



PARKING COMPLIANCE AMENDMENTS PROJECT

Zoning code changes to comply
with state rules

Planning Commission Presentation
April 11, 2023

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**PLANNING &
SUSTAINABILITY**

Project Proposals

1. Remove minimum parking requirements citywide
2. Update and simplify parking maximums
3. Add new development standards for large parking lots



Climate Friendly Equitable Communities Rulemaking

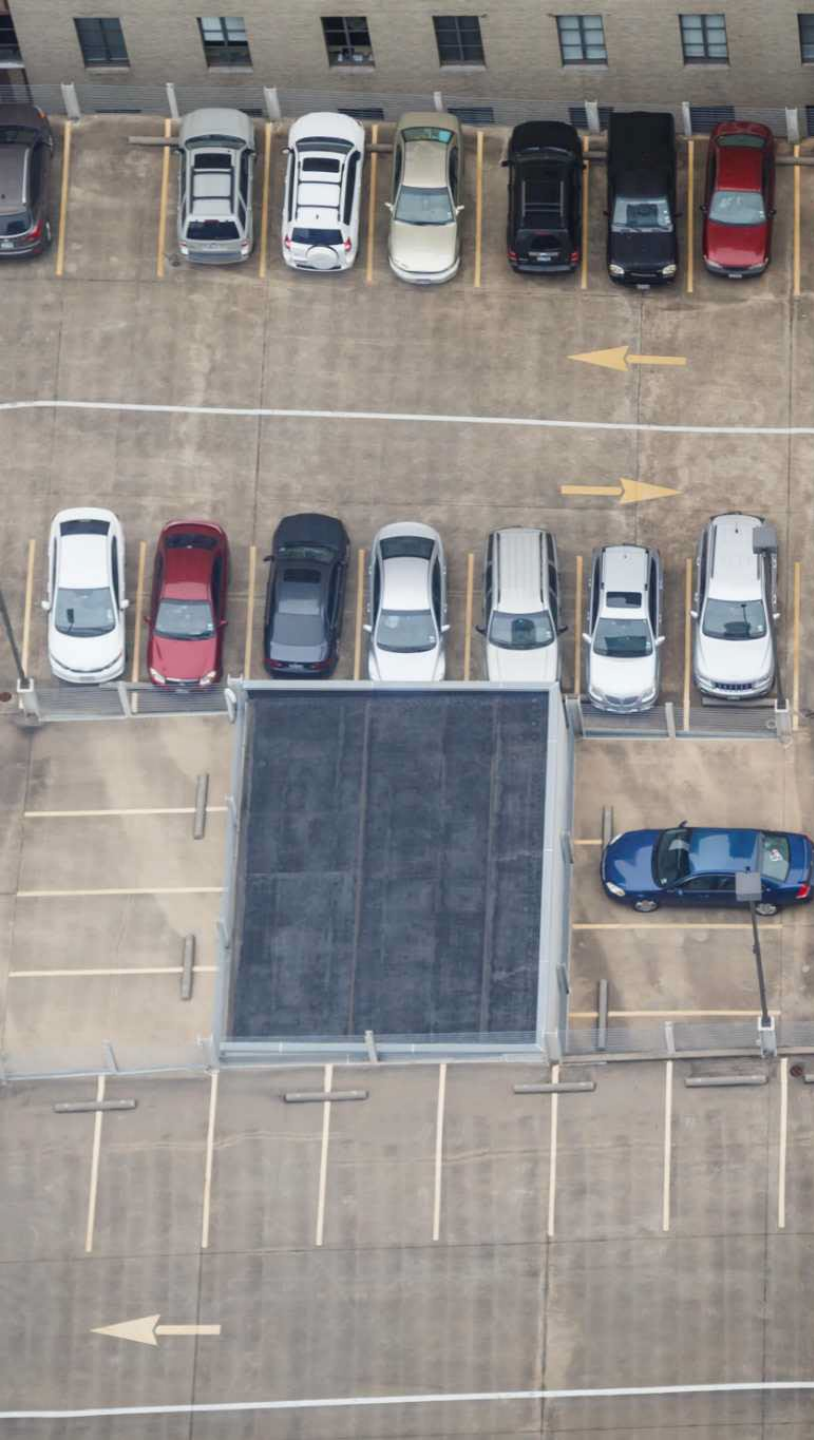




Climate Friendly Rules

- Updates to local land use and transportation rules
- Support goal of 75% reduction of GHG emissions by 2050
- 38% of GHG emissions are transportation related
- Excess parking has negative impacts on housing costs and compact land use





Parking Rules Phased Implementation

- Phase 1: Effective 12/31/22
 - No parking minimums within $\frac{3}{4}$ mile of light rail station and $\frac{1}{2}$ mile frequent transit line
 - No minimums for certain development types
- Phase 2: Effective 6/30/23
 - Reduce/remove parking minimums
 - Changes to parking maximums
 - Large parking lot development standards

Alignment with City Policy

- Comprehensive Plan:
 - 9.55 – Parking management
 - 9.58 – Off-street parking
- Continued policy direction



Parking Compliance Amendments

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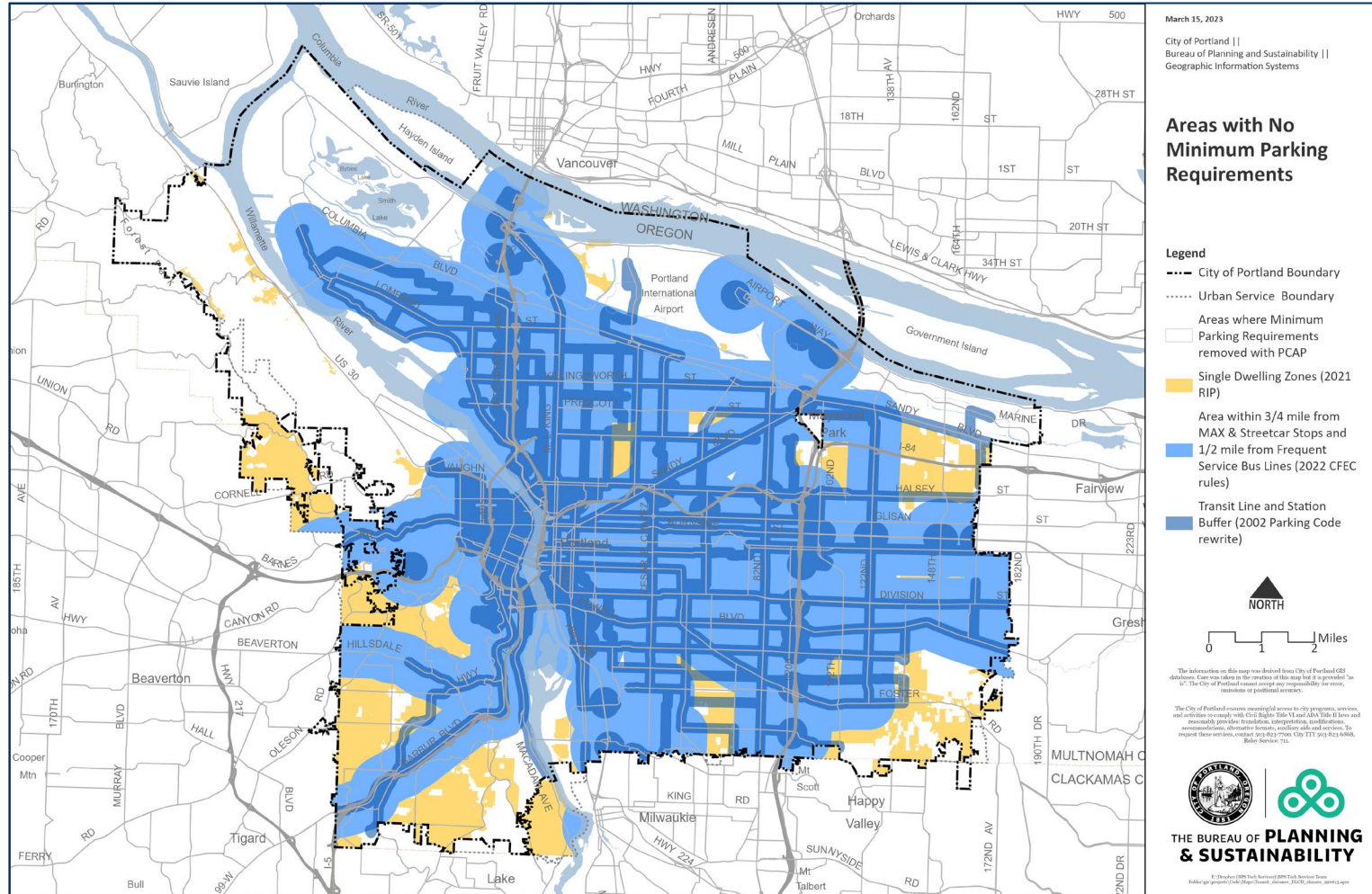




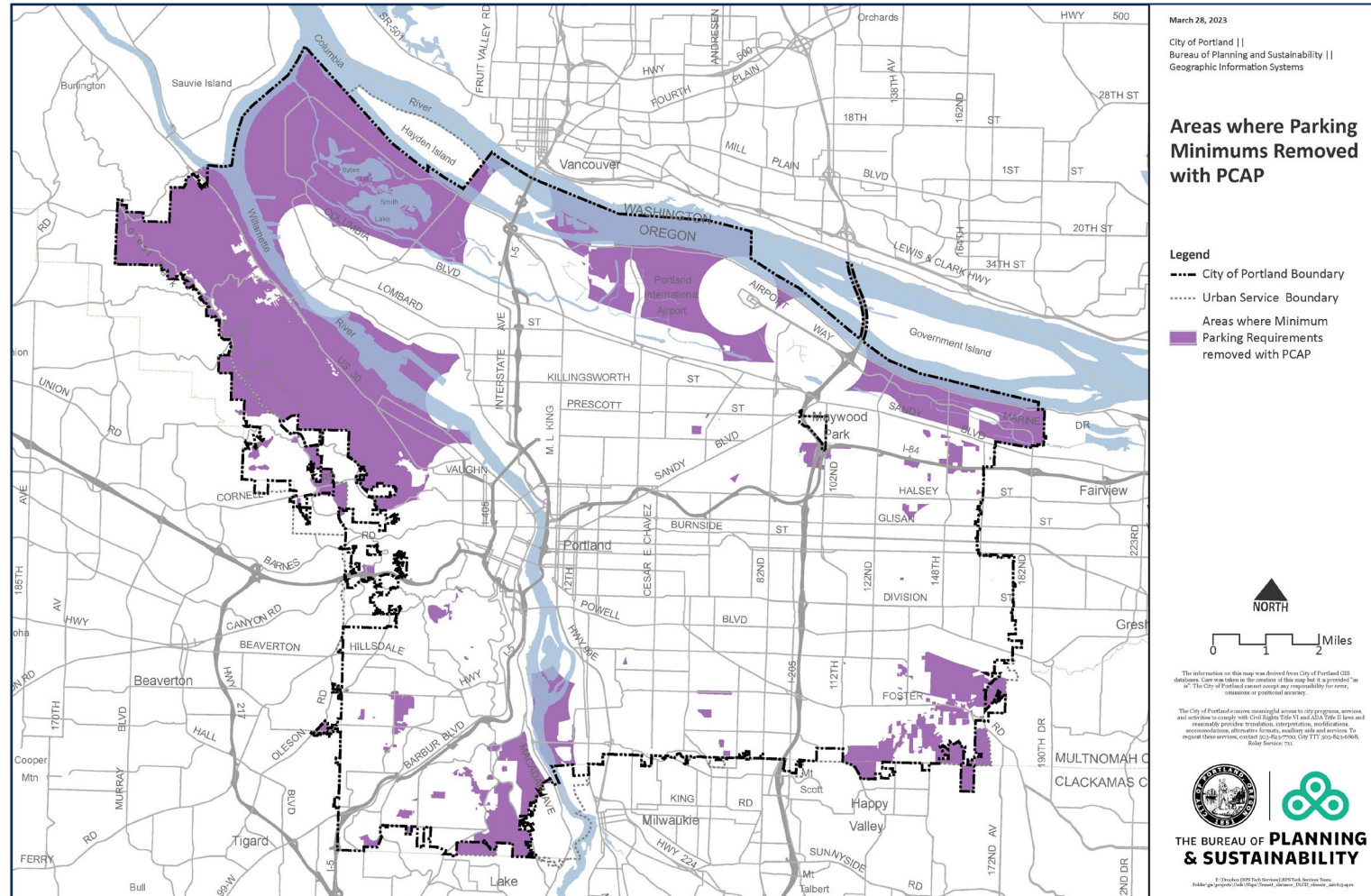
Parking Minimums

- Removal of parking minimums and references to minimums – most of this project
- Removing exemptions/exceptions to minimum parking

Areas with no parking minimums



Areas parking minimums to be removed



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Parking Maximums

- State requires cities adopt parking maximums
- Portland largely complies with parking maximum requirements with Metro rules
- Update maximums to align with CFEC rules
- Simplify parking ratios and maximums in plan districts



Large Parking Lot Development Standards

- Limits the size of parking lots for buildings over 65,000 sf
- No larger than the size of the building





Large Parking Lot Green Features

- Applies to parking lots over 1/4 acre
- Incorporate tree shading or solar or meet green energy building requirements (public buildings)
- Accessways to include trees along the edges and pedestrian pathways

Testimony

- 11 pieces of written testimony
- Two people registered to testify at hearing



Timeline/Next Steps

- March/April 2023: Community Engagement
- April 11: Planning Commission hearing
- April 25: Planning Commission recommendation
- June 7: City Council hearing
- June 30: Adoption

More info:

portland.gov/bps/planning/pcap





Providing too much and/or underpriced parking can lead to more driving and less walking, cycling, and transit use; inefficient land use patterns; and sprawl.

- 2035 Comprehensive Plan



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