willamette Slough and owned by the City of Salem. The properties are vacant, but the City intends to either develop a proposed trail along the slough or leave the properties as undeveloped open space due to site and other constraints. The proposed redesignation to POS better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The properties are also not considered buildable in the HNA, and they are largely constrained. The proposed redesignation therefore does not decrease the amount of buildable land for multifamily housing, a projected need identified in the HNA. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CSH to POS*
The properties proposed to be redesignated from CSH to POS on MAP 56 is part of Pringle Park and is owned by the City of Salem. The City intends to maintain the properties as part of Pringle Park, and the properties are not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

*CSE to POS*
The properties proposed to be redesignated from CSE to POS on MAP 56 is part of Pringle Park and is owned by the City of Salem. The City intends to maintain the properties as part of Pringle Park, and the properties are not considered buildable in the EOA, so the proposed redesignation does not decrease the amount of buildable land for employment uses in Salem. The proposed redesignation to POS also better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites.

### Map 57

*MF to COM*
The properties proposed to be redesignated from MF to COM on MAP 57 are not considered buildable land. One property is developed with a commercial use, and the other is a narrow piece of land along Pringle Creek. The proposed redesignation therefore does not decrease the amount of land available for residential uses in the Salem. The properties are also zoned Commercial Office (CO) and General Commercial (CG), both of which are implemented by the COM designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CB to COM*
The properties proposed to be redesignated from CB to COM on MAP 57 are zoned CO, which implements the COM designation but not the CB designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are also developed and are not considered buildable land. The proposed redesignation therefore does not decrease the amount of land available for residential uses in the Salem. If the properties were to redevelop in the future, the COM designation, as implemented by the CO zone, allows multifamily housing outright, so multifamily housing could be accommodated on the properties.

## Map 58

*MF to SF*
The property proposed to be redesignated from MF to SF on MAP 58 is developed with a church and is zoned RS, which implements the SF designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. It also resolves the split designation on the property and applies one consistent designation. In addition, the property is considered developed in the HNA, so redesignating it to SF does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Furthermore, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CB to SF*
The properties proposed to be redesignated from CB to SF on MAP 58 are developed with a church and are considered developed in the EOA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. The properties are also zoned RS, which implements the SF designation but not the CB designation. The proposed redesignation thus aligns the Comprehensive Plan Map designation with the current zoning. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 59

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*COM to CSH*
The COM designation is intended to provide a variety of office, retail, service, recreation, and entertainment uses, as described in the updated Salem Area Comprehensive Plan. The properties proposed to be redesignated from COM to CSH on MAP 59, however, are owned by Salem Health and are developed as part of a hospital campus, which is largely designated CSH. The CSH designation is intended for health services, which better aligns with the existing use. Also, the COM designation is not considered residential land in the HNA, so redesignating the

properties to CSH does not decrease the amount of buildable land available for multifamily housing, a projected need identified in the HNA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CB to CSH*
The CB designation is intended to promote a pedestrian-friendly center of business, commerce, entertainment, and cultural amenities in downtown that serves Salem and the region, as described in the updated Salem Area Comprehensive Plan. The properties proposed to be redesignated from COM to CSH on MAP 59, however, are owned by Salem Health and are developed as part of a hospital campus, which is largely designated CSH. The CSH designation is intended for health services, which better aligns with the existing use. Also, the properties are not considered buildable, so redesignating them to CSH does not decrease the amount of buildable land available for multifamily housing, a projected need identified in the HNA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CSE to CSH*
The CSE designation is not considered residential land in the HNA, so redesignating properties from CSE to another non-residential designation, CSH, does not decrease Salem's ability to accommodate future housing needs. The properties proposed to be redesignated from CSE to CSH on MAP 59 are owned by Salem Health and are developed as part of a hospital campus, which is largely designated CSH. The CSH designation is intended for health services, which better aligns with the existing use. The properties are also not considered buildable in the EOA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 60
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*SF to MF*
The properties proposed to be redesignated from SF to MF on MAP 60 are developed with housing, including multifamily housing, and they are zoned RM-II. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. If the properties were to redevelop in the future, the MF designation, as implemented by the RM-II zone, allows multifamily housing, which is a projected need identified in the HNA. The SF designation, as implemented by the RA and RS zones, prohibits multifamily housing (except cottage clusters.)

*IC to MF*
The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MF designation, as implemented by multifamily zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from IC to MF on MAP 60 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IND to MF*
The IND designation, as implemented by the IG zone on the property in MAP 60, allows very limited single-family uses but prohibits middle housing and multifamily housing. On the other hand, the MF designation, as implemented by multifamily zones, allows single family housing, middle housing, and multifamily housing. The proposed redesignation of the property on MAP 60 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

### Map 61
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*IND to IC*
The IND designation, as implemented by industrial zones, allows only very limited residential uses. On the other hand, the IC designation, as implemented by the IC zone, allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. Therefore, the proposed redesignation of properties on MAP 61 from IND to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

### Map 62
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated to POS on MAP 62 are City-owned parks, so the redesignation better aligns with the existing use. In addition, the properties are unlikely to be redeveloped as the City intends to maintain the properties as parks, and the properties are not considered buildable in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem.

*MF to POS*
The properties proposed to be redesignated from MF to POS on MAP 62 are City-owned parks, so the redesignation better aligns with the existing use. The City also intends to maintain the properties as parks. The properties are not considered buildable in the HNA, so the proposed

redesignation does not decrease the amount of buildable land for residential uses in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CSE to POS*
The property proposed to be redesignated from CSE to POS on MAP 62 is a City-owned park, so the redesignation better aligns with the existing use. The property is unlikely to be redeveloped as the City intends to maintain the property as a park. In addition, the property is not considered buildable in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem.

### Map 63
This includes proposed changes to the generalized land use Map in the NEN-SESNA Neighborhood Plan.

*MF to SF*
The properties proposed to be redesignated from MF to SF north of Mission Street SE on MAP 63 are largely zoned Duplex Residential (RD), which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). The proposed redesignation therefore does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. The properties proposed to be redesignated from MF to SF south of Mission Street SE – and a few north of Mission Street SE – on MAP 63 are zoned RM-II, and all but one property is developed with housing. The proposed redesignation therefore does not decrease the amount of buildable land available for multifamily housing. (The one vacant property is less than 6,000 square feet, so the only housing type that is allowed under the current RM-II zoning is a single-family use. If redesignated to SF and rezoned concurrently to RS as proposed, the property could be developed with at least two family housing, given the City's implementation of HB 2001. The proposed redesignation therefore allows more housing on this small lot.) Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*COM to SF*
The properties proposed for redesignation from COM to SF on MAP 63 are owned by the State of Oregon. While they are vacant, they are odd-shaped properties and are not considered buildable in the HNA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need

identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 64

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 64. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 64 are already developed with housing, largely single-family homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF on MAP 64 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

### Map 65

*DR to MF*

The DR designation, as implemented by the RA and RS zones, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties on MAP 65 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*IND to MF*

The IND designation, as implemented by the IG zone on the property in MAP 65, allows very limited single-family uses but prohibits middle housing and multifamily housing. On the other hand, the MF designation, as implemented by multifamily zones, allows single family housing, middle housing, and multifamily housing. The proposed redesignation of properties on MAP 65 from IND to MF therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

### Map 66

*No changes proposed*

### Map 67

*DR to CSE*

The DR designation applies to urbanizable lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The property proposed to be redesignated to CSE on MAP 67 is a public school, so the CSE designation better aligns with the existing use. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use. It is also not considered buildable land in the HNA. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities

in Salem. In addition, the HNA determined that there is a projected surplus of land designated SF and DR, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 68

*MF to POS*

The property proposed to be redesignated from MF to POS on MAP 68 is a City-owned park, so the POS designation better aligns with the existing use. The City also intends to maintain the property as a park, so it is unlikely to be redeveloped into a different use. The proposed redesignation therefore does not effectively decrease the amount of land available for residential uses in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 69

*MF to SF*

The property proposed to be redesignated from MF to SF on MAP 69 is zoned RS, which implements the SF designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is also developed with a single-family home and is not considered buildable land in the HNA, so proposed redesignation therefore does not decrease the amount of buildable land available for multifamily housing. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 70

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 70 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*IND to MU*

The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allow a range of residential uses in addition to allowing middle housing and multifamily housing outright. The proposed redesignation of the property from IND to MU on MAP 70 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

## Map 71

*IC to COM*

The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. The COM designation, as implemented by the commercial zones, generally allow multiple family housing as conditional uses or outright permitted uses. As a result of the proposed redesignation of a property from IC to COM on MAP 71, multifamily housing will be allowed. The proposed change therefore maintains the amount of land on which multifamily housing can be developed. The HNA determined that Salem has a projected deficit of land for multifamily housing.

## Map 72

*IND to POS*

The IND designation is not considered residential land in the HNA, and the designation is intended for industrial uses. The properties proposed to be redesignated to POS on MAP 72 are owned by the City of Salem as open space, as they are conservation lots created through a subdivision. The redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The properties also will not be developed. Therefore, redesignating the properties to POS does not decrease the amount of buildable land for housing.

## Map 73

*EC to POS*

The EC designation is not considered residential land in the HNA, and it is intended for major employment areas that support a mix of industrial and employment uses, as described in the updated Salem Area Comprehensive Plan. The properties redesignated to POS on MAP 73, however, are owned by the City of Salem as open space in the Mill Creek Corporate Center, as they serve as wetland mitigation, passive recreation, and stormwater management. The redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The properties also will not be developed. Therefore, redesignating the properties to POS does not decrease the amount of buildable land for housing.

## Map 74

*CSE to CSG*

The CSE designation is not considered residential land in the HNA, so redesignating properties from CSE to another non-residential designation, CSG, does not decrease Salem's ability to accommodate future housing needs. The property on MAP 74 proposed to be redesignated to CSG is owned by the State of Oregon, and the CSG designation, as proposed to be implemented by the PS zone on this property, allows a variety of civic service, social service, health service, and educational service use. The PE zone, which implements the CSE designation, and the PS zone both prohibit nearly all housing types. The proposed redesignation therefore does not decrease the amount of buildable land for housing in Salem.

## Map 75

*CSG to IND*

The property proposed to be redesignated from CSG to IND on MAP 75 is zoned IG. The IG zone implements the ING designation but not the CSG designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. Also, the CSG designation is not considered residential land in the HNA, so redesignating property to another non-residential designation, IND, does not decrease the amount of buildable land for housing in Salem. In addition, the zones that implement both the CSG and IND designations prohibit most housing types.

## Map 76

*IND to COM*

The properties proposed to be redesignated from IND to COM on MAP 76 are zoned CG and CR, which implement the COM designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. Also, the IND designation, as implemented by the industrial zones, prohibits most residential uses. On the other hand, the COM designation, as implemented by the commercial zones, generally allow multiple family housing as conditional uses or outright permitted uses. As a result of the proposed redesignation of properties from IND to COM on MAP 76, multifamily housing will continue to be allowed through the commercial zones that implement the COM designation. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

## Map 77

*IND to MF*

The properties proposed to be redesignated from IND to MF in MAP 77 are zoned RM-II, which implements the MF designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are developed with manufactured home parks, so the proposed MF designation better aligns with the existing use. Also, the properties are not considered buildable land in the HNA, so the proposed redesignation does not impact the amount of land available for housing. Generally, the RM-II zone that implements the MF designation on these properties does allow multifamily housing outright, while the industrial zones that implement the IND designation prohibits multifamily housing.

## Map 78

*CSA to IND*

The properties proposed to be redesignated from CSA to IND on MAP 78 are zoned IP, which implements the IND designation but not the CSA designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. In addition, the CSA designation is not considered residential land, and the properties are not considered buildable residential land in the HNA. Redesignating the properties to IND, another non-residential designation, therefore, does not impact the amount of buildable land available for

housing in Salem. Also, the zones that implement the IND and CSA designations prohibit multifamily housing, which is a projected need in the HNA.

## Map 79

*IND to DR*

The properties proposed to be redesignated from IND to DR on MAP 79 are zoned RA, which implements the DR designation but not the IND designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are also developed with housing, so the DR designation better aligns with the existing uses. In addition, the properties are not considered buildable land in the HNA, so redesignating them to DR does not impact the amount of buildable land available for housing. Generally, the industrial zones that implement the IND designation prohibits most housing types, including middle housing and multifamily housing. The RA zone prohibits multifamily housing (except cottage clusters) but allows middle housing.

## Map 80

*POS to CSA*

The POS designation is not considered residential land in the HNA, so redesignating properties from POS to another non-residential designation, CSA, does not decrease Salem's ability to accommodate future housing needs. The property proposed to be redesignated from POS to CSA on MAP 80 is also not considered buildable land in the HNA, so the proposed redesignation does not impact Salem's ability to meet housing needs. The property, which is owned by the City of Salem, is also part of the airport, so the CSA designation better aligns with the airport.

## Map 81

*DR to IC*

The DR designation, as implemented by the RA and RS zones, allows single family and middle housing uses but prohibits multifamily uses. On the other hand, the IC designation, as implemented by the IC zone, allows multiple family development through a conditional use permit in addition to other housing types. While the IC zone is not considered residential land in the HNA, multifamily housing is allowed in that zone and thus could be developed on these properties. The proposed redesignating of properties from DR to IC on MAP 81 thus increases the amount of land in Salem available for multifamily development, a projected need identified in the HNA.

*IND to IC*

The IND designation, as implemented by industrial zones, allows only very limited residential uses. On the other hand, the IC designation, as implemented by the IC zone, allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. Therefore, the proposed redesignation of properties on MAP 81 from IND to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

## Map 82

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to COM*

The DR designation, as implemented by the RA and RS zones, allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The COM designation, as implemented by commercial zones, generally allows multiple family housing as a conditional use or outright permitted use. As a result of the proposed redesignation of a property from DR to COM on MAP 82, multifamily housing will be allowed where it has largely been prohibited. This helps meet Salem's housing needs by increasing the amount of land on which multifamily housing can be developed. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

*IND to COM*

The IND designation, as implemented by the industrial zones, prohibits most residential uses. On the other hand, the COM designation, as implemented by the commercial zones, generally allow multiple family housing as conditional uses or outright permitted uses. As a result of the proposed redesignation of properties from IND to COM on MAP 82, multifamily housing will to be allowed through the commercial zones that implement the COM designation. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

## Map 83

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 83. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 83 are already developed with housing, largely single-family homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF on MAP 83 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

*MF to SF*

The properties proposed to be redesignated from MF to SF on MAP 83 are zoned RD, which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). The

properties are also largely developed, so the redesignation does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 84

*DR to MF*

The DR designation, as implemented by the RA and RS zones, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties on MAP 84 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

### Map 85

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 85. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the vast majority of the properties in MAP 85 are already developed with housing, largely single-family homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF on MAP 85 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

### Map 86

*DR to CSE*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The properties proposed to be redesignated to CSE on MAP 86 are developed with a public school, so changing the designation to CSE better aligns with the existing use. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not effectively change the potential of these lands to be provide housing opportunities in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 87

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to POS*
The DR designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 87 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. Therefore, the proposed redesignation does not effectively decrease the amount of buildable land for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated to POS on MAP 87 is a City-owned park, so the redesignation better aligns with the existing use. In addition, the property is unlikely to be redeveloped as the City intends to maintain the property as a park. It is also not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*MF to POS*
The properties proposed to be redesignated from MF to POS on MAP 87 is a City-owned park, so the POS designation better aligns with the existing use. The City also intends to maintain the properties as a park, so they are unlikely to be redeveloped into a different use. The proposed redesignation therefore does not effectively decrease the amount of land available for residential uses in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 88
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to MU*
The DR designation, as implemented by the RS and RA zones, allows single-family and middle housing. On the other hand, the MU designation, as implemented by mixed-use zones, allow middle housing and multifamily housing. The proposed redesignation of property from DR to MU on MAP 88 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

*SF to MU*
The SF designation, as implemented by the RA zone on the Barnes Avenue SE property on MAP 88, allows single-family and middle housing. The MU designation, as implemented by the NH zone on that property, allows small-scale shops and services in addition to single-family and

middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to accommodate housing.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 88 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The property proposed to be redesignated from COM to MU on MAP 88 is zoned Neighborhood Commercial (CN), which only allows one dwelling unit for each business use on a lot. On the other hand, the MU designation, as implemented by the MU-III zone in this location, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU therefore increases the amount of land where multifamily housing is allowed outright. The HNA determined that there is a projected need for more land to accommodate multifamily housing.

### Map 89
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to MF*
The DR designation, as implemented by the RA and RS zones, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties on MAP 89 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

### Map 90
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*DR to IC*
The DR designation, as implemented by the RA and RS zones, allows single family and middle housing uses but prohibits multifamily uses. On the other hand, the IC designation, as implemented by the IC zone, allows multiple family development through a conditional use permit in addition to other housing types. While the IC zone is not considered residential land in the HNA, multifamily housing is allowed in that zone and thus could be developed on these properties. The proposed redesignating of properties from DR to IC on MAP 90 thus increases the amount of land in Salem available for multifamily development, a projected need identified in the HNA.

*IND to IC*
The IND designation, as implemented by industrial zones, allows only very limited residential uses. On the other hand, the IC designation, as implemented by the IC zone, allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. Therefore, the proposed redesignation of properties on MAP 90 from IND to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

### Map 91
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*IND to POS*
The IND designation is intended for industrial activities such as manufacturing, distribution, and warehousing, as described in the updated Salem Area Comprehensive Plan, and it is not considered residential land in the HNA. The properties proposed to be redesignated to POS on MAP 91, however, are owned by the City of Salem as open space, as they are wetlands mitigation for Fairview Industrial Park. The POS designation therefore better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The City does not intend to develop the properties. Therefore, redesignating the properties to POS does not effectively decrease the amount of buildable land for housing.

### Map 92
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*IND to IC*
The IND designation, as implemented by industrial zones, allows only very limited residential uses. On the other hand, the IC designation, as implemented by the IC zone, allows three and four family development as special uses and single family, duplex, and multiple family development as conditional uses. Therefore, the proposed redesignation of properties on MAP 92 from IND to IC expands opportunities for housing on these properties, particularly middle and multifamily housing. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

### Map 93
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 93 include a City-owned parks and City-owned wetlands, so the POS designation better aligns with the existing use. The City intends to maintain the properties as a park and open space. Therefore,

the proposed redesignation does not decrease the amount of land for residential uses and does not change the potential of these lands to be provide housing opportunities in Salem.

*IND to POS*
The IND designation is intended for industrial activities such as manufacturing, distribution, and warehousing, as described in the updated Salem Area Comprehensive Plan. The property proposed to be redesignated to POS on MAP 93, however, is owned by the City of Salem and is part of Fairview Park. The POS designation therefore better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The City intends to maintain the property as part of the park. Therefore, redesignating the properties to POS does not effectively decrease the amount of buildable land for housing.

### Map 94
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*CSG to CSE*
The CSG designation is not considered residential land in the HNA, so redesignating properties to another non-residential designation, CSE, does not decrease Salem's ability to accommodate future housing needs. The property proposed to be redesignated from CSG to CSE on MAP 94 is a public school, so changing the designation to CSE better aligns with the existing use. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use. The proposed redesignation thus does not change the potential of these lands to be provide housing opportunities in Salem.

### Map 95
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*MF to SF*
The properties proposed to be redesignated from MF to SF on MAP 95 are developed with two family uses. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. If the properties were to be redesignated are redeveloped, two family uses will continue to be allowed (along with other middle housing). In addition, the properties are not considered buildable land in the HNA, so the redesignation to SF does not decrease the amount of land available for multifamily housing.

### Map 96
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MU*
The SF designation, as implemented by the RS zone on the properties on MAP 96, allows single-family and middle housing. The MU designation, as implemented by the NH zone on that property, allows small-scale shops and services in addition to single-family and middle housing.

The proposed redesignation from SF to MU thus does not reduce the lands' capacity to continue accommodating housing. The properties proposed for redesignation are currently developed with housing.

*MF to MU*
The MF designation, as implemented by the RM-II zone on the properties on MAP 96, allows middle housing and multifamily housing. The MU designation, as implemented by the NH zone on that property, allows small-scale shops and services in addition to single-family and middle housing. While multifamily housing (except cottage clusters) is not allowed in the NH zone, the properties proposed for redesignation are currently developed with housing and are not considered buildable residential land in the HNA. The properties, which are roughly 7,000 square feet, can continue to accommodate middle housing as a result of the proposed redesignation. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 97
This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MF*
The SF designation, as implemented by the RS zone on the property on MAP 97, allows single-family and middle housing but prohibits multifamily housing (except cottage clusters). The MF designation, as implemented by multifamily zones, allows middle housing and multifamily housing. The proposed redesignation from SF to MF therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*COM to MF*
The COM designation is intended to provide a variety of commercial uses. However, the property proposed to be redesignated to MF on MAP 97 is developed with multifamily housing. The proposed designation of MF therefore better aligns with the existing use. In addition, the redesignation aligns with the existing zoning, which is RM-II. The RM-II zone implements the MF designation but not the COM designation. In addition, the property is not considered buildable in Salem's buildable lands inventories. Therefore, the proposed redesignation of the properties does not impact the amount of buildable residential land in Salem. (It does support continued use of the property as multifamily housing.)

## Map 98
*SF to CSE*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The property proposed to be redesignated to CSE on MAP 98 is a public school field, so the CSE designation better aligns with the existing use. The property is also owned by the school district,

so it is unlikely to be redeveloped into a different use, and it is not considered buildable land in the HNA. The proposed redesignation thus does not change the potential of these lands to provide housing opportunities in Salem. In addition, the HNA determined that there is a projected surplus of land designated SF and DR, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 99

*SF to MF*

The property proposed to be redesignated from SF to MF on MAP 99 is split-zoned RS and RM-II and is developed with multifamily housing. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning and use. If the properties were to redevelop in the future, the MF designation, as implemented by the RM-II zone, allows multifamily housing, which is a projected need identified in the HNA. The SF designation, as implemented by the RA and RS zones, prohibits multifamily housing (except cottage clusters.)

*COM to MF*

The properties proposed for redesignation from COM to MF on MAP 99 are zoned RM-II and developed with housing. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning and use. If the properties are developed in the future, multifamily housing is allowed outright in the RM-II zone, as opposed to through a conditional use permit, which is required by most commercial zones that implement the COM designation. Therefore, the proposed redesignation of the properties supports Salem's ability to meet its housing needs.

## Map 100

This includes proposed changes to the generalized land use Map in the CANDO Neighborhood Plan.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allow middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 100 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 100 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*ROM to MU*
The property proposed to be redesignated from ROM to MU on MAP 100 is developed with mixed use, and mixed-use development with multifamily housing is allowed outright in the existing zoning. The MU designation, as implemented by mixed-use zones, allows a mix of uses, including multifamily housing. The proposed redesignation to MU on MAP 100 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA

## Map 101

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 101 are parts of two City-owned parks, so the redesignation better aligns with the existing use. In addition, the properties are unlikely to be redeveloped, as the City intends to maintain them as parks. They are also not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*MF to POS*
The property proposed to be redesignated from MF to POS on MAP 101 is part of a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park, so it is unlikely to be redeveloped into a different use. The proposed redesignation therefore does not effectively decrease the amount of land available for residential uses in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*CSG to POS*
The property proposed to be redesignated from CSG to POS on MAP 101 is part of a City-owned park, so the redesignation better aligns with the existing use. The property is unlikely to be redeveloped, as the City intends to maintain it as a park. In addition, the property is not considered buildable in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem.

## Map 102

*SF to CSC*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the CSC designation is intended for cemeteries. The property proposed to be redesignated from SF to CSC on MAP 102 is part of a cemetery, so the CSC designation better aligns with the existing use. The property is also zoned PC, which implements the CSC designation but not the SF designation. The CSC designation therefore aligns with the existing zoning. In addition, the property is not considered buildable residential land in the HNA,

and it is unlikely to be redeveloped into a different use. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem.

## Map 103

*SF to CSG*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the CSG designation is intended for government uses. The property proposed to be redesignated from SF to CSG on MAP 103 is owned by the City of Salem and includes a water reservoir, so the CSG designation better aligns with the existing use. The property is also zoned PS, which implements the CSG designation but not the SF designation. The CSC designation therefore aligns with the existing zoning. The property is not considered buildable residential land in the HNA, and it is unlikely to be redeveloped into housing. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem.

## Map 104

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MU*

The SF designation, as implemented by the RA and RS zones, generally allows single-family housing and middle housing. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of a portion of a property from SF to MU on MAP 104 therefore increases the amount of land available for multifamily housing, a projected need identified in the HNA. The redesignation applies to a portion of the property on Liberty Road S, with the remainder proposed to be concurrently redesignated from COM to MU. These redesignations apply one consistent designation to the property.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allow middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 104 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 104 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

## Map 105

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*MF to SF*

The properties proposed to be redesignated from MF to SF on MAP 105 are zoned RD and RS. The RD zone allows two-family uses and is implemented by the MF designation. The RD properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The property that is currently zoned RS is proposed to remain RS. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). Furthermore, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*COM to SF*

The property proposed to be redesignated from COM to SF on MAP 105 is zoned RS and developed with housing. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning and existing use. In addition, because the property is developed and is not considered buildable land in the EOA, its redesignation does not decrease the amount of buildable land available for multifamily housing, which is a projected need in the HNA. Furthermore, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 106

*COM to MF*

The property proposed to be redesignated from COM to MF on MAP 106 is split-zoned RM-II and CR and developed with multifamily housing. The portion that is proposed to be redesignated to MF is also proposed to be concurrently rezoned to RM-II. That will apply one consistent zoning and Comprehensive Plan Map designation and zoning to the property. In addition, the property is not considered buildable in the EOA or HNA. Therefore, the proposed redesignation of the property does not impact the amount of buildable residential land in Salem. (It does support continued use and redevelopment of the property as multifamily housing.)

## Map 107

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor

recreational uses. The properties proposed to be redesignated from SF to POS on MAP 107 are parts of two City-owned parks, so the redesignation better aligns with the existing use. In addition, the properties are unlikely to be redeveloped, as the City intends to maintain them as parks. They are also not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*MF to POS*
The property proposed to be redesignated from MF to POS on MAP 101 is part of a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park, so it is unlikely to be redeveloped into a different use. The property is also not considered buildable land in the HNA. The proposed redesignation therefore does not decrease the amount of land available for residential uses in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 108

*MF to COM*
The property proposed to be redesignated from MF to COM on MAP 108 is zoned CO, which implements the COM designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is also developed with an office building, so the COM designation better aligns with the existing use. In addition, the property is not considered buildable residential land in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for housing. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 109

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

*SF to MU*
The SF designation, as implemented by the RA and RS zone, generally allows single-family and middle housing types. On the other hand, the MU designation, as implemented by mixed-use zones, allow middle housing and multifamily housing. The proposed redesignation of property from SF to MU on MAP 109 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the

designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 109 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 110

This includes proposed changes to the generalized land use Maps in the Morningside Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to MU*

The SF designation, as implemented by the RS zone, generally allows single-family and middle housing types. On the other hand, the MU designation, as implemented by mixed-use zones, allow middle housing and multifamily housing. The proposed redesignation of property from SF to MU on MAP 110 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 110 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 111

This includes proposed changes to the generalized land use Maps in the Morningside Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 111 are parts of two City-owned parks, so the redesignation better aligns with the existing use. In addition, the properties are unlikely to be redeveloped, as the City intends to maintain them as parks. They are also not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*CSE to POS*

The property proposed to be redesignated from CSE to POS on MAP 111 is part of a City-owned park, so the POS designation better aligns with the existing use, as the POS designation is intended for parks, natural areas, open space, and outdoor recreational sites. The City intends to

maintain the property as part of the park, so it is unlikely to be developed into a different use. The property is also not considered buildable in the HNA, so the proposed redesignation does not decrease the amount of buildable land for housing in Salem.

### Map 112

This includes proposed changes to the generalized land use Maps in the Morningside Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to MF*

The SF designation, as implemented by the RS zone, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties from SF to MF on MAP 112 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*COM to MF*

The properties proposed to be redesignated from COM to MF east of Commercial Street SE on MAP 112 are zoned RM-II, which implements the MF designation but not the COM designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. All of the properties proposed to be redesignated to from COM to MF on MAP 112 are also developed with multifamily housing, so the MF designation better aligns with the existing use. The properties are not considered buildable land in the HNA, so the proposed redesignation does not impact the amount of buildable land for housing in Salem. If the properties are redeveloped in the future, multifamily housing is allowed outright in the RM-II zone, which implements the MF designation, as opposed to through a conditional use permit, which is required by the CR zone that implements the COM designation on these properties. Therefore, the proposed redesignation of the properties supports Salem's ability to meet its housing needs.

### Map 113

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 113. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan. The majority of the properties in MAP 113 are already developed with housing, largely single-family homes. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF on MAP 113 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

*MF to SF*
The properties proposed to be redesignated from MF to SF on MAP 113 are zoned RD, which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). In addition, the properties are largely developed with two-family homes, and they are considered developed in the HNA, so redesignating the properties to SF does not decrease amount of buildable land available for housing.

*CSE to SF*
The CSE designation is not considered residential land in the HNA, and it is intended for educational services. The property proposed to be redesignated from CSE to SF on MAP 113, however, is developed with housing, to the SF designation better aligns with the existing use. The property is not considered buildable land in the HNA, so redesignating the property to SF does not decrease the amount of buildable land available for housing.

## Map 114
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 114 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the properties as a park. The properties are also not considered buildable in the HNA. Therefore, the proposed redesignation does not decrease the amount of buildable land for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*CSE to POS*
The property proposed to be redesignated from CSE to POS on MAP 114 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park, so it is unlikely to be developed into a different use. The property is also not considered buildable in the HNA, so the proposed redesignation does not decrease the amount of buildable land for housing in Salem.

## Map 115
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to MU*
The DR designation, as implemented by the RA zone on the properties on MAP 115, allows single-family and middle housing. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of property from DR to MU on MAP 115 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

*SF to MU*
The SF designation, as implemented by the RA and RS zone, generally allows single-family and middle housing types. On the other hand, the MU designation, as implemented by mixed-use zones, allow middle housing and multifamily housing. The proposed redesignation of property from SF to MU on MAP 115 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*MF to MU*
The MF designation, as implemented by multifamily zones, generally allow middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 115 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 115 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IC to MU*
The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from IC to MU on MAP 115 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*CSG to MU*
The CSG designation is not considered residential land in the HNA. The property proposed to be redesignated from CSG to MU on MAP 115 is zoned PS zone, which prohibits multifamily housing. The MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from CSG to MU on MAP 115 therefore reduces barriers to developing multifamily housing, a projected need

identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

## Map 116

*SF to MF*

The SF designation, as implemented by the RA zone on the properties on MAP 116, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties from SF to MF on MAP 116 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

## Map 117

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to MU*

The SF designation, as implemented by the RA and RS zones on the properties on MAP 117, allows single-family and middle housing. The MU designation, as implemented by the NH zone on the properties, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to continue accommodating housing. The properties proposed for redesignation are currently developed with housing.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 117 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IC to MU*

The IC designation, as implemented by the IC zone, allows multifamily housing through a conditional use permit. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from IC to MU on MAP 117 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

## Map 118

This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 118 are City-owned parks, so the POS designation better aligns with the existing use. The City intends to maintain the properties as parks. All of the properties except one are not considered buildable in the HNA. (The one property on Doral Drive SE is owned by the City and developed with a path to provide access to a City park.) Therefore, the proposed redesignation does not decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

## Map 119
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation to SF in MAP 119. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan. Nearly all of the properties in MAP 119 are developed with housing. The SF designation better aligns with the developed properties. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF on MAP 119 does not reduce the lands' capacity to accommodate housing, even if redeveloped in the future.

## Map 120
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to POS*
The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from DR to POS on MAP 120 are City-owned parks or parkland, so the POS designation better aligns with the existing use. The City intends to maintain or develop the properties as parks. They are unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

## Map 121
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to DR*
The property proposed to be redesignated from SF to SF on MAP 121 is split designated SF and DR, but it is zoned RA. The RA zone implements the DR designation but not the SF designation, so the proposed redesignation aligns the Comprehensive Plan Map designation with the existing zoning. It also applies one consistent designation to the property, which is part of a golf course. The property is not considered buildable land in the HNA, so the proposed redesignation does not impact the amount of land available for housing. The SF and DR designations also both allow single-family and middle housing.

### Map 122
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of most of the properties proposed for redesignation from DR to SF in MAP 122. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 123
This includes proposed changes to the generalized land use Maps in the Liberty-Boone Neighborhood Plan and Sunnyslope Neighborhood Plan.

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 123. (A few properties are split zoned RA and RS.) The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 123 are largely developed with housing. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 124
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*DR to MU*
The DR designation, as implemented by the RA zone on the properties on MAP 124, allows single-family and middle housing. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of property from DR to MU on MAP 124 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

## Map 125

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*DR to MF*

The DR designation, as implemented by the RA and RS zones, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties on MAP 125 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*SF to MF*

The properties proposed to be redesignated from SF to MF on MAP 125 are developed with housing and zoned RM-II. The proposed redesignation to MF aligns the Comprehensive Plan Map designation with the existing zoning. In addition, if the properties are redeveloped, the SF designation, as implemented by the RS zone, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by the RM-II zone on these properties, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of properties from SF to MF on MAP 125 therefore increases the amount of land that can accommodate multifamily housing in Salem in the future.

*COM to MF*

The property proposed to be redesignated from COM to MF on MAP 125 are zoned RM-II and developed with housing. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. Also, the properties are not considered buildable land in the HNA, so the proposed redesignation does not impact the amount of buildable land for housing in Salem. If the properties are redeveloped in the future, multifamily housing is allowed outright in the RM-II zone, which implements the MF designation, as opposed to through a conditional use permit, which is required by the CR zone that implements the COM designation on these properties. Therefore, the proposed redesignation of the properties supports Salem's ability to meet its housing needs.

## Map 126

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 126. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 126 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both

largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 127

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from SF to POS on MAP 127 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park. The property is also not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

### Map 128

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 128 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 128 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

### Map 129

This includes proposed changes to the generalized land use Map in the Sunnyslope Neighborhood Plan.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 129 are

City-owned parks, so the POS designation better aligns with the existing use. The City intends to maintain the property as parks, so they are unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*CSE to POS*
The portion of the property proposed to be redesignated from CSE to POS on MAP 129 is part of the Skyline Natural Area and is owned by the City of Salem. (The majority of the property is already designated POS.) The City intends to maintain the property as a natural area, and the property is not considered buildable in the HNA, so the proposed redesignation does not decrease the amount of land available for residential uses in Salem.

### Map 130
This includes proposed changes to the generalized land use Maps in the Sunnyslope Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*MF to SF*
The properties proposed to be redesignated from MF to SF on Talisman Court SE on MAP 130 are developed with housing and zoned RS, which is implements the SF designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The properties are also not considered buildable land in the HNA, so redesignating the properties to SF does not decrease amount of buildable land available for housing. The properties proposed to be redesignated from MF to SF on Kaufman Loop SE on MAP 130 are zoned RD, which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). In addition, the properties are developed with two-family homes, and they are considered developed in the HNA, so redesignating the properties to SF does not decrease amount of buildable land available for housing.

### Map 131
This includes proposed changes to the generalized land use Maps in the Sunnyslope Neighborhood Plan and Liberty-Boone Neighborhood Plan.

*SF to MU*
The SF designation, as implemented by the RS zone on the properties on MAP 131, allows single-family and middle housing. The MU designation, as implemented by the NH zone on that property, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to continue accommodating housing. The properties proposed for redesignation are currently developed with housing.

*COM to MU*
The COM designation is intended to provide a variety of commercial uses, though multifamily housing is generally allowed through a conditional use permit in the zones that implement the designation. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing outright. The proposed redesignation of properties from COM to MU on MAP 131 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

*IND to MU*
The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the MU designation, as implemented by mixed-use zones, allows a range of residential uses in addition to allowing middle housing and multifamily housing outright. The proposed redesignation of the property from IND to MU on MAP 131 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

## Map 132
This includes proposed changes to the generalized land use Map in the Liberty-Boone Neighborhood Plan.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from SF to POS on MAP 132 is a City-owned park, so the POS designation better aligns with the existing use. The City intends to maintain the property as a park, so they are unlikely to be developed into a different use. The property is also not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

## Map 133
*DR to POS*
The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from DR to POS on MAP 133 are a City-owned park (e.g., natural area), so the POS designation better aligns with the existing use. The City intends to maintain the properties as a natural area. They are unlikely to be developed into a different use, and they are not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*SF to POS*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 133 are City-owned parks or open space, so the POS designation better aligns with the existing or intended use. The City intends to maintain the open space with limited trails and trail-related development and maintain or develop the parks as such. Therefore, these properties are unlikely to be developed into a different use. The proposed redesignation thus does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

### Map 134

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 134. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 134 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 135

*DR to MU*
The DR designation, as implemented by the RA zone on the properties on MAP 135, allows single-family and middle housing. On the other hand, the MU designation, as implemented by mixed-use zones, allows middle housing and multifamily housing. The proposed redesignation of property from DR to MU on MAP 135 thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

### Map 136

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 136. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 136 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

## Map 137

*DR to POS*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from DR to POS on MAP 137 is a City-owned park (undeveloped), so the POS designation better aligns with the existing use. The City intends to maintain the property as a park, so it is unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

## Map 138

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to MU*

The SF designation, as implemented by the RS zone on the properties on or near Glen Creek Road NW on MAP 138, allows single-family and middle housing. The MU designation, as implemented by the NH zone on that property, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to continue accommodating housing. The properties proposed for redesignation are currently developed with housing.

The SF designation, as implemented by the RS zone on the properties on or near Edgewater Street NW on MAP 138, allows single-family and middle housing. The MU designation, as implemented by the ESMU zone on the properties, allows single-family, middle housing, and multifamily housing. The proposed redesignation from SF to MU thus increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

*COM to MU*

The COM designation is intended to provide a variety of commercial uses, though multifamily housing is allowed through a conditional use permit in the CR and CG zones that implement the designation on the properties on or near Wallace Road NW and the property on Edgewater Street NW. On the other hand, the MU designation, as implemented by the ESMU, MU-I and MU-III zones, allows middle housing and multifamily housing outright. The proposed redesignation of these properties from COM to MU on MAP 138 therefore reduces barriers to developing multifamily housing, a projected need identified in the HNA, and increases the amount of land where multifamily housing is allowed outright.

The properties on or near Patterson Street NW that are proposed to be redesignated from COM to MU on MAP 138 are currently zoned CO, which allows multifamily housing outright. The properties are proposed to be rezoned to ESMU, which also allows multifamily housing outright. The proposed redesignation of those properties from COM to MU on MAP 138 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

*IND to MU*
The IND designation, as implemented by industrial zones, prohibits most residential uses. On the other hand, the MU designation, as implemented by the MU-III zone on the properties proposed to be redesignated from IND on MAP 138, allows a range of residential uses in addition to allowing middle housing and multifamily housing outright. The proposed redesignation of the property from IND to MU on MAP 138 therefore increases the amount of land that can accommodate multifamily housing, a projected need identified in the HNA.

## Map 139
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to CSE*
The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The portion of the property proposed to be redesignated from SF to CSE on MAP 139 is part of a public school campus, so the CSE designation better aligns with the existing use. The property is also owned by the school district, so it is unlikely to be redeveloped into a different use, and it is not considered buildable land in the HNA. The proposed redesignation thus does not change the potential of these lands to provide housing opportunities in Salem. In addition, the HNA determined that there is a projected surplus of land designated SF and DR, and concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

*MF to CSE*
The MF designation is intended to promote medium- and high-density housing distributed across the Salem area, as described in the updated Salem Area Comprehensive Plan, while the CSE designation is intended for educational services. The properties proposed to be redesignated to CSE on MAP 139 are developed as part of a public school campus, so changing the designation to CSE better aligns with the existing use. The properties are also owned by the school district, so they are unlikely to be redeveloped into a different use. The properties are also not considered buildable residential land in the HNA. The proposed redesignation thus does not change the potential of these lands to provide housing opportunities in Salem. In addition, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 140
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*MF to POS*
The MF designation is intended to promote medium- and high-density housing distributed across the Salem area, as described in the updated Salem Area Comprehensive Plan, while the POS

designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from MF to POS on MAP 140 is a City-owned park, so the POS designation better aligns with the existing use. The zoning is also PA, which implements the POS designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The City also intends to maintain the property as a park. In addition, the property is not considered buildable land in the HNA, so the proposed redesignation does not decrease the amount of buildable residential land in Salem. Also, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 141

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*MF to COM*

The property proposed to be redesignated from MF to COM on MAP 141 is zoned CR, which implements the COM designation but not the MF designation. The proposed redesignation therefore aligns the Comprehensive Plan Map designation with the existing zoning. The property is considered developed on the HNA, so the proposed redesignation does not decrease the amount of buildable residential land in Salem. Also, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 142

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*

The DR designation, as implemented by the RA zone on MAP 142, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of the property on MAP 142 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*CSE to MF*

The CSE designation is not considered residential land in the HNA. On the other hand, the MF designation, as proposed to be implemented by the RM-I zone on the property on MAP 142, allows middle housing and multifamily housing. The proposed redesignation of the property from CSE to MF on MAP 142 therefore increases the amount of land that can accommodate multifamily housing in Salem in the future, helping address the projected deficit of multifamily land identified in the HNA.

## Map 143

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to POS*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from DR to POS on MAP 143 are City-owned parks, so the POS designation better aligns with the existing use. The City intends to maintain the properties as parks, so they are unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from SF to POS on MAP 143 is a City-owned park and is zoned PA, so the POS designation better aligns with the existing use and zoning. The City intends to maintain the property as a park, so it is unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

## Map 144

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 144. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 144 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

*MF to SF*

The properties proposed to be redesignated from MF to SF on MAP 144 are zoned RD, which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore

aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

### Map 145

*This map was intentionally removed, as the proposed change on tax lot 3094 Gehlar Road NW has been removed as recommended by the Planning Commission.*

### Map 146

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from SF to POS on MAP 146 are City-owned parks and are zoned PA, so the POS designation better aligns with the existing use and zoning. The City intends to maintain the properties as parks, so it is unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

### Map 147

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*MF to SF*

The properties proposed to be redesignated from MF to SF on MAP 147 are zoned RD, which allows two-family uses and is implemented by the MF designation. The properties are proposed to be rezoned to RS concurrently with this redesignation because the RS zone, with the implementation of HB 2001, now allows two family uses outright in addition to other middle housing types. The RD zone is proposed to be eliminated. The proposed redesignation therefore aligns the proposed Comprehensive Plan Map designation with the proposed zoning, and two family uses will continue to be allowed (with other middle housing additionally allowed). Also, the properties are currently developed, so the proposed redesignation does not decrease the amount of buildable land available for multifamily housing in Salem. Additionally, concurrently with this proposed redesignation, other areas are proposed to be redesignated to MF to allow for multifamily housing, a projected need identified in the HNA. These other proposed redesignations will meet the projected multifamily housing need identified in the HNA.

## Map 148

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*

The DR designation, as implemented by the RA zone on MAP 148, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of the property on MAP 148 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

*SF to MF*

Most of the properties proposed to be redesignated from SF to MF on MAP 148 are developed with housing and zoned RM-II. The proposed redesignation to MF aligns the Comprehensive Plan Map designation with the existing zoning. In addition, if the properties are redeveloped, the SF designation, as implemented by the RS zone, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by the RM-II zone on these properties, allows multifamily housing in addition to single-family housing and middle housing. One larger property on Map 148 is undeveloped. The proposed redesignation from SF to MF on this property will allow multifamily development on this property. The proposed redesignation of properties from SF to MF on MAP 148 therefore increases the amount of land that can accommodate multifamily housing in Salem in the future.

## Map 149

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to COM*

The DR designation, as implemented by the RA and RS zones, allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The COM designation, as implemented by the CR zone, allows multiple family housing as a conditional use. As a result of the proposed redesignation of a property from DR to COM on MAP 149, multifamily housing will be allowed where it has largely been prohibited. This helps meet Salem's housing needs by increasing the amount of land on which multifamily housing can be developed. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

*SF to COM*

The SF designation, as implemented by the RS zone, allows single family and middle housing but prohibits multifamily housing (except cottage clusters). The COM designation, as implemented by the CR zone, allows multiple family housing as a conditional use. As a result of the proposed redesignation of properties from DR to COM on MAP 149, multifamily housing

will be allowed where it has largely been prohibited. This helps meet Salem's housing needs by increasing the amount of land on which multifamily housing can be developed. The HNA determined that Salem has a projected deficit of land for multifamily housing, so the proposed redesignation helps address that deficit.

### Map 150

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to MU*

The SF designation, as implemented by the RS zone on the properties on MAP 150, allows single-family and middle housing. The MU designation, as implemented by the NH zone on these properties, allows small-scale shops and services in addition to single-family and middle housing. The proposed redesignation from SF to MU thus does not reduce the lands' capacity to continue accommodating housing. The properties proposed for redesignation are currently developed with housing.

*MF to MU*

The MF designation, as implemented by multifamily zones, generally allows middle housing and multifamily housing. The MU designation, as implemented by mixed-use zones, also allows middle housing and multifamily housing. The proposed redesignation of properties from MF to MU on MAP 150 therefore maintains the amount of land available for multifamily housing, a projected need identified in the HNA.

### Map 151

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 151. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 151 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 152

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*SF to POS*

The SF designation applies to residential areas, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor

recreational uses. The properties proposed to be redesignated from SF to POS on MAP 152 comprise a City-owned park as well as dedicated open space. One open space property is City-owned, and one is State-owned. The park is currently zoned PA, and the open space properties are proposed to be zoned PA concurrently with this redesignation. Therefore, the POS designation better aligns with the existing uses and zoning. The City intends to maintain its properties as a park and open space, so they are unlikely to be developed into a different use. The State-owned property is wetlands mitigation and will thus not be developed. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

### Map 153

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MU*

The DR designation, as implemented by the RA zone, allows single-family and middle housing. The MU designation, as implemented by the MU-I zone on the property proposed for redesignation to MU on MAP 153, allows a variety of commercial uses in addition to middle housing and multifamily housing. The proposed redesignation from DR to MU thus increases the amount of land in Salem that can accommodate multifamily housing in the future, a need identified in the HNA.

### Map 154

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 154. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 154 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 155

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 155. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as

described in the updated Salem Area Comprehensive Plan, and the properties in MAP 155 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 156

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to POS*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The property proposed to be redesignated from DR to POS on MAP 156 is a City-owned undeveloped park, so the POS designation better aligns with the future use. The City intends to develop and maintain the property as a park, so it is unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

### Map 157

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*

The DR designation, as implemented by the RA zone on MAP 157, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of the property on MAP 157 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

### Map 158

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to POS*

The DR designation is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, while the POS designation is intended for parks, open space, and outdoor recreational uses. The properties proposed to be redesignated from DR to POS on MAP 158 are City-owned parkland, which the City intends to develop into a park, so the POS designation better aligns with this use. These properties are unlikely to be developed into a different use. Therefore, the proposed redesignation does not effectively

decrease the amount of land available for residential uses in Salem. Additionally, the HNA determined that there is a projected surplus of single-family land in Salem.

*CSE to POS*
The property proposed to be redesignated from CSE to POS on MAP 158 is the West Salem High School park and is owned by the City of Salem. The City intends to maintain the property as a park, and the property is not considered buildable in the HNA. Therefore, the proposed redesignation does not decrease the amount of land available for residential uses in Salem.

### Map 159
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MF*
The DR designation, as implemented by the RA zone, allows single-family and middle housing uses but prohibits multifamily housing (except cottage clusters). On the other hand, the MF designation, as implemented by multifamily zones, allows multifamily housing in addition to single-family housing and middle housing. The proposed redesignation of the property on MAP 159 therefore increases the amount of land that can accommodate multifamily housing in Salem, helping address the projected deficit of multifamily land identified in the HNA.

### Map 160
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to MU*
The DR designation, as implemented by the RA zone, allows single-family and middle housing. The MU designation, as implemented by the MU-II zone on the properties proposed for redesignation to MU on MAP 160, allows a variety of commercial uses in addition to middle housing and multifamily housing. The proposed redesignation from DR to MU thus increases the amount of land in Salem that can accommodate multifamily housing in the future, a need identified in the HNA.

### Map 161
This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*DR to SF*
The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 161. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 161 are largely developed with housing. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the existing use. The DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the

properties to SF does not reduce the lands' capacity to accommodate housing, even if developed or redeveloped in the future.

### Map 162

This includes proposed changes to the generalized land use Map in the West Salem Neighborhood Plan.

*POS to CSE*

The POS designation is not considered residential land in the HNA, so changing it to another non-residential designation, CSE, does not decrease Salem's ability to accommodate future housing needs. Specifically, the POS designation, as implemented by the PA zone, allows parks, natural areas, open space, and outdoor recreation uses. The CSE designation, as implemented by the PE zone, is intended for educational uses. Both designations, as implemented by these respective zones, allow only limited residential uses. The property proposed to be redesignated from POS to CSE on MAP 162 is already developed with a recreational area that is part of a school campus owned by the Salem-Keizer School District. It is not considered buildable land in the HNA. Therefore, the proposed redesignation does not decrease the amount of land available for residential uses or detract from opportunities for future housing development.

### Map 163

This includes proposed changes to the generalized land use Map in the Morningside Neighborhood Plan.

### DR to SF

The DR designation and SF designation are both implemented by the RS zone, which is the zoning of the properties proposed for redesignation from DR to SF in MAP 163. The DR designation, though, is intended for lands that have not yet been developed at urban densities, as described in the updated Salem Area Comprehensive Plan, and the properties in MAP 163 are subject to an approved subdivision. The proposed redesignation therefore better aligns the Comprehensive Plan Map designation with the future use. In addition, the DR and SF designations both largely accommodate single-family detached housing in the HNA, so redesignating the properties to SF does not reduce the lands' capacity to accommodate housing.

## ***Goal 11: Public Facilities and Services***

*To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

The City has an adopted Public Facilities Plan, which is a component of the Salem Area Comprehensive Plan. The Public Facilities Plan includes the City's Water System Master Plan, Wastewater Management Plan, and Stormwater Master Plan. These plans outline the water, sewer, and stormwater facilities needed to support the land uses within the Salem's portion of the UGB. With the proposed map changes, the land within city limits can be served by City services, and land outside of the city limits but within the UGB can be served by City services as development occurs under the proposed map changes.

In addition, the proposed changes on the Comprehensive Plan Map and neighborhood plan maps will generally provide greater opportunities for the affected properties to be developed, redeveloped, or include infill projects. This will help spur private and public investments in infrastructure to support urban development. The proposed map changes therefore conform with this goal.

***Goal 12: Transportation***
*To provide and encourage a safe, convenient, and economic transportation system.*

The Transportation Planning Rule (OAR 660, Division 12) implements Goal 12. OAR 660-012-0060 applies to plan and land use regulation amendments.

*Criteria – 660-012-0060(1):*
*(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

*(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

*(b) Change standards implementing a functional classification system; or*

*(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

- *(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
- *(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
- *(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

*Findings – 660-012-0060(1)*
As documented in the *Our Salem Map Amendments – Transportation Planning Rule Analysis* (attached at the end of this document), the proposed amendments to the comprehensive plan map and zoning designations are expected to have a significant effect on two state transportation

facilities, defined as Links 772 and 328. The significant effect to Link 772 (Salem Parkway northbound ramp to Chemawa Road NE) is based on 660-012-0060(1)(c)(B). The significant effect to Link 328 (Highway 22 eastbound ramp to the Center Street Bridge) is based on 660-012-0060(1)(c)(C).

*Criteria – 660-012-0060(2)*

*(2) If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility measured at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in (a) through (e) below, unless the amendment meets the balancing test in subsection (2)(e) of this section or qualifies for partial mitigation in section (11) of this rule. A local government using subsection (2)(e), section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.*

*(a) Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.*

*(b) Amending the TSP or comprehensive plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of this division; such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period.*

*(c) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.*

*(d) Providing other measures as a condition of development or through a development agreement or similar funding method, including, but not limited to, transportation system management measures or minor transportation improvements. Local governments shall, as part of the amendment, specify when measures or improvements provided pursuant to this subsection will be provided.*

*(e) Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations, if the provider of the significantly affected facility provides a written statement that the system-wide benefits are sufficient to balance the significant effect, even though the improvements would not result in consistency for all performance standards.*

*Findings – 660-012-0060(2)*

The significant effects identified based on OAR 660-012-0060(1) meets the balancing test in subsection (2)(b) above as described in the *Our Salem Map Amendments – Transportation Planning Rule Analysis*. This conclusion is supported by a written statement from the Oregon Department of Transportation (ODOT) that the system-wide benefits to the bicycle system,

transit, and signal operations are sufficient to balance the significant effect, even though the improvements would not result in consistency with all performance standards.

See communication below from Dan Fricke, Senior Transportation Planner, ODOT, sent on March 1, 2022.

> *ODOT staff have reviewed the attached Transportation Planning Rule (TPR) analysis for the Our Salem project. The analysis includes an existing condition and future year analysis with land use changes proposed in the Our Salem project. As relates to ODOT facilities, the analysis concludes that the majority will not be significantly impacted by the proposed land use changes. Two intersections, however, are projected to exceed mobility targets contained in the Oregon Highway Plan (OHP) and do not meet the definition of a small increase in traffic described in OHP Action 1F.5. The analysis suggests that these identified significant impacts can be offset using the balancing test described in TPR Section OAR 660-012-0060(2)(e) which states that improvements to other modes or in other locations can be used to offset the impact. The report finds that offsetting measures in the form of bicycle/pedestrian, transit, and traffic signal improvements in the vicinity of the impacted intersections meet the balancing test. After review of the information, ODOT concurs that the proposed multimodal improvements and traffic signal upgrades meet the balancing test of OAR 660-012-0060(2)(e) to offset the identified significant impacts to state highway facilities.*
>
> *This email represent ODOT comments on the proposed Our Salem project and should be included in the project record as ODOT testimony.*

***Goal 13: Energy Conservation***
*To conserve energy.*

The proposed Comprehensive Plan Map and neighborhood plan map changes promote energy conservation by greatly expanding the amount of land designated as MU in the Salem Urban Area, especially close to transit service and along the Core Network. The MU designation – and corresponding mixed-use zones – allow and encourage a mix of housing, shopping, services, and jobs in close proximity to each other, which reduces the need to drive. Locating mixed-use areas along the Core Network encourages the use of public transportation – the bus – as an alternative to the automobile, and buses are a more energy efficient mode of transportation than cars. The proposed map changes therefore conform to this goal.

***Goal 14: Urbanization***
*To provide an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

The proposed Comprehensive Plan Map and neighborhood plan map changes help accommodate Salem's urban population and employment by increasing the amount of land available for multifamily housing and commercial uses (see Goal 9 and 10 findings above). The proposed map changes do not expand the UGB or change the boundary of the UGB. Instead, the proposed map changes promote the efficient use of land within the existing UGB by allowing and facilitating

more mixed-use areas across the Salem Urban Area. Specifically, the proposed map changes significantly increase the amount of land that is designated as MU, which is implemented through several mixed-use zones. Those mixed-use zones allow and encourage a variety of housing opportunities – including multifamily housing – as well as retail, offices, and other commercial uses. Redesignating properties to MU therefore creates more flexibility in how those properties are developed or redeveloped, allowing them to accommodate multifamily housing or commercial uses – or a mix of uses – as is needed to meet future housing and employment demands. The proposed map changes therefore conform to this goal.

***Goal 15: Willamette River Greenway***
*To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

The proposed Comprehensive Plan Map and neighborhood plan maps help enhance and maintain the natural, scenic, economic, and recreational qualities of lands along the Willamette River, primarily by redesignating properties to MU. The MU designation – as applied to land along the river north of downtown – is proposed to be implemented by the Mixed Use-Riverfront (MU-R) zone through a concurrent zone change. That zone aims to promote a mixed-use, pedestrian-oriented district that takes advantage of its proximity to the Willamette River. Specifically, it allows a wide range of uses outright, which supports reuse and redevelopment along the river. It also requires public pedestrian access to the Willamette River, which will increase public access as development and redevelopment occurs. In addition, the proposed map changes do not change the boundary of the Willamette River Greenway and do not eliminate the requirement for future development to meet the conditions of SRC Chapter 800 (Willamette Greenway). The proposed map changes therefore conform with this goal.

## Public Testimony

Public testimony on the proposed amendments was received both prior to and at the Planning Commission public hearing. **Exhibit 1** summarizes and addresses those public comments.

# Our Salem Map Amendments – Transportation Planning Rule Analysis

March 2022

**Background**

In 2018, the City of Salem embarked on the Our Salem project to update the Comprehensive Plan for the Salem Urban Area. The Comprehensive Plan is the long-range plan for future growth and development in the Salem area that aims to meet the needs of current and future residents. The Plan has goals, policies, and maps that shape the form of future growth. Background and additional information on the Our Salem project can be found at www.cityofsalem.net/our-salem.

The Our Salem project includes legislative updates to the Comprehensive Plan map for the Salem area and corresponding updates to the zoning map within City limits. The proposed amendments to the Comprehensive Plan and zoning maps affect the designations on approximately 10,000 tax lots totaling almost 6,000 acres. The proposed changes are intended to advance the City's vision.

*Salem's Vision Statement:*
*Salem is a livable, equitable, carbon neutral city where everyone has access to affordable housing and safe mobility choices, families and local businesses are thriving, diversity and culture is celebrated, and open spaces and the environment are valued and protected.*

The State Transportation Planning Rule, *Oregon Administrative Rule* (OAR) 660-012, governs transportation planning in Oregon. OAR 660-012-0060 establishes the rules that apply to plan and land use regulation amendments. This rule applies to the changes proposed to the Comprehensive Plan and zoning maps as part of the Our Salem project. OAR 660-012-0060 defines the conditions under which a plan or land use regulation amendment will significantly affect a transportation facility and actions needed if there is a significant effect. The remainder of this memo presents the analysis completed to comply with OAR 660-012-0060.

**Analysis Tool**

The transportation analysis of the proposed changes to the Comprehensive Plan and zoning maps was conducted using the Regional Travel Demand Model. The Regional Travel Demand model is developed and maintained by staff for the Salem-Keizer Area Transportation Study (SKATS), which is the federally designated Metropolitan Planning Organization for the Salem area. A description of the travel demand model is available at the link below.

http://www.mwvcog.org/programs/transportation-planning/skats/reports-and-data/salem-keizer-metropolitan-areas-travel-demand-model/ (accessed November 2, 2021)

The decision to use this tool was made in consultation with staff from the Oregon Department of Transportation (ODOT) and the Department of Land Conservation and Development (DLCD). The direction provided to the City was to use a tool for the transportation analysis that is at the same scale as the changes being made. Since the changes proposed are citywide and legislative, DLCD agreed that it was appropriate to use the Regional Travel Demand Model that analyzes the entire transportation system.

The Regional Travel Demand Model uses population and employment growth assumptions that are tied to Comprehensive Plan map designations. Zoning maps are consistent with Comprehensive Plan map

designations and do not impact the growth assumptions used in the Regional Travel Demand Model. OAR 660-012-0060(9) allows that local governments may find that any amendment to a zoning map does not significantly affect an existing or planned transportation facility if the proposed zoning is consistent with the existing Comprehensive Plan map designation. Therefore, the analysis based on the proposed Comprehensive Plan map designation is sufficient to address any accompanying changes to the zoning map.

**Traffic Generation Assumptions**

Traffic generation for the analysis of proposed changes to the Comprehensive Plan and zoning maps accommodates the housing and employment projections for 2035 contained in the Salem Housing Needs Analysis (HNA) and the Salem Economic Opportunities Analysis (EOA). This approach aligns with the scope of the legislative amendments proposed through the Our Salem project and was confirmed by DLCD. Note that this differs from the approach used for quasi-judicial amendments to the Comprehensive Plan and zoning maps. In the latter case, trip generation is tied to a reasonable worst-case scenario. Using reasonable worst-case development is not appropriate for the scope and scale of the legislative amendments proposed by the Our Salem project as it would result in levels of development that exceed population and employment forecasts for the horizon year of 2035.

**Analysis**

City staff worked with Fregonese Associates, the consultant team working on the Our Salem project, and SKATS staff to assign future growth (jobs and housing) to Transportation Analysis Zones (TAZ's). In order to be consistent with the Our Salem project, the SKATS 2043 Regional Travel Demand Model was modified to use 2035 population and employment forecasts. The Travel Demand Model was run to compare two future growth scenarios: the base scenario that forecasts growth under current Comprehensive Plan designations and zoning, and the proposed scenario that forecasts growth under proposed Comprehensive Plan designations and zoning. The Regional Travel Demand Model reports volume to capacity (v/c) ratios for links, but not for intersections. By comparing the two possible future development scenarios, this analysis provided a tool to identify existing or planned transportation facilities that would be significantly affected by the proposed zoning map amendments per the Transportation Planning Rule (OAR 660-012-0060(1)).

**Performance Standards or Targets**

Performance standards for streets under City jurisdiction are established in the *Salem Transportation System Plan*, *Street System Element Policy 2.5*. This policy allows for existing streets and intersections to function at a LOS E, where traffic volumes generally are approaching or at 100 percent of the street's effective capacity (v/c ratio of 1.0), during the morning and evening peak travel hours.

Performance targets for State facilities are established in the Oregon Highway Plan, Policy 1F: Highway Mobility Policy. Performance targets vary depending on highway category. Within the boundaries of the SKATS Metropolitan Planning Organization, the v/c ratio targets for State facilities range from 0.85 to 0.95, except where an alternative mobility target has been established. Alternative mobility targets have been adopted for certain intersections on OR 22 (Mission Street SE) between 25$^{th}$ Street SE and Gaffin Road SE. Mobility targets are typically applied at an intersection level. The Regional Travel Demand Model reports v/c for links rather than intersections, so the currently adopted alternative mobility targets do not apply to this analysis.

**Defining Significance for State Facilities**

Small Increases in Traffic

The Oregon Highway Plan, Policy 1F, Action 1F.5, defines thresholds for small increases in traffic that are not considered to significantly affect a transportation facility. This provision for small increases applies to situations where the highway facility exceeds the published mobility target absent the land use change being considered. These thresholds are tied to annual average daily traffic volumes. The analysis conducted using the SKATS Regional Travel Demand Model reports volumes for the PM Peak Hour. According to the ODOT Analysis Procedures Manual (Version 2, updated July 2020), the 30th Highest Volume Peak Hour for an urban area typically ranges from 9 to 12 percent of the Average Annual Daily Traffic. This analysis assumes that the peak hour is on the low end of this range (9 percent).

> *Excerpt from Oregon Highway Plan, Policy 1F, Action 1F.5:*
> "The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows:
> - Any proposed amendment that does not increase the average daily trips by more than 400.
> - Any proposed amendment that increases the average daily trips by more than 400 but less than 1001 for state facilities where:
>  - The annual average daily traffic is less than 5,000 for a two-lane highway
>  - The annual average daily traffic is less than 15,000 for a three-lane highway
>  - The annual average daily traffic is less than 10,000 for a four-lane highway
>  - The annual average daily traffic is less than 25,000 for a five-lane highway

Calculated V/C Ratios

The Oregon Highway Plan, Policy 1F, Action 1F.5, recognizes that there are many variables and levels of uncertainty in calculating v/c ratios, particularly over a specified planning horizon. For this reason, for the purposes of identifying mitigation requirements under OAR 660-012-0060, ODOT considers calculated values for v/c ratios that are within 0.03 of the adopted target in the Oregon Highway Plan to be considered in compliance with the target.

**Defining Significance for City Facilities**

The criteria for a major plan map amendment is established in SRC 64.025(e). SRC 64.025(e)(1)(B) defines the performance standard to be used in determining whether an amendment has a significant effect on a City-owned transportation facility per OAR 660-012-0060(1). The code defines the performance standard as a volume-to-capacity ratio of 1.0 and establishes a threshold for whether a proposed major plan map amendment will degrade the performance of a transportation facility. The following are not considered significant:

- The plan map amendment increases average daily trips on a facility by fewer than 200 daily vehicle trips, or

- The calculated volume to capacity ratio with the proposed plan amendment is within 0.03 of the volume to capacity ratio with existing plan map designations.

**Results of Analysis**
The model results identified where traffic volumes would increase or decrease as a result of the proposed changes to Comprehensive Plan designations and zoning. The proposed Comprehensive Plan map changes have a significant effect on two state transportation facilities, Links 772 and 328.

- Link 772, Salem Parkway Northbound Ramp to Chemawa Road: Under existing Comprehensive Plan map designations, this link is expected to meet the adopted mobility target of 0.9 volume to capacity ratio in 2035. With the proposed plan map changes, the volume to capacity ratio is expected to increase to 0.93 in the PM peak hour. While this change is within 0.03 of the calculated volume to capacity ratio under existing plan designations, the exception established in the Oregon Highway Plan does not apply in this instance since the performance target is met under existing map designations.

- Link 328, Highway 22, Eastbound Ramp to the Center Street Bridge: Under existing Comprehensive Plan map designations, this link is expected to experience a volume to capacity ratio of 0.90 in 2035, which exceeds the adopted mobility target of 0.85. With the proposed plan map changes, the volume to capacity ratio is expected to increase to 0.94, an increase of 0.04.

For City facilities, all increases in daily trips or volume to capacity ratios fall within the thresholds defined as not significant in SRC 64.025(e)(1)(B)(ii). Based on this analysis, there are no City facilities where the proposed changes to the Comprehensive Plan and zoning maps have a significant effect on an existing or planned transportation facility.

**Addressing Significant Affect**
As discussed above, two links (772 and 328) experience a significant effect from the proposed Comprehensive Plan map changes.

*Link 772 – Salem Parkway Northbound Ramp to Chemawa Road*
The analysis showed a daily increase in traffic of 544 vehicles (49 vehicles in the PM peak hour). This resulted in an increase in the calculated volume to capacity ratio of 0.03, increasing the projected volume to capacity ratio from 0.90 (which meets the mobility target of 0.90), to 0.93 with the proposed changes to the Comprehensive Plan map designations.

*Link 328 – Highway 22 Eastbound Ramp to Center Street Bridge*
The analysis showed a daily increase in traffic of 1044 vehicles (94 vehicles in the PM peak hour). This resulted in an increase in the calculated volume to capacity ratio of 0.04, increasing the projected volume to capacity ratio from 0.90 (which exceeds the mobility target of 0.85), to 0.94 with the proposed changes to the Comprehensive Plan map designations.

While these increases are considered significant per the Oregon Highway Plan criteria, there are a number of considerations that are not adequately captured in the Regional Travel Demand Model. These factors, described below, are expected to mitigate the relatively small increase in projected congestion.

- *Bicycle Infrastructure:* The Regional Travel Demand Model has limited ability to model increases in bicycle trips that are expected to accompany improved bicycle infrastructure. The *Salem Transportation System Plan* includes expansion of bicycle facilities in the vicinity of both of these links. These expansions are shown on the attached maps. For example, in north Salem, a new

bicycle and pedestrian path is planned to connect Bill Frey Drive NE to Hyacinth Street NE at Salem Parkway. This facility will shorten the distance required for bicycle and pedestrian trips by more than 0.5 mile from both the Kroc Center and neighboring employment centers in the vicinity of the significantly affected transportation facility. In west Salem, there are plans to extend bike facilities across Wallace Road to provide better connections to the Union Street Bicycle and Pedestrian Bridge. This then connects to the Union Street Family Friendly Bikeway, which will be enhanced with buffered bike lanes within the next year.

- *Transit:* The Regional Travel Demand Model does not assume any increases in transit service. Cherriots is currently developing a long-range transit plan that will inform future service increases. It is safe to assume that service levels will increase based on new revenue streams made available through House Bill 2017 Transportation Funding Package (approved 2017). This increase is expected to result in more people opting to use transit, thereby reducing the overall number of trips on the regional system.

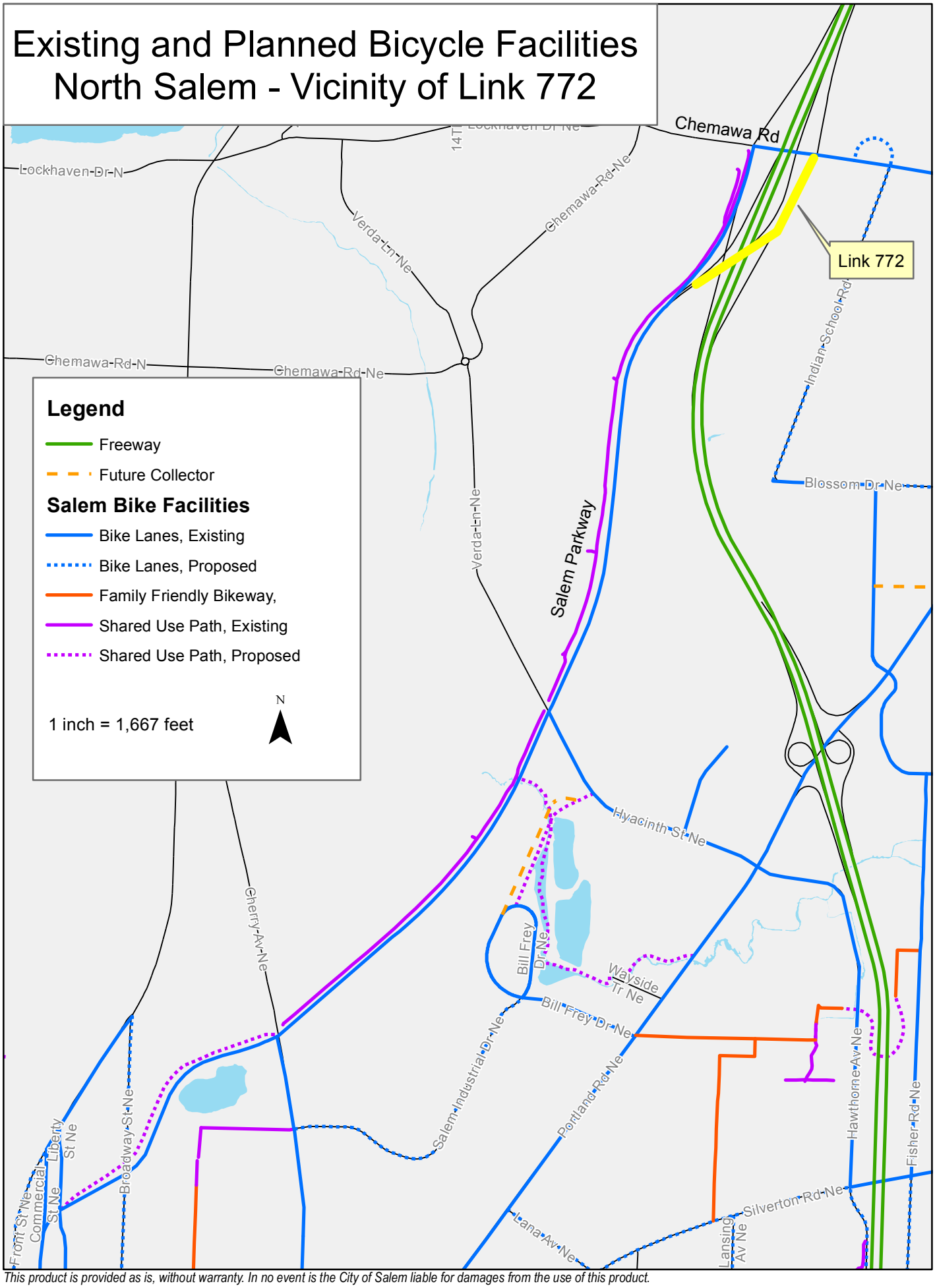
- *Intelligent Transportation Systems:* The City of Salem operates the traffic signals through the Regional Traffic Control Center. The City manages the signal timing to optimize efficient operation of the system, with priority given to the major arterials. The City is currently in the process of migrating to a new software system that will have improved capabilities to operate the signal system. Along with this new software system, the City is upgrading the signal controllers located at each signal. This work is expected to improve available capacity on the major arterials, including links 772 and 328.

The improvements to bicycle infrastructure, increased transit service, and enhanced Intelligent Transportation System capabilities are expected to improve overall operation of the transportation system in the vicinity of the two significantly affected links. These improvements meet the balancing test set forth in OAR 660-012-0060(2)(e).

*"(e) Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations, if: (A) The provider of the significantly affected facility provides a written statement that the system-wide benefits are sufficient to balance the significant effect, even though the improvements would not result in consistency for all performance standards;"*

The City of Salem recognizes that additional motor vehicle traffic congestion may result at these two links and that ODOT would not be expected to provide additional capacity for motor vehicles in response to increased congestion resulting from approval of the Comprehensive Plan map amendments for the Our Salem project.

# Existing and Planned Bicycle Facilities
# North Salem - Vicinity of Link 772

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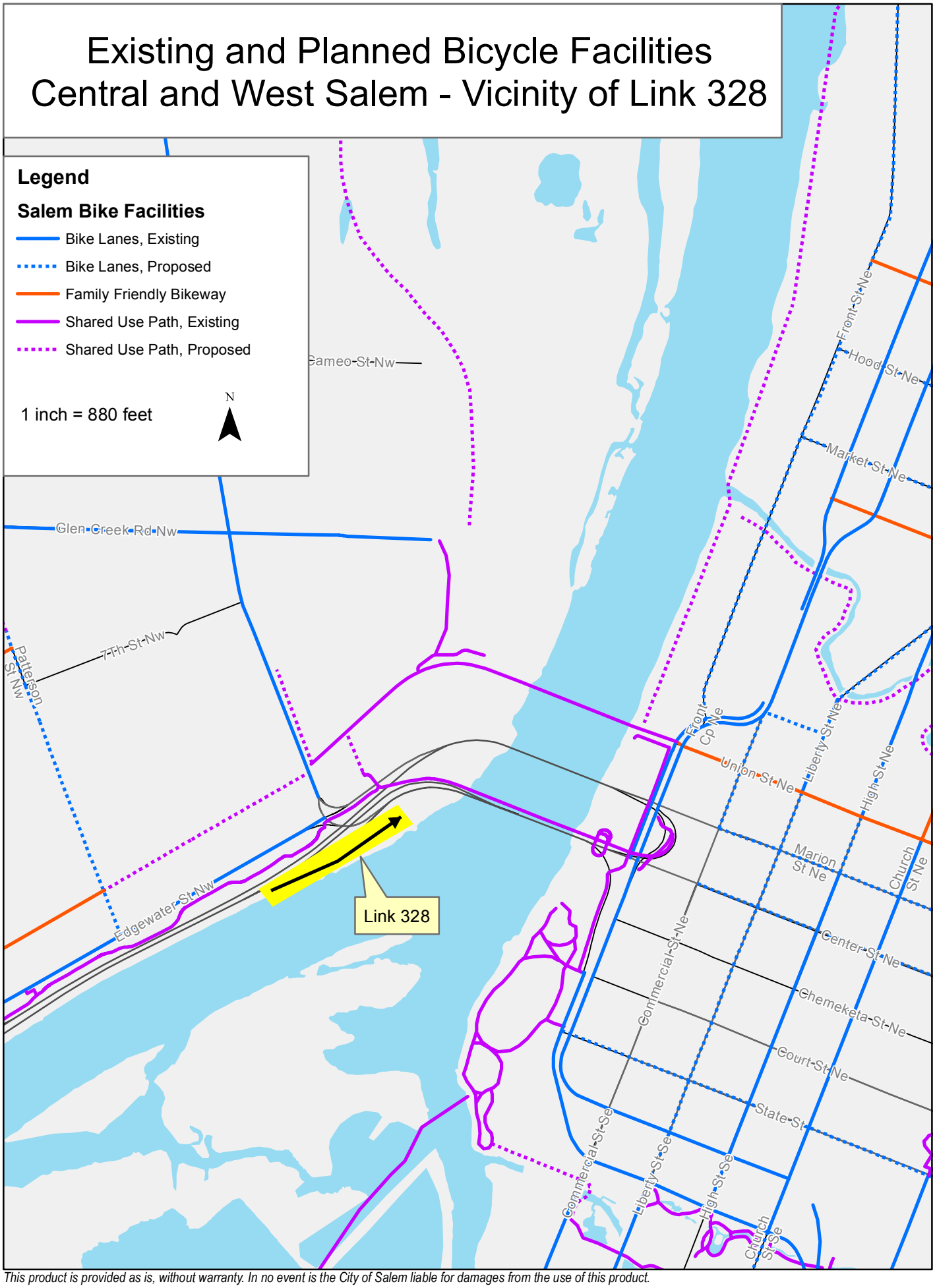
# Existing and Planned Bicycle Facilities
# Central and West Salem - Vicinity of Link 328

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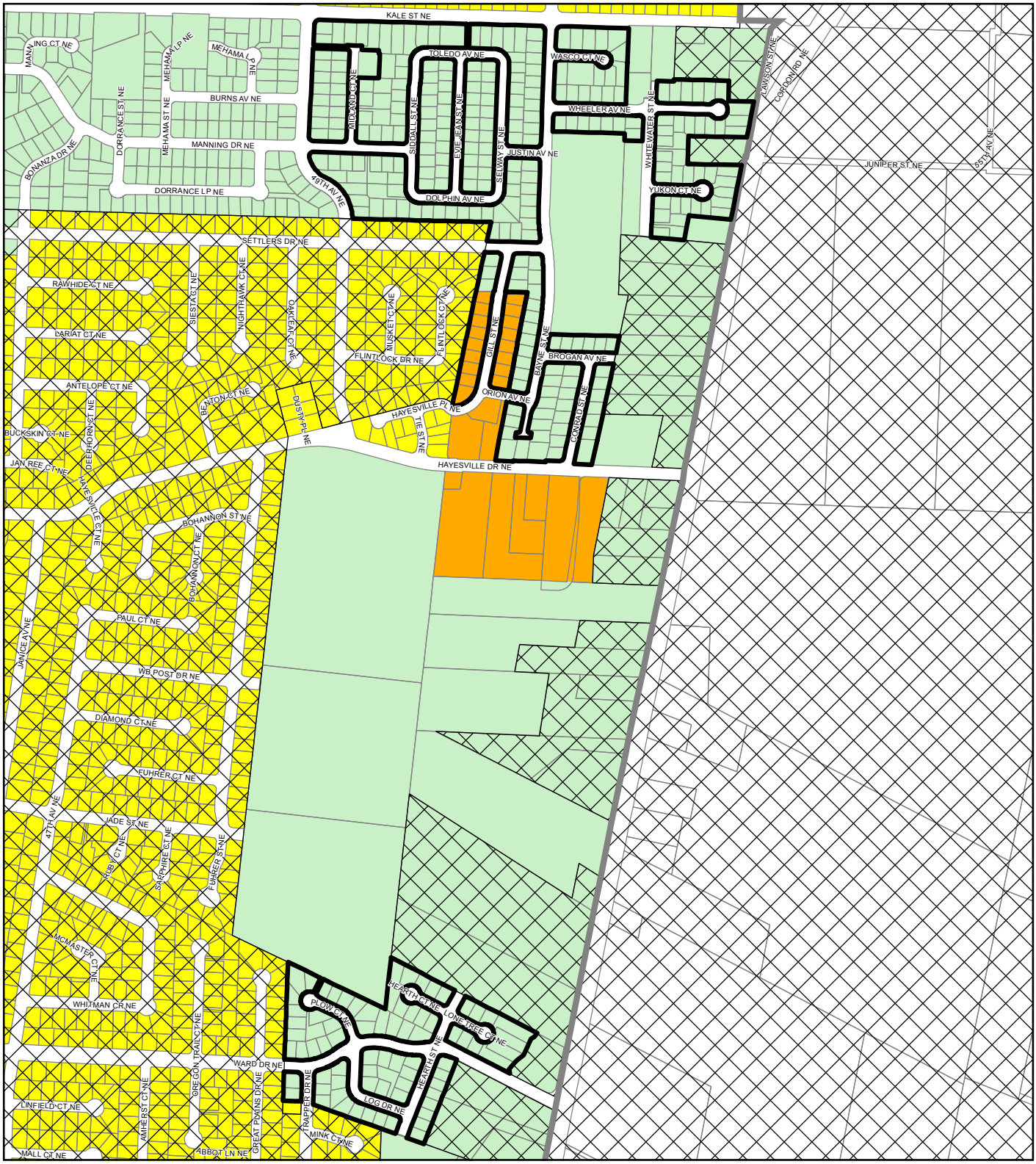
# Map 1 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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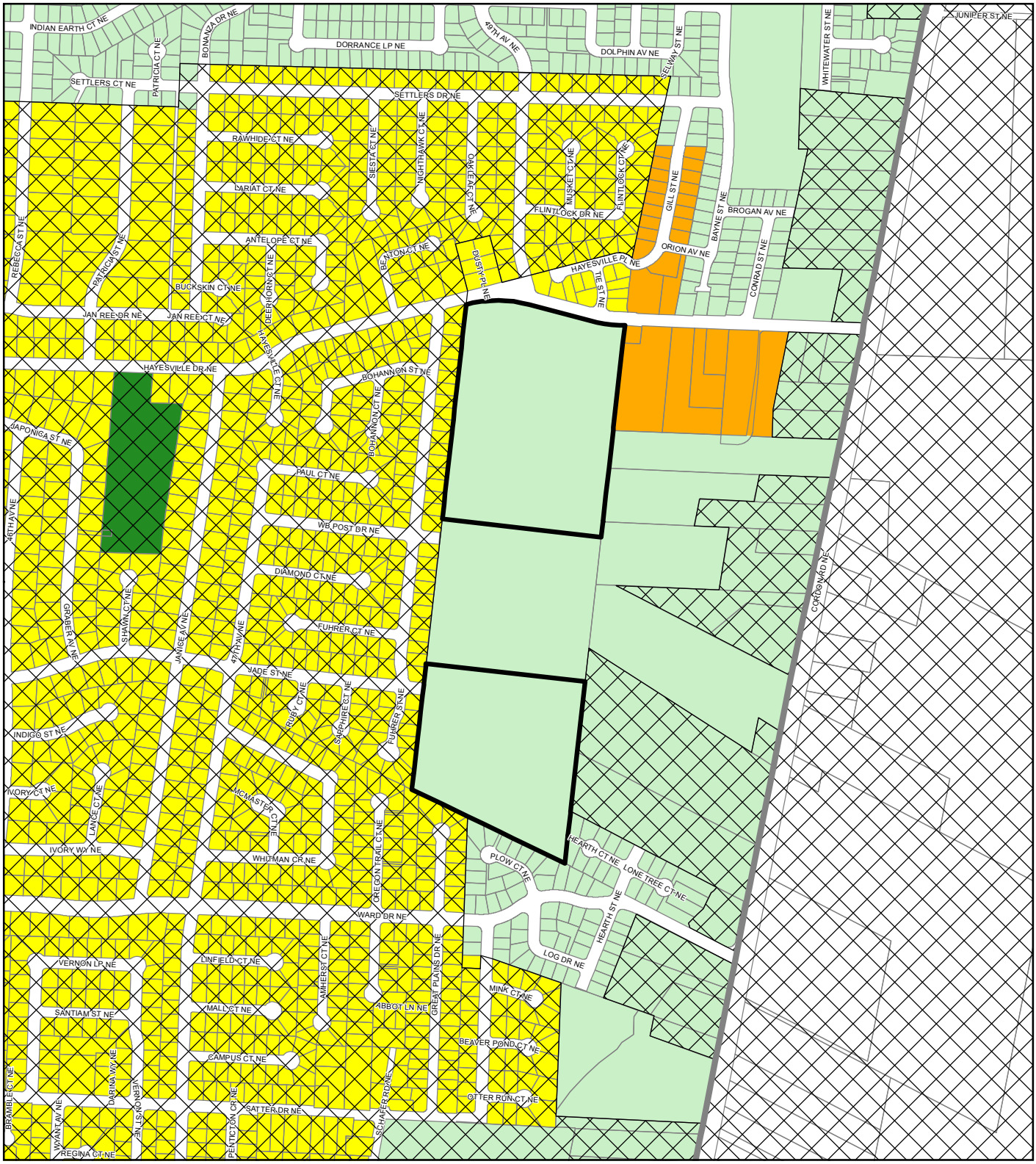
# Map 2 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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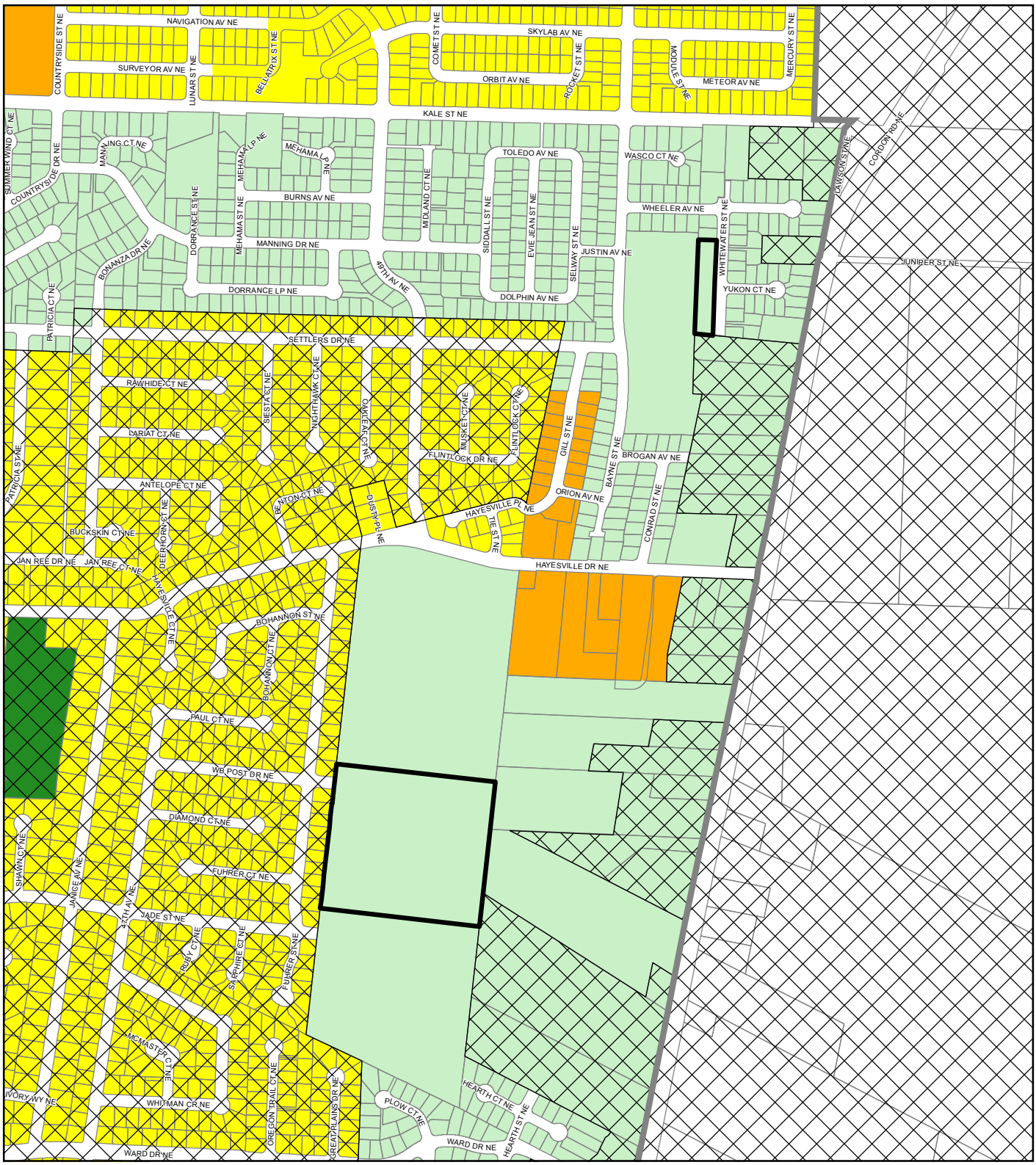
# Map 3 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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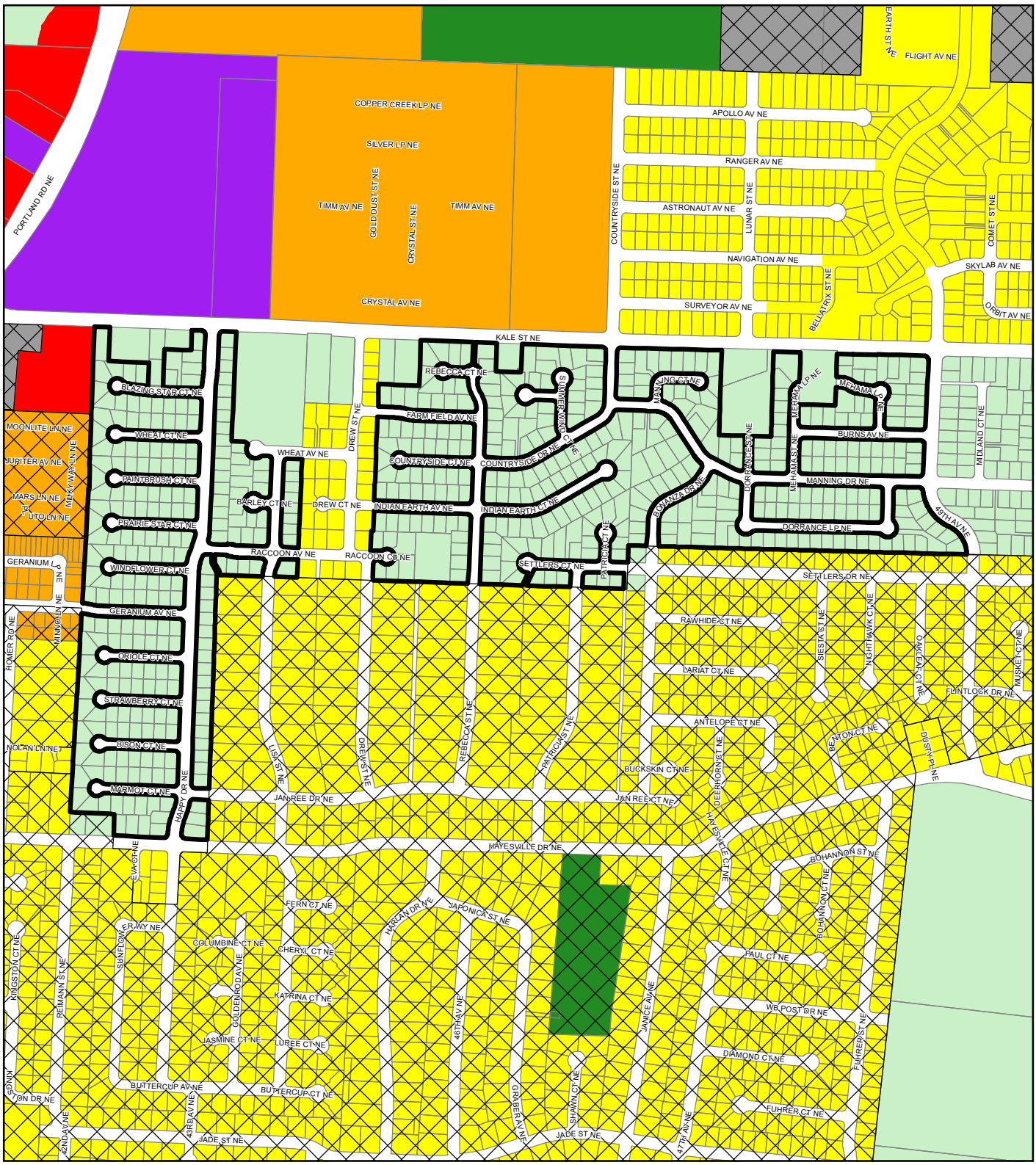
# Map 4 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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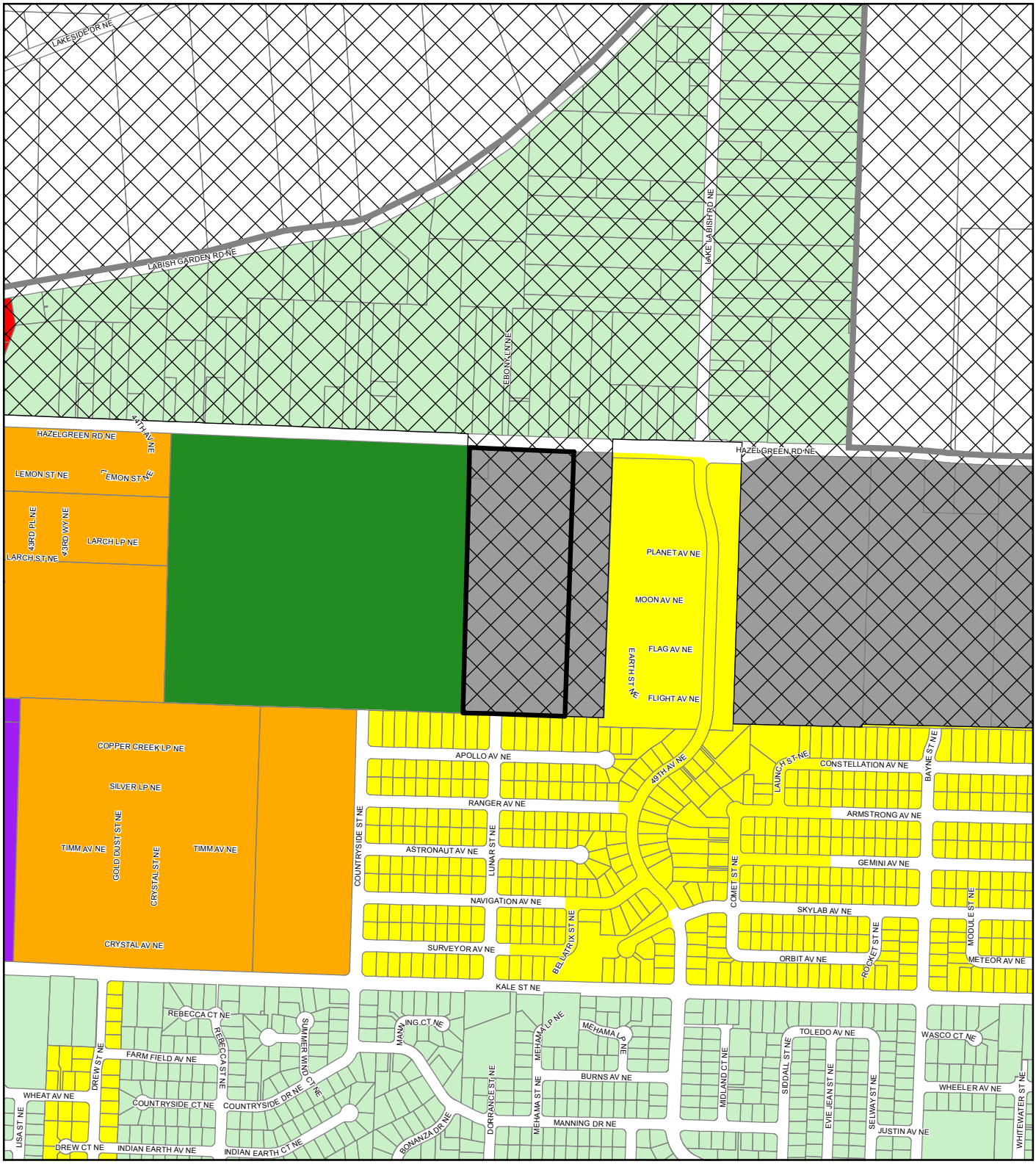
# Map 5 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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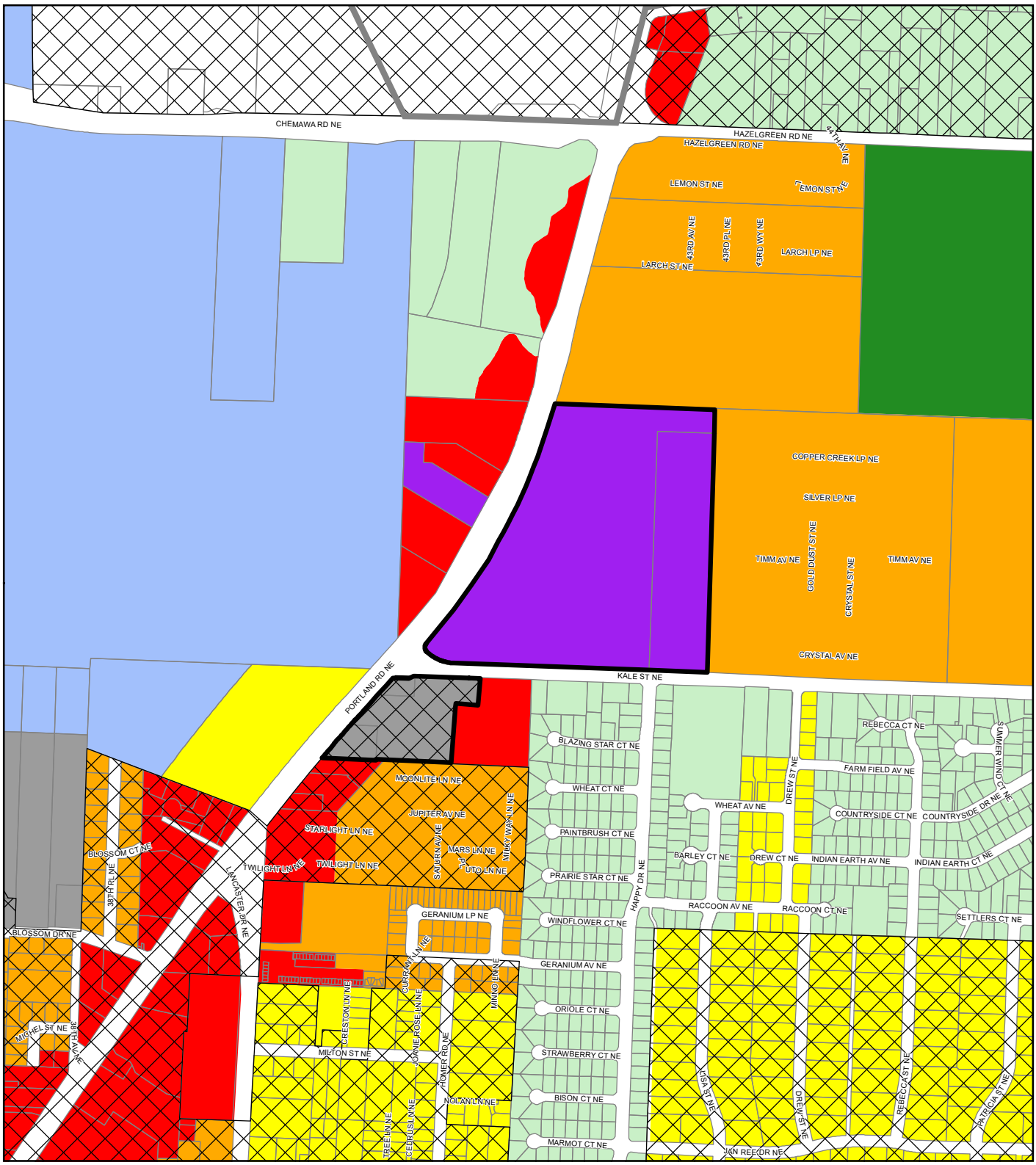
# Map 6 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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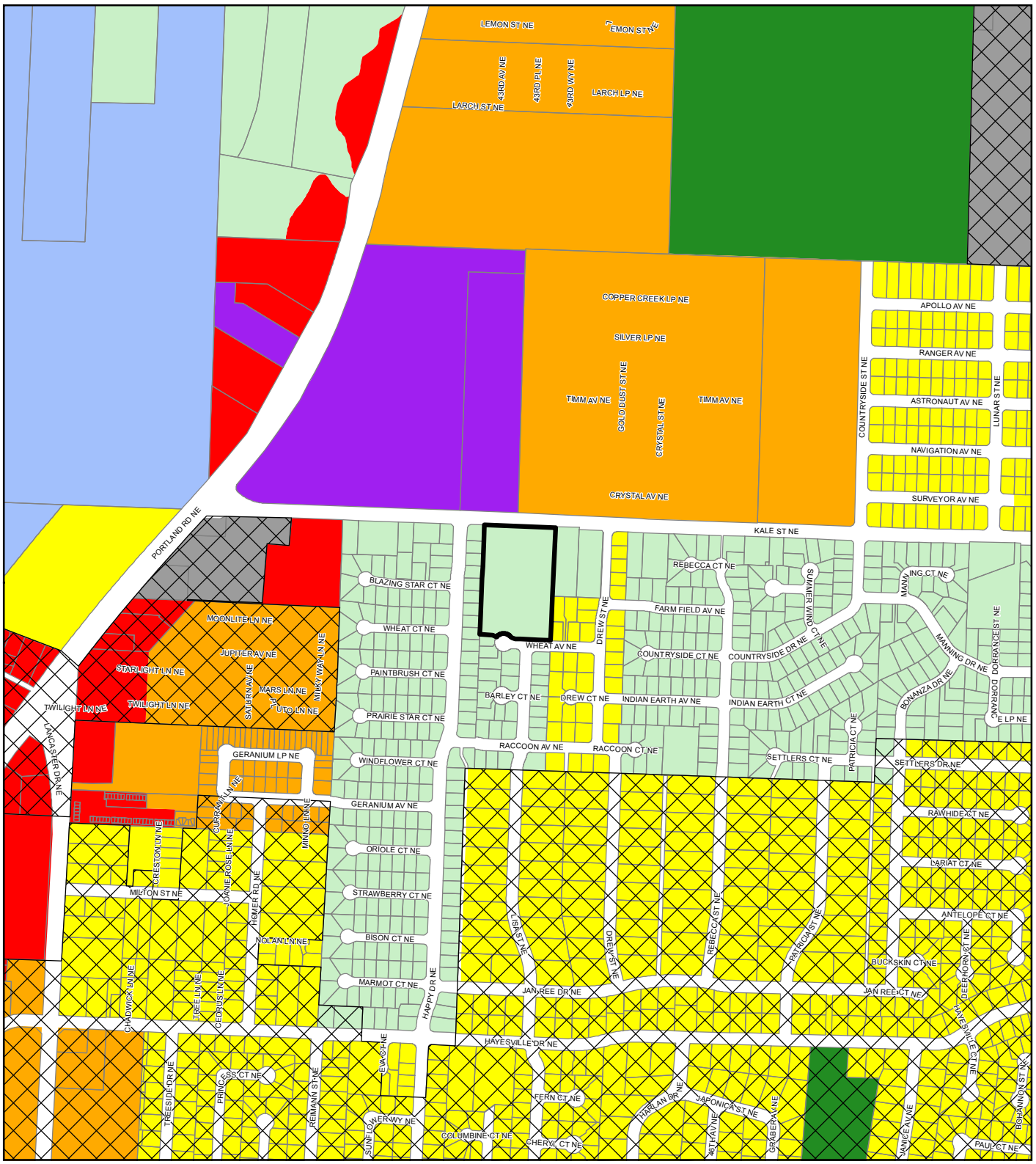
# Map 7 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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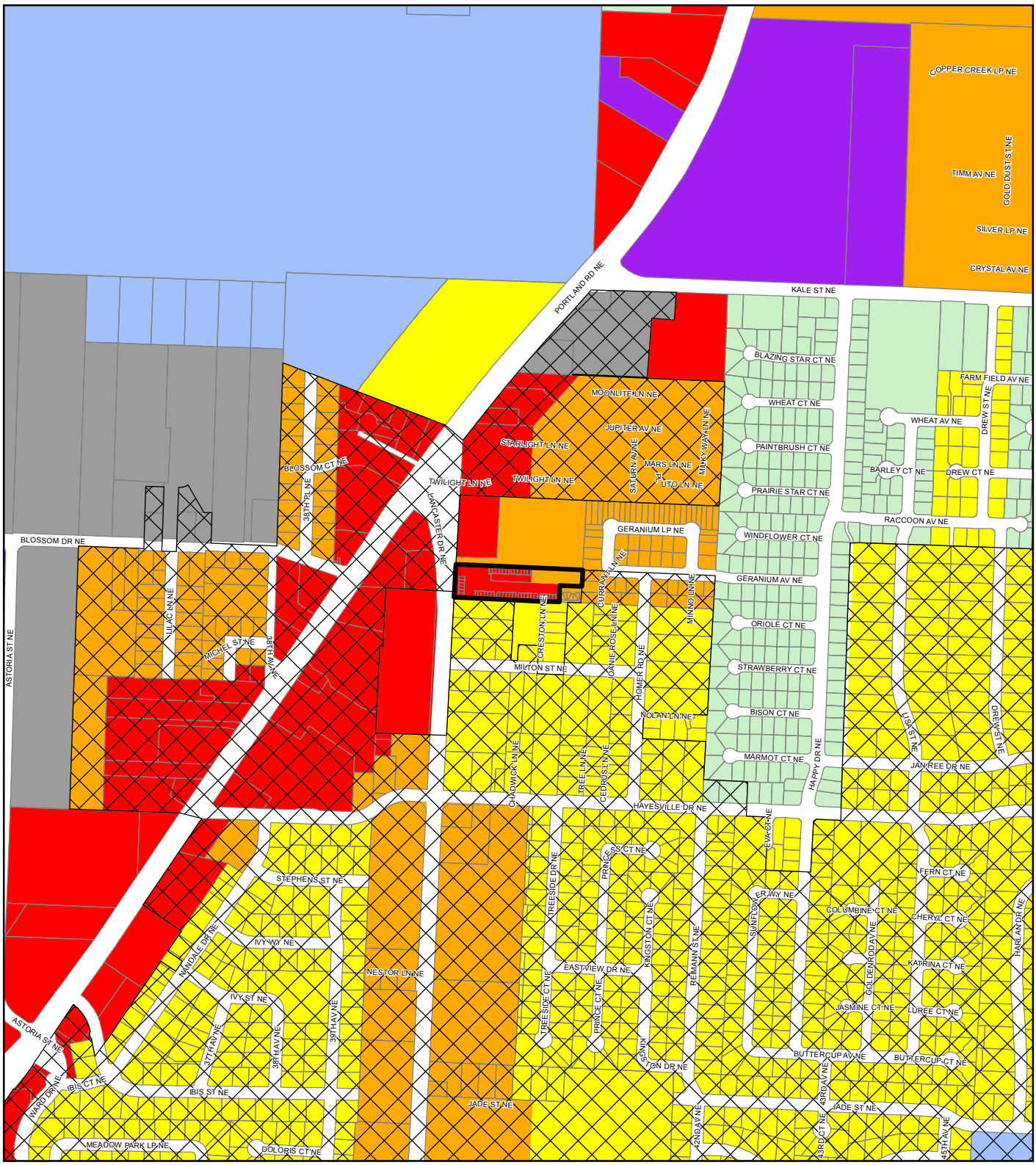
# Map 8 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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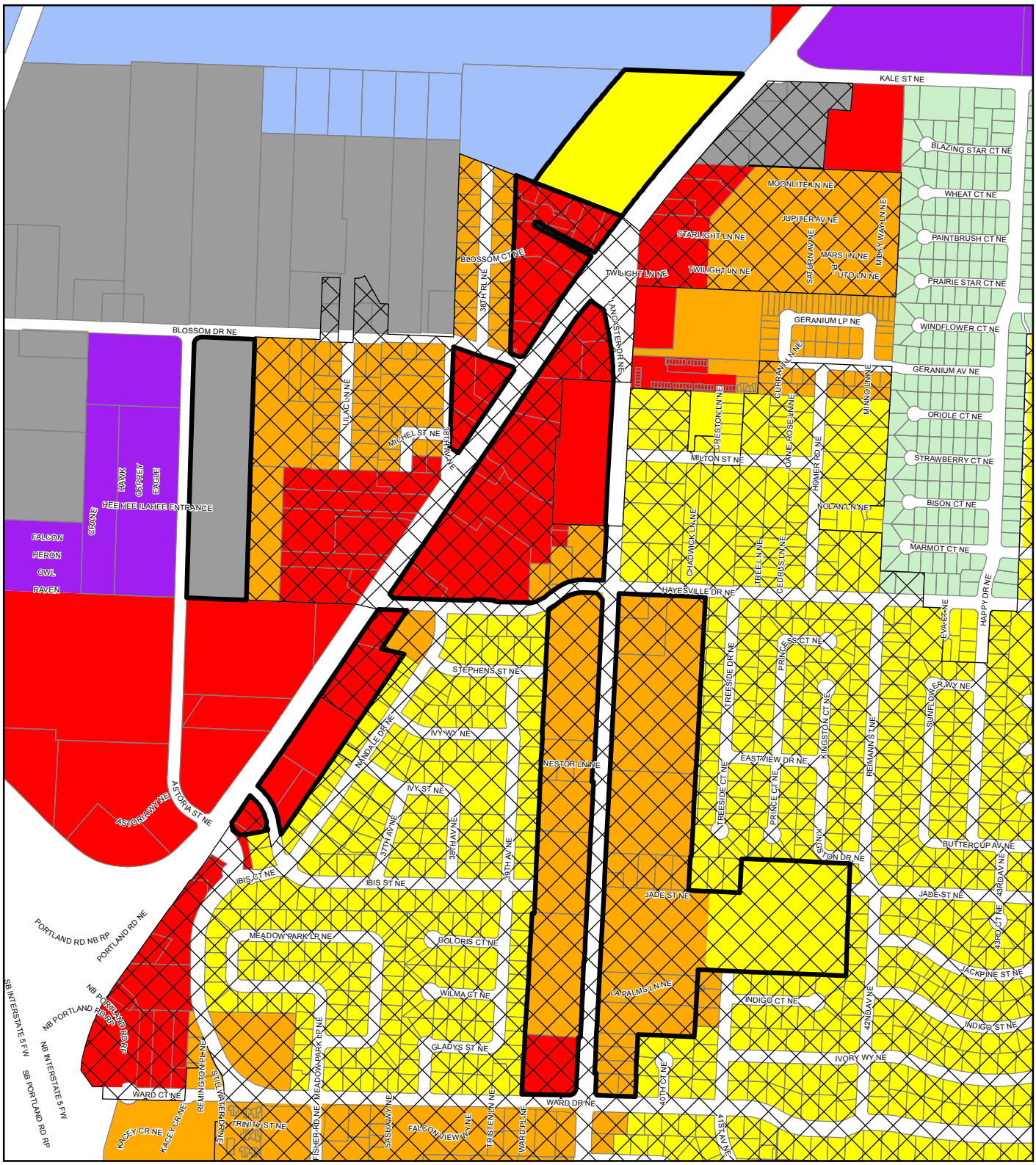
# Map 9 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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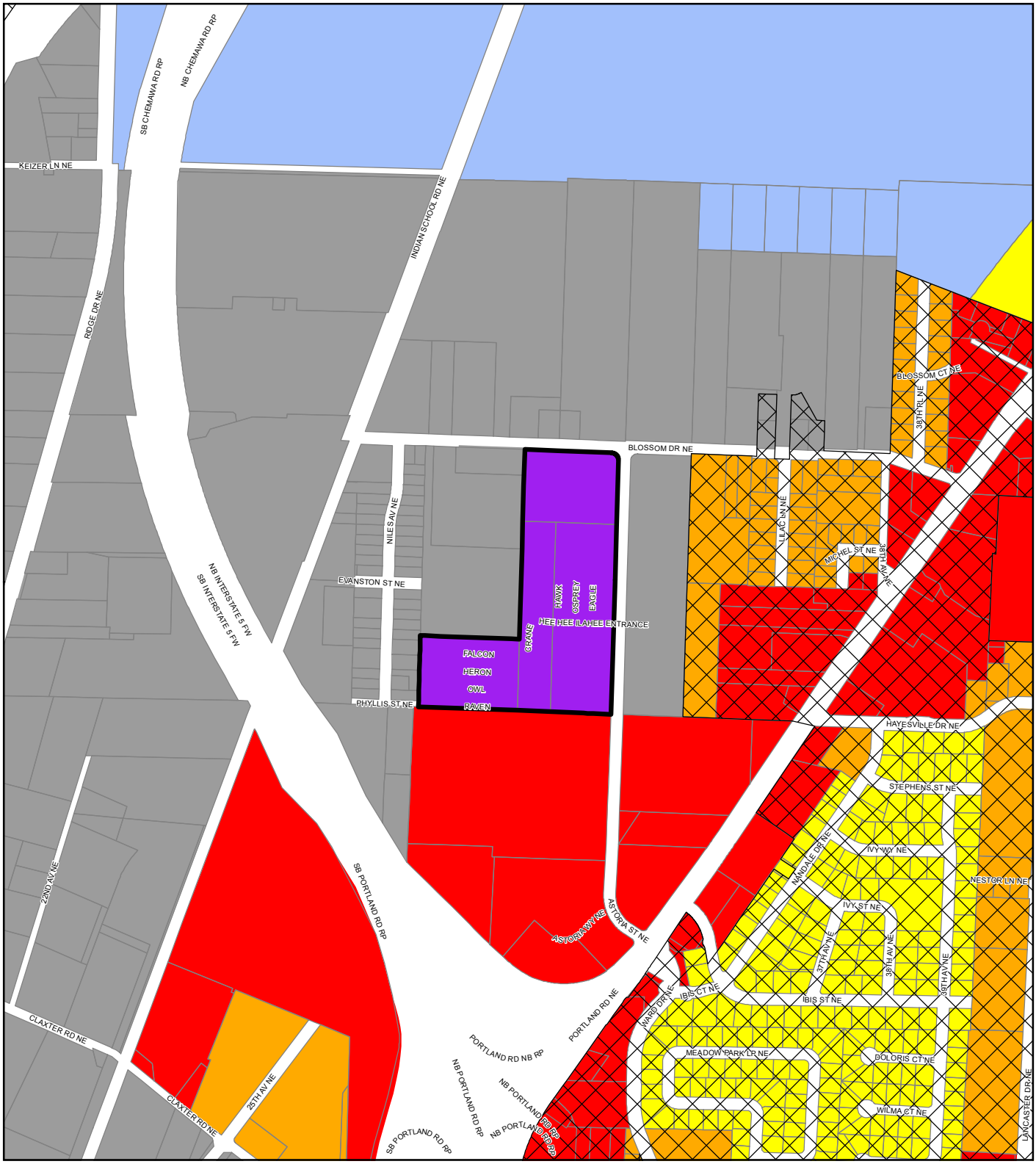
# Map 10 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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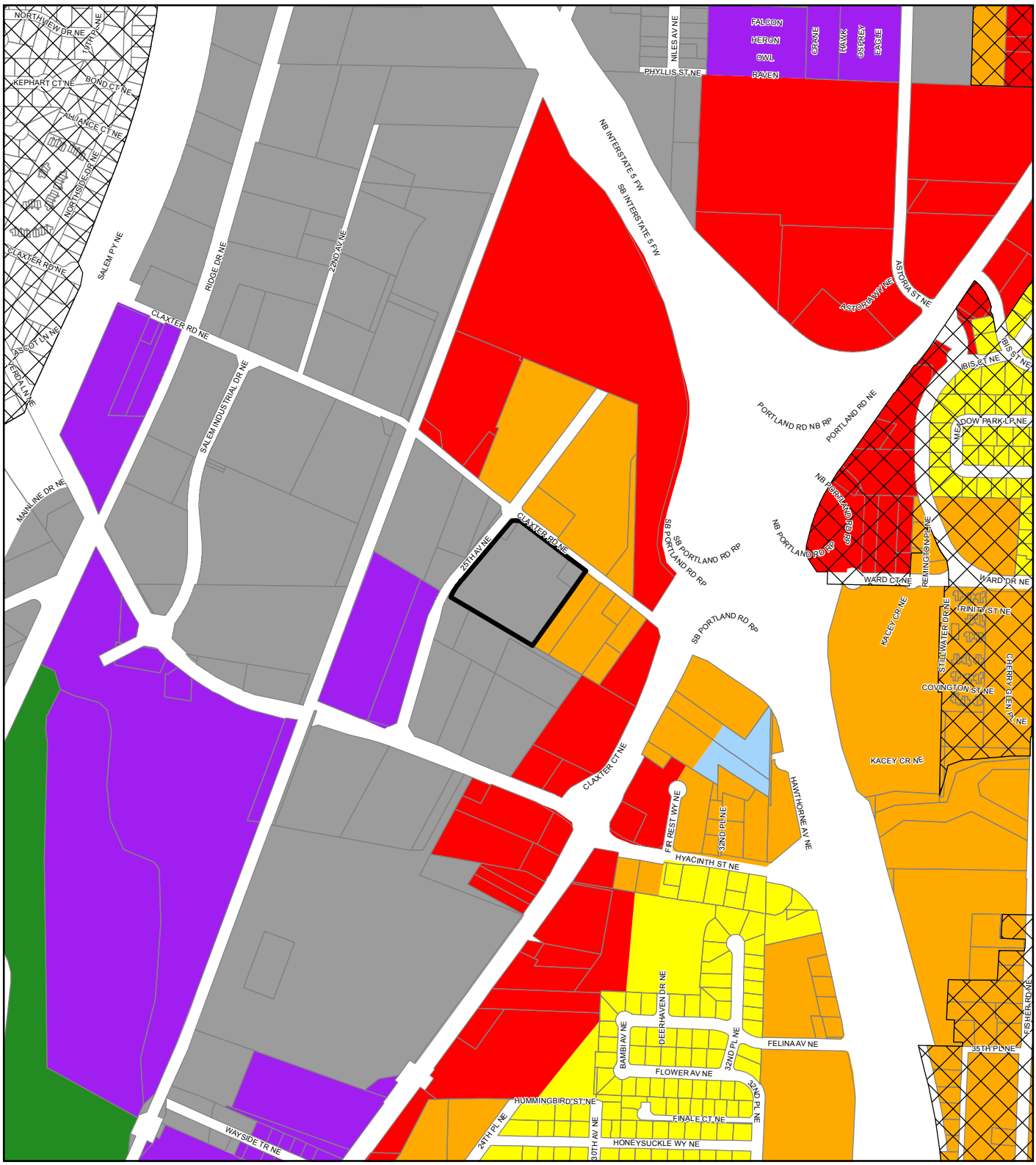
# Map 12 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "IC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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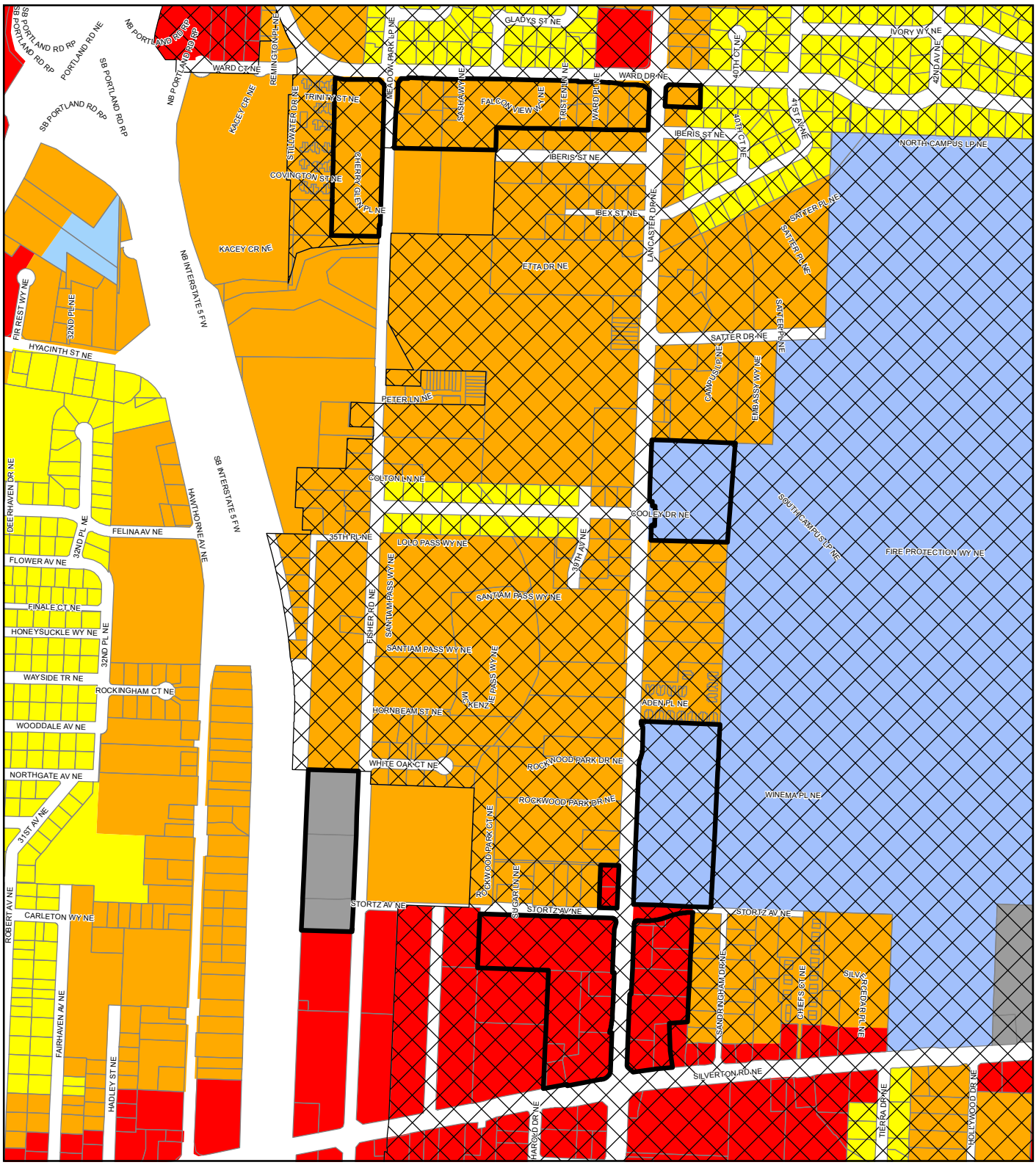
# Map 13 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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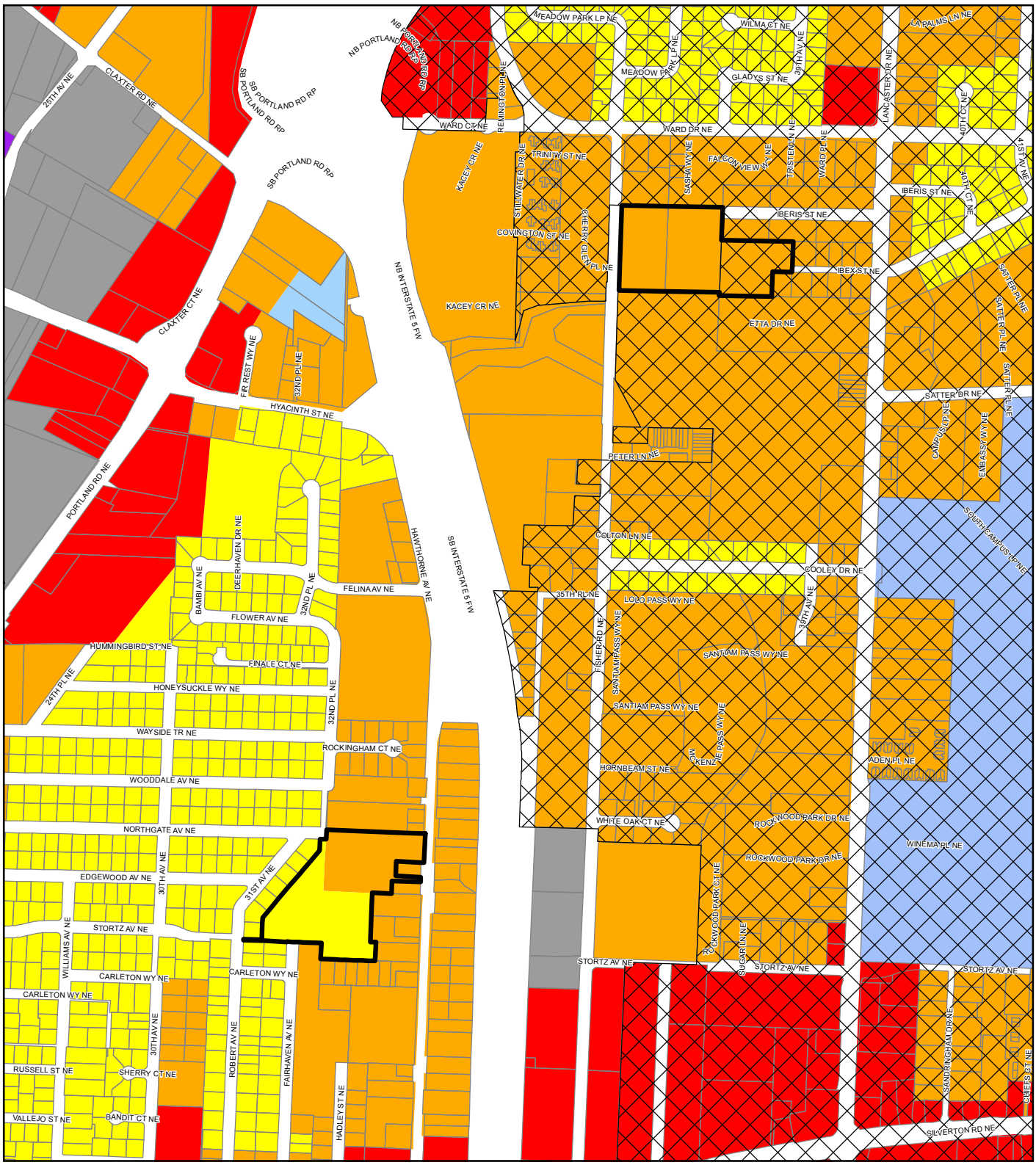
# Map 14 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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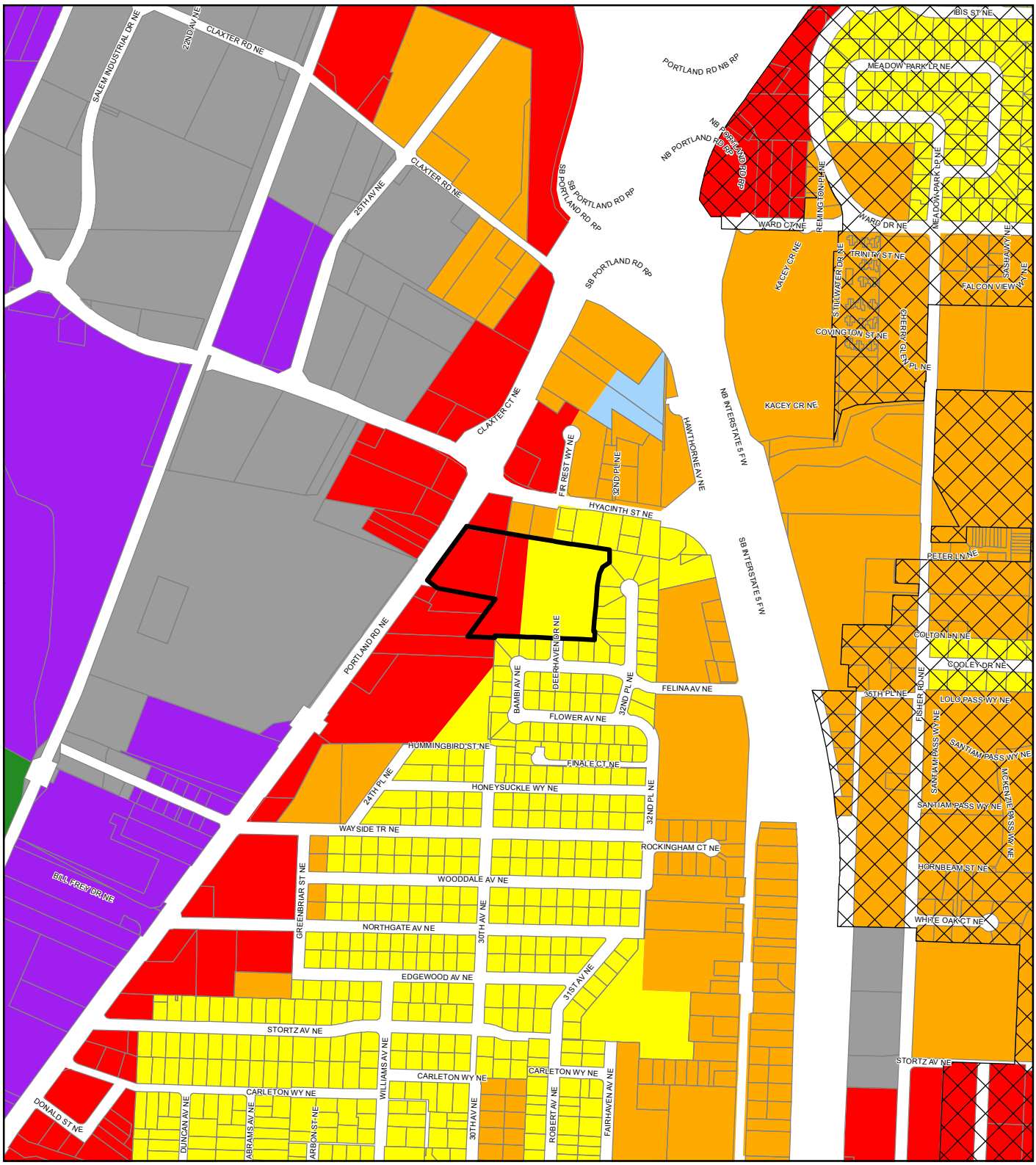
# Map 15 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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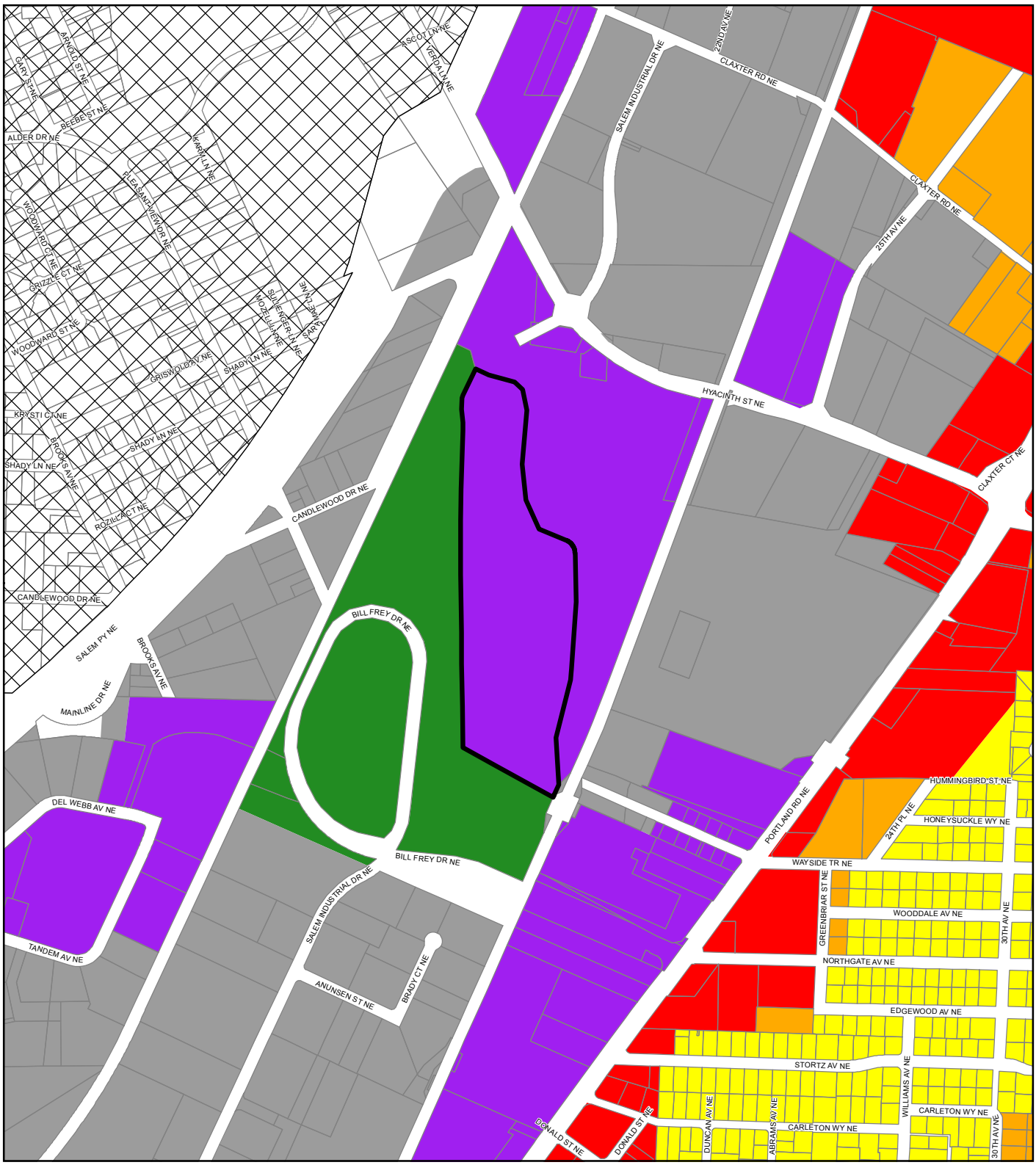
# Map 16 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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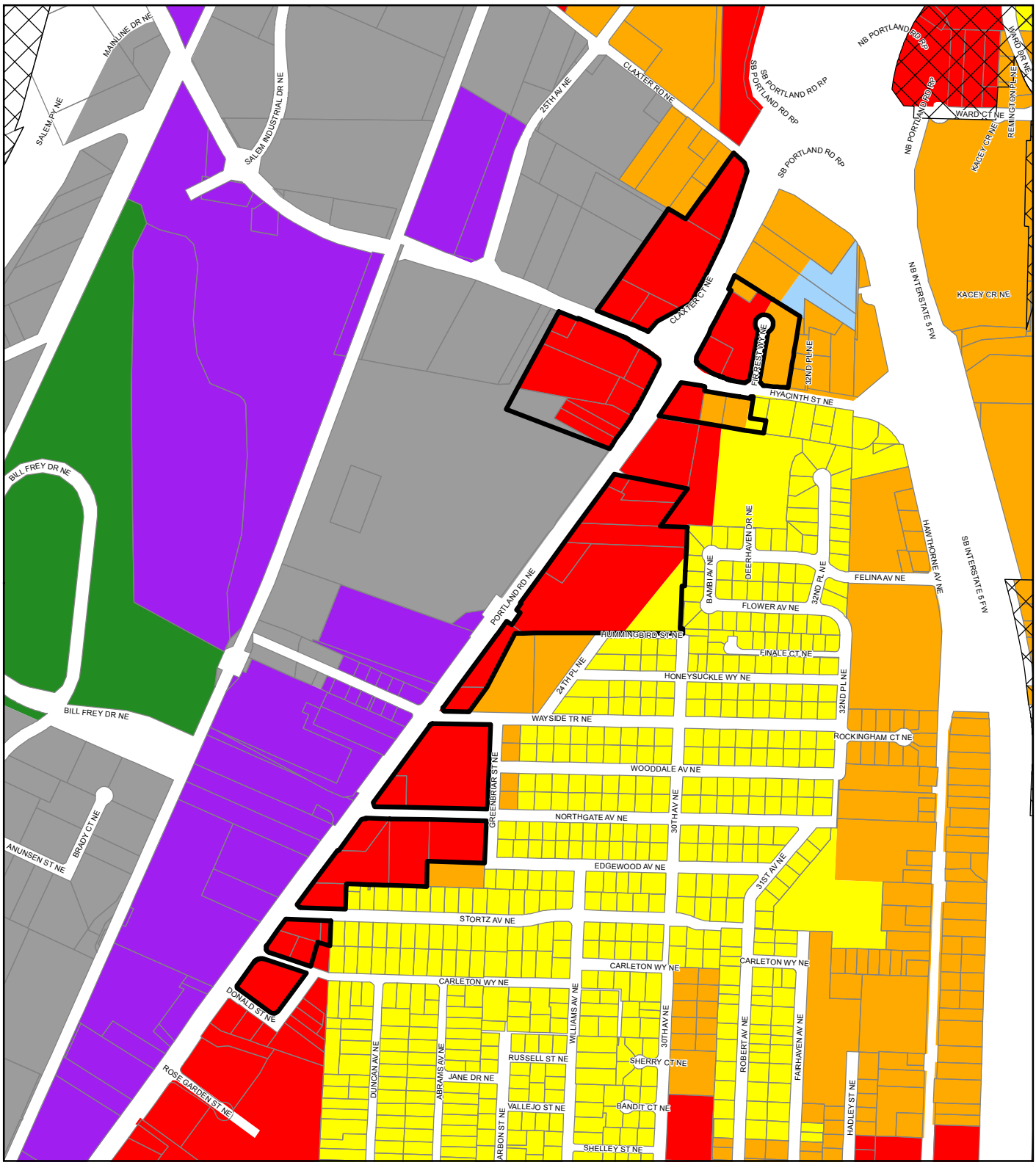
# Map 17 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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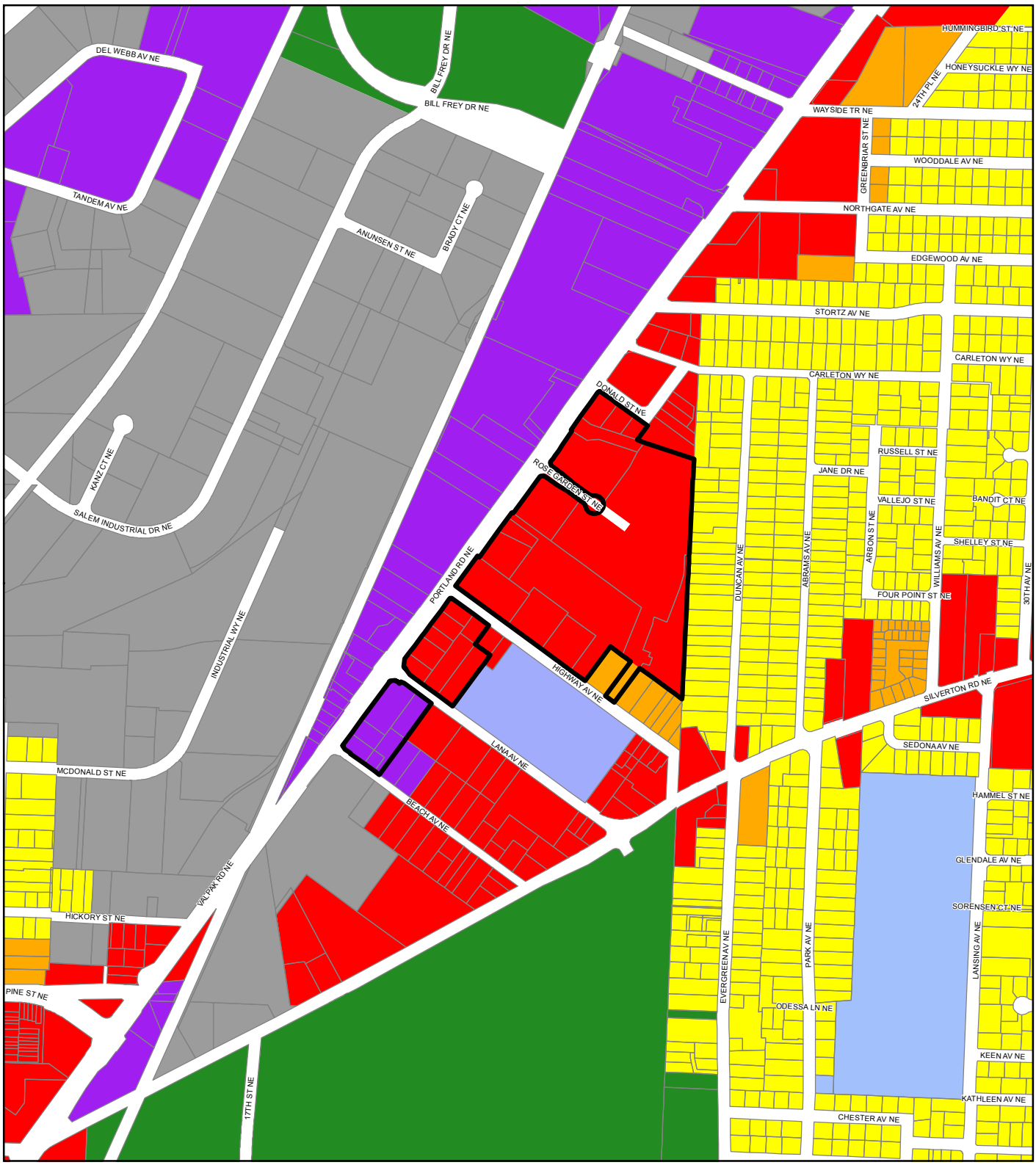
# Map 18 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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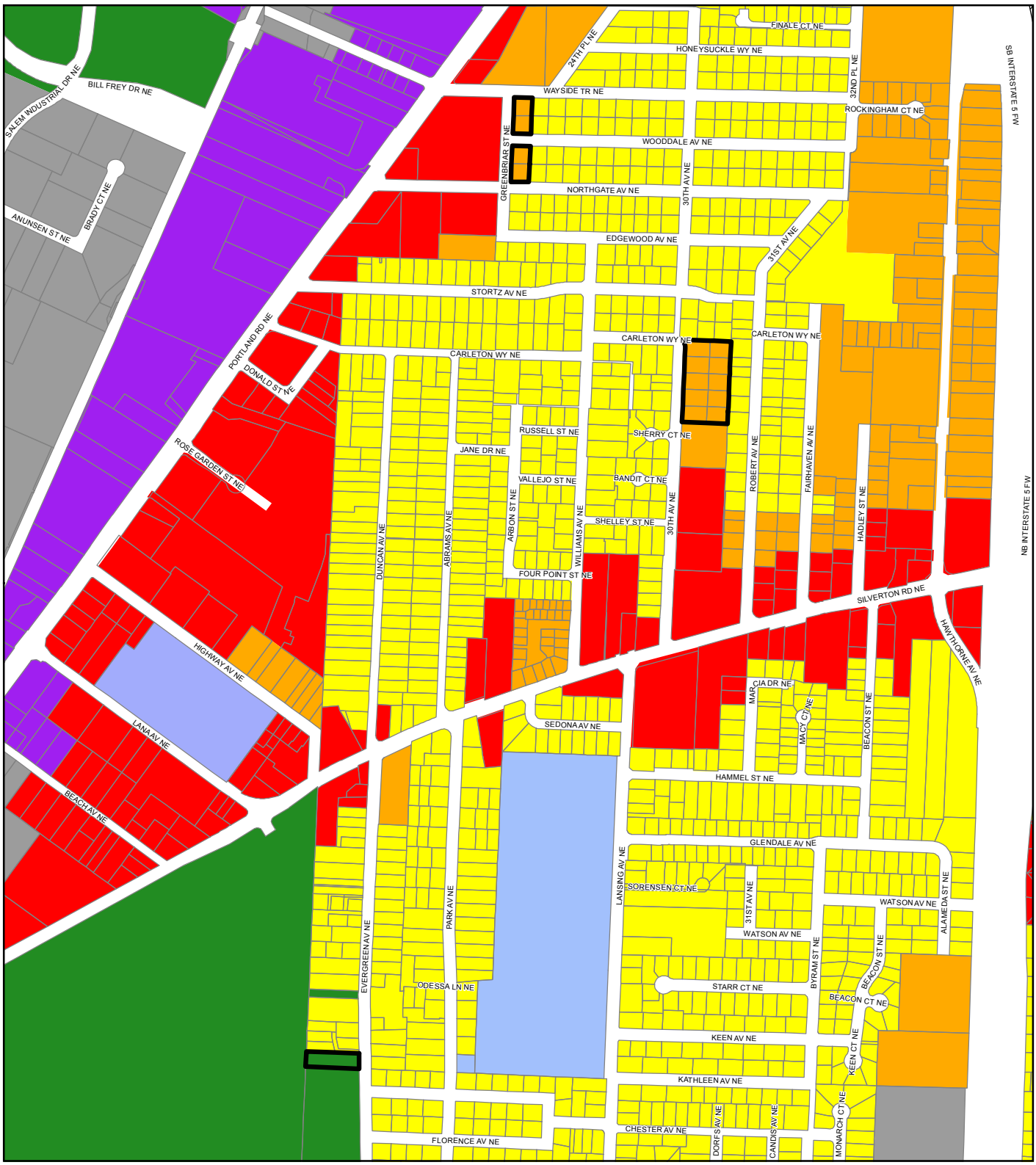
# Map 19 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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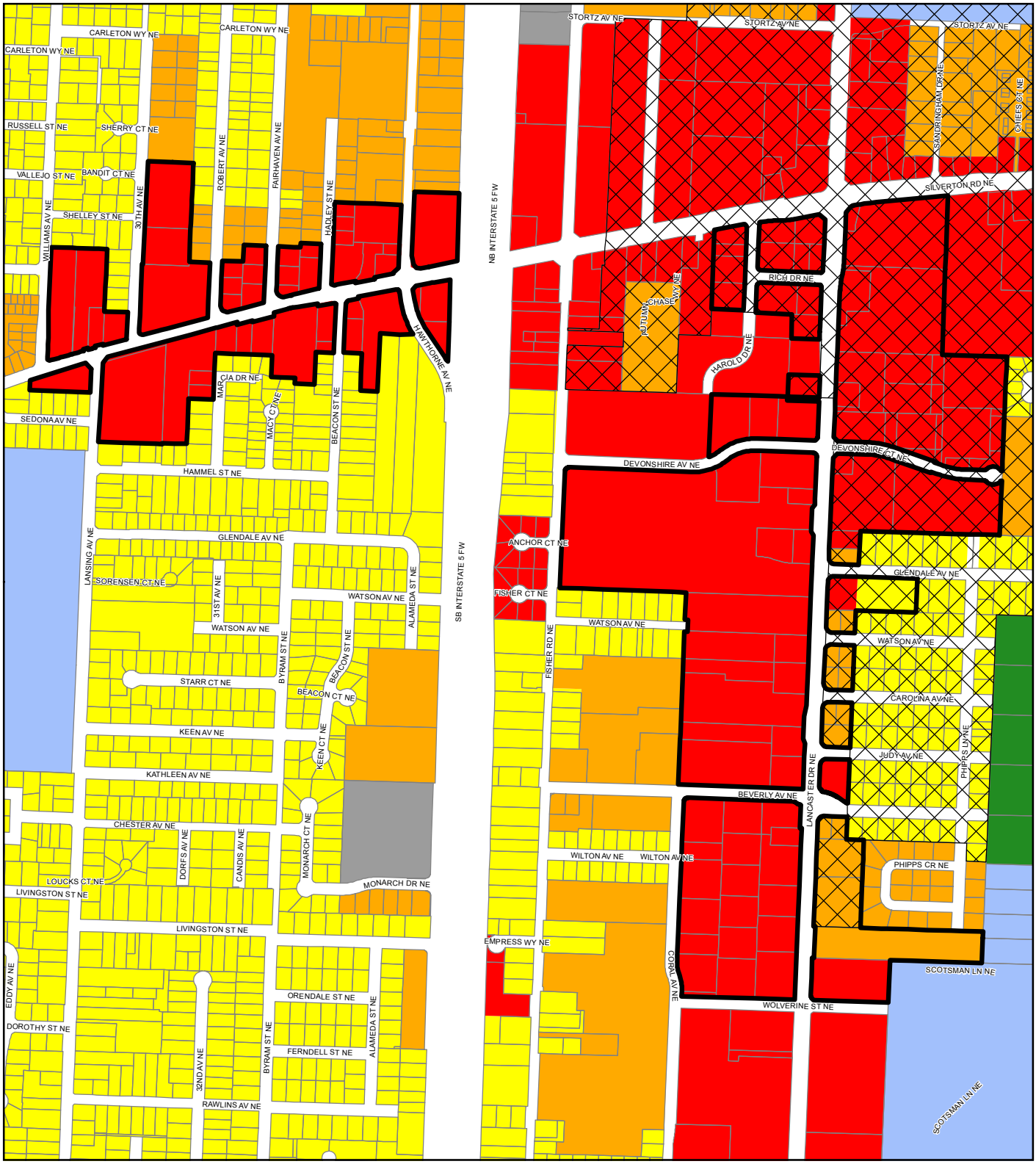
# Map 20 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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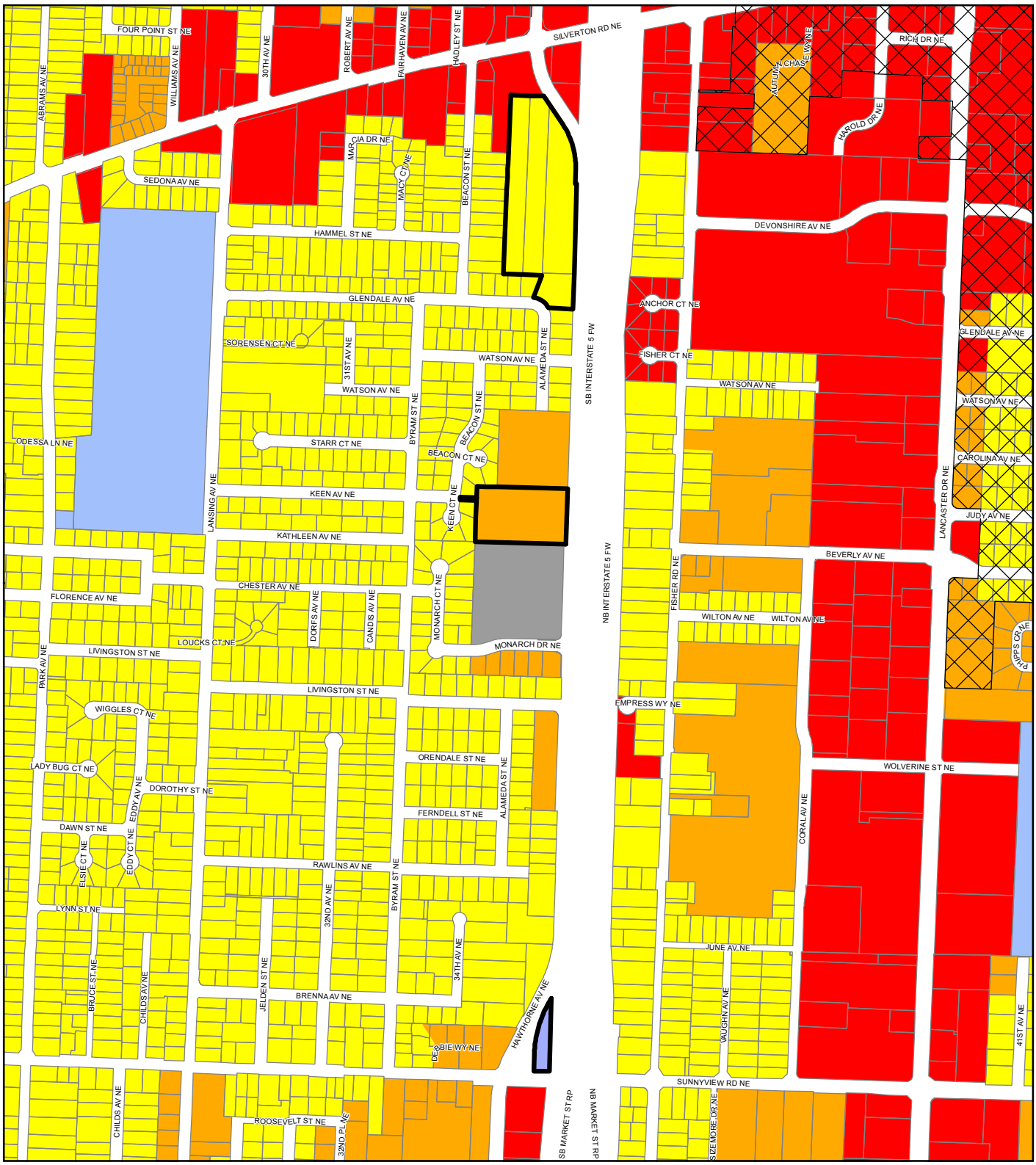
# Map 21 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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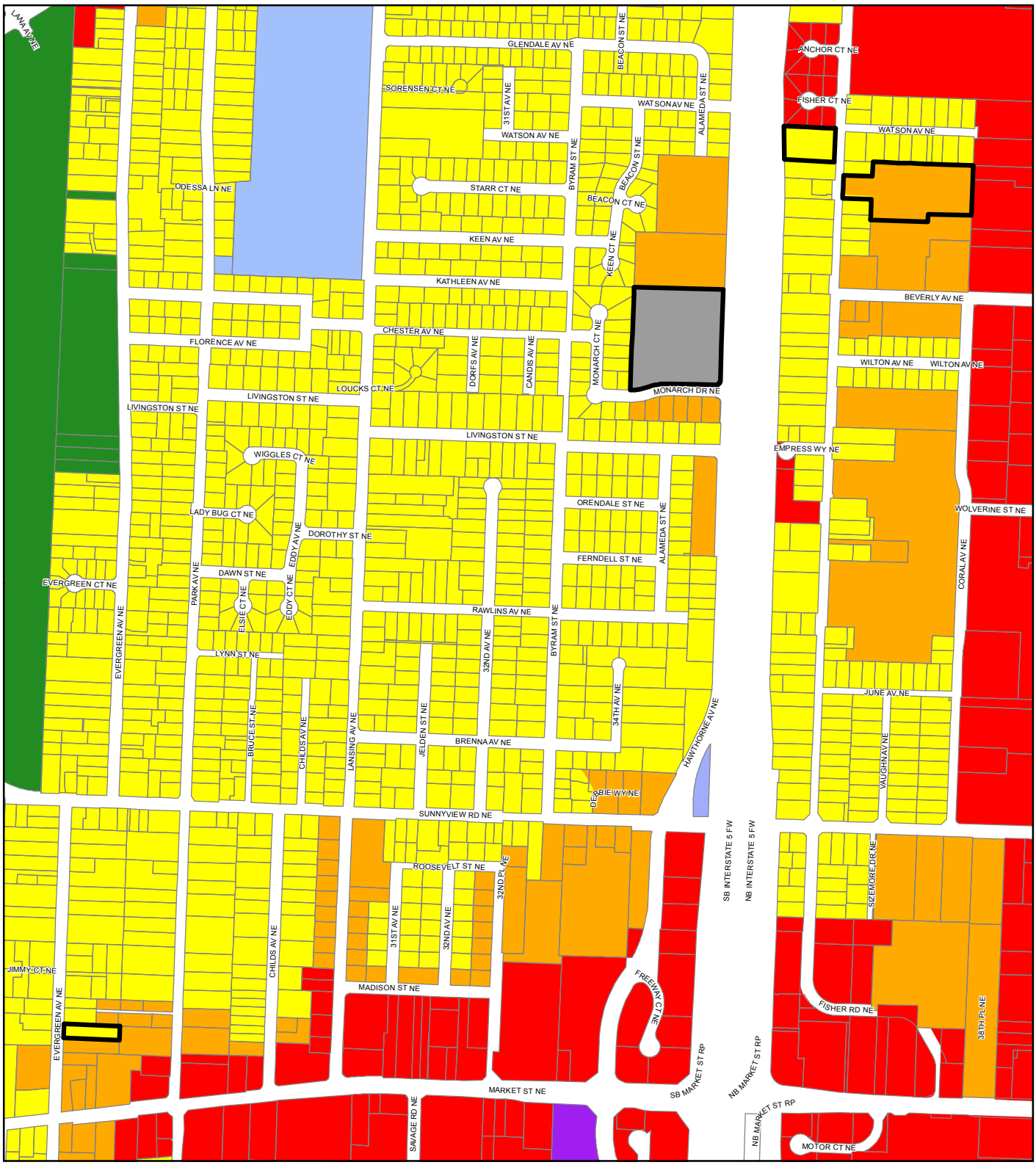
# Map 22 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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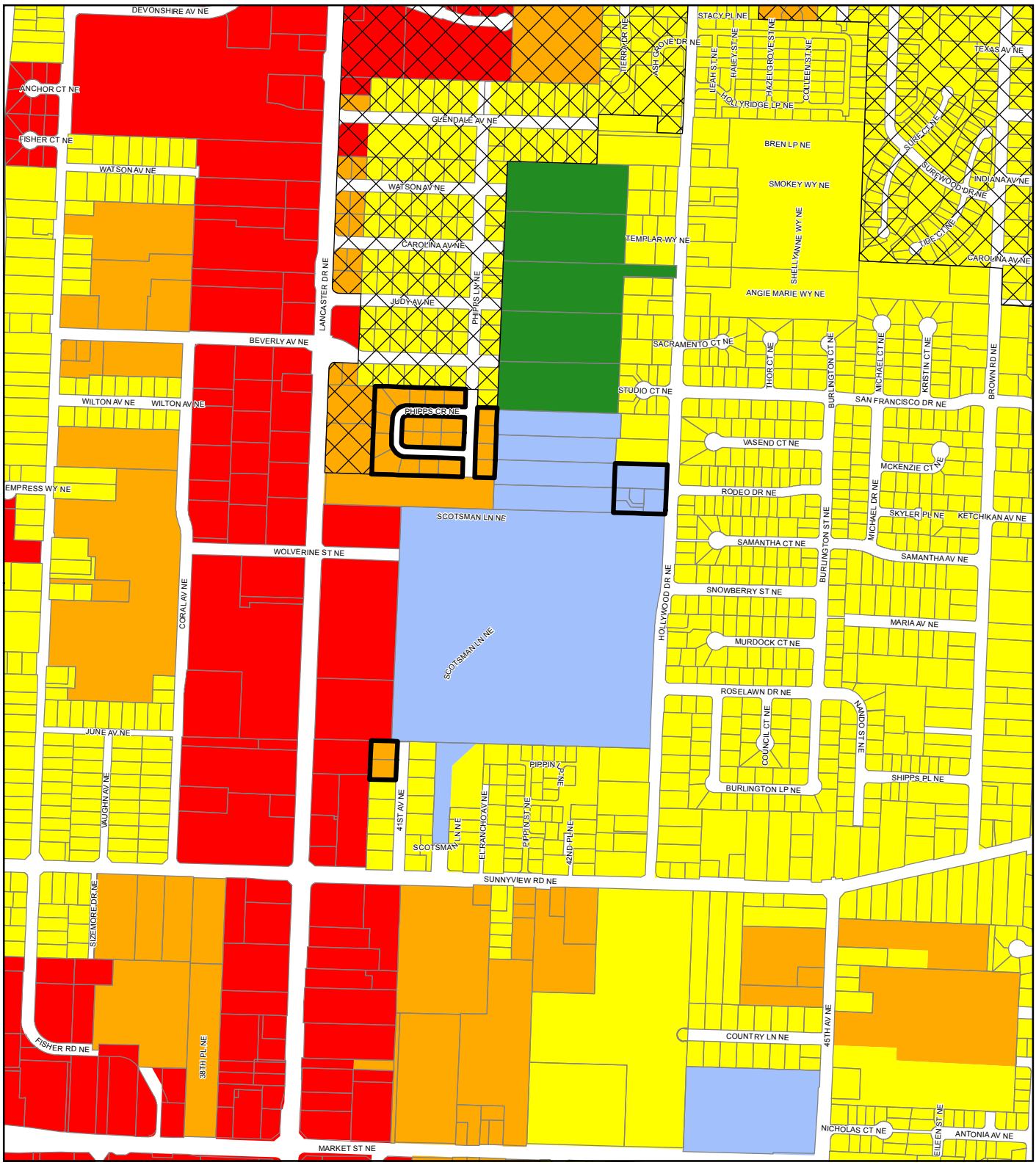
# Map 23 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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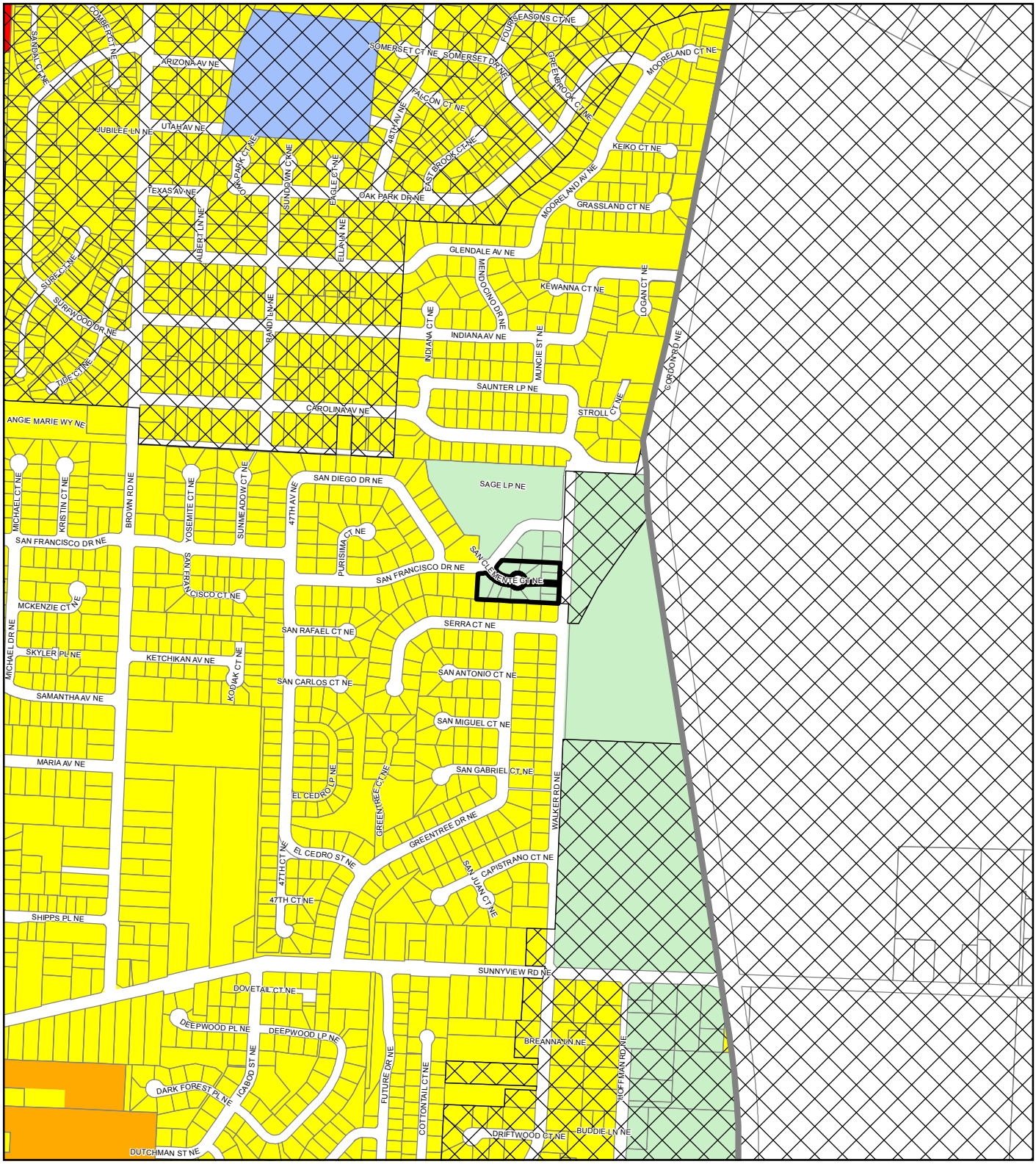
# Map 24 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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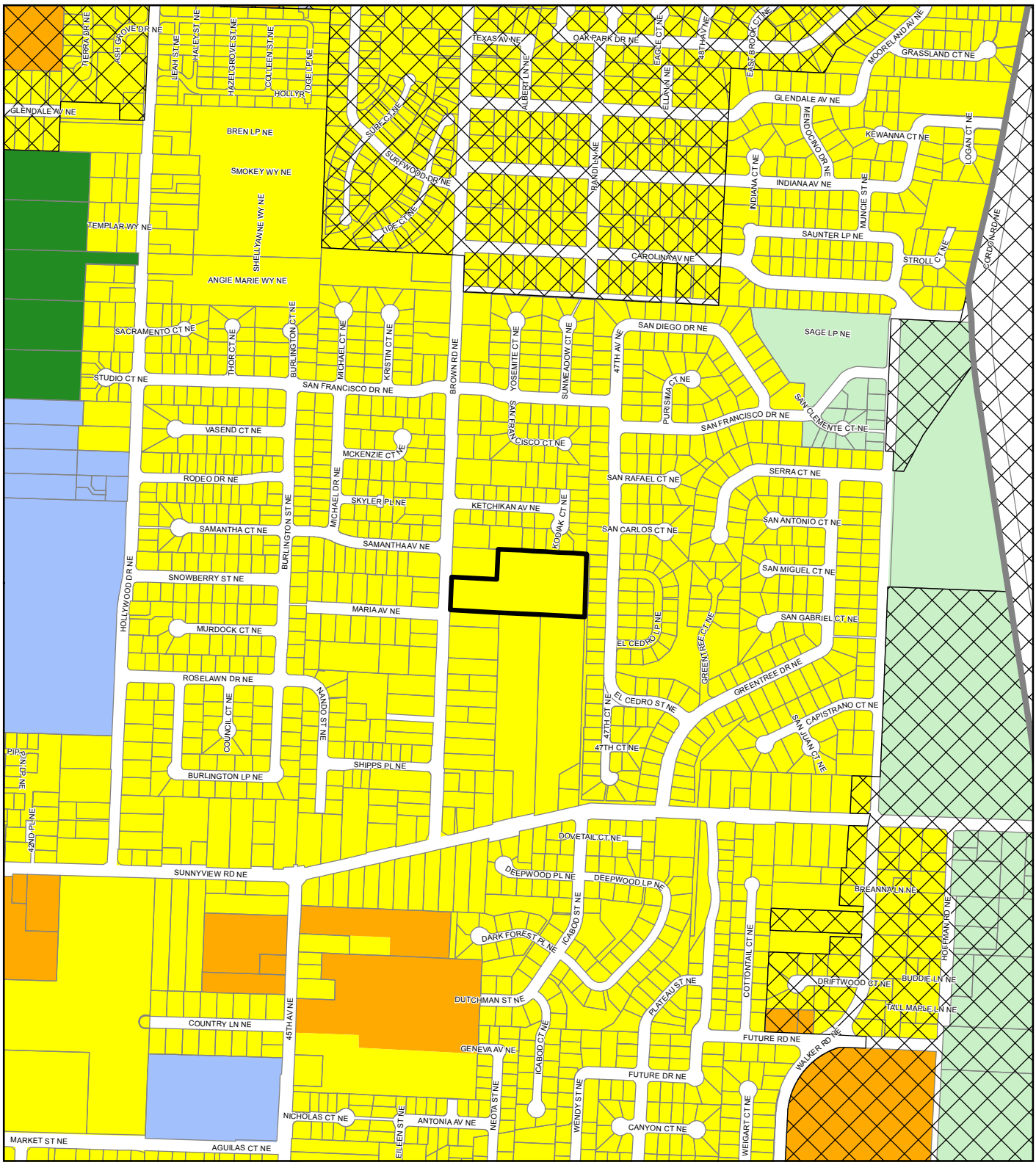
# Map 25 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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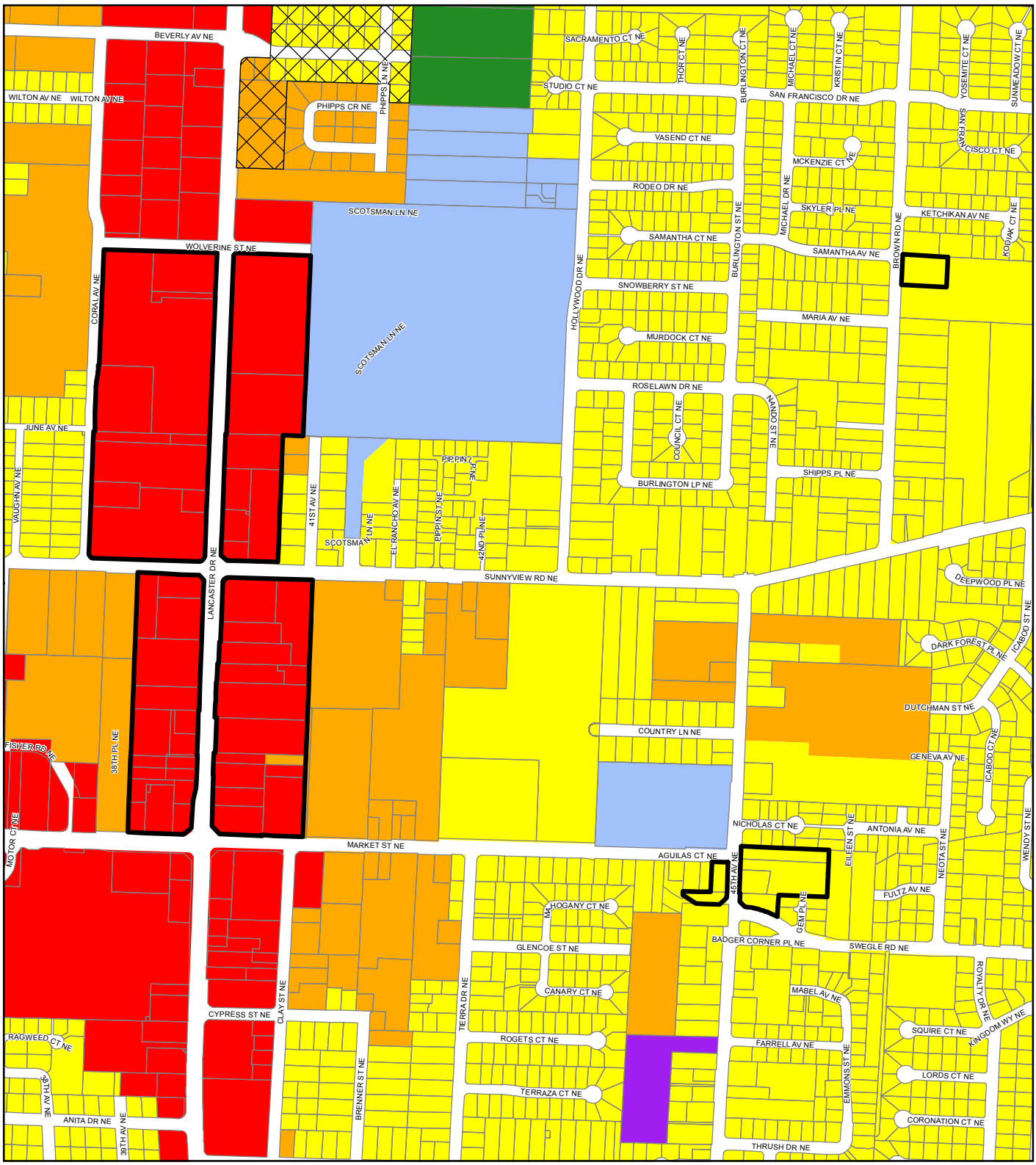
# Map 26 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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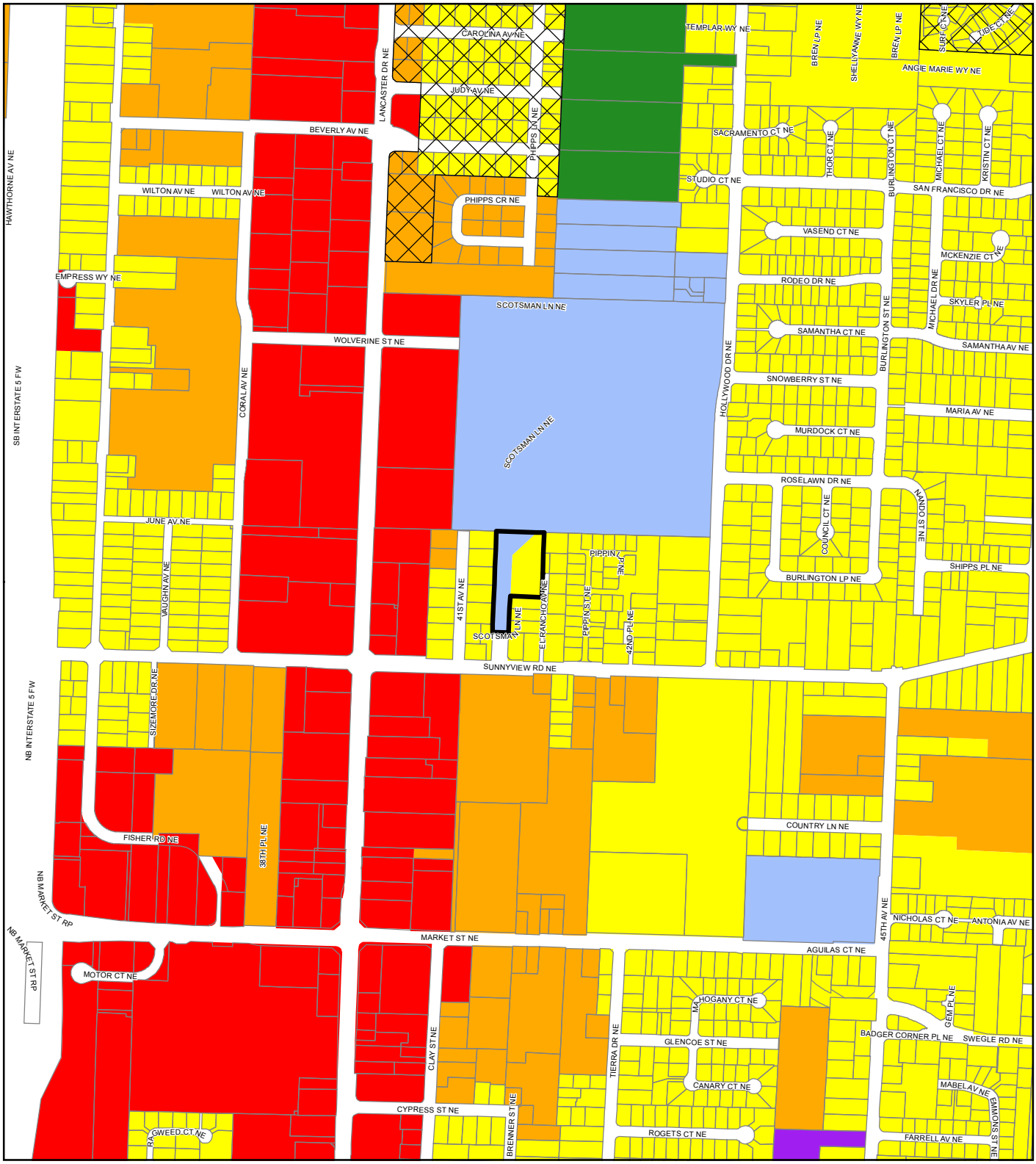
# Map 27 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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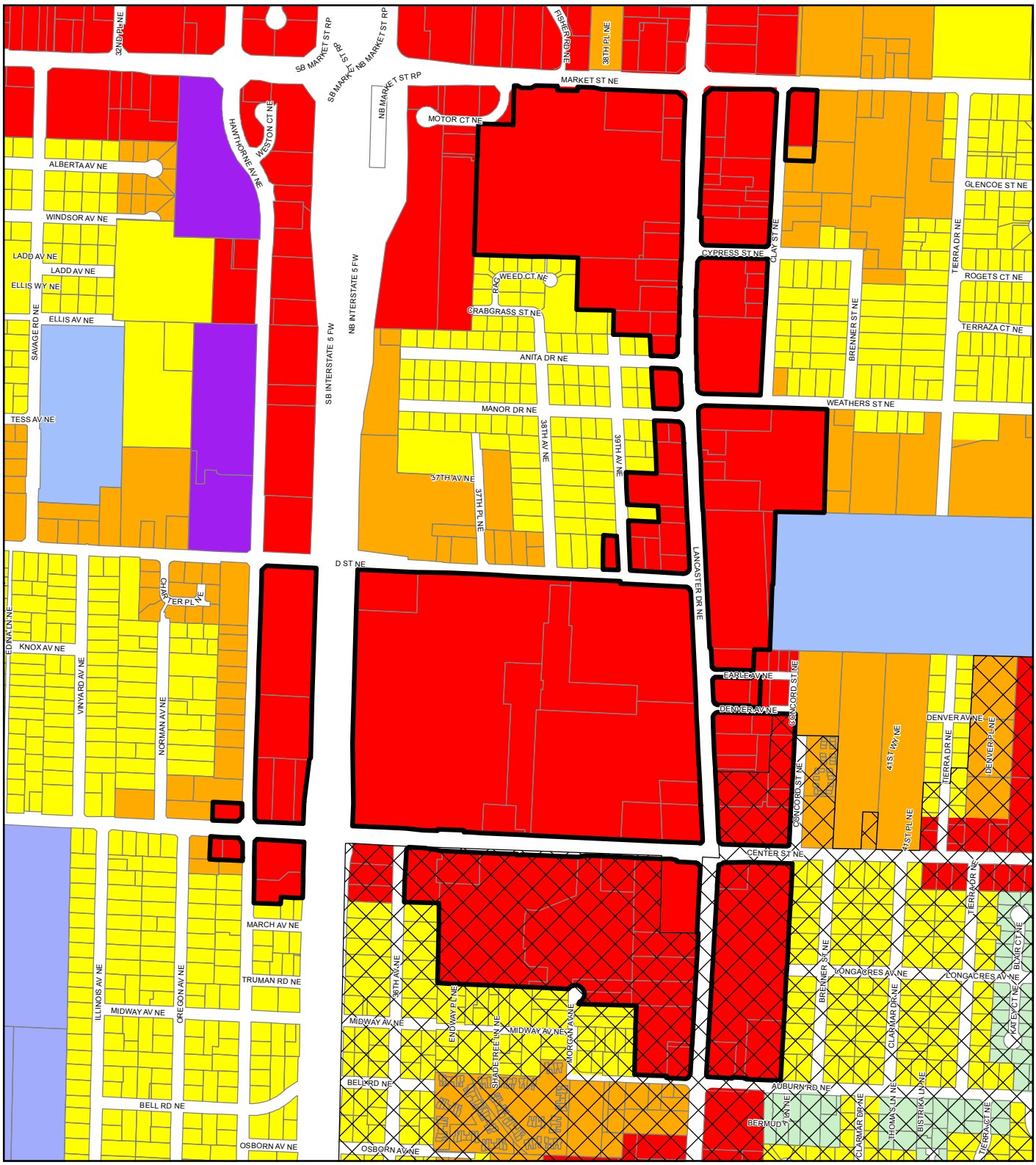
# Map 28 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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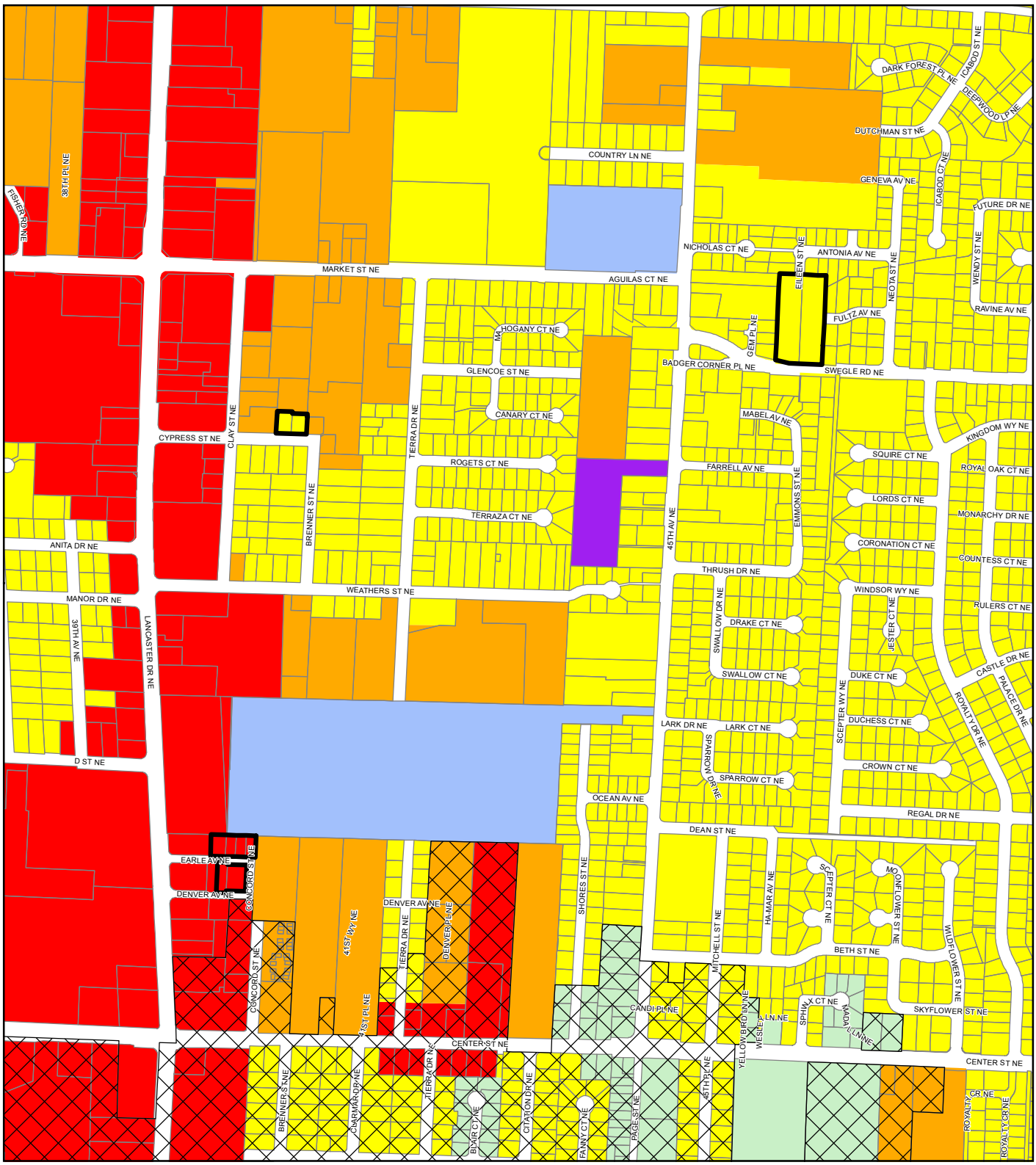
# Map 29 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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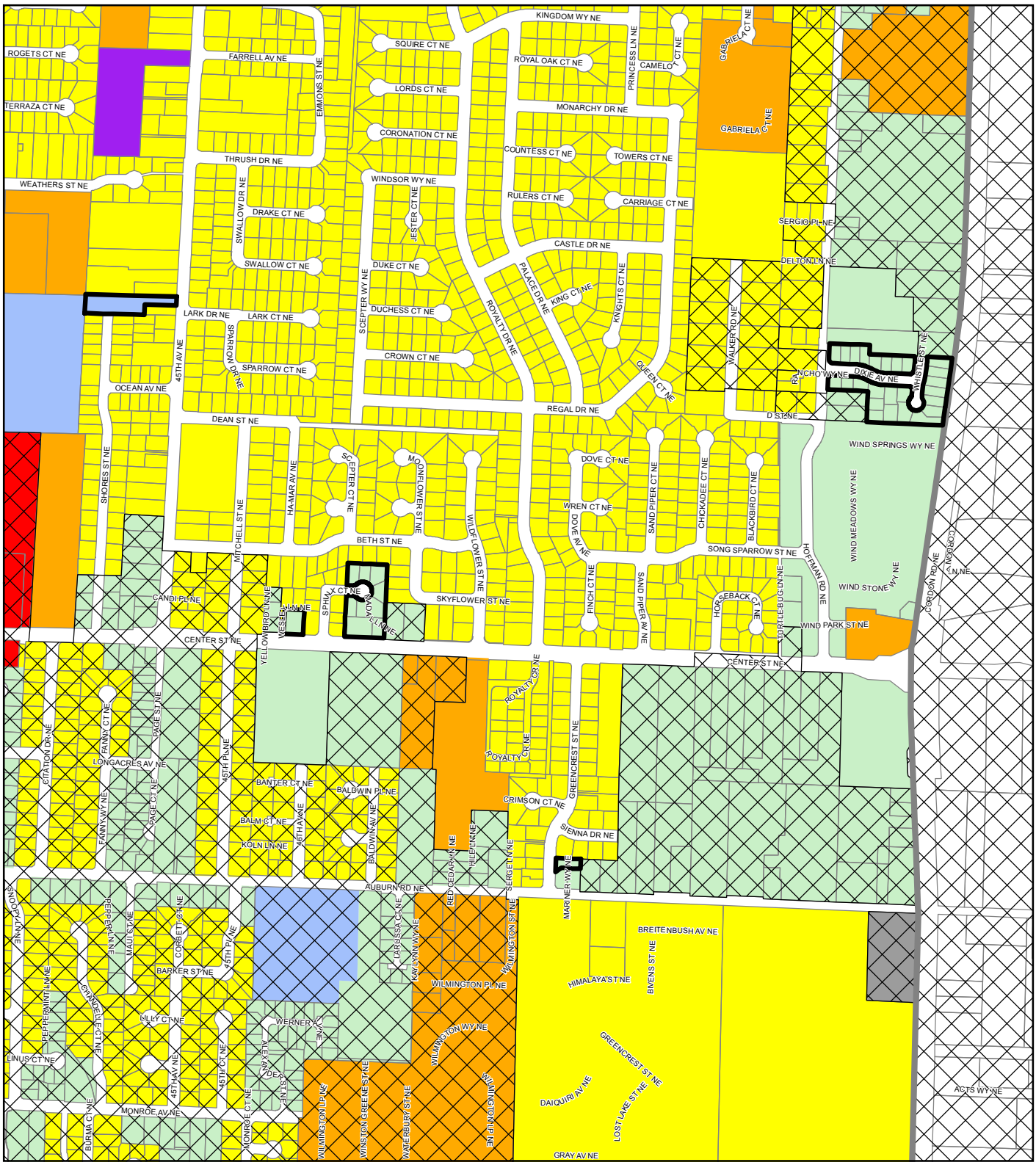
# Map 30 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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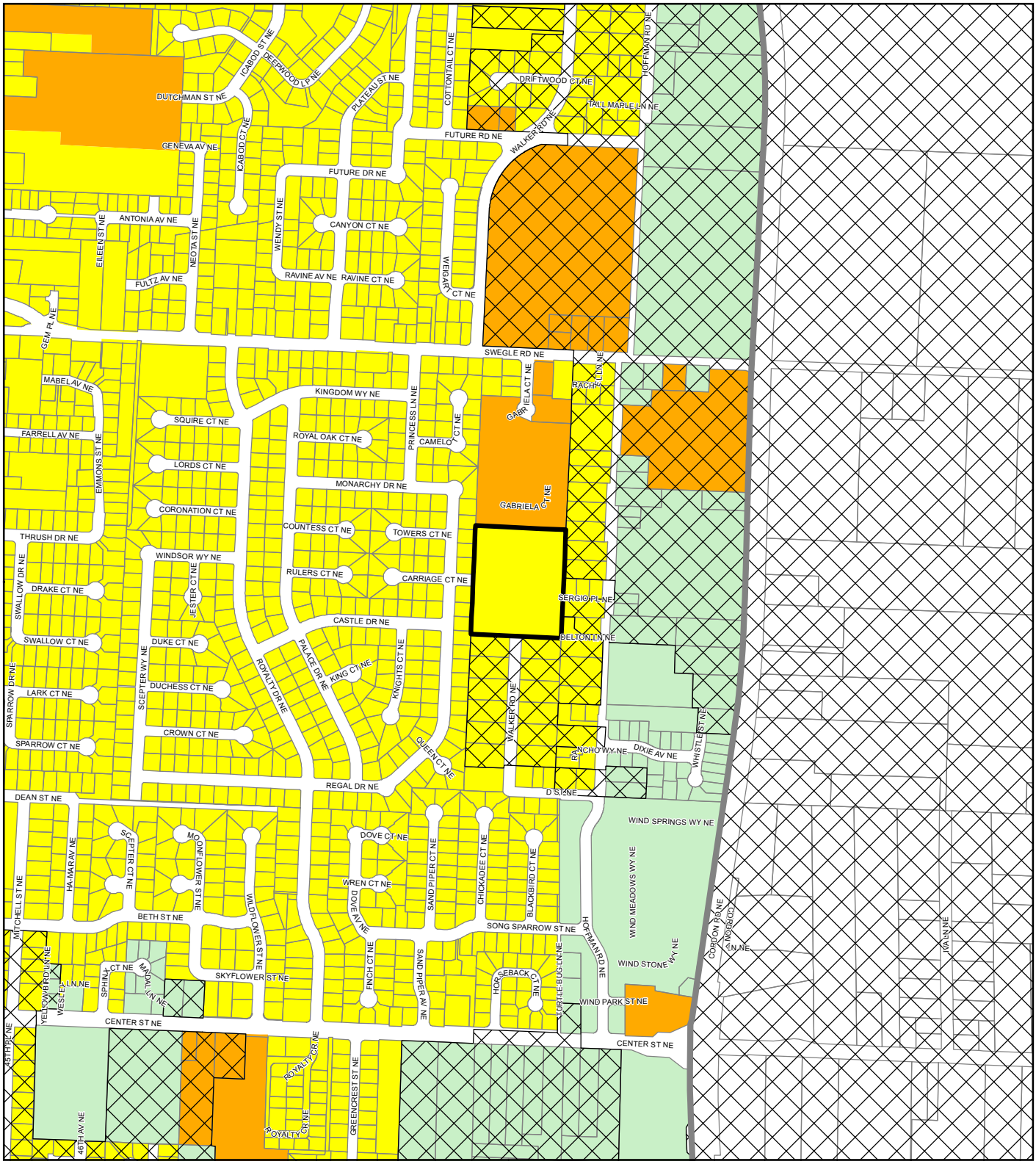
# Map 31 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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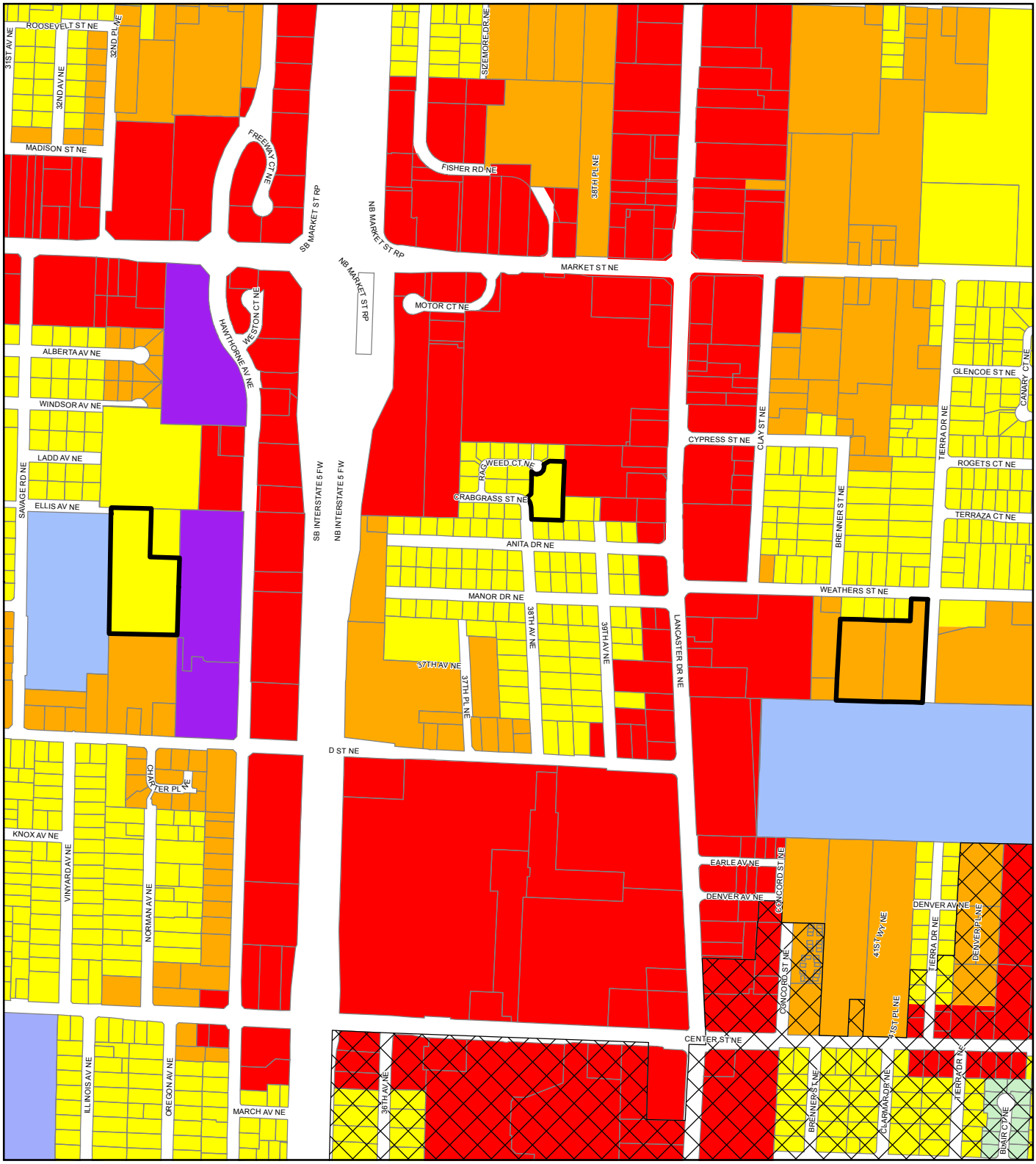
# Map 32 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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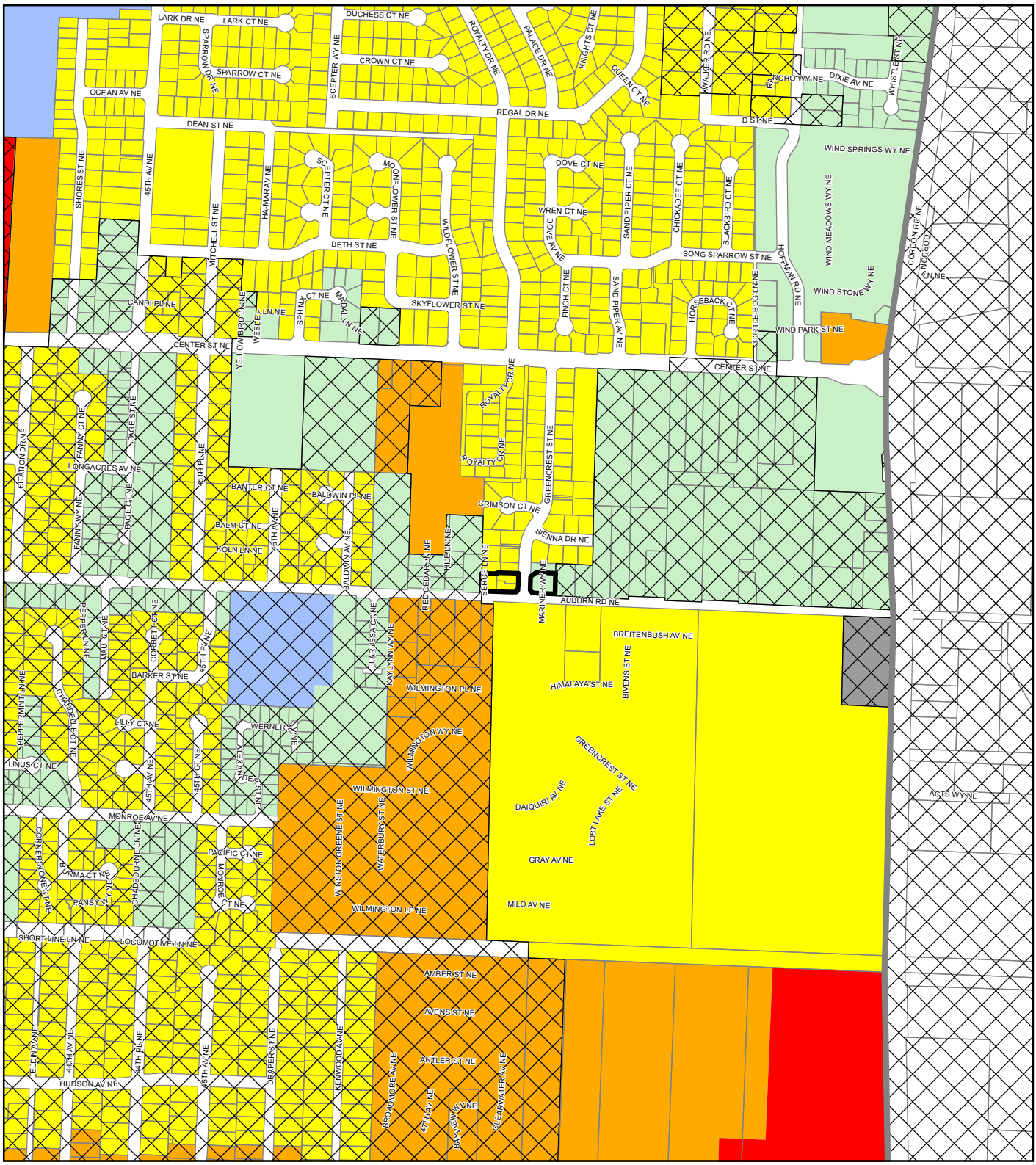
# Map 33 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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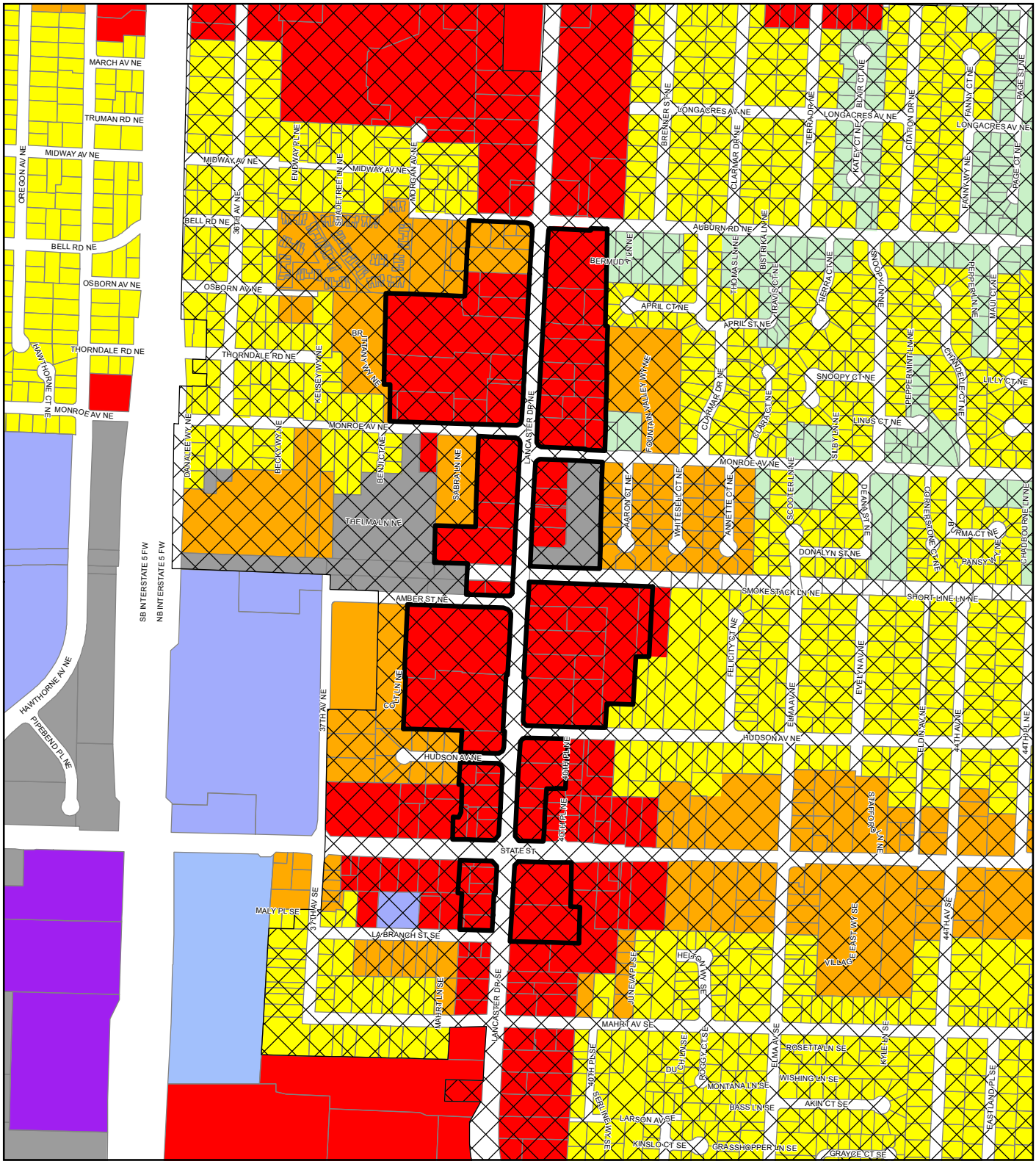
# Map 34 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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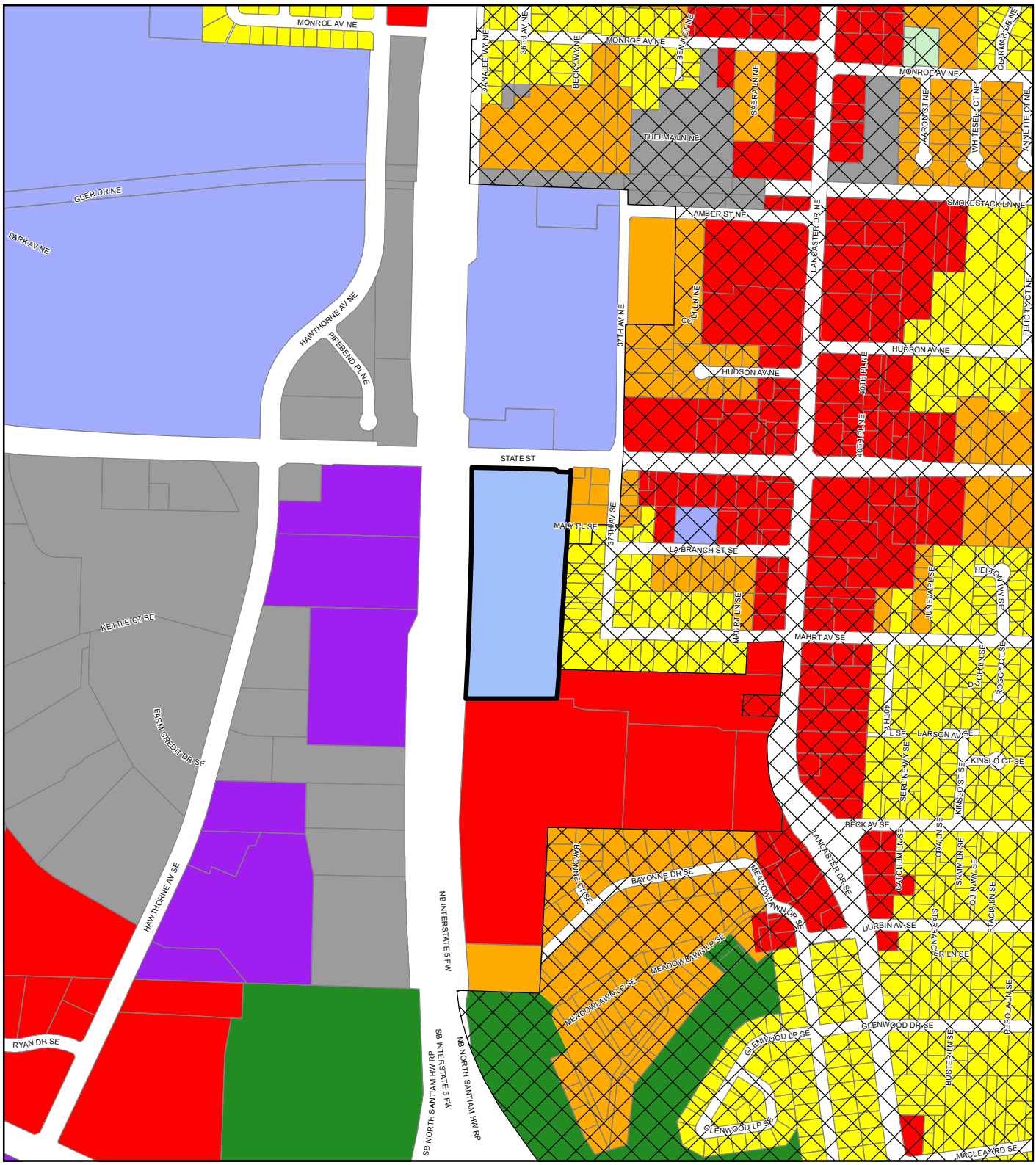
# Map 35 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSG" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU | |
| CB | CSE | EC | MF | |
| CS | CSG | FRM | POS | |
| CSA | CSH | IND | ROM | |
| | CSS | IC | SF | |

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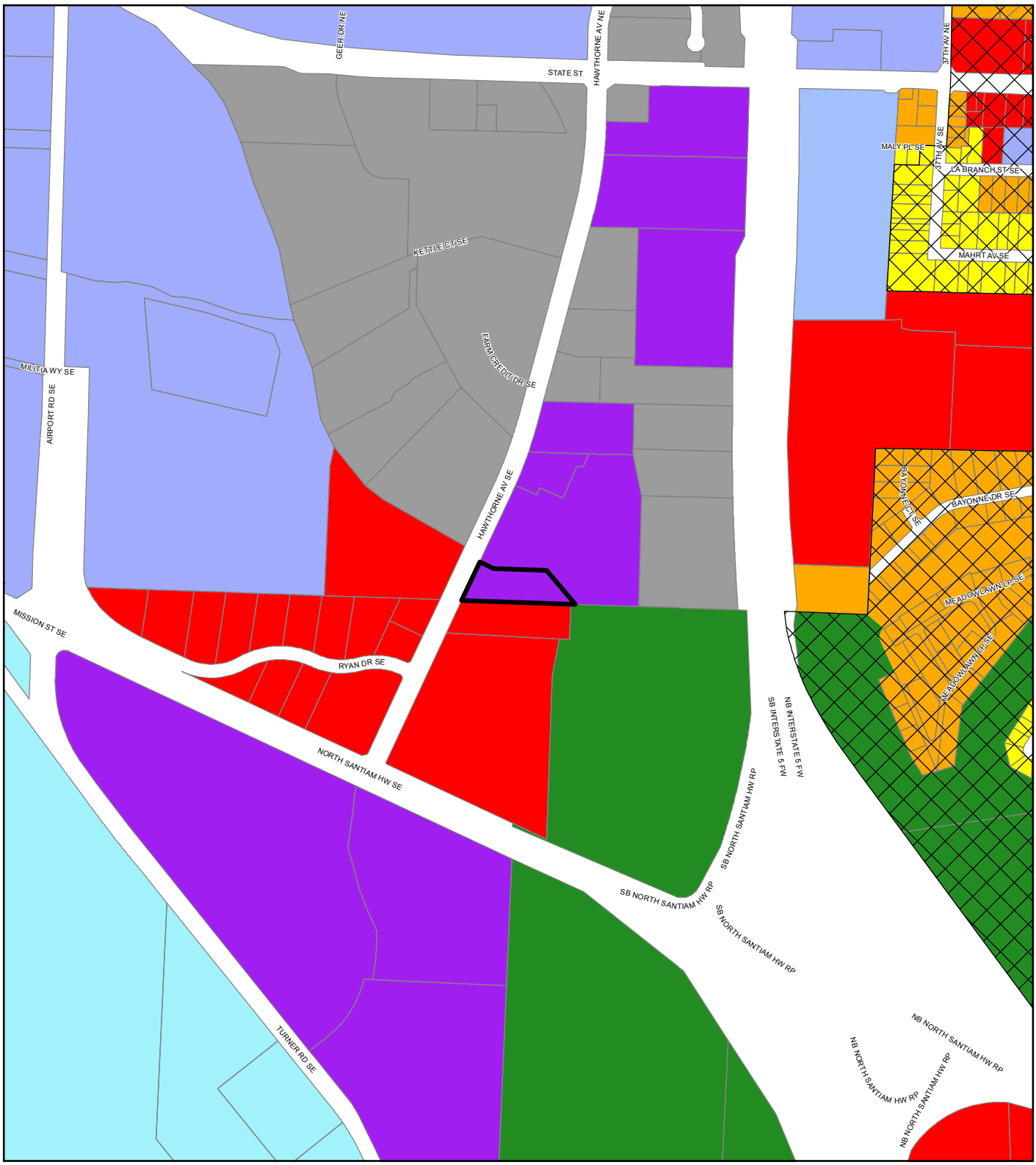
# Map 36 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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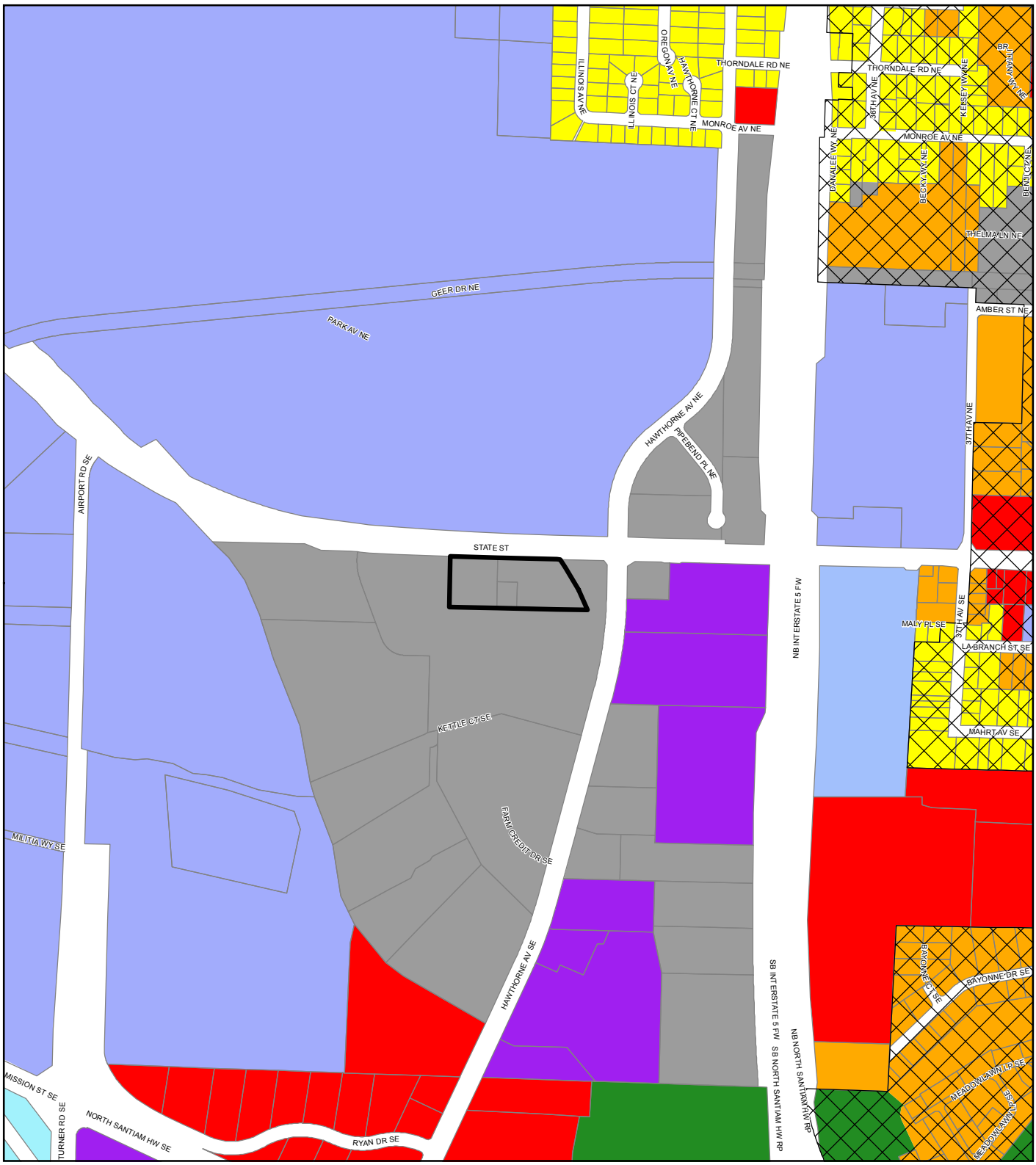
# Map 37 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "IC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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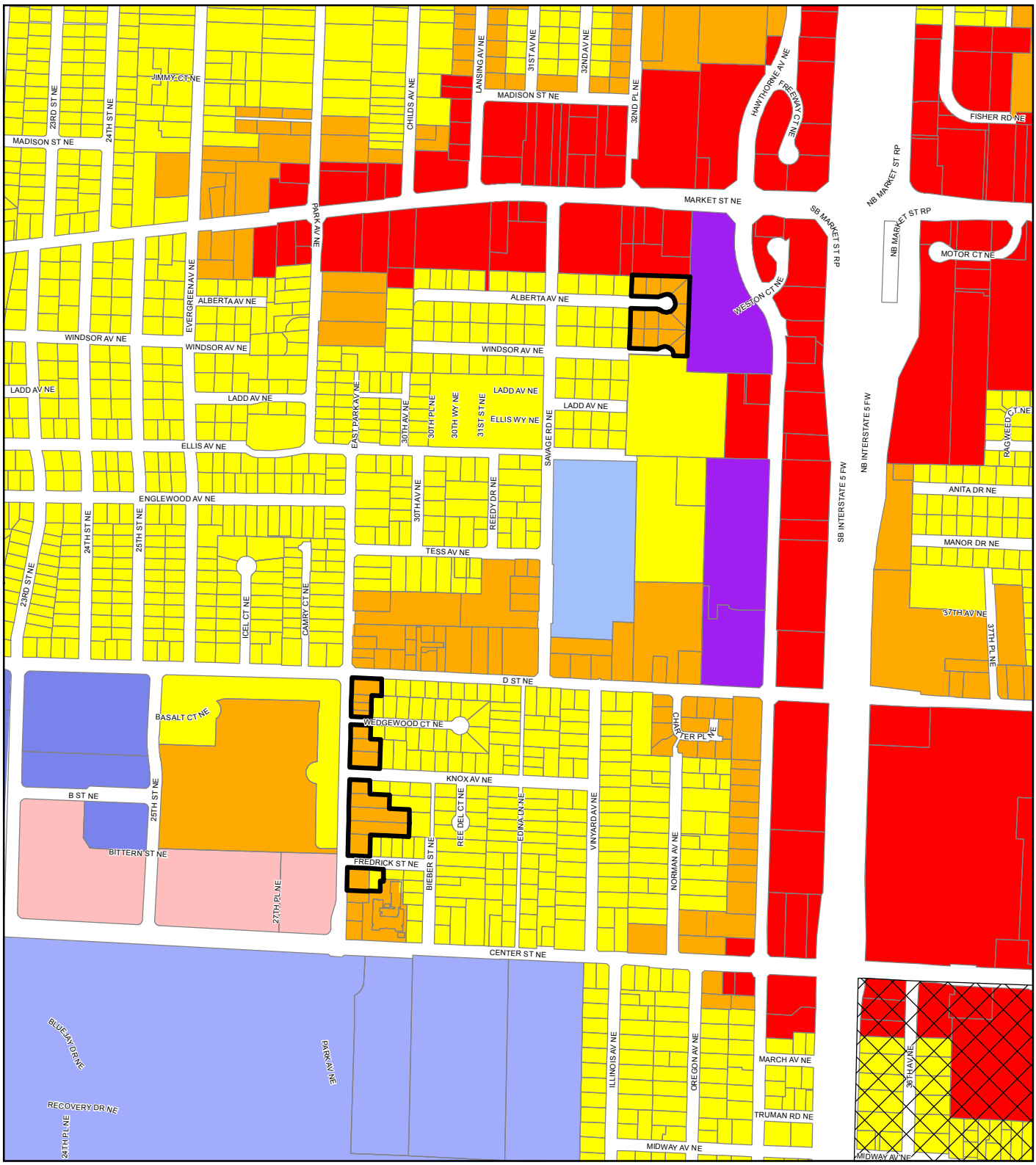
# Map 38 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR |
| CB | CSE | EC |
| CS | CSG | FRM |
| CSA | CSH | IND |
| | CSS | IC |

| | |
|---|---|
| MU | |
| MF | |
| POS | |
| ROM | |
| SF | |

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0 175 350 700 Feet

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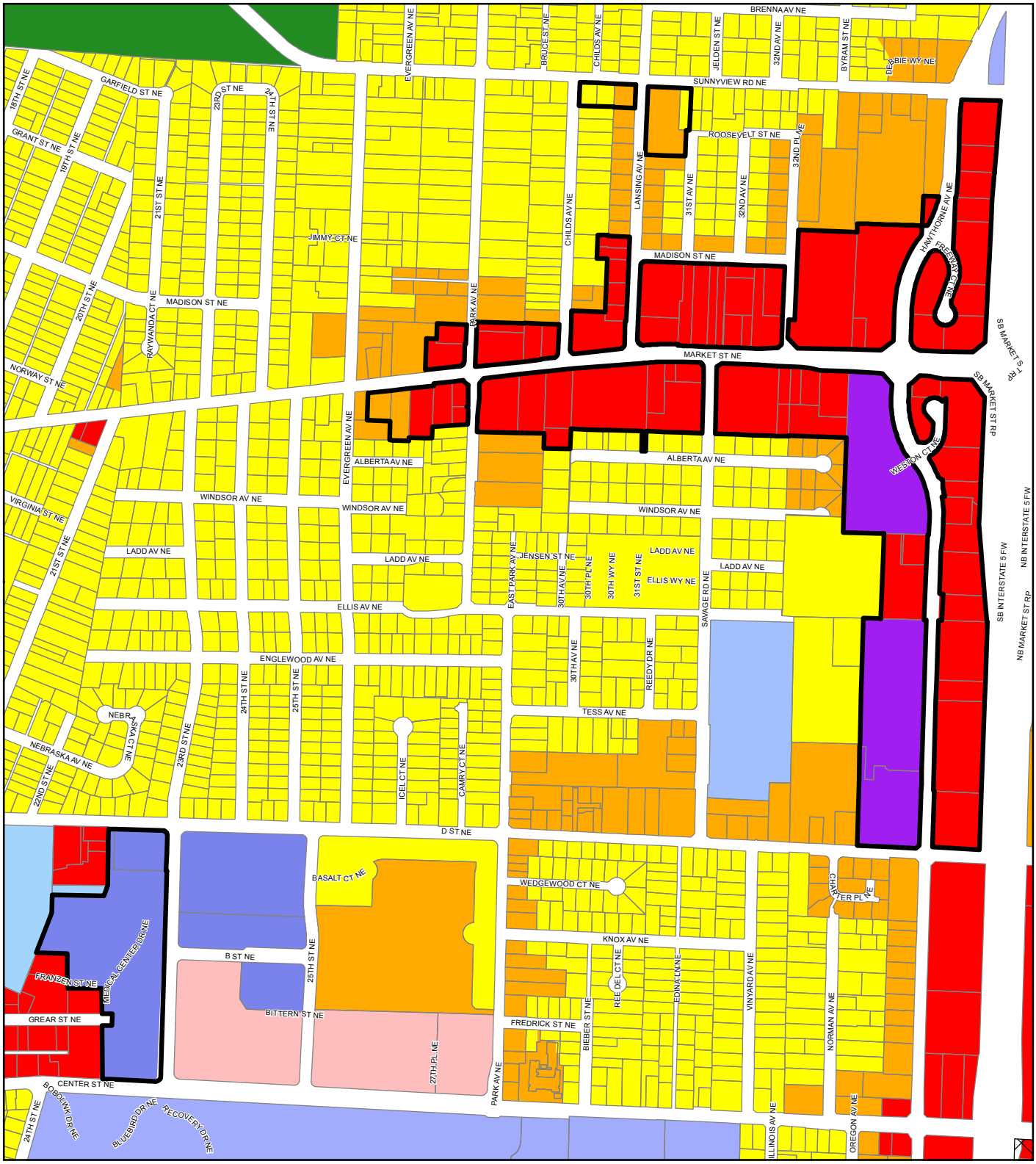
# Map 39 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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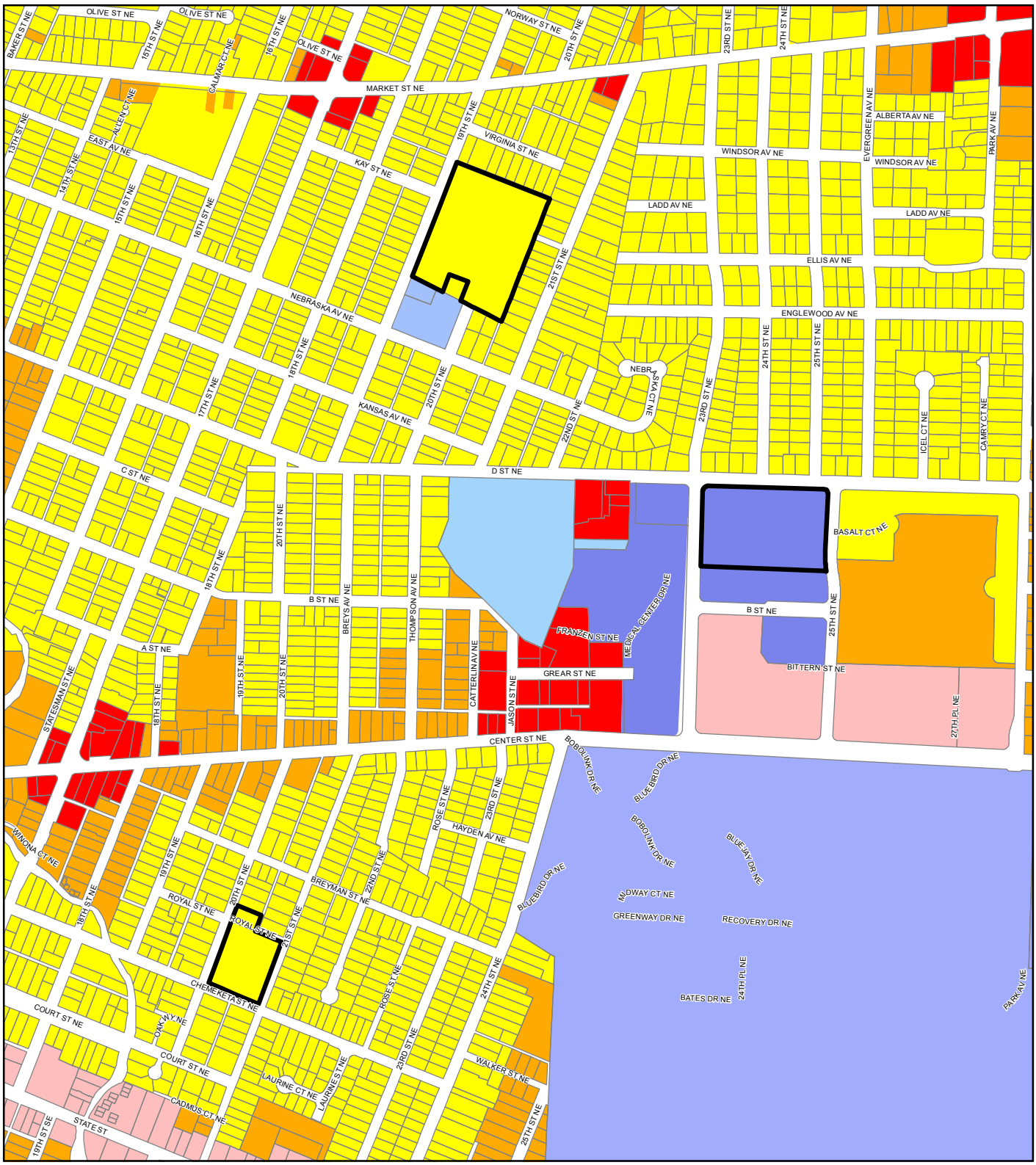
# Map 40 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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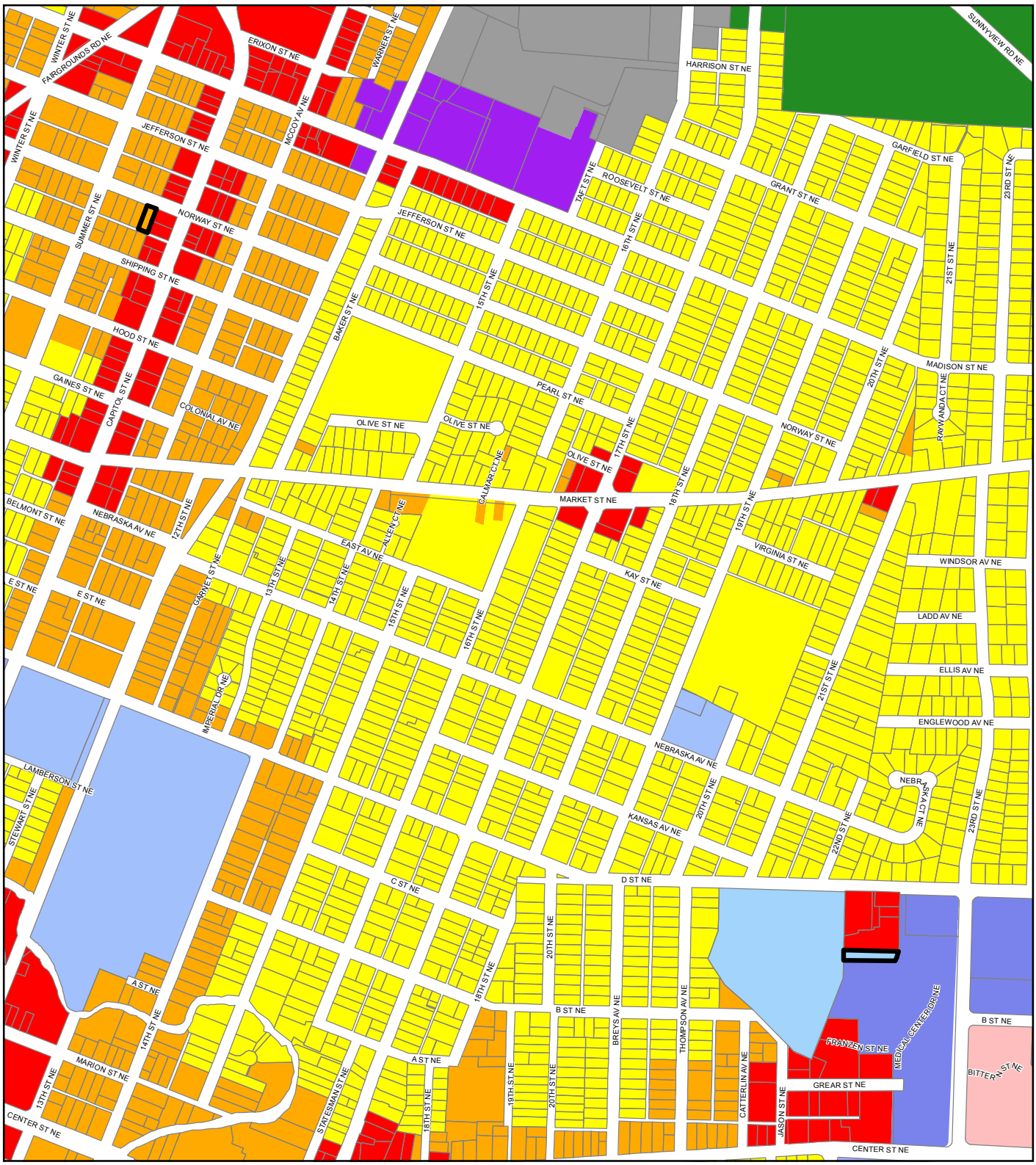
# Map 41 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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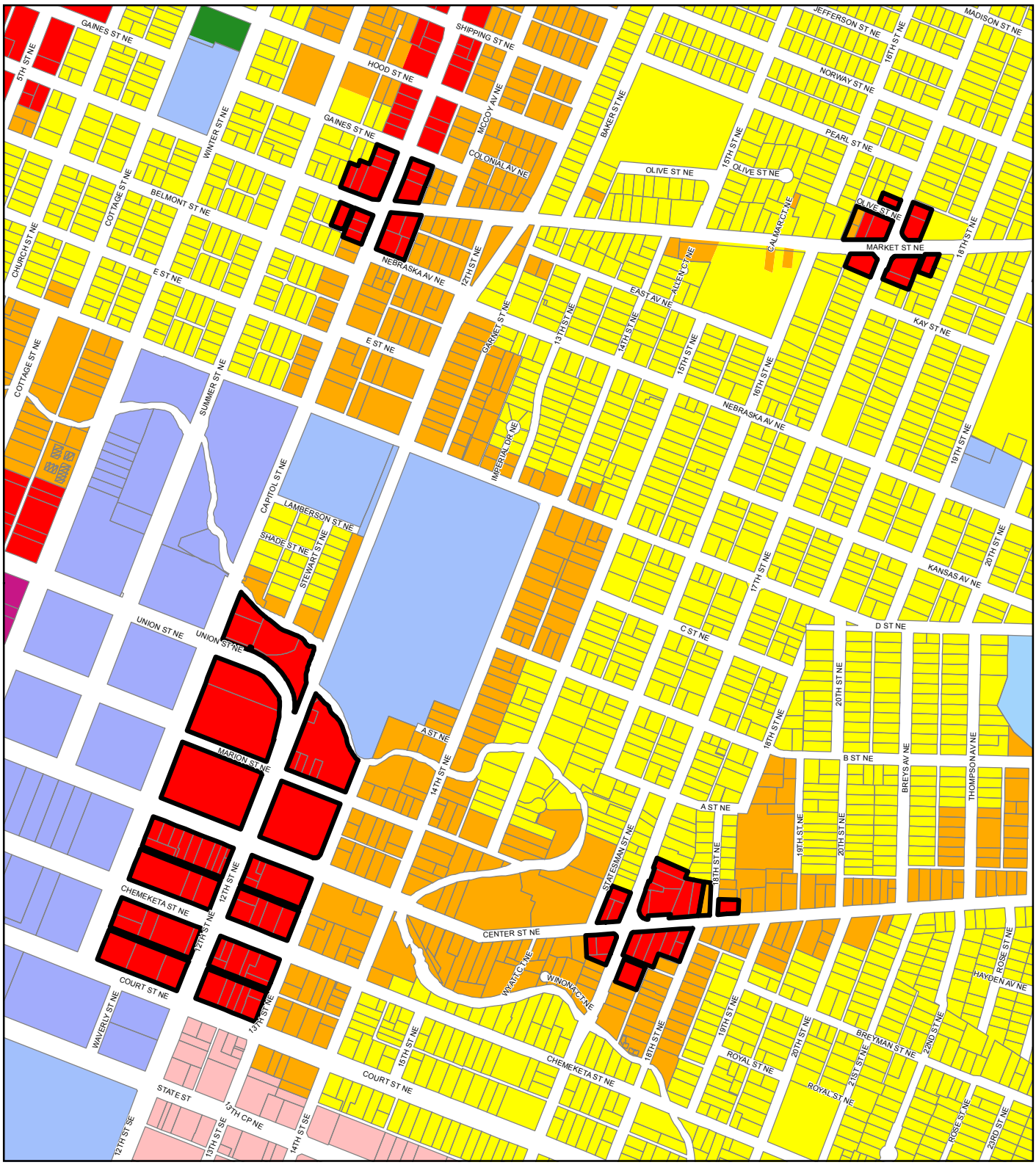
# Map 42 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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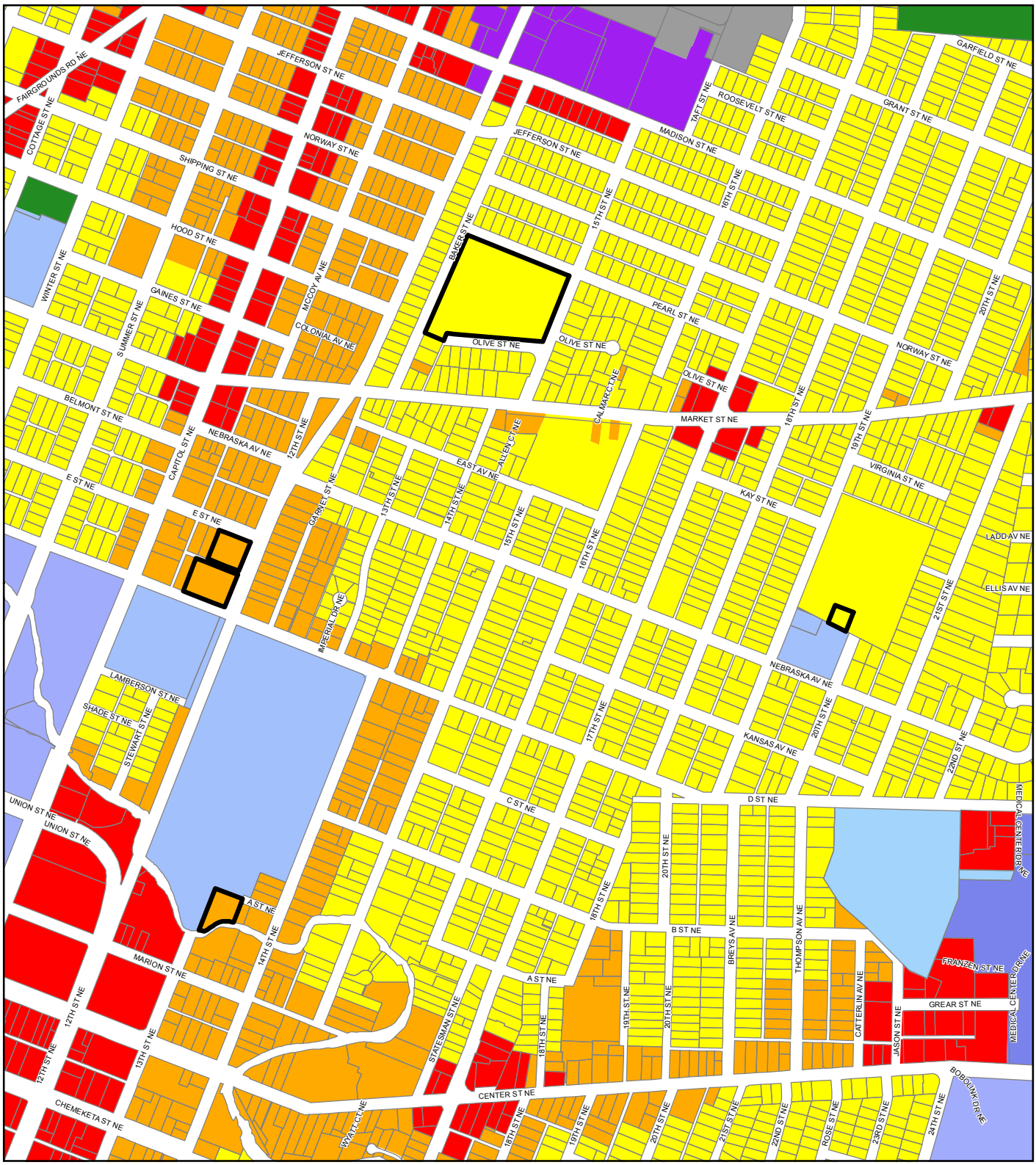
# Map 43 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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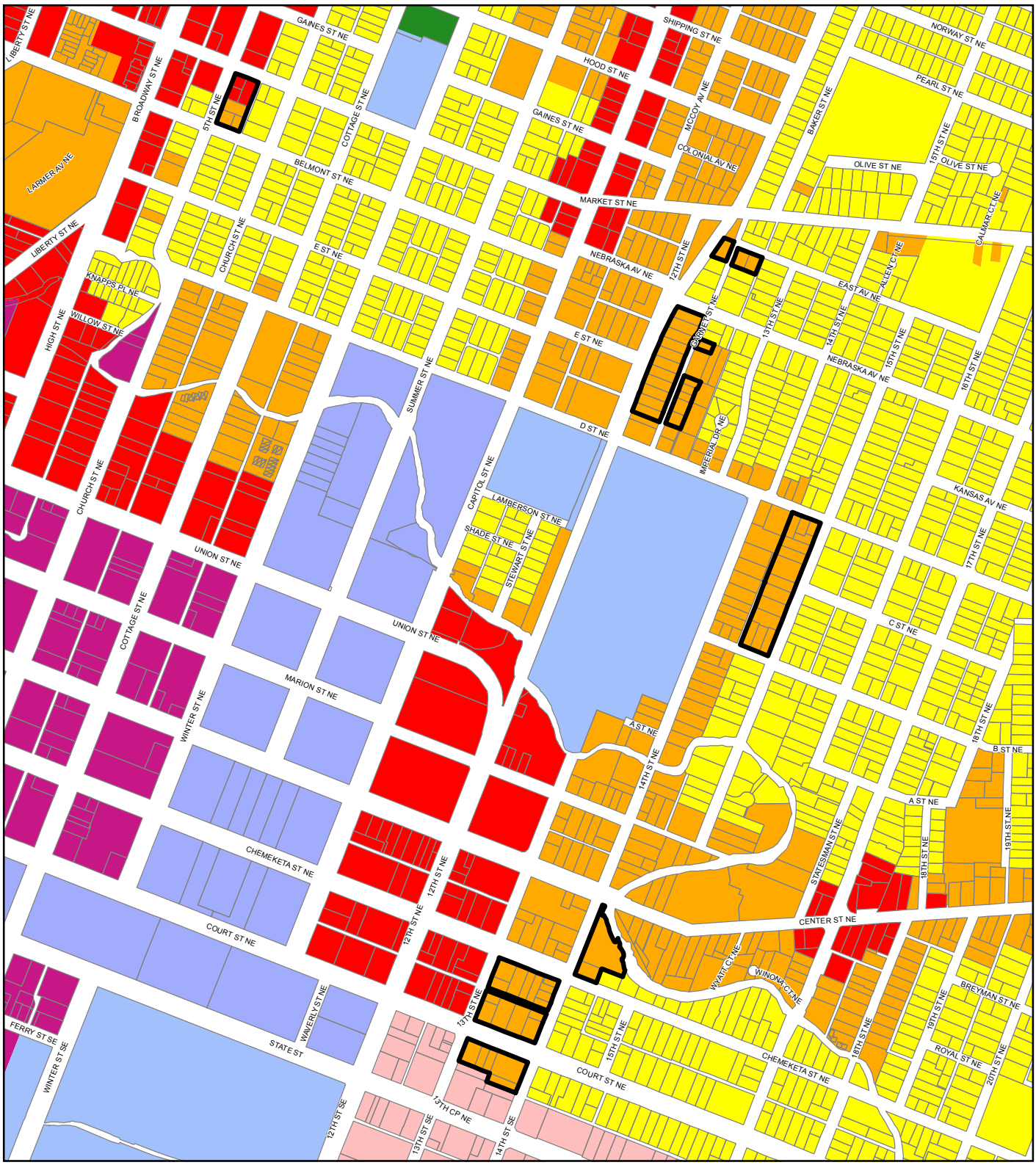
# Map 44 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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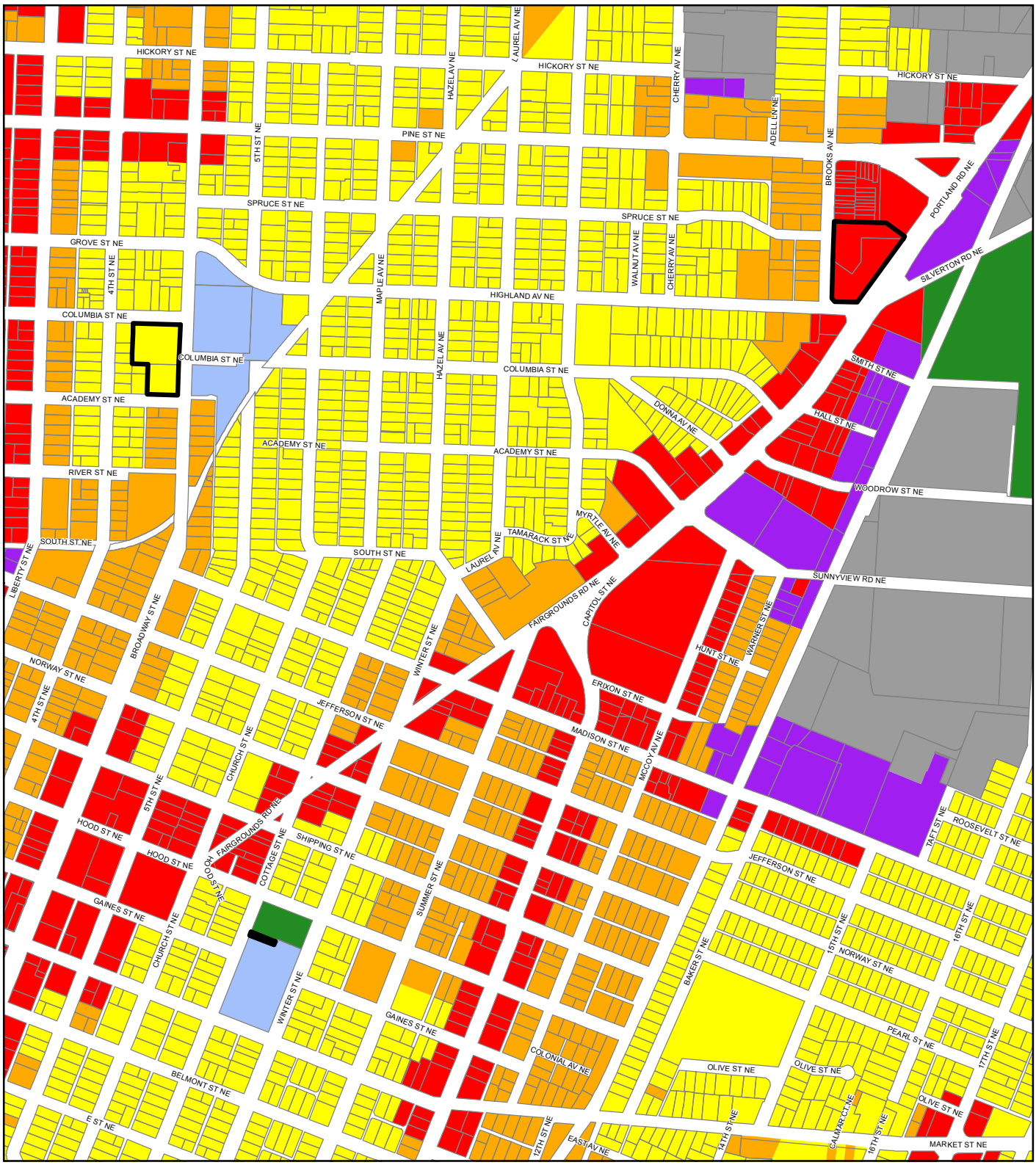
# Map 45 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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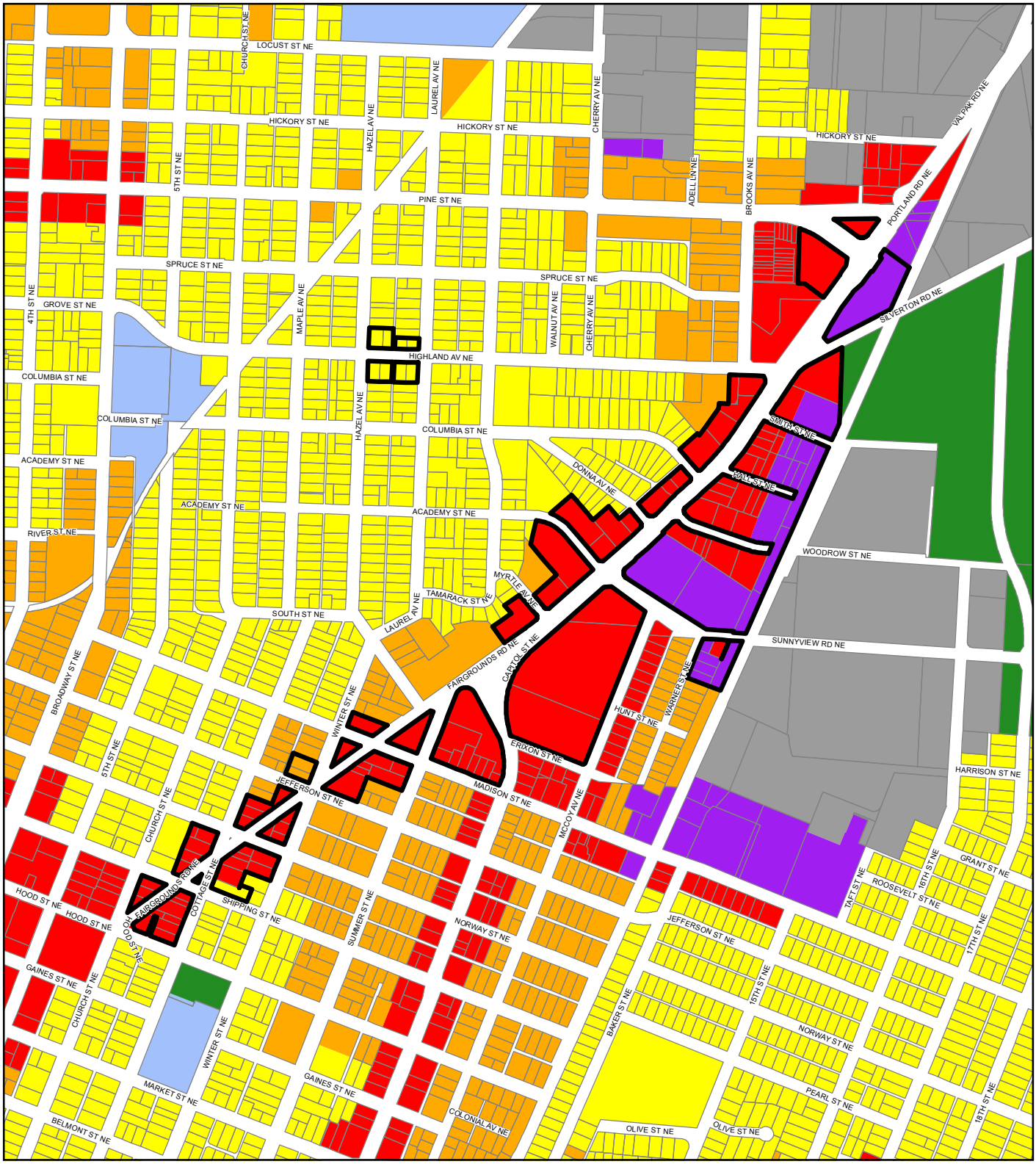
# Map 46 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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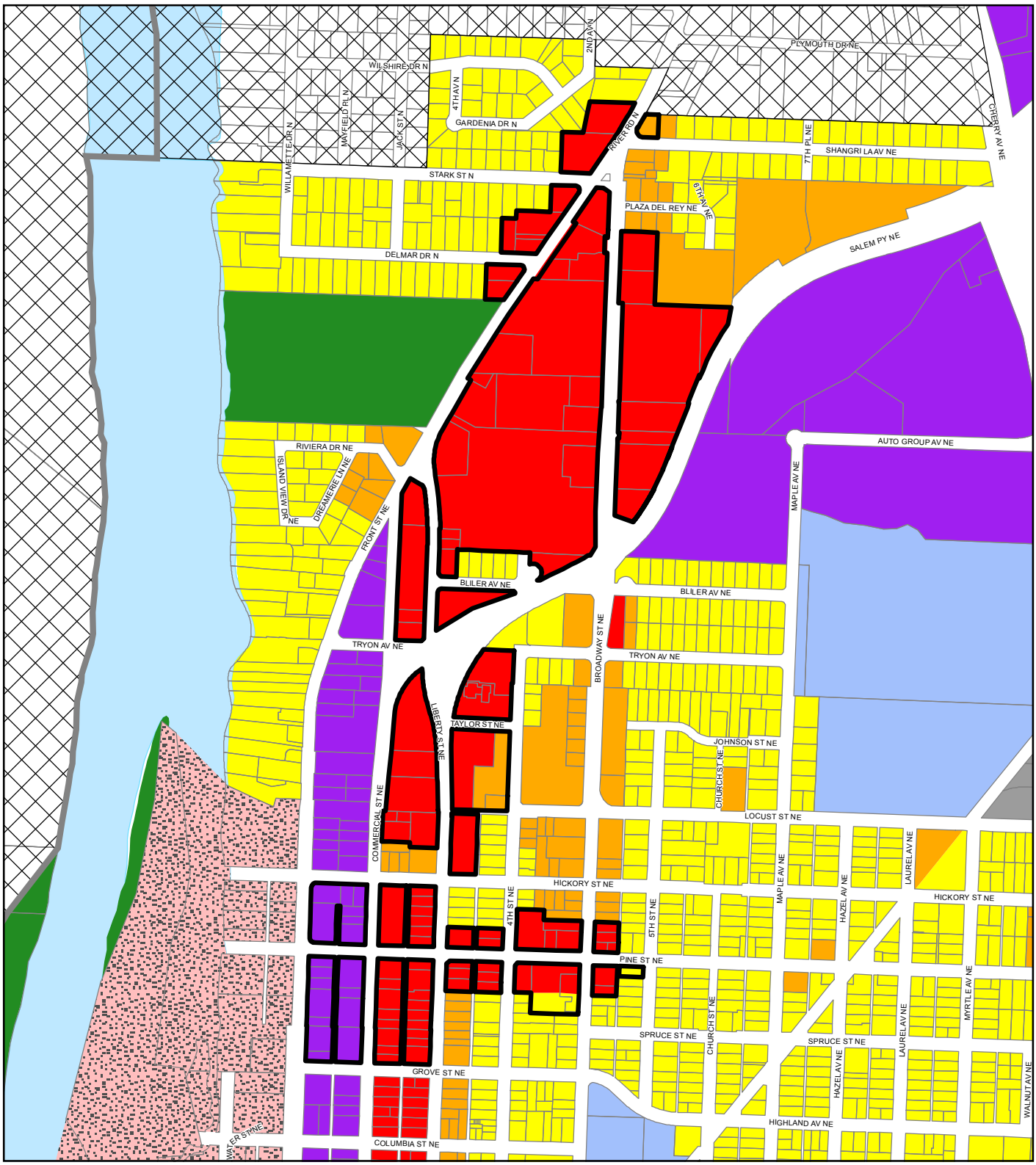
# Map 47 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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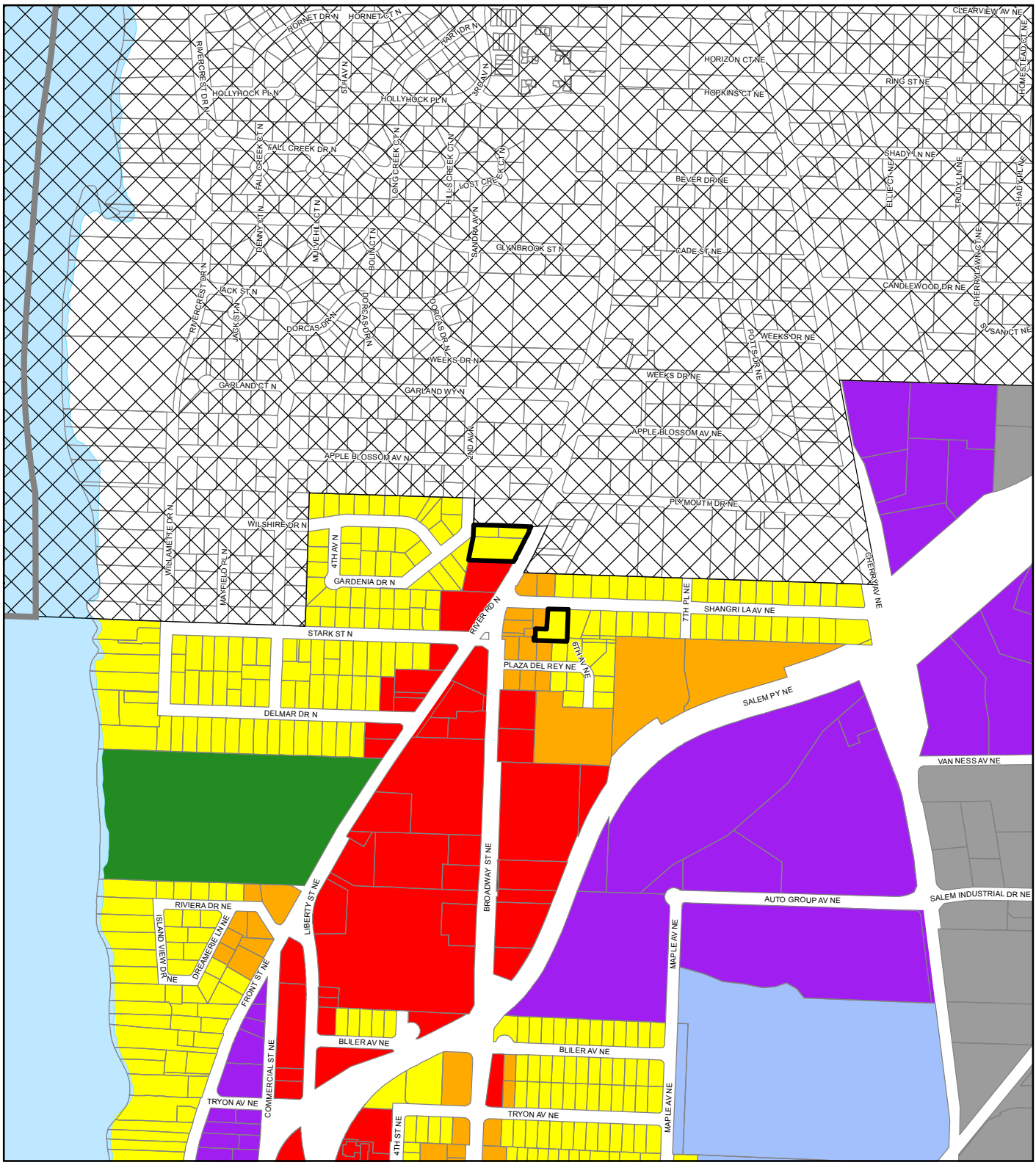
# Map 48 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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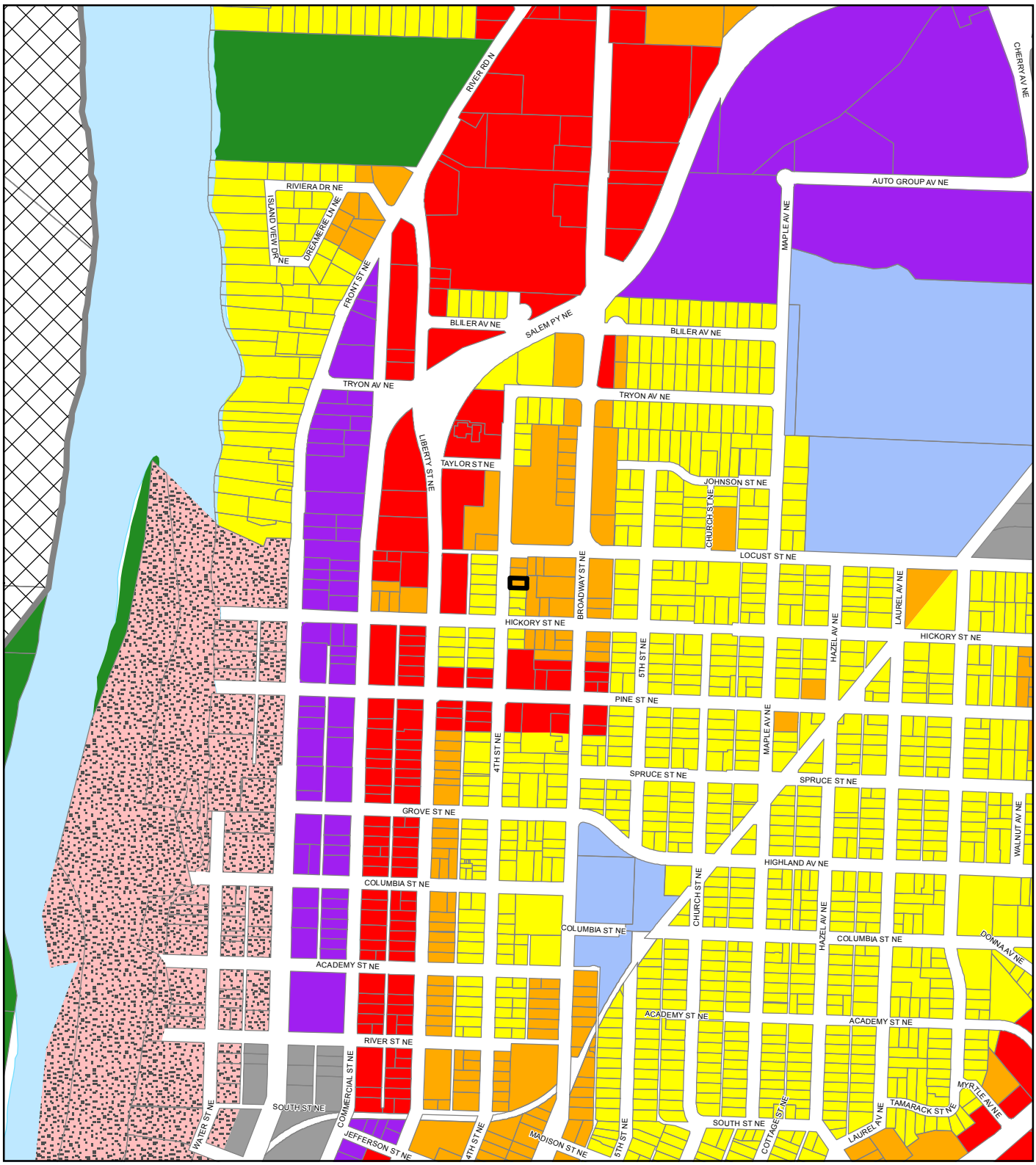
# Map 49 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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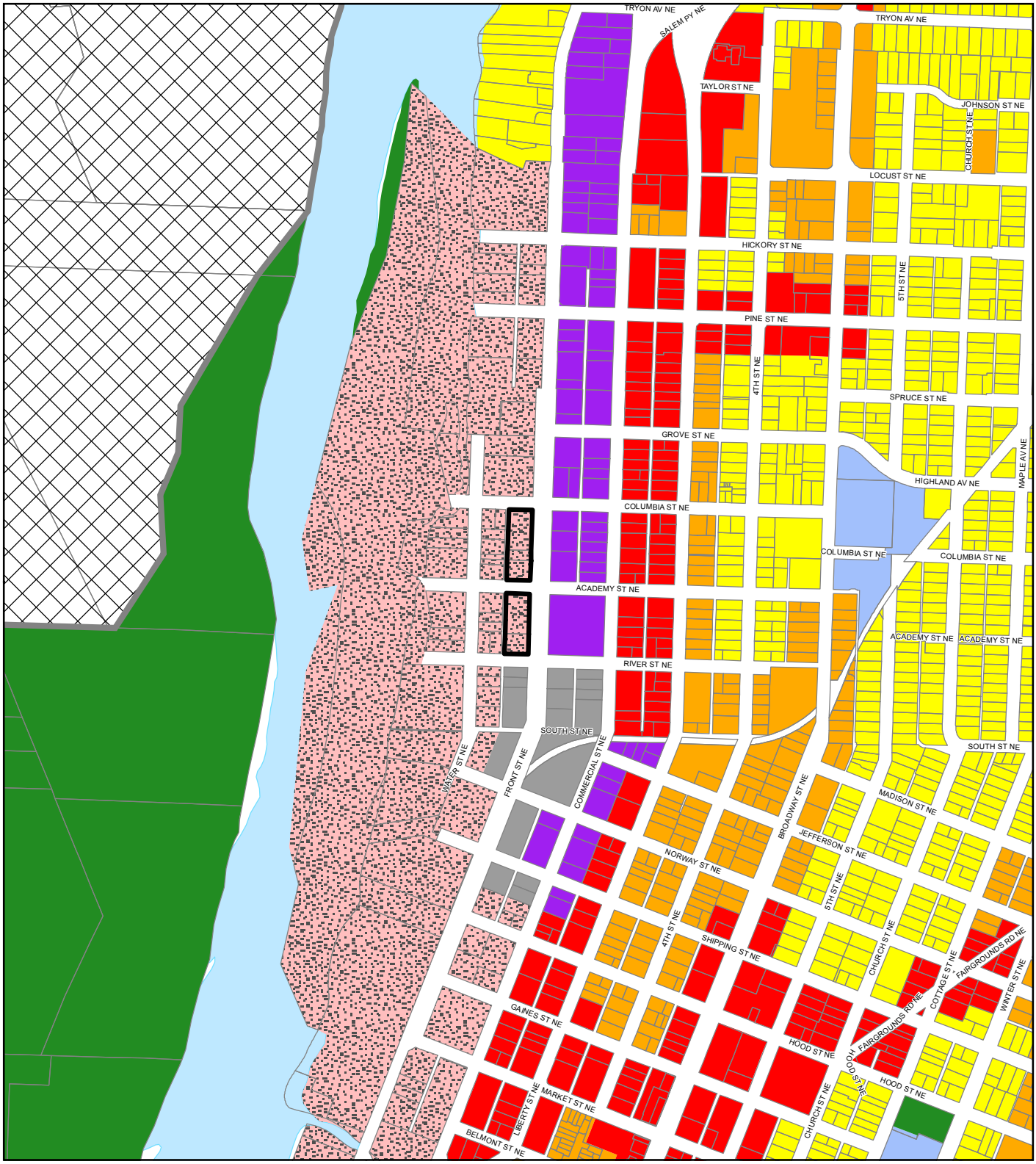
# Map 50 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "IC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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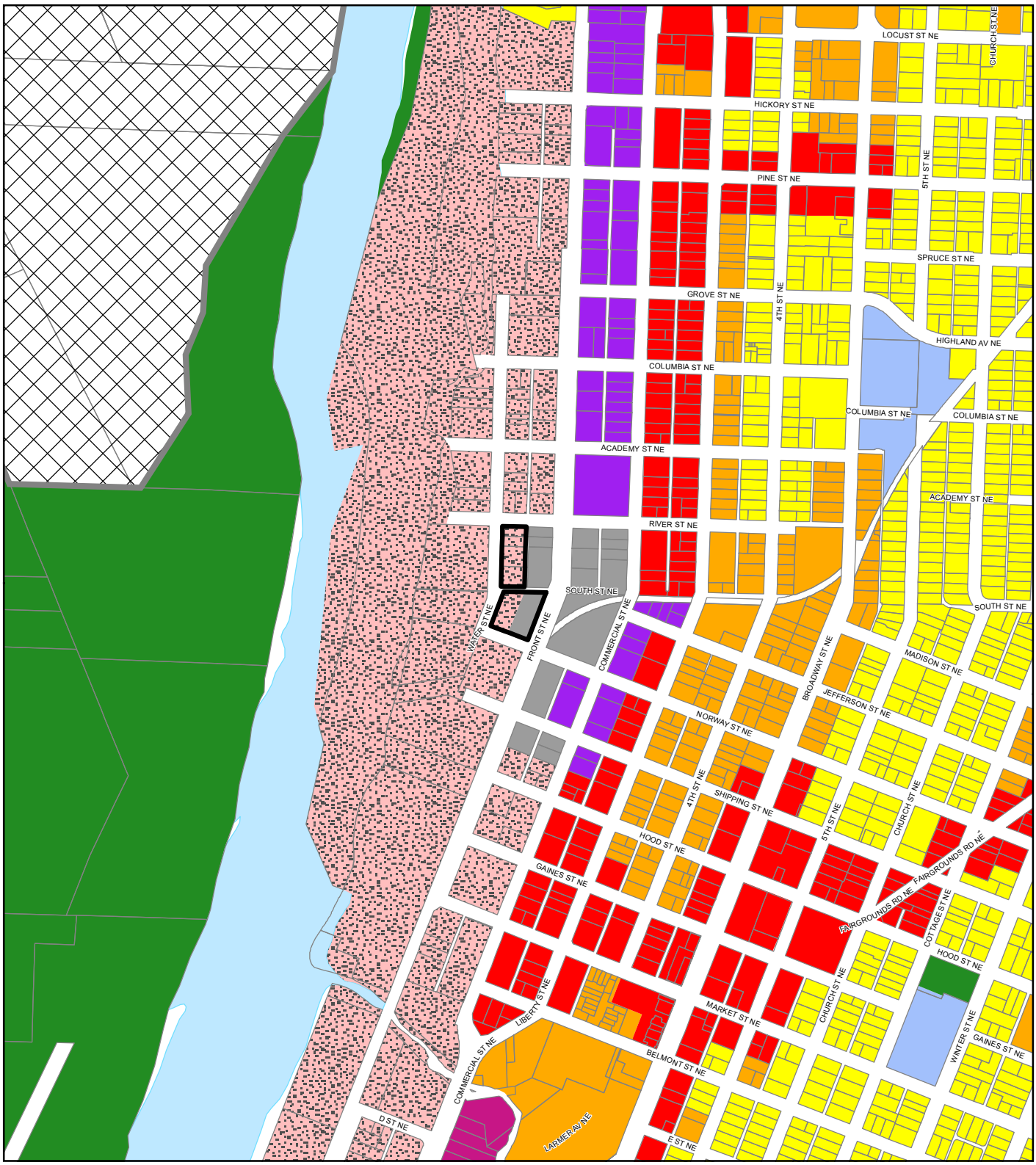
# Map 51 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "IND" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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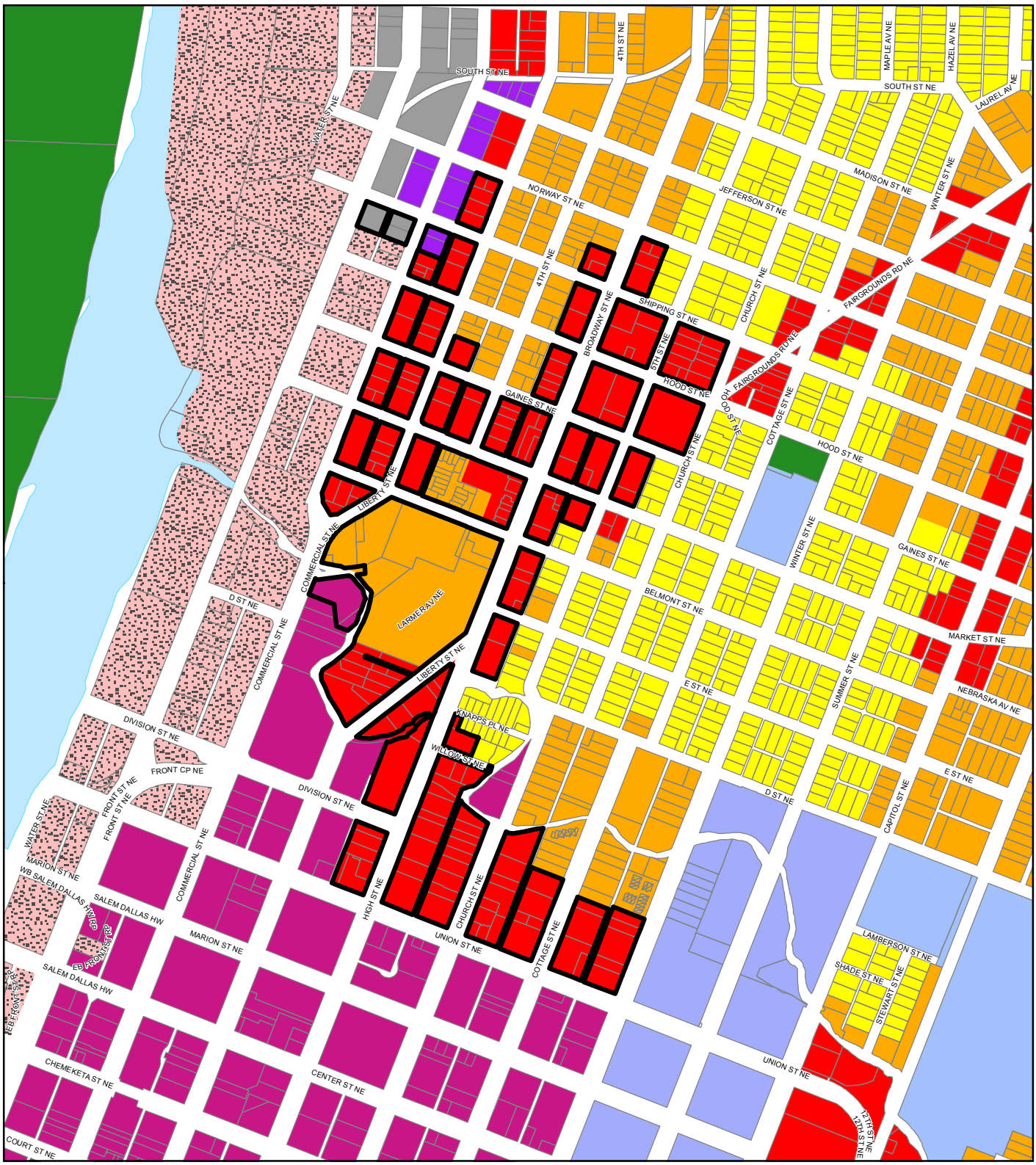
# Map 52 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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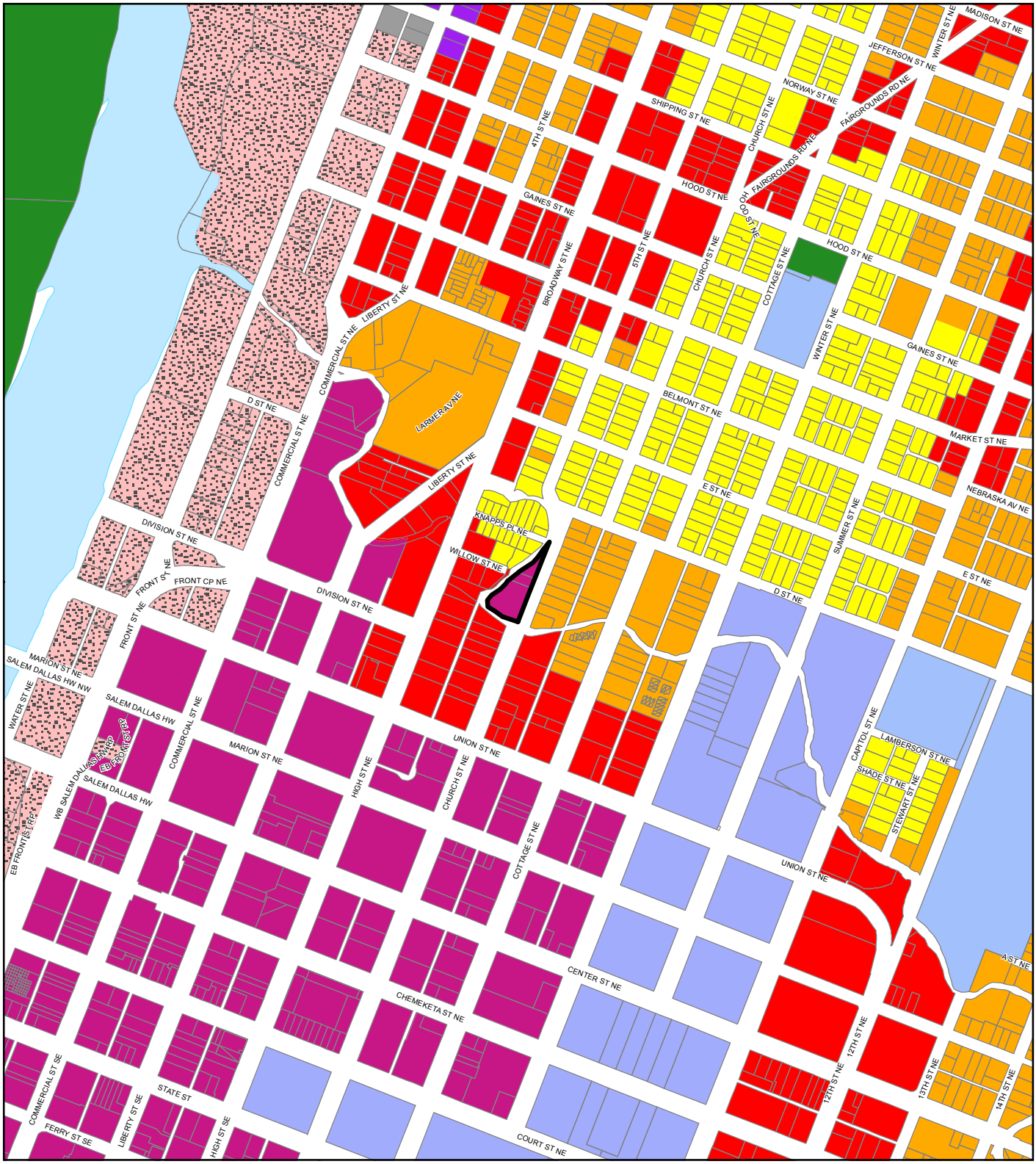
# Map 53 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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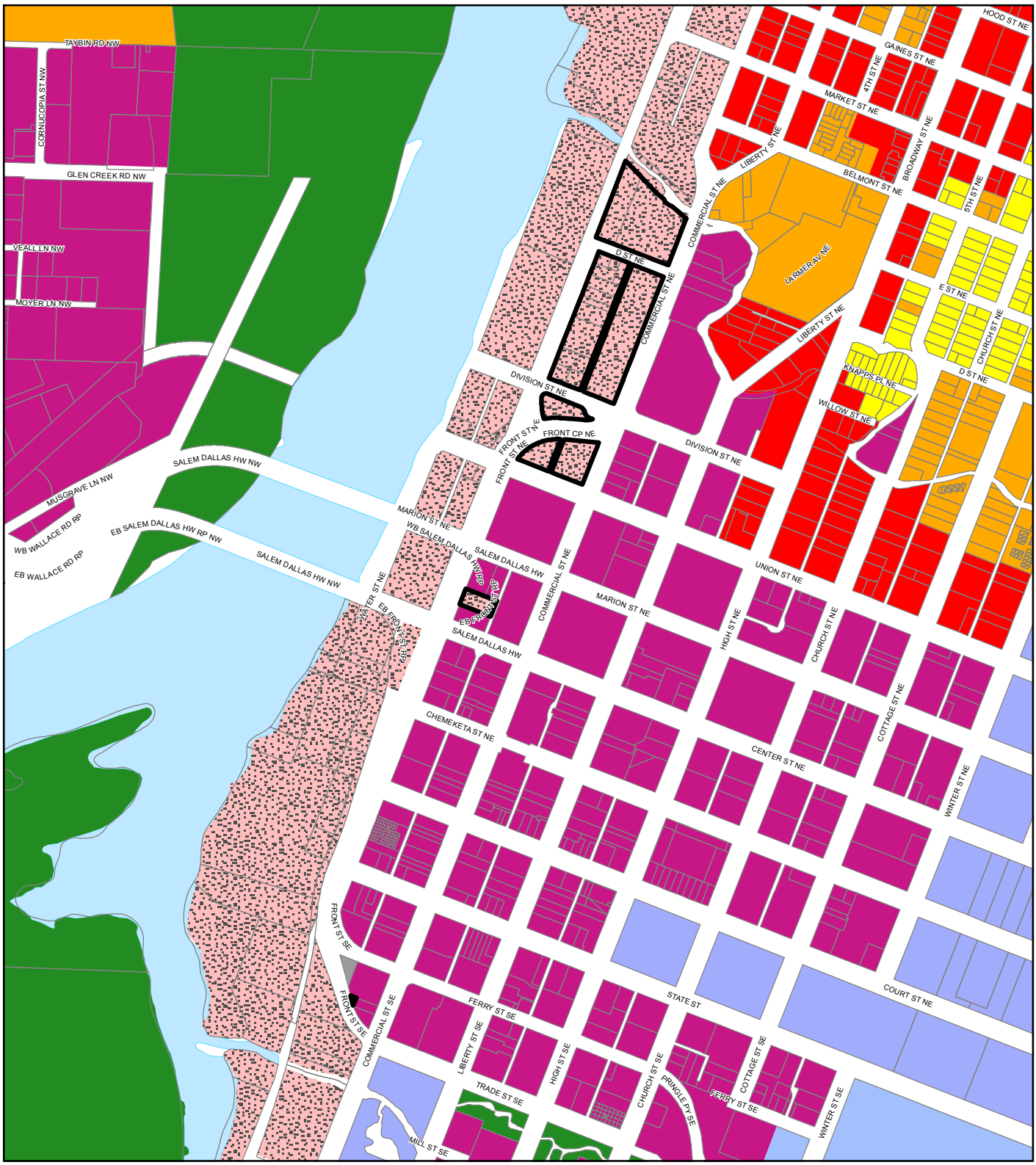
# Map 54 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CB" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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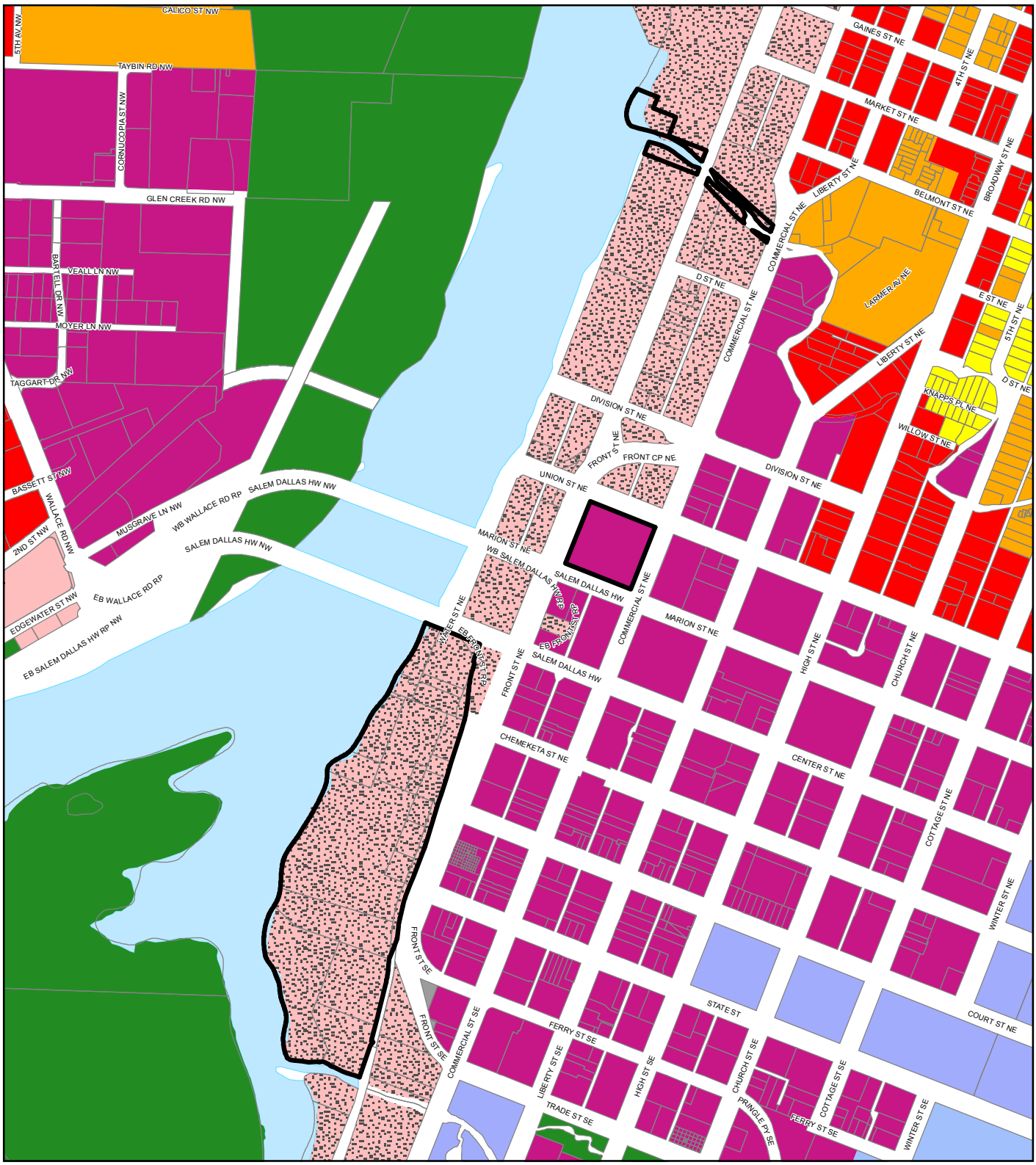
# Map 55 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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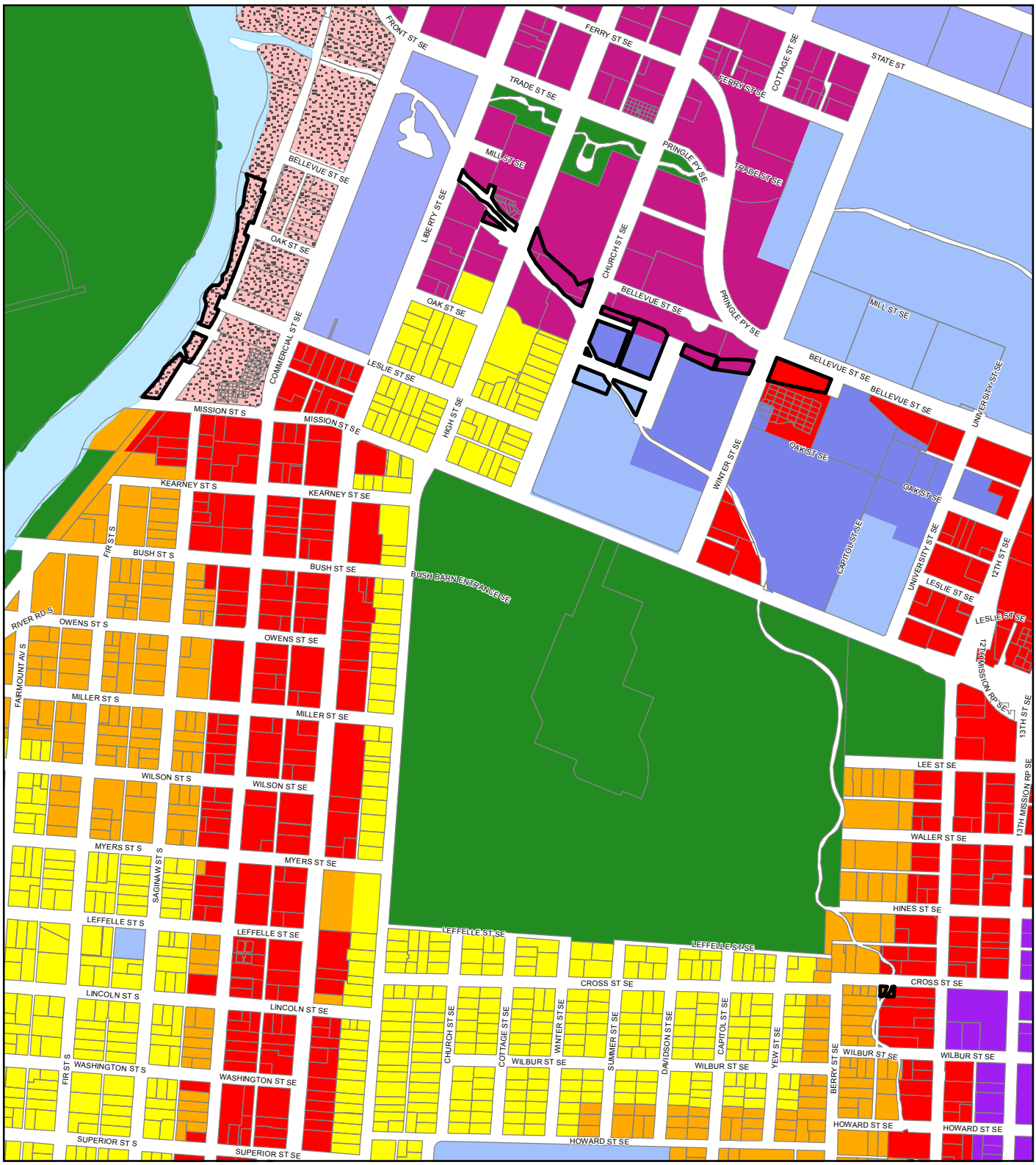
# Map 56 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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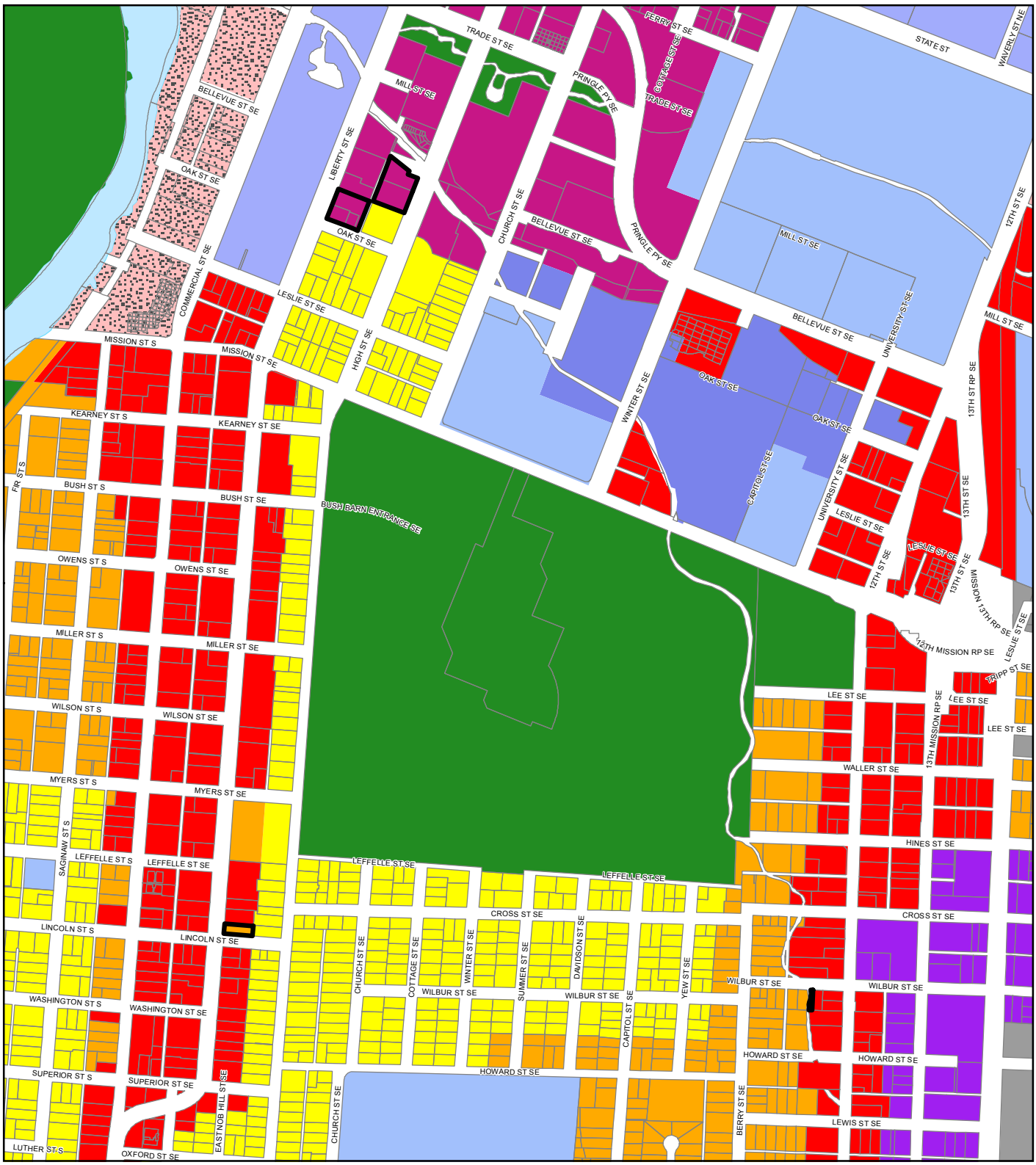
# Map 57 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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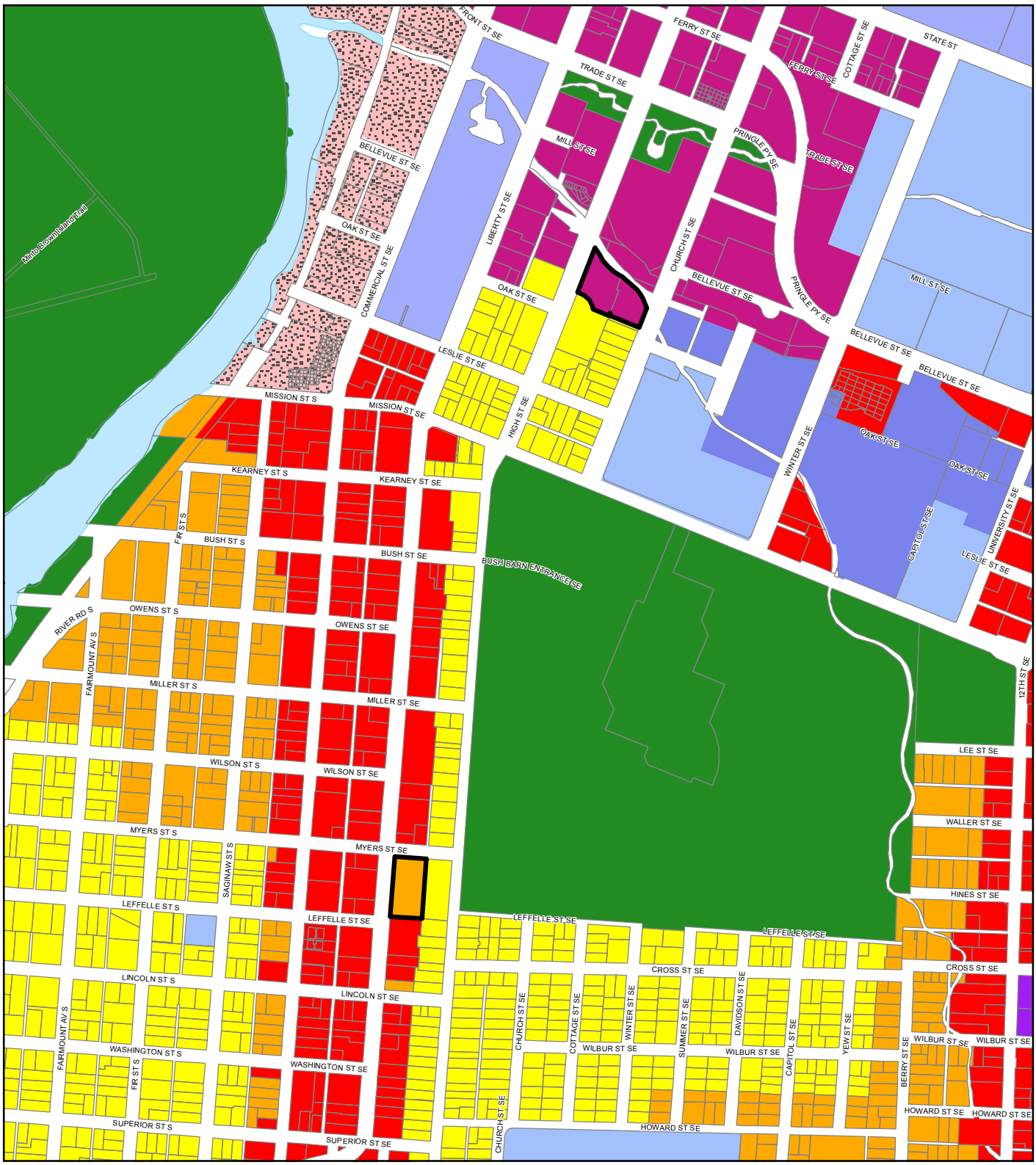
# Map 58 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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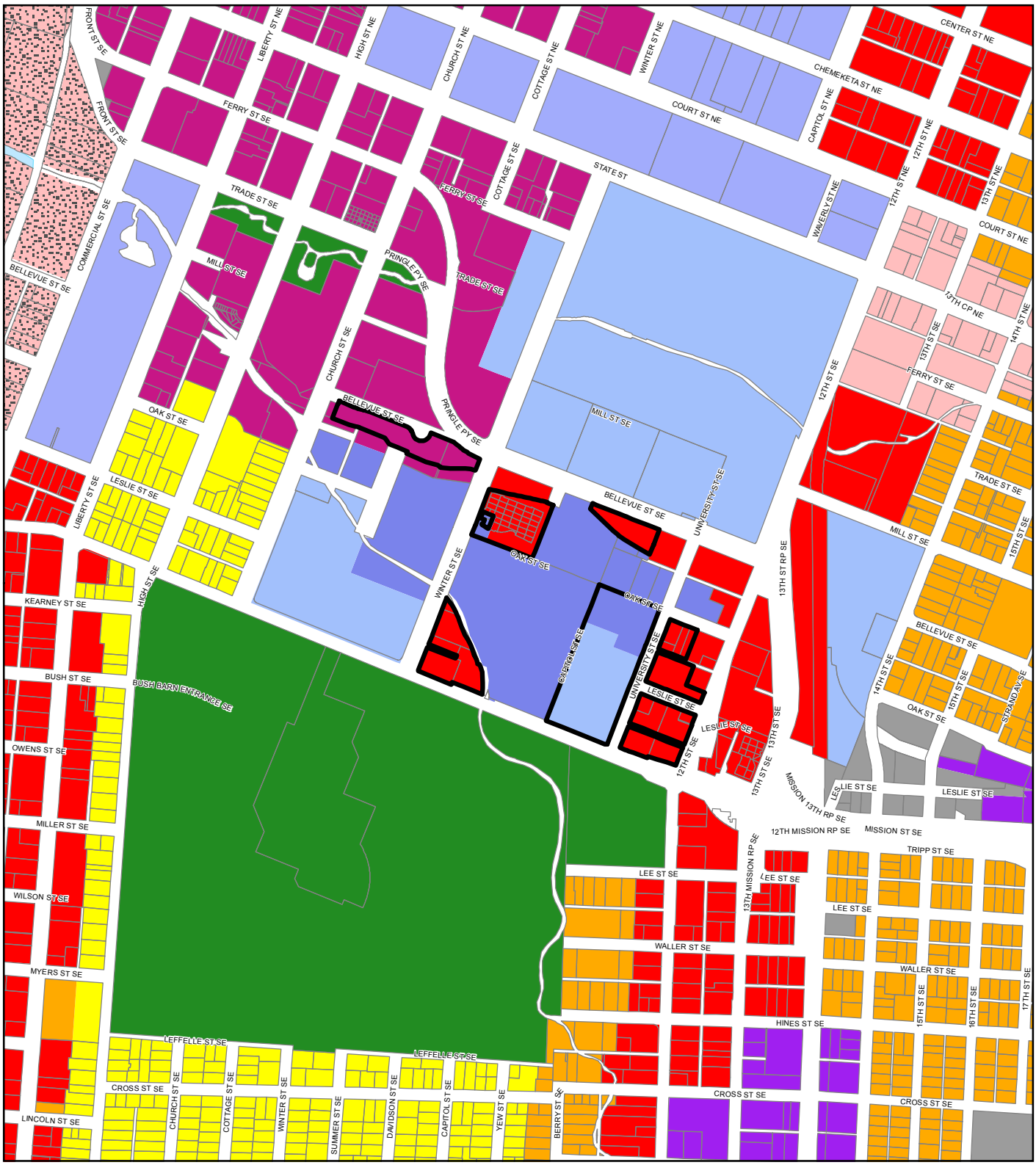
# Map 59 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSH" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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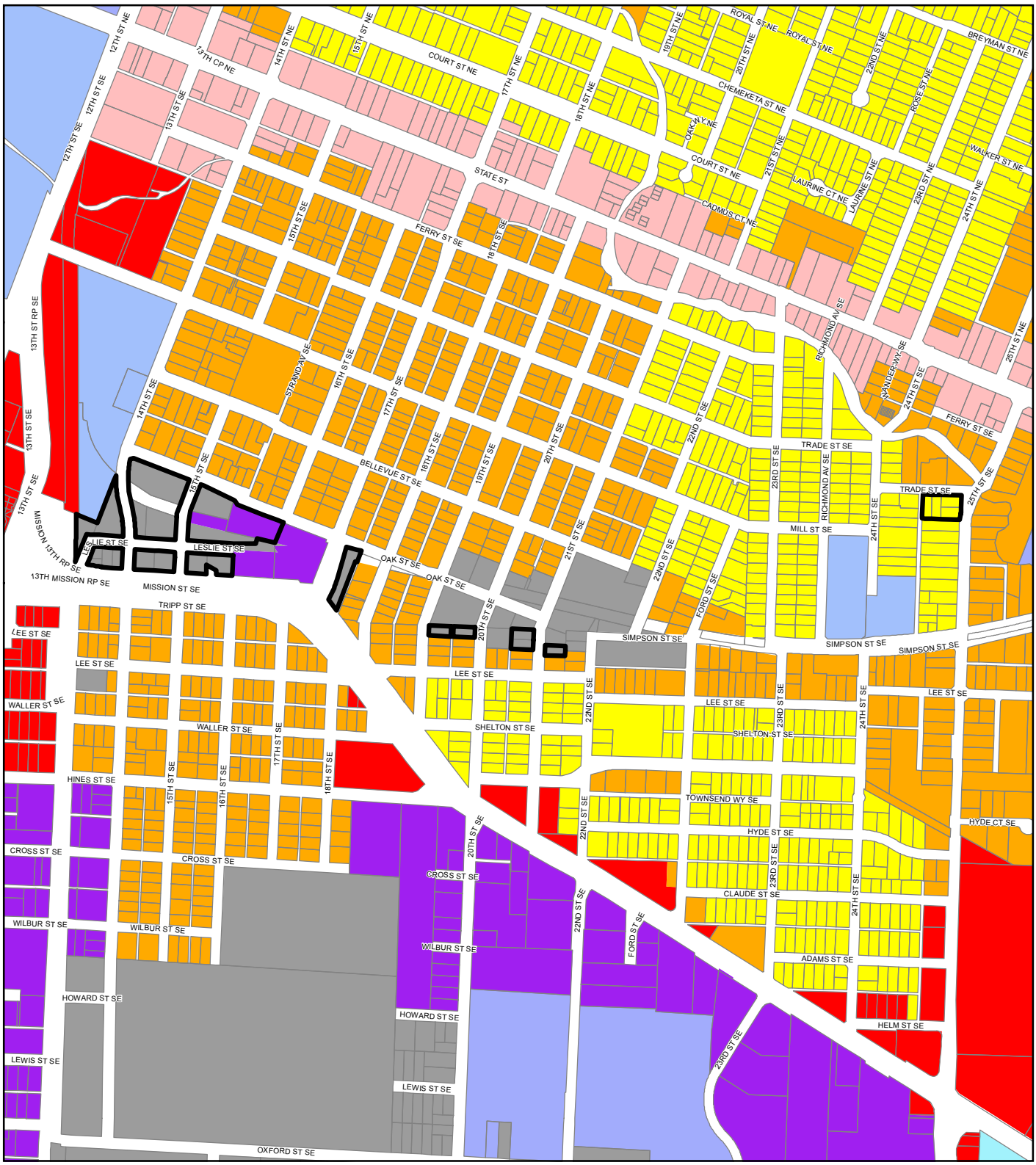
# Map 60 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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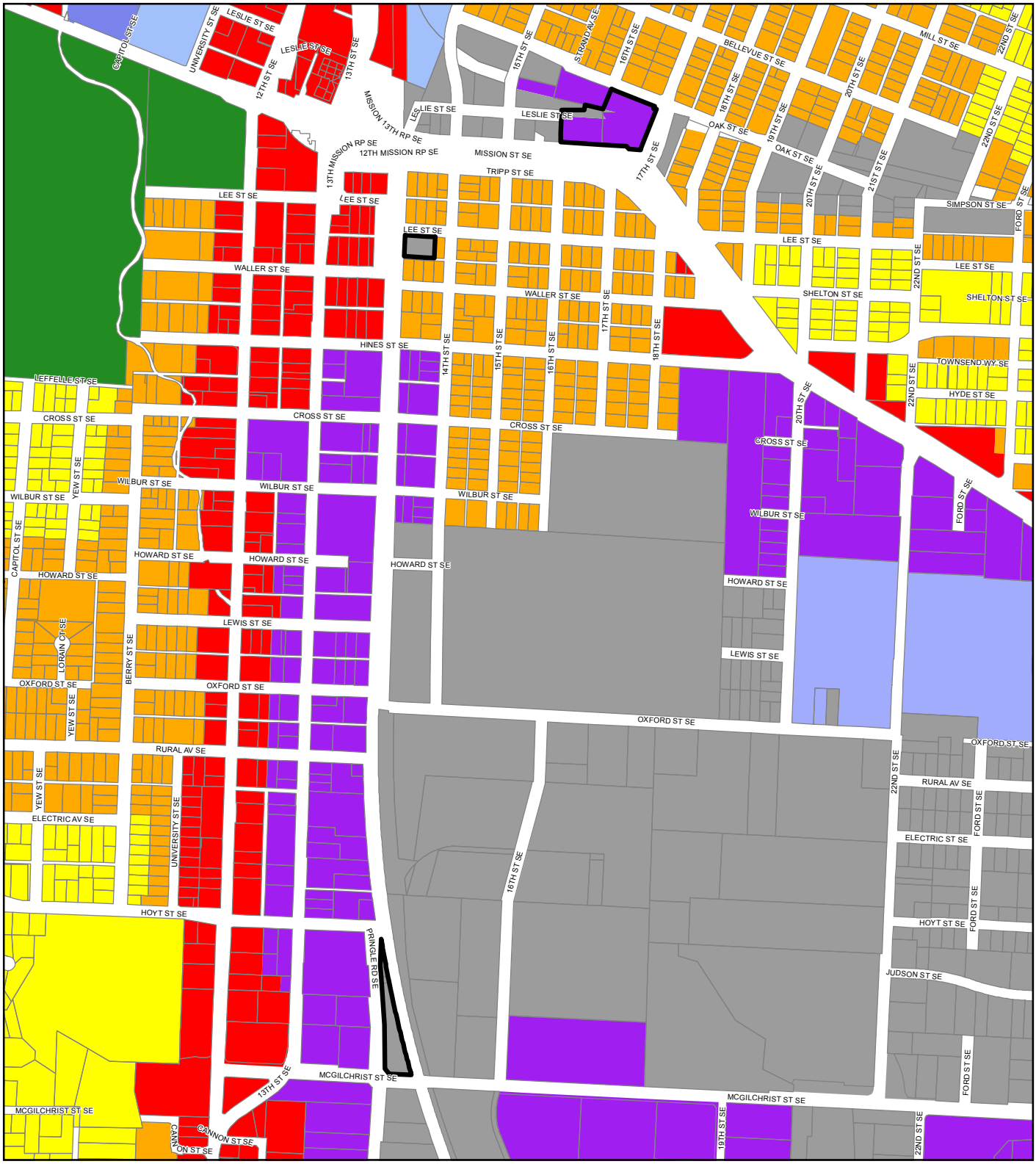
# Map 61 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "IC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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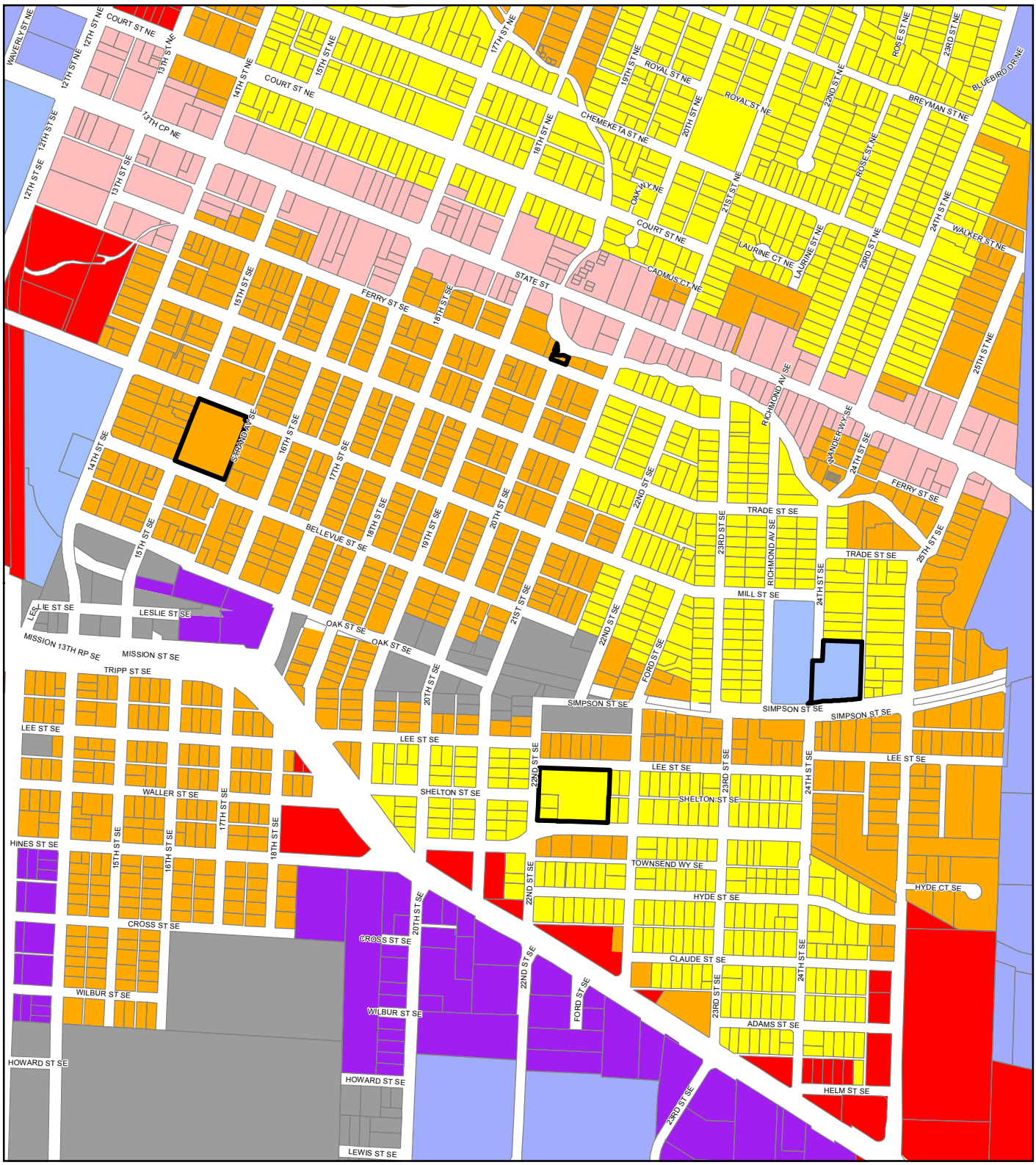
# Map 62 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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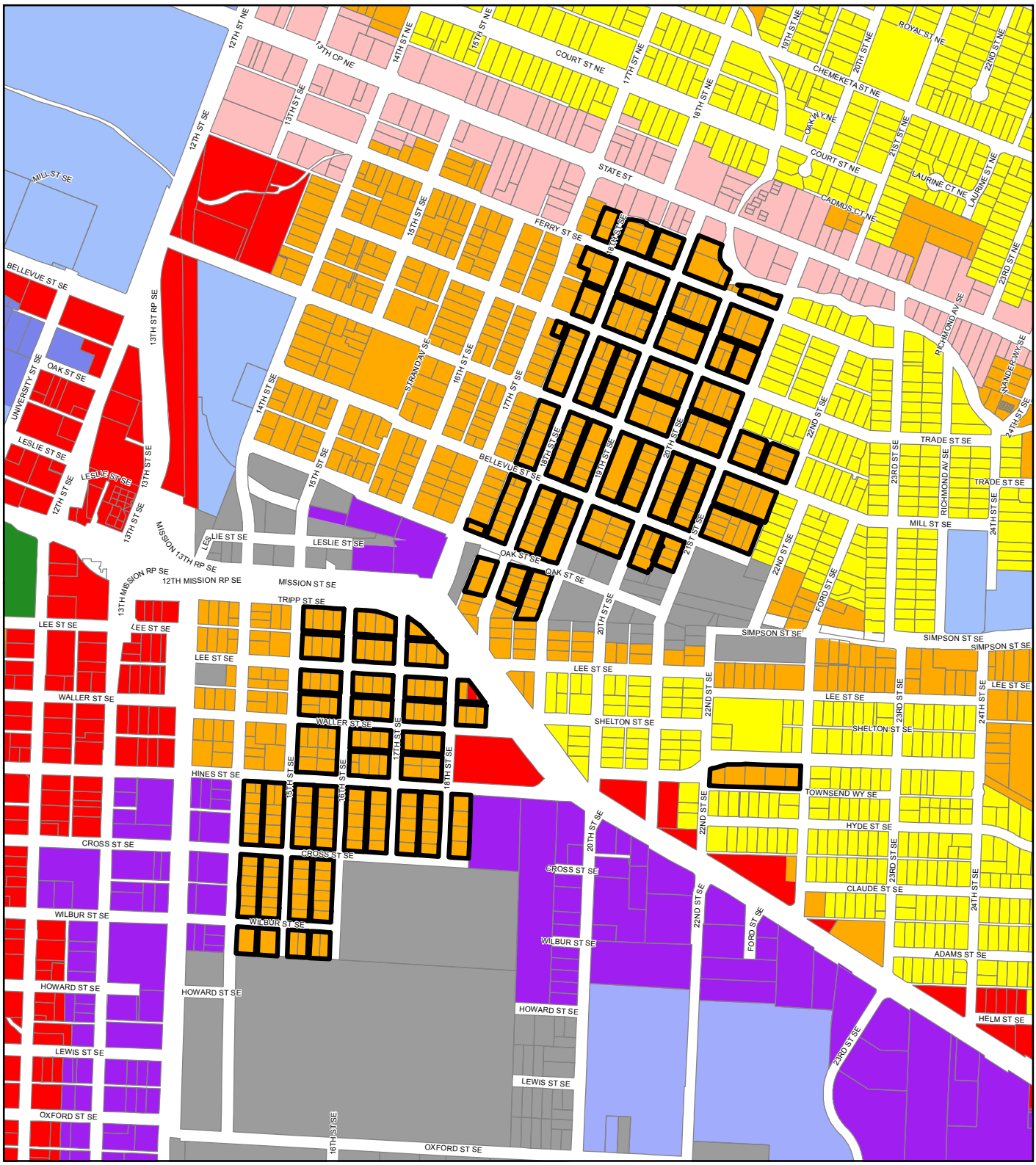
# Map 63 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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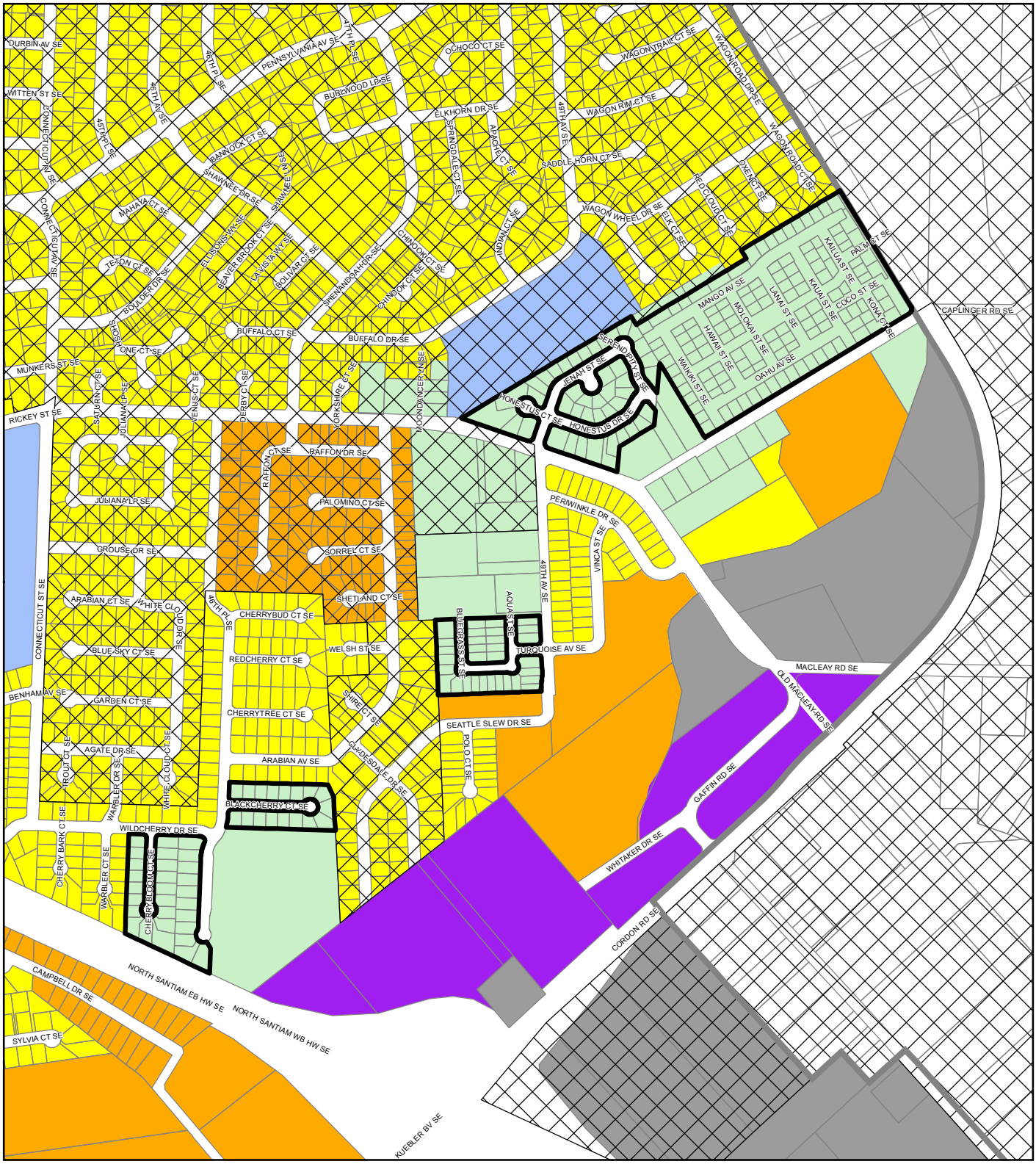
# Map 64 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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# Map 65 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan

## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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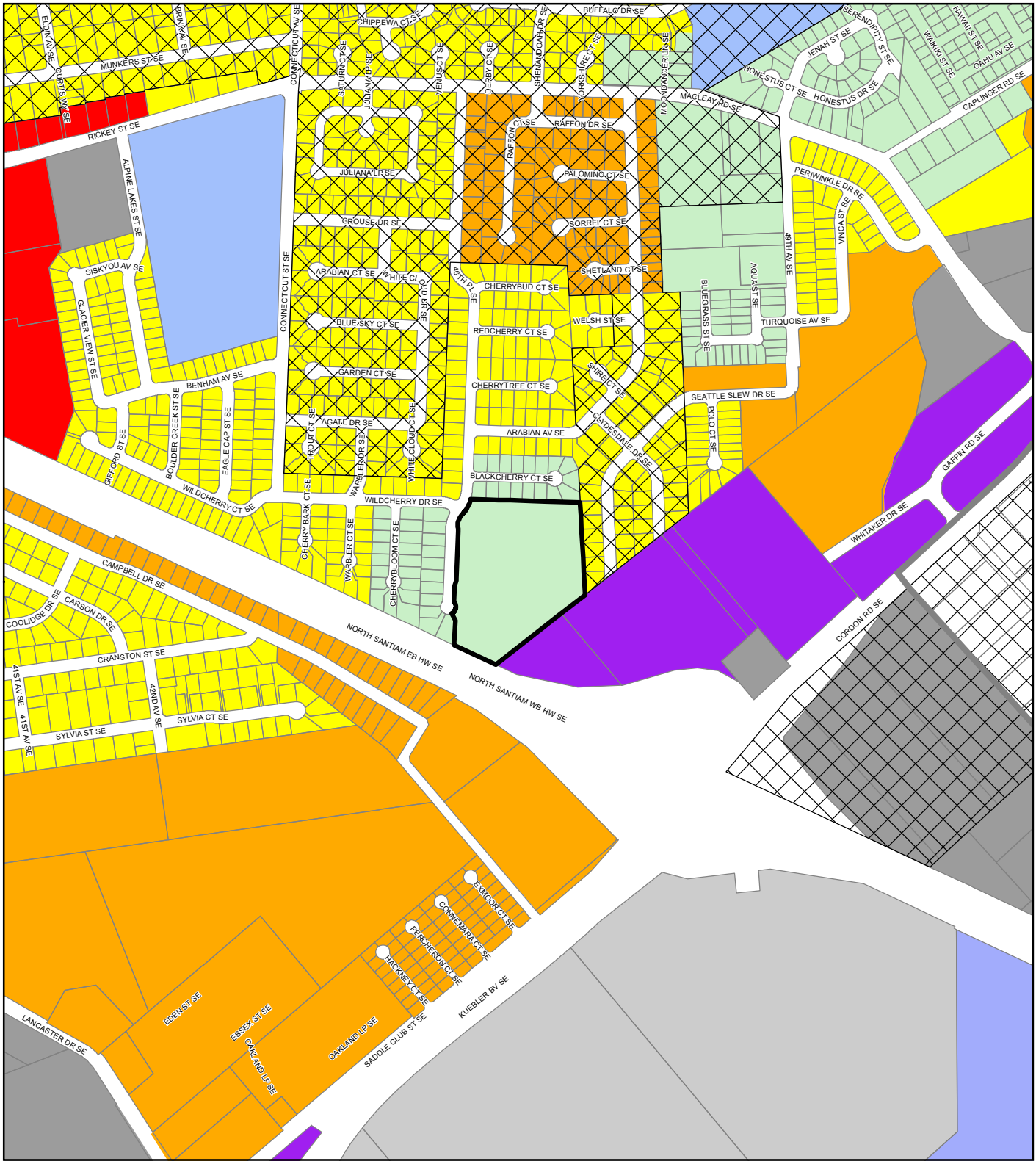
# Map 67 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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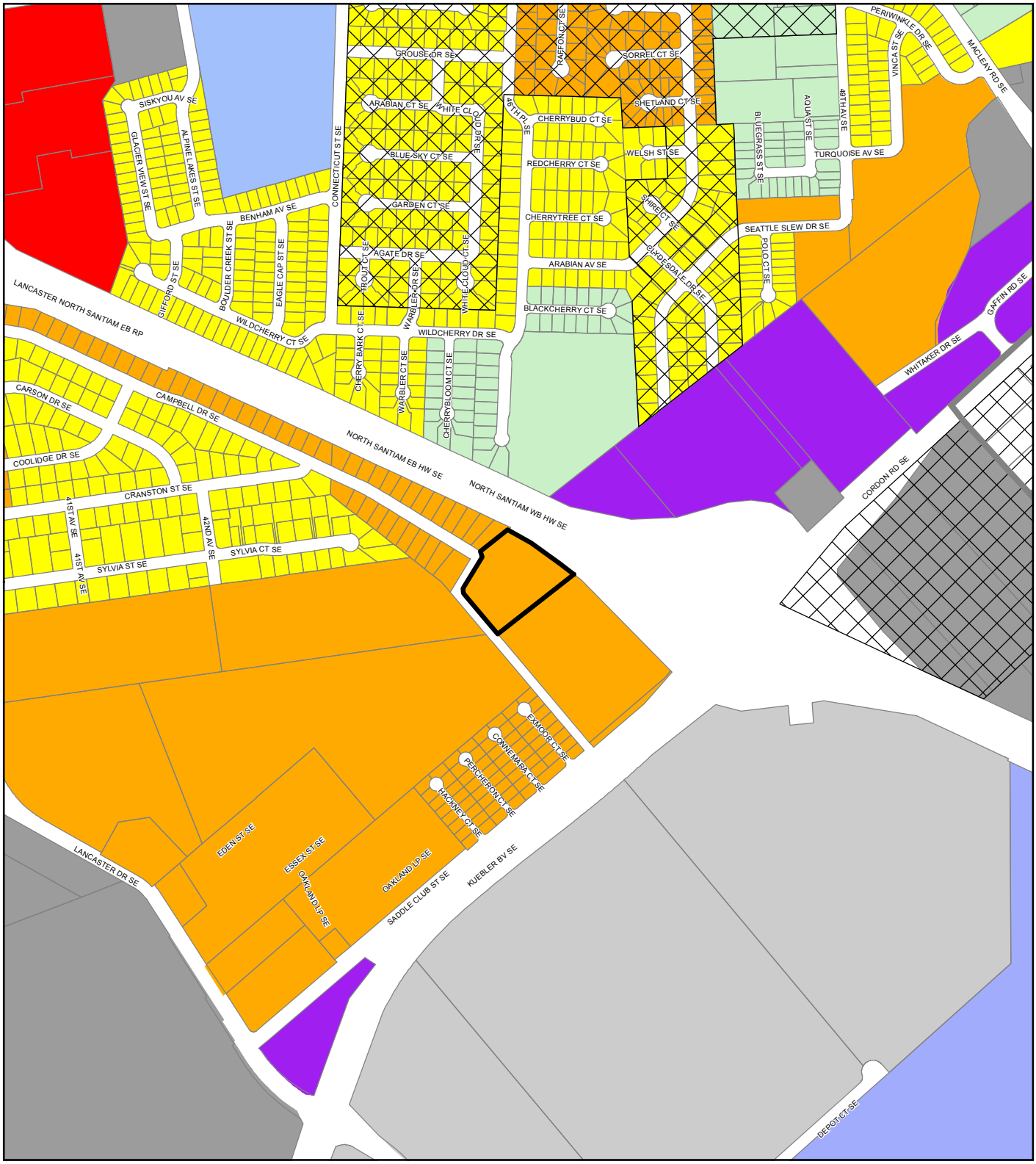
# Map 68 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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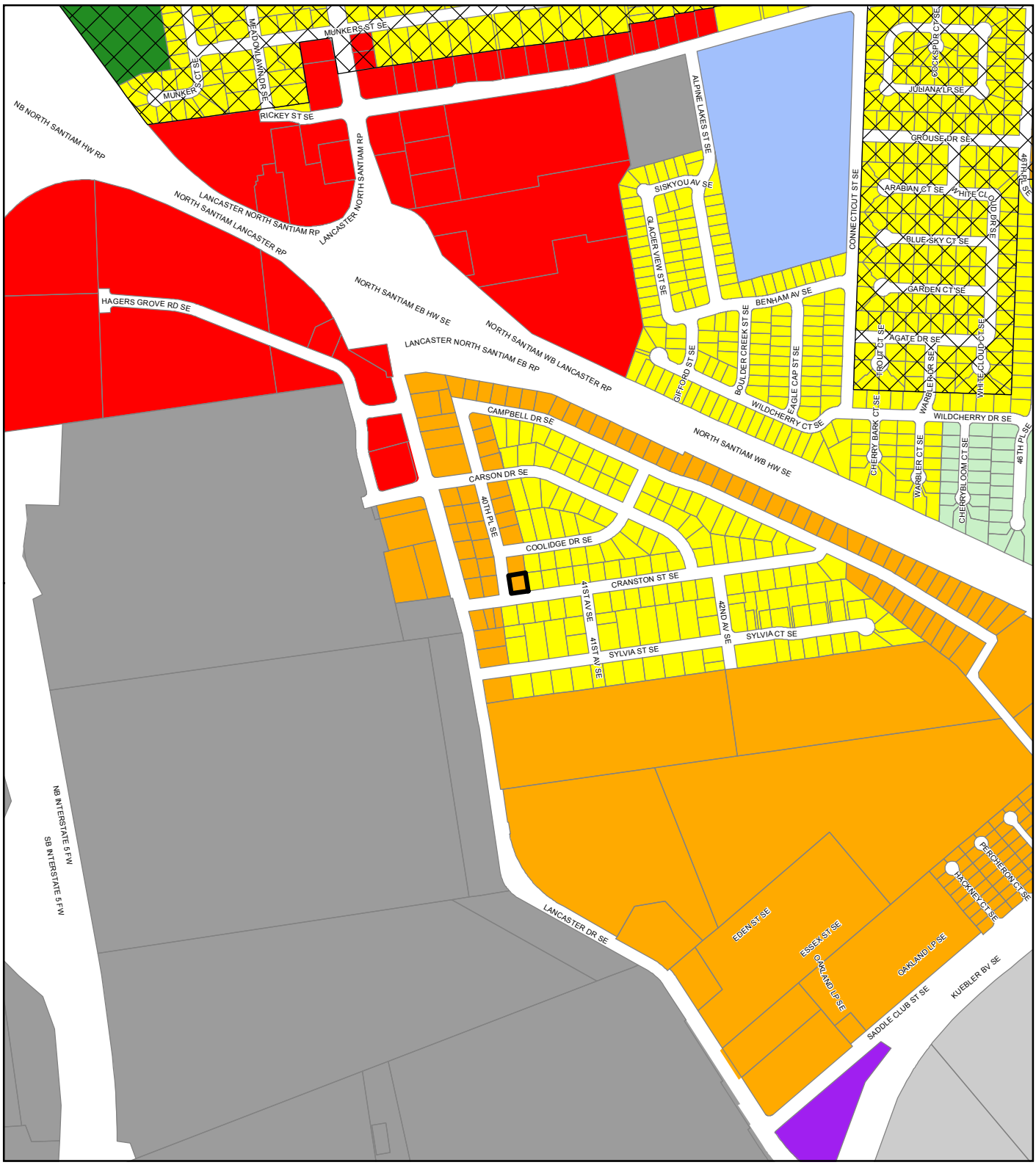
# Map 69 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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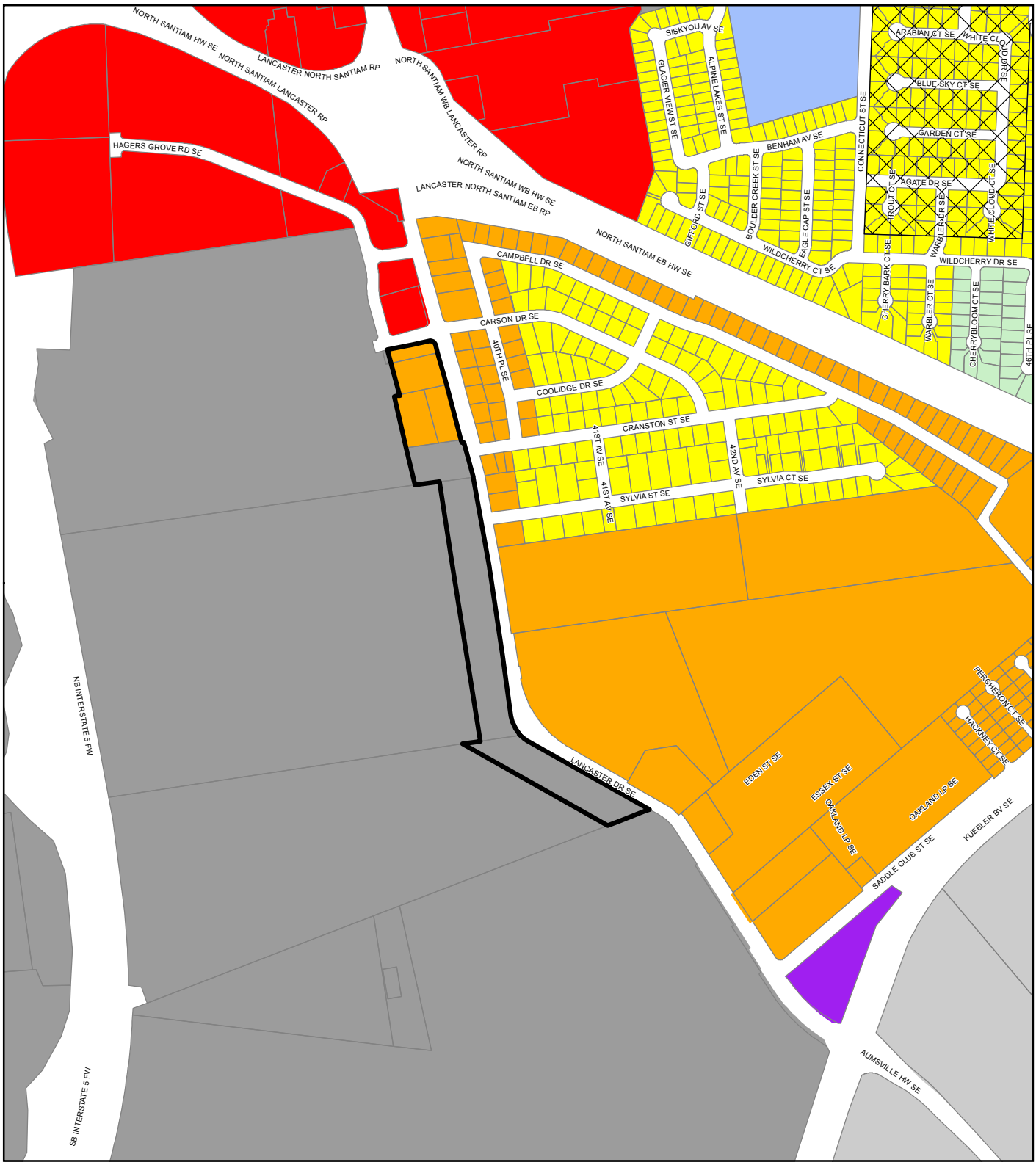
# Map 70 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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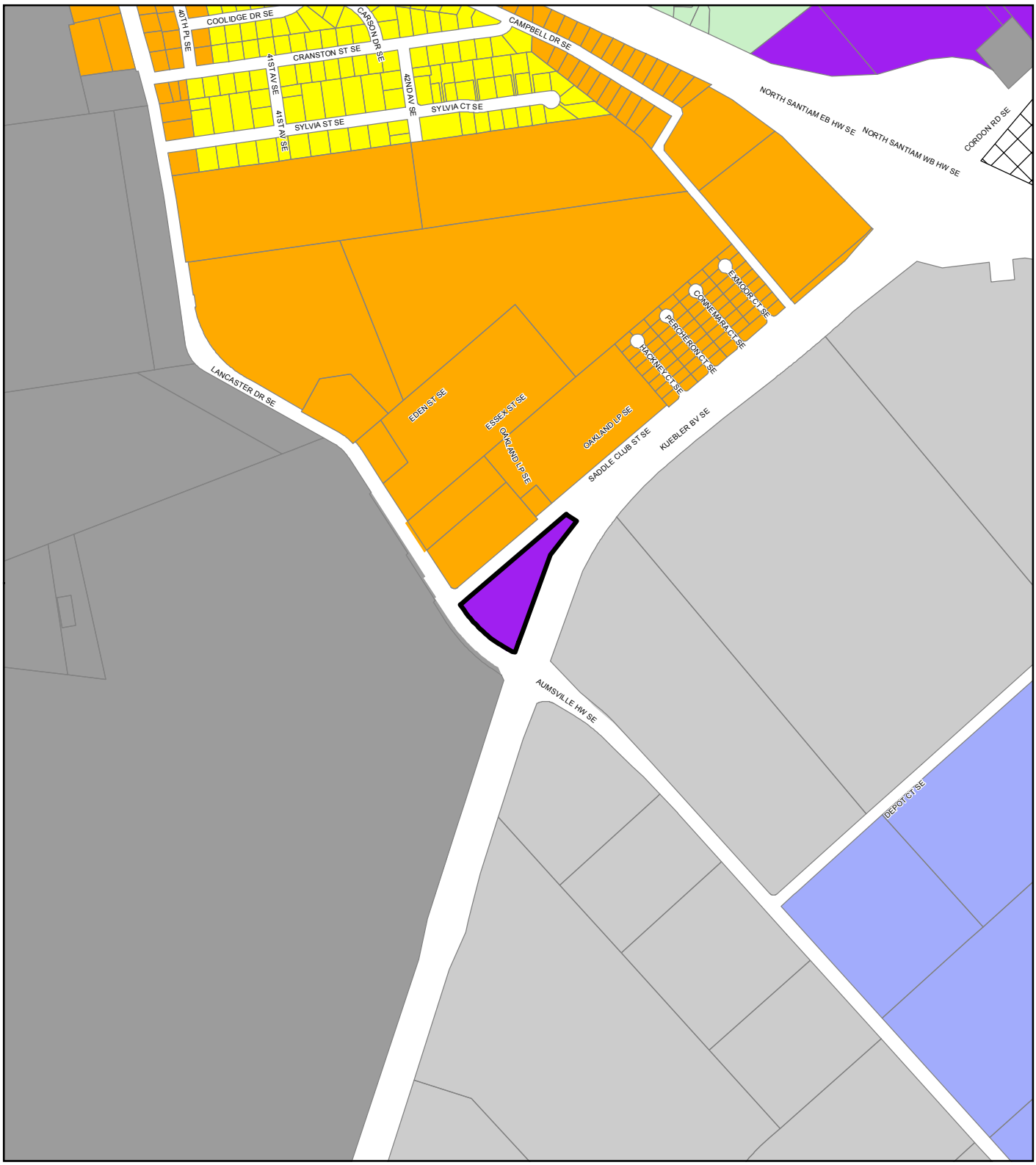
# Map 71 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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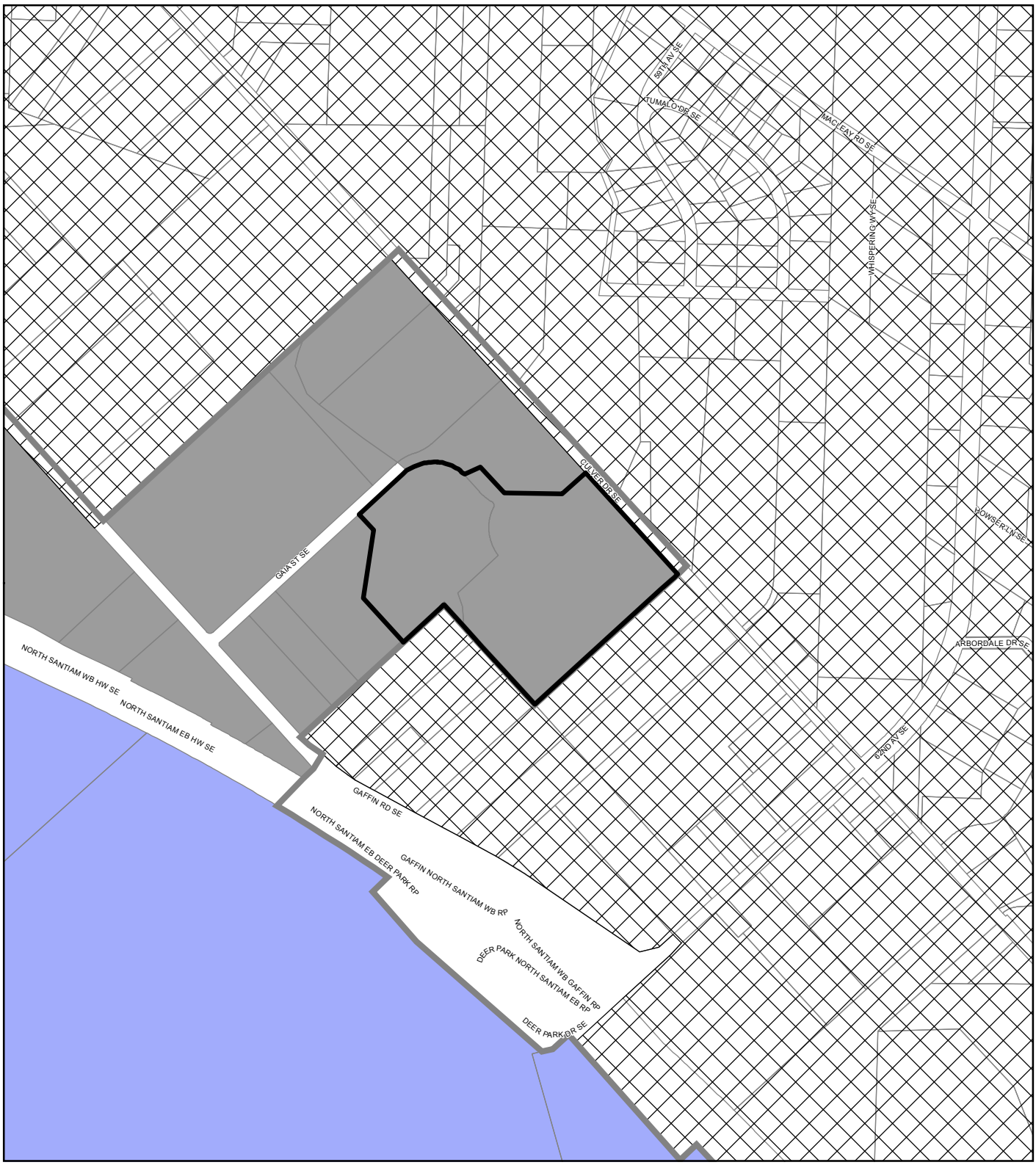
# Map 72 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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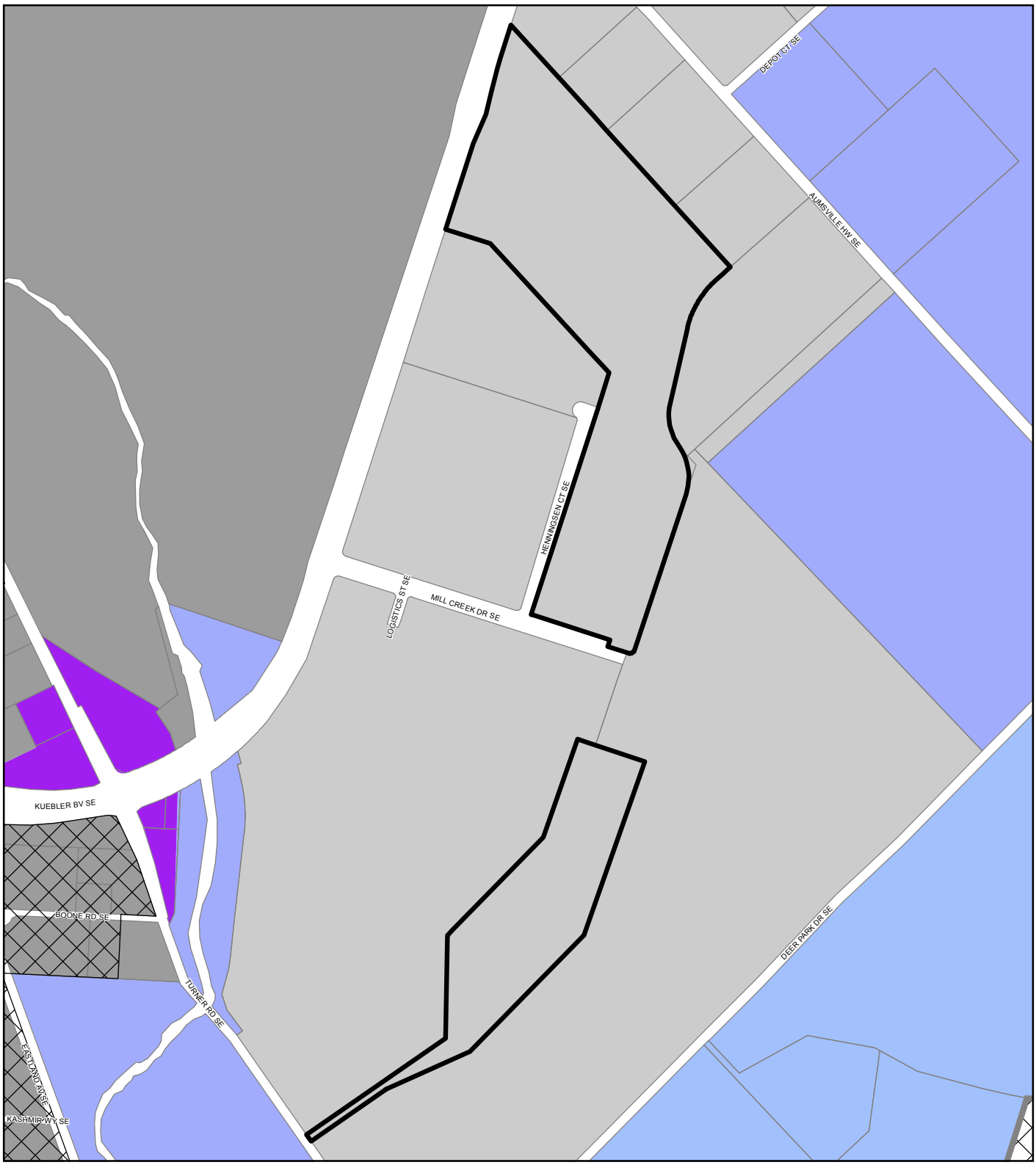
# Map 73 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 225 450 900 Feet

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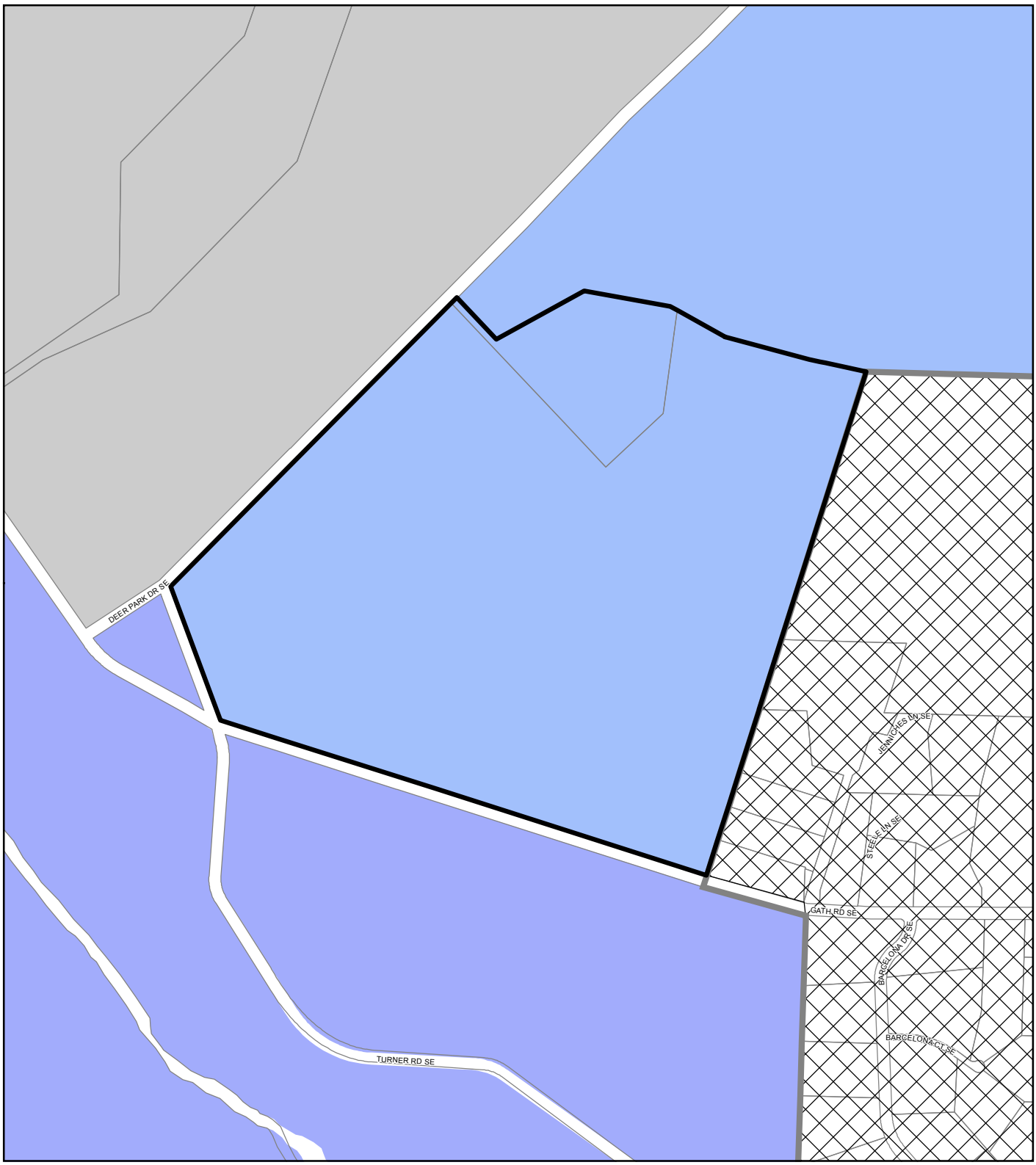
# Map 74 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSG" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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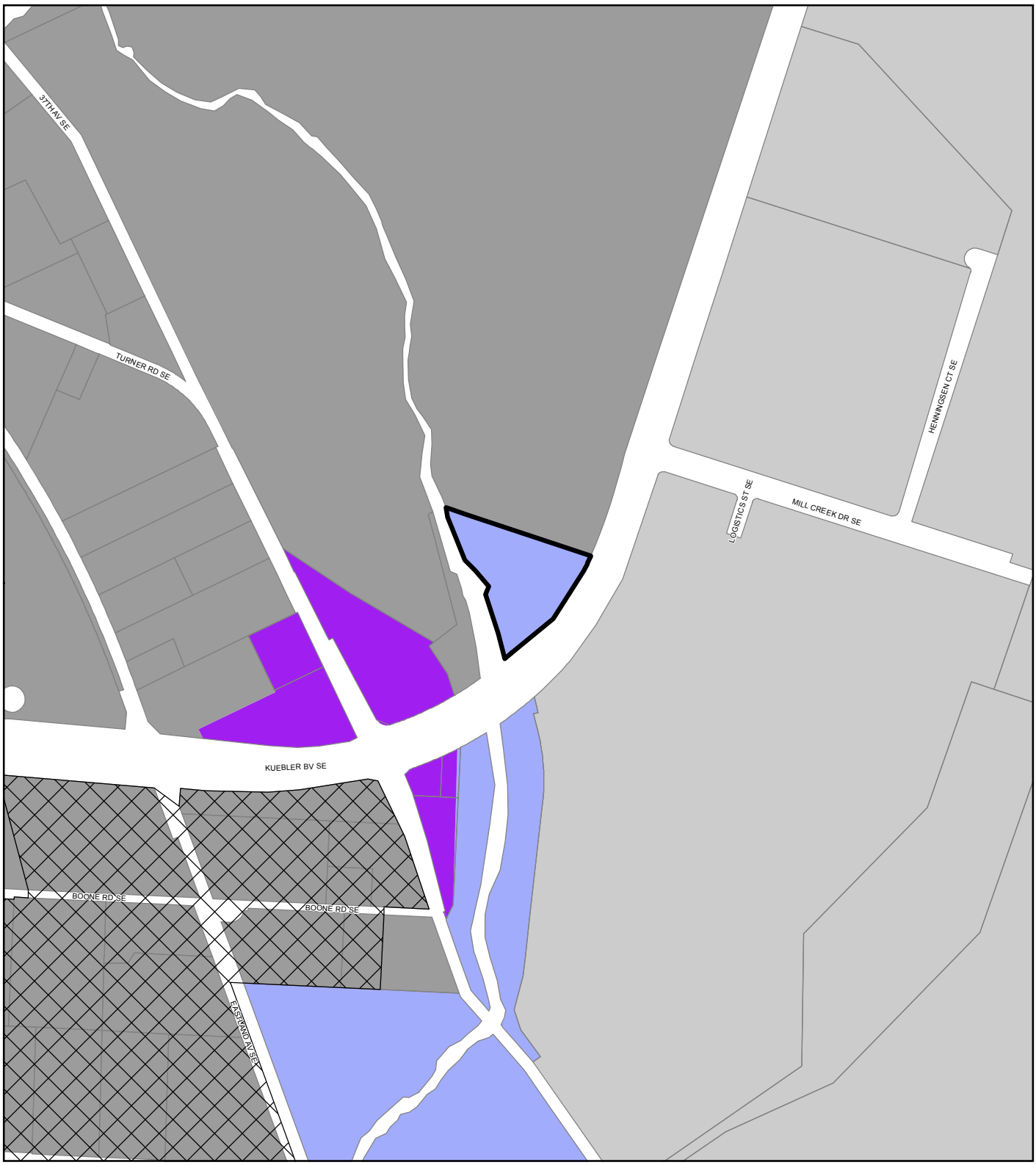
# Map 75 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "IND" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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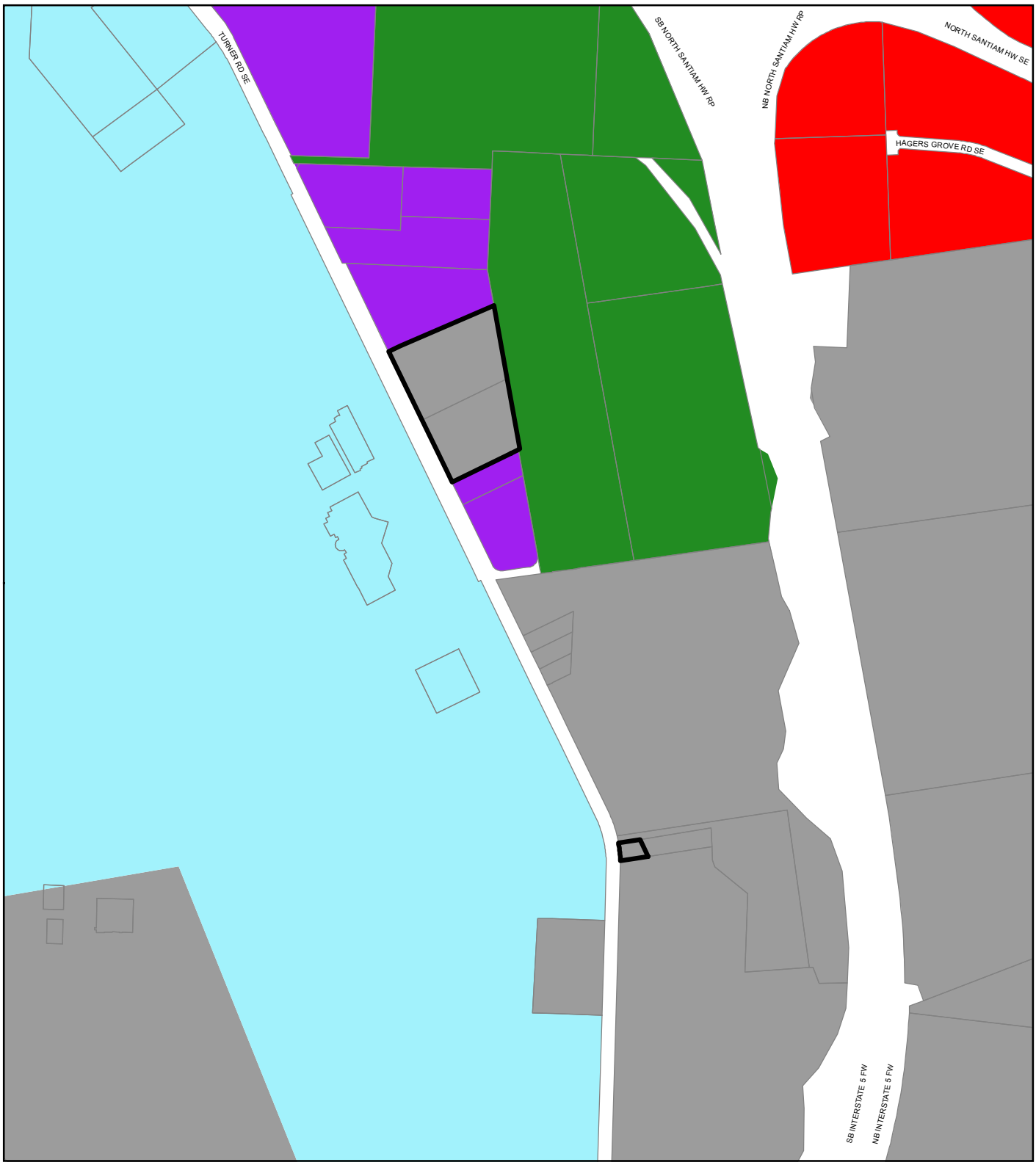
# Map 76 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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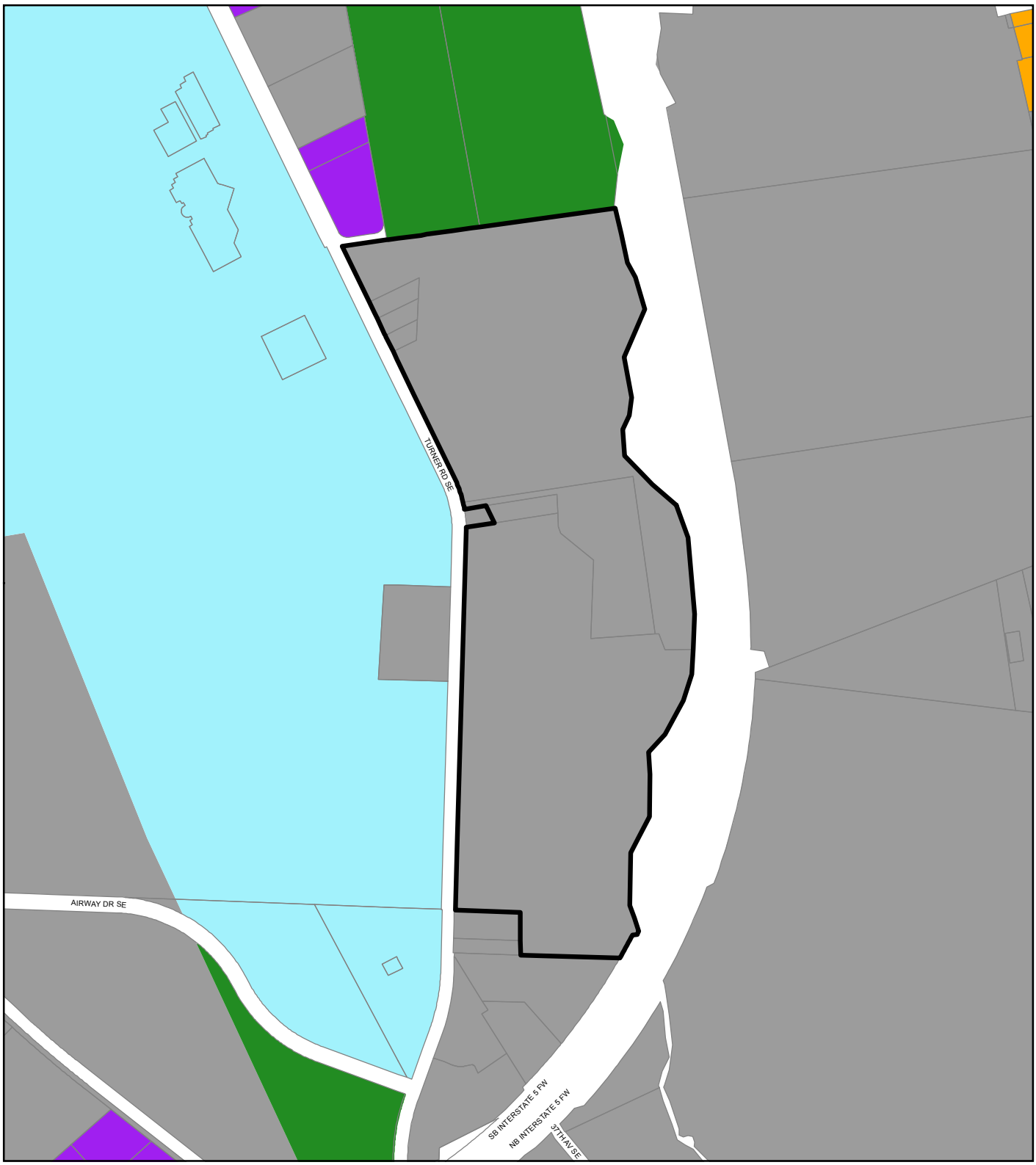
# Map 77 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




**Legend**

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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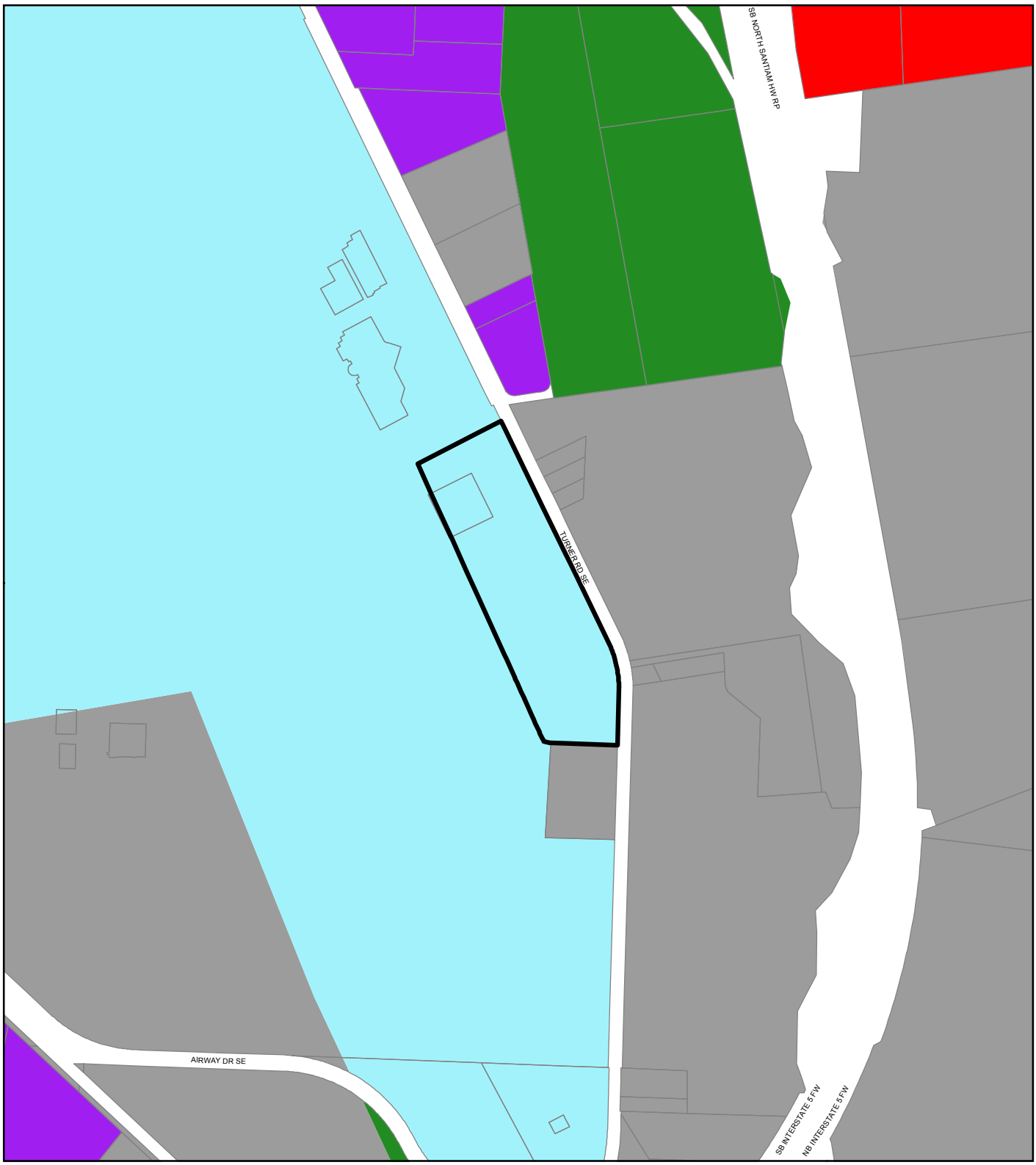
# Map 78 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "IND" CompPlan




**Legend**

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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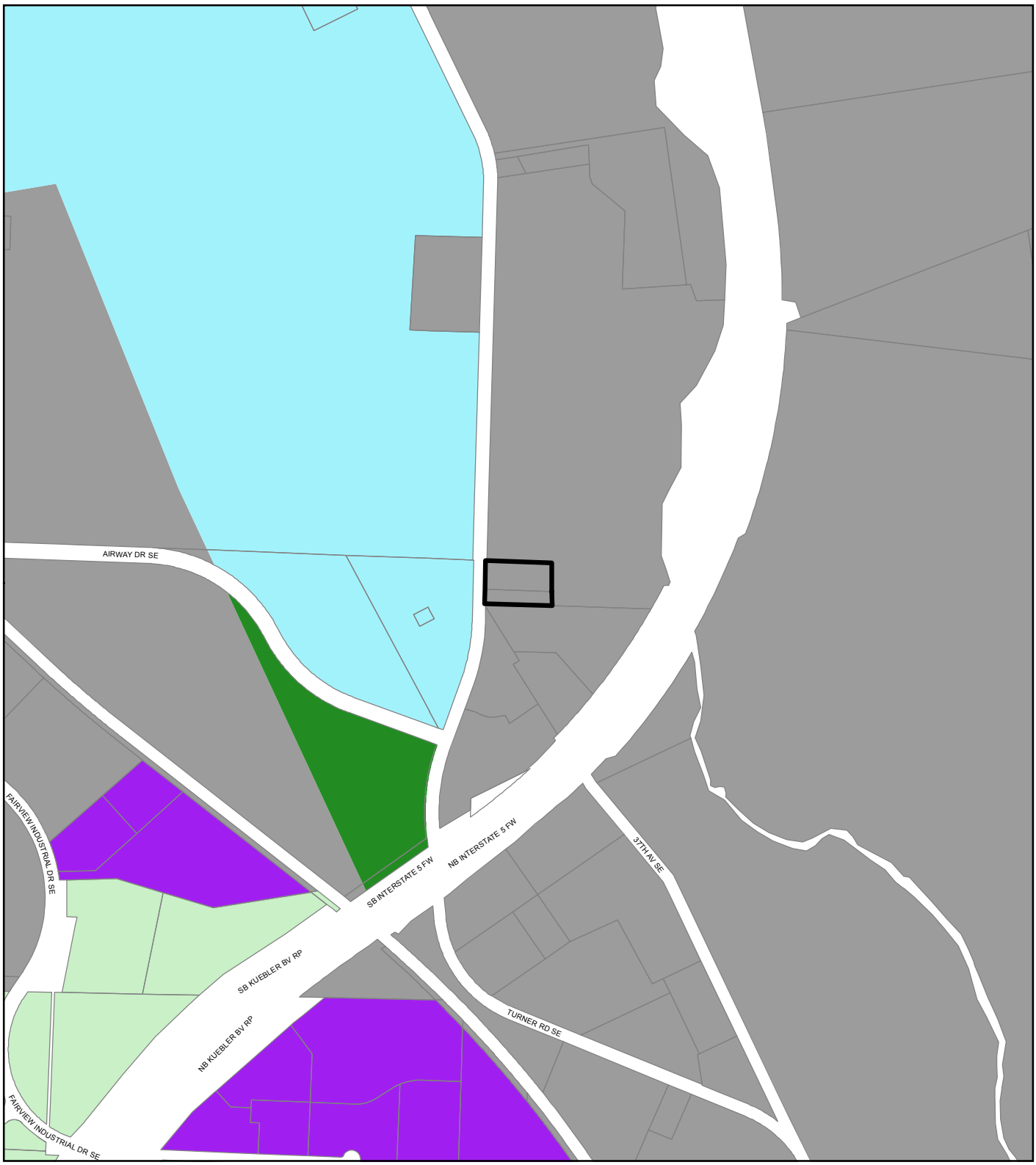
# Map 79 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "DR" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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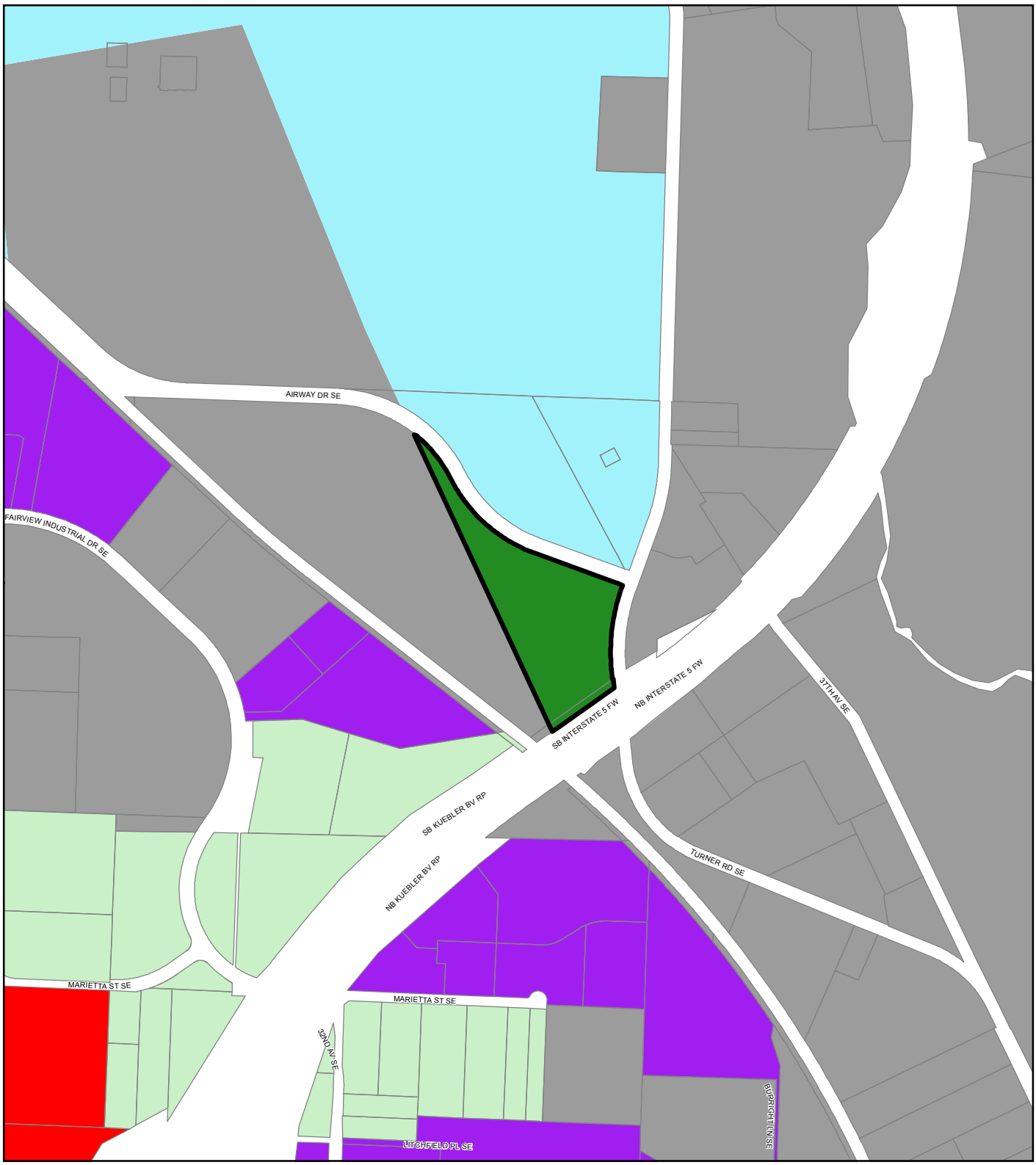
# Map 80 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSA" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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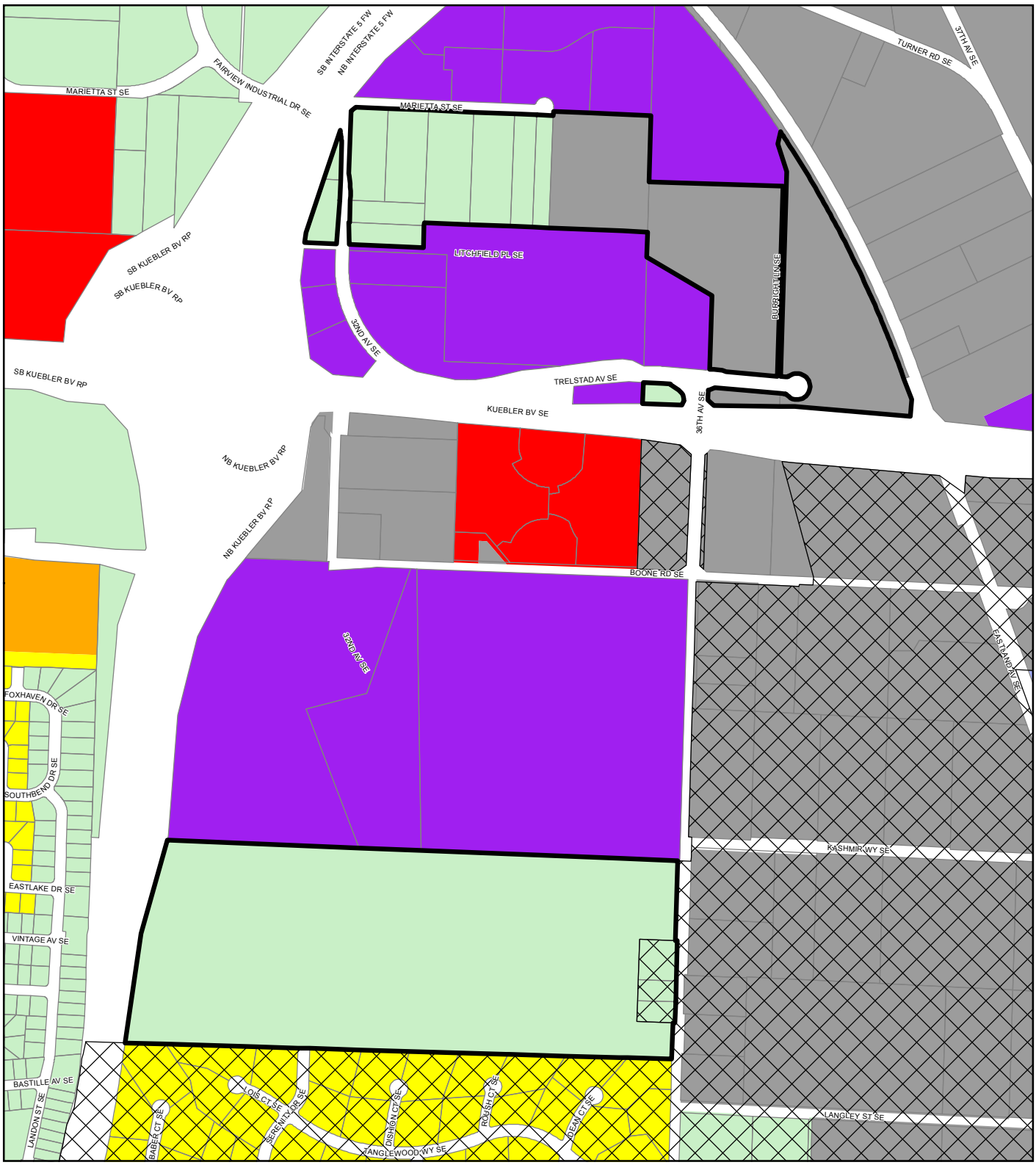
# Map 81 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "IC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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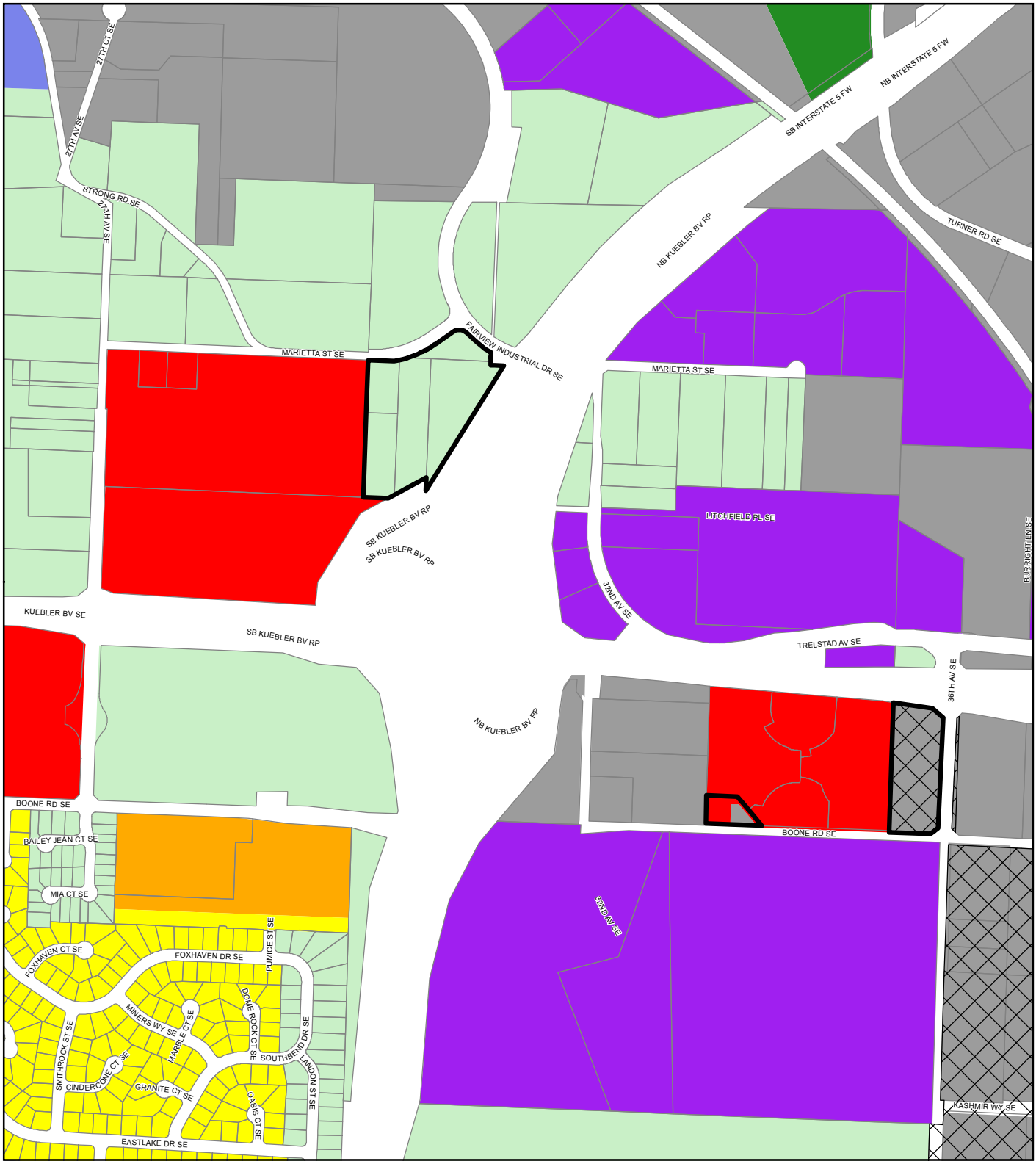
# Map 82 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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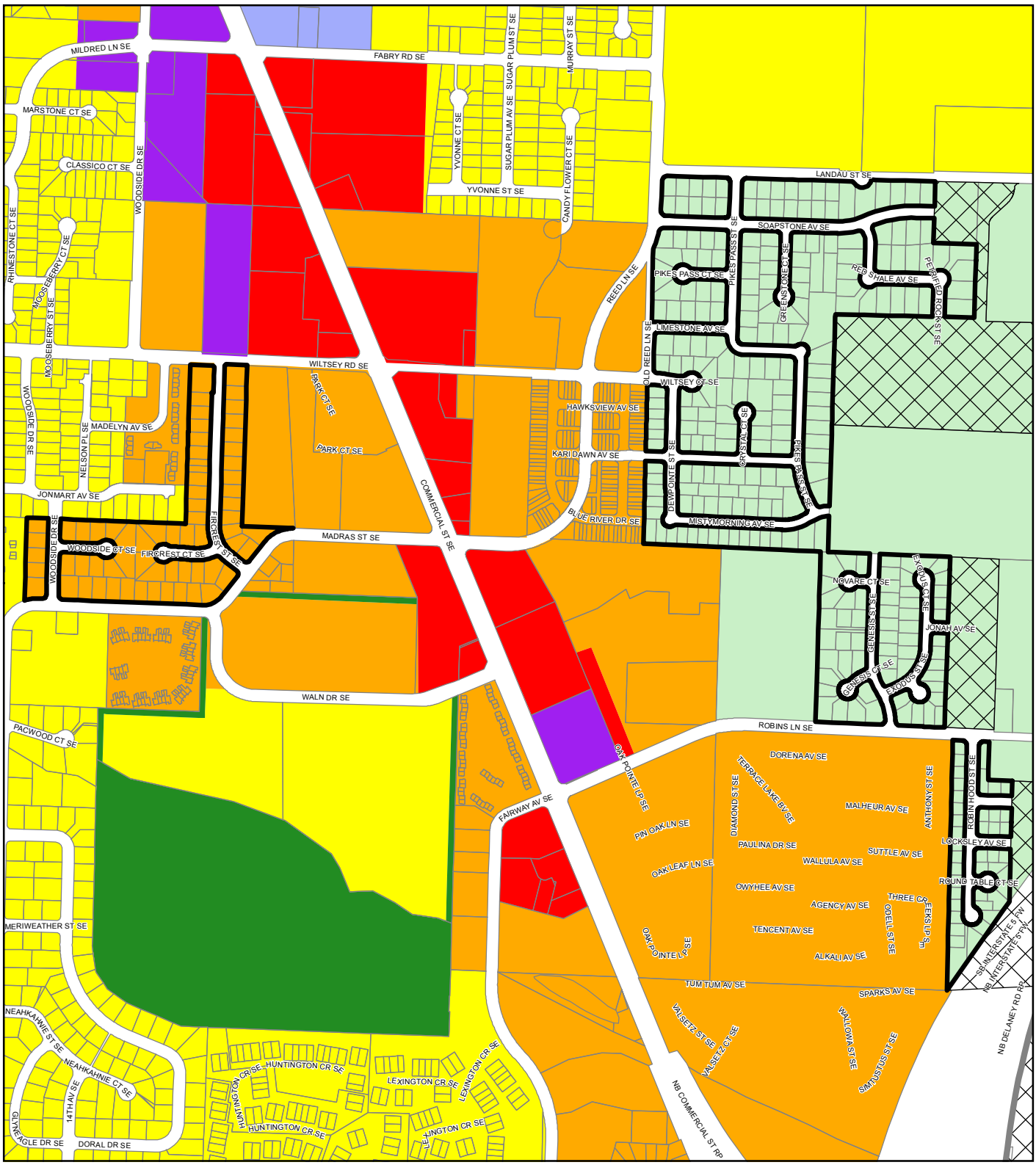
# Map 83 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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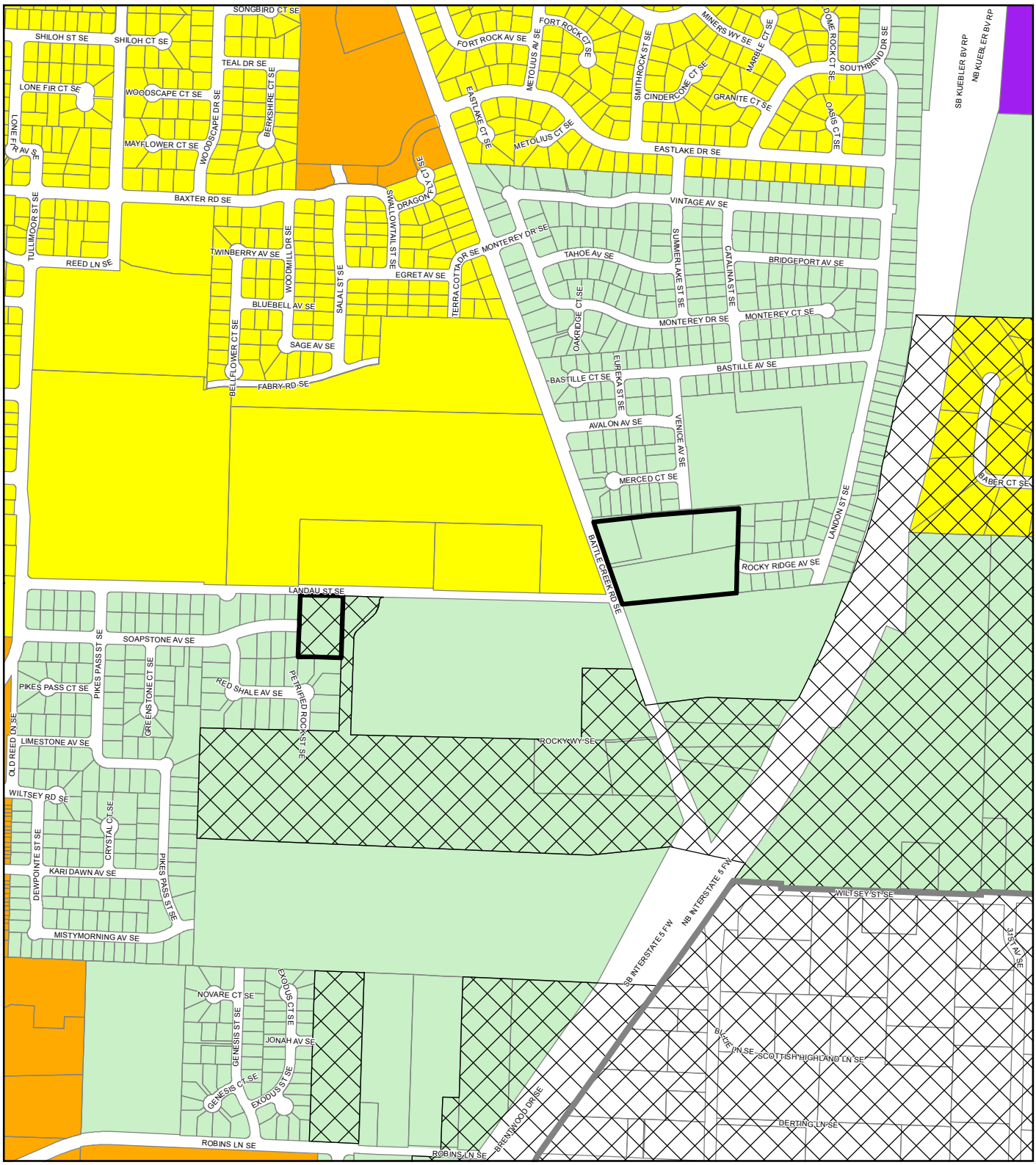
# Map 84 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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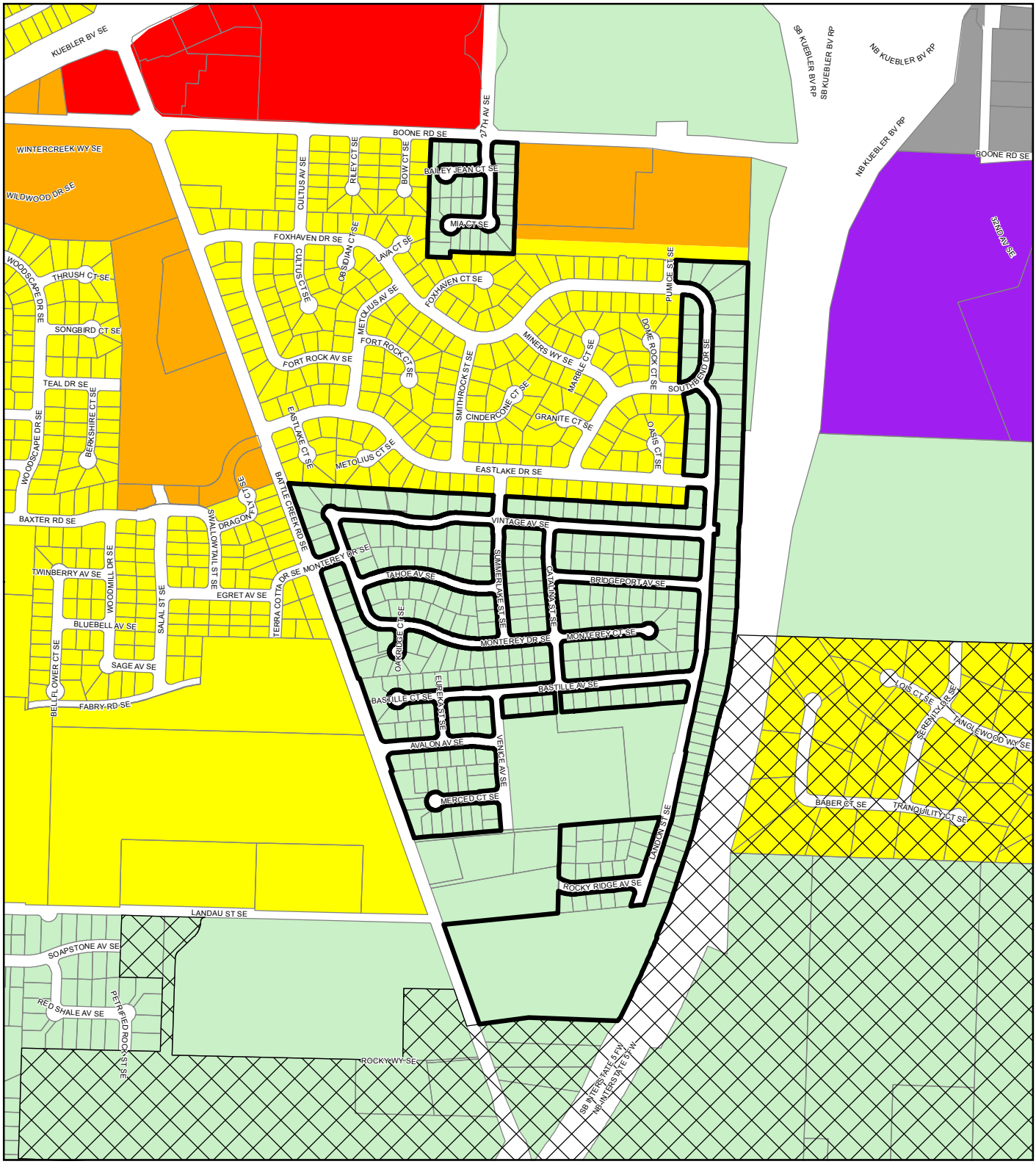
# Map 85 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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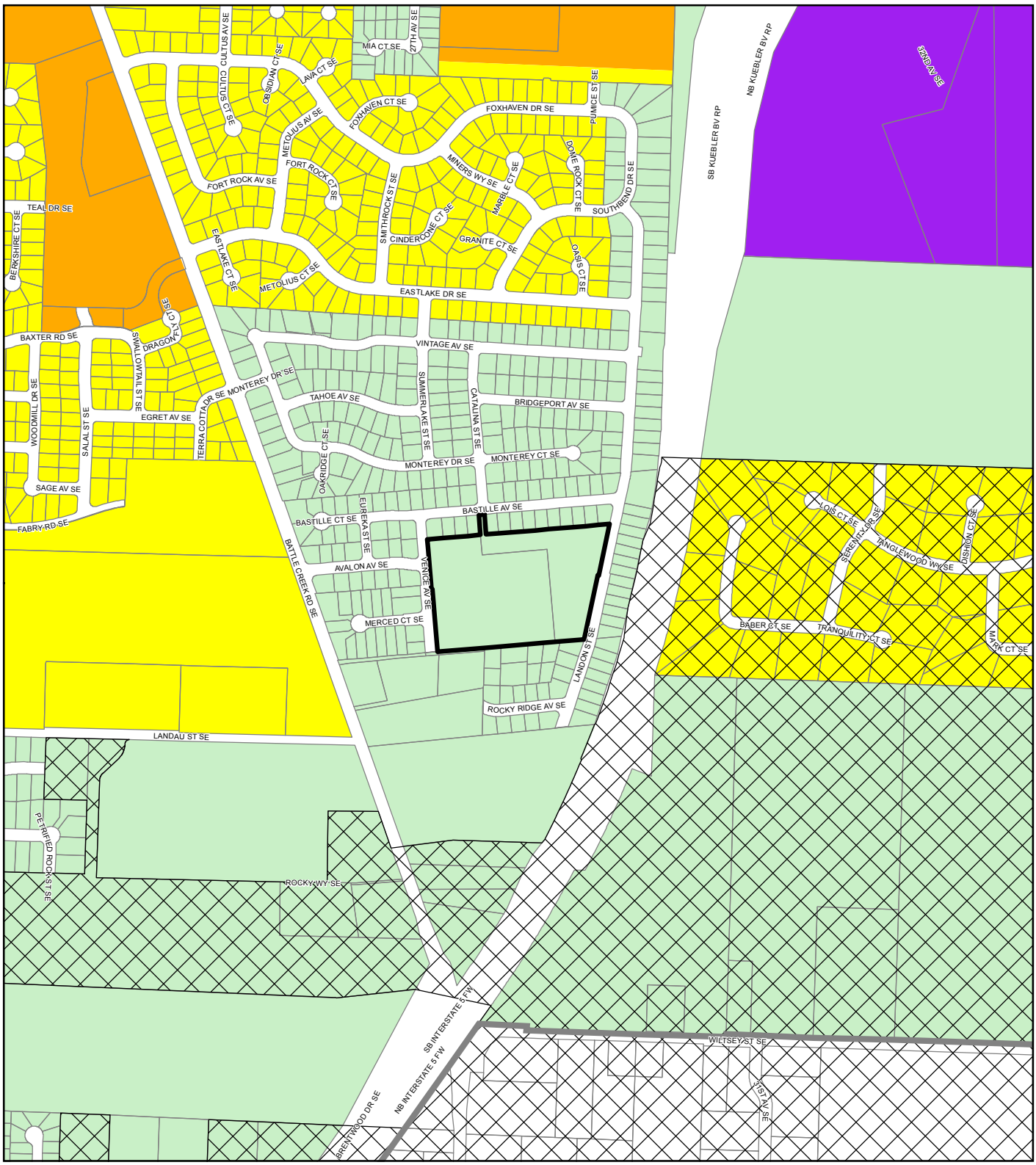
# Map 86 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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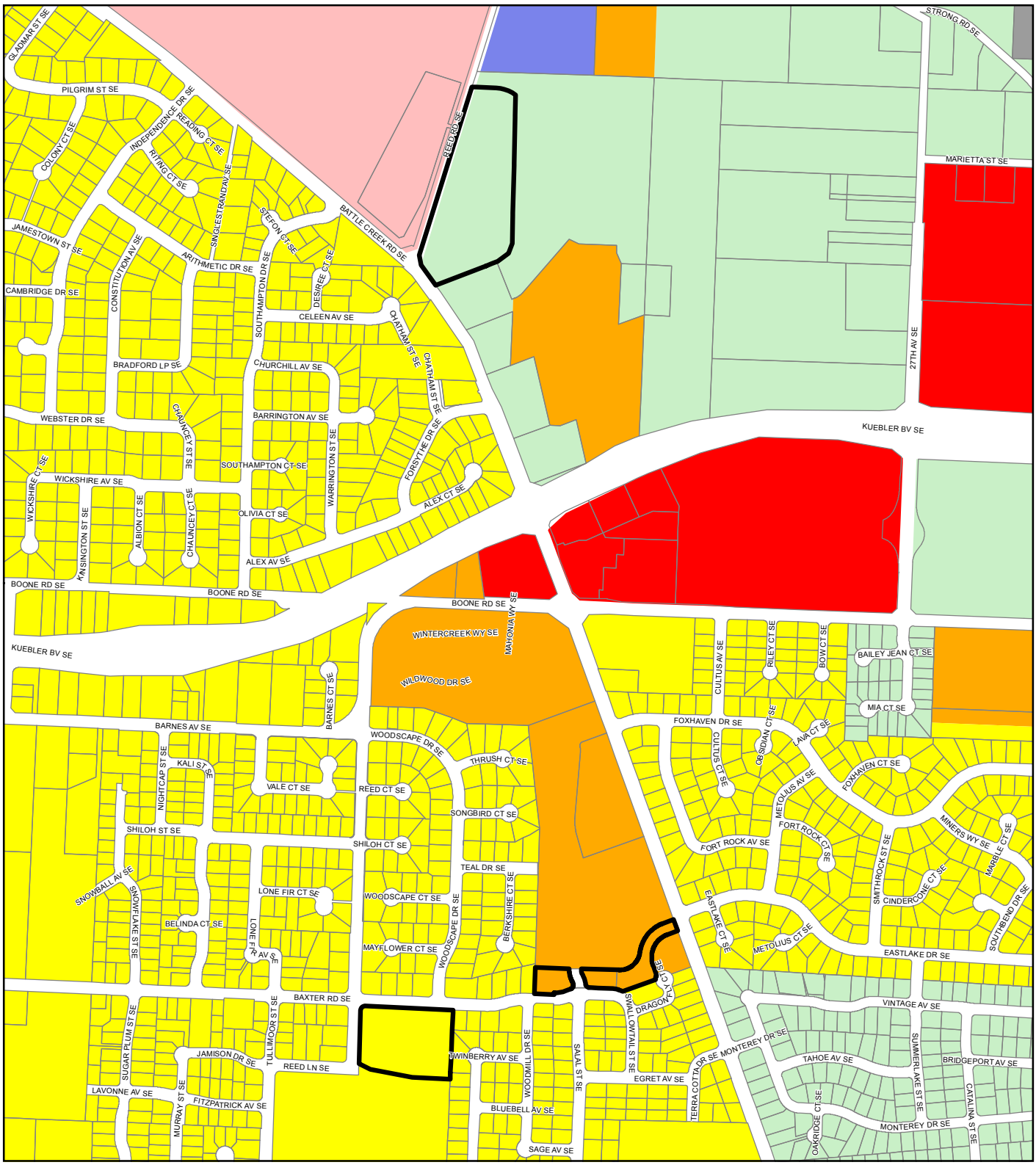
# Map 87 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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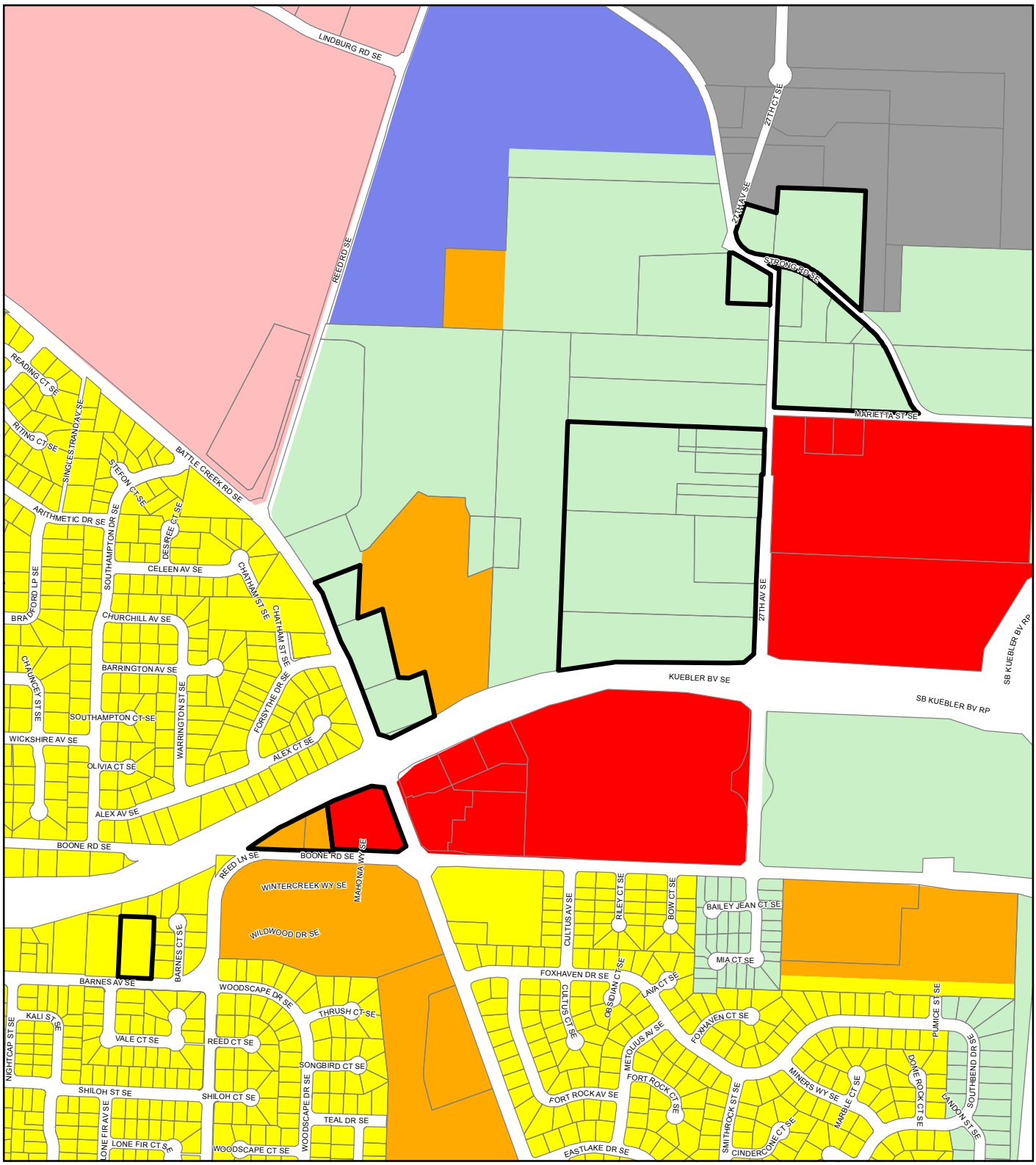
# Map 88 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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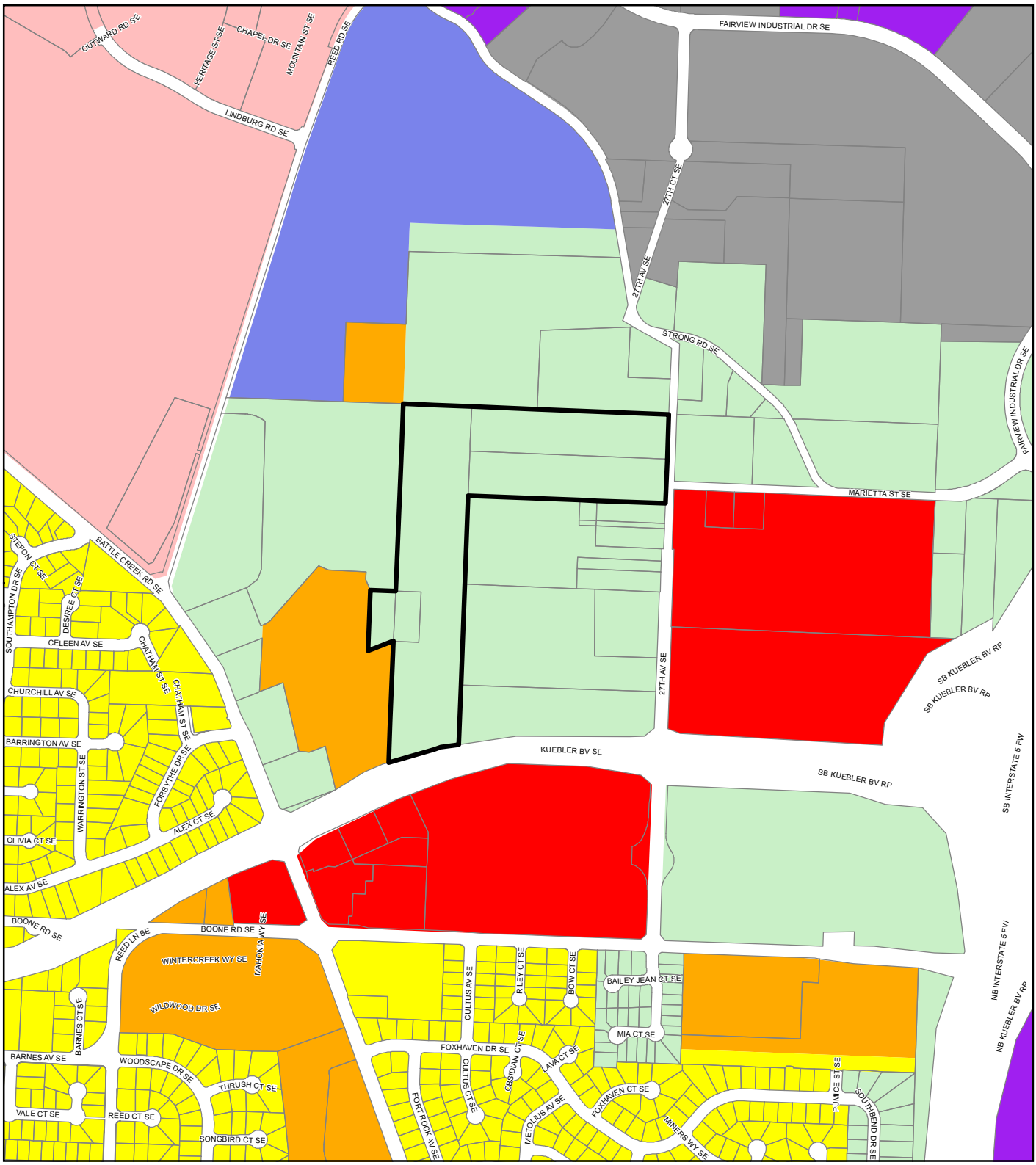
# Map 89 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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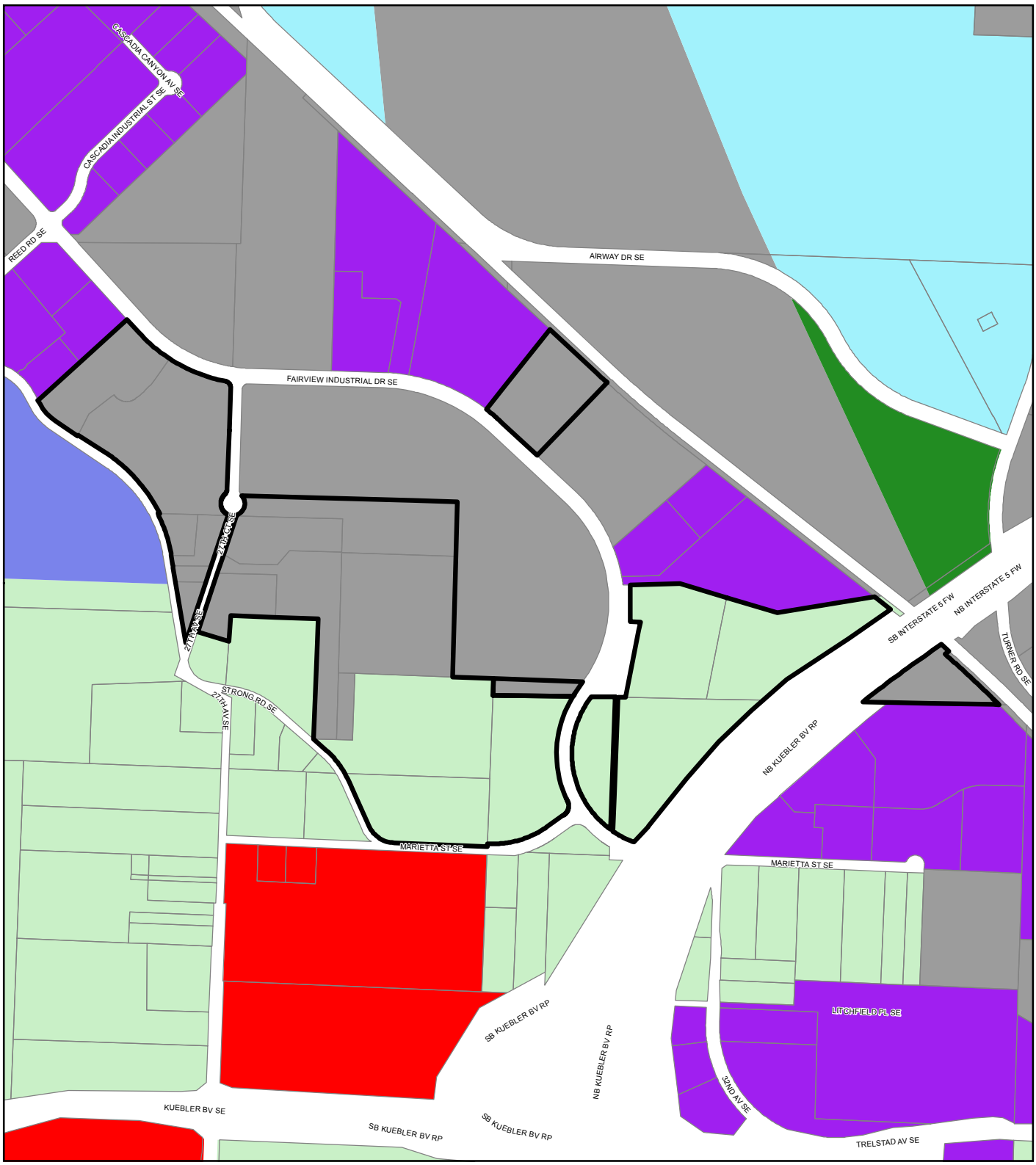
# Map 90 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "IC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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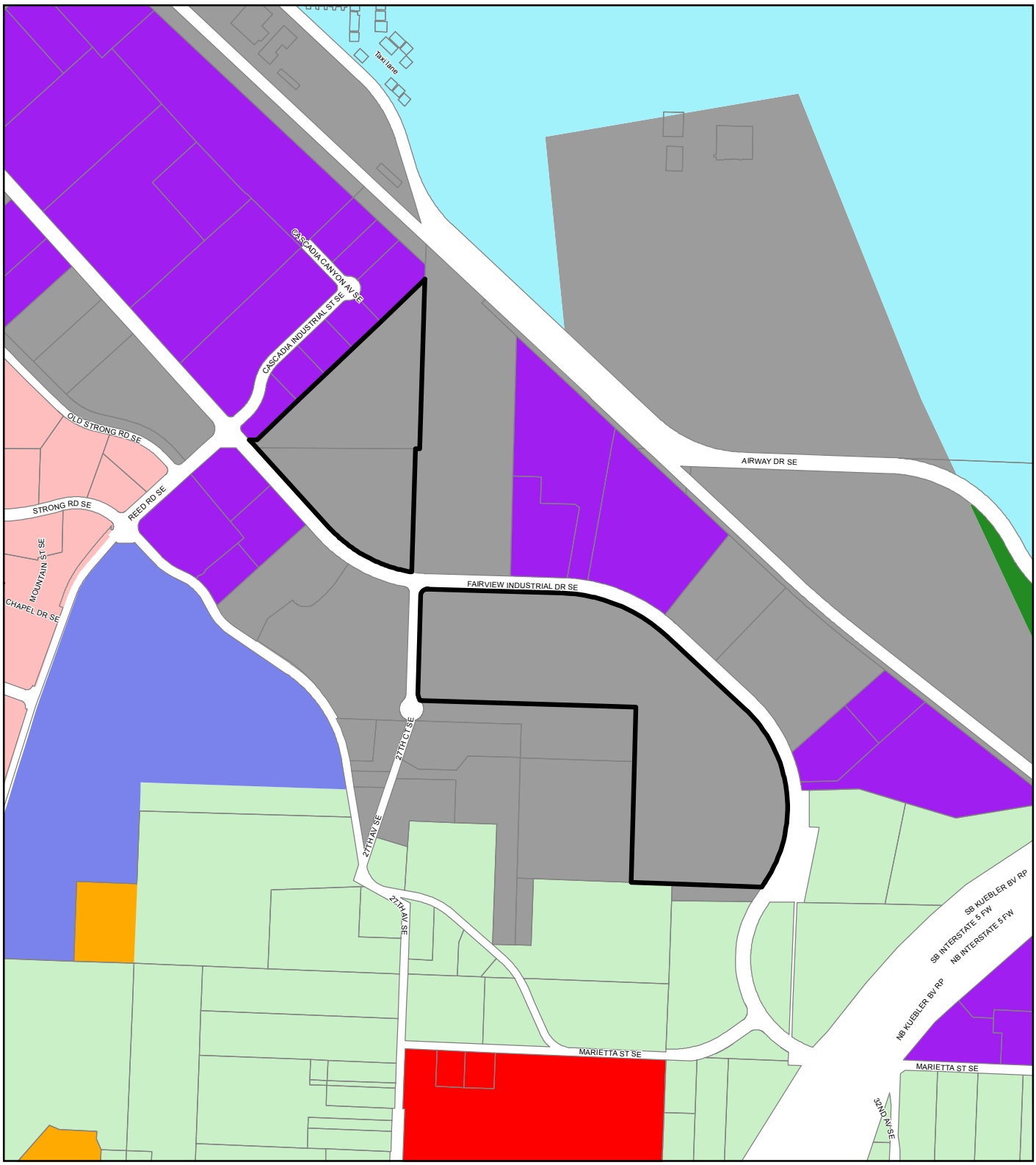
# Map 91 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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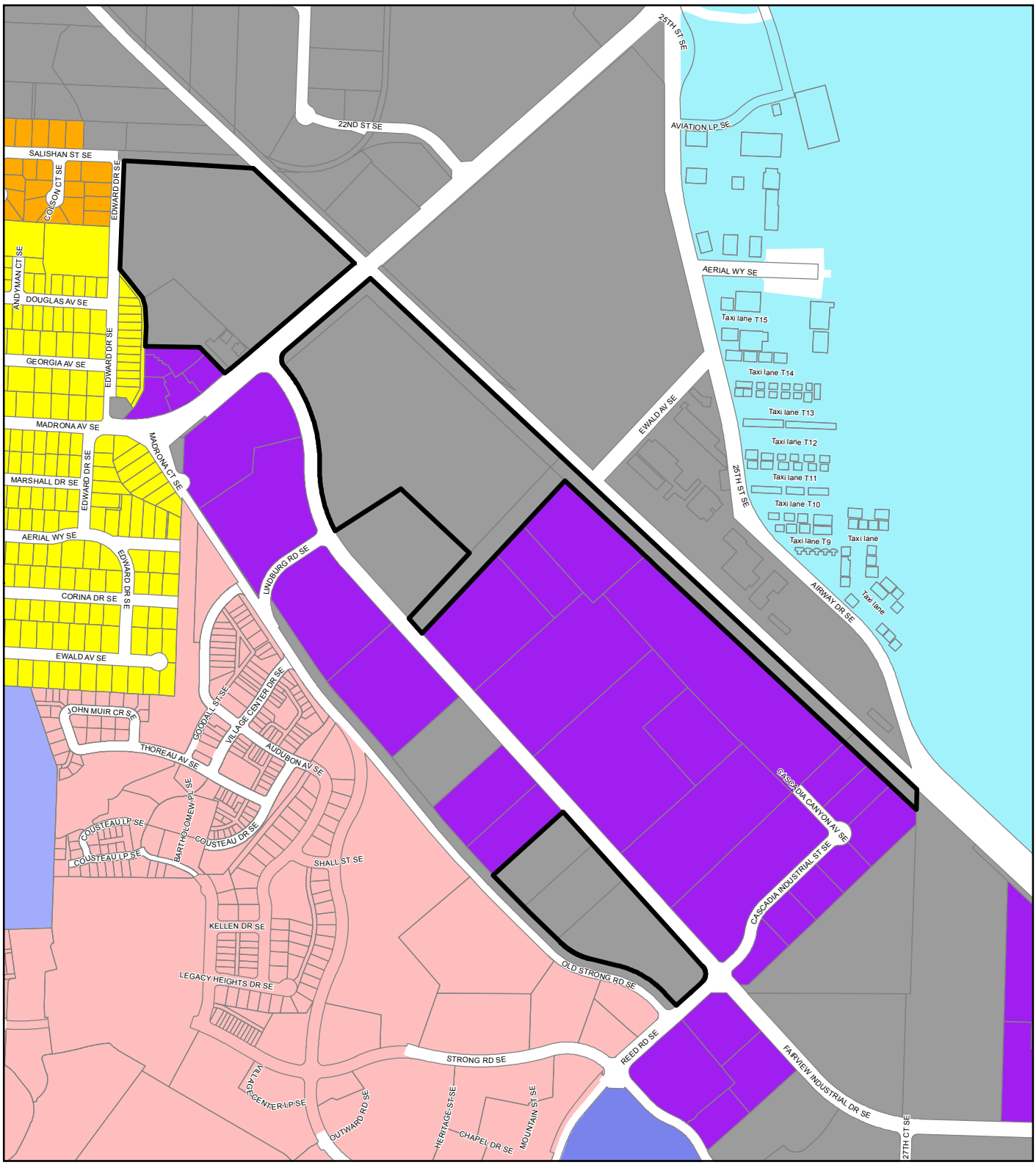
# Map 92 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "IC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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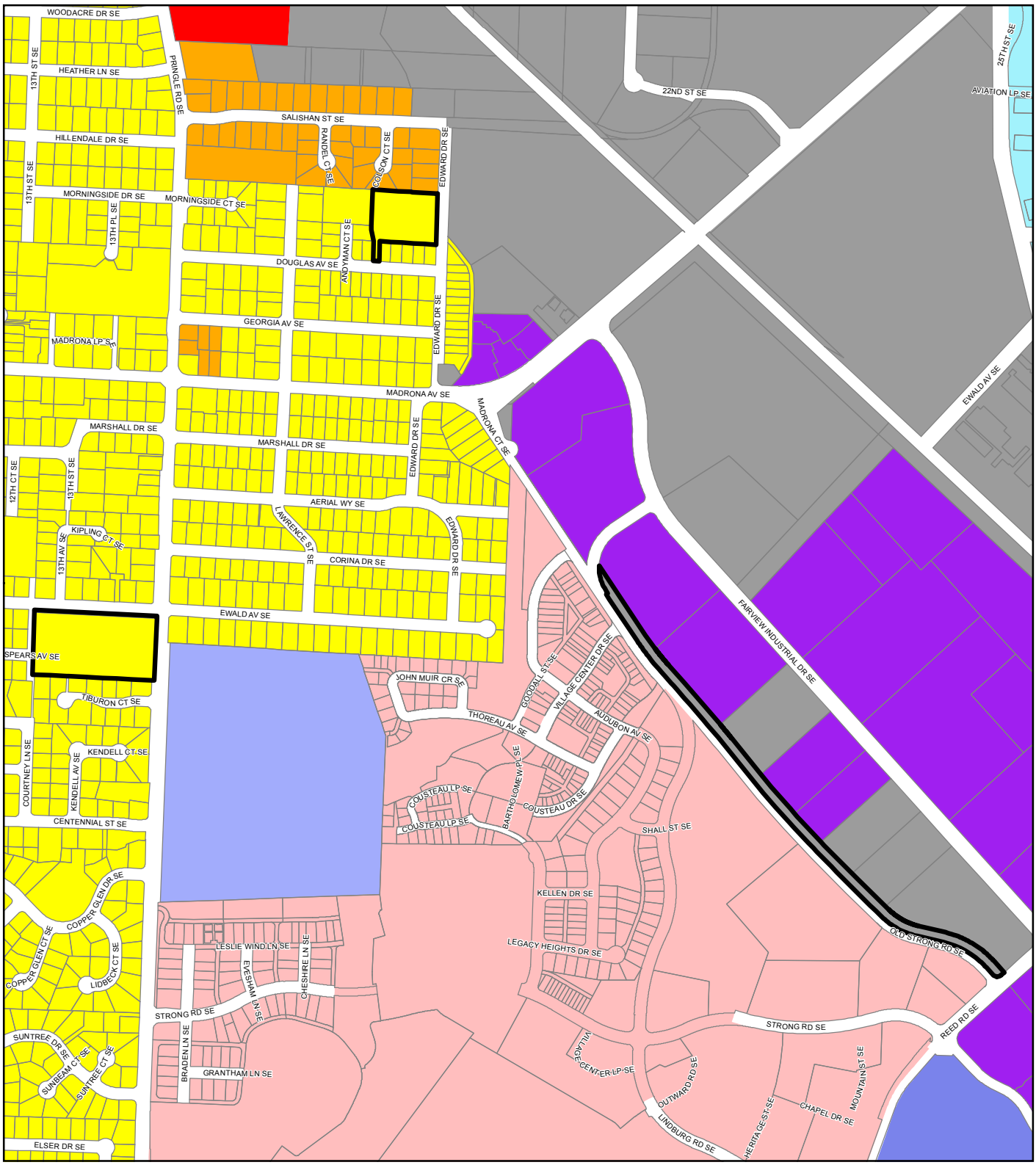
# Map 93 - Proposed Salem Comprehensive Plan Change Areas ★
# Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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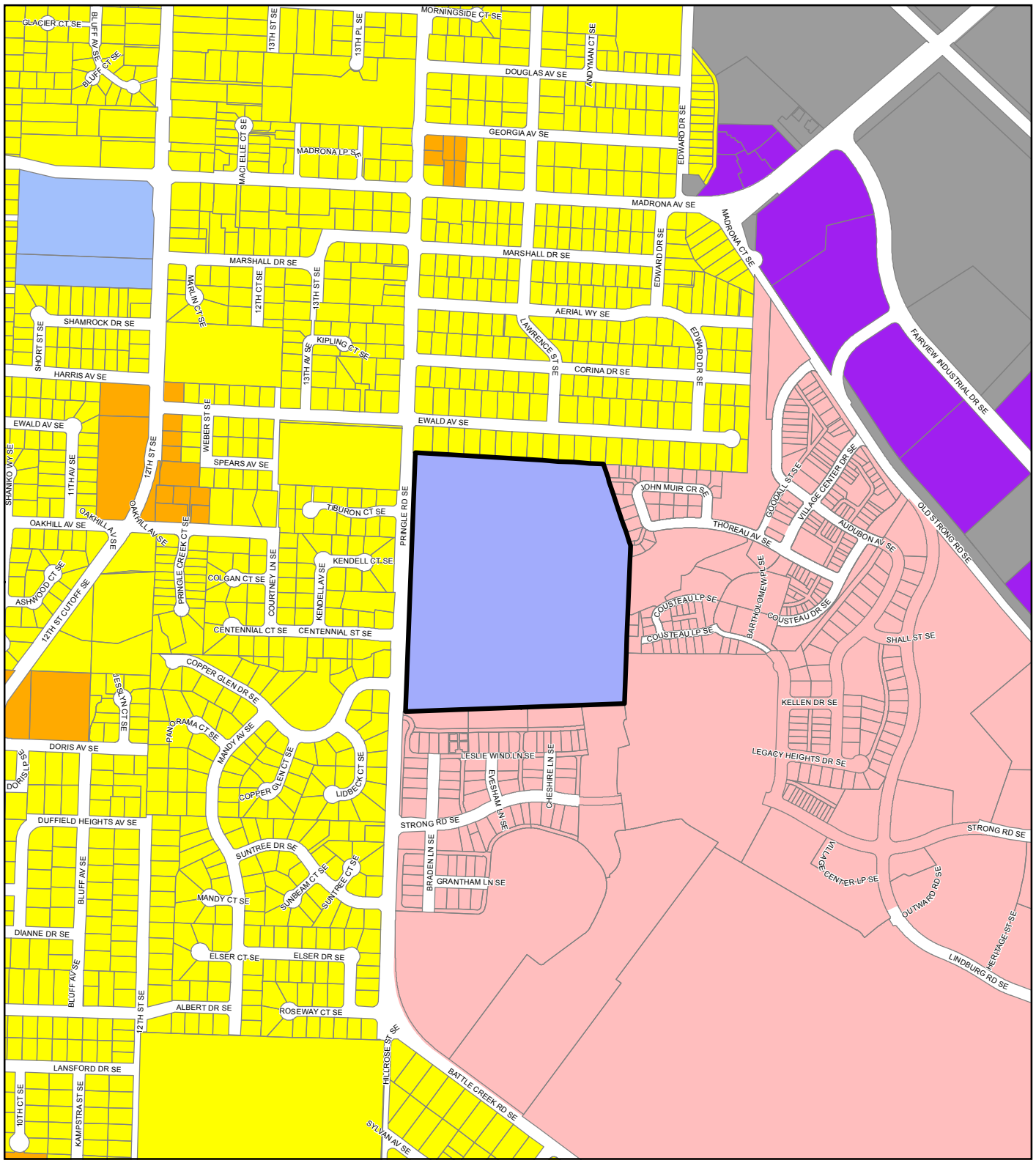
# Map 94 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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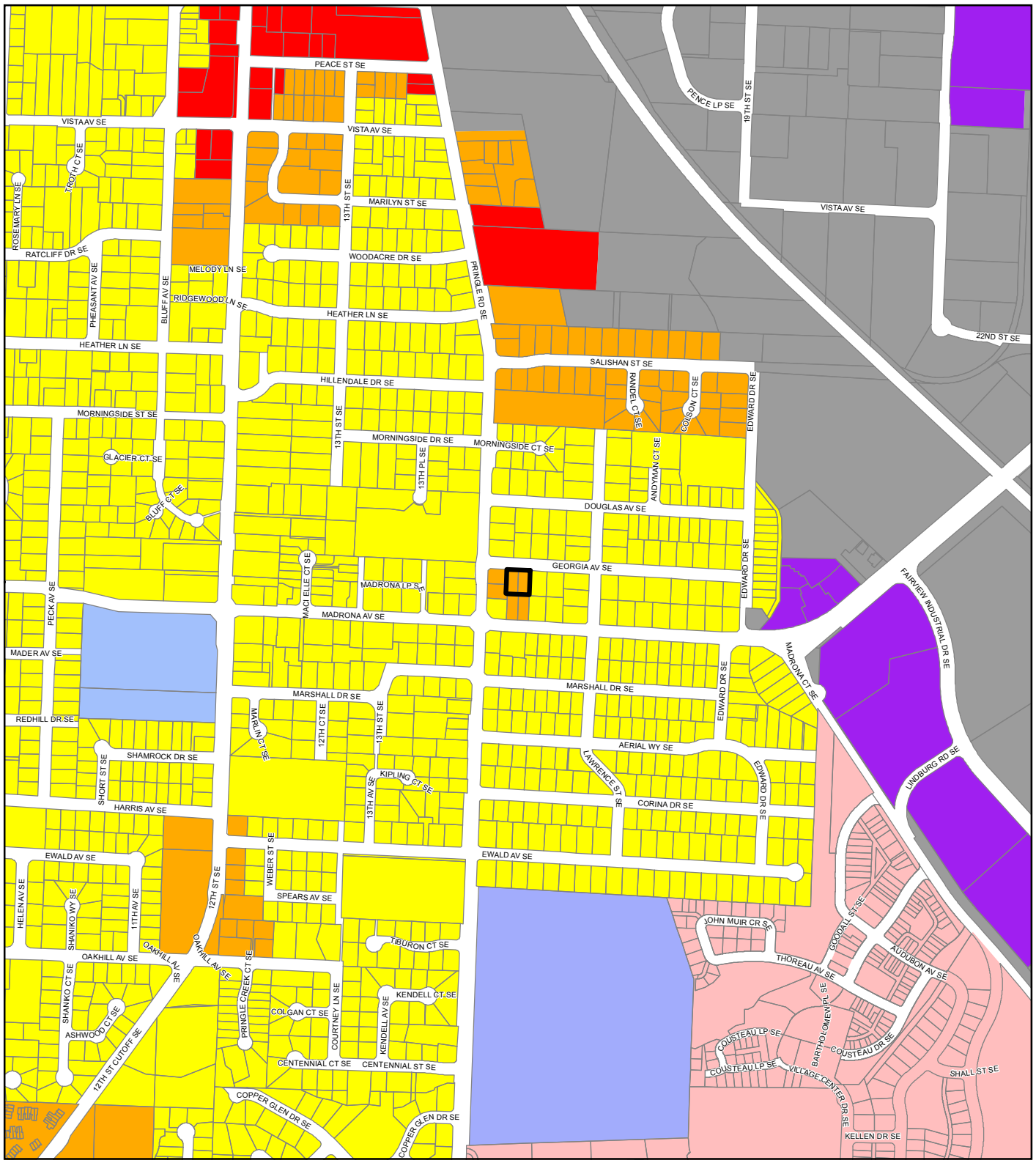
# Map 95 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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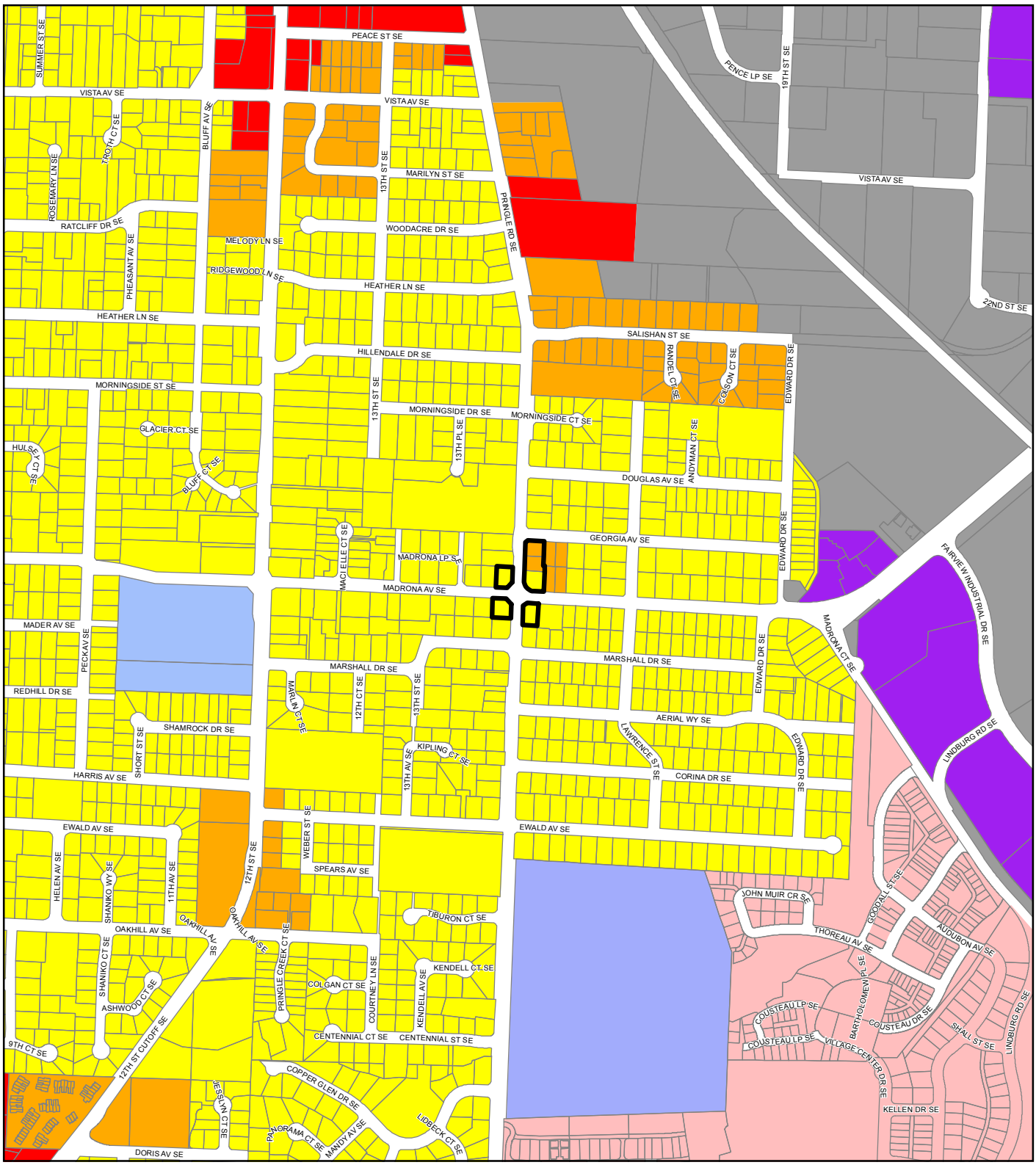
# Map 96 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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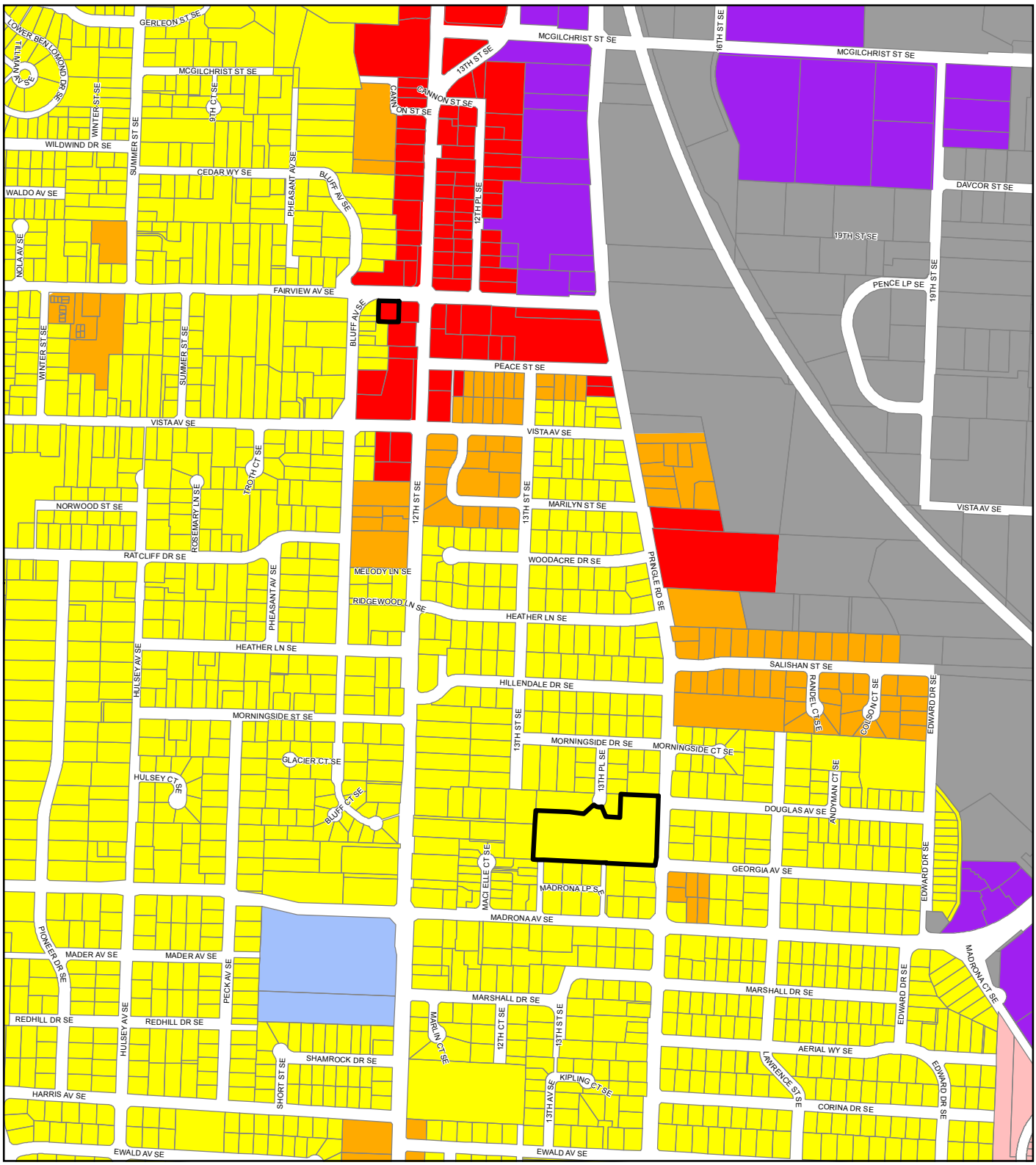
# Map 97 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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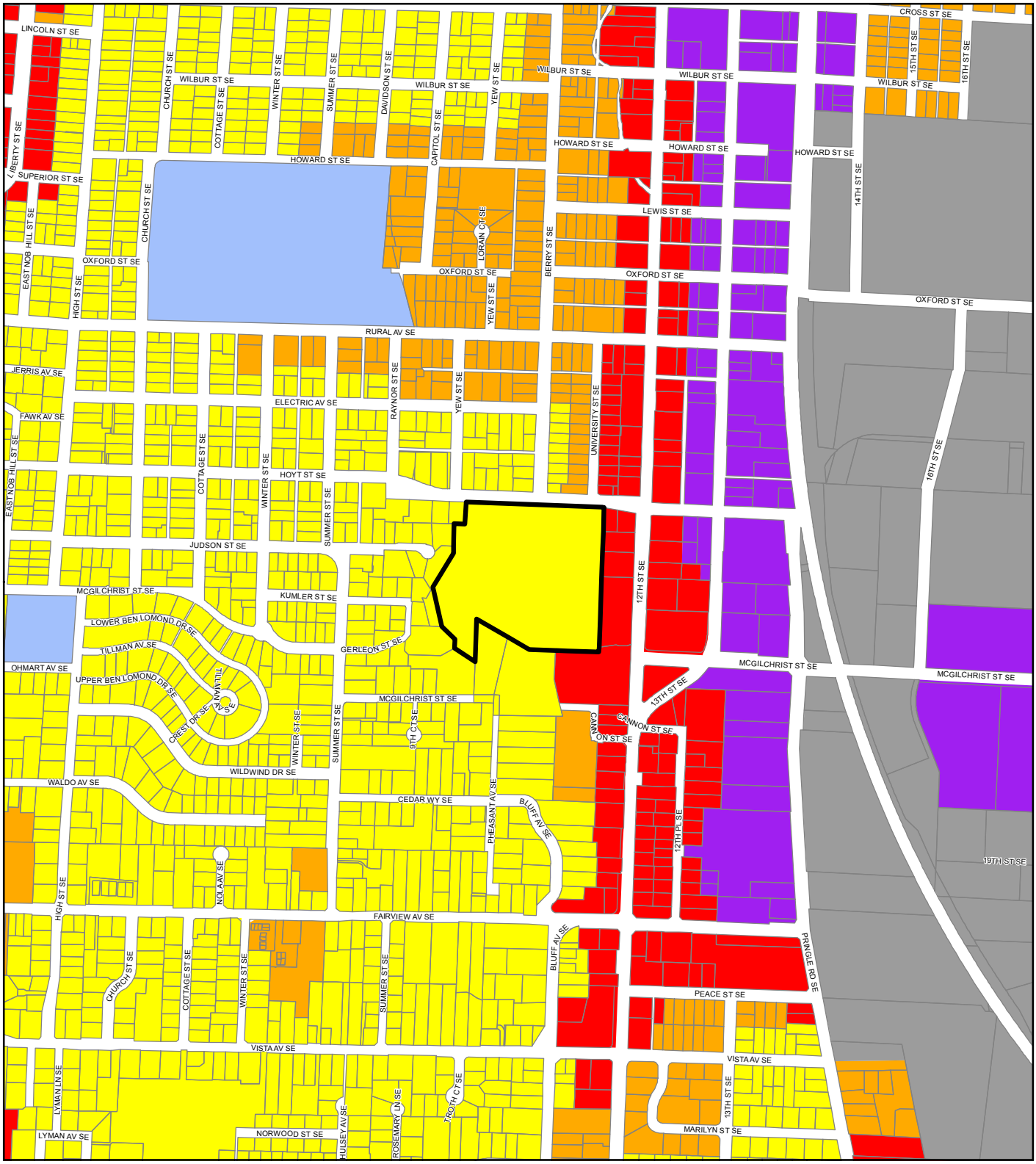
# Map 98 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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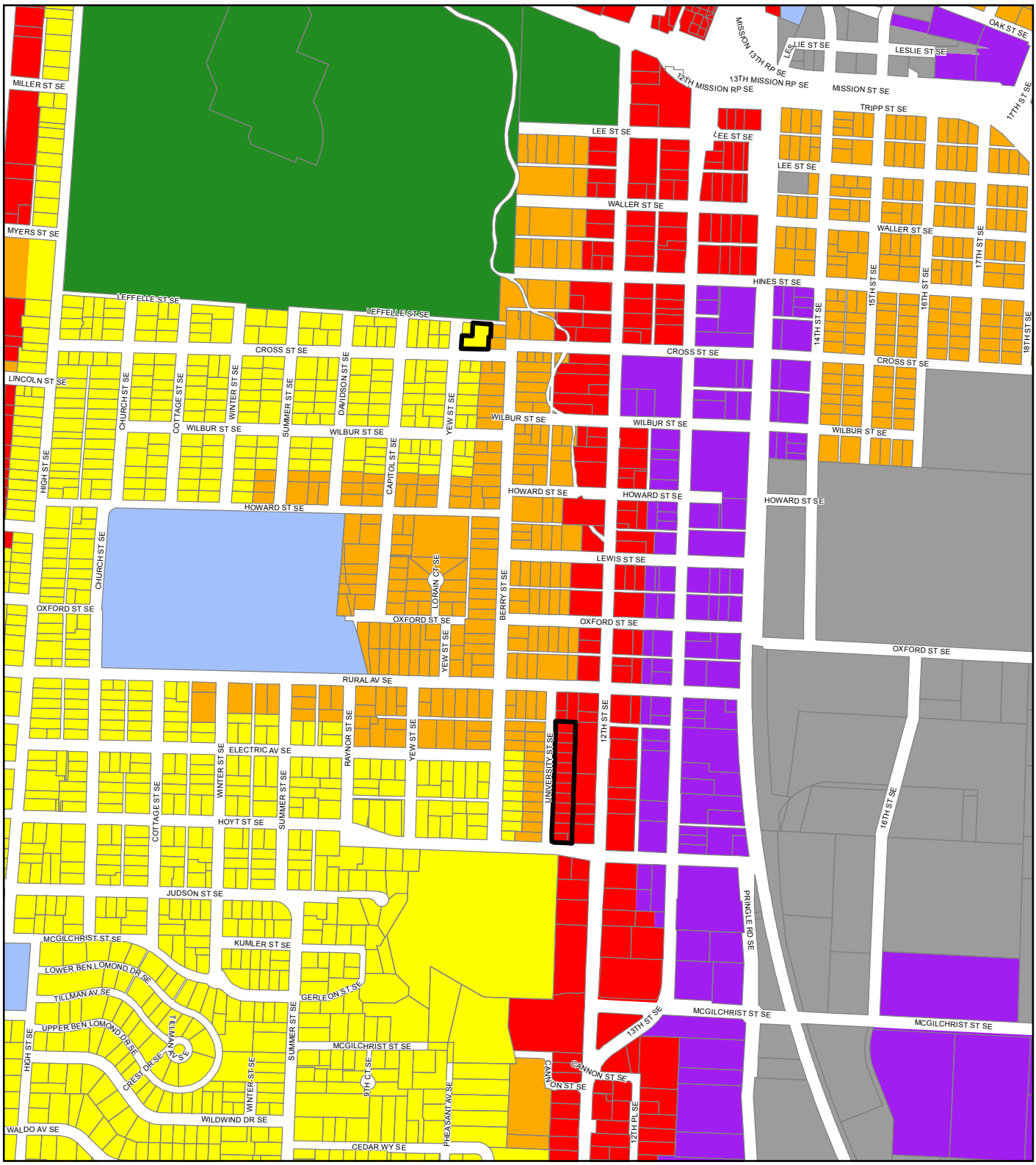
# Map 99 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU | |
| CB | CSE | EC | MF | |
| CS | CSG | FRM | POS | |
| CSA | CSH | IND | ROM | |
| | CSS | IC | SF | |

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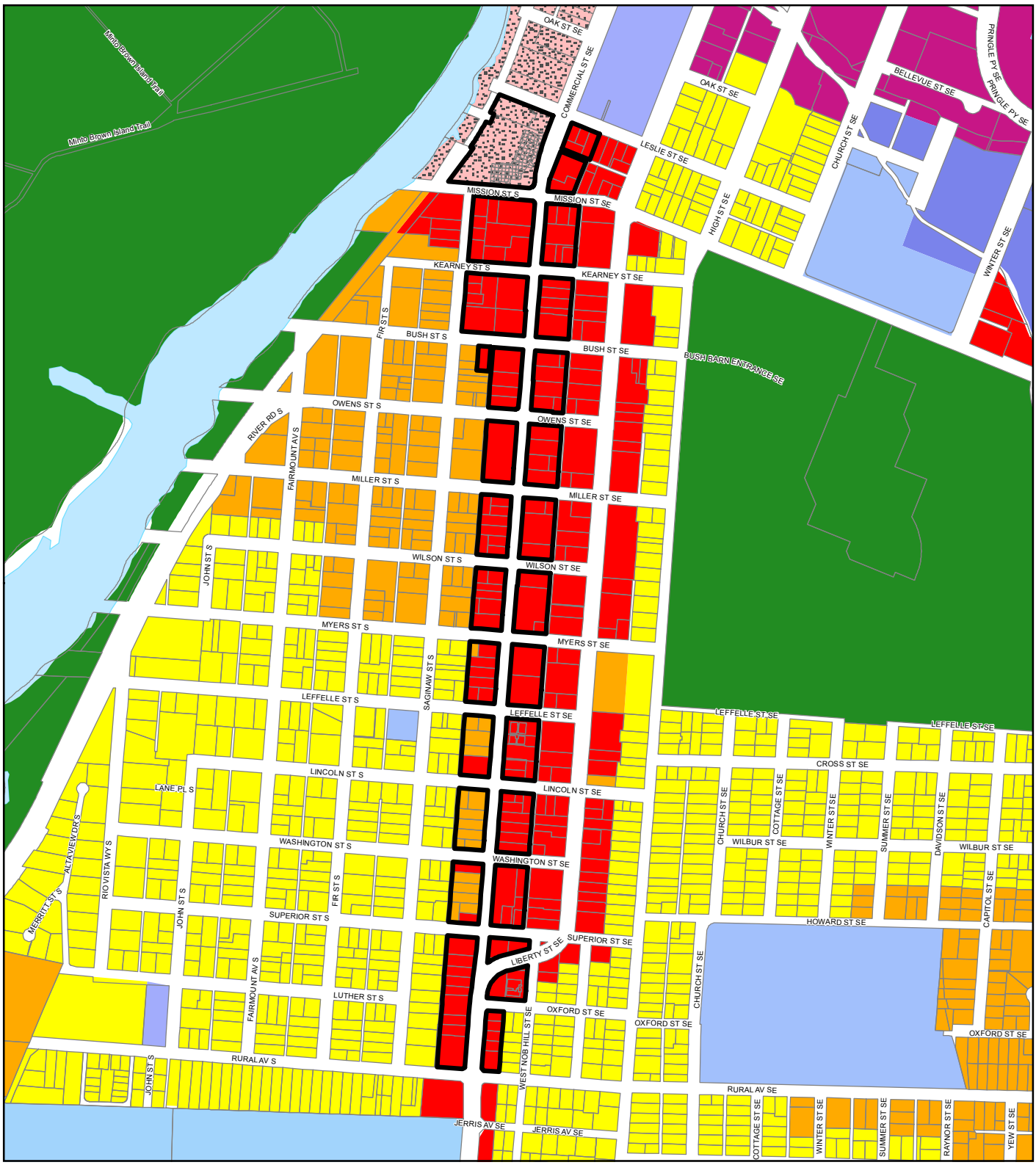
# Map 100 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

- COM
- CB
- CS
- CSA
- CSC
- CSE
- CSG
- CSH
- CSS
- DR
- EC
- FRM
- IND
- IC
- MU
- MF
- POS
- ROM
- SF

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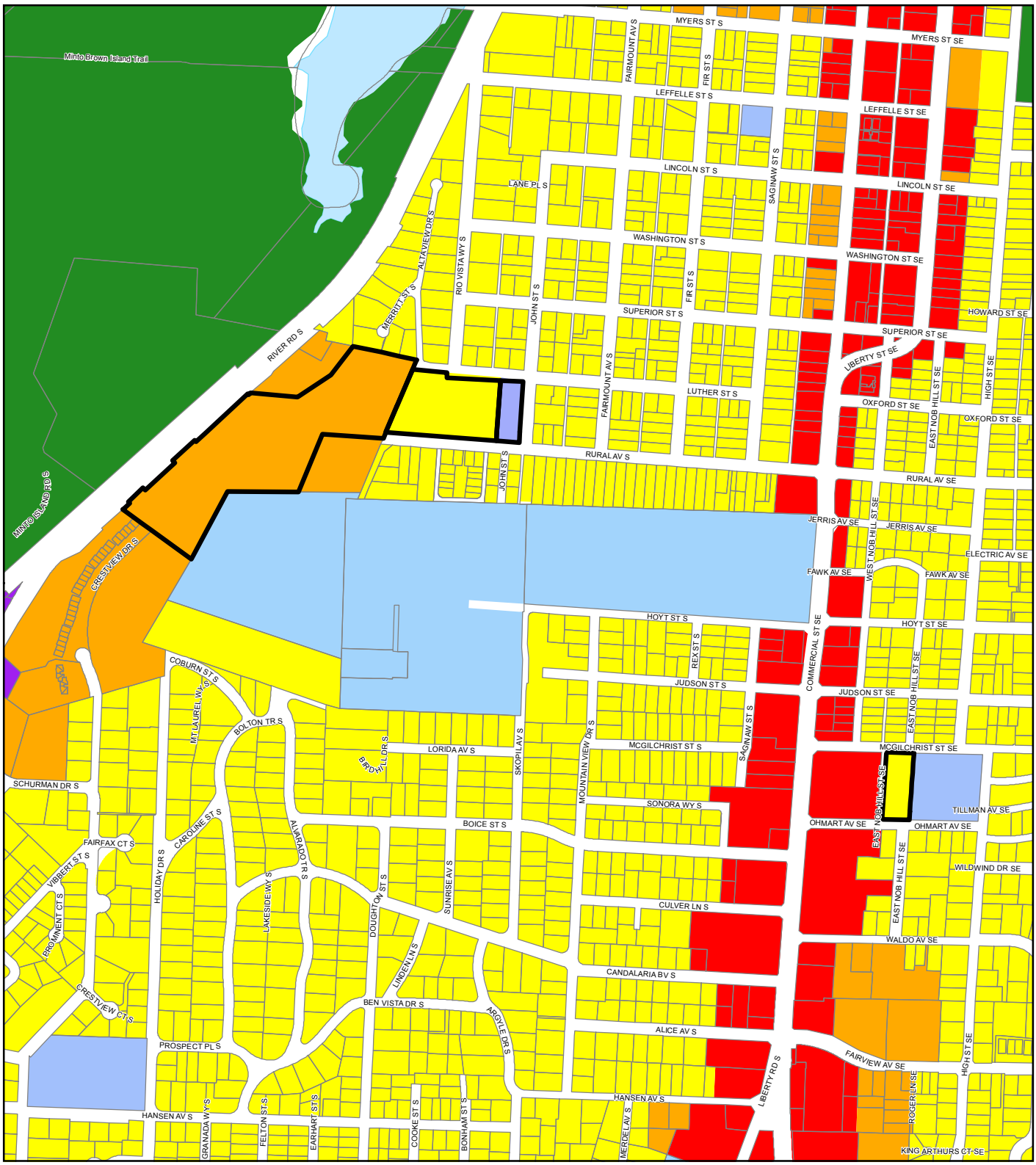
# Map 101 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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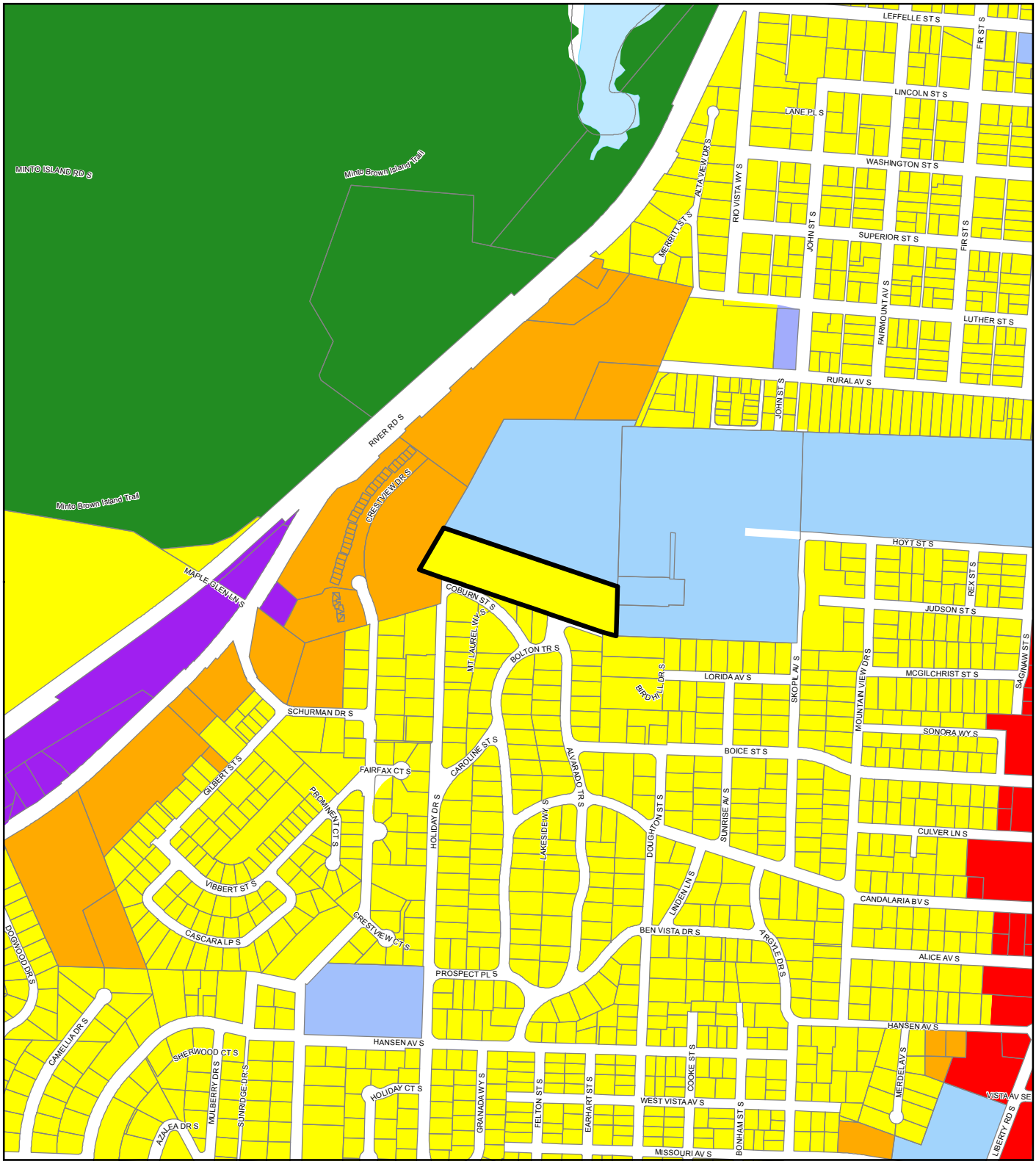
# Map 102 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSC" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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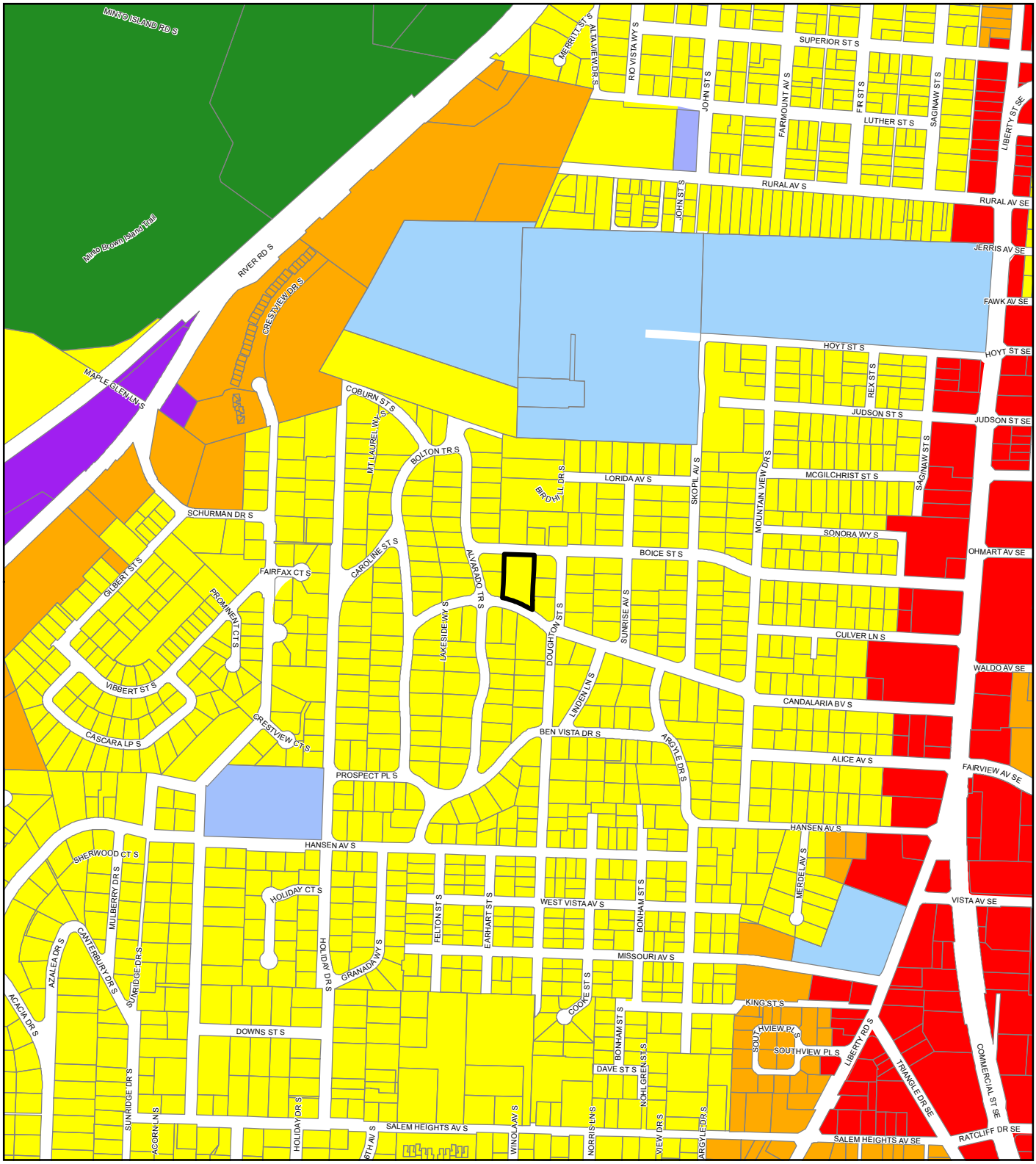
# Map 103 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSG" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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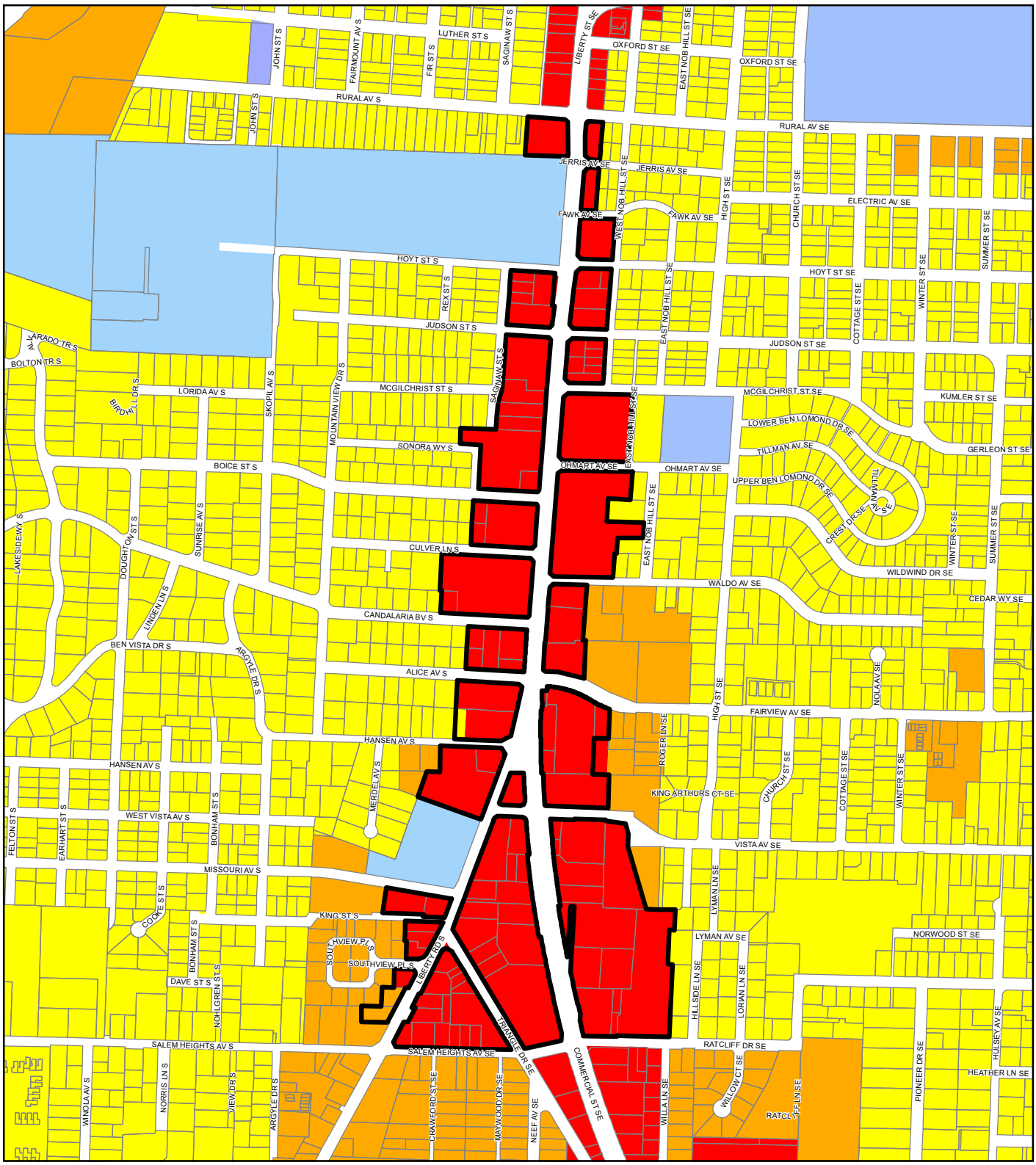
# Map 104 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR |
| CB | CSE | EC |
| CS | CSG | FRM |
| CSA | CSH | IND |
| | CSS | IC |

| | |
|---|---|
| MU | |
| MF | |
| POS | |
| ROM | |
| SF | |

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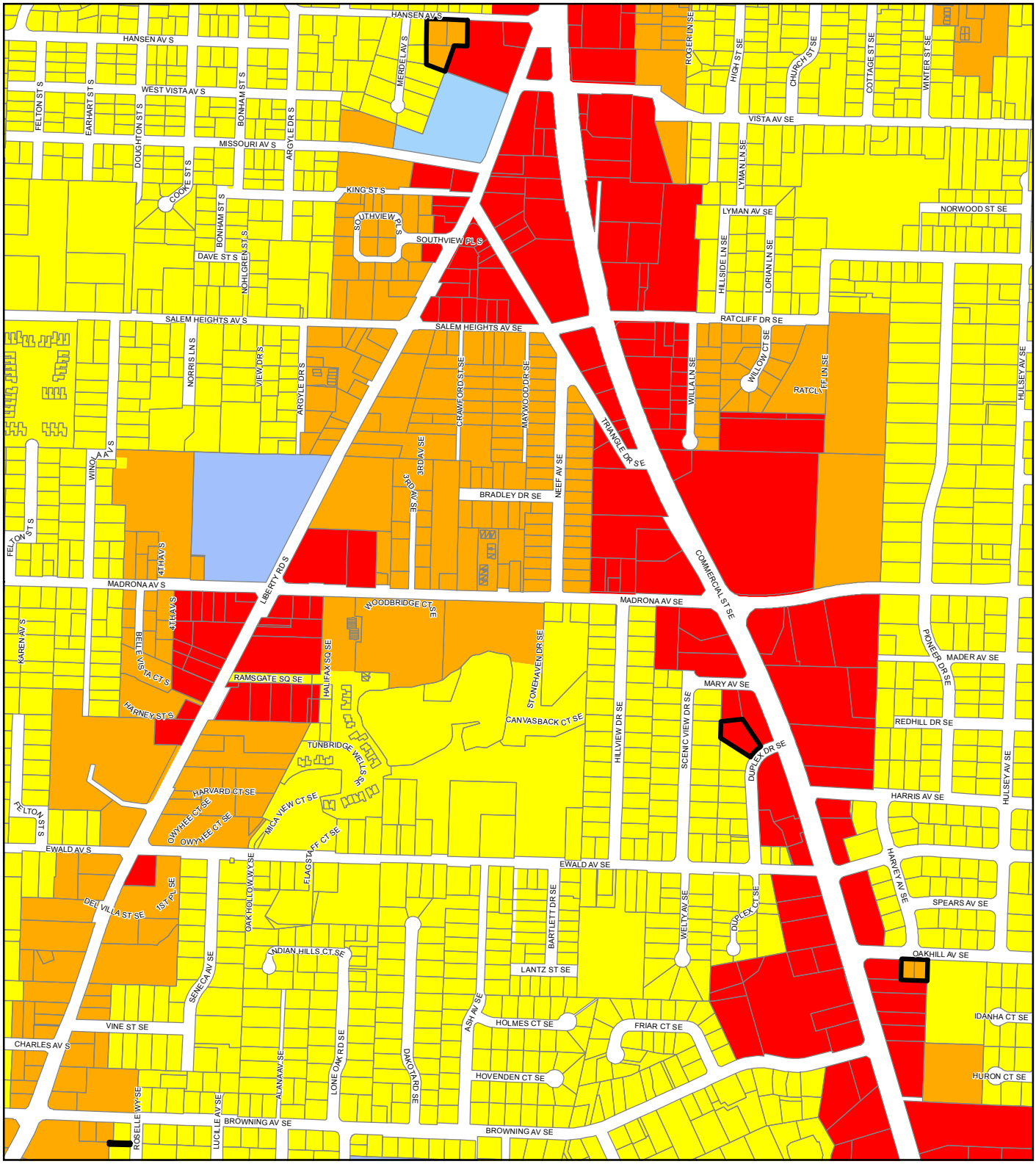
# Map 105 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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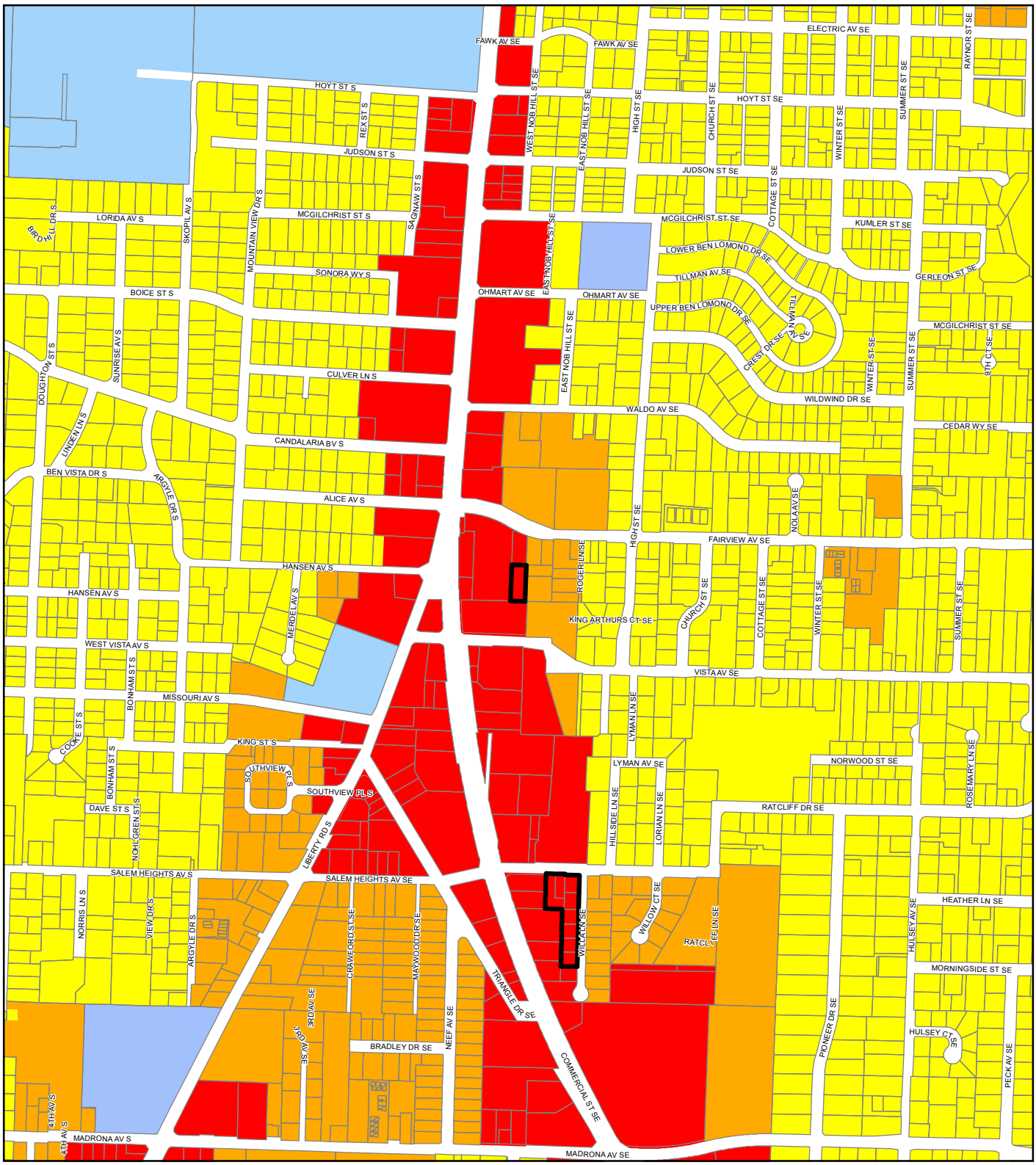
# Map 106 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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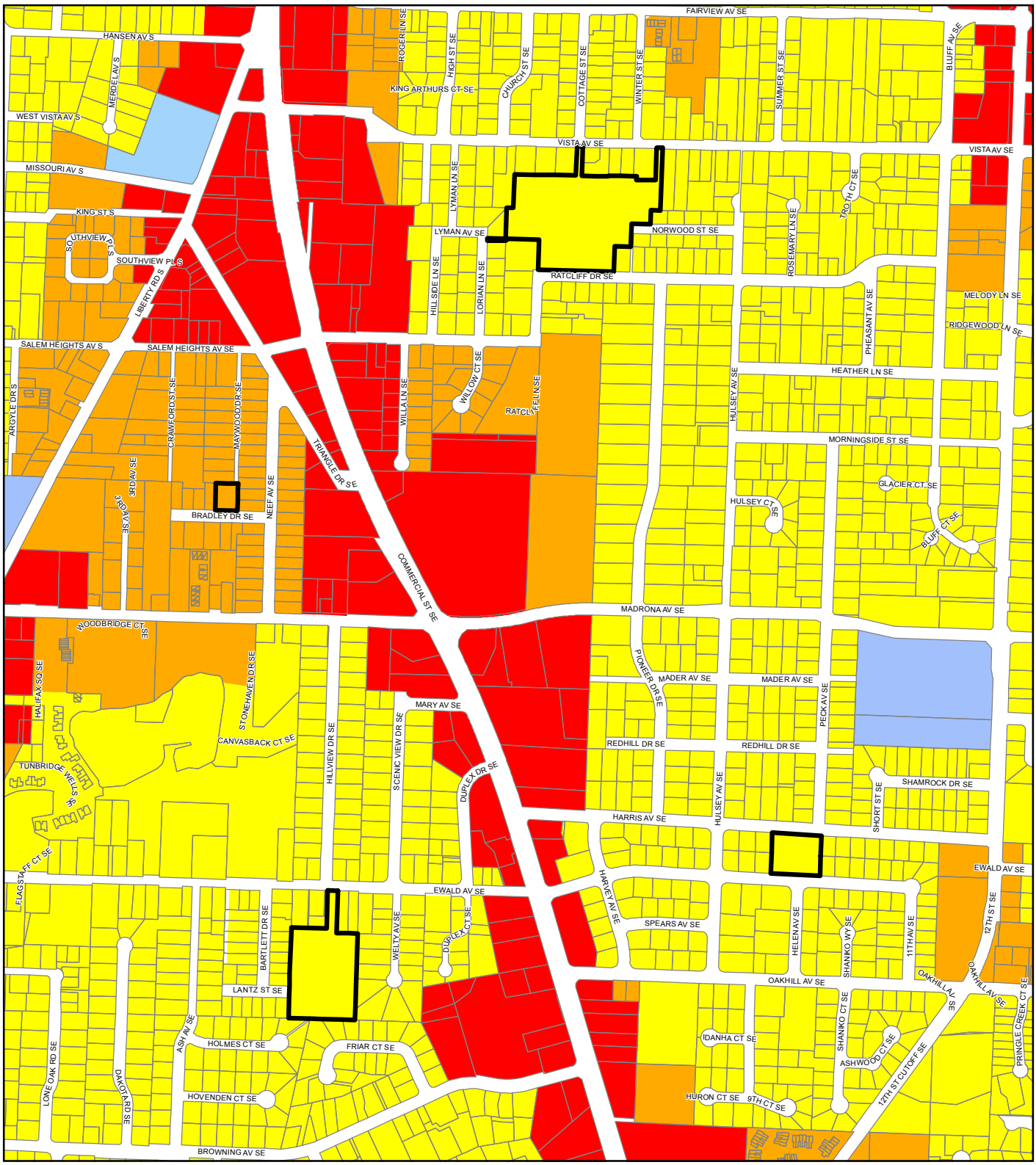
# Map 107 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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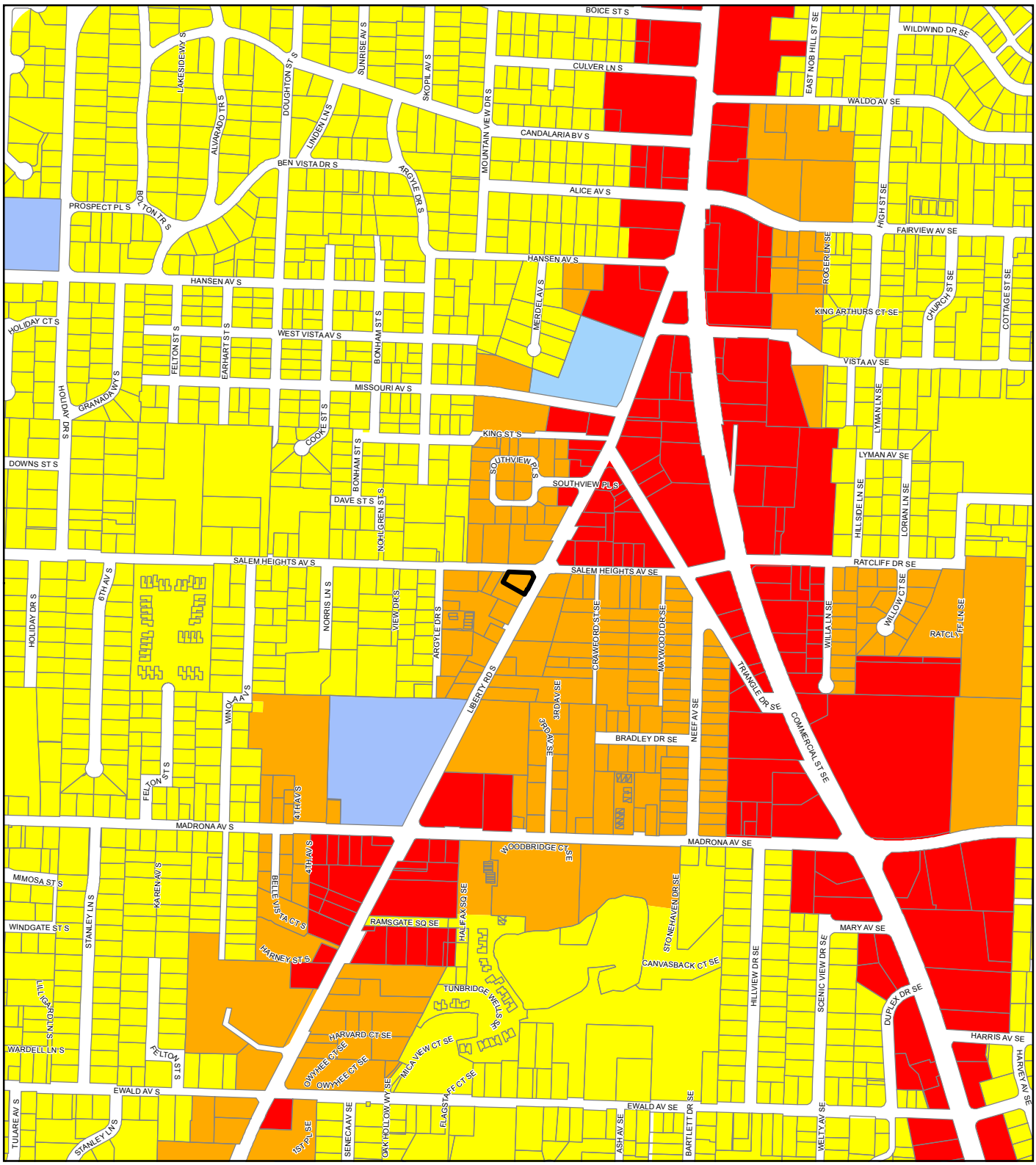
# Map 108 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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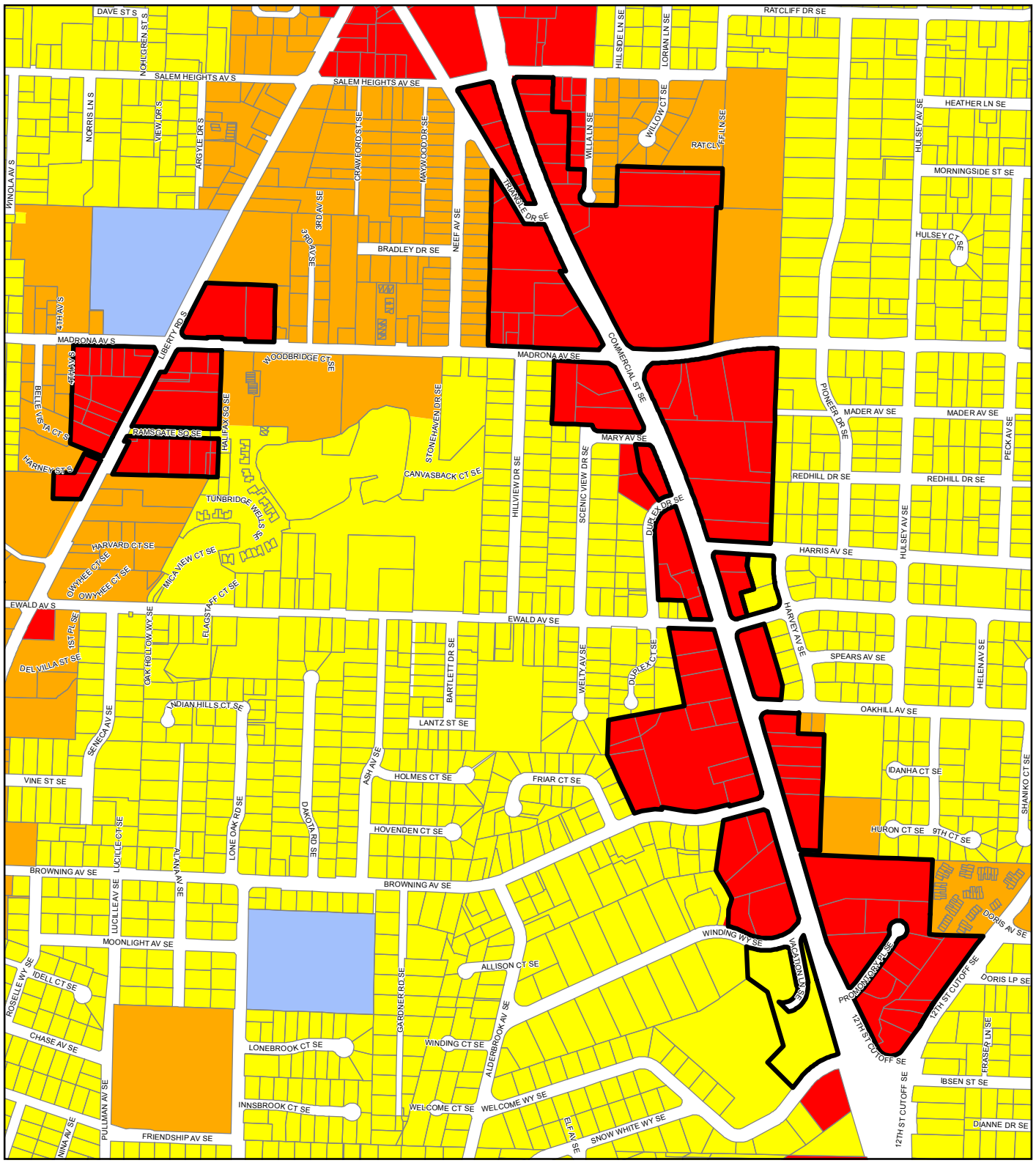
# Map 109 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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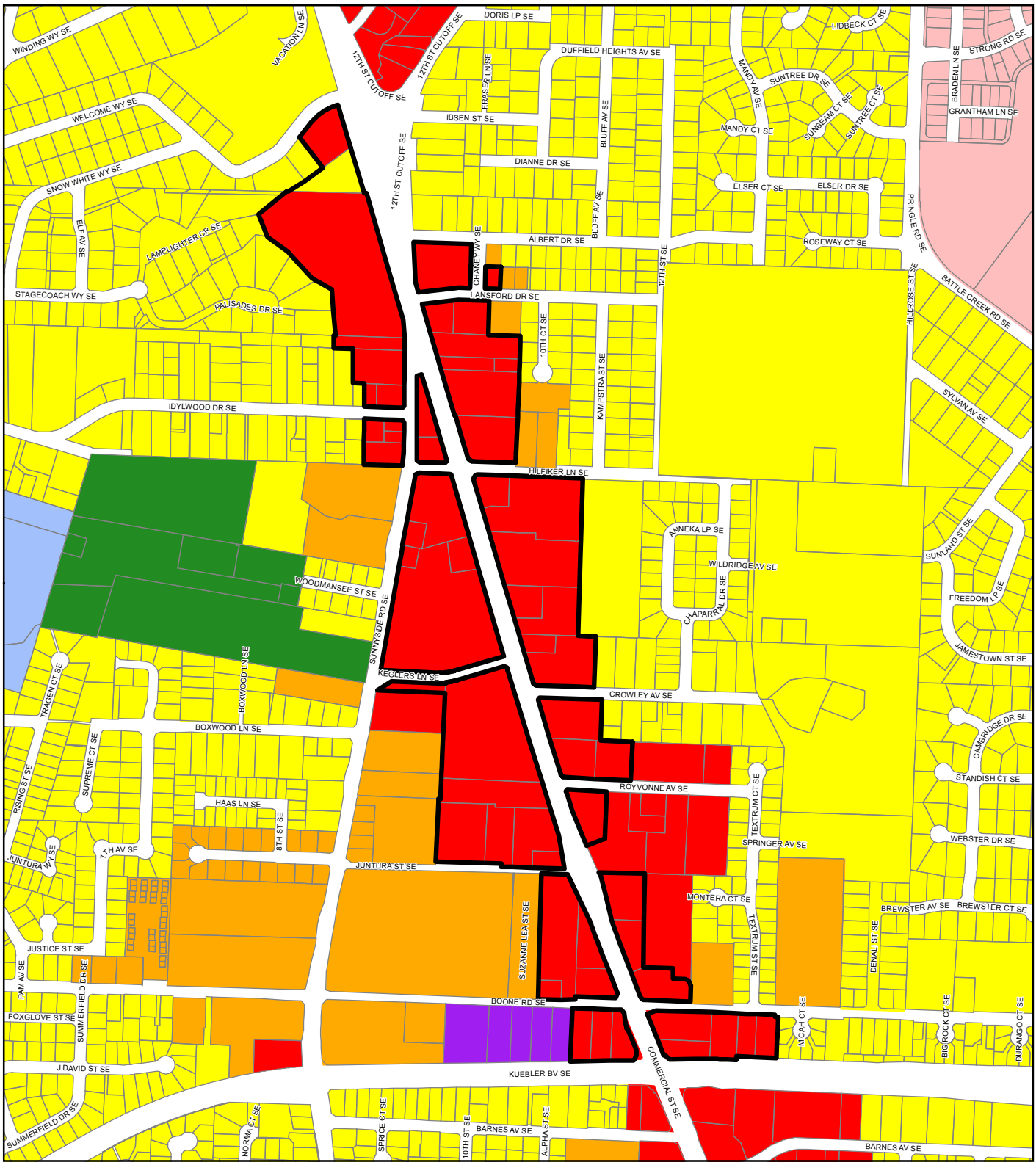
# Map 110 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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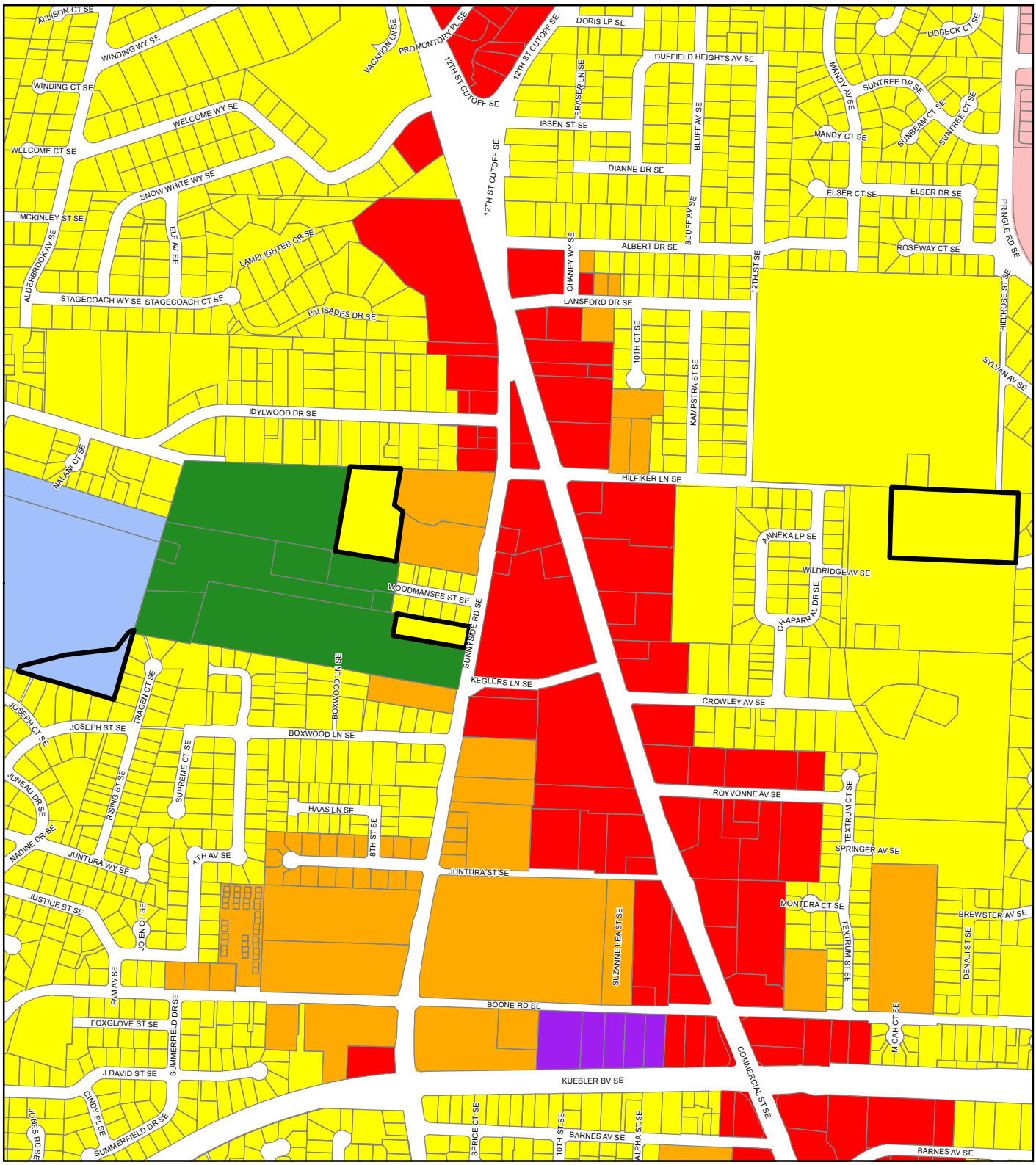
# Map 111 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

N

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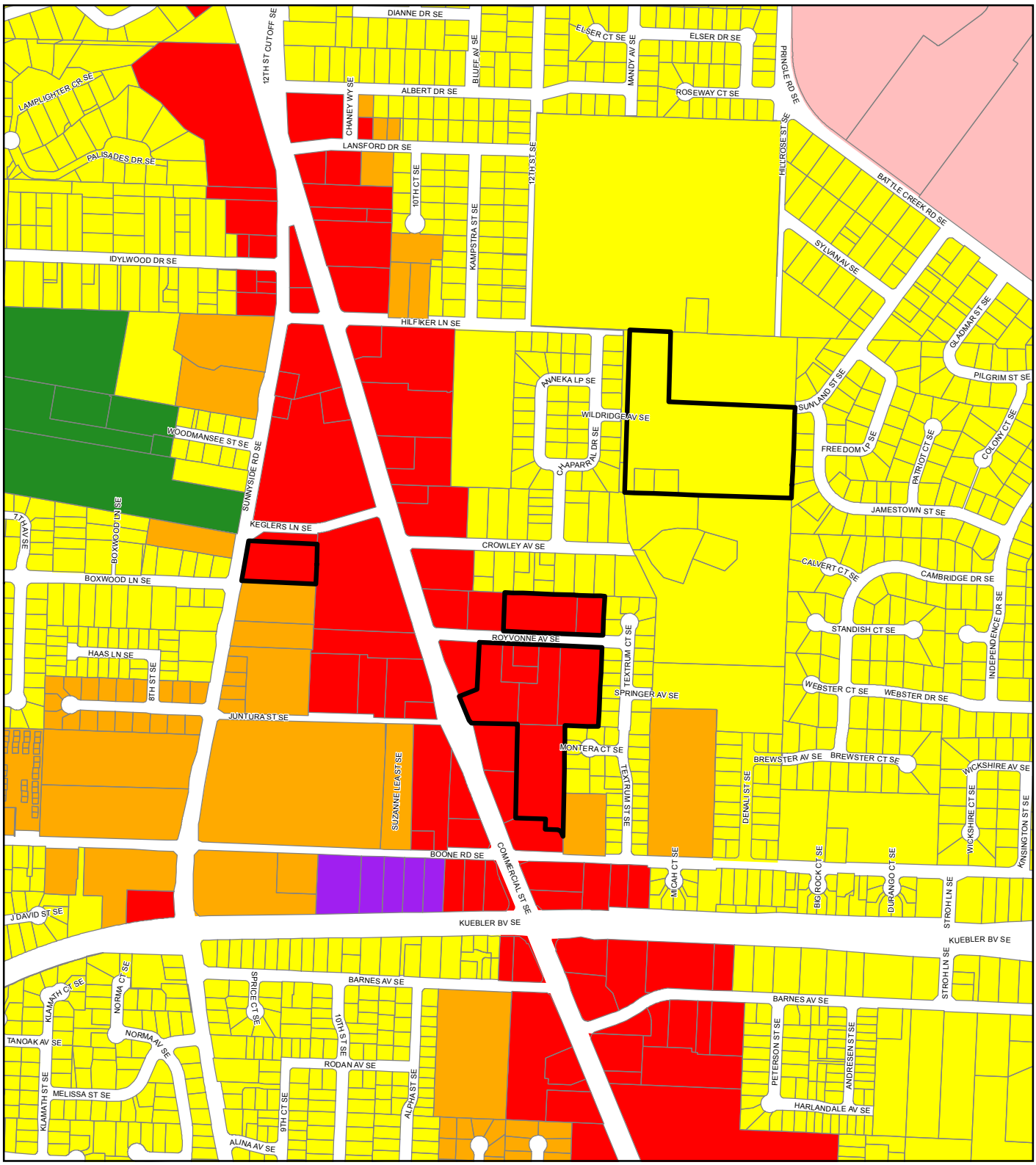
# Map 112 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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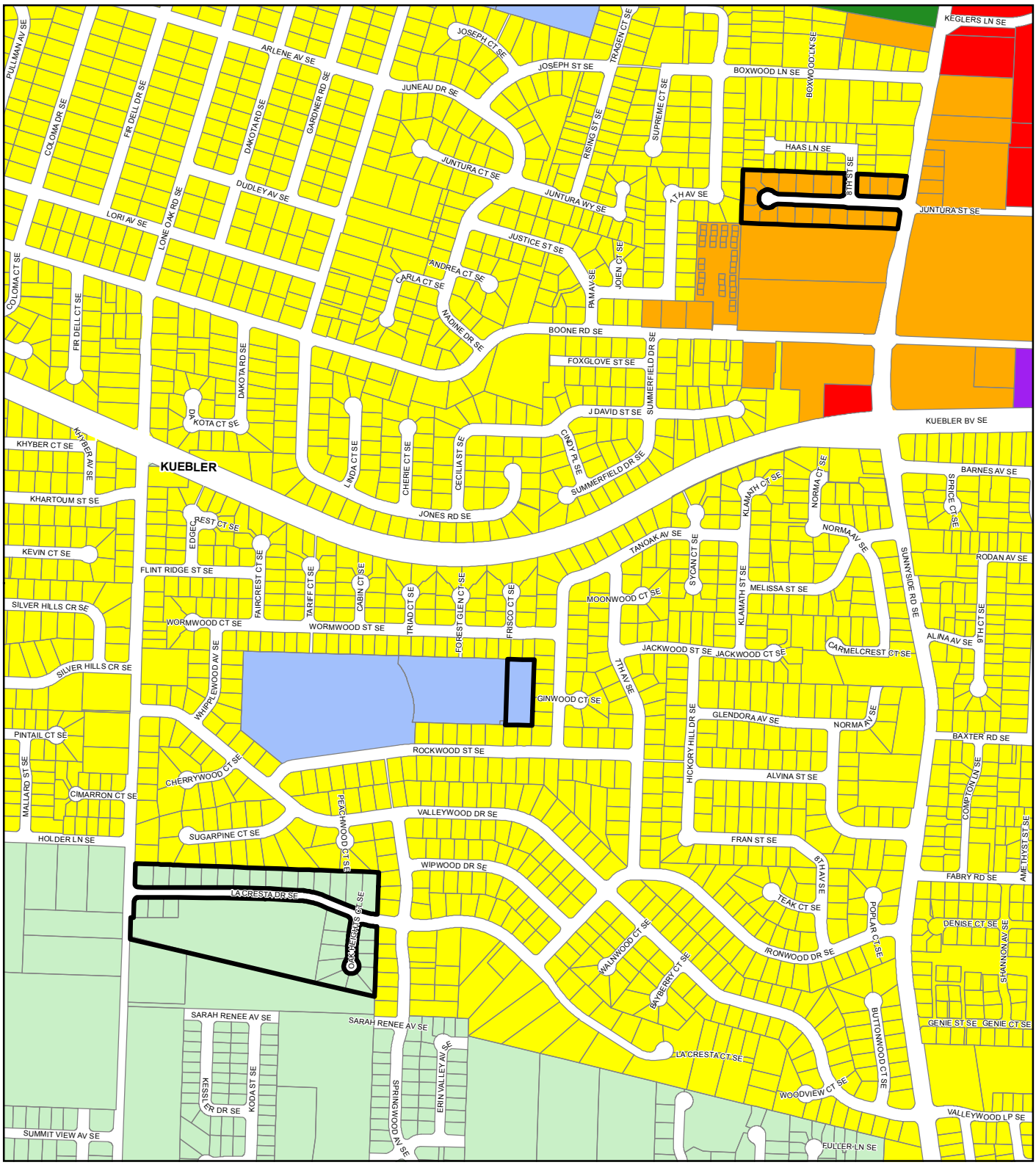
# Map 113 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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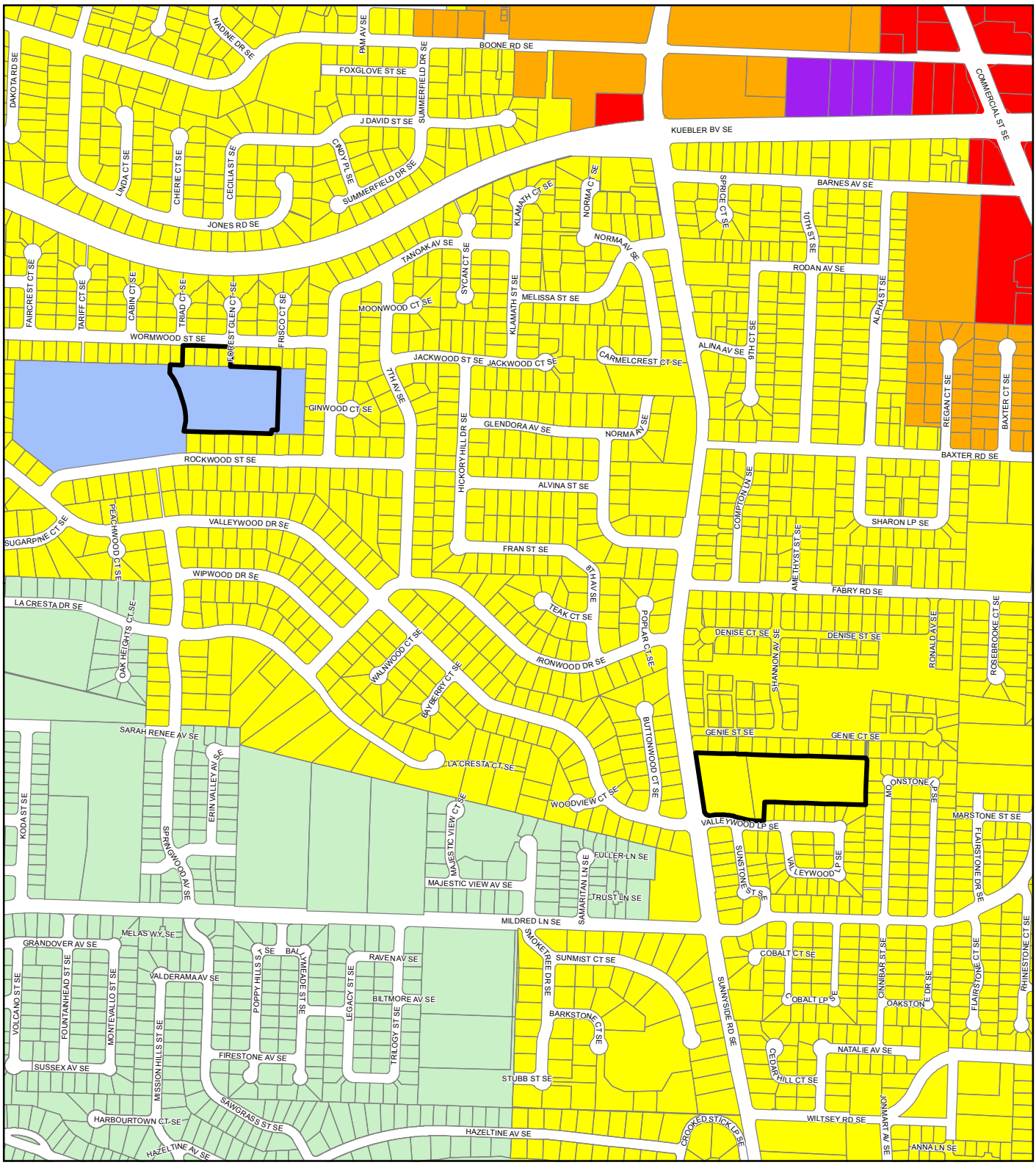
# Map 114 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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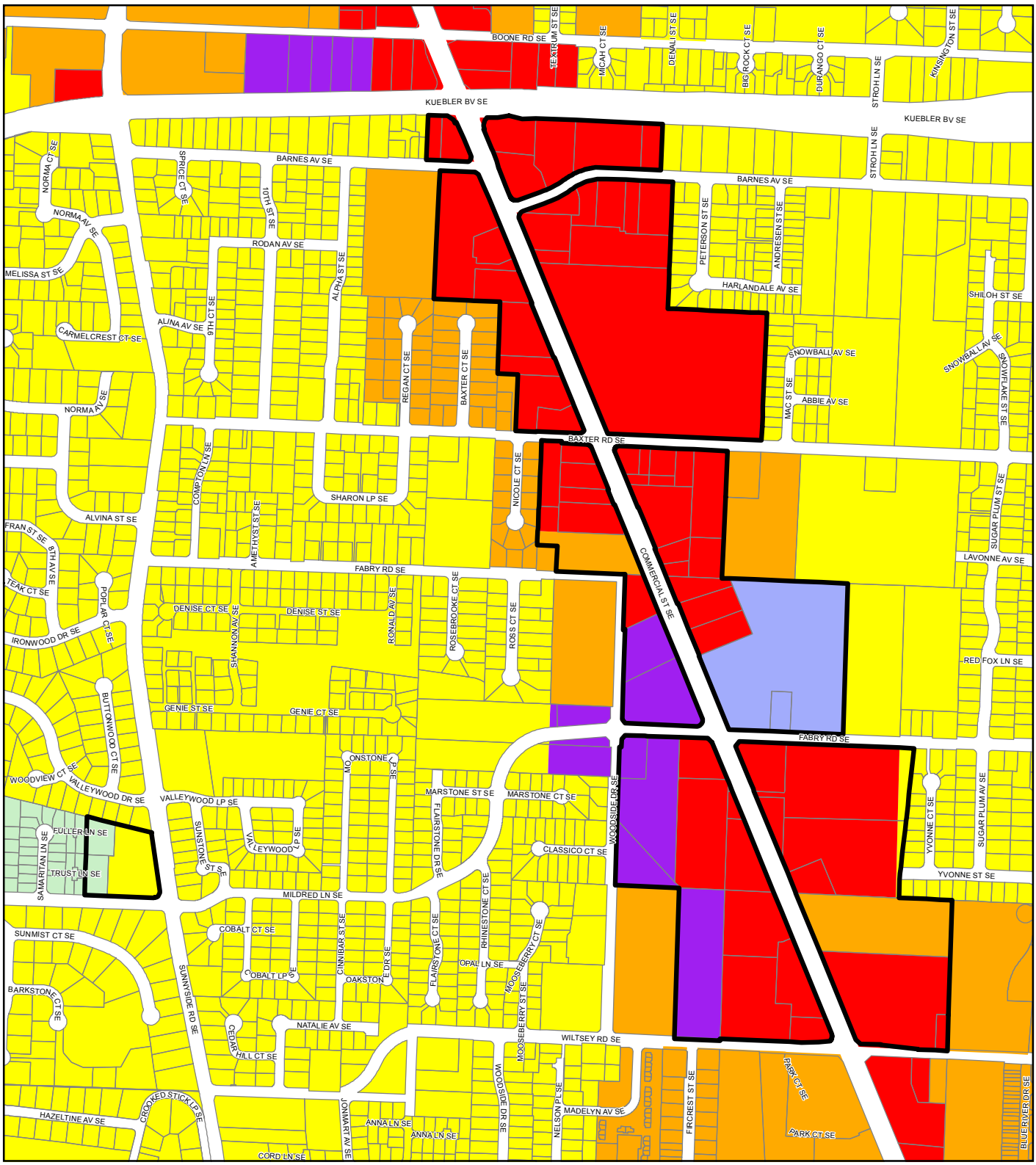
# Map 115 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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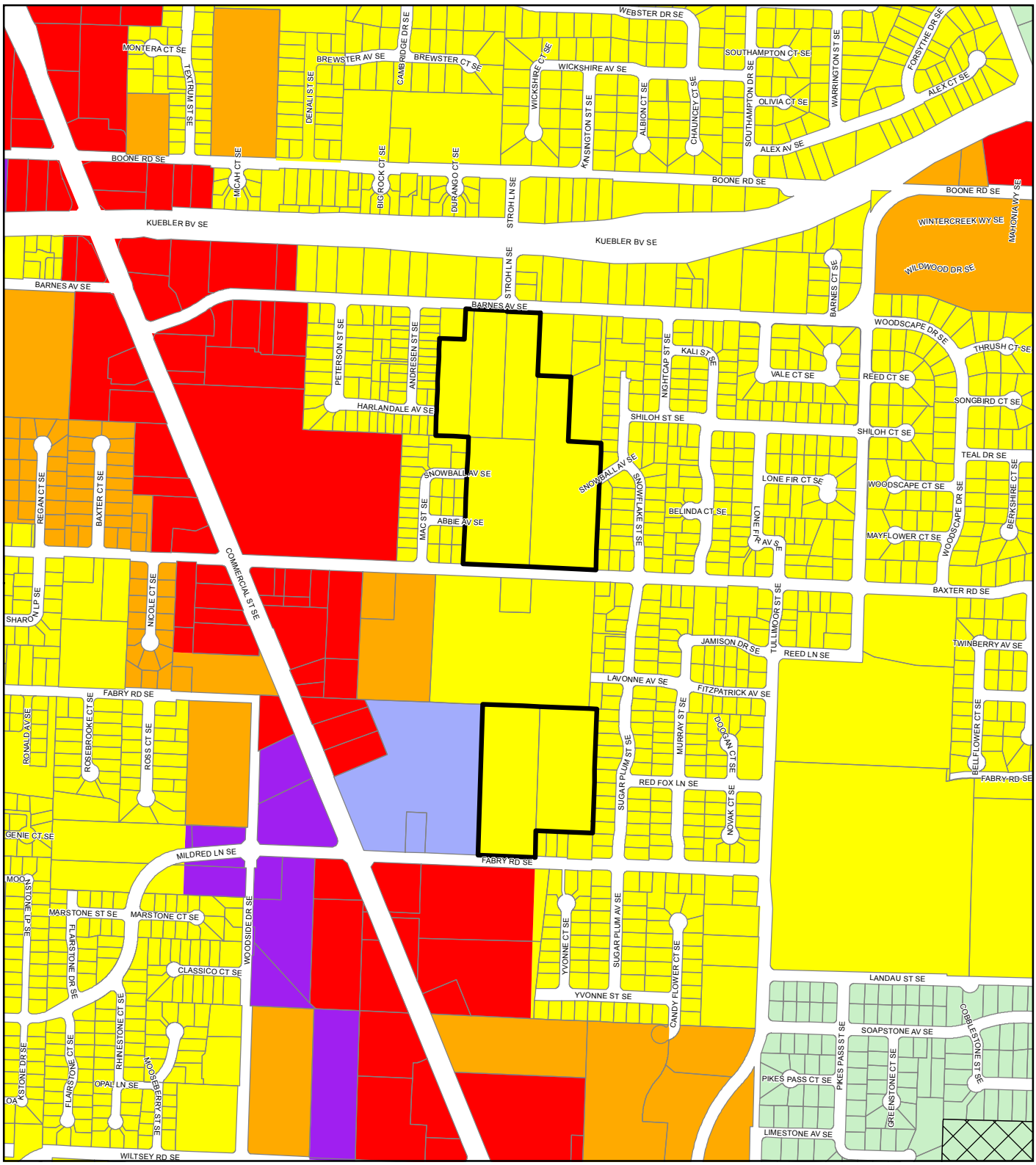
# Map 116 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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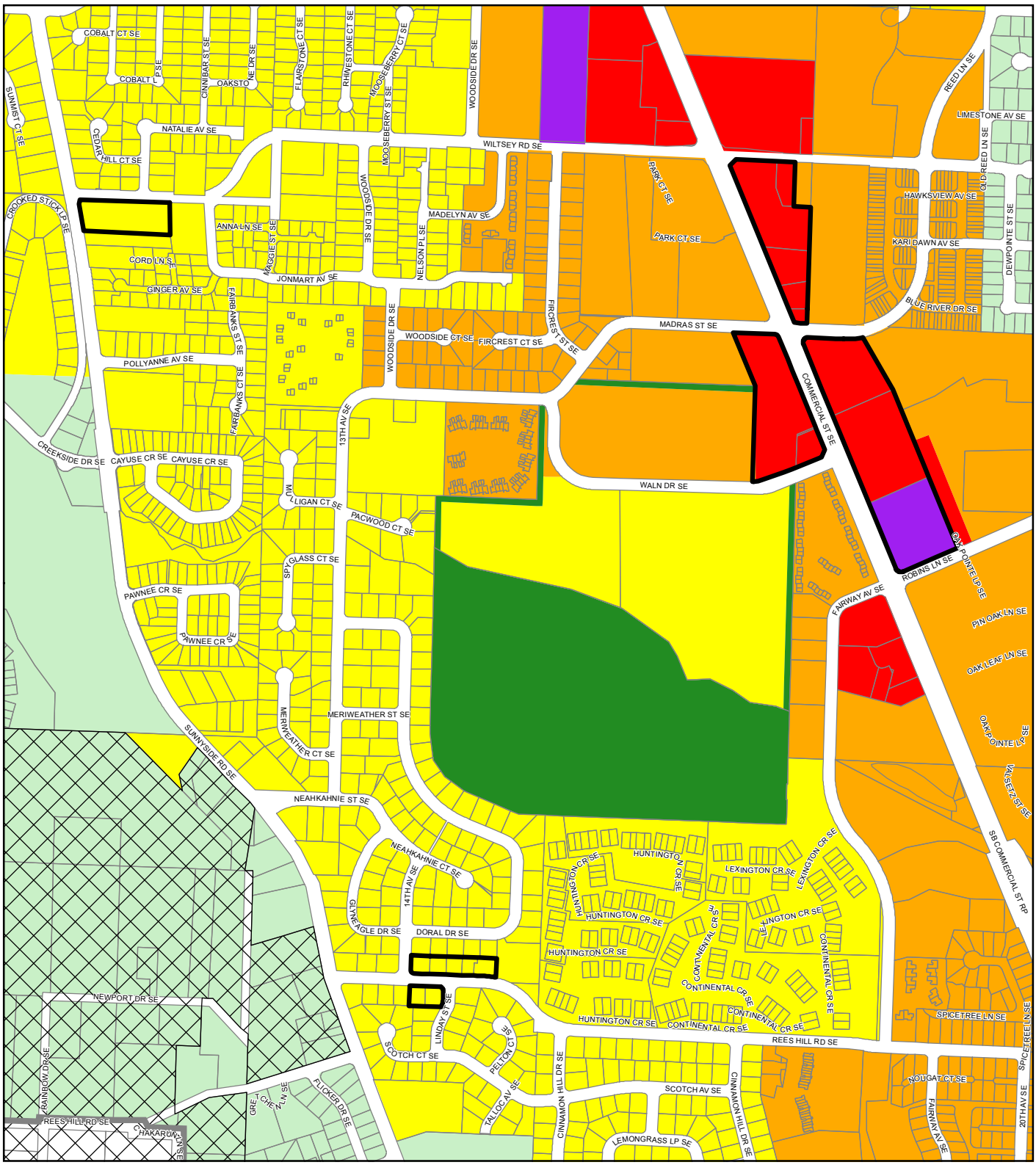
# Map 117 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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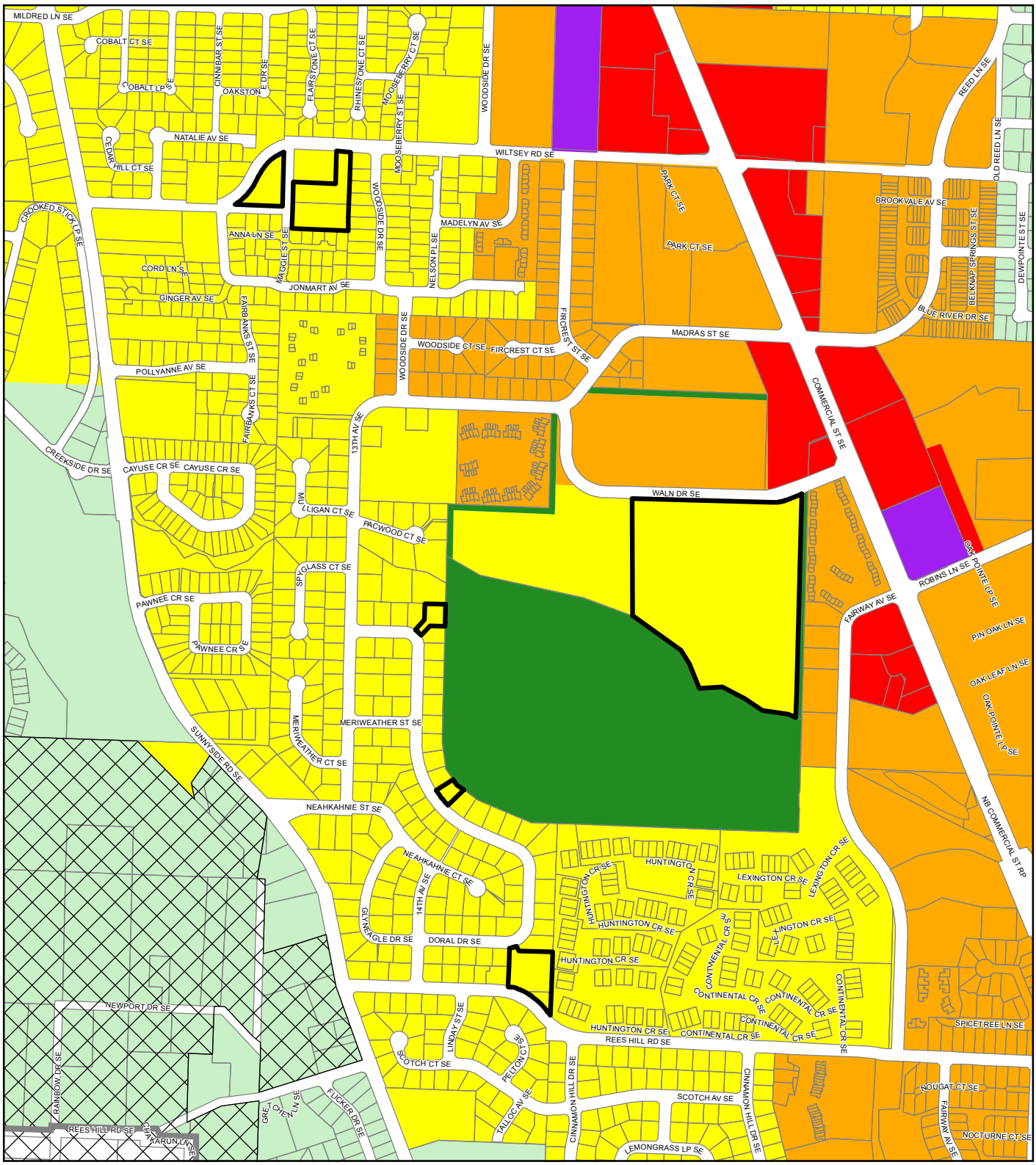
# Map 118 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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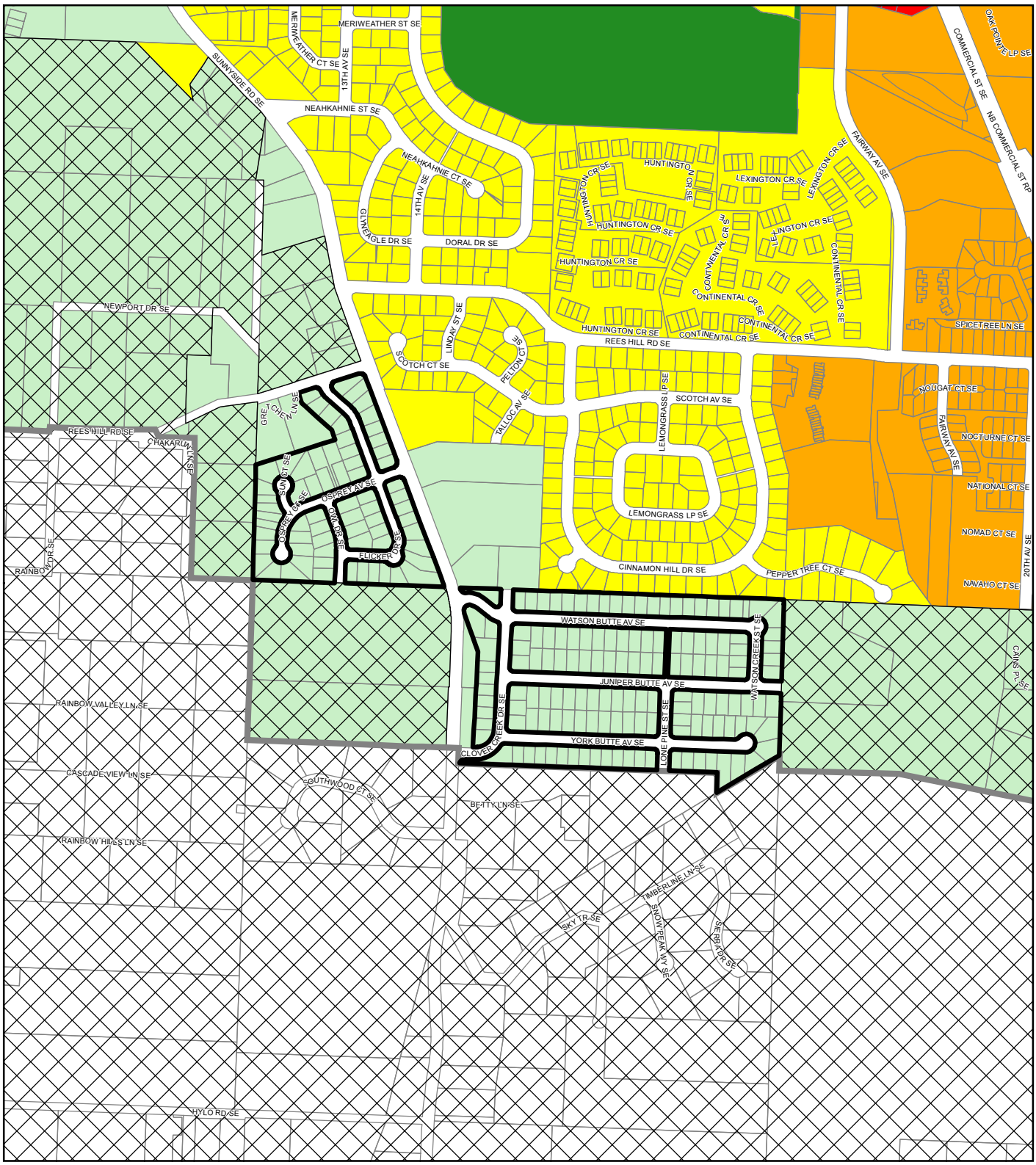
# Map 119 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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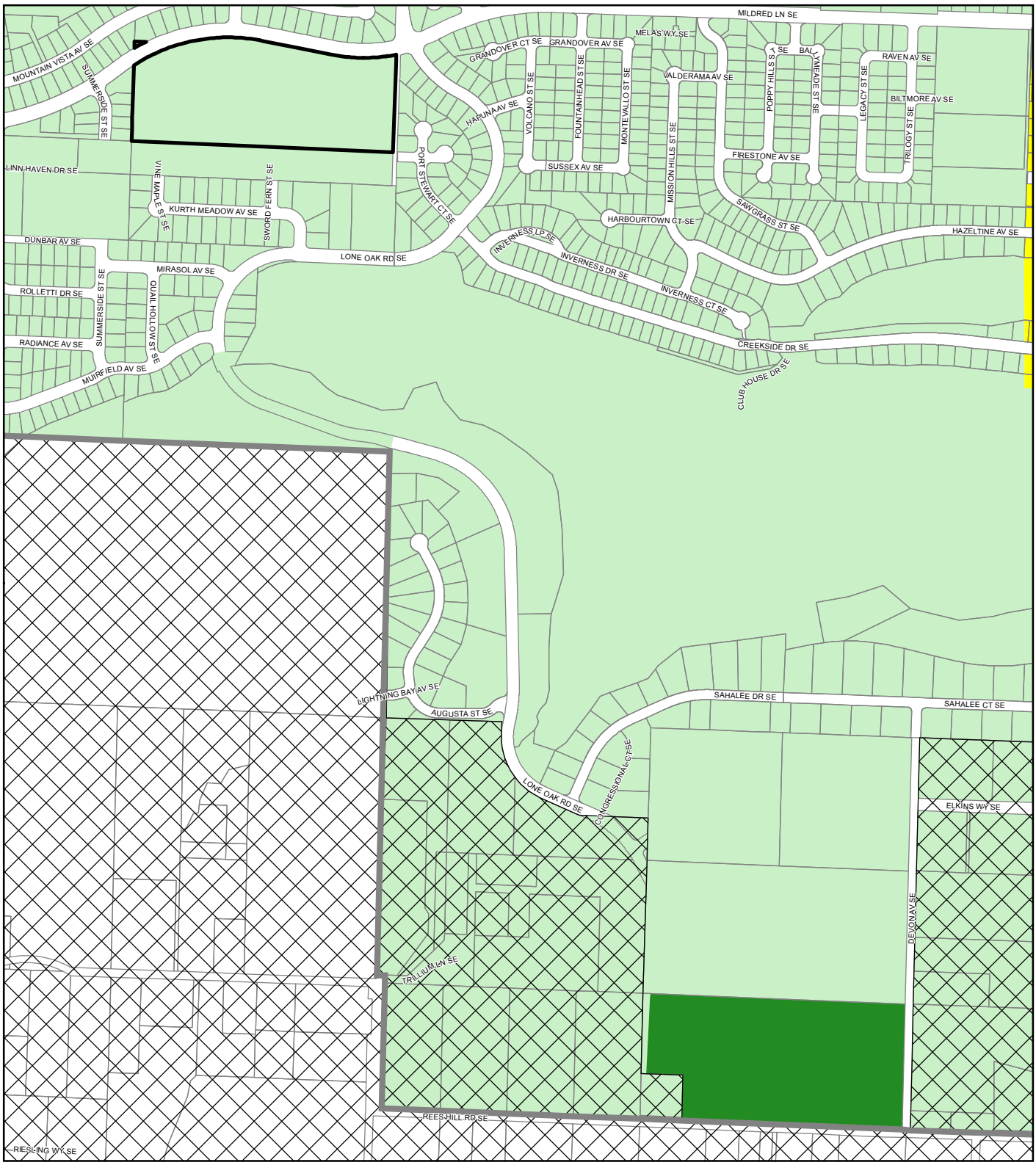
# Map 120 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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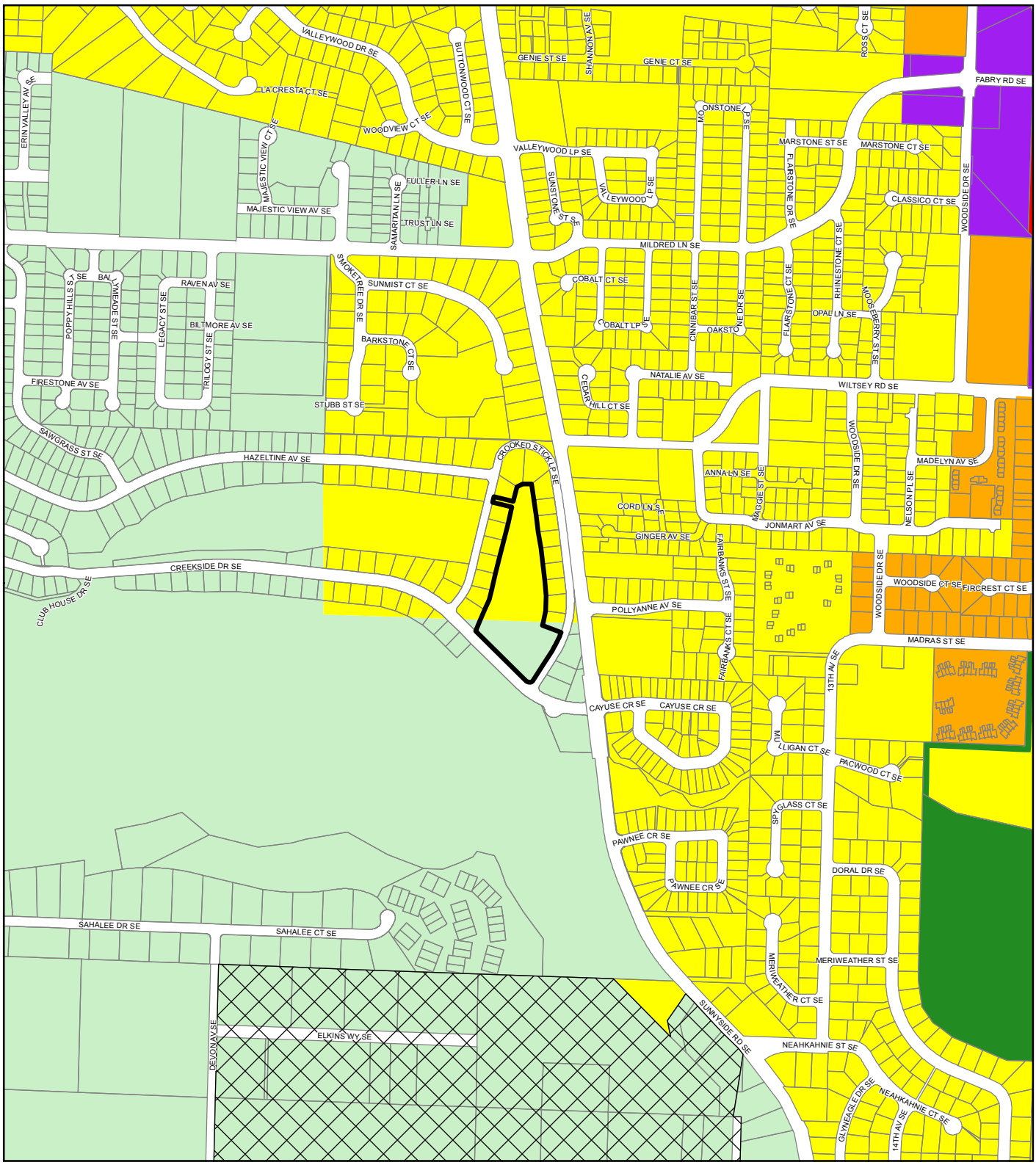
# Map 121 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "DR" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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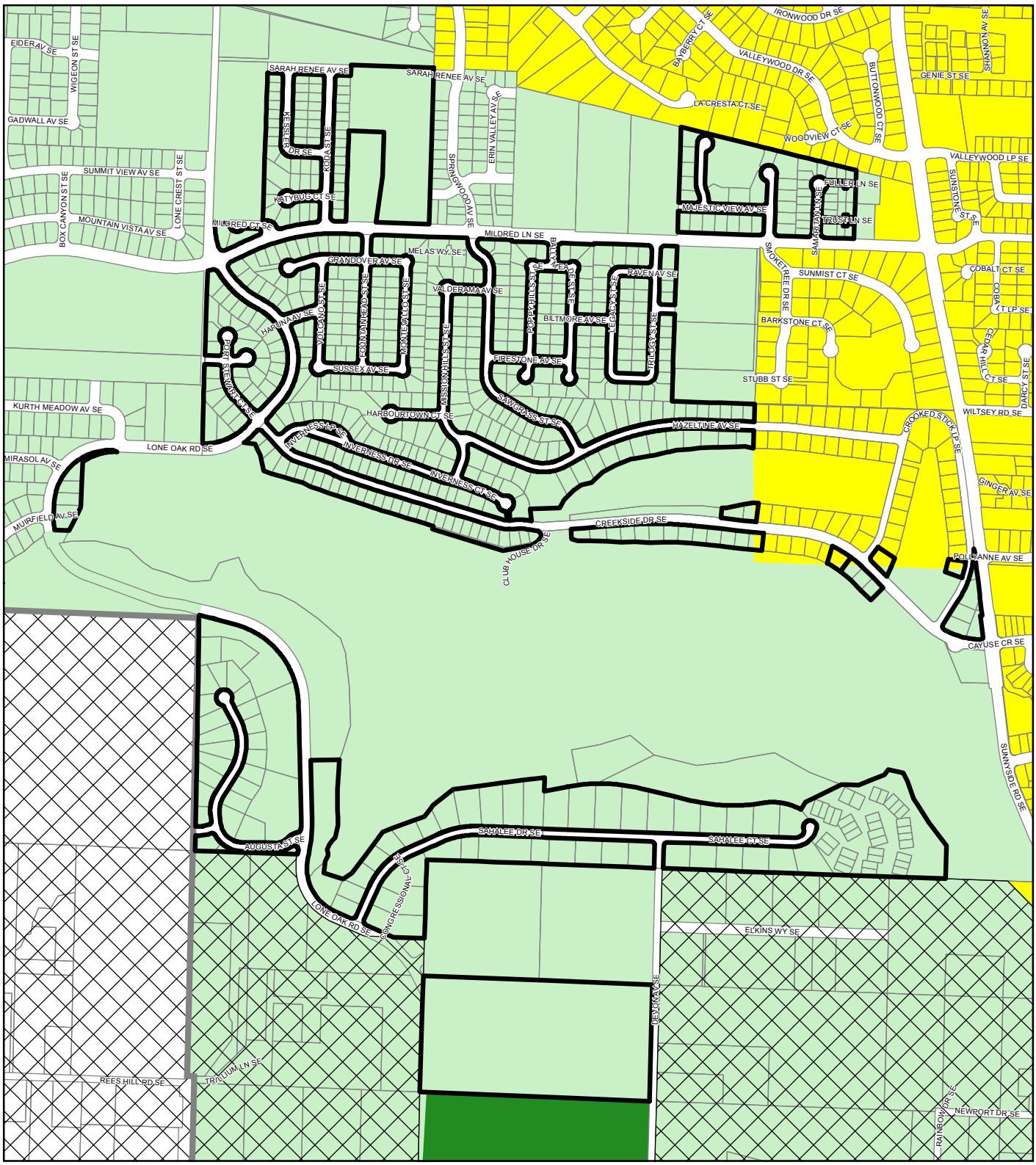
# Map 122 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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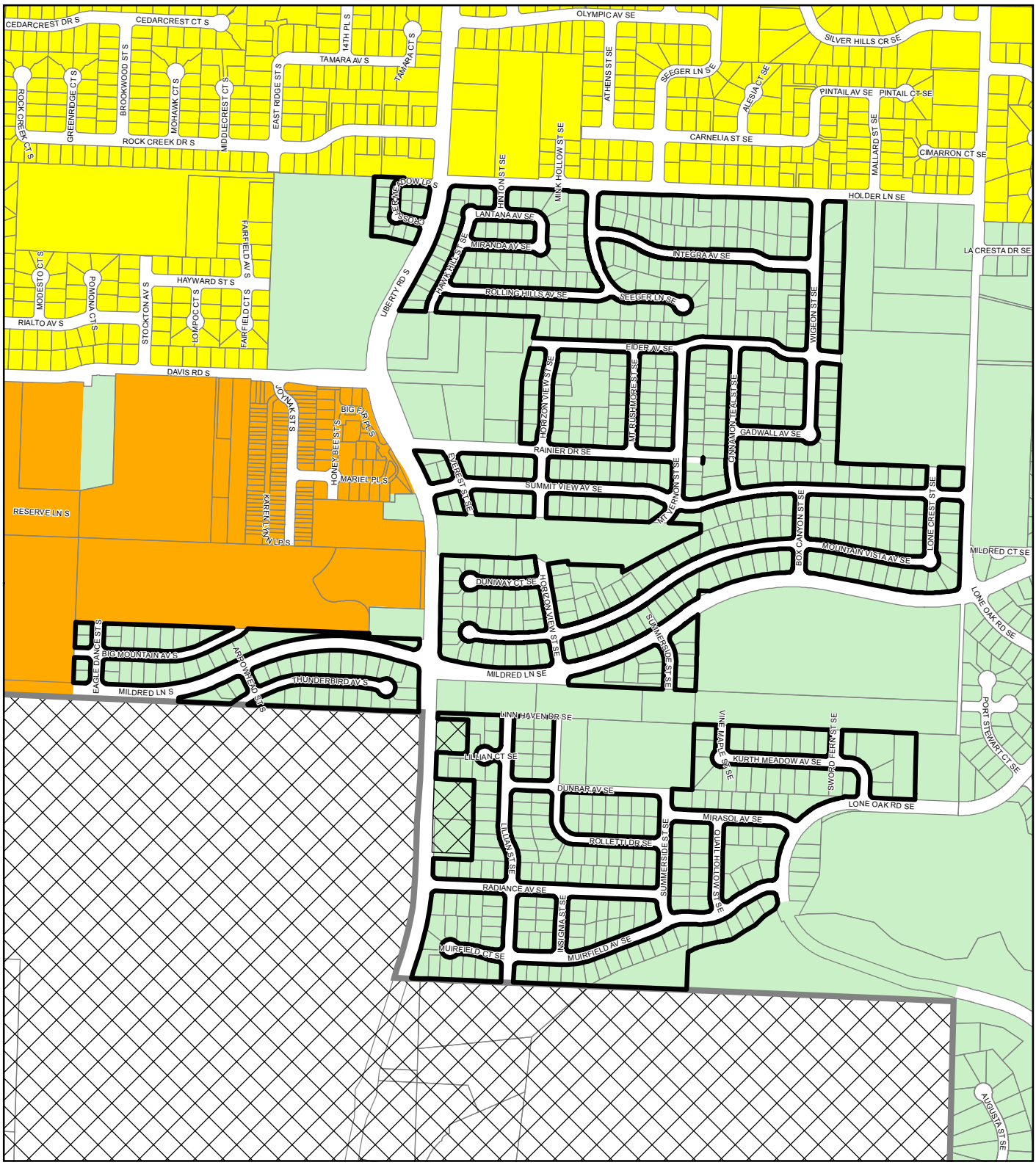
# Map 123 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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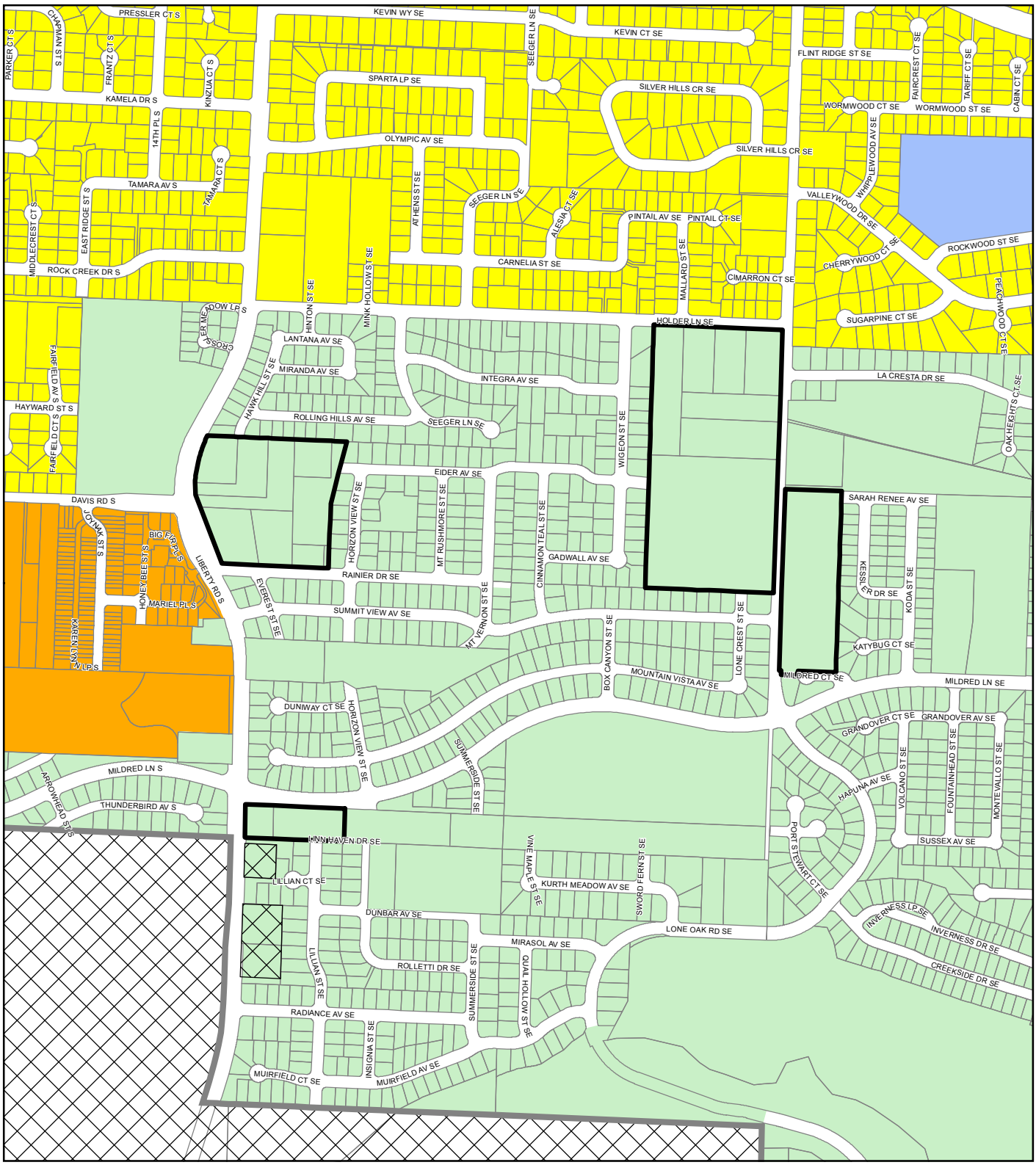
# Map 124 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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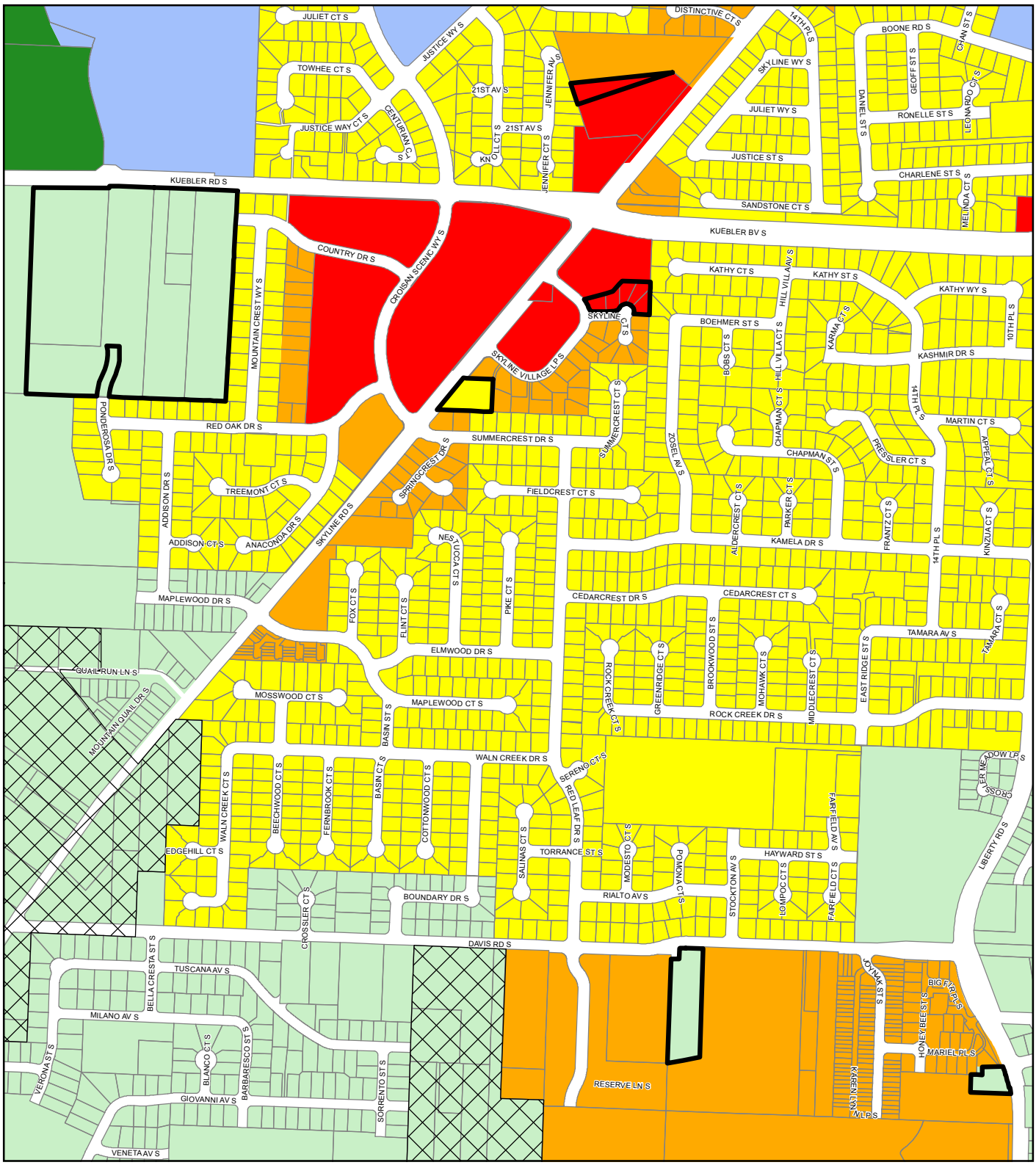
# Map 125 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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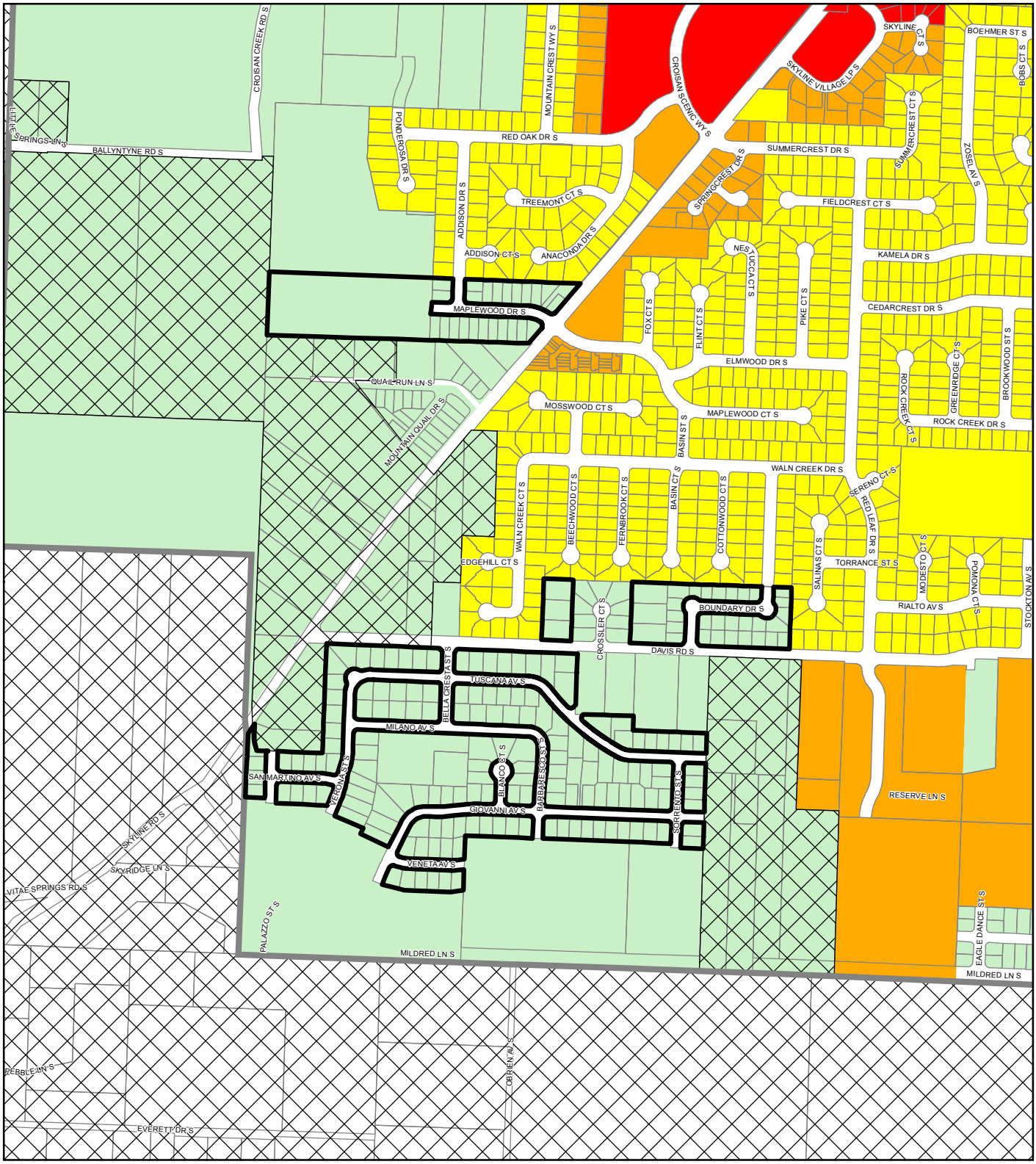
# Map 126 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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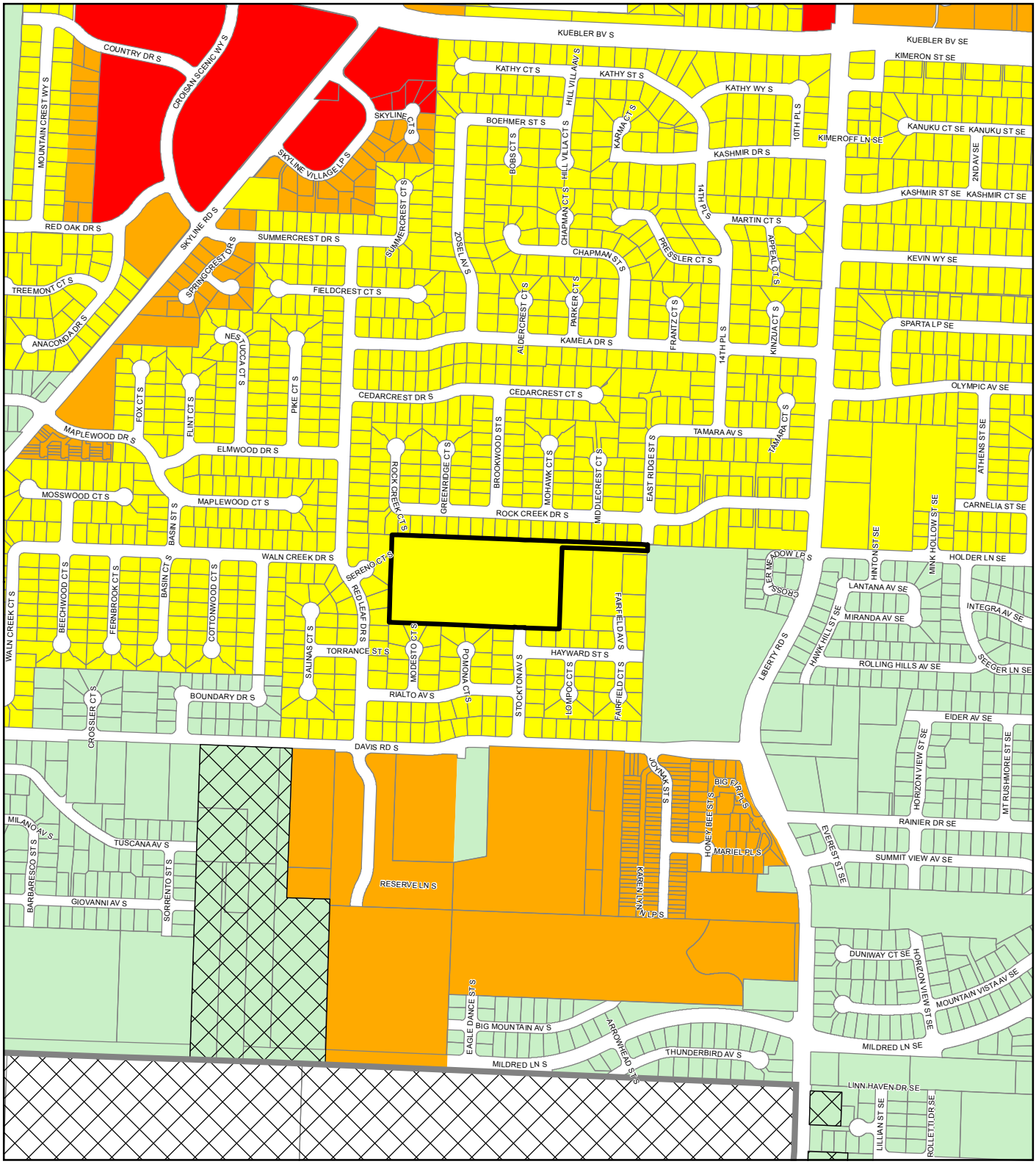
# Map 127 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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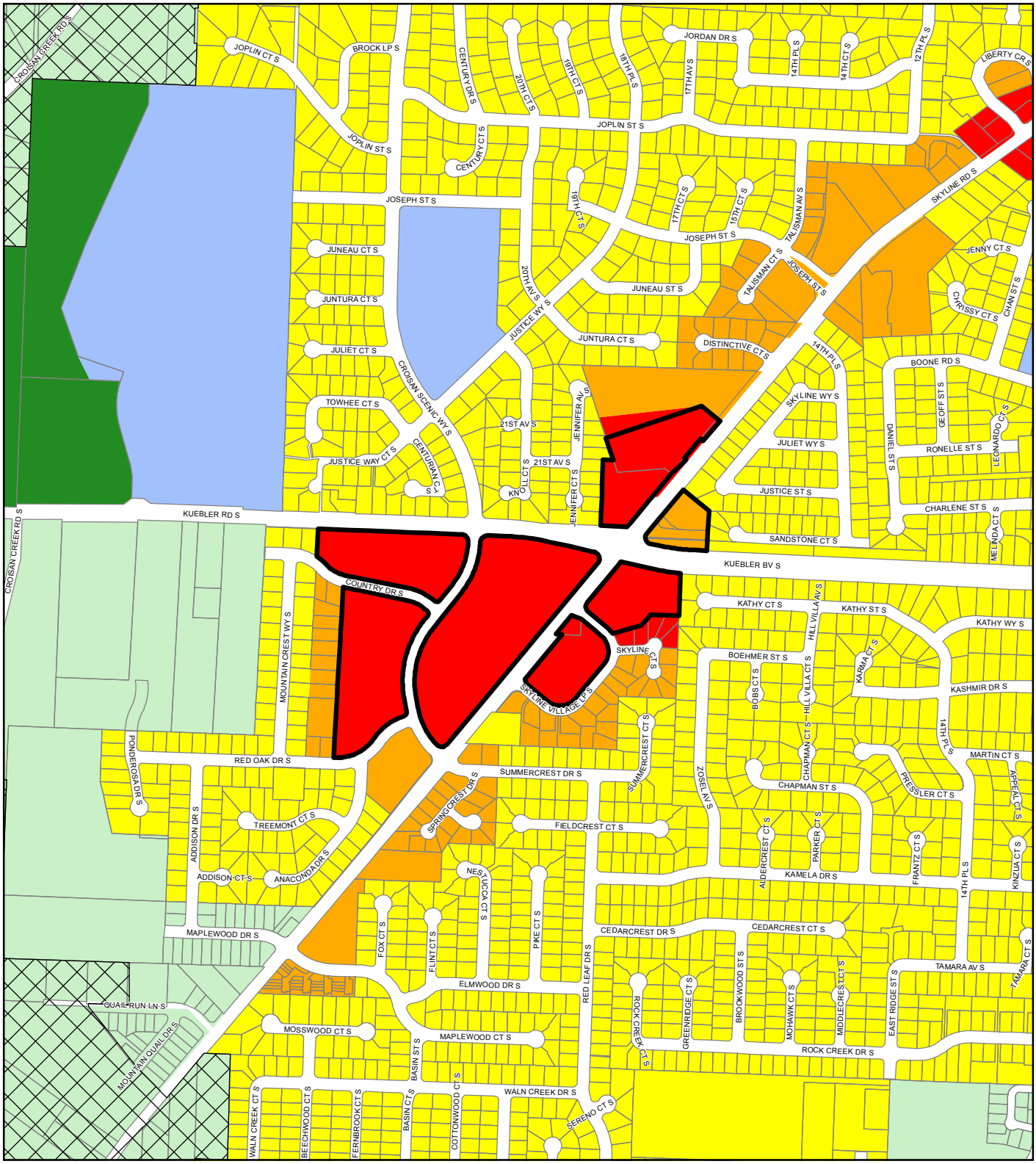
# Map 128 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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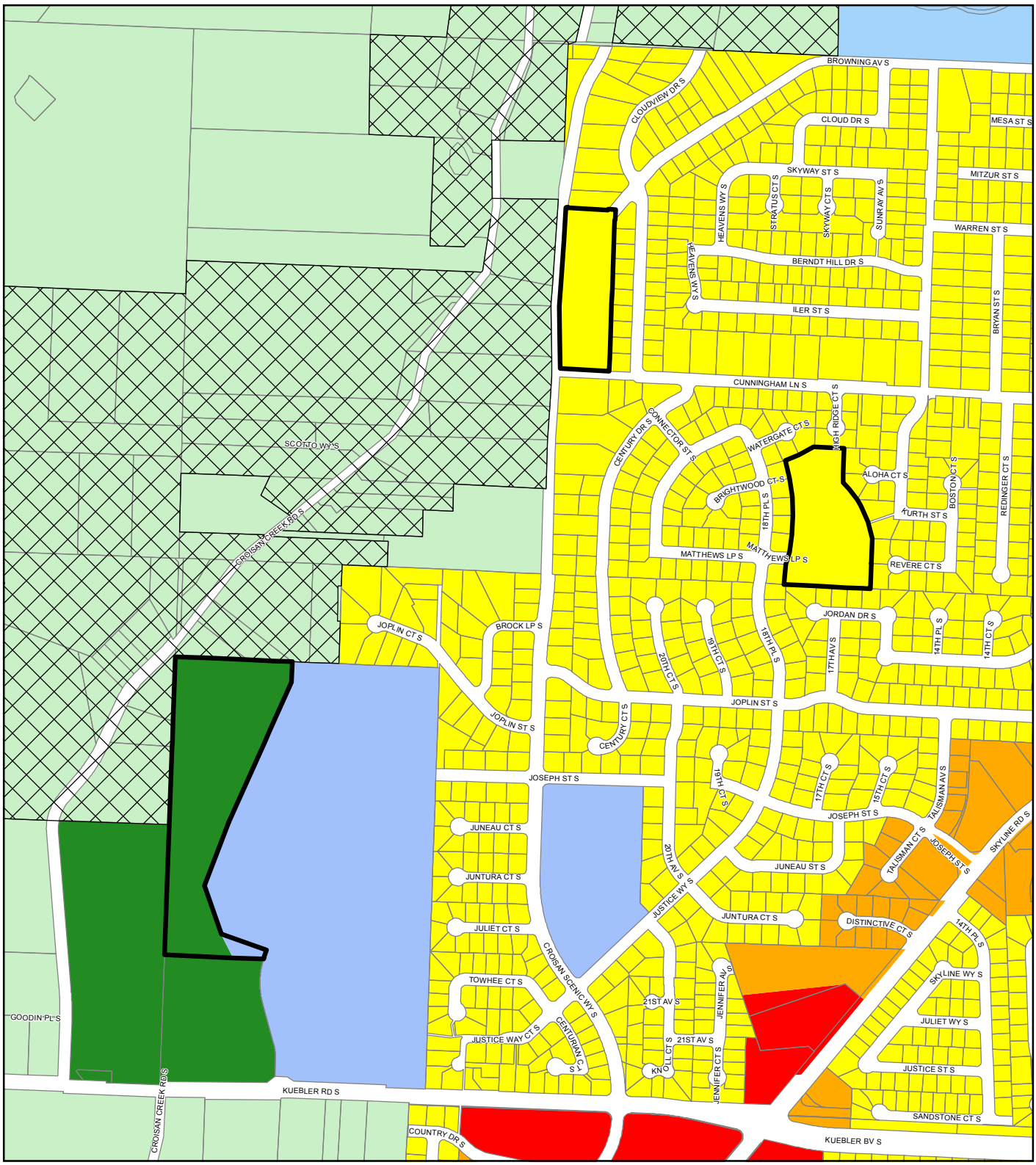
# Map 129 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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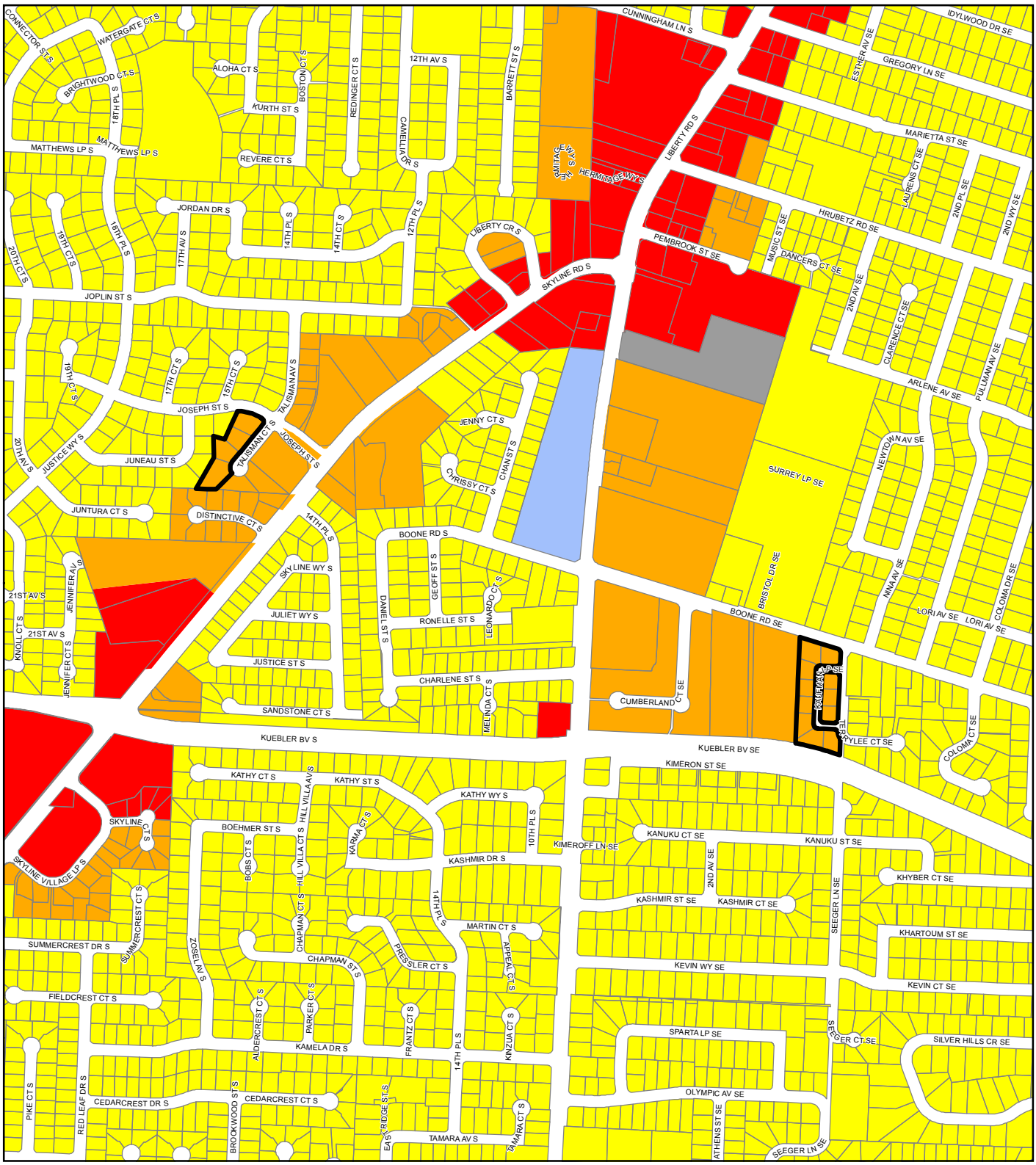
# Map 130 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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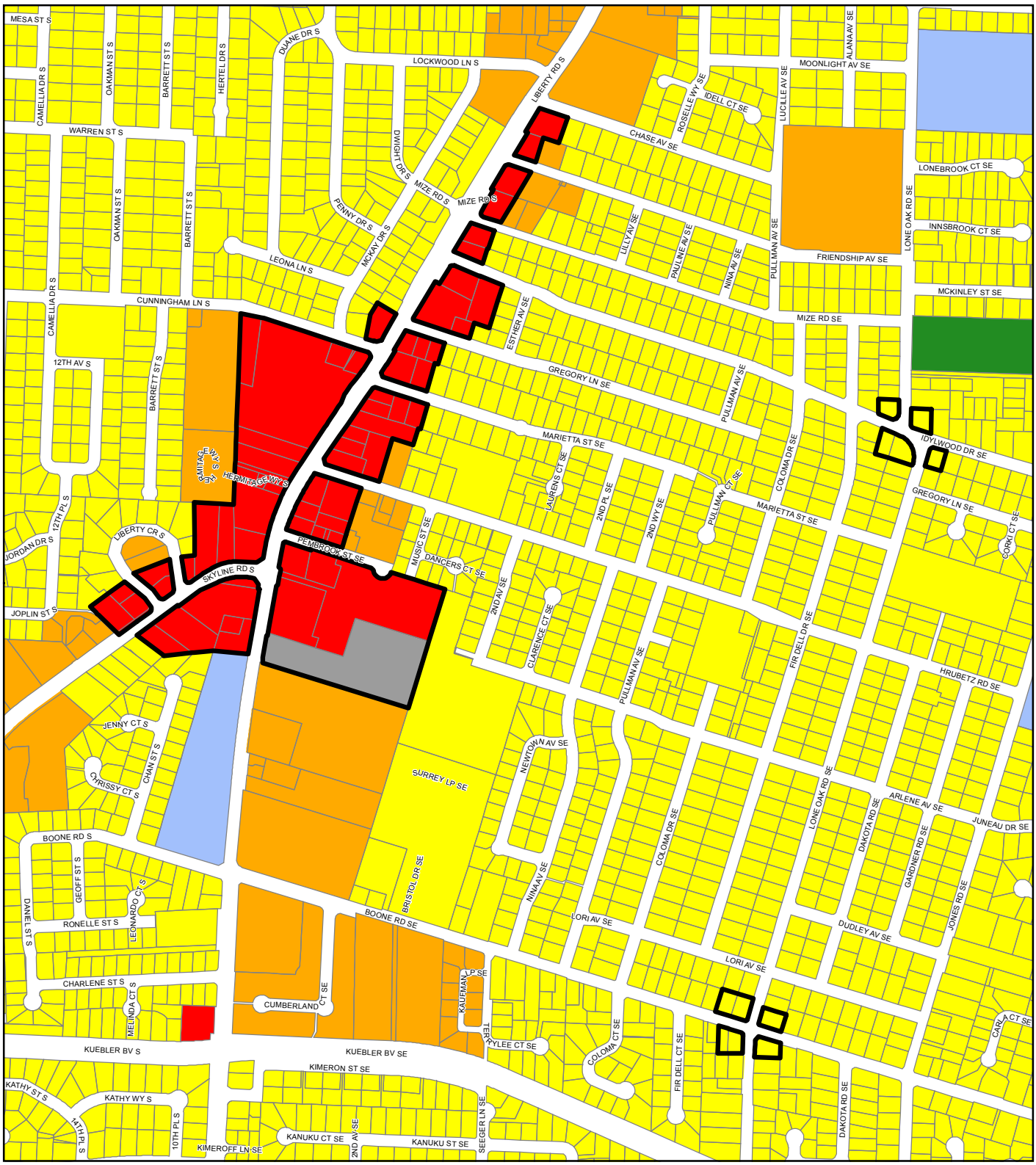
# Map 131 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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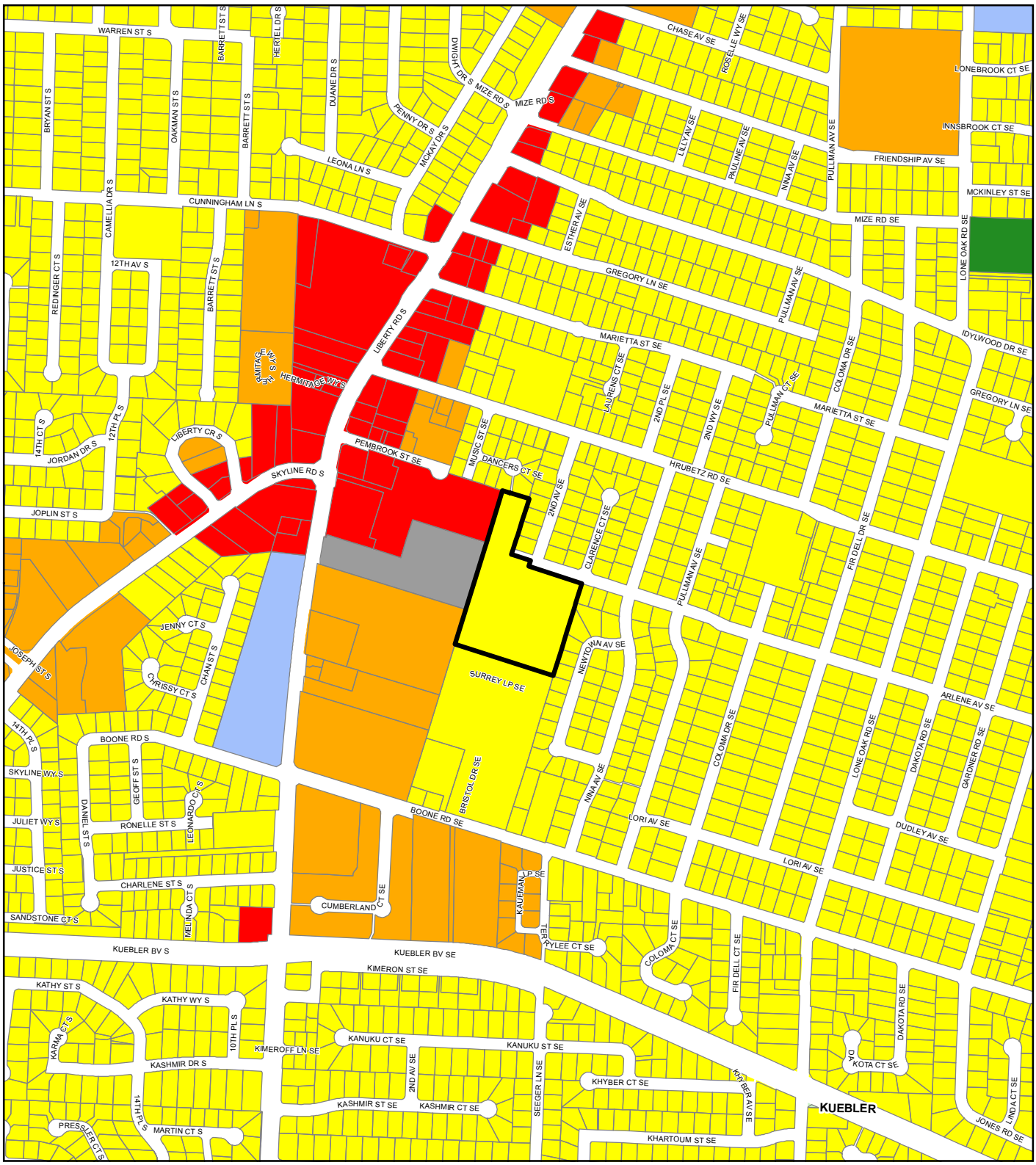
# Map 132 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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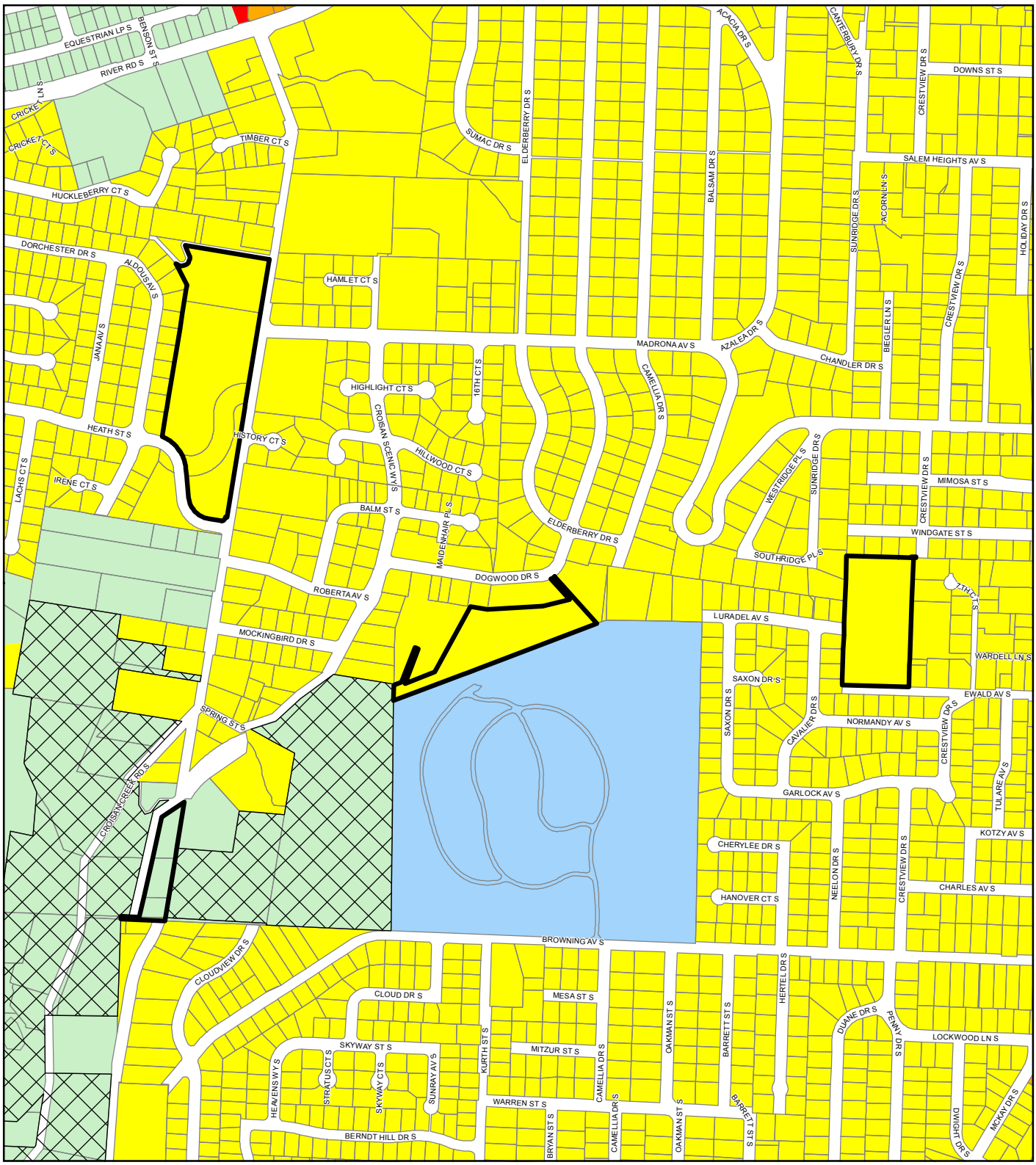
# Map 133 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR |
| CB | CSE | EC |
| CS | CSG | FRM |
| CSA | CSH | IND |
| | CSS | IC |
| | | MU |
| | | MF |
| | | POS |
| | | ROM |
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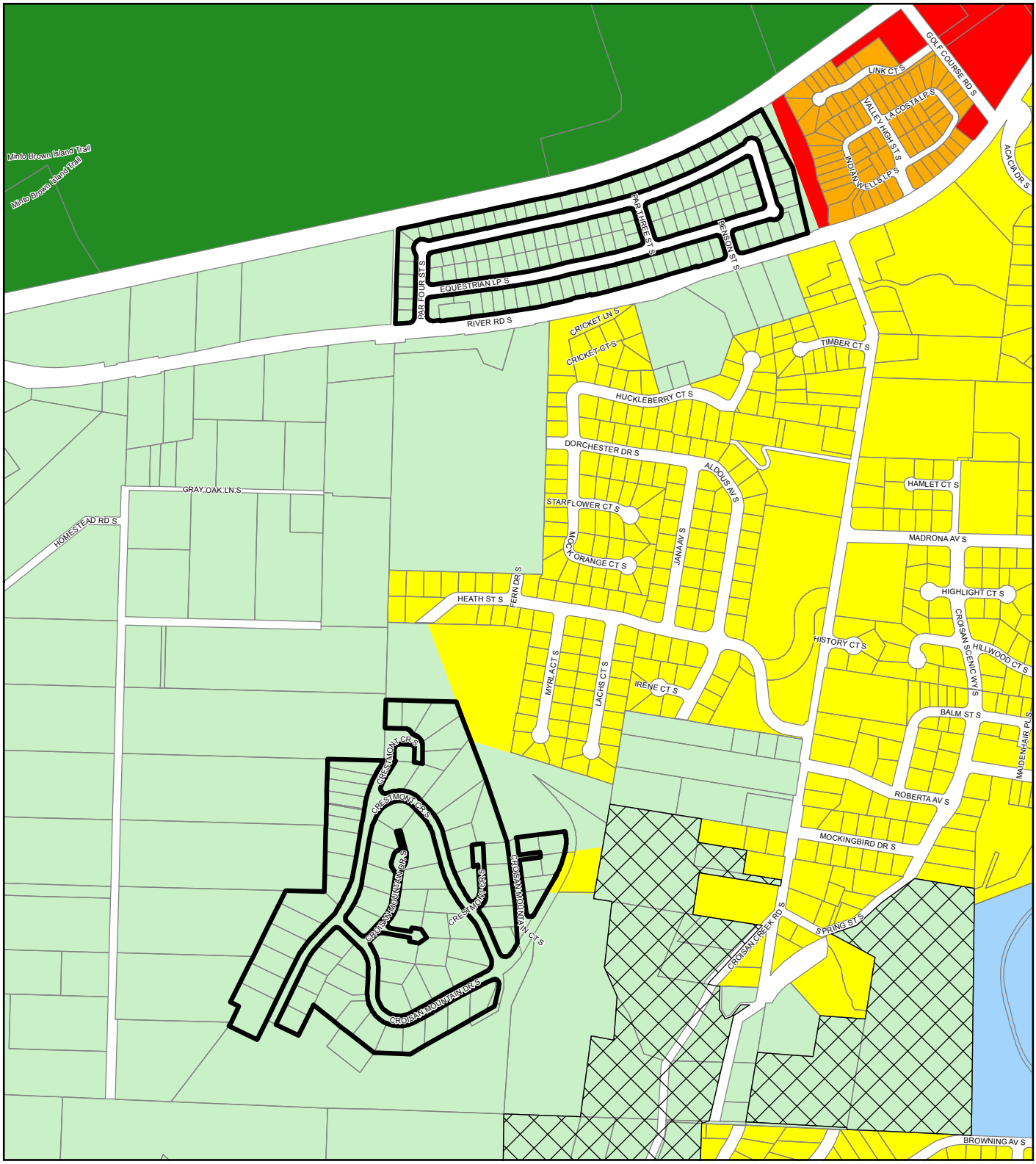
# Map 134 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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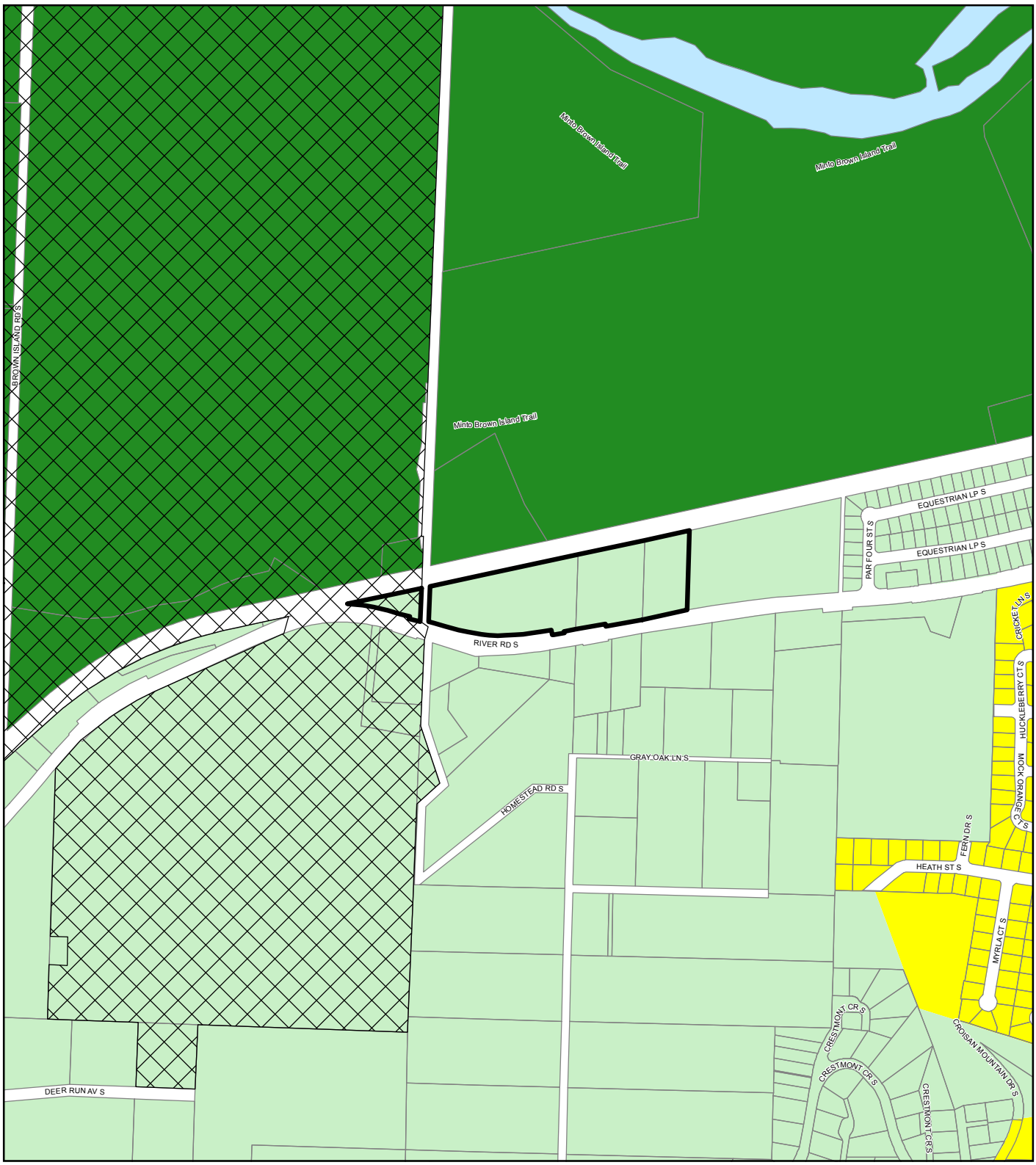
# Map 135 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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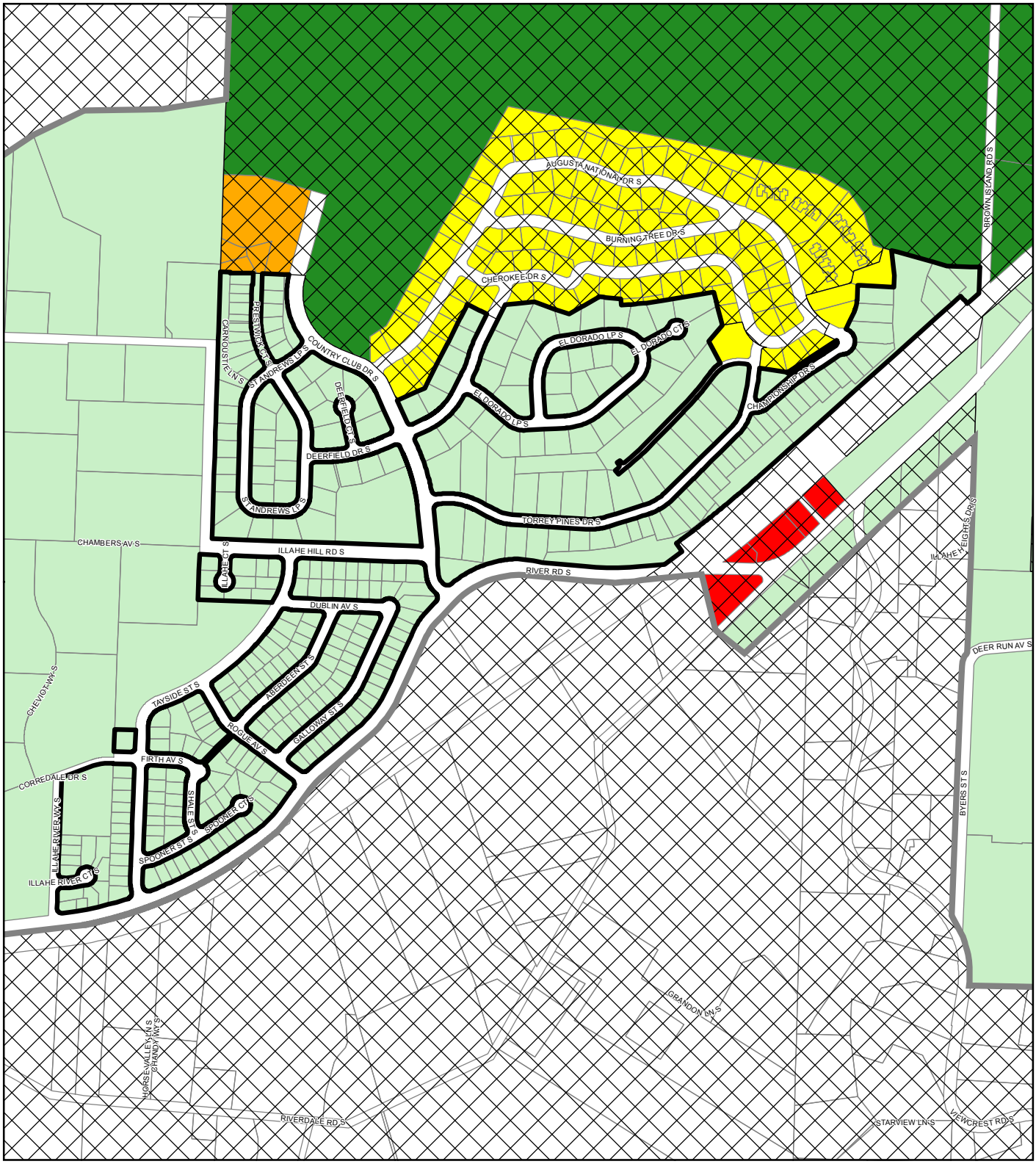
# Map 136 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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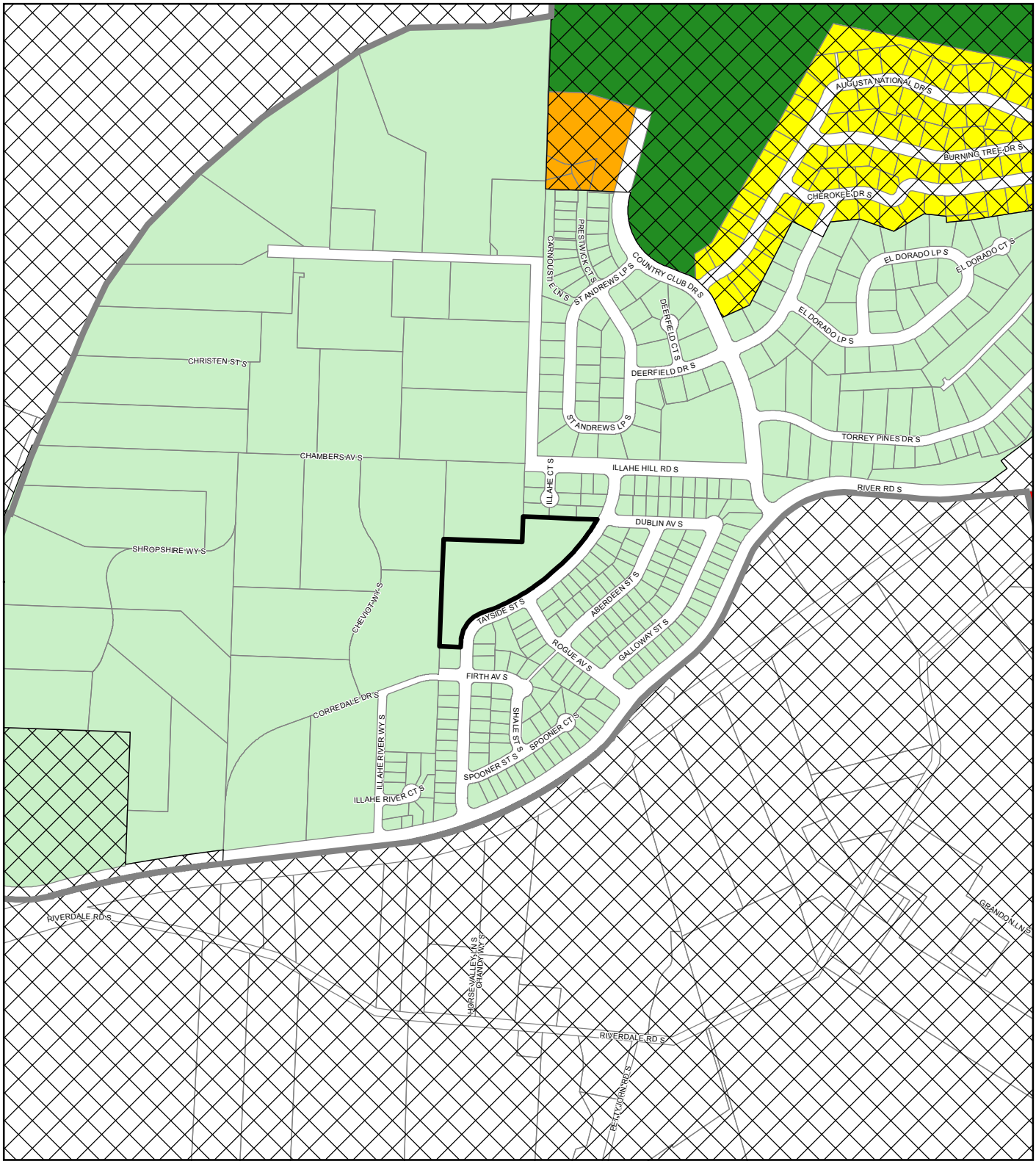
# Map 137 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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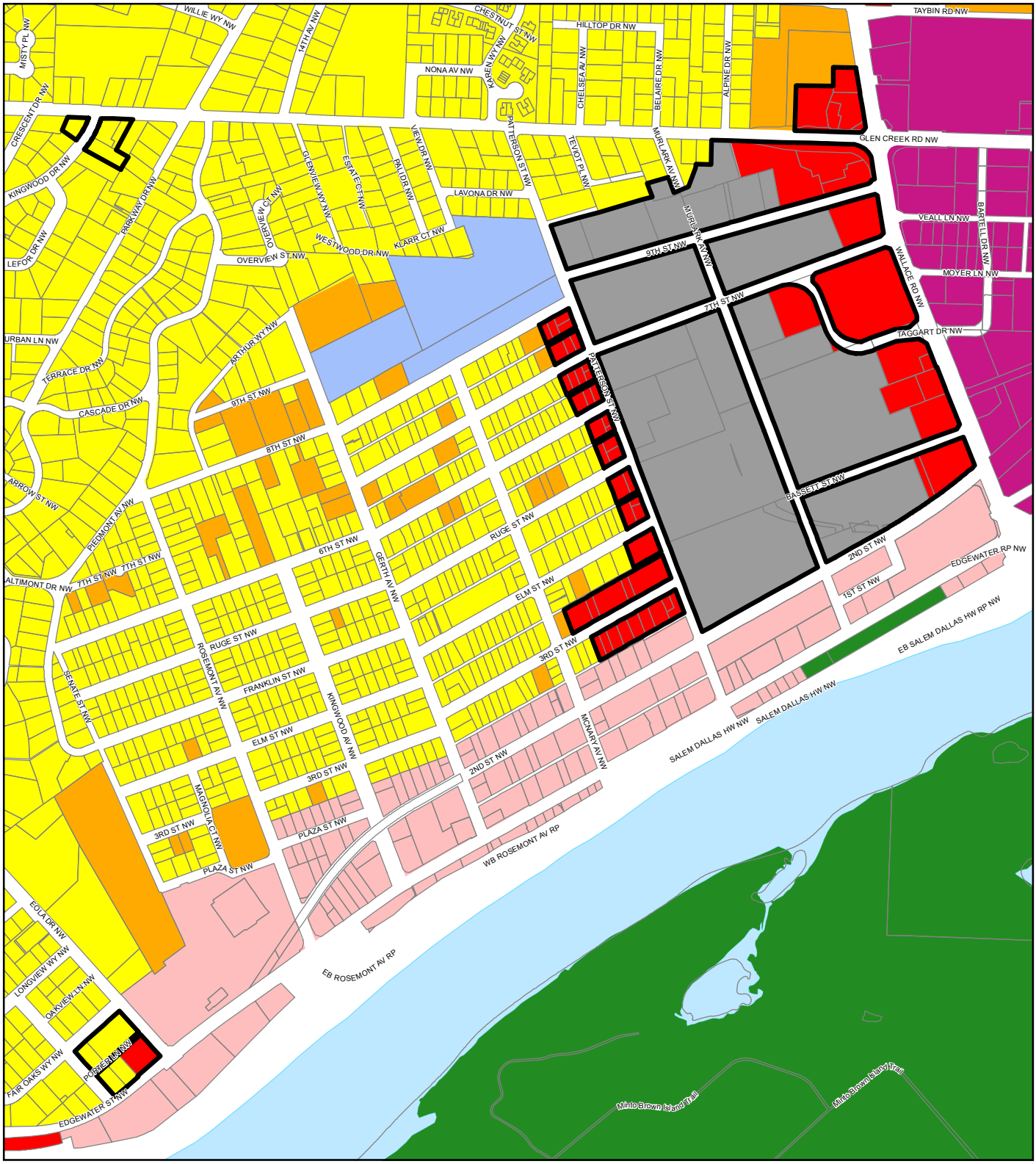
# Map 138 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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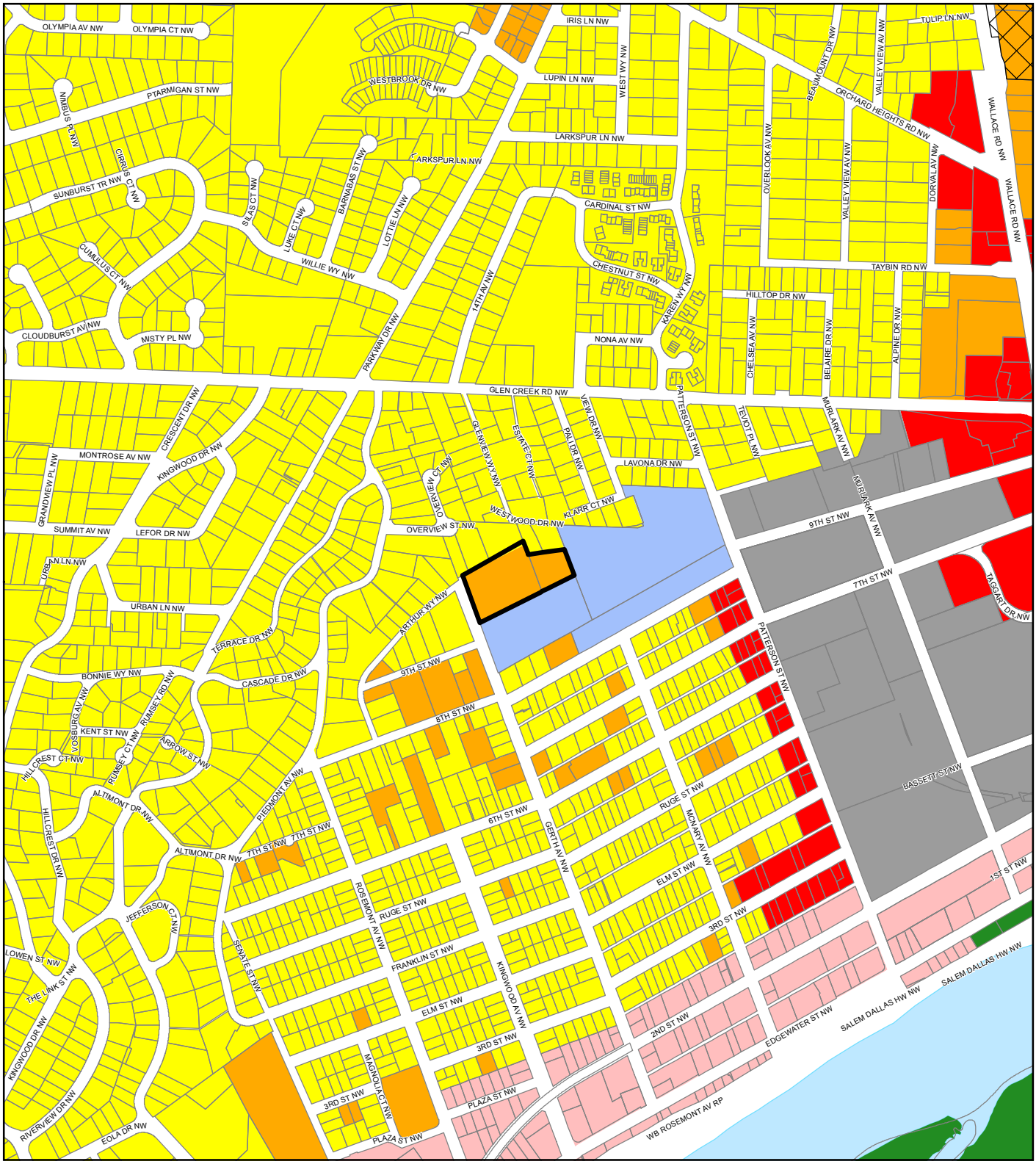
# Map 139 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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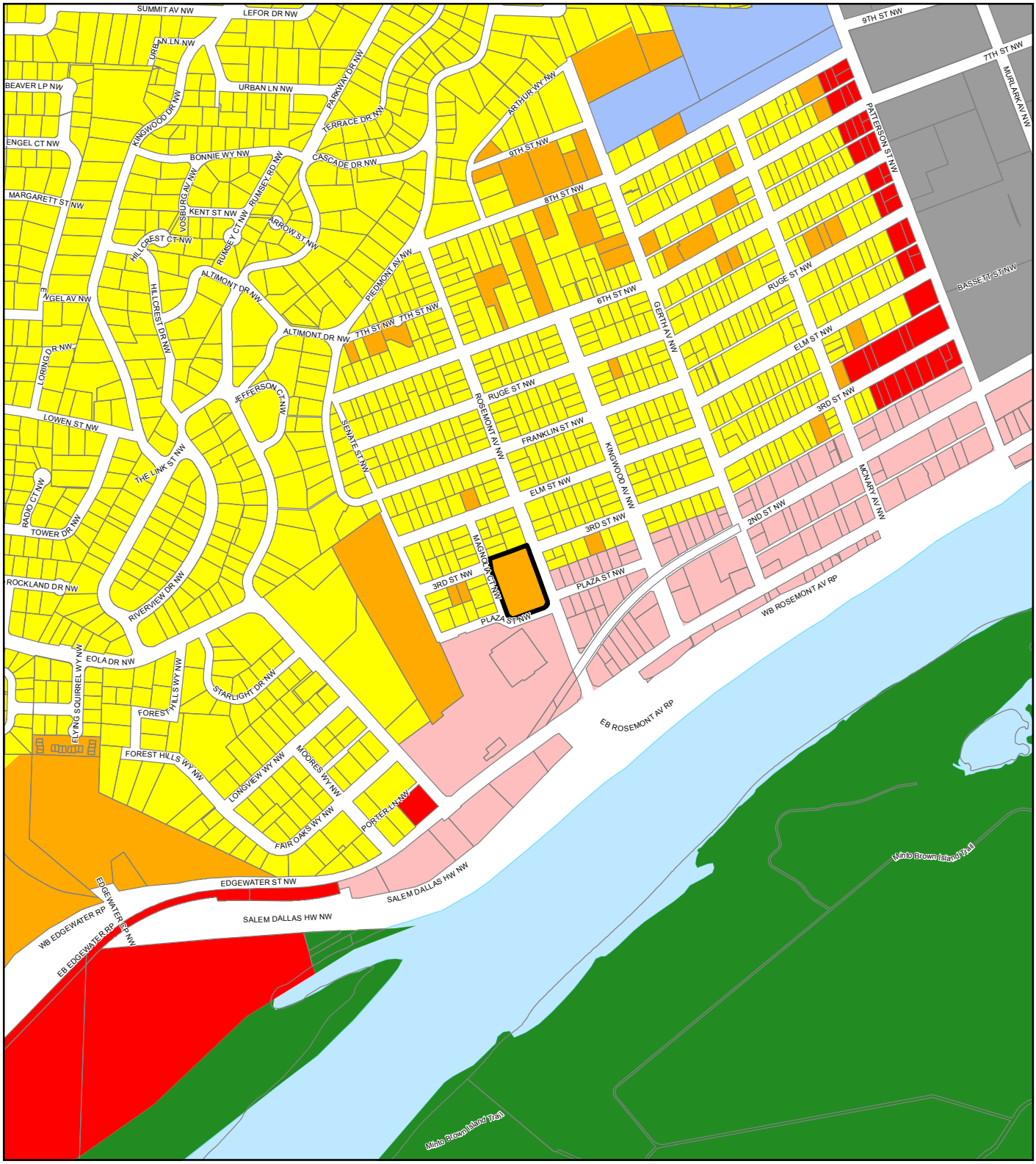
# Map 140 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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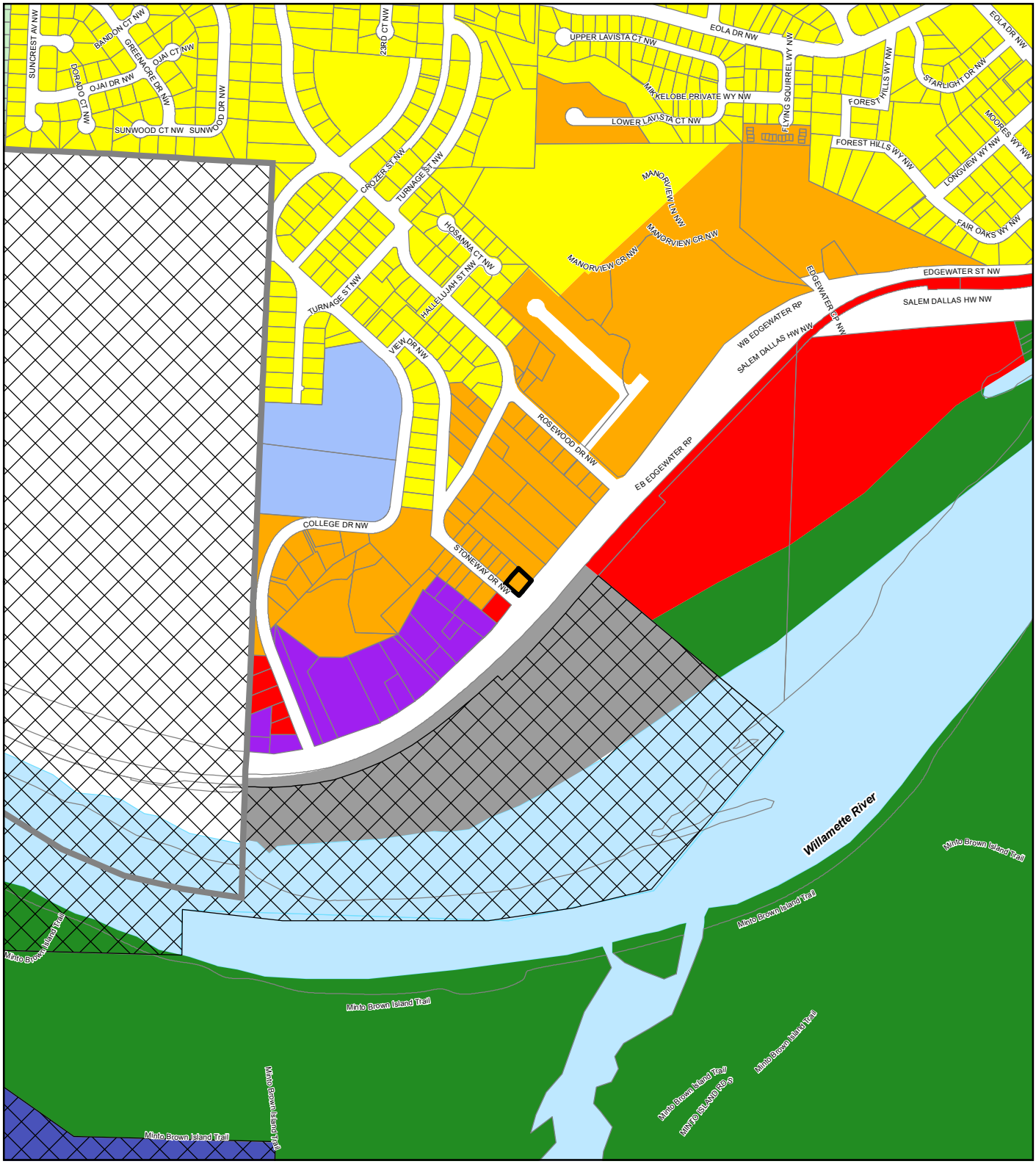
# Map 141 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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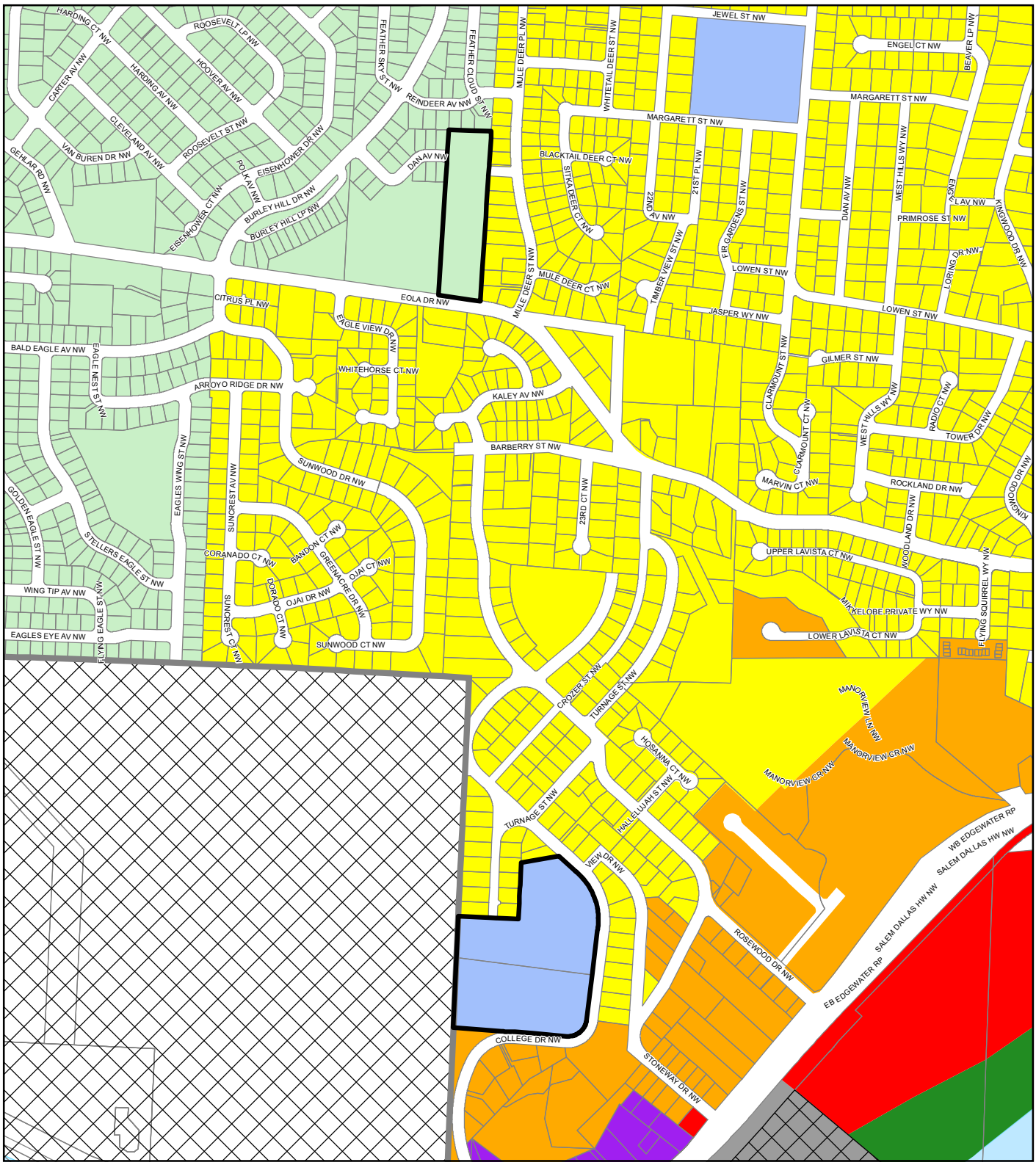
# Map 142 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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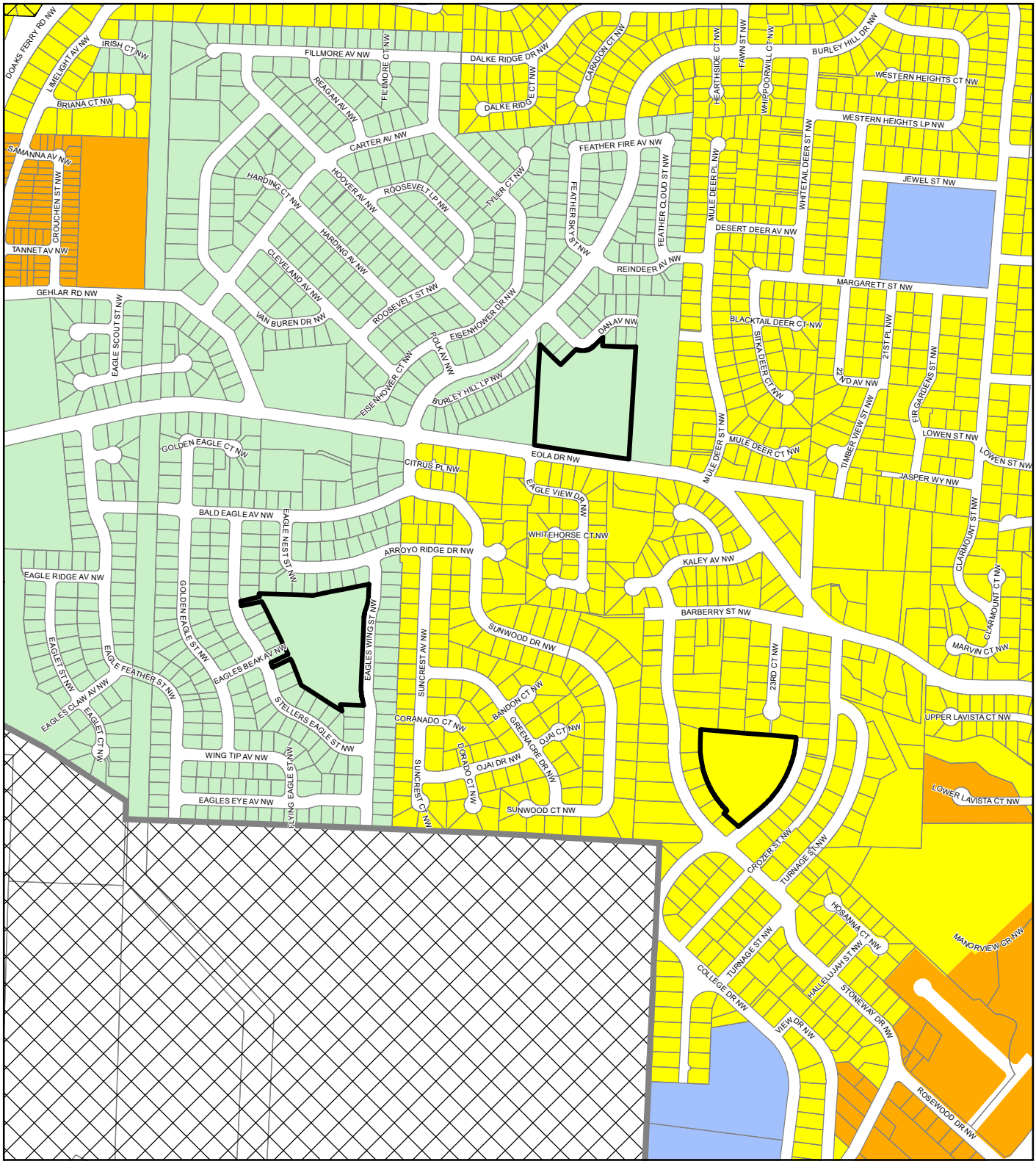
# Map 143 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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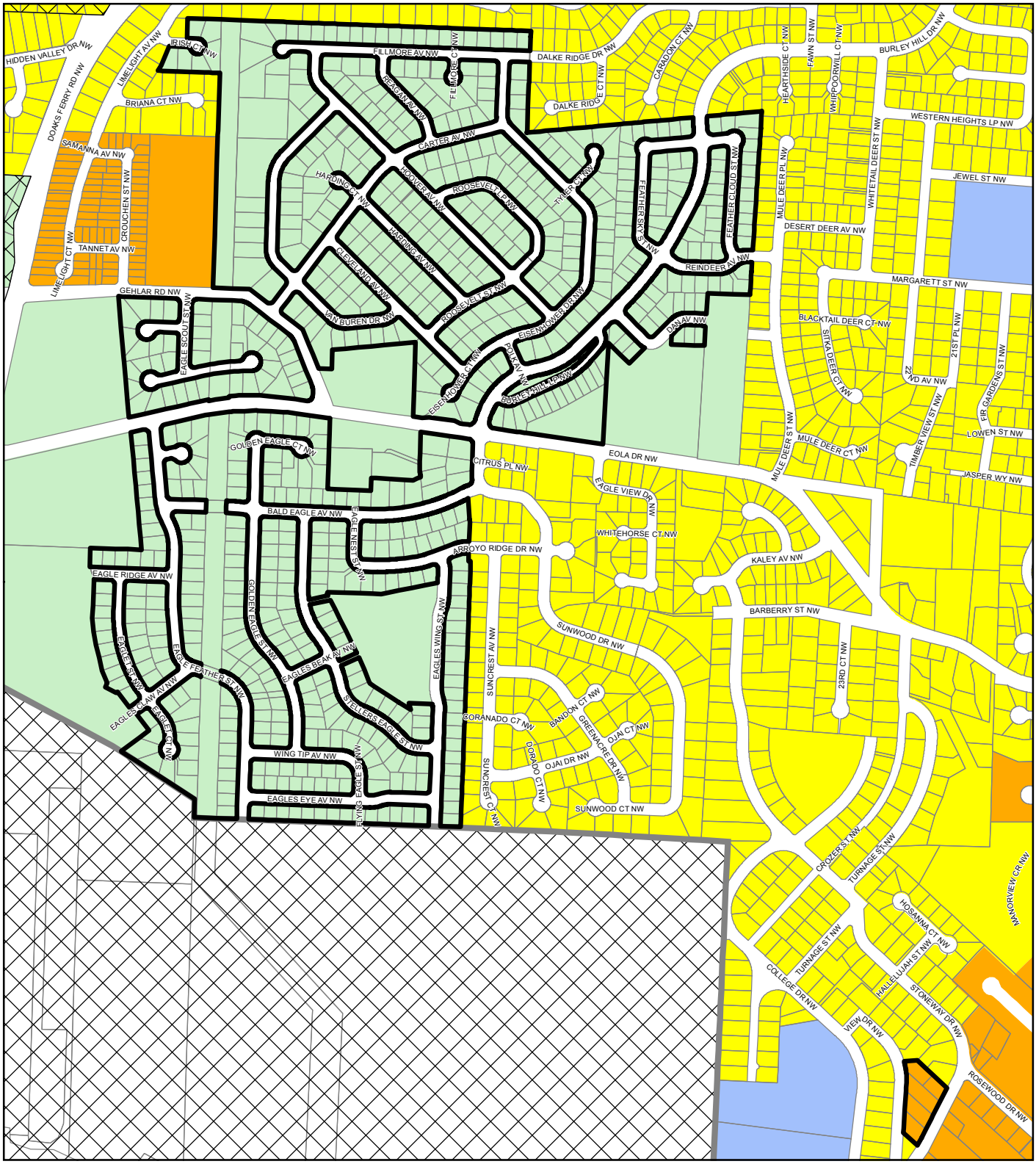
# Map 144 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR |
| CB | CSE | EC |
| CS | CSG | FRM |
| CSA | CSH | IND |
| | CSS | IC |

| | |
|---|---|
| MU | |
| MF | |
| POS | |
| ROM | |
| SF | |

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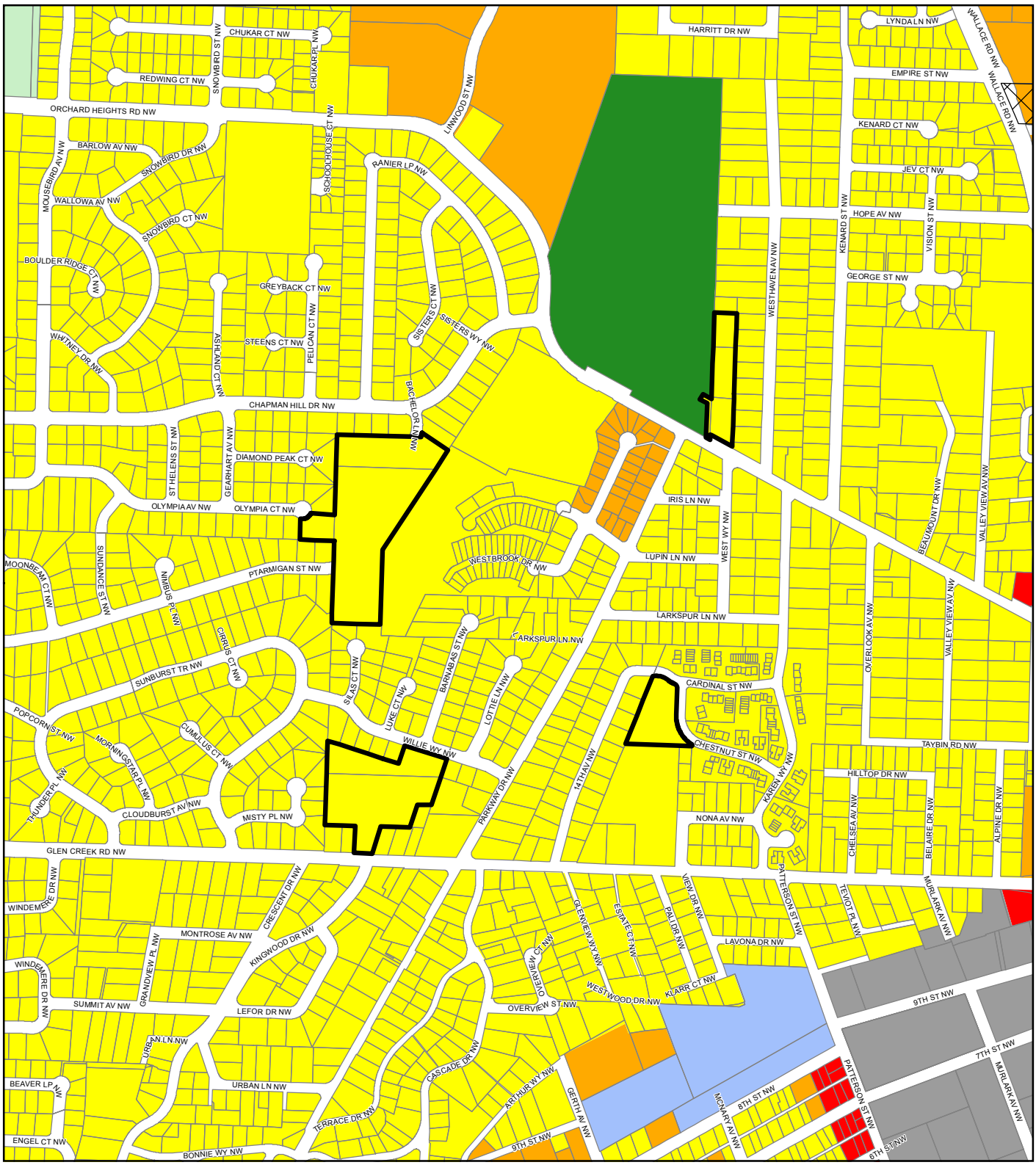
# Map 146 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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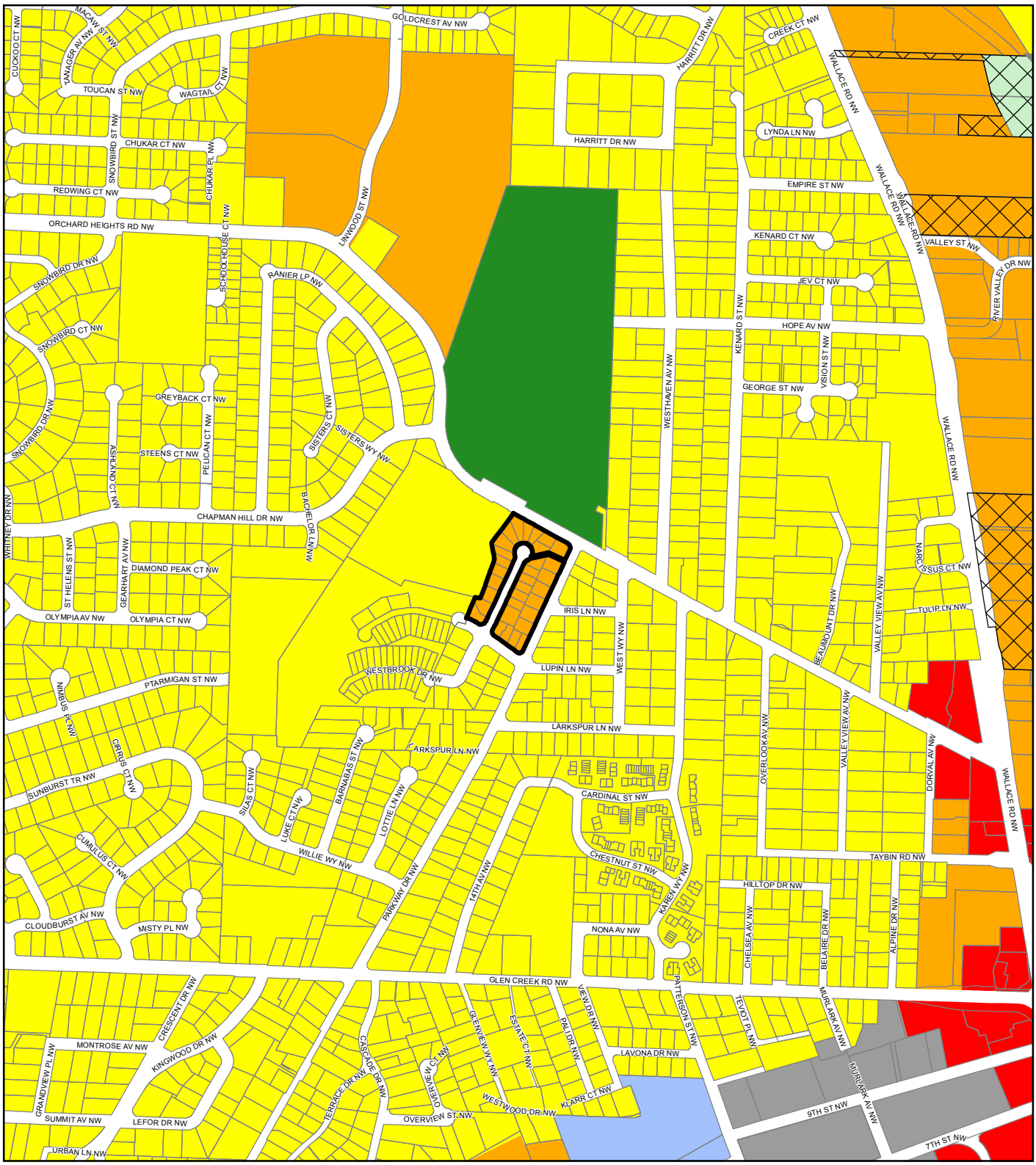
# Map 147 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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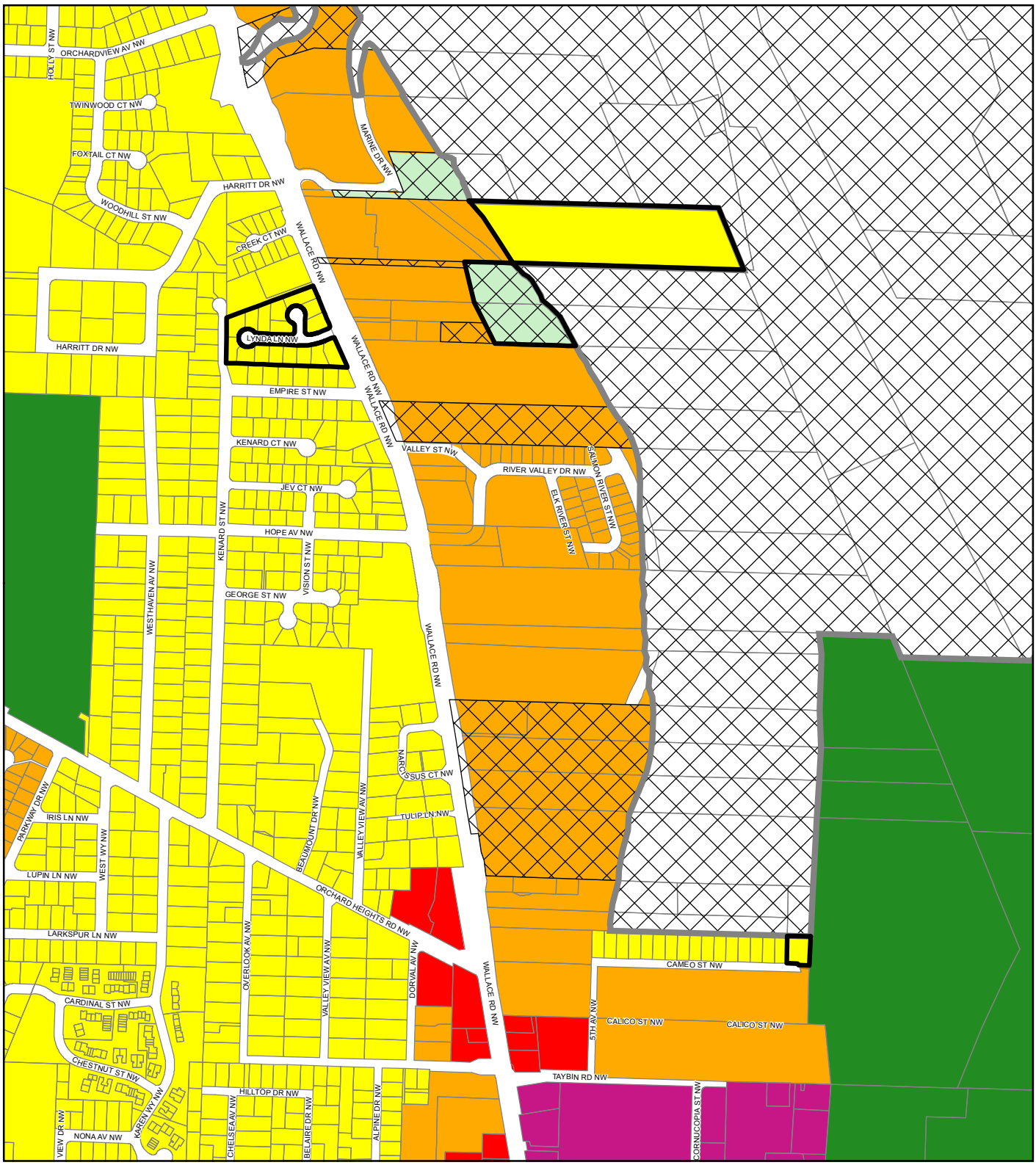
# Map 148 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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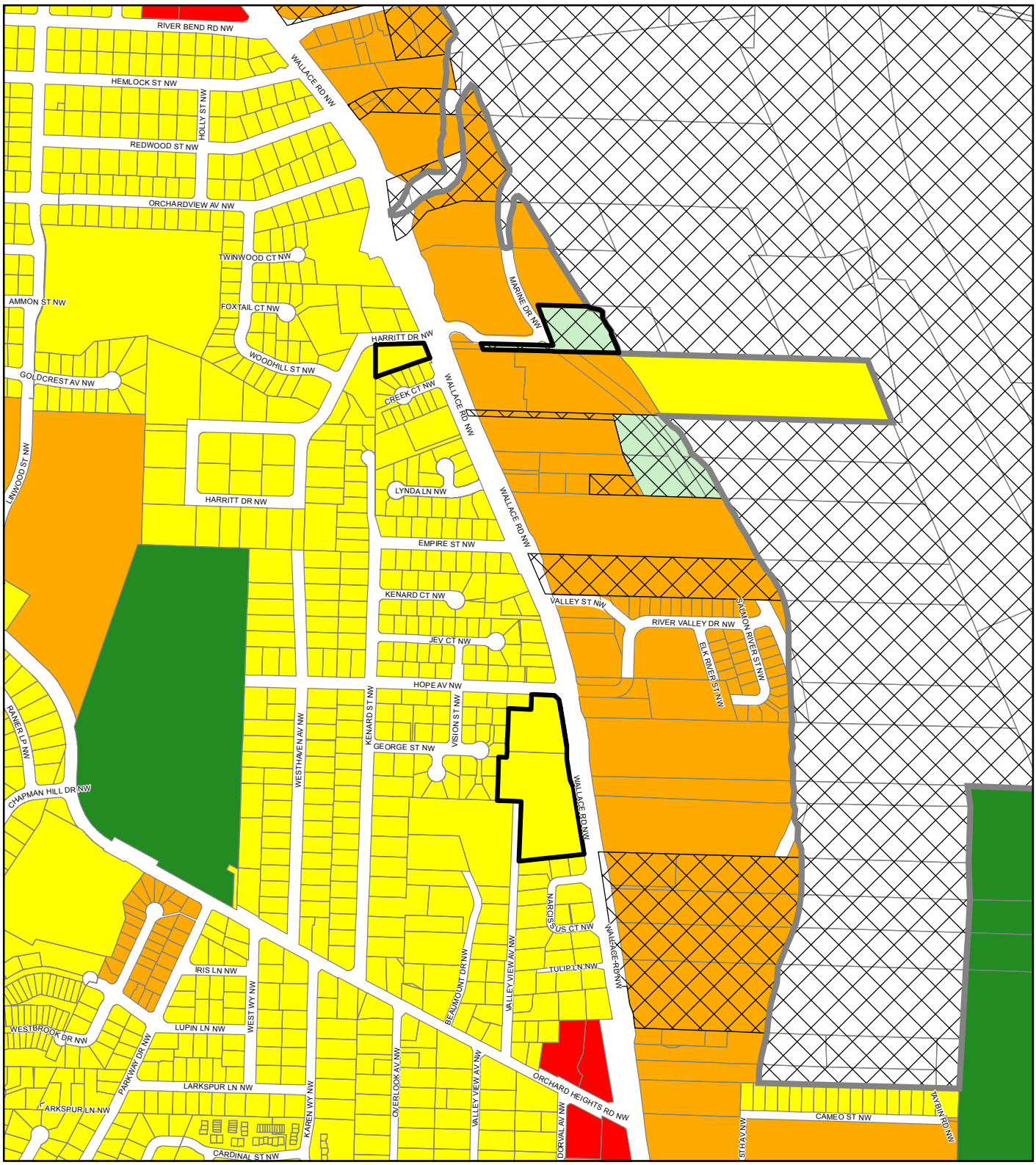
# Map 149 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "COM" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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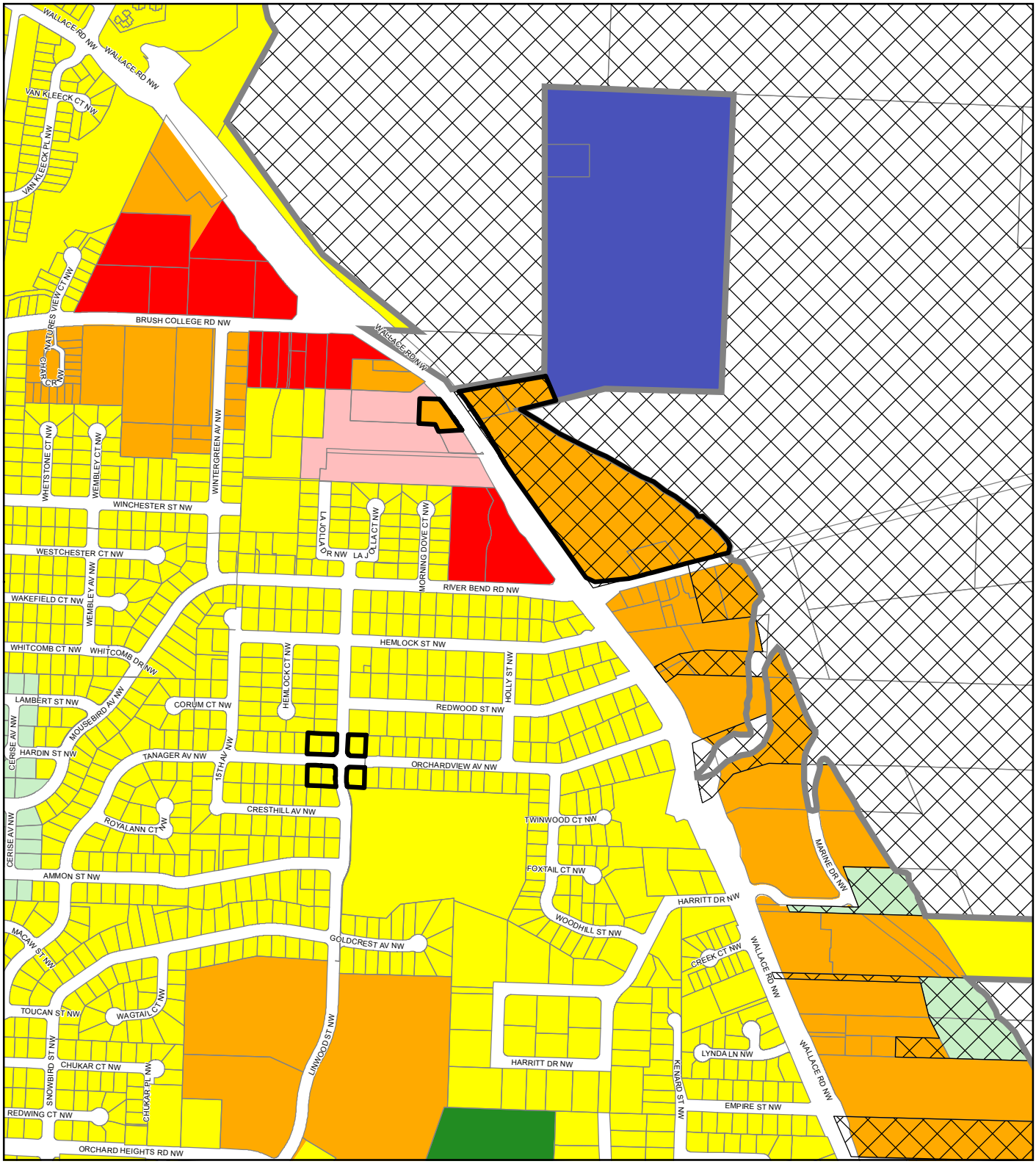
# Map 150 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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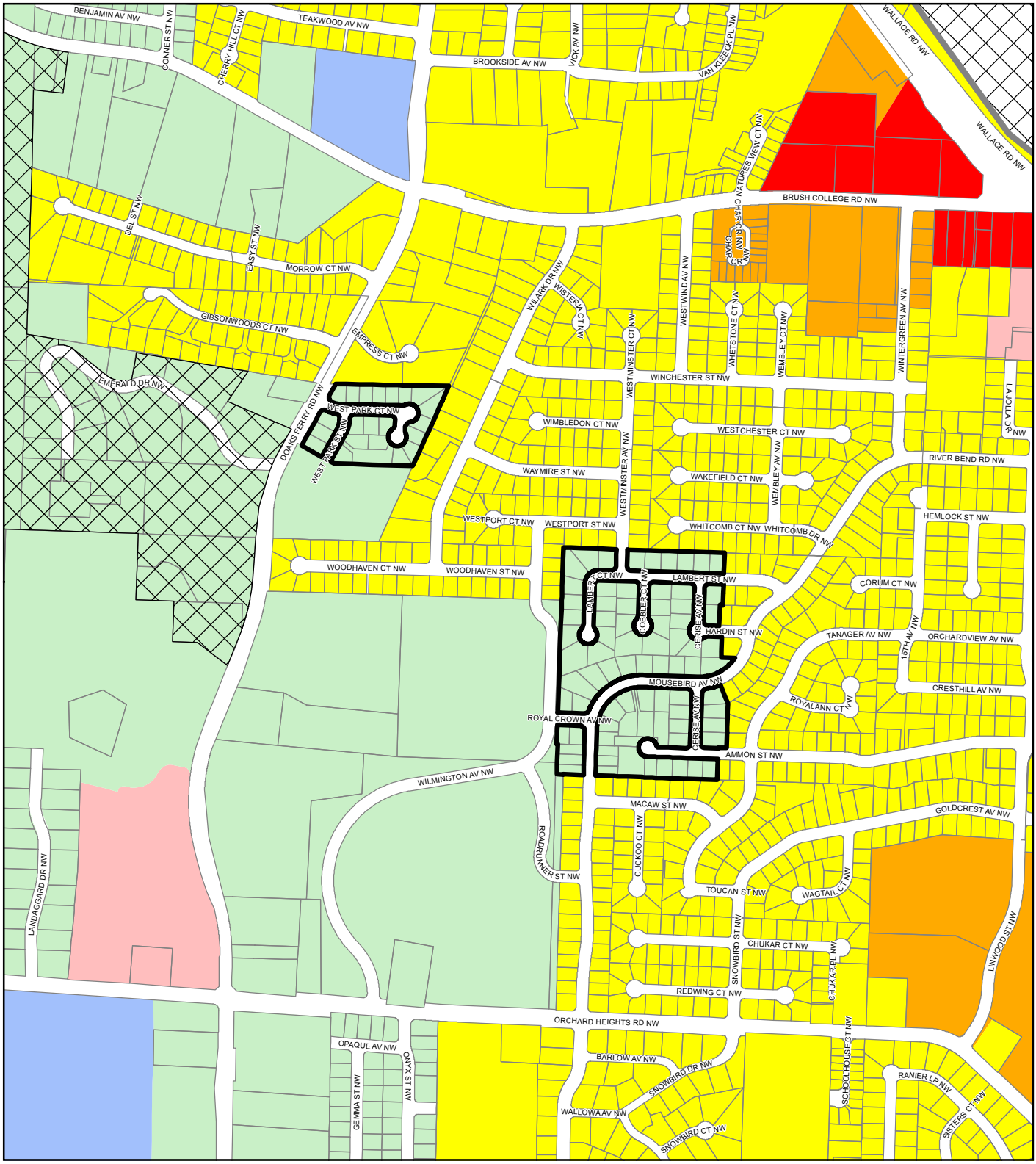
# Map 151 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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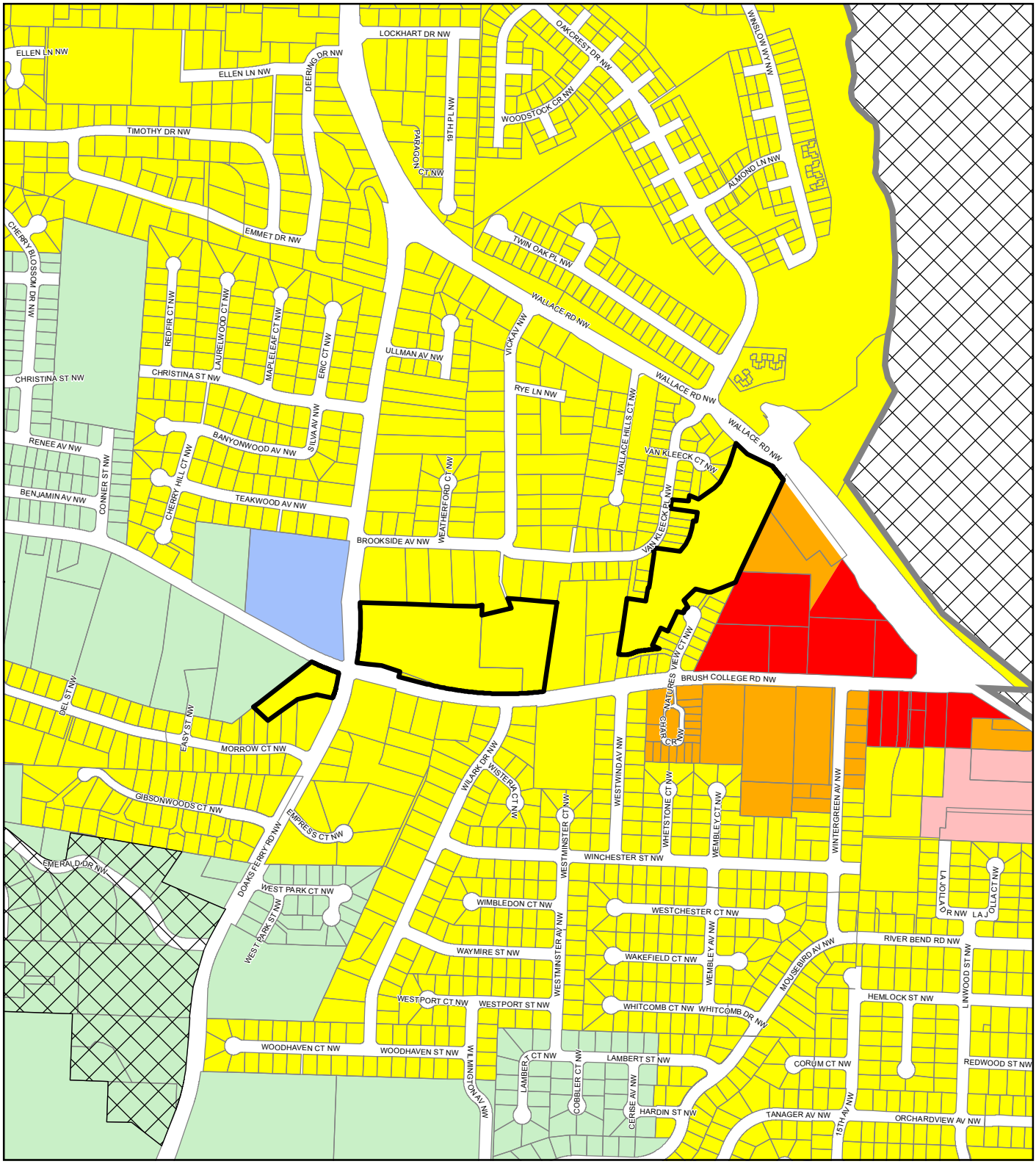
# Map 152 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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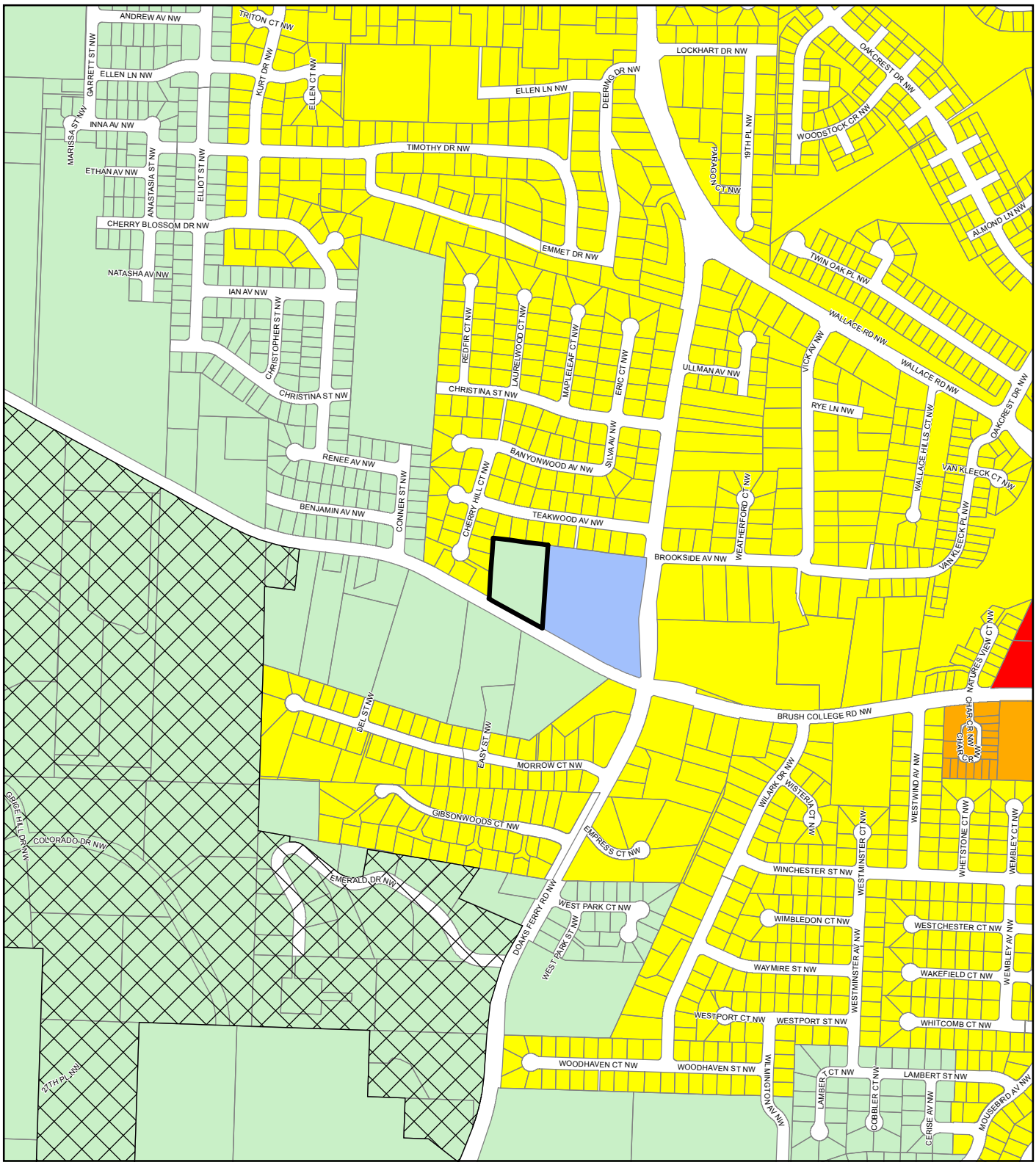
# Map 153 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR |
| CB | CSE | EC |
| CS | CSG | FRM |
| CSA | CSH | IND |
| | CSS | IC |

| |
|---|
| MU |
| MF |
| POS |
| ROM |
| SF |

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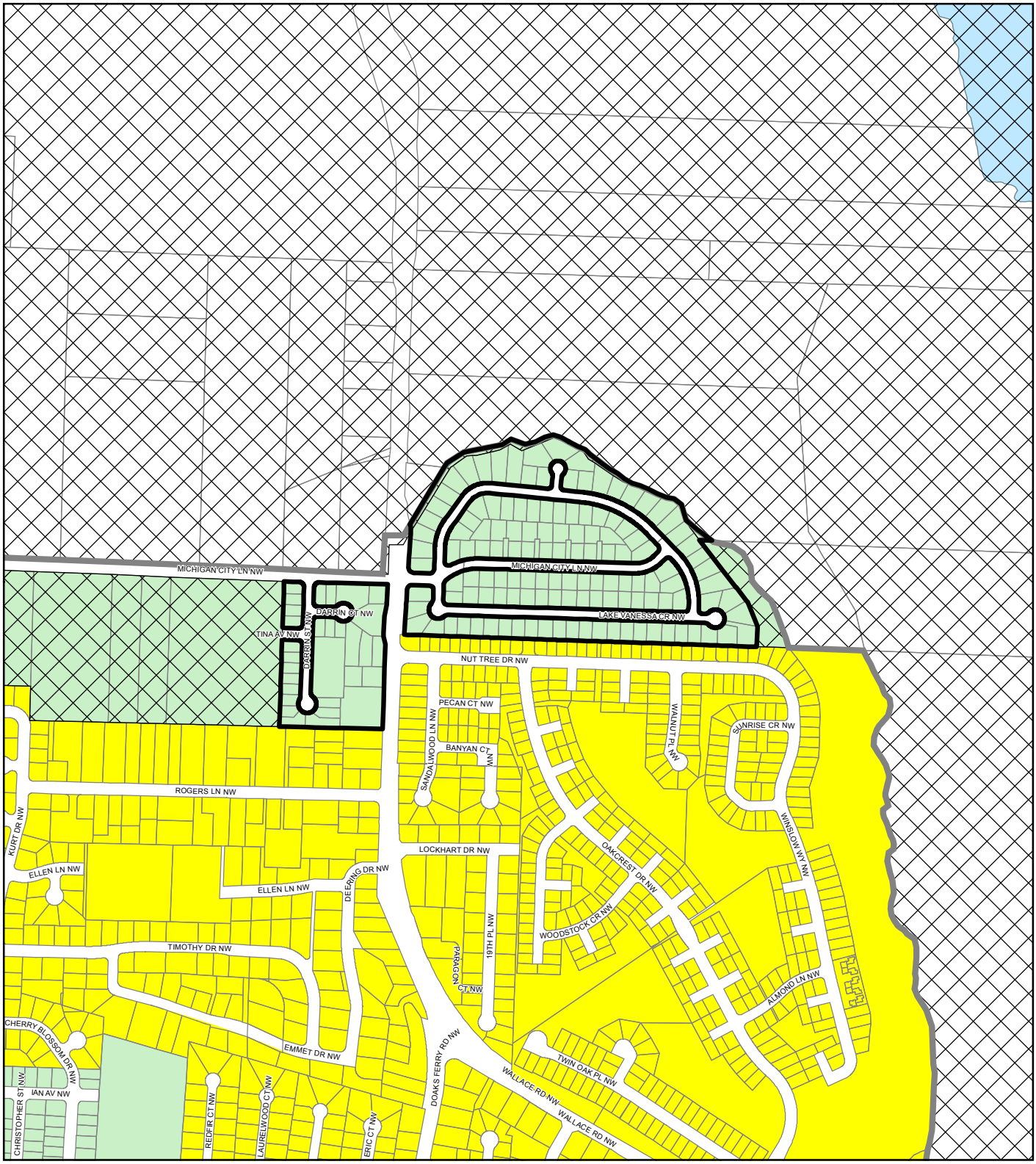
# Map 154 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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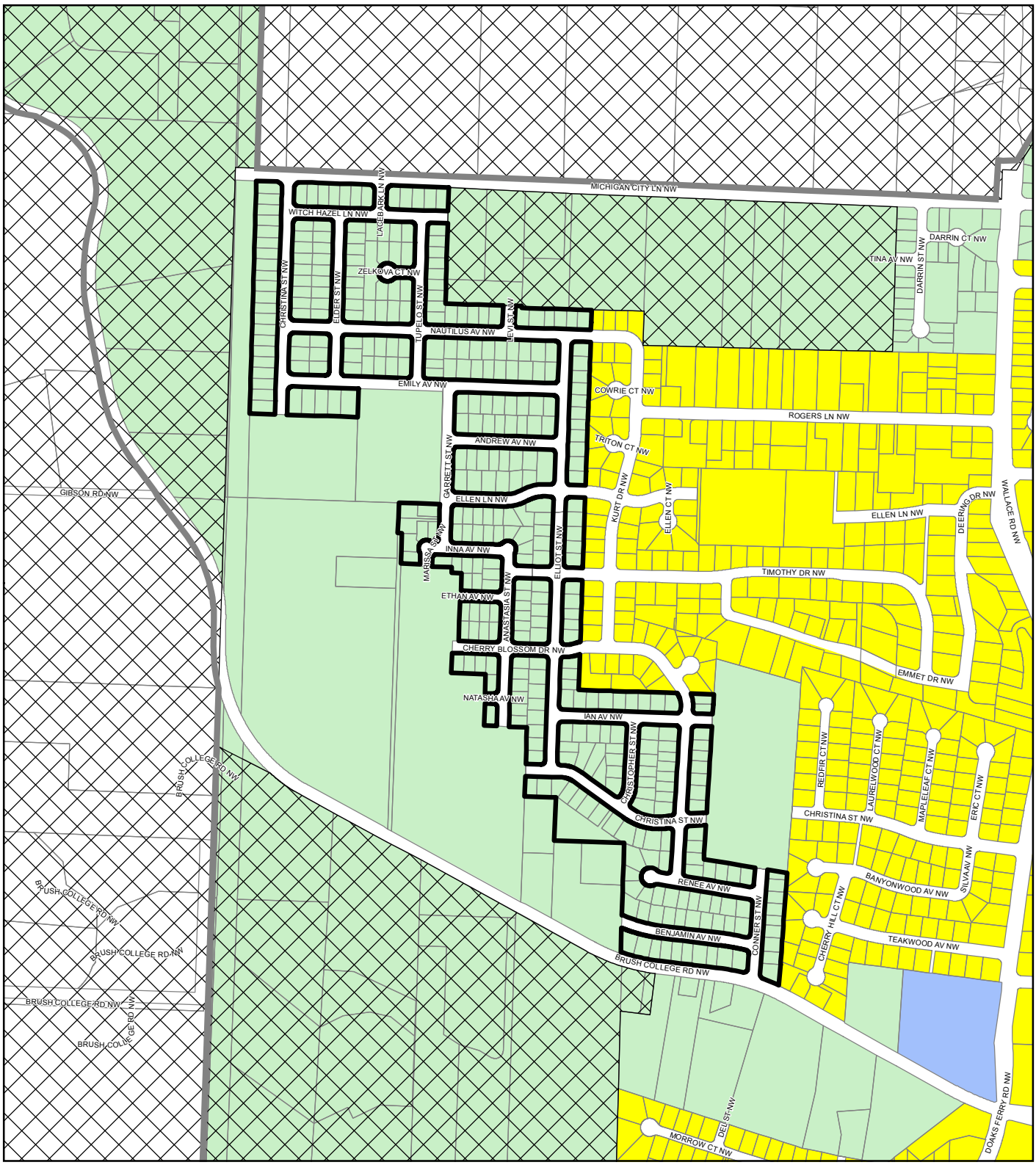
# Map 155 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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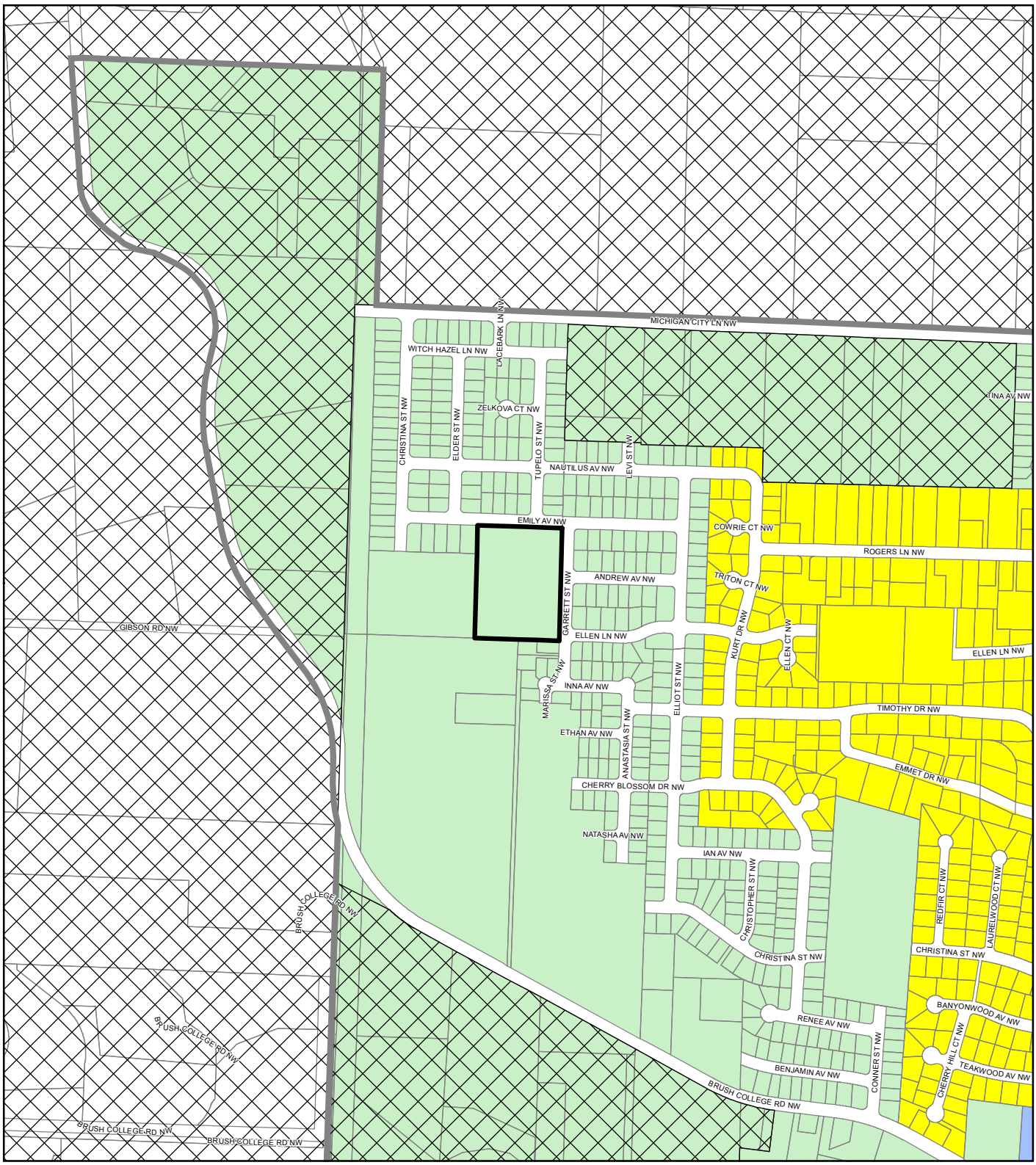
# Map 156 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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0 175 350 700 Feet

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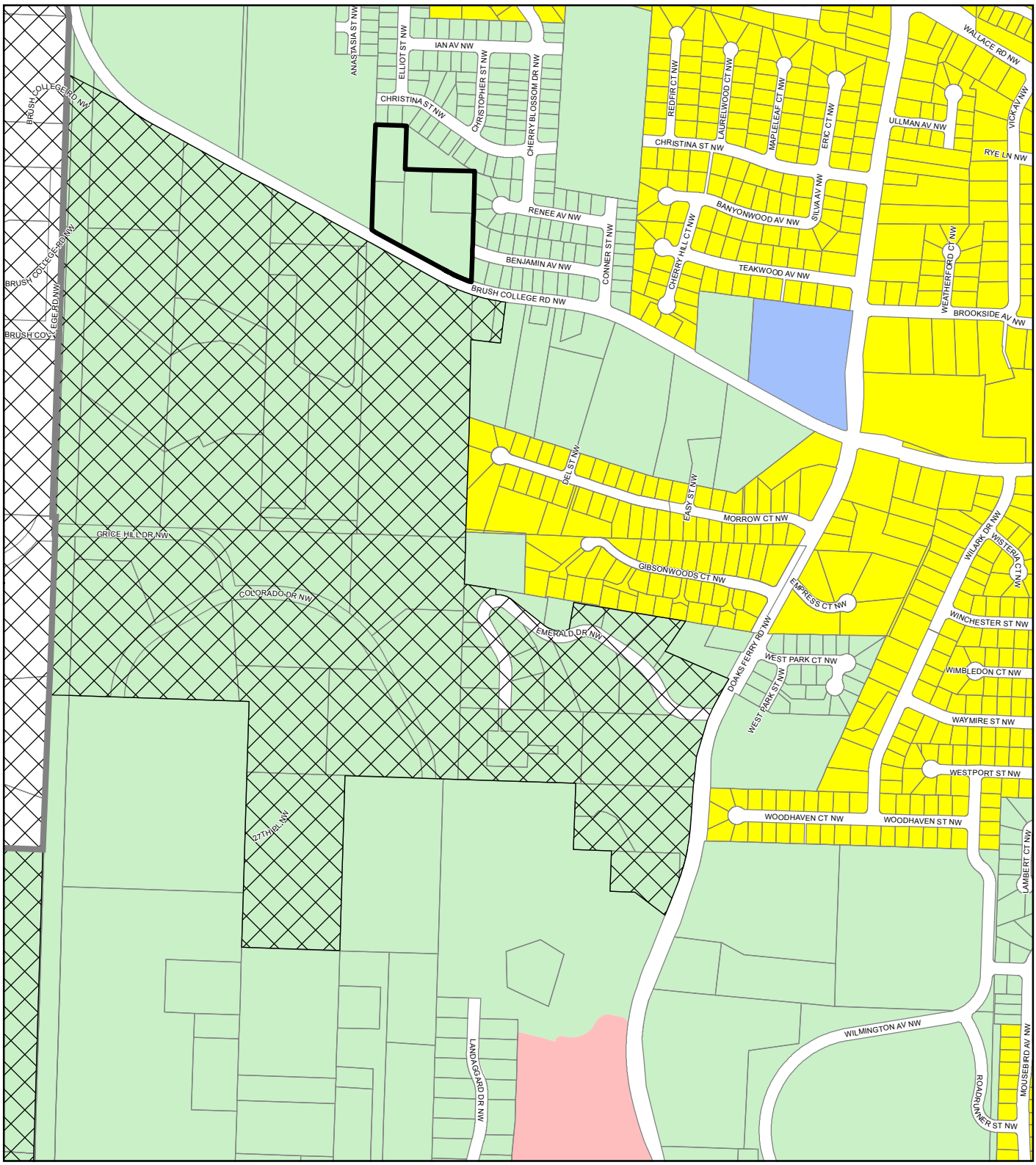
# Map 157 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | |
|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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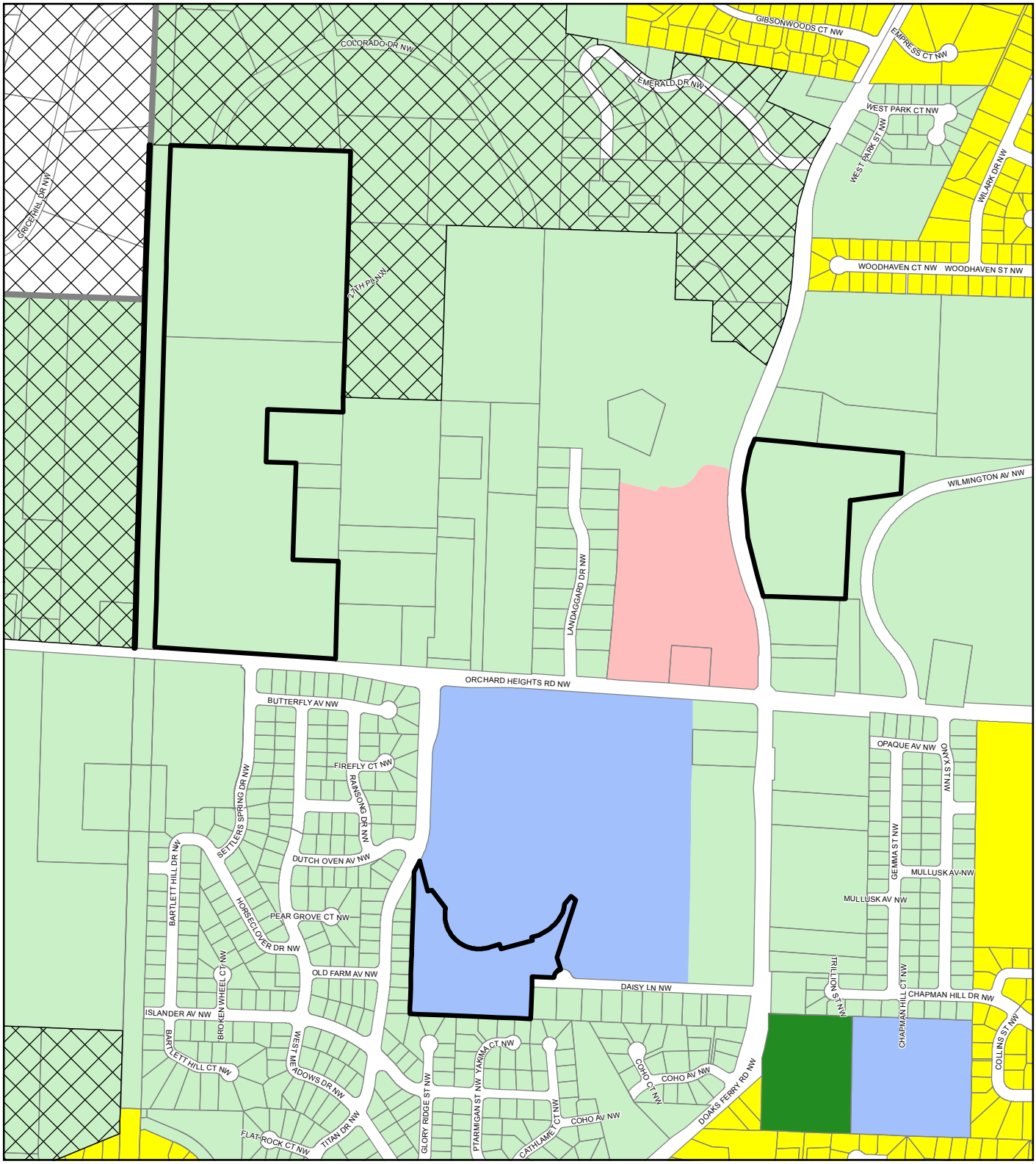
# Map 158 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "POS" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | |
|---|---|---|
| COM | CSC | DR |
| CB | CSE | EC |
| CS | CSG | FRM |
| CSA | CSH | IND |
| | CSS | IC |

| |
|---|
| MU |
| MF |
| POS |
| ROM |
| SF |

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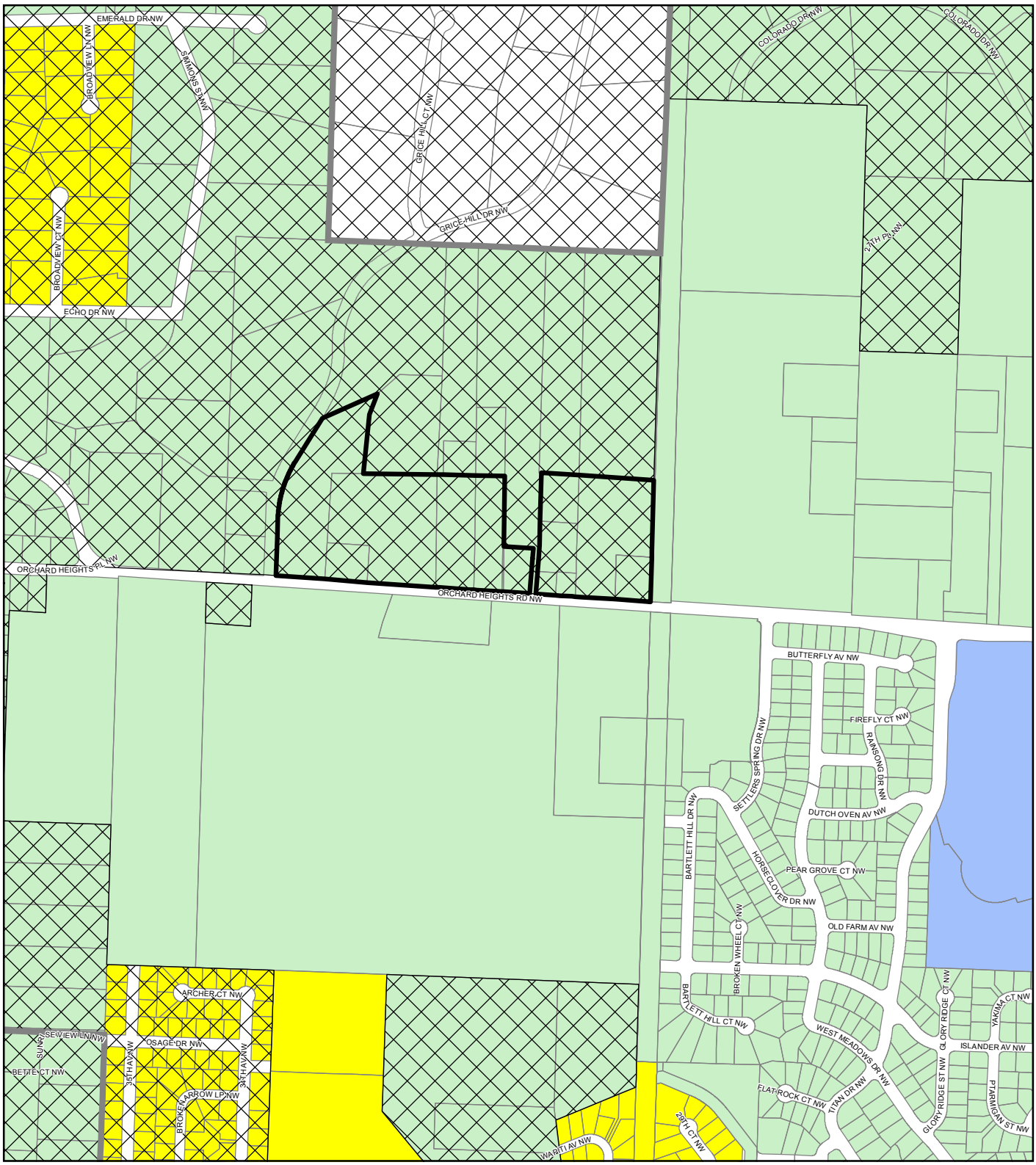
# Map 159 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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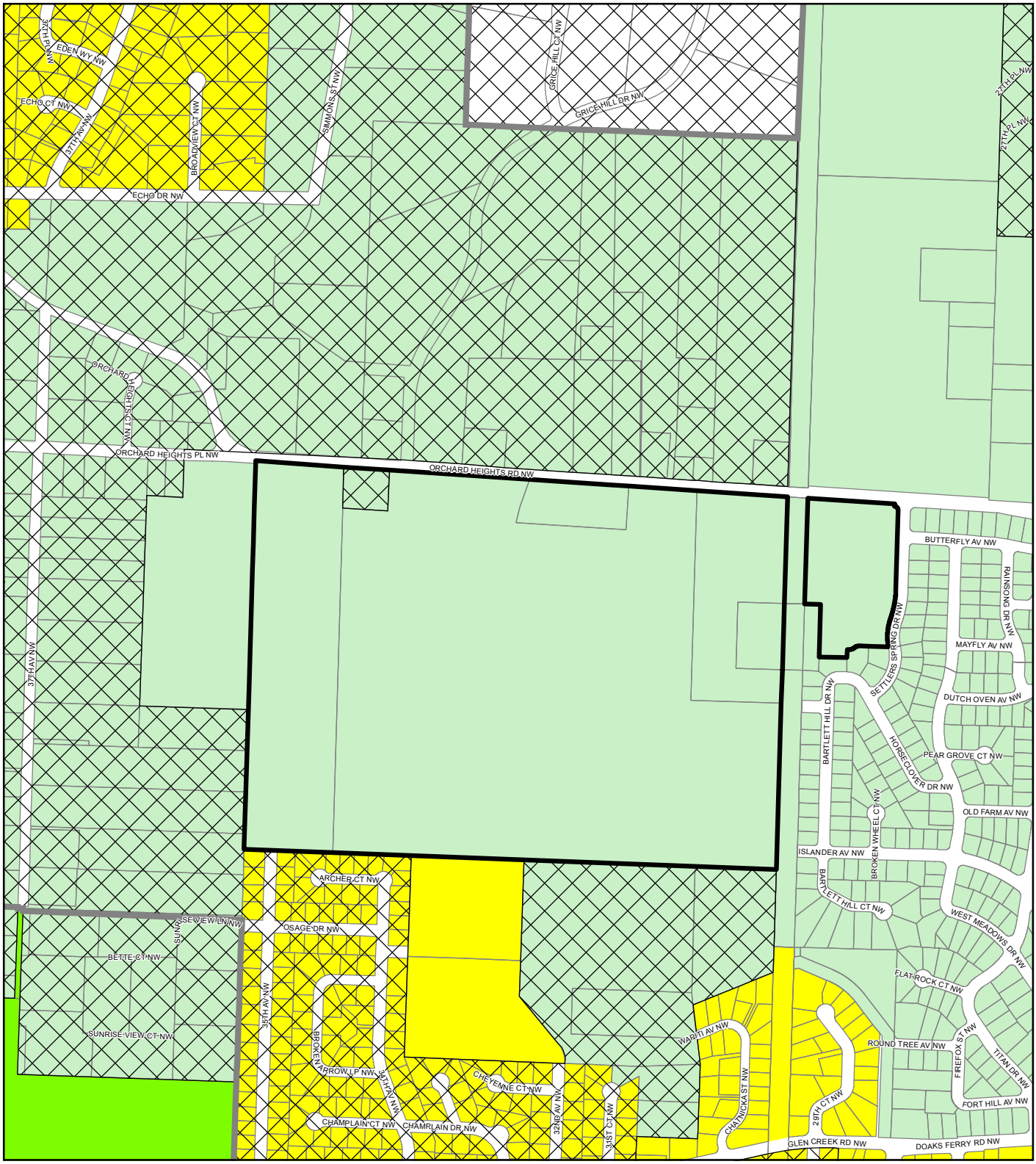
# Map 160 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "MU" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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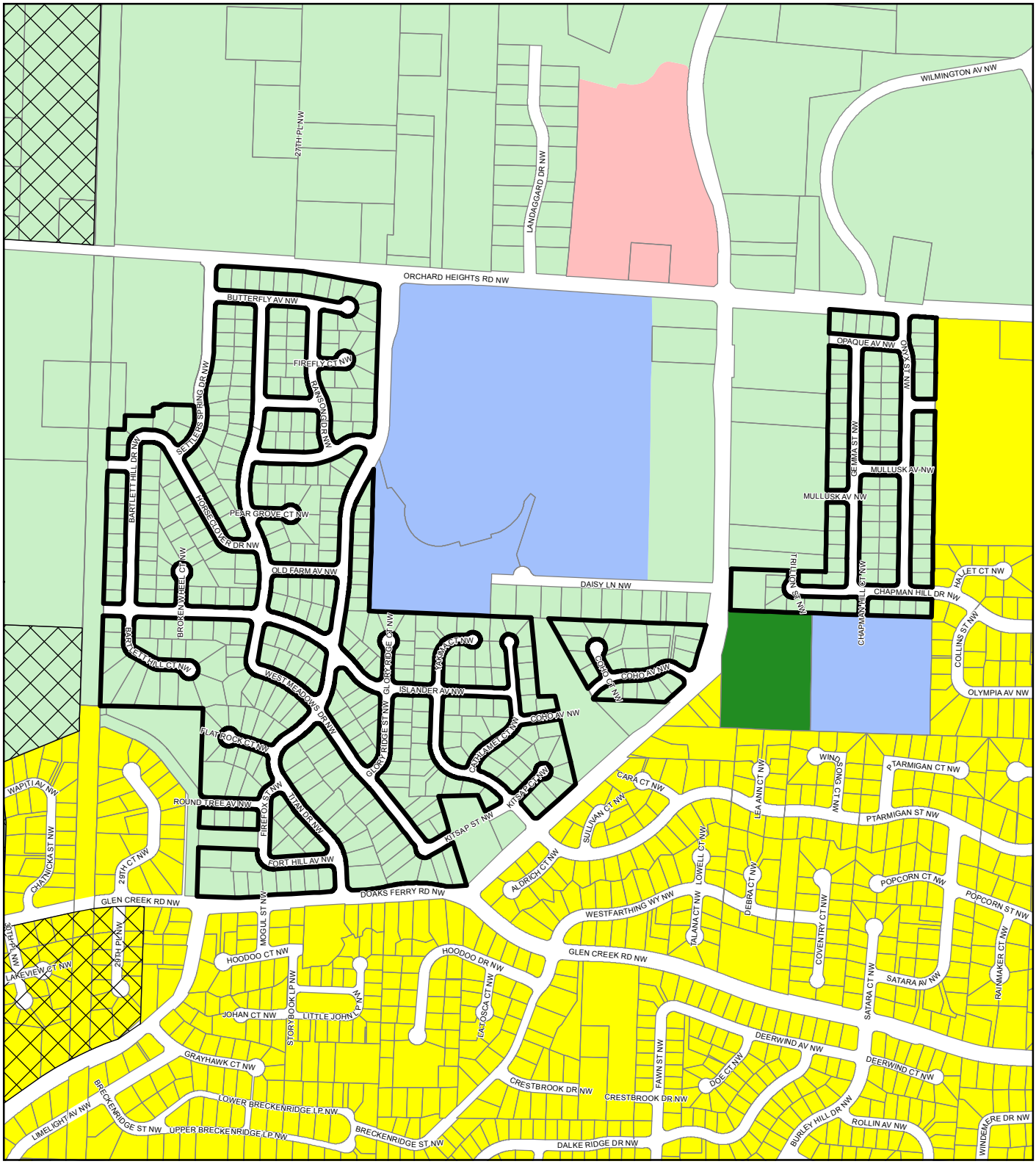
# Map 161 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | |
|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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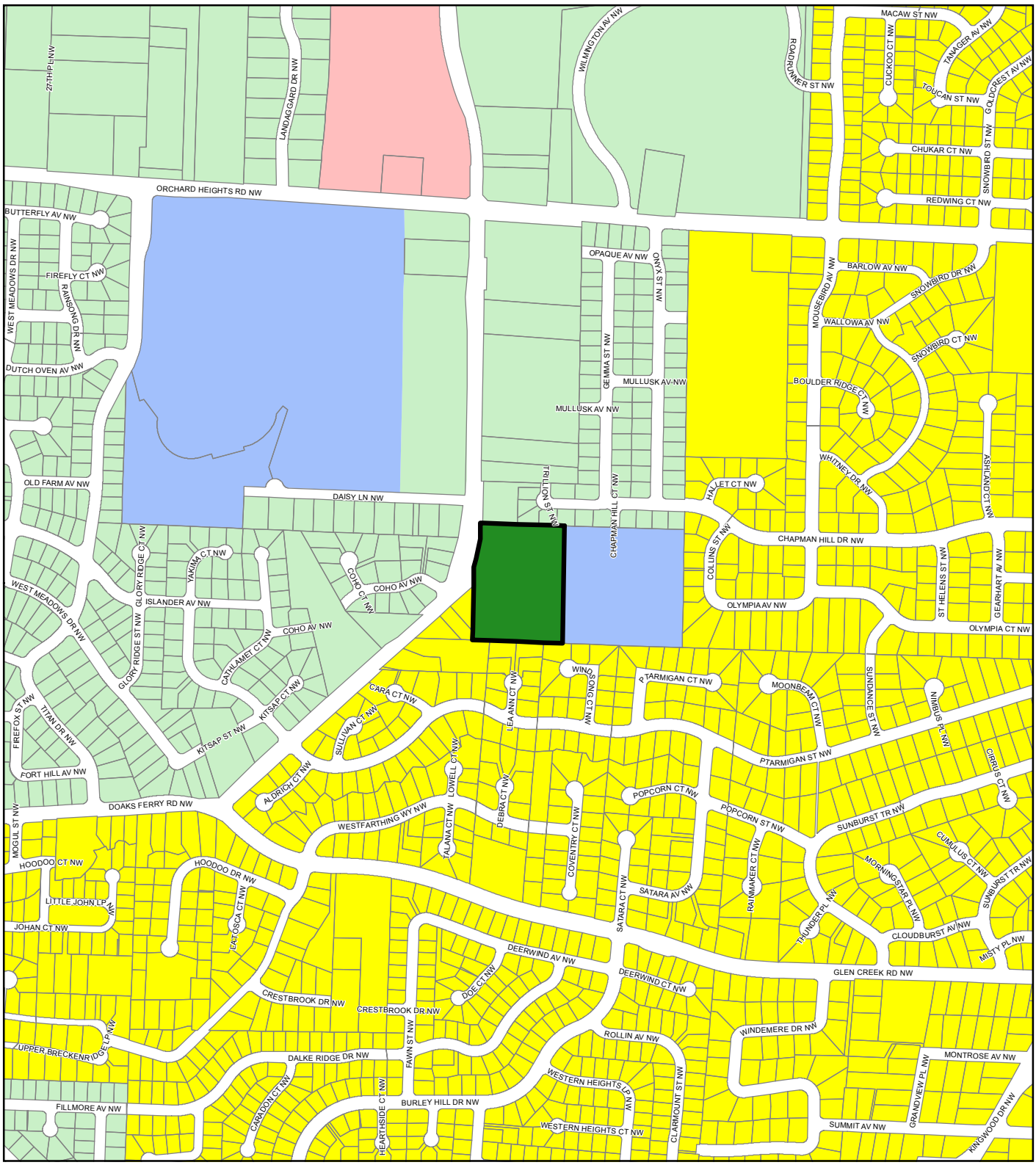
# Map 162 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "CSE" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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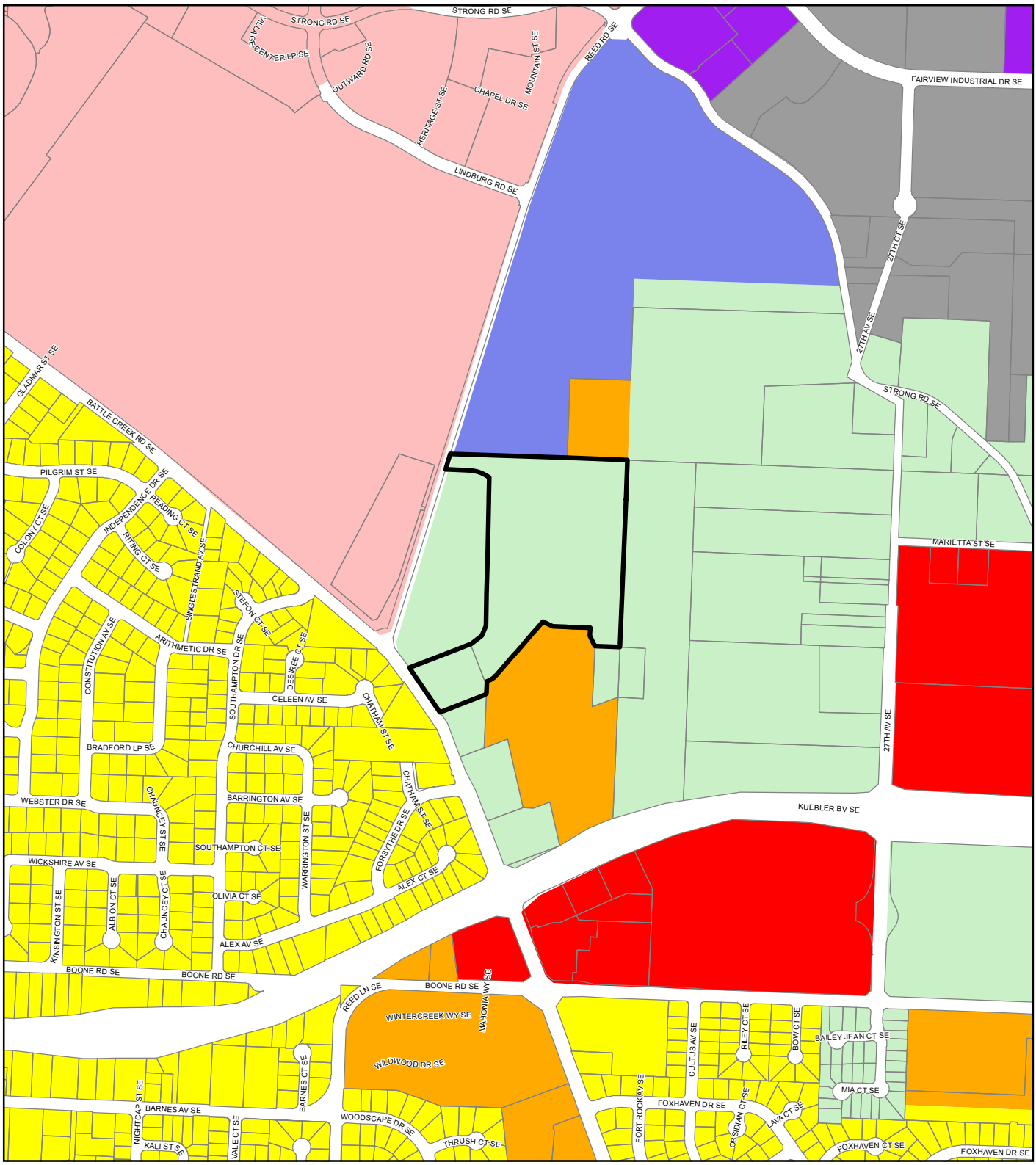
# Map 163 - Proposed Salem Comprehensive Plan Change Areas ★
## Proposed Change Areas To "SF" CompPlan




## Legend

- **Proposed CompPlan Change Areas** ★
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

★ ***Note:***
***Only the Existing CompPlan WITHIN the "Proposed CompPlan Change Areas" would be impacted by these changes***

**Existing CompPlan**

| | | | | | |
|---|---|---|---|---|---|
| COM | CSC | DR | MU |
| CB | CSE | EC | MF |
| CS | CSG | FRM | POS |
| CSA | CSH | IND | ROM |
| | CSS | IC | SF |

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Community Development Dept.

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