

DEVELOPMENT AND MANAGEMENT POLICIES

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The following series of policies combines with the preceding site and surrounding development analysis to guide the development of properties subject to area plans within the City of Salem.

Policy 1: Protect and provide for ongoing State agency uses.

- 1.1: Provide appropriate open spaces around existing and new facilities.
- 1.2: Reserve space for replacement of aging facilities, as appropriate.

Policy 2: Encourage planned and integrated development of the Property.

- 2.1: Encourage physical and architectural integration with adjacent and nearby properties through appropriate siting and design of new buildings and construction. Consider height, volume, size, scale, setbacks, material choices and aesthetic considerations of existing buildings which are to remain. Complementary designs need not duplicate existing structures.
- 2.2: Consider functional and aesthetic compatibility between new projects and neighboring land uses; provide transitions as appropriate.
- 2.3: New projects shall provide an attractive and safe environment for employees and visitors through building and site design, materials, landscaping, lighting, pertinent signage, sidewalks or other pedestrian linkages, and other site amenities.
- 2.4: In the design of new projects, consider the needs of people who have a range of abilities.
- 2.5: Consider and respect impacts upon locations of significant historic or natural resources in design and implementation of new projects. Consider options for public access to and interpretation of these resources.
- 2.6: Adhere to Design Standards presented in the Area Plan. Exceptions should primarily be due to security or functional concerns.

Policy 3: Maximize transportation efficiency and balance.

- 3.1: Consider each site's proximity to and impacts upon the adjoining transportation network.
- 3.2: Achieve balanced transportation system access to the Property via coordination with State, City, and regional transportation and transit planning agencies:
 - a. Coordinate with current known transportation plans (referenced in Streets and

Transit sections of Area Plan).

b. Coordinate with Salem-Keizer Transit District to improve transit service to site along with future growth in area or on site.

c. Provide appropriate circulation on site and link to the City and regional transportation network.

3.3: Incorporate transit, pedestrian, and bicyclist circulation and related needs into the design of new construction or renovation projects, as appropriate, to encourage the use of transportation alternatives. Provide appropriate pedestrian and cyclist links between buildings, to transit stops, and to public pedestrian and cyclist routes.

3.4: Encourage alternative modes of transportation such as carpooling, park and ride programs, employee transit subsidies, and other transportation demand management measures (in conjunction with conventional parking solutions) to satisfy parking demand, reduce traffic impacts in the area, and comply with the Salem Transportation System Plan, the State's Transportation Planning rule (OAR 660-012), and other applicable plans, rules, and ordinances.

3.5: Meet parking demands for new development on the Property through the provision of on-site parking or other parking facilities provided or designated by the State. Discourage employees or visitors from parking in adjacent residential areas; coordinate with City of Salem for assistance as needed. Manage parking resources as efficiently as is feasible.

Policy 4: Continually consider sustainability enhancements.

4.1: Consider standing Executive Orders which address sustainability, such as Executive Order No. 06-02: "Sustainability for the 21st Century" or future Executive Orders addressing sustainability, in the design and implementation of new projects.

4.2: Follow sustainable best practices such as these examples:

Where appropriate, rehabilitate existing State buildings to provide more efficient use of space, with attention to security, energy usage, safety, aesthetics, employee work environment, and universal accessibility.

Where appropriate, consider including renewable energy applications and/or infrastructure for future renewable energy applications in projects.

Where appropriate, consider adaptive reuse of existing structures.

Where appropriate, design new landscaping to maximize building energy efficiency by permitting solar gain in winter and shading buildings in summer.

Replace or relocate landscaping and trees to be removed in new development, when feasible and appropriate.

Preserve those features that are special and unique to the Property while being responsive to changing needs and conditions, and sensitively address existing wildlife habitat areas.

When developing new projects, enhance flood control and wildlife habitat amenities where feasible and appropriate.

On rural properties, provide stormwater detention basins within new development with capacity to control the 100-year rainfall runoff plus any uncontrolled overland flows from off-site. On other sites, consider feasibility of bioswales, permeable pavements, and other stormwater control measures in conjunction with new projects.

Consider providing wetland mitigation opportunities within buffer areas to other State agencies or local jurisdictions, as feasible and appropriate.

Consider landscaping as an architectural element in new development to alter spatial relationships, create useful spaces, and manipulate microclimates; do not restrict to the cosmetic treatment of buildings.

Respect the natural setting of rural properties and utilize native and drought-tolerant plants where feasible and appropriate.

- 4.3: Construct new projects to standards set forth in OAR 125-6-010, Sustainable Facilities Standards and Guidelines.

Policy 5: Proactively coordinate and encourage interjurisdictional and citizen participation.

- 5.1: The City and State shall establish a process for coordination which process shall involve neighborhood groups, Salem-Keizer Transit District and other public and private entities affected by future development of the properties. A citizen participation strategy should be prepared for each area plan that provides opportunity for citizens and groups to participate at all phases in adoption of the plan by means of an appropriate variety of methods in the planning and development review process.
- 5.2: Consult with the State Historic Preservation Office and the City of Salem regarding projects affecting structures or sites on the Property which may have historic or cultural significance. Consider protecting for future generations those structures identified as significant.
- 5.3 Comply with the Statewide Planning Goals and Salem Area Comprehensive Plan and Zoning Ordinance, including all applicable regulations and taking into consideration systems development and other charges.
- 5.4 Consult with City of Salem when developing Area Plans to identify public safety and infrastructure concerns that may need to be addressed as a result of development of the properties.
- 5.5 The state and city should work together to identify potential cumulative impacts of:

- 1) State facilities and operations on the city;
- 2) City of Salem facilities and operations on the state; and
- 3) Private development on city, and/or state facilities and operations.

The state and city should then work together to determine possible solutions to mitigate any such impacts. Both jurisdictions should maintain data to inform this issue.

- 5.6 Area Plans establish landowning agency guidelines for future development of specific state properties and help inform the Coordination Plan about cumulative impacts. Area Plans should identify impacts based on uses identified or proposed within them.

The Coordination Plan should be used as the tool to quantify potential cumulative impacts from state facilities throughout the city. The actual development of state projects is the appropriate time to identify specific impacts of projects (if data is available to inform such issues); project plans should include practicable mitigation measures which comply with Oregon Revised Statutes to address those impacts.

- 5.7 It is the responsibility of agencies owning land covered by existing Area Plans within the City of Salem to update their respective Area Plans with technical assistance from DAS staff.

The draft Area Plan updates will be reviewed and revised in conjunction with a subcommittee of the Capital Projects Advisory Board. Final update drafts will be reviewed by the full Capital Projects Advisory Board, revised if desired by the Board, and forwarded to the DAS Director with a written recommendation. Appropriate opportunities for public comment, including interaction with relevant neighborhood associations and other identified stakeholders, will be provided as noted in Policy 5.1.

Upon final approval by the DAS Director, Area Plan updates will be adopted by administrative rule. Any disagreement with or request for change to an adopted Area Plan may be addressed to the DAS Director.

Policy 6: Coordinate Area Plans with DAS - Salem Coordination Plan.

- 6.1: Area plans are subject to policies contained within the DAS - Salem Coordination Plan.