

TO: MAYOR AND CITY COUNCIL  
*Robert Wells*  
THROUGH: ROBERT G. WELLS, CITY MANAGER  
FROM: VICKIE HARDIN WOODS, DIRECTOR  
*Vickie Woods*  
COMMUNITY DEVELOPMENT DEPARTMENT  
SUBJECT: REZONING OF THE DOWNTOWN BOISE CASCADE SITE

**ISSUE:**

Shall the City Council direct staff to begin the process of creating a new zoning district that would include the downtown Boise Cascade site that is consistent with the recommendations of the Urban Land Institute (ULI) Study?

**RECOMMENDATION:**

Staff recommends that City Council direct staff to immediately begin the process of creating a new zoning district that would include the downtown Boise Cascade site that is consistent with the recommendations in the ULI study.

**BACKGROUND:**

The imminent closure of the Boise Cascade paper plant in downtown Salem represents an important turning point for the City. Last year the ULI conducted a comprehensive evaluation of the redevelopment potential of the Boise site. A city-initiated plan to rezone the property for mixed use was a key element of the ULI (Urban Land Institute) study.

**FACTS AND FINDINGS:**

1. The site is currently zoned IG (General Industrial), CB (Central Business District) and CR (Retail Commercial). In drafting the new zoning district staff will consider the Boise property as well as land within the immediate vicinity for possible inclusion (Attachment A).
2. The current zoning allows many uses that are not in keeping with the goal of increasing the vitality of the downtown.
3. The ULI study identified several elements to be included in the new zone. These include defining the development parcels, identification of historic buildings, if any, for adaptive re-use, identification of any utility and/or transportation issues, establishment of how to daylight Pringle Creek, and identification of needed pedestrian connections.

4. At this time, it is anticipated that the zoning applied will encourage mixed use and provide for on-site parking, view corridors, design criteria, infrastructure requirements, and performance standards.
5. The Community Development Department budget for fiscal year 07-08 includes funds to engage the services of a planning consultant to perform the work.



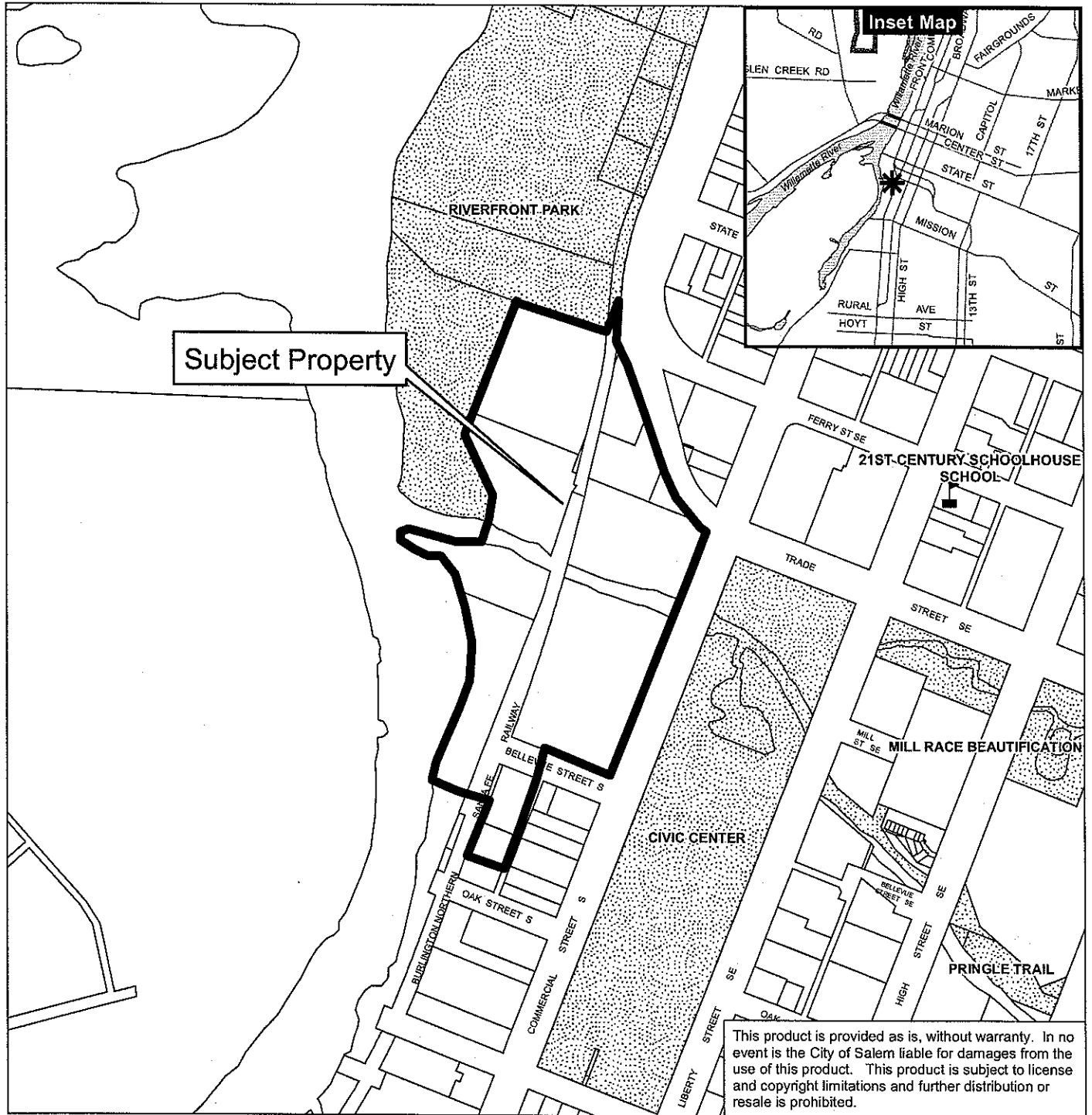
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Glenn W. Gross  
Urban Planning Administrator

Attachments: A. Vicinity Map

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# Vicinity Map Boise Cascade Property



**ATTACHMENT A**