

# Amendments to Recommended Draft: Changes to Parking Lot 'Green Features' Development Standards

- A. Increase threshold for larger parking lot development standards from  $\frac{1}{4}$  acre to  $\frac{1}{2}$  acre in size
- B. Lower the percentage of tree canopy coverage for larger parking lots from 50% coverage to 40%
- C. Clarify parking design standard only applies to surface parking



# Replace documents attached to the ordinance to reflect amendments:

- Replace Exhibit A – Findings, dated May 25, 2023 with the As-Amended Findings, dated June 6, 2023
- Replace Exhibit B – Parking Compliance Amendments Project Recommended Draft dated May 22, 2023 with the Parking Compliance Amendments Project As-Amended Draft, dated June 6, 2023
- Amend finding 12, 13, and 14 and directives a, b, and c to refer to the As-Amended Draft dated June 6, 2023





# PARKING COMPLIANCE AMENDMENTS PROJECT

Zoning code changes to comply  
with state rules

City Council Presentation  
June 7, 2023

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Principal Planner



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# Project Proposals

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

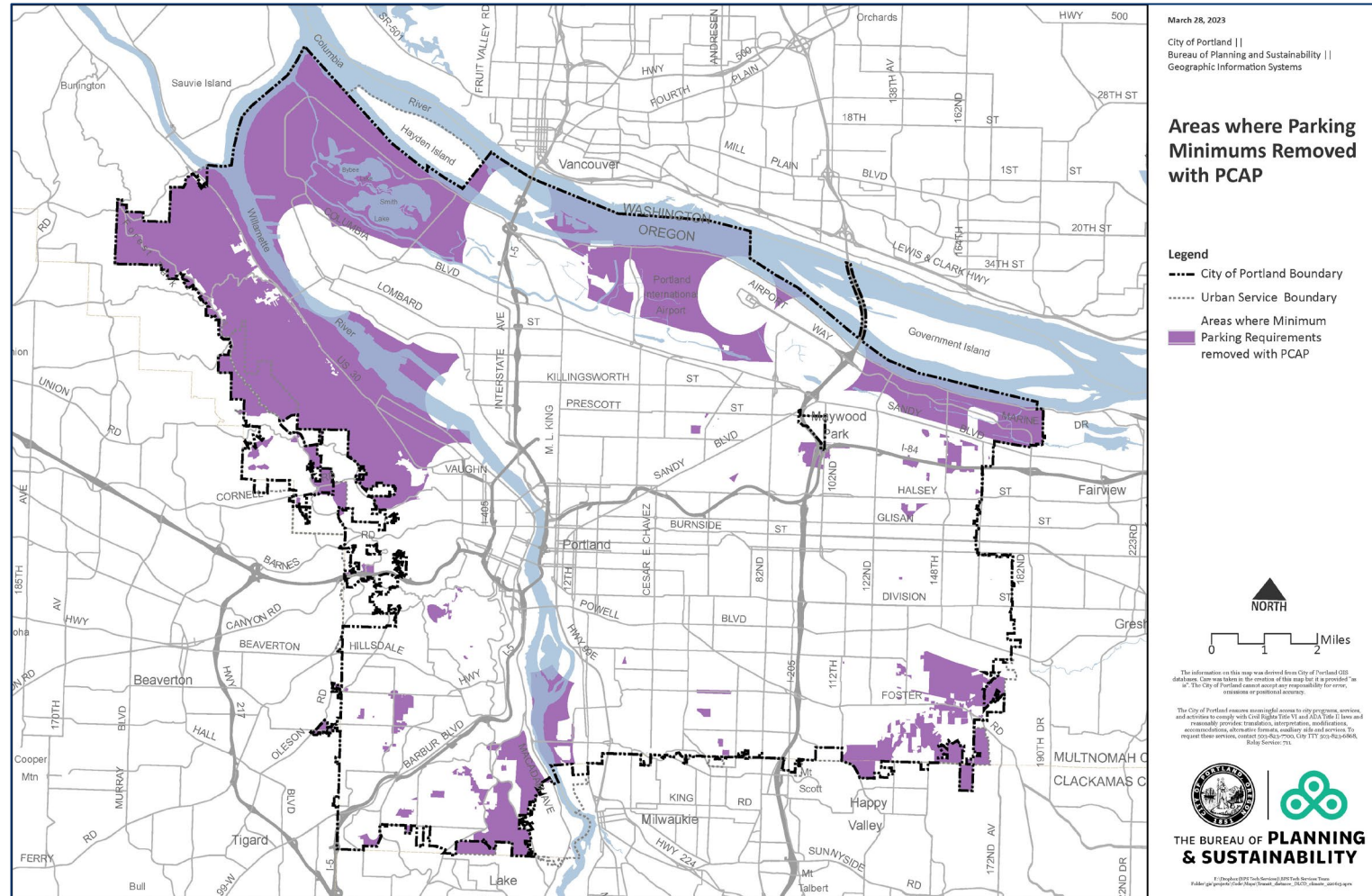




# 1. Parking Minimums

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

# Areas where parking minimums to be removed



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## 2. Parking Maximums

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



### 3. Large Parking Lot Development Standards

- Limits the size of surface 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  $\frac{1}{4}$  acre
- Incorporate tree shading or solar or meet green energy building requirements (public buildings)
- Accessways to include trees along the edges and pedestrian pathways



## Rationale

- Complies with Climate Friendly Rules
- Support state goal of 75% reduction of Greenhouse Gas emissions by 2050
- Implements Portland Comprehensive Plan policies:
  - 3.6 – Energy and resource efficiency
  - 3.7 – Land efficiency
  - 7.4 – Climate change
  - 9.55 – Parking management
  - 9.58 – Off-street parking



# Community Engagement

- 2-year state engagement process for CFEC
- District coalitions/neighborhoods – March 2023
- Public commissions (Design, Historic Landmarks) – March/April 2023
- Public notices mailed — March 2023
- Public hearing at the Planning Commission — April 11, 2022
- Public hearing at City Council— June 7, 2023



# The Record of Evidence

There are 8 pieces of written testimony on the Recommended Draft in the Map App:

[portlandmaps.com/bps/testimony/#proposal=parking-compliance](https://portlandmaps.com/bps/testimony/#proposal=parking-compliance)

Additional evidence supporting this ordinance can be found on the Auditor's Office website:

[efiles.portlandoregon.gov/record/15915714](https://efiles.portlandoregon.gov/record/15915714)

# City Council Action

- Vote on the amendment
- Vote to approve the emergency ordinance, which:
  - Adopts the Parking Compliance Amendments Project-As Amended Draft; and
  - Amends the Zoning Code as shown in the Parking Compliance Amendments Project-As Amended Draft.



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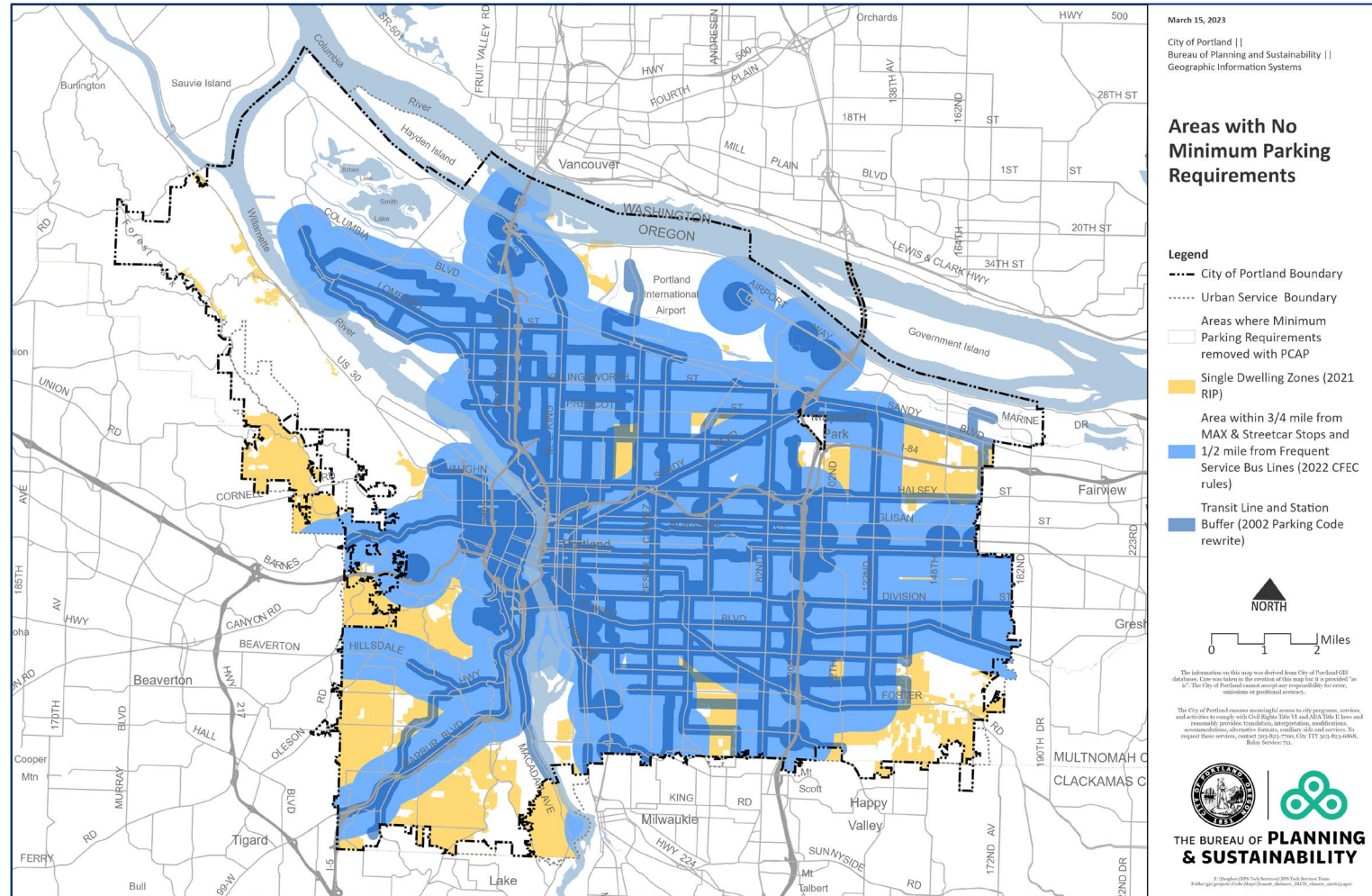
**VISIT US ONLINE** [portland.gov/bps](http://portland.gov/bps)

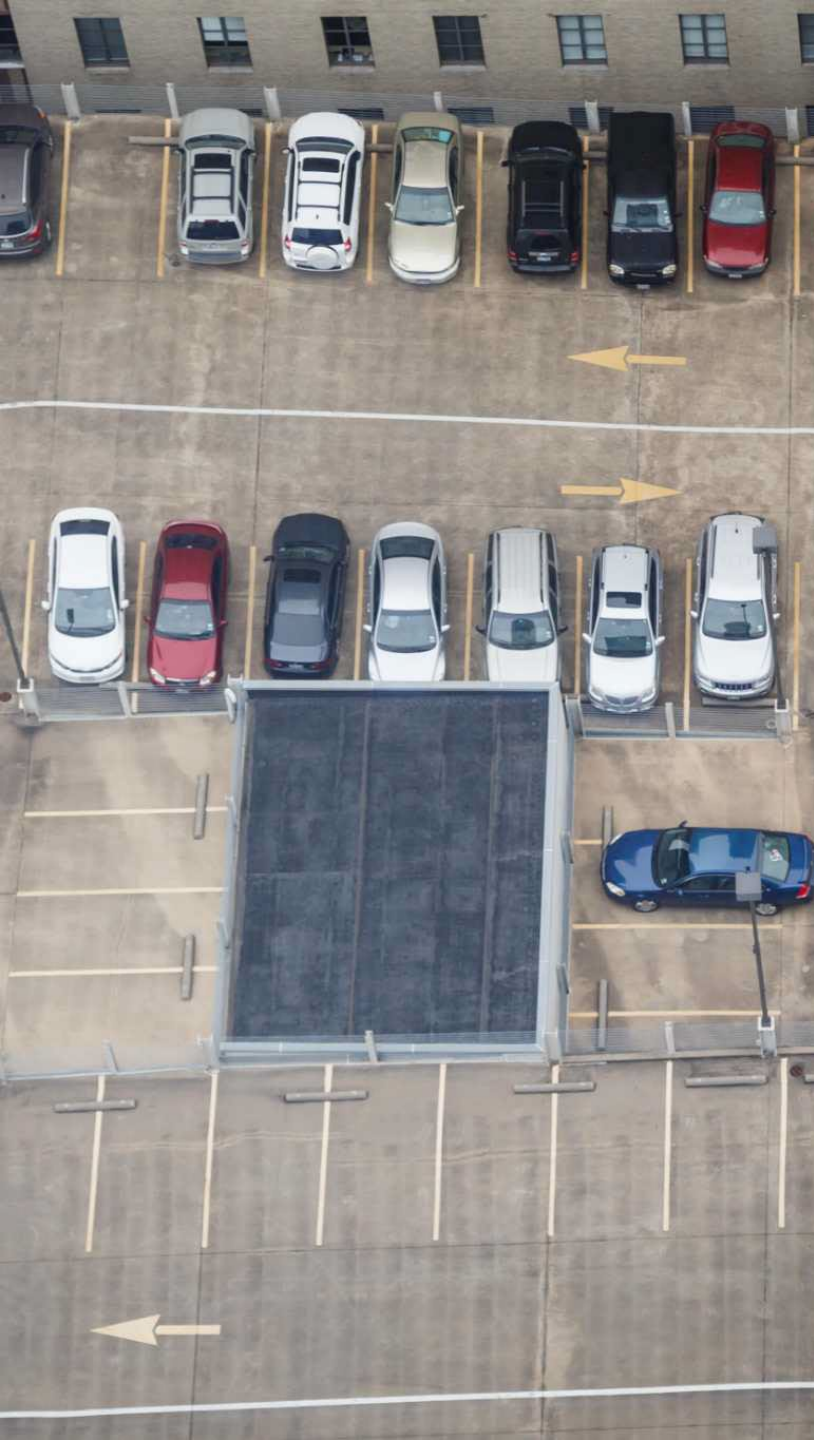
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ອະທິບາຍ | الترجمة التحريرية أو الشفهية | [Portland.gov/bps/accommodation](http://Portland.gov/bps/accommodation)



# Areas with no parking minimums





# 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



# Phase 2 Implementation: Parking Minimums

- Option 1: Remove all parking minimums
- Option 2: Reduce parking minimums
  - Reduce required parking in many situations along with:
    - Pricing increases
    - Parking districts
    - Unbundling parking
    - Climate Friendly Area reductions
    - Other requirements

