



Bureau of Planning and Sustainability

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MEMO

DATE: March 8, 2016

TO: Planning and Sustainability Commission

FROM: Joan Frederiksen, City Planner

CC: Joe Zehnder, Chief Planner; Deborah Stein, Principal Planner

SUBJECT: Amendments to the Proposed Draft of Northwest Parking Update Project
March 8, 2016 PSC Hearing

This memorandum includes amendments to pages 8-14 of the Northwest Parking Update Project *Proposed Draft* to address issues that were raised after publication of the draft. These revisions will make the proposal clearer and easier to implement over time.

Revised language is highlighted in grey and shown underlined for additions and in ~~strike through~~ for deletions.

Starting on the next page, proposed zoning code language changes are noted preceded by related commentary.



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandoregon.gov/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

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Commentary

In the minimum parking section of the proposal, the language has been rearranged for clarity and code consistency. No changes have been made to the substance of the proposal.

Proposed Code Amendments

33.562.280 Parking

- A. **Purpose.** These regulations foster development that contributes to the desired pedestrian- and transit-oriented character of the plan district, promote alternatives to the automobile, and encourage efficient use of urban land.

- B. **Minimum parking.** ~~There are no minimum parking requirements.~~ The following minimum parking requirements apply:
 - 1. ~~Household Living uses. The minimum number of parking spaces required for sites with Household Living uses is:~~ The following minimum parking requirements apply to sites with a Household Living use. Exceptions to the minimum requirements are allowed as stated in Subsection 33.266.110.E.
 - a. Where there are up to 30 units on the site, no parking is required;
 - b. Where there are 31 to 40 units on the site, the minimum number of parking spaces required is 0.20 spaces per unit;
 - c. Where there are 41 to 50 units on the site, the minimum number of parking spaces required is 0.25 spaces per unit; and
 - d. Where there are 51 or more units on the site, the minimum number of parking spaces required is 0.33 spaces per unit.

 - 2. All other uses. No parking is required for all other uses.

- C. **Maximum surface parking area.** No more than 20,000 square feet of surface parking is allowed on a site.

Commentary

In the Accessory Parking as Commercial Parking section of the proposal staff recommends additional changes to provide clearer language to avoid misinterpretation of the requirements.

Under ‘Where Regulations Apply’, language is modified and added to make clear that the shared parking provisions apply and can be used for parking that is required in association with the new minimum parking requirements in the CS zone. Non-required parking in the CS zones is allowed to be commercial under the base zone provisions and is not subject to the requirements of this section.

Proposed Code Amendments

33.562.290 Use of Accessory Parking for Commercial Parking

- A. **Purpose.** This section encourages efficient use of accessory parking by allowing greater flexibility for use during times when accessory parking is typically underutilized. This section includes limitations to minimize negative impacts on nearby residents.
- B. **Where these regulations apply.** These regulations apply to existing accessory parking in the Northwest plan district as follows:
 - 1. On sites in an R or EX zone, the regulations of this section apply to the entire site;
 - 2. On sites that are in both an R or EX zone and a commercial zone, if any of the accessory parking is in the R or EX zone, the regulations of this section apply to the entire site;
 - ~~3. On sites that are in both an R or EX zone and a CS zone, if all of the accessory parking is in the CS zone, and none is in the R or EX zone, the regulations of this section do not apply to the site. The parking is subject to the regulations of the base zone;~~
 - 34. On sites that are in the CS zone, the applicant may choose to meet the regulations of this section or do not apply. ~~The parking is subject to~~ the regulations of the base zone.

Commentary

The terms “required” and “non-required” are added to section C.1 for implementation clarity.

The term “Recommendation” is changed to “Approval” for the documentation to BDS to make clear that only approved applications are eligible to use the provisions.

Proposed Code Amendments

C. Regulations.

- ~~21.~~ After December 20, 2005, a Required or non-required ~~A~~ accessory parking may be operated as Commercial Parking when ~~licensed~~ permitted and monitored by ~~a local transportation management association~~ the Northwest Parking Management Plan Stakeholder Advisory Committee (NWPMP-SAC), or a review body recognized by PBOT, under the provisions of PBOT Administrative Rules. If this advisory body is no longer active or able to fulfill this role then these provisions cannot be used. The commercial parking must comply with the requirements of Paragraphs C.3 ~~2~~ and C.4~~3~~, below.
- ~~32.~~ ~~When a~~ Accessory parking is operated as Commercial Parking, Commercial parking on sites with at least 5 eligible parking spaces is allowed, including short term and monthly rental arrangements. long term daily (four or more hours) and short term parking is prohibited; and parking is limited to monthly arrangements for the following:
- ~~a.~~ Parking by residents of the Northwest plan district;
 - ~~b.~~ Parking by employees of businesses in the Northwest plan district; or
 - ~~c.~~ Valet parking for businesses or institutions in the Northwest plan district.
- ~~43.~~ Commercial parking approval. The applicant must submit a NW Plan District Commercial Parking ~~Recommendation~~ Approval ~~L~~etter to the Director of the Bureau of Development Services from the NWPMP-SAC or a review body recognized by PBOT ~~transportation management association~~ that includes the following information:
- ~~a.~~ Identification of the site;
 - ~~b.~~ A statement that the transportation management association has approved the site for participation in the Accessory Parking Used As Commercial Parking Program;
 - ~~eb.~~ The number of spaces that have been approved ~~by the transportation management association~~ for use under the program;

- ~~d.~~ The type of use that will be served by the parking that has been approved under the program;
- ~~e.~~ The hours of the day that the accessory parking will be used as Commercial Parking;
- ~~f.~~ Any conditions imposed as part of the NW Plan District Commercial Parking Recommendation Approval Letter by the transportation management association; and
- ~~g.~~ A statement that the owner or owners of the site have agreed to manage the parking approved under the program so that adequate parking for the primary use as served by the accessory parking is maintained.