



Keizer Walkable, Mixed-Use Areas

To comply with a new state-directed program, called Climate-Friendly and Equitable Communities, the City of Keizer is beginning to study potential locations for walkable, mixed-use areas*. This work will build off Keizer's previous work through the Keizer Revitalization Plan and the River-Cherry Overlay District.

What is a Walkable, Mixed-Use Area?

As outlined in the state requirements walkable, mixed-use areas are envisioned as neighborhood centers where people can meet most of their daily needs without relying on a car.

Key elements of these areas include:

- Opportunities for increased development where people can live, work, shop, and play.
- Improvements that make it easier and safer for people to walk, bike, and take transit.
- Strategies to avoid or minimize displacement, and preserve and increase affordable housing options.
- Reduced off-street parking to free up land for housing and other services.

Process

First, Keizer will study and identify potential locations that meet state requirements and align with the City's existing plans and policies, as well as analyze potential displacement risk and mitigation measures. The City will share the results from this study at the end of 2023. Over the next few years, the City will start a process to propose, designate, and adopt areas through City Council action. The designation will include changes to land use and zoning rules that encourage walkable, mixed-use development to take place in these areas over time.



Walkable, mixed-use areas are where people can live, work, and play without relying on a car.

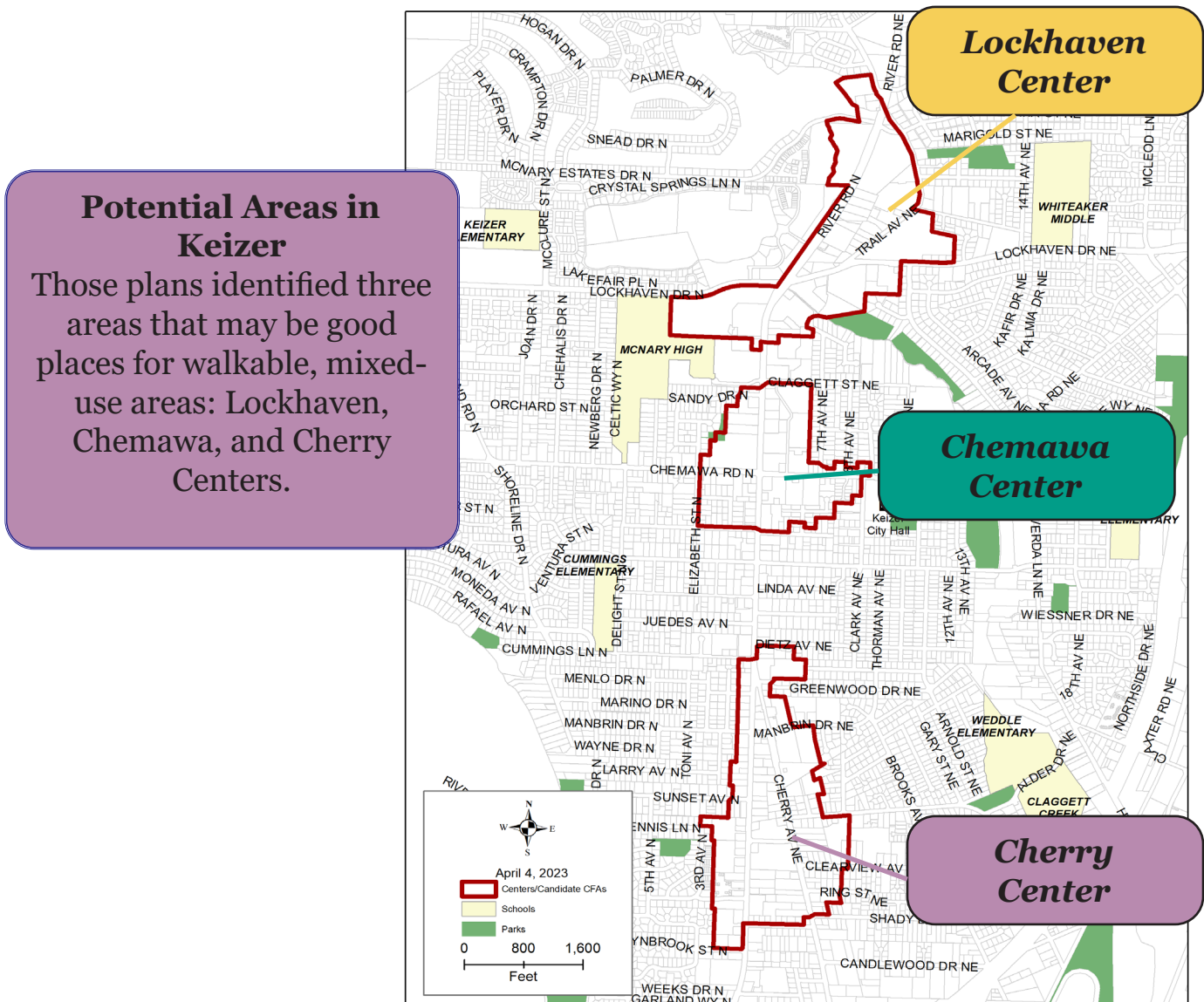
State rules require cities to:

- designate **Walkable, Mixed-Use Areas**
- reform **Parking Requirements**
- prepare for **More Electric Vehicles**
- plan for **Climate-Friendly Transportation Options**
- plan for **Compact, Walkable Design**
- prioritize **Equitable Engagement**
- monitor **Housing Production and Adjust Over Time**

*State requirements refer to these areas as Climate-Friendly Areas

Alignment with the Keizer Revitalization Plan

Keizer is studying areas that align with the [Keizer Revitalization Plan](#). Adopted in 2019, the plan provides a vision for the revitalization of a key commercial corridor in the city of Keizer – the River Road/Cherry Avenue area. To implement that work, the City adopted the River-Cherry Overlay District, to promote efficient use of land and urban services; create a mixture of land uses that encourage employment and housing options in close proximity to one another; and encourage pedestrian-oriented development. Already a few mixed-use projects have been constructed and the Corridor is served by frequent transit.



Get Connected!

Reach out to Shane Witham, Planning Director at withams@keizer.org or 503-856-3441

Learn more at: [www.keizer.org/ClimateFriendlyandEquitableCommunities\(CFEC\)](http://www.keizer.org/ClimateFriendlyandEquitableCommunities(CFEC))