

Notice of Decision: New Apartments and Parking Zoning Code Amendments

Why am I receiving this notice?

You are receiving this notice because you participated in the Planning and Sustainability Commission or City Council proceedings on this project, expressed interest in this project, asked to be notified of certain Bureau of Planning and Sustainability projects, are on one of our advisory groups, or are a member of a neighborhood or business association.

What is this project about?

In the last year, there has been an increase in development of new multi-dwelling buildings that do not include off-street parking. On April 10, 2013, the Portland City Council adopted zoning code amendments related to parking requirements for multi-dwelling development in certain zones and near frequent transit. The adopted amendments:

- Require parking for multi-dwelling development in the CM, CS, RX, CX and CO1 zones for buildings with more than 30 units,
- Require parking for multi-dwelling development of more than 30 units within 500 feet of frequent transit or within 1,500 feet of light rail stations,
- Allow several amenities to substitute for some required parking, including designated carshare parking and bikeshare facilities
- Cap the amount of required parking that may be reduced using substitutions at 50 percent of required parking,
- Refine loading space requirements,
- Set size requirements for long-term bicycle parking,
- Allow joint use of residential parking and increase allowed proximity to nonresidential off-site parking, and
- Clarify the applicability of Transit Street Main Entrance requirements in the Portland Zoning Code.

How can I review the decision?

View the decision online or a paper copy. The *New Apartments and Parking* ordinance, exhibits, amended zoning code regulations, summary of those amendments, and Department of Land Conservation and Development Notice of Adoption are online at <http://www.portlandoregon.gov/bps/61997>. Paper copies of these items can be reviewed at our office at 1900 SW 4th Avenue, 7th Floor. Please call 503-823-7700 to make arrangements.

Is there an appeal process?

The decision of City Council is the final local decision. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), as specified in the Oregon Revised Statutes (ORS) 197.830 – 197.845. Among other things, ORS 197.830 requires that:

- An appellant before LUBA must have participated (orally or in writing) as part of the local hearings process before the Planning and Sustainability Commission and/or City Council; and
- A notice of intent to appeal must be filed with LUBA within 21 days after the date this notice was mailed to you.

You may contact LUBA at 1-503-373-1265 or www.oregon.gov/LUBA for further information on filing an appeal.

For more information:

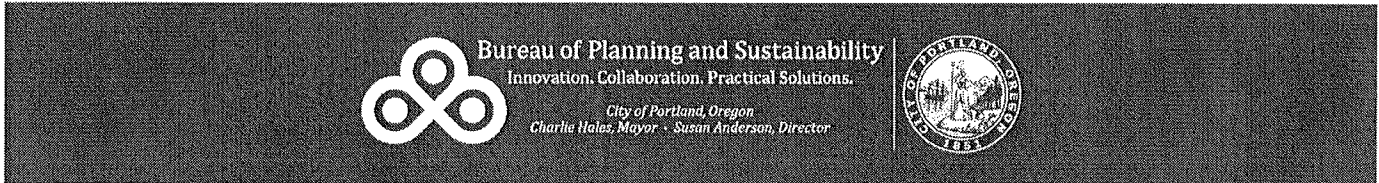
Contact Matt Wickstrom, SE District Liaison/City Planner II, at the Bureau of Planning and Sustainability at 503-823-2834 or matt.wickstrom@PortlandOregon.gov. You may also visit the Bureau of Planning and Sustainability's website: <http://www.portlandoregon.gov/bps/59974>.

Notice of adoption mailed on April 25, 2013 by Matt Wickstrom, SE District Liaison/City Planner II

The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings.

If you need special accommodation, please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 1-800-735-2900.

www.portlandoregon.gov/bps



City of Portland, Oregon
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201-5380 P516

New Apartments and Parking

New Apartments and Parking

Notice of Decision

Zoning Code Amendments Adopted by City Council

Effective date: May 10, 2013

185974

Moore-Love, Karla

From: Wickstrom, Matt

Sent: Thursday, April 25, 2013 1:49 PM

To: 'swabel@stoel.com'; 'radkins@pps.k12.or.us'; 'benjamin@necoalition.org'; 'brian@cleanenergyworksoregon.org'; 'danderso@q.com'; 'advocate55@q.com'; Anderson, Susan; Armstrong, Michael; 'tim.askin@gmail.com'; 'mjeanbaker@peoplepc.com'; 'Andre@GroupAGB.com'; 'josephmartinbeer@gmail.com'; Bennett, Rob - pdxinstitute; 'patibingham@gmail.com'; 'dennisbodeman@hotmail.com'; 'joseph.bradford@urbanevolution.us'; 'aaronmbrown503@gmail.com'; 'jimbrownorch@q.com'; Burkholder, Rex; 'oldacer@yahoo.com'; 'marj_hugh@comcast.com'; 'bjcefola1984@aol.com'; 'john@cascadepolicy.org'; 'oregonphotog@hotmail.com'; 'jcropp@runbox.com'; 'manaobooks@gmail.com'; 'odeiss@mac.com'; 'sustainabledesign@tdrider.users.panix.com'; '9watts@gmail.com'; 'jedge242@hotmail.com'; 'beeteam2000@yahoo.com'; 'apelainjoy@aol.com'; 'faust@fischerfaust.com'; 'bobfed@gmail.com'; 'allen_field@yahoo.com'; Commissioner Fish; 'flintheather@yahoo.com'; 'missflora503@yahoo.com'; 'shforbes@gmail.com'; 'pdxpete57@gmail.com'; 'marklandf@msn.com'; 'rnr37@gmail.com'; 'alexisg@gmail.com'; 'karen_gray@parkrose.k12.or.us'; 'kasandra@upstreampublichealth.org'; 'paul.gronke@gmail.com'; Grumm, Matt; 'pgurnari@comcast.net'; 'connie@mcdonaldpc.com'; 'rhamilt04@hotmail.com'; 'don.hanson@otak.com'; 'esther.harlow@gmail.com'; 'cats@aracnet.com'; 'hconsult@aracnet.com'; 'mjjmhayes@gmail.com'; 'herrinm@europa.com'; 'cheycke@msn.com'; 'dhill167@comcast.net'; 'bhch@teleport.com'; Hockaday, Bryan; 'ross@gaidasury.com'; 'mikehouck@urbangreenspaces.org'; 'beaumontbusinesses@gmail.com'; 'ljones@capstone-partners.com'; 'twjordan@gmail.com'; 'sjoughin@earthlink.net'; 'stephen.judkins@gmail.com'; 'april2890@gmail.com'; 'kernsna@gmail.com'; 'kolibaba@peak.org'; 'gerik@btaoregon.org'; 'jkuhn@kittelson.com'; 'ted.labbe@gmail.com'; 'glamb@columbialandtrust.org'; 'kathy1@divhw.com'; 'gerrisuelent@yahoo.com'; 'susan@metallurges.com'; 'lindsays@pdx.edu'; Lucchesi, Karen; 'becky.pdx@gmail.com'; 'mcat@teleport.com'; 'richmackin@gmail.com'; 'jeff@exitshoes.com'; 'gmanning@bannerbank.com'; 'lisa@neodesignstudio.com'; 'nmatela@pacifier.com'; 'mcewenkirk@yahoo.com'; 'saraemily_1@yahoo.com'; 'joanmcg@comcast.net'; 'marjhugh@gmail.com'; 'karla.clark@portlandoregon.gov'; 'pjmpacific@comcast.net'; 'davidlmullens@gmail.com'; 'tomneclsen@mac.com'; 'linda@lnettekoven.com'; 'enjus@oregonian.com'; 'michael.oconnell@schlesingercos.com'; Ocken, Julie; 'casey.ogden@portlandoregon.gov'; 'lailanio@nayaapdx.org'; 'povington@yahoo.com'; 'gary.l.oxman@co.multnomah.or.us'; 'nicole.park@portlandoregon.gov'; 'parkert2012@gmail.com'; 'sue@suepearce.biz'; 'lee@midcountymemo.com'; 'polishuk@easystreet.net'; 'powellrenate318@gmail.com'; 'mpoyourow@gmail.com'; 'jane.scout@gmail.com'; 'info@wpcwalks.org'; 'christopherjrall@gmail.com'; 'jereray@spiritone.com'; 'joe.recker@gmail.com'; 'ted.reid@oregonmetro.gov'; 'bob@peak.org'; 'robertsjessicaa@gmail.com'; 'mrobinson@perkinscoie.com'; 'steph@oregonwalks.org'; 'mrudd@stoel.com'; 'arudwick@gmail.com'; Saltzman, Dan; 'rcschenk@gmail.com'; 'ben@winterbrookplanning.com'; 'Katherine@gbdarchitects.com'; 'e33maschwab@gmail.com'; 'adept_diva@hotmail.com'; 'selingerp@gmail.com'; 'howmel@comcast.net'; 'silver.linda@ymail.com'; 'chris@chrissmith.us'; 'jspencer013@earthlink.net'; 'eli@aracnet.com'; 'noellest@gmail.com'; 'bobstacey@mac.com'; 'adriennestacey@mac.com'; Stein, Deborah; 'bill@stitesdesign.com'; 'annastulz@comcast.net'; 'david@sabingreen.net'; 'jurbanowski@comcast.net'; 'irma@irmavaldez.com'; 'beesinthetrees@gmail.com'; Vaughn-Rose, Desiree; 'paul@saturdaymarket.org'; 'mark@rootsrealty.com'; Wickstrom, Matt; 'jswinslow9@yahoo.com'; 'georg.wolters@gmail.com'; 'maotd@msn.com'; 'justinw@hbapdx.org'; 'dianayates@comcast.net'; 'russellyee@comcast.net'; 'cypdx@gmail.com'; Zehnder, Joe; Beaumont, Kathryn; Moore-Love, Karla; Apts Parking Issue

Subject: Notice of Decision: New Apartments and Parking

Attachments: ParkingApts amendments notice adoption - mailed copy.pdf

Greetings,

On April 10, 2013, the Portland City Council adopted zoning code amendments related to parking requirements for multi-dwelling development in certain zones and near frequent transit.

4/25/2013

185974

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Also posted on the website are research and information compiled by the Portland Bureau of Transportation related to parking permit programs including the City's Area Parking Permit Program.

Please let me know if you have any questions.

Matt

*Matt Wickstrom
SE District Liaison
City of Portland, Bureau of Planning and Sustainability
503-823-2834
matt.wickstrom@portlandoregon.gov*