



## NW PORTLAND PARKING SAC

March 8<sup>th</sup>, 2016

Portland Planning and  
Sustainability Commission  
1900 SW Fourth Ave  
Portland, OR 97201

Dear Chair Schultz and Commission Members:

As chair of the Northwest Portland Parking Stakeholders Advisory Committee, I am writing to express the Committee's feelings about the proposed code changes which would require new residential buildings to provide parking and which would make it easier to share parking spaces. As you know, parking is extremely tight in NW Portland and is getting tighter as new developments come on line with less parking than their tenants need. We are involved in a multi-year multi task effort to maintain and improve access for residents, employees, customers, and other visitors to the district. Our goals are to make it easier to function without a car while at the same time ensuring that there is adequate parking for those who need to drive.

Parking Minimums – Council's recent adoption of parking minimums for larger residential buildings does not apply in plan districts. The proposal before you fixes that oversight and puts us on equal footing with other neighborhoods.

However, a large majority of committee members feel that the proposed regulations should be modified to eliminate the exceptions found in section 33.266.110.E. The SAC appreciates the importance of promoting alternative modes of travel in the design and management of new development. But the exceptions make it too easy to avoid building parking spaces, and we need every space we can get. Some committee members also think that the parking minimums should be reviewed in the future, with the required ratios increased and the thresholds lowered. However, we recognize that this is beyond the scope of the work done to date and should probably be looked at on a city wide basis rather than for one neighborhood.

Shared Parking – The Committee is very appreciative of the efforts to make sharing parking easier. It is extremely frustrating to see off street spaces kept empty while the streets are full instead of being available for residents, employees, and visitors. We are also supportive of the staff's efforts to limit the detail in the zoning code and allow the details to be adopted as administrative rules which are more easily adjusted as we learn from our experiences. For example, we intend to limit shared parking to residents, employees, and visitors, and not permit their use by downtown commuters. However, we believe the regulations about users should not be in the code, but in the admin rules. Therefore we believe that Section C3e should be struck. We also feel that Section C1 should be changed so that if the

committee is no longer operating, the spaces could continue to operate but under the direct supervision of the City.

There are many details still to be worked out to develop a successful shared parking program, and we will continue to work with the City on the Administrative Rules. We believe these should be simple to administer, clear to all, and have mechanisms to resolve any difficulties that arise. In addition, we think it is likely that the admin rules will require annual changes for the first few years until we get it right.

Yours truly,

Rick Michaelson