



PARKING COMPLIANCE AMENDMENTS PROJECT

Zoning code changes to comply with state
rules

Planning Commission Presentation
March 28, 2023

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Project Proposals

1. Remove minimum parking requirements citywide
2. Update and simplify parking maximums
3. Add new development standards for large parking lots





Parking Requirements and Development

- Parking standards with new development
- Minimum parking requirements
- Maximum parking
- Parking lot development standards

Climate Friendly Equitable Communities Rulemaking



Climate Friendly Rules

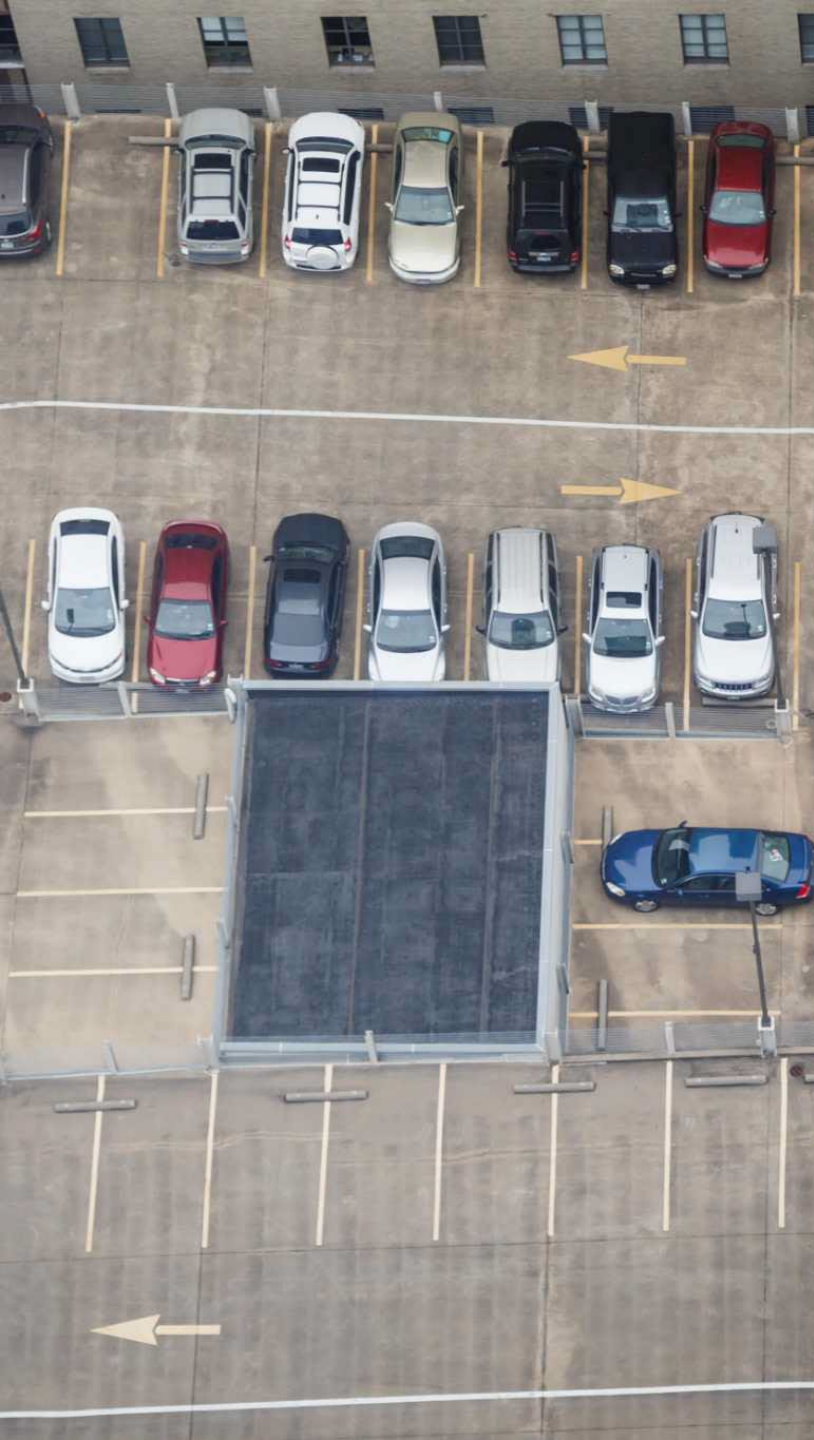
- Updates to local land use and transportation rules
- Support goal of 75% reduction of GHG emissions by 2050
- 38% of GHG emissions are transportation related
- Excess parking has negative impacts on housing costs and compact land use



CFEC Components

1. EV rules
2. Update parking requirements
3. Transportation/land use rule updates
4. Climate Friendly Areas





CFEC Parking Rules Phased Implementation

- Phase 1: Effective 12/30/22
 - No parking minimums within $\frac{3}{4}$ mile of light rail station and $\frac{1}{2}$ mile frequent transit line
 - No minimums for certain development types
- Phase 2: Effective 6/30/23
 - Reduce/remove parking minimums
 - Changes to parking maximums
 - Large parking lot development standards

Phase 2 Implementation: Parking Minimums

- Option 1: Remove all parking minimums
- Option 2: Reduce parking minimums
 - Reduce required parking in many situations along with:
 - Pricing increases
 - Parking districts
 - Unbundling parking
 - Climate Friendly Area reductions
 - Other requirements

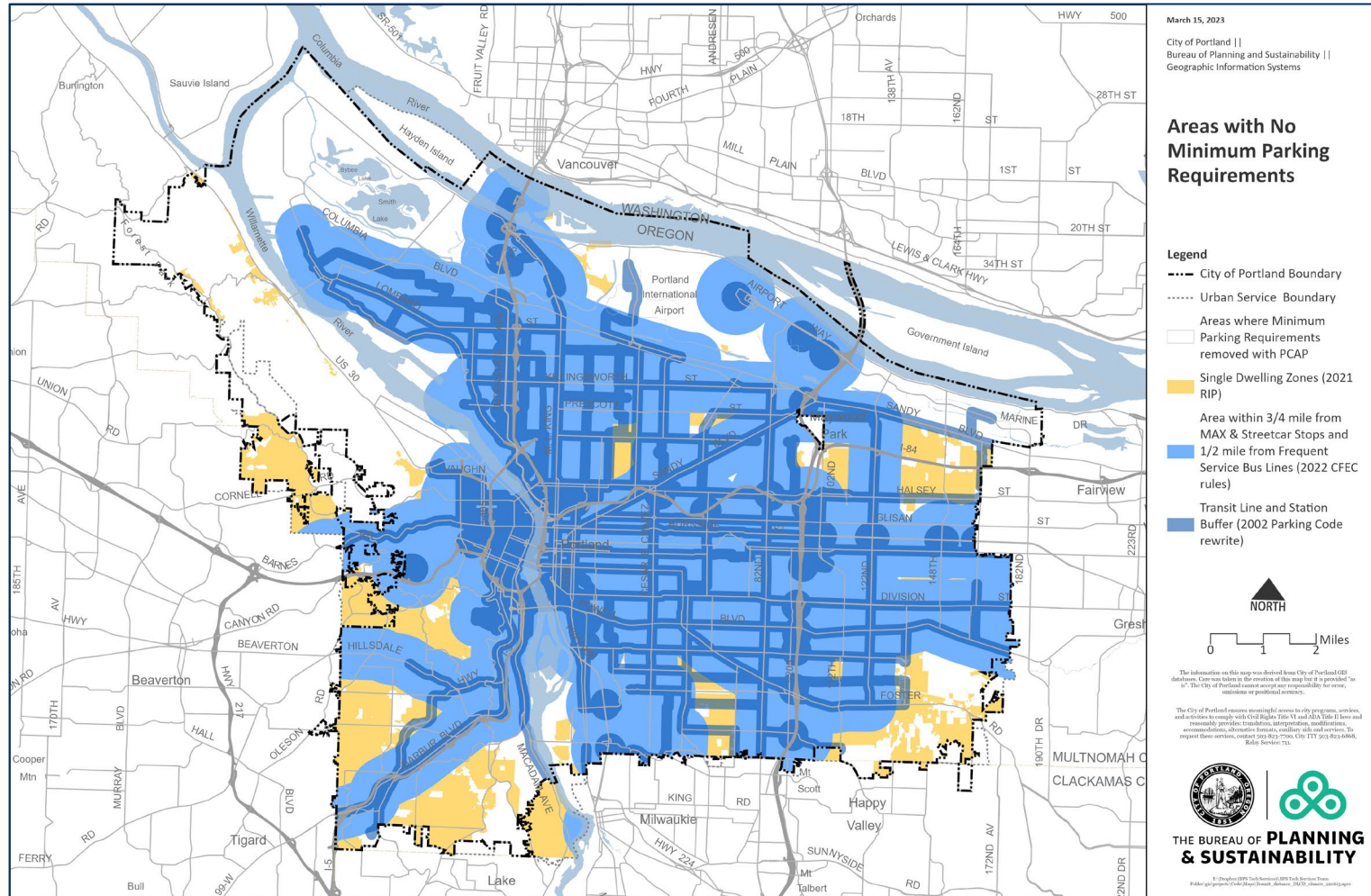


Alignment with City Policy

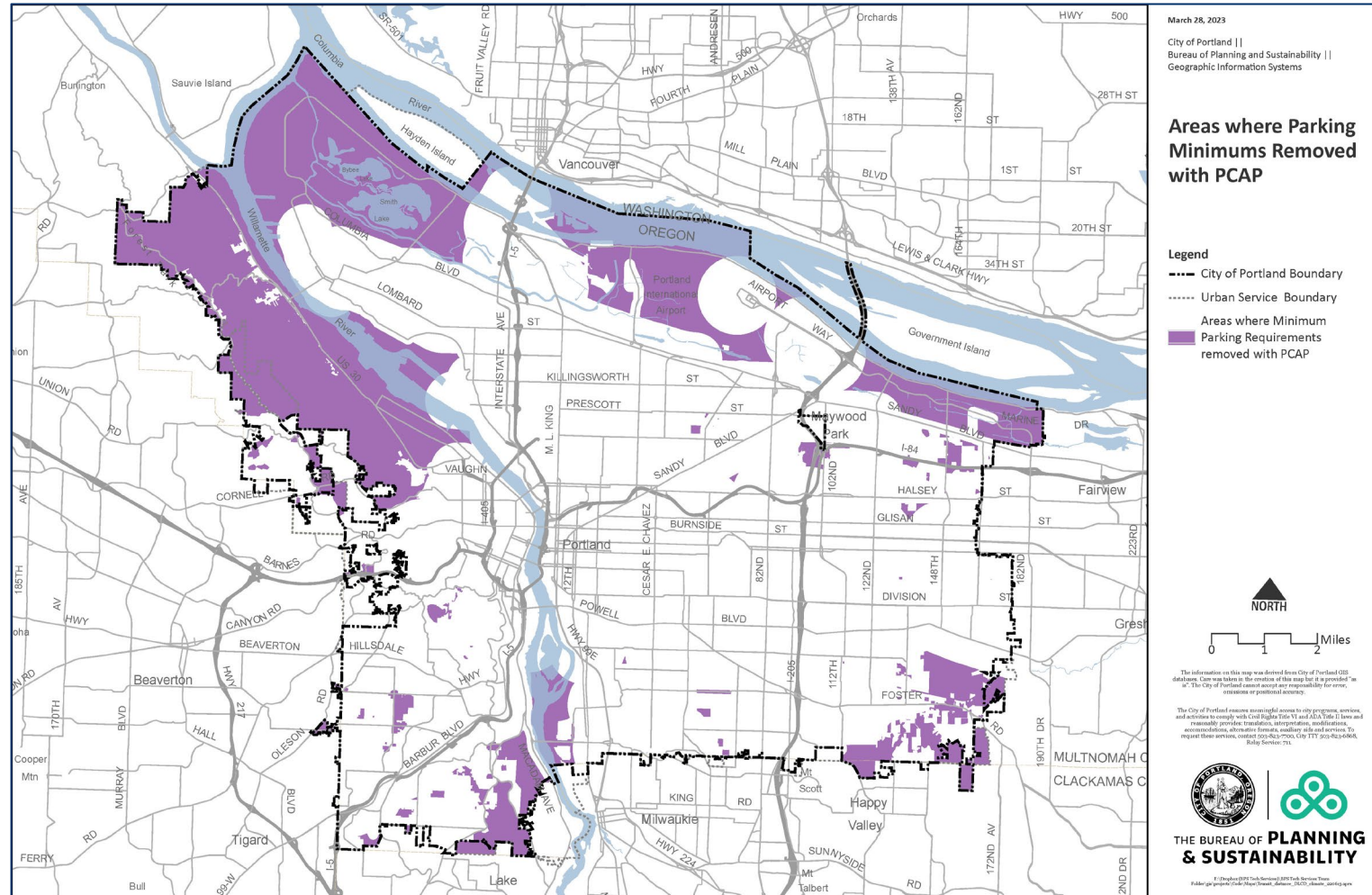
- Comprehensive Plan:
 - 9.55 – Parking management
 - 9.58 – Off-street parking
- Climate Action Plan:
 - Portland Parking Strategy
- Continued policy direction



Areas with no parking minimums



Areas parking minimums to be removed



Parking Compliance Amendments

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Parking Minimums

- Removal of parking minimums and references to minimums – most of this project
- Removing exemptions/exceptions to minimum parking including historic resource exemption

Parking Maximums

- State requires cities adopt parking maximums
- Portland largely complies with parking maximum requirements with Metro rules
- Update maximums to align with CFEC rules
- Simplify parking ratios and maximums in plan districts



Large Parking Lot Development Standards

- Limits the size of parking lots for buildings over 65,000 sf
- No larger than the size of the building





Large Parking Lot Green Features

- Applies to parking lots over $\frac{1}{4}$ acre
- Incorporate tree shading or solar or meet green energy building requirements (public buildings)
- Accessways to include trees along the edges and pedestrian pathways



Providing too much and/or underpriced parking can lead to more driving and less walking, cycling, and transit use; inefficient land use patterns; and sprawl.

- 2035 Comprehensive Plan

Timeline/Next Steps

- March/April 2023: Community Engagement
- April 11: Planning Commission hearing
- June 7: City Council hearing
- June 30: Adoption

More info:

portland.gov/bps/planning/pcap





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