

| <b>Parking Analysis &amp; Tool Kit for Centers and Corridors</b> |                                |
|--|--------------------------------|
| 18month project  | Project Manager: Sara Schooley |
| 1.5 FTE  | Portfolio Manager: Art Pearce  |

### **Problem Statement**

The City of Portland has strived to create an environment in which transportation options are plentiful and car ownership can be reduced. Parking availability and restrictions are a transportation demand management lever which the City has been hesitant to use in the past, primarily because the City has had limited information about current parking environments and, therefore, would not be able to measure changes caused by parking management initiatives.

This project aims to assess current parking infrastructure and capacity in relation to current and future land uses. The need for this sort of information was made glaringly obvious during a community discussion, and resulting Council decision on instituting new parking requirements on apartment buildings near high-frequency transit. While there were many sides to this discussion – some wanted higher parking minimums that corresponded to current car ownership rates and some wanted to maintain the current policy of not mandating parking in order to discourage vehicle ownership/use – all sides agreed that the City of Portland did not have the data necessary to have a well-balanced discussion.

While this recent issue on apartments and parking has highlighted the additional need for current parking information, both BPS and PBOT look to make decisions based on what the future is likely to look like. Therefore, this project looks to use the development potential of a set of Centers and Corridors (as specified in the Comprehensive Plan and Development Code) to project parking demand into the future. Using this knowledge, the City can better understand whether our parking infrastructure is adequate for the demand, and if not, what transportation demand management tools and/or parking management strategies could be used to decrease parking demand.

### **Description**

Specifically, the project looks to complete the following tasks:

- Create an inventory of current parking capacity, occupancy, and turnover in Portland’s Centers and Corridors
- Understand what the parking demand in “built out” centers and corridors would be, and know whether current capacity meets future demand
- Determine what and how TDM and parking management strategies should be used to better balance parking demand with parking infrastructure and modal transportation goals.
- Develop Comprehensive Plan language and Development Code to better represent parking strategies that the City would like to pursue in the future

### **Potential Approaches**

- Institute policies that recommend various parking management strategies per land uses and/or parking occupancy rates
- Look for opportunities for shared parking that maximizes current on-street and off-street parking capacity for a diversity of uses
- Update Transportation System Plan and Comprehensive Plan policies to better reflect long-term parking goals and objectives in Centers and Corridors