



# Climate Friendly & Equitable Communities (CFEC) & the Climate Friendly Area (CFA) Designation Project

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Town Hall Meeting  
September 16, 2024



# Town Hall Overview

1

## **Inform.**

What is CFEC and the CFA Designation Project? How will it impact Central Point?

2

## **Empower.**

Everything you need to know about how to get involved in the planning process.

3

## **Engage.**

We want to hear from you! What is most important to maintain Central Point's small town feel?

4

## **Open House.**

Speak with staff and consultants, view the map gallery, sign-up for updates and get more information.

# **Inform**

CFEC, CFA Designation Project, & Central Point

# What is CFEC?

## Executive Order 20-04

Signed March 10, 2020

Directed State agencies to lower GHGs

- 45% below 1990 levels by 2023
- 80% below 1990 levels by 2050

## Rationale

Transportation is one of the primary GHG emission contributors in Oregon.

Development patterns that prioritize and facilitate personal vehicle use contrary to the State's GHG reduction goals.

Reforms to create denser, mixed-use, human scale development does align with the State's GHG reduction goals.

## Department of Land Conservation & Development (DLCD) Rule Changes

- Focused on urbanized areas
- Adopted in July 2022
- Revised November 2023
- Requires Land Use & Transportation Reforms:
  - Parking
  - EV Charging
  - CFA Designation & Regulation
  - Walkable Design Standards



# WHY? WHAT'S THE VISION?

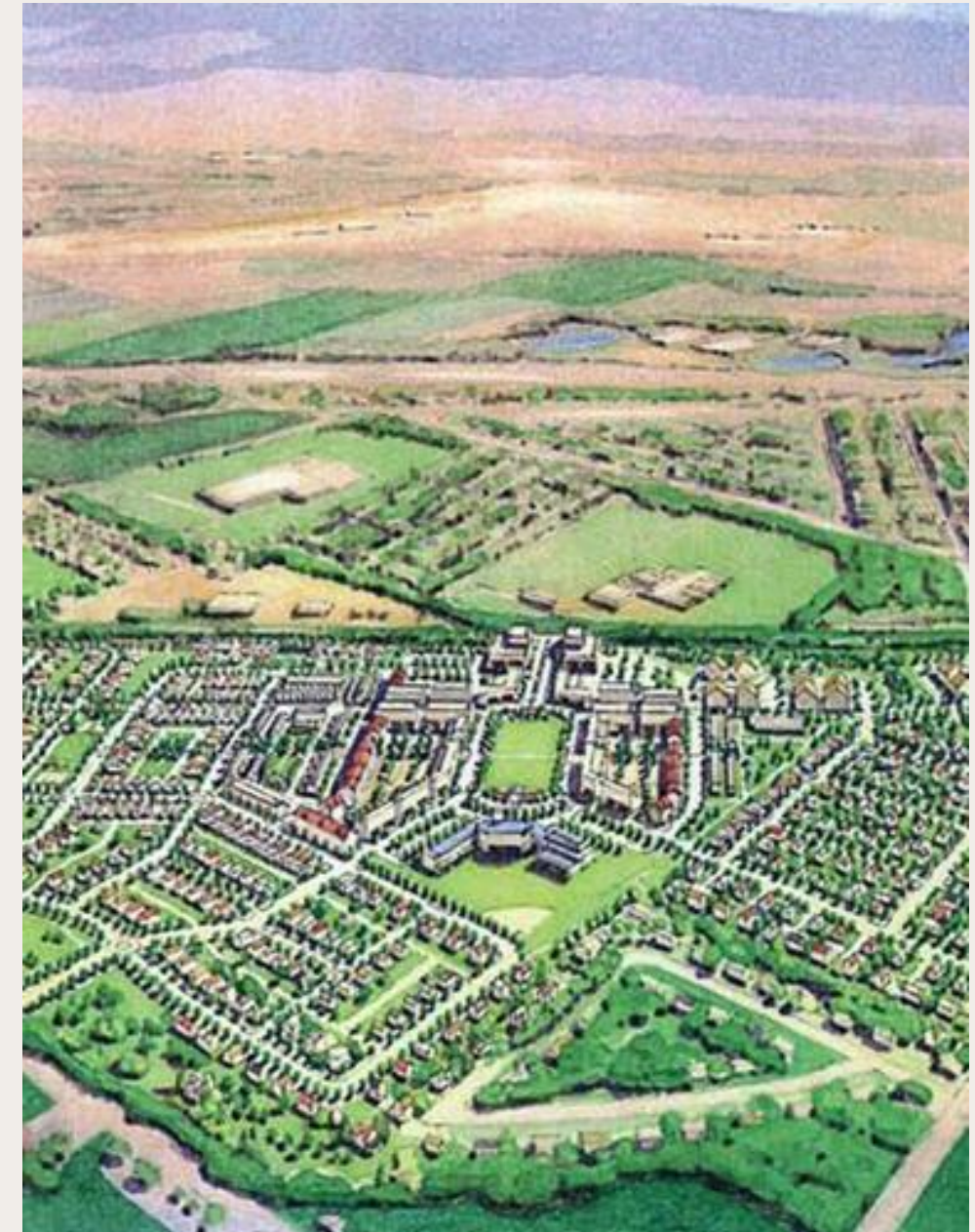
- Create more compact cities
- Eliminate or reduce parking mandates
- Create more room for affordable housing.
- Build capacity for alternative transportation modes
- Center the voices of underserved populations in the planning process





# THE VISION ISN'T NEW IN CENTRAL POINT

- Create more compact cities
  - *Transit Oriented Development (TOD) Standards*
- Eliminate or reduce parking mandates
  - *Reduced minimum parking requirements (2000)*
  - *Set maximum parking requirements (2000)*
  - *Eliminated minimum parking requirements (2022)*
- Create more room for affordable housing.
  - *Partnerships with affordable housing advocates*
  - *Added 176 affordable units since 2000*
  - *Completed land use zoning changes to add 120+ more*
- Build capacity for alternative transportation modes
  - *Land Use & Construction Standards require pedestrian, bicycle, and transit alternatives*
- Center voices of underserved populations
  - *We are continuously working to improve public engagement*
  - *Expanded notice area from 100-ft to 250-ft*



# How this Impacts Central Point

## State mandated reform vs. locally driven reforms

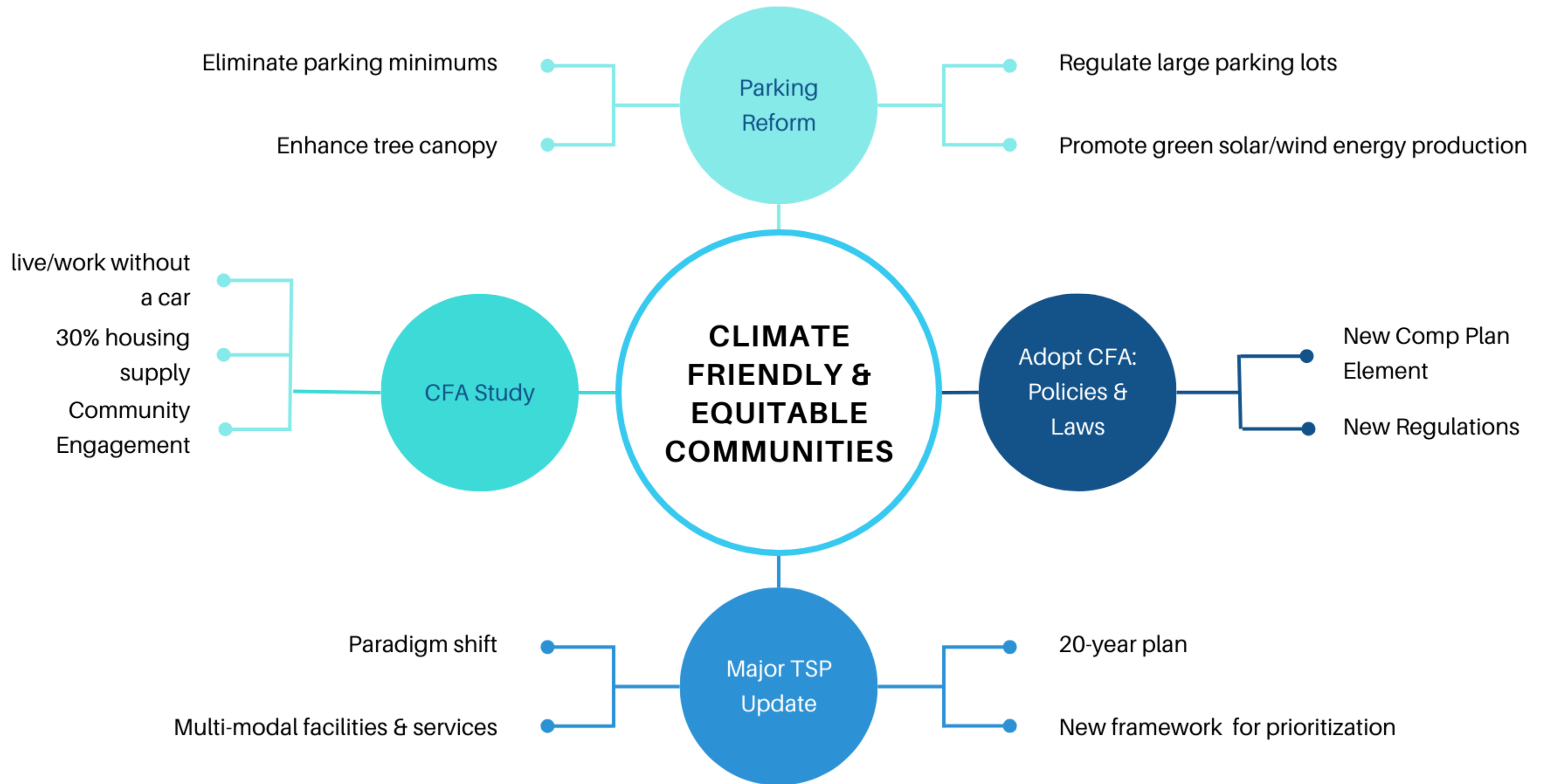
- Departure from Oregon Planning process
- Paradigm shift to include prescriptive state standards for land use, development and transportation

## Parking Reform

- Eliminate minimum standards
- Require multi-family and mixed-use projects with 5+ units to provide EV capacity
- Large parking lot mitigation requirements

## Designate a Climate Friendly Area (CFA)

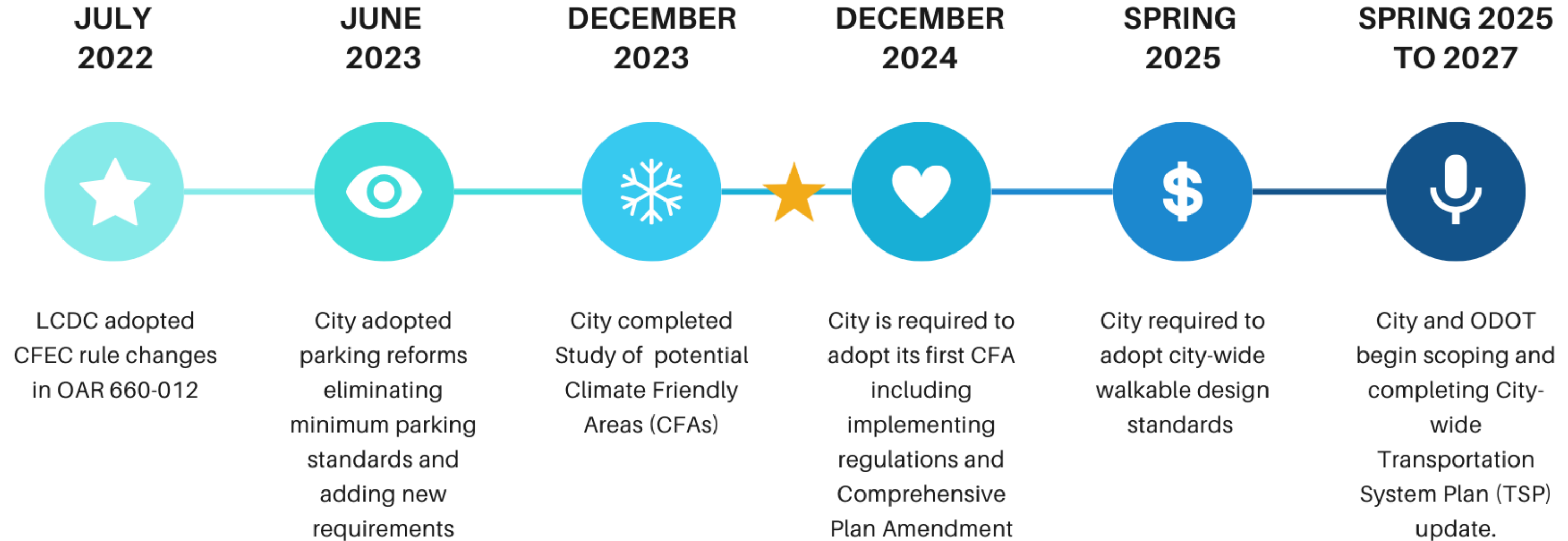
- 30% of housing need
- Minimum density based on population
  - 15 units/net acre 10,000-24,999
  - 20 units/net acre 25,000-49,999
- No maximum density requirements
- Prescriptive block length standards that differ from current standards
- Prescriptive building height standards





# CLIMATE FRIENDLY & EQUITABLE COMMUNITIES

## Implementation & Compliance Timeline



# WHAT IS A CFA?

## **General Vision:**

Compact communities

Can live, work, shop, play without a car

## **The Specifics:**

Contain 30% City's housing need

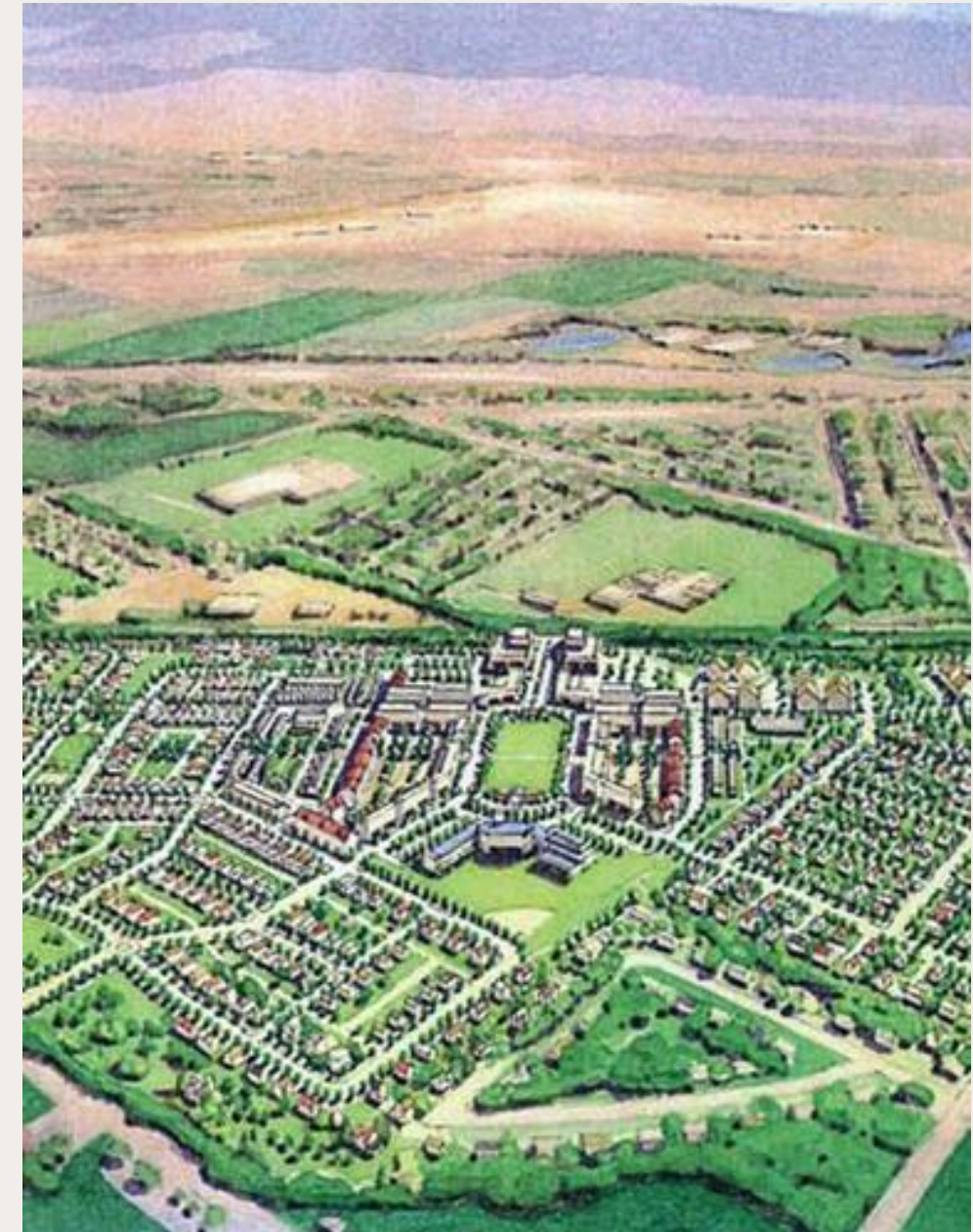
Minimum density of 15 units/net acre

No Maximum density

Maximum building height must be at least 50-ft

Must allow:

- Multifamily residential apartments and single-family attached housing
- Office uses
- Non-auto dependent retail, services and other commercial uses
- Childcare, schools and other public uses including public-serving government facilities





# 2023 CFA Study - Feasibility Analysis

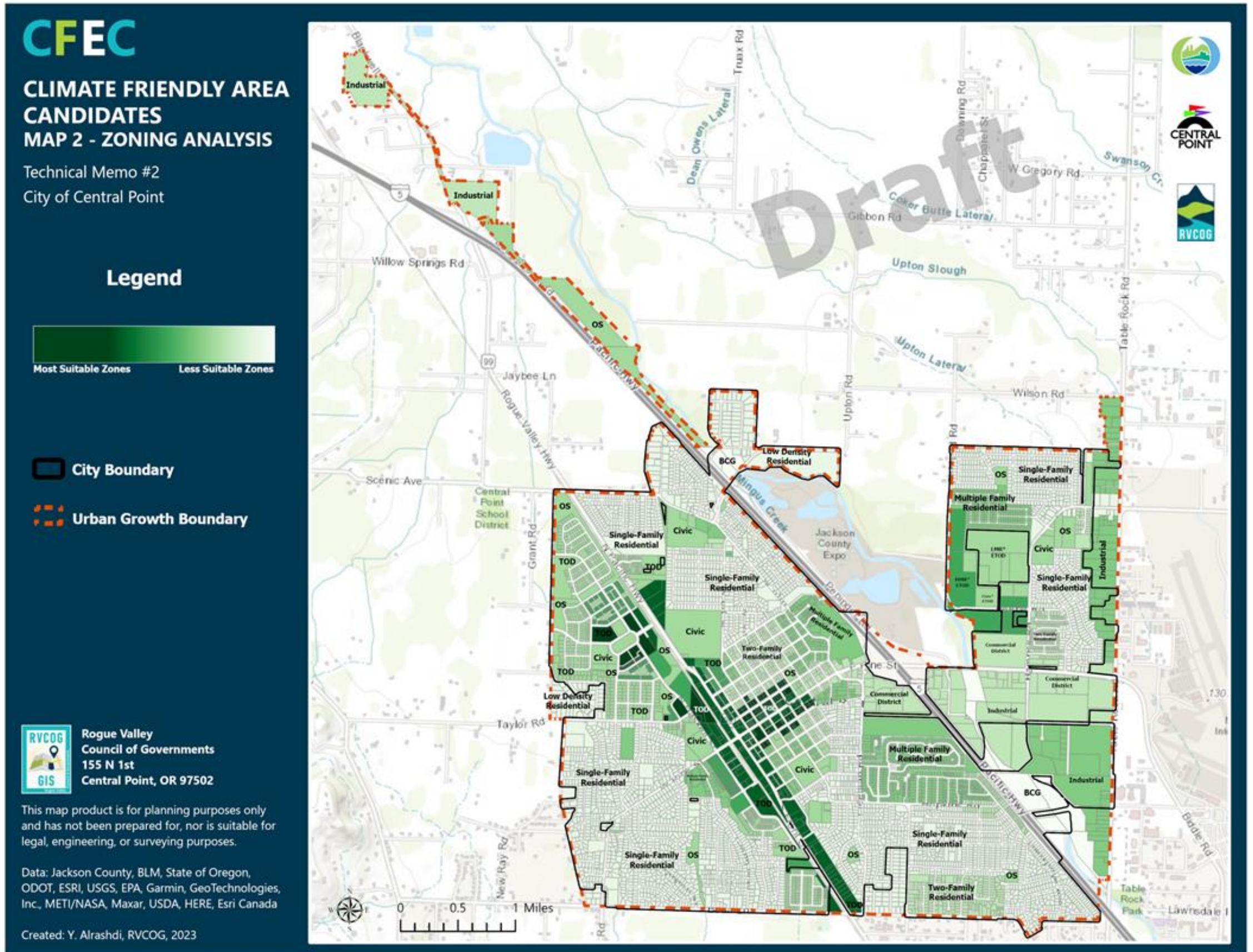
Darker Green = More Feasible

Most Compatible zones for CFA:

- High Mix Residential
- Employment Commercial
- General Commercial

CFA must provide 30% of needed housing:

- 2,926 units
- Calculated based on capacity
  - Net acreage
  - Minimum density
  - 50-ft building height
  - 900 SF unit size

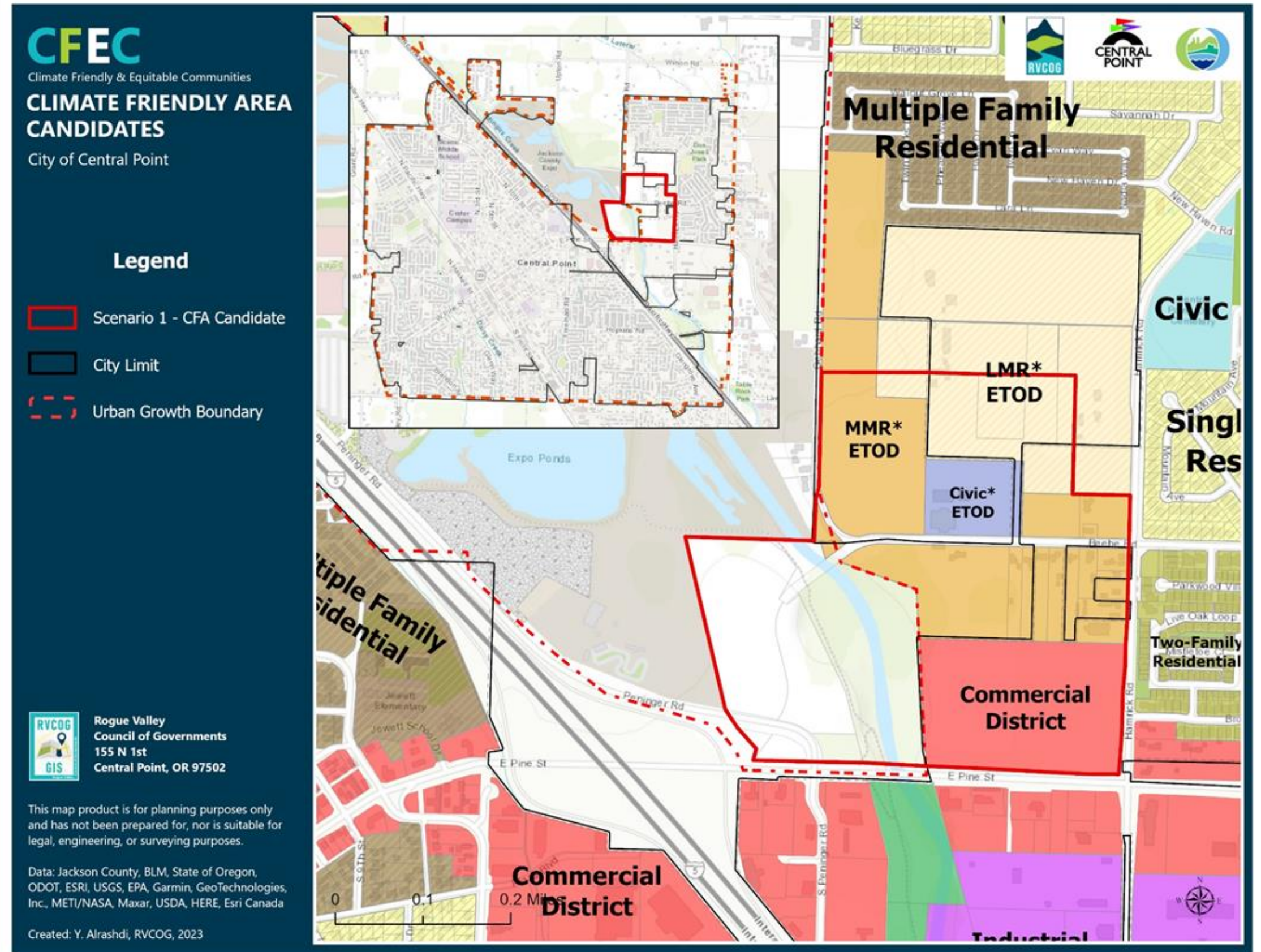




# 2023 CFA Study - Scenario 1

Scenario 1:

- 111 acres
- 4,397 Unit Housing Capacity
- Captures 150% of required units

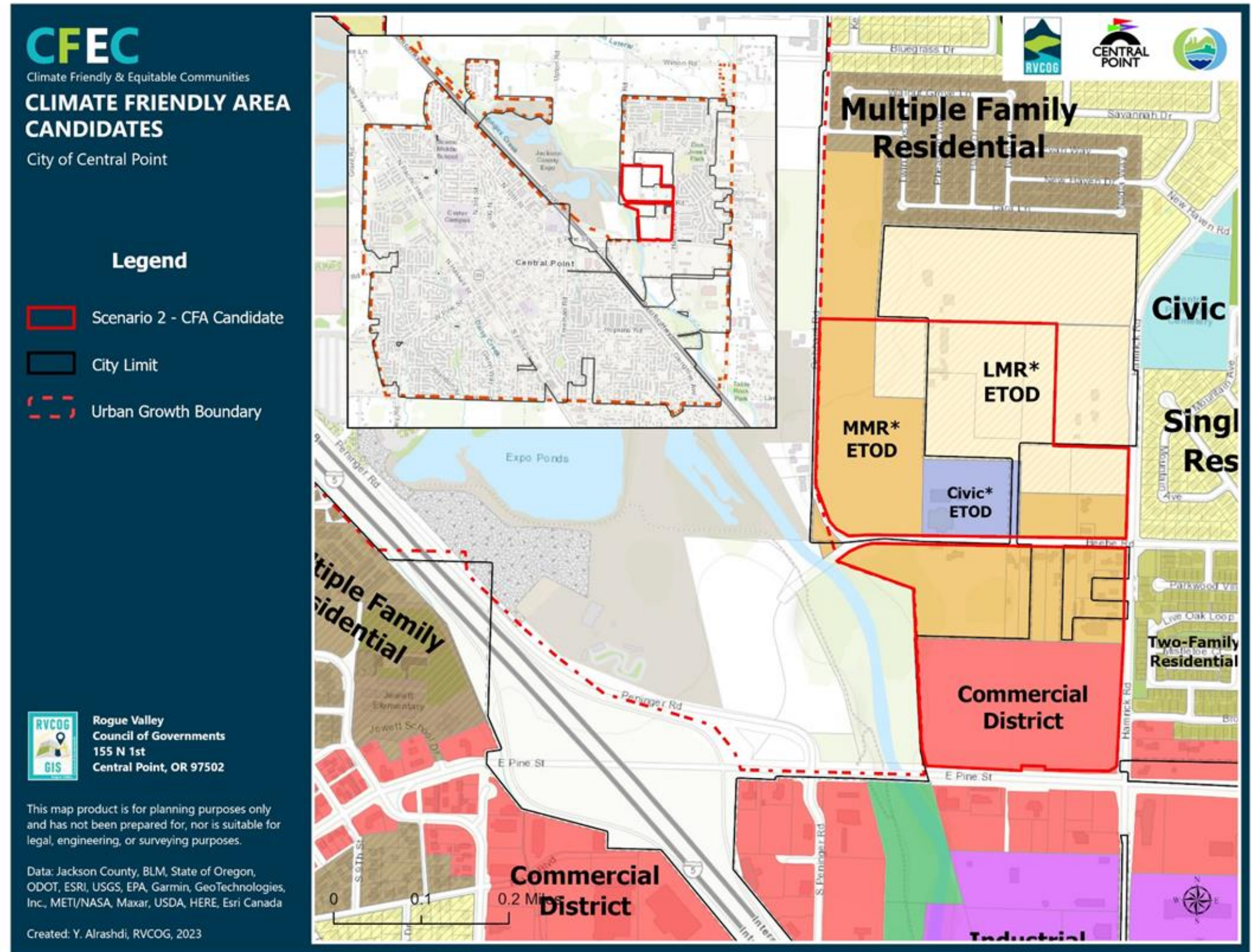




# 2023 CFA Study - Scenario 2

## Scenario 2:

- 87 acres
- 3,779 Unit Housing Capacity
- Captures 128% of required units





# Proposed CFA

87 acres Total Acres

- Low Mix Residential Zone: 22 acres
- Medium Mix Residential Zone: 37 acres
- High Mix Residential Zone: 7.5 acres
- Employment Commercial Zone: 14 acres
- Civic Zone: 6 acres



## Proposed Climate Friendly Area (CFA) Current Zoning Map



# Proposed CFA

87 acres Total Acres

## Current Zoning:

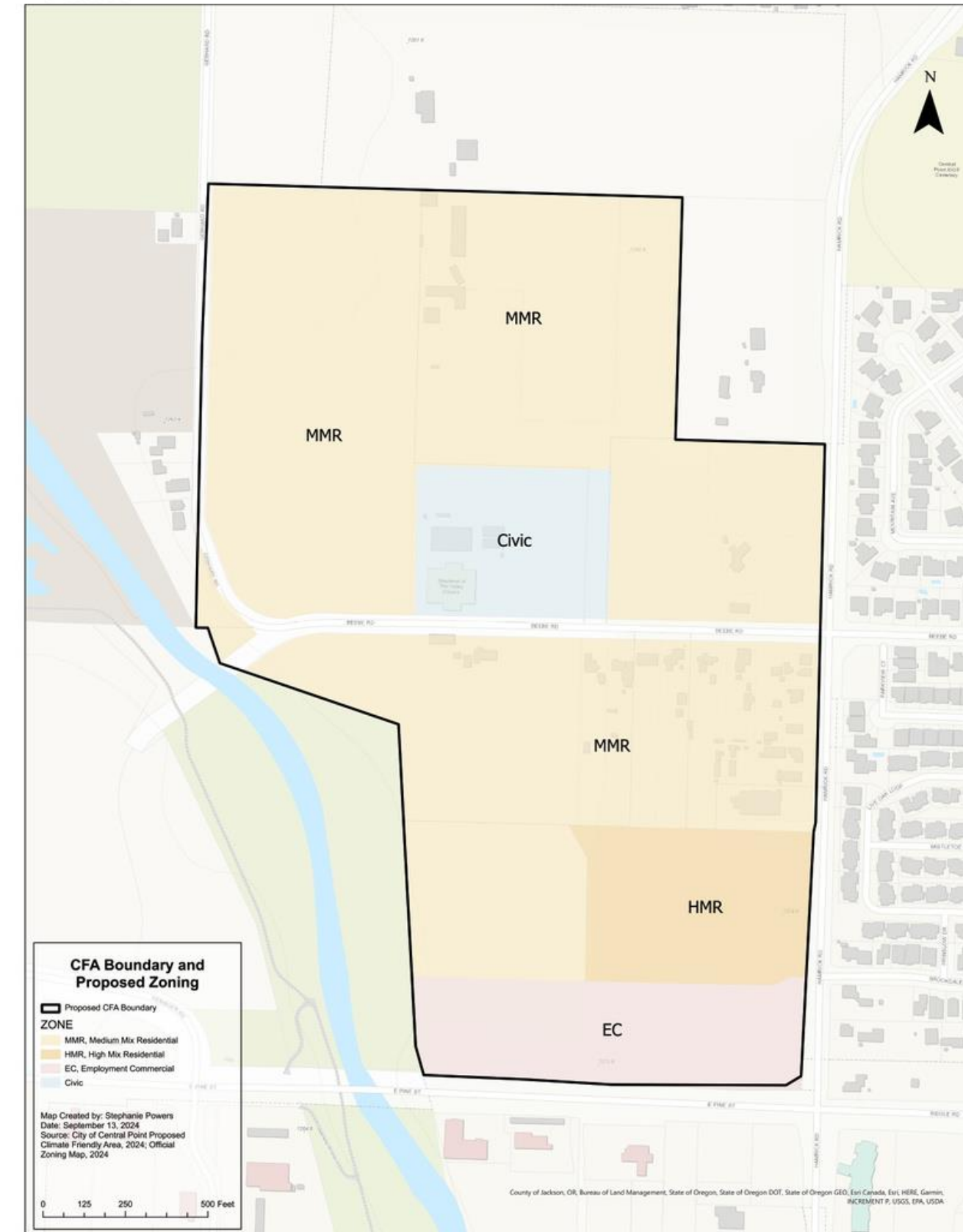
- Low Mix Residential Zone: 22 acres
- Medium Mix Residential Zone: 37 acres
- High Mix Residential Zone: 7.5 acres
- Employment Commercial Zone: 14 acres
- Civic Zone: 6 acres

## Proposed Zoning:

- Medium Mix Residential Zone: *59 acres*
- High Mix Residential Zone: 7.5 acres
- Employment Commercial Zone: 14 acres
- Civic Zone: 6 acres

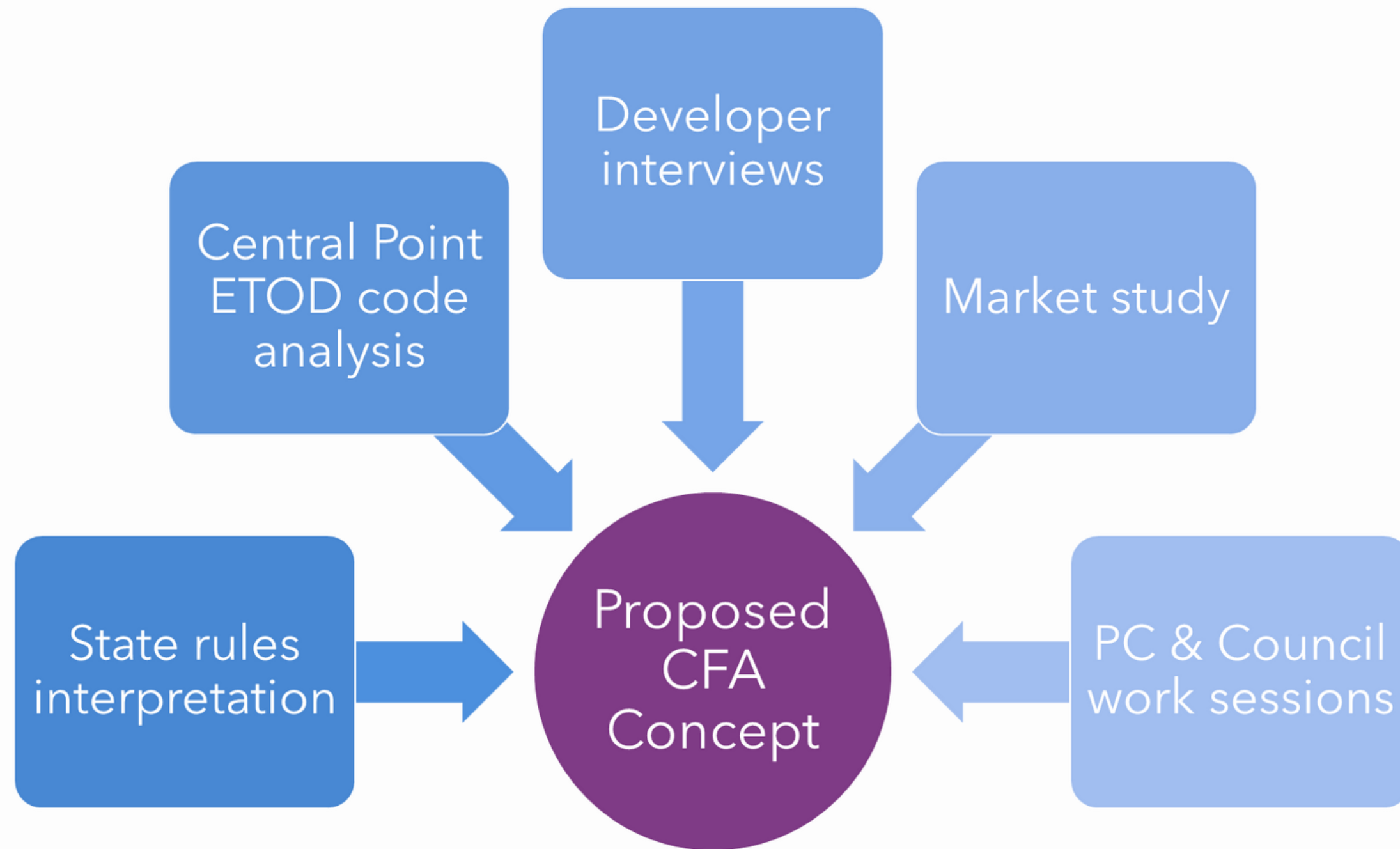


## Proposed Climate Friendly Area (CFA) Proposed Zoning





# Central Point CFA Designation Project



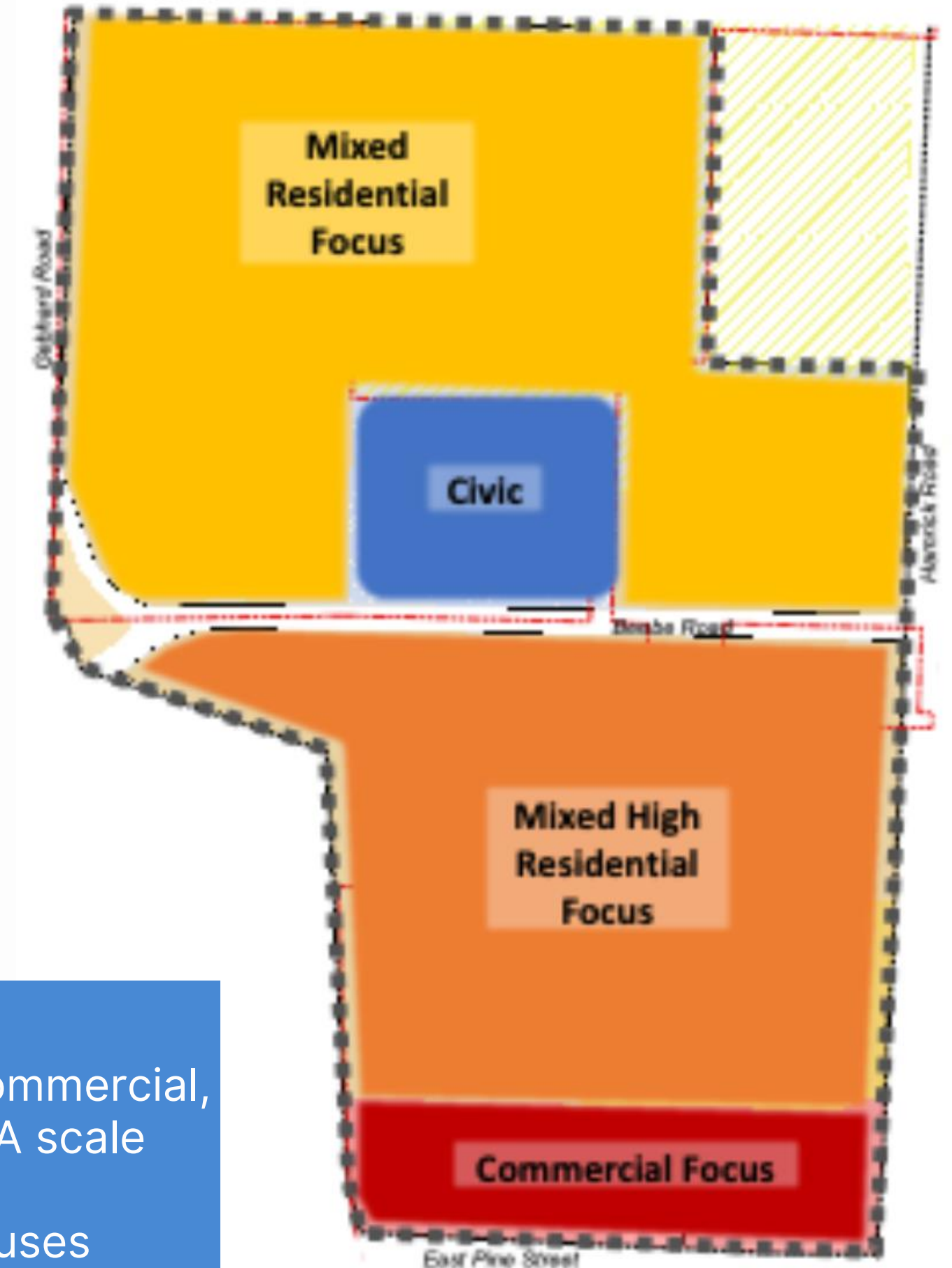
# Central Point CFA Designation Project

## Mixed Residential Focus:

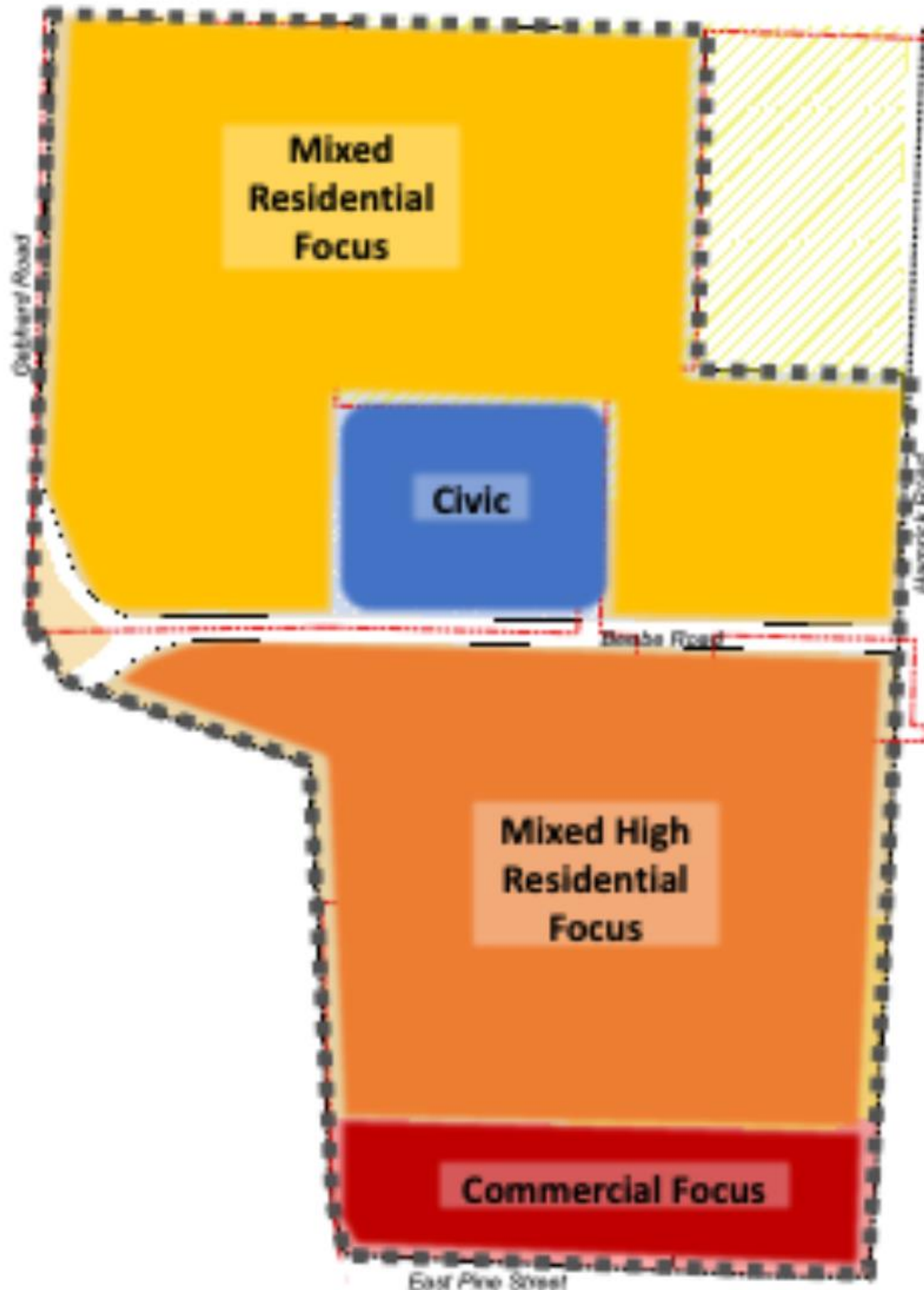
- Combine existing low and medium mixed-residential areas
- Continue to permit mix of housing types: some single-family detached, townhouses, duplexes and apartments
- Continue to allow small-scale, ground-floor office and retail uses
- Slightly increase minimum densities (14 to 15 du/acre)
- Lift maximum densities
- Slightly increase maximum height (45 to 50-ft)

## Civic

- Permit full range of residential, commercial, employment and civic uses at CFA scale
- Site is largely committed to civic uses



# Central Point CFA Designation Project



## Mixed High Residential Focus:

- Continue to permit townhouses and apartments
- Introduce commercial, office and civic uses
- Maintain existing density range (25 du/ac minimum, no maximum)
- Maintain existing height (60-ft)

## Commercial Focus:

- Continue to permit commercial and office uses; expand civic
- Continue to permit multifamily with ground floor mixed-use
- Introduce townhouses
- Introduce minimum density (15 du/ac or higher), apply no maximum
- Maintain existing height (60-ft)



# **Empower**

How to effectively participate in the planning process

# How to Get Involved

- 1 Stay informed.
- 2 Understand the approval criteria and submit written comments that address the proposal relative to the comments.
- 3 Become familiar with public meeting procedures.  
The CFA will be adopted using Legislative Procedures.  
See CPMC 17.05.500.
- 4 Visit the Planning Department if you have questions. We are here as a resource for you!

# How to Get Involved

## **Town Hall/Open House**

Tell us what you think in person.

Submit written comments online or on the comment form provided for your use.

Sign-up for future notifications.

## **Website Information**



## **Future Meetings**

Sign-up to be notified of all future meetings.

Attend in-person or virtually.

# Engage

We want to hear from you!

# WE WANT TO HEAR FROM YOU

- What is most important for the City to focus on to maintain Central Point's small-town feel?
- What makes Central Point feel like a "small town?"
- What do you like about the Climate Friendly Area Concept?
- What are your concerns about the Climate Friendly Area Concept?





# Open House

Visit with staff and consultants, view the map gallery, sign-up for updates, collect handouts