



New Apartments and Parking Planning and Sustainability Commission Public Hearing March 12, 2013



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RECAP

Since 2010, more than 30 new or upcoming buildings w/o parking in neighborhoods.

SE Division (25th to 47th)

- 7 projects completed or under construction
- 6 projects in planning or permitting

Since 2006, over 50% of buildings provided parking at almost 1 space per unit.

COMMUNITY CONCERNS

- Parking impacts
- Neighborhood notice and influence over design and development
- Height and design impacts
- Other neighborhood change impacts
- Accessibility impacts



EXISTING CITY POLICY

- Comprehensive Plan
- Climate Action Plan
- Portland Plan
- Transp. System Plan

BPS and PBOT RESEARCH

- Parking and Travel Behavior Study
- Cost of Parking Analysis
- TriMet Service Review
- 2006-2012 Permit Review
- Parking Permit Program Research



PUBLIC MEETINGS

- PSC Public Forum on November 13, 2012
 - BPS presented results of studies and research
 - Testimony in support and opposition of existing policy
- City Council session on January 10, 2013
 - Council directed staff to develop near-term proposal to zoning code parking regulations
- BPS released proposed zoning code amendments on February 8, 2013
- PSC Public Hearing on March 12, 2013



Big variables in the proposal:

1. What size buildings?
2. How much required parking?
3. Allow substitutions and possibly limit the amount?

PROPOSAL SUMMARY	
1	New Minimum Parking Requirement for Larger Buildings – C ZONES
2	New Minimum Parking Requirement for Larger Buildings – FREQUENT TRANSIT
3	Allow Limited Substitutions for Required Parking
4	Allow Off-Site Parking
5	Require Loading Space
6	Clarify Definition of Secured Bike Parking



Amendment #1

NEW MINIMUM PARKING REQUIREMENT:

New multi-unit buildings with more than 40 units must provide 1 parking space for every 4 units in **CM, CS, RX, CX, CO1 zones**

- Parking is allowed but not required for multi-unit projects with 40 or fewer units
- Plan districts with other minimum parking requirements supersede (e.g. Central City, Northwest, Gateway and East Corridor plan districts)



Amendment #2

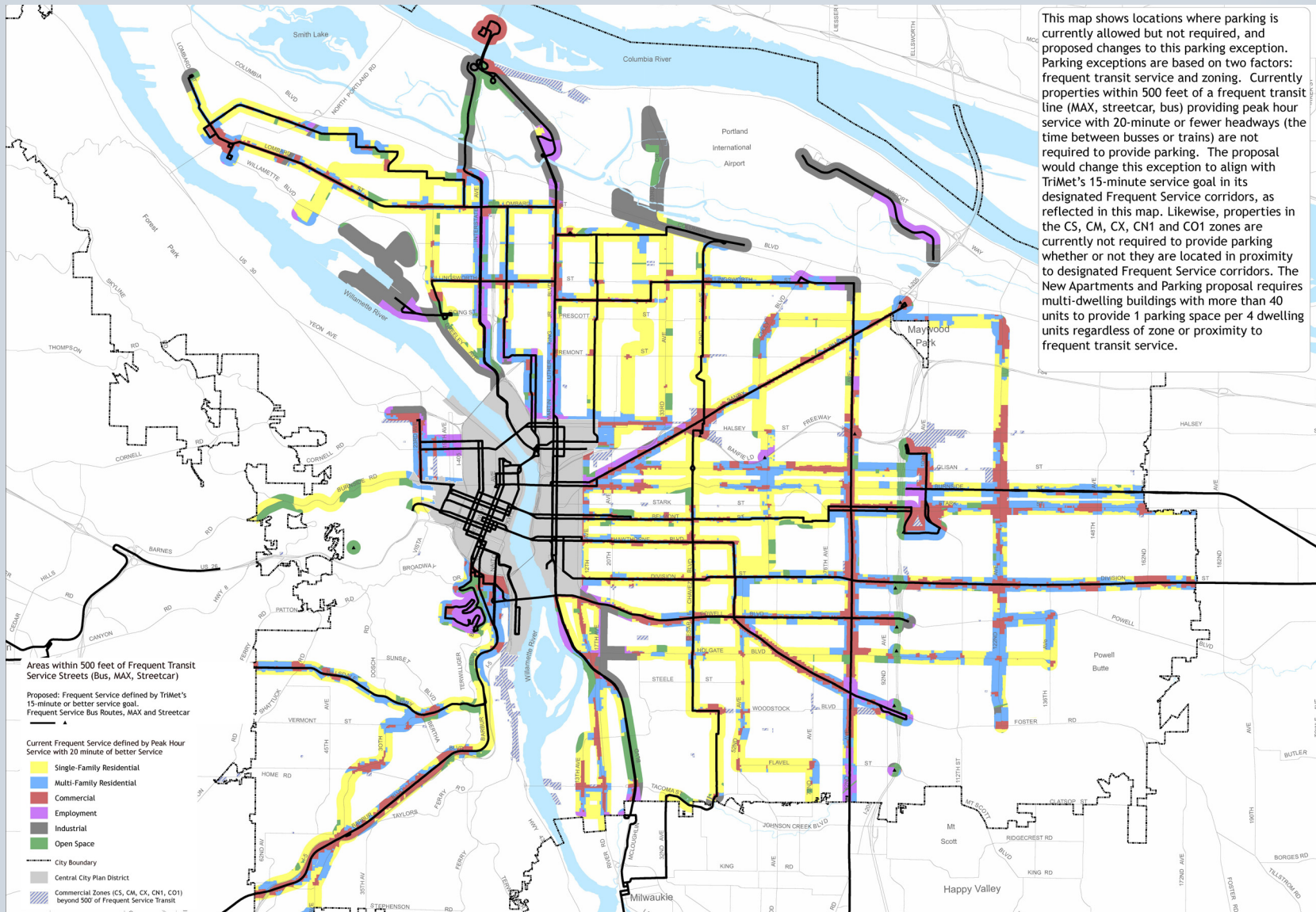
NEW MIN.PARKING REQ. – FREQUENT TRANSIT:

New multi-unit buildings with more than 40 units must provide 1 parking space for every 4 units when located within 500 feet of frequent transit

- Parking is allowed but not required for multi-dwelling projects with 40 or fewer units



Frequent transit = TriMet's 15-minute service goal



Amendment #3

SUBSTITUTIONS FOR REQ. MIN. PARKING:

Bike parking and motorcycle parking may already substitute for some required parking.

Allow each carshare space to be substituted for two required spaces (up to 25% of requirement)

- An executed contract with a recognized carshare organization must be provided at time of permit



Amendment #4

ALLOW OFF-SITE PARKING

Joint use parking is allowed for commercial uses when the parking is located within 300 feet of site and parking demands occur at different times

Allow joint use parking for multi-unit projects if located in an existing parking area and on a site zoned commercial or multi-dwelling residential.

This requires:

- An analysis of peak parking times for both uses
- An easement or deed restriction



Amendment #5

REQUIRE LOADING SPACE

Require one onsite loading space for multi-unit projects with more than 40 units

Amendment #6

CLARIFY SIZE OF LONG-TERM BIKE PARKING

Define size requirements for long-term (resident use) bike parking. Continue to allow location in dwelling unit.



Types of Permits

1. Residential

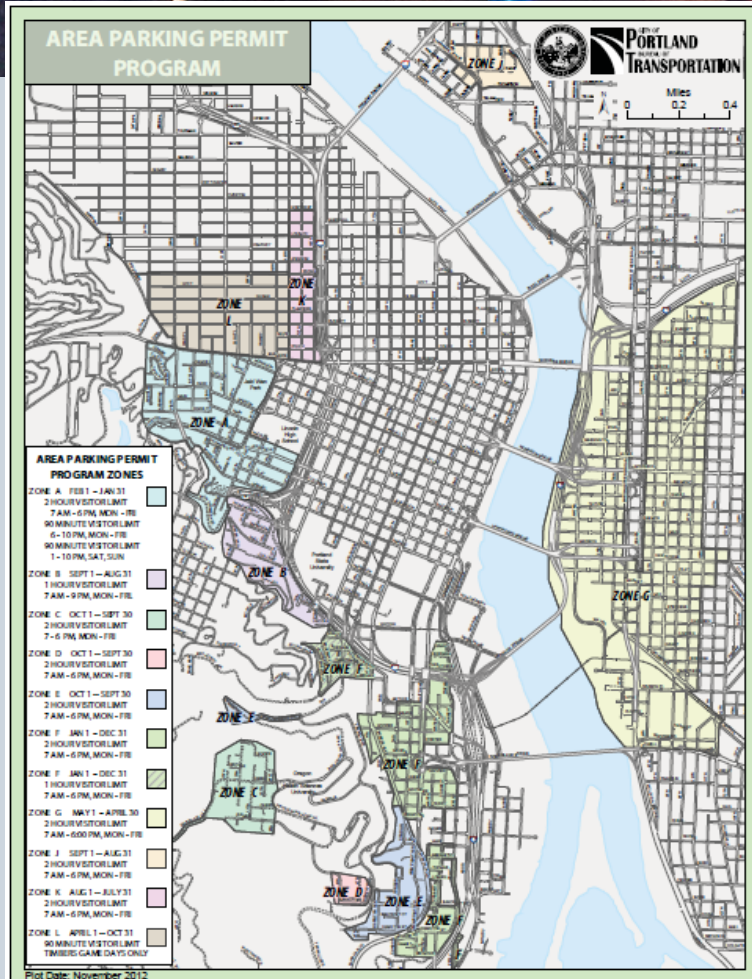
2. Commercial

3. Overnight

4. Area Parking Permit



Area Parking Permit



Problem Statement:

- 75% occupancy during peak hours
- 25% occupancy is from commuters
- 40 blockfaces

General Operation

- Permits cost \$60
- Unlimited for residents
- Varied for employees per zone
- Visitor passes available



Guiding Principles of a Permit Program



- Allows for legitimate uses
- Encourages travel demand management
- Efficient use of existing parking infrastructure
- Equitable



“What is a parking problem?”



“Is the permit program equitable?”



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Next Steps

- Today's option - APPP Pilot Program
(more information at portlandonline.com)
- Formation of a new type of permit program





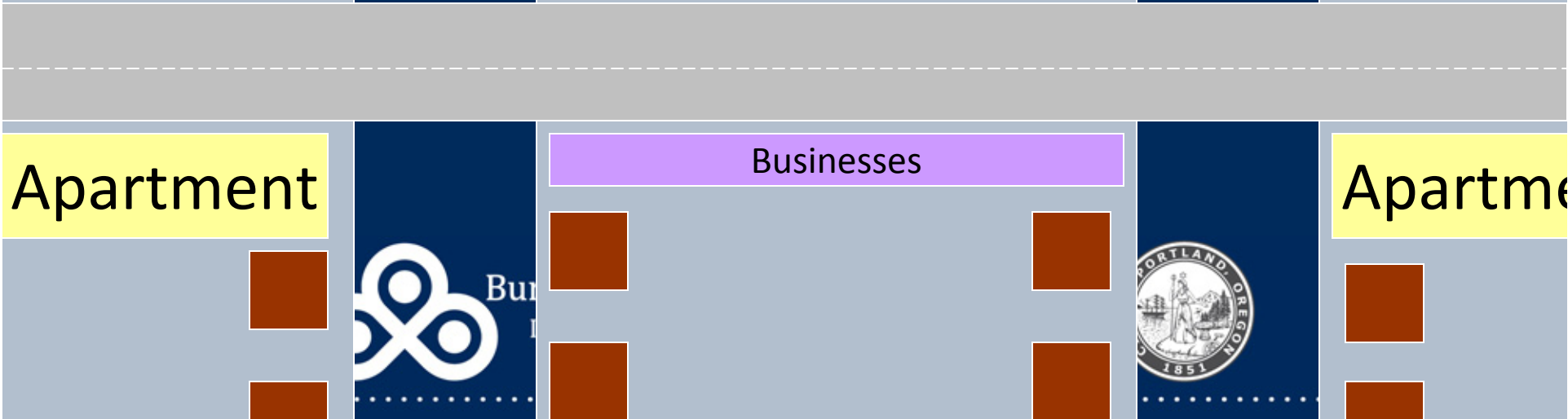
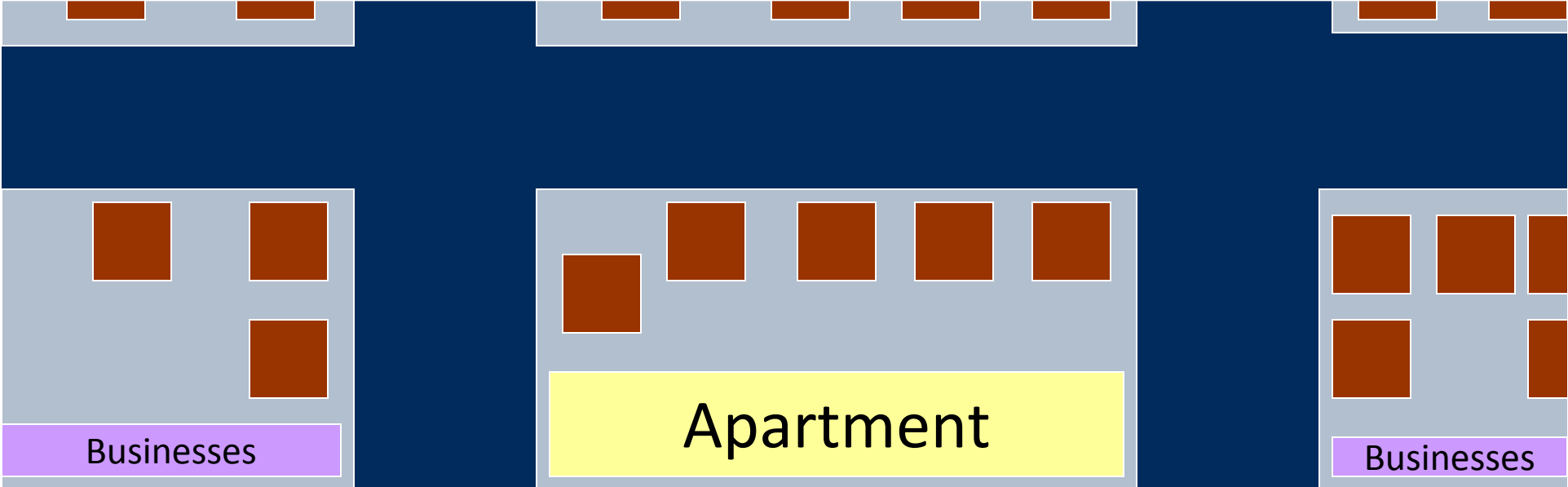
Staff recommends the Planning and Sustainability Commission:

- Recommend City Council adopt staff report
- Recommend City Council amend Zoning Code as shown in staff report
- Recommend City Council adopt the report and commentary as further findings and legislative intent
- Recommend that City Council adopt the ordinance
- Direct staff to continue to work on the language to further refine and clarify it



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Overnight

\$15/year

Apartment

Businesses

Businesses

Apartment

Businesses

Apartment



Overnight

\$15/year

Apartment

Businesses

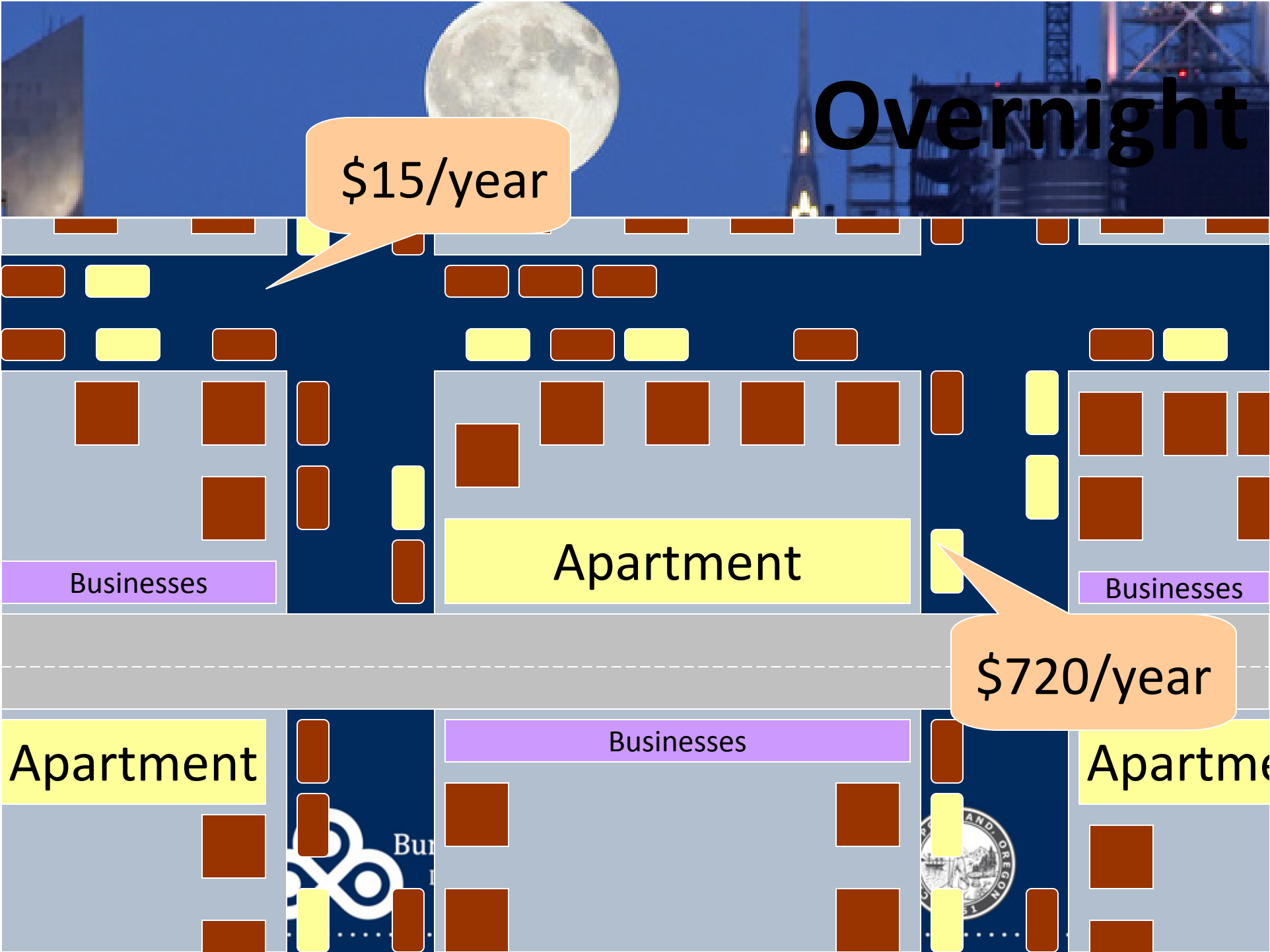
Businesses

\$720/year

Apartment

Businesses

Apartment



Overnight

\$15/year

Apartment

Businesses

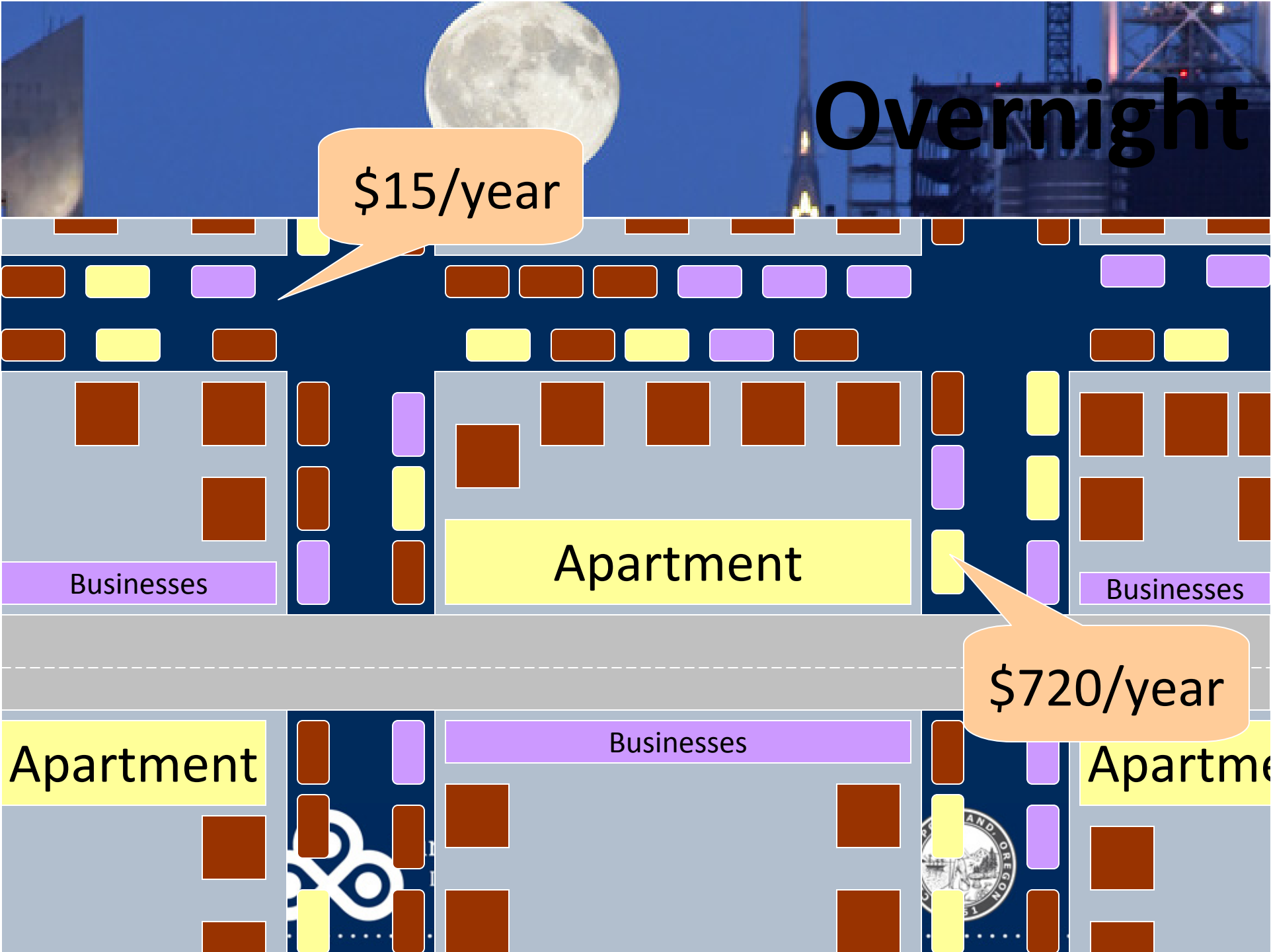
Businesses

\$720/year

Apartment

Businesses

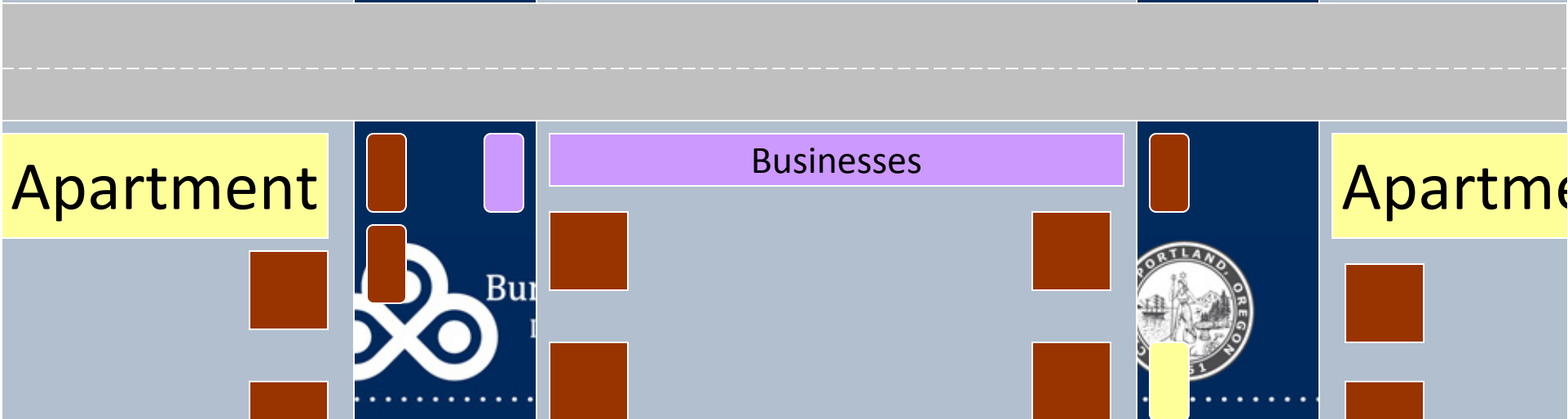
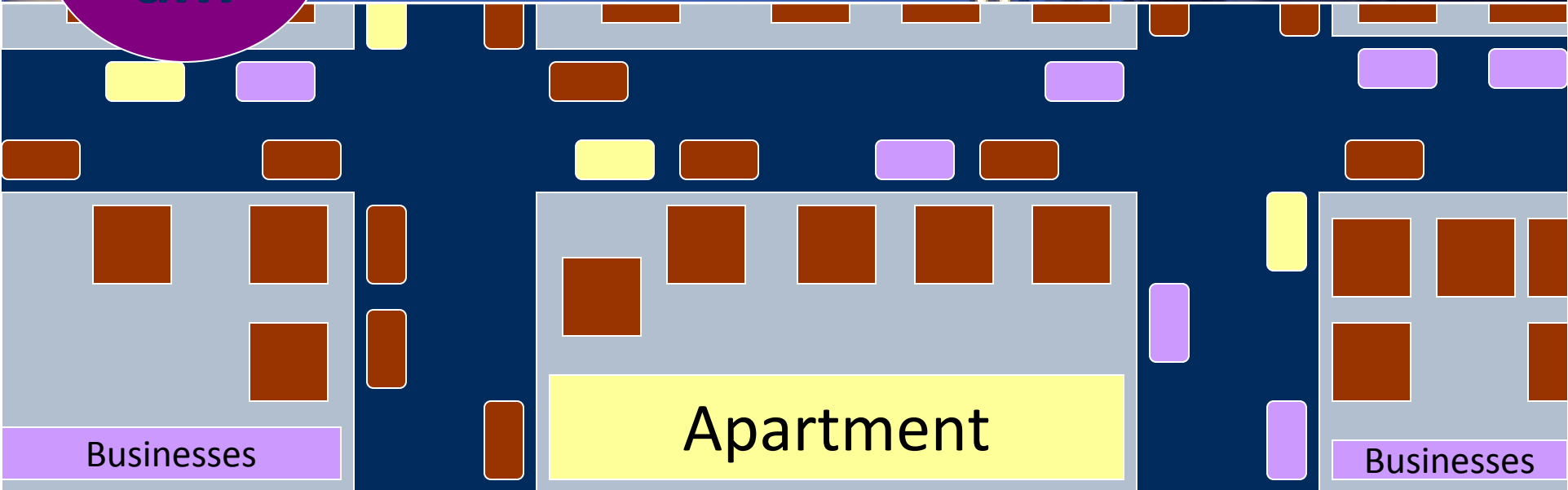
Apartment





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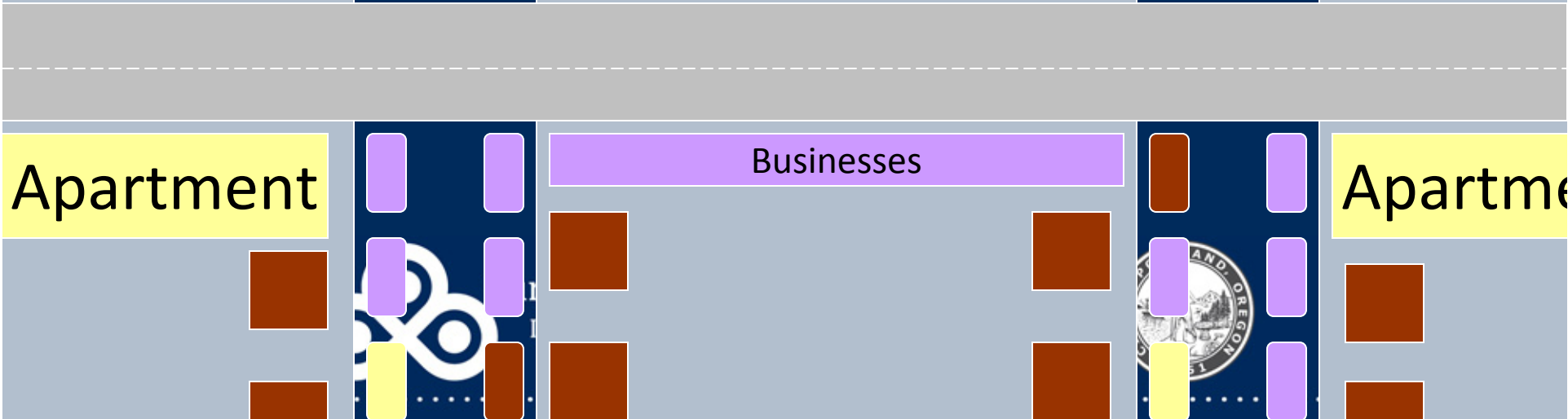
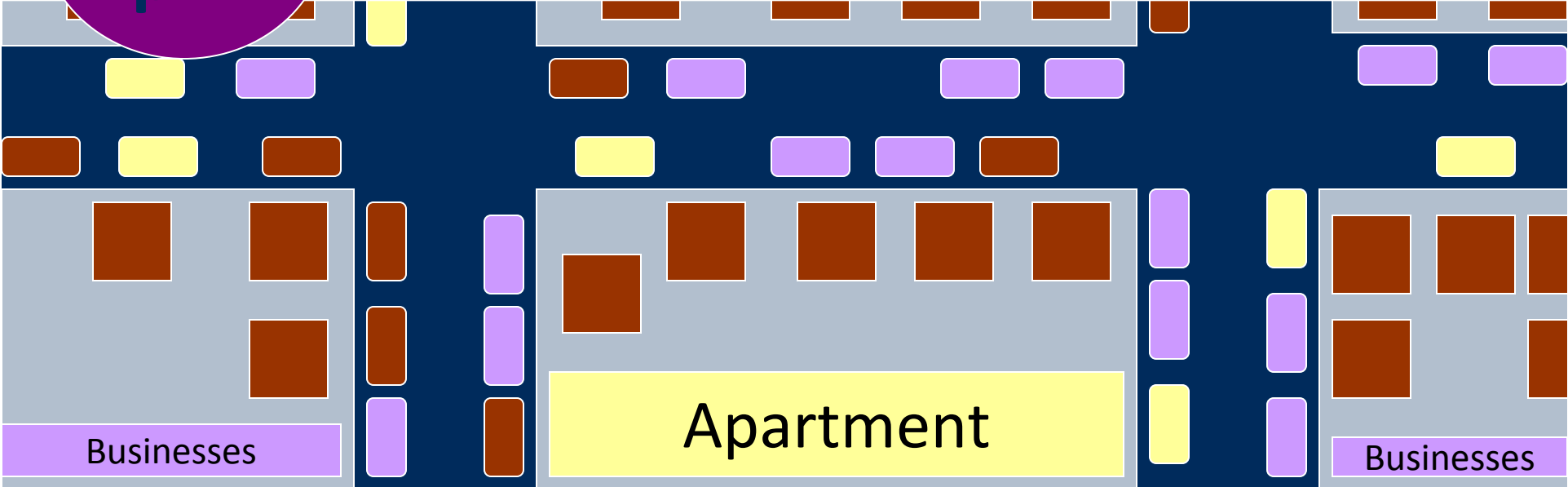
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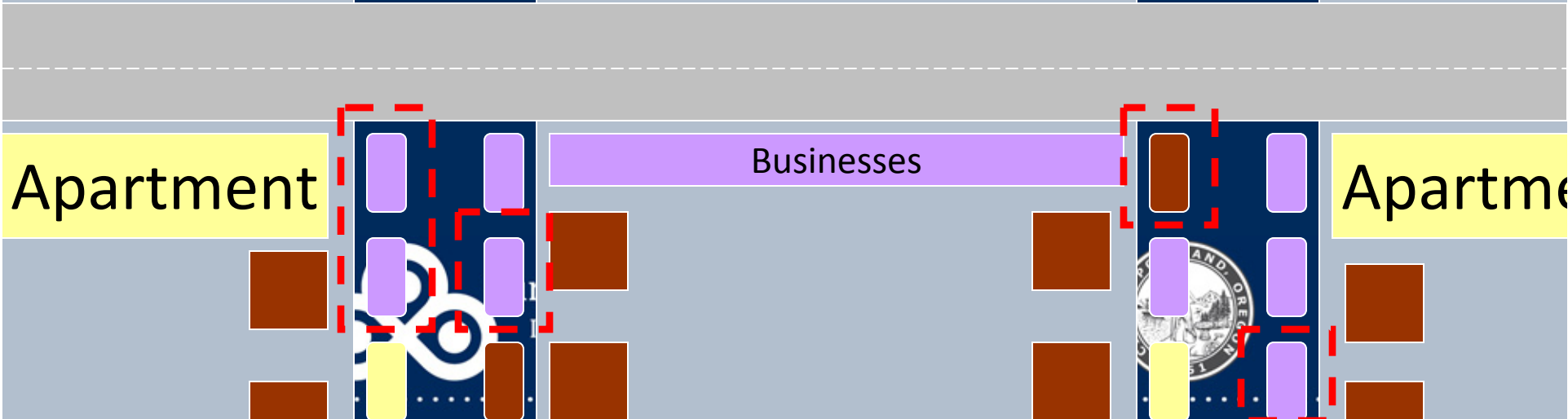
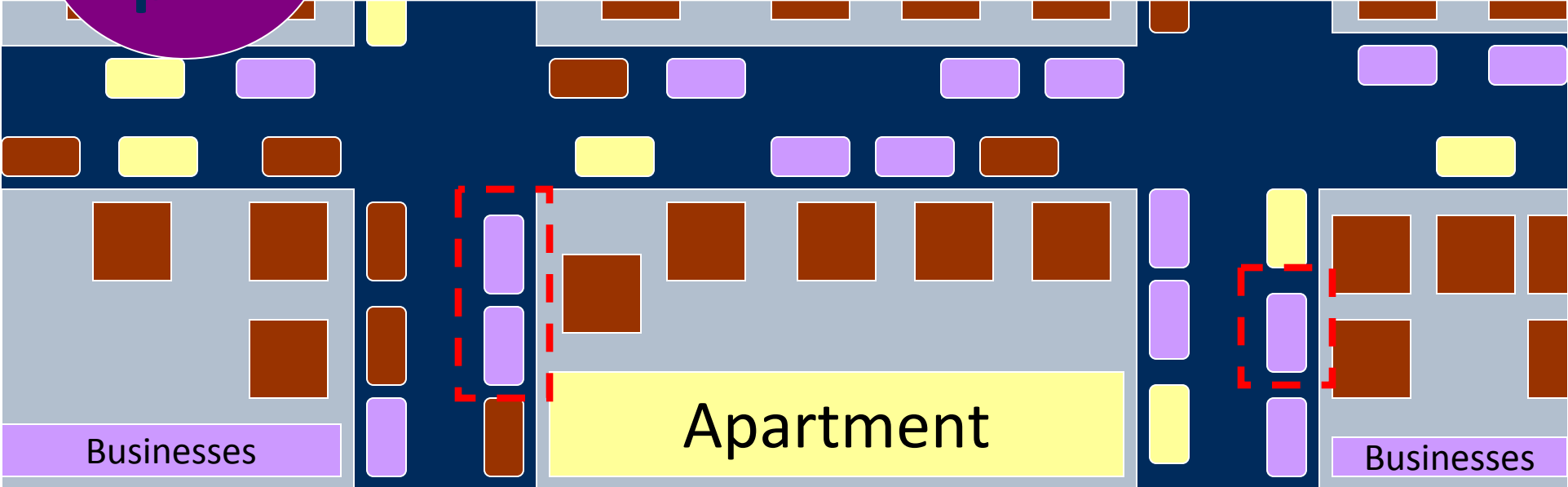
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Overnight

Apartment

Businesses

Businesses

Businesses

Apartment

Apartment

