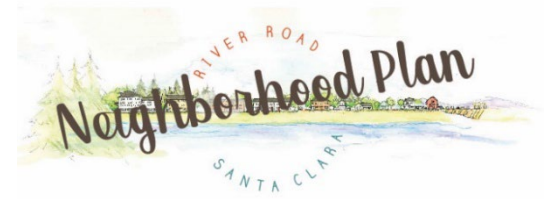


VISION STATEMENT

LAND USE



Land use in River Road and Santa Clara supports neighborhood character and local identity, including our long-standing agricultural heritage and high value soils. Our neighborhoods are walkable, with a range of housing types affordable to all residents. Abundant shops, services and community spaces are served by a variety of transportation options. Strategic development and revitalization in more urban locations, especially the River Road corridor, helps maintain neighborhood character while meeting our housing and economic needs in a way that is environmentally responsible. Development is well designed, sustainable, and compatible with existing surroundings. Adjacent to the Willamette River greenway, development improves safety, enhances access, and respects ecological functions.

Goal 11: Support development that is well designed and economically, socially, and environmentally sustainable.

Policy 11.1 Effective Public Process for Development: Encourage effective collaboration between developers, public agencies, and neighbors through legislative updates to local land use regulations.

Policy 11.2 Well Designed Built Environment: Update design standards through legislative updates to local land use regulations so that they provide for gradual transitions between different uses and scales and incorporate pedestrian scale design through building design, size, scale, and site layout requirements.

Policy 11.3 Well Designed Community Space: Help build a sense of community by using welcoming and well-designed public and private community space.

Policy 11.4 Green and Resilient Properties: Encourage actions on residential, commercial, and public properties that enhance food and energy production, water storage and conservation, and tree canopy through programs, incentives, and legislative updates to local land use regulations.

Goal 12: Plan for future housing that addresses the needs of the community.

Policy 12.1 Compatible Infill: Encourage innovative and creative housing options and infill, incorporating pedestrian scale design through building design, size, scale, and site layout requirements through legislative updates to local land use regulations.

Policy 12.2 Affordable Availability: Plan for affordable and moderate-income housing throughout the River Road and Santa Clara neighborhoods through strategies, funding, partnerships, and execution of the City's housing plans.

Policy 12.3 Innovative Housing Strategies: Pursue innovative housing strategies through collaborative planning efforts between the River Road and Santa Clara neighborhood organizations, City, County, and local service providers.

Policy 12.4 Monitoring and Implementation: At five-year intervals after adoption of the Neighborhood Plan, measure the effectiveness of policies and actions established in this plan. The River Road and Santa Clara Community Organizations will use the results to review the Action Plan document and approve revisions to reflect changes as work is completed and new community priorities are identified.

Goal 13: Support an active and accessible River Road corridor.

Policy 13.1 Key Areas for Development: Support more active and accessible development and redevelopment in key areas for residential, commercial, and mixed-use development through legislative updates to local land use regulations.

Policy 13.2 Walkable Neighborhood Centers: Support walkable neighborhood centers where people can access transit, shopping, parks, schools, and public spaces within walking distance through legislative updates to local land use regulations.

Goal 14: Promote land use and development that protects and enhances neighborhood character.

Policy 14.1 Compatibility Transitions: Enhance compatibility through development standards such as height and scale transitions, setbacks, buffering with trees, and window offsets between adjacent properties that are zoned differently through legislative updates to local land use regulations.

Policy 14.2 Neighborhood Livability: Retain and enhance neighborhood livability, such as by mitigating noise, identifying and encouraging preservation of historical and cultural properties, and promoting green development and design at pedestrian scale.

Policy 14.3 Willamette River Compatibility: Encourage development that is less intense along the river by making legislative updates to local land use regulations that include additional standards to protect, maintain, preserve, and enhance the natural, scenic, historic, and recreational qualities of the Willamette River Greenway.