

## **ORDINANCE No. 187410**

Authorize temporary commercial parking on Oregon Department of Transportation blocks as part of the Central Eastside Interim Commercial Off-Street Parking Pilot Program (Ordinance; waive Title 33 and Stormwater Management Manual)

The City of Portland Ordains:

### **Section 1. The Council Finds:**

1. The Central Eastside is the Central City's highest density industrial employment district.
2. The Central Eastside has added approximately 2,000 new jobs since 2008.
3. City Council approved the Southeast Quadrant Plan on July 29, 2015, via Resolution 37147. The Southeast Quadrant Plan proposes Zoning Code and map amendments to increase employment densities throughout Central Eastside by at least 9,000 new jobs by the year 2035, and to allow limited commercial parking for employees, customers and residents of the district.
4. The Oregon Department of Transportation (ODOT) is in the process of selling the 2.1 acre ODOT Blocks to the Portland Development Commission (PDC). The ODOT Blocks lie west of SE Water Ave., between SE Taylor St. and SE Madison St.
5. PDC is developing a strategy to redevelop the ODOT Blocks with high density industrial office development and with structured parking available to both employees of this project and employees, customers and residents of the district.
6. Job growth has significantly increased pressure on the existing parking supply. A recent study by the Bureau of Transportation determined that on-street parking is near capacity as early as 8 AM on many blocks west of Water Ave, and that this level of parking demand continues through the afternoon. Development patterns in this area provide a limited amount of off-street parking. This known shortage of parking available to the industrial uses along Water Avenue could be greatly relieved through a temporary off-street parking solution utilizing the ODOT Blocks in advance of a permanent parking solution incorporated into the development of that site.
7. The ODOT Blocks do not currently operate as a parking lot. City regulations require a Central City Parking Review to develop parking at this location (33.510.265.B), physical improvements including paving, striping, and curbs (33.266.130.D), and stormwater management pursuant to the Stormwater Management Manual.
8. In the Resolution approving the Southeast Quadrant Plan, City Council directed the Bureau of Transportation and the Portland Development Commission to initiate and

manage a District Parking Pilot Program on the ODOT Blocks in the Central Eastside, to allow commercial off-street parking to be leased on a month-to-month basis for employees and residents of the district.

9. To implement the District Parking Pilot Program, it is necessary and appropriate to waive the zoning code requirements for physical improvements and conditional use review and the applicable Storm Water Management Manual regulations for Commercial Parking in the Central Eastside, for an 18-month period.

NOW, THEREFORE, the Council directs:

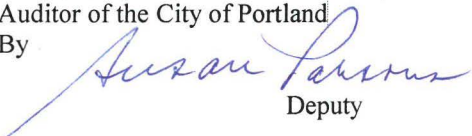
- a) Portland City Code Section 33.266.130.D, regarding physical improvements to parking lots, 33.510.265.B (for Central Eastside Subdistrict only), and Chapter 33.140-requirements for a conditional use for commercial parking in Employment (E) and Industrial (I) zones and regulations of the Stormwater Management Manual regarding the development of parking lots are hereby waived to allow off-street surface parking to occur on the 3 parcels that comprise the northernmost of the ODOT Blocks, identified as R226500364, R226500366, R226500367, and shown on the attached Exhibit A.
- b) ODOT and/or its successor in interest, PDC, may issue monthly parking contracts on the ODOT Blocks to employees, customers, and residents of the Central Eastside Industrial District, consistent with the process established by the Bureau of Transportation for the Central Eastside Interim Commercial Off-Street Parking Pilot Program.
- c) ODOT and/or its successor in interest, PDC, will implement and manage temporary stormwater management and erosion control procedures consistent with Portland City Code Title 10, Erosion Control.
- d) The zoning code and Storm Water Management Manual waiver authorized in directive "a" shall begin on January 1, 2016 and end on June 30, 2017 or at such time as permanent off-street parking is developed on the ODOT Blocks, whichever happens sooner.

Passed by the Council,

OCT 28 2015

Commissioner Steve Novick  
Prepared by: Art Pearce: Grant Morehead:slg  
Date Prepared: September 28, 2015

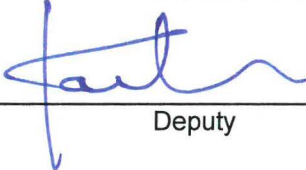
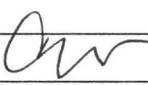
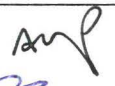


**Mary Hull Caballero**  
Auditor of the City of Portland  
By

  
Deputy

~~1076-1111~~

Agenda No. **187410**  
**ORDINANCE NO.**  
Title

Authorize Temporary Commercial Parking on Oregon Department of Transportation Blocks as part of the Central Eastside Interim Commercial Off-Street Parking Pilot Program (Ordinance; waive Title 33 and Stormwater Management Manual)

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>COMMISSIONER STEVE NOVICK</b>	CLERK USE: DATE FILED <u>OCT 16 2015</u>
<b>COMMISSIONER APPROVAL</b>	Mary Hull Caballero Auditor of the City of Portland
Mayor—Finance and Administration - Hales	By:  Deputy
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick 	
<b>BUREAU APPROVAL</b>	<b>ACTION TAKEN:</b>
Bureau: <b>Transportation</b> Policy, Planning and Projects  Manager: <b>Art Pearce</b> Director: <b>Leah Treat</b> 	<b>OCT 21 2015 PASSED TO SECOND READING</b> <b>OCT 28 2015 9:30 A.M.</b>
Prepared by: Grant Morehead:slg Date Prepared: September 29, 2015 Supervisor: Judith Gray 	
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>City Auditor Office Approval:</b> required for Code Ordinances	
<b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter	
<b>Council Meeting Date</b> <b>October 21, 2015</b>	

<b>AGENDA</b>
<b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
<b>CONSENT</b> <input type="checkbox"/>
<b>REGULAR</b> <input checked="" type="checkbox"/> Total amount of time needed: <b>30 Minutes</b> (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman	<input checked="" type="checkbox"/>	
4. Novick	4. Novick	<input checked="" type="checkbox"/>	
Hales	Hales	<input checked="" type="checkbox"/>	