



# Northwest Parking Update Project

Planning and Sustainability Commission

Public Hearing

March 8, 2016



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



Being covered today:

Background

Proposed Code

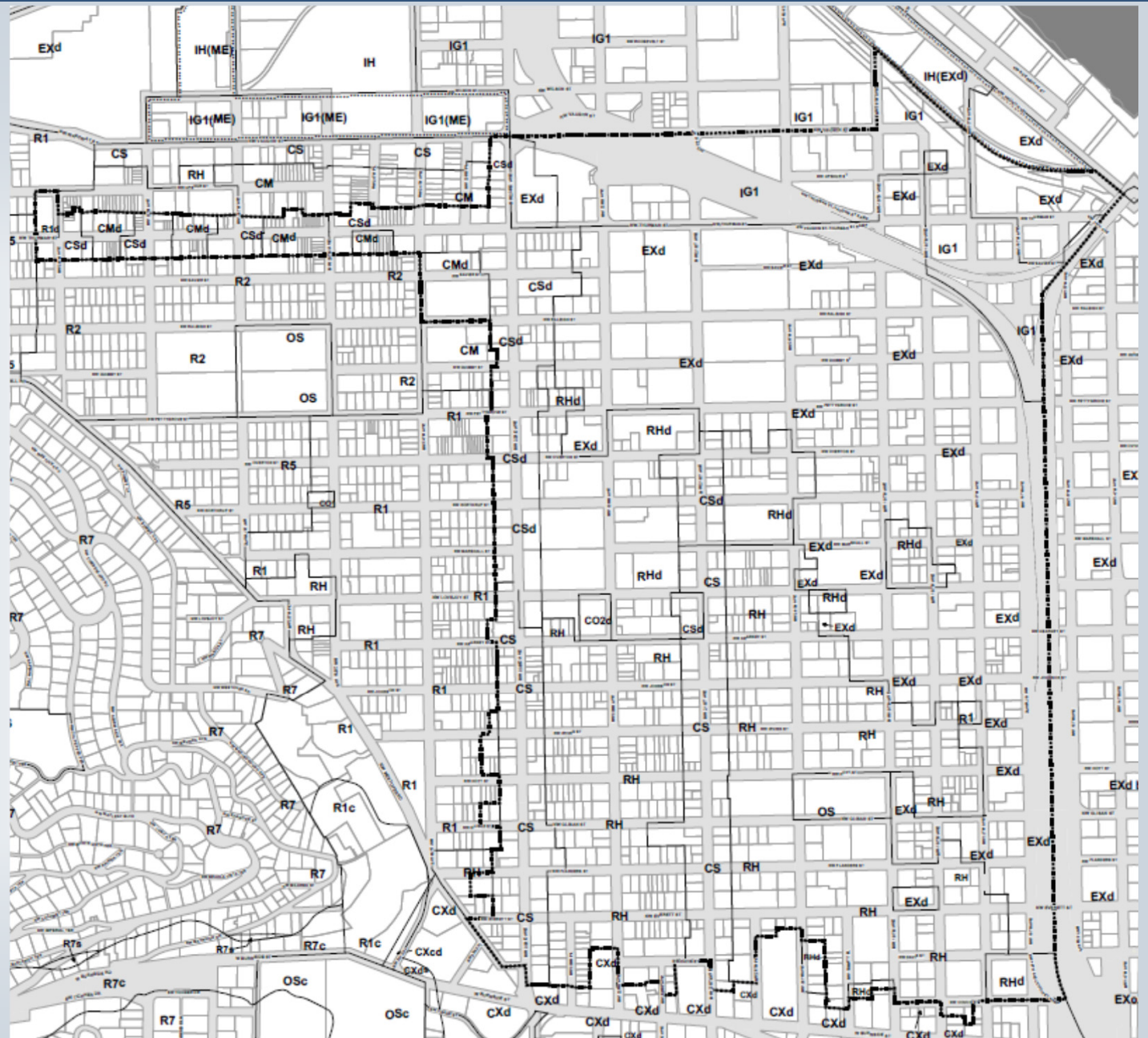
Testimony

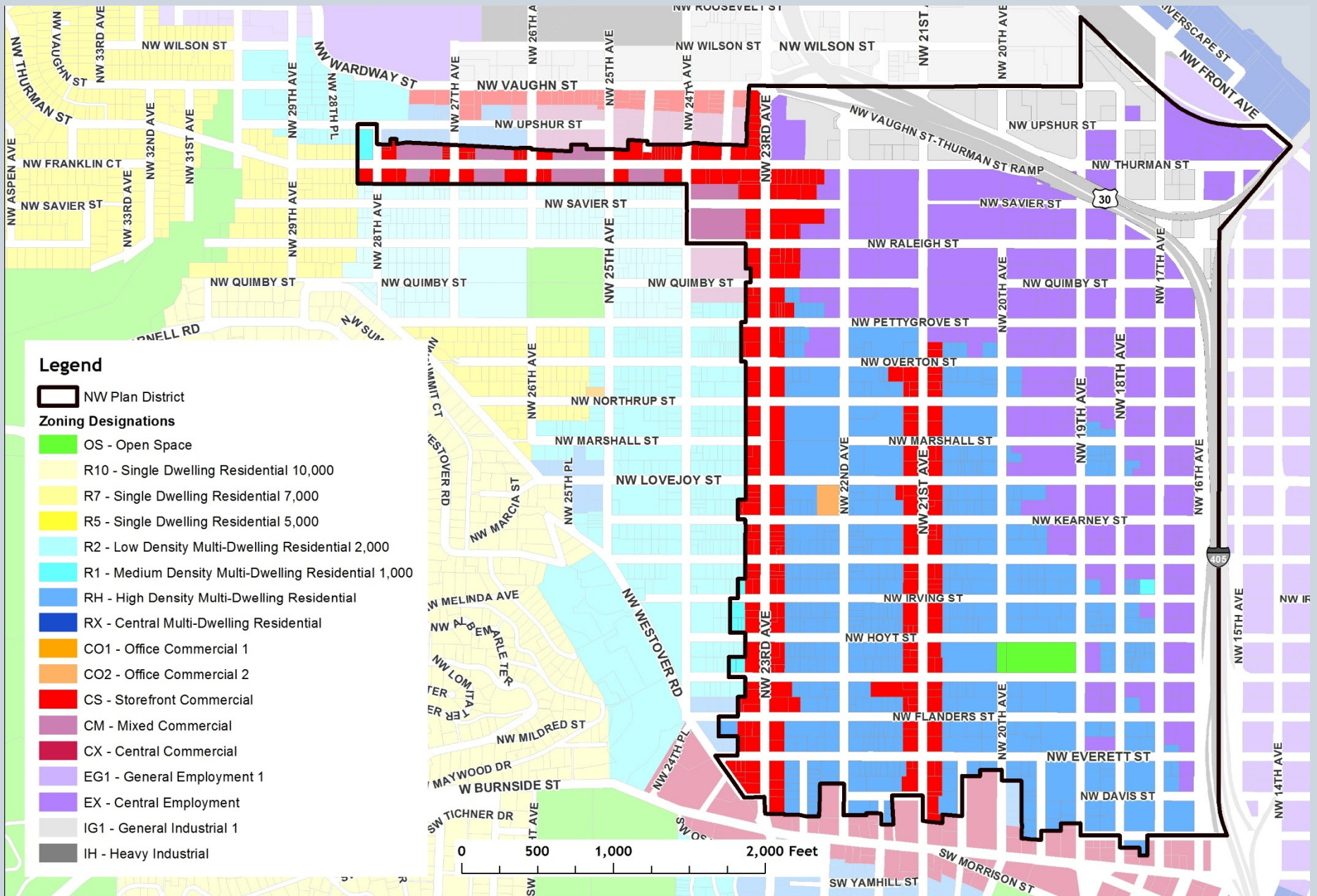
Discussion/questions

Recommendation



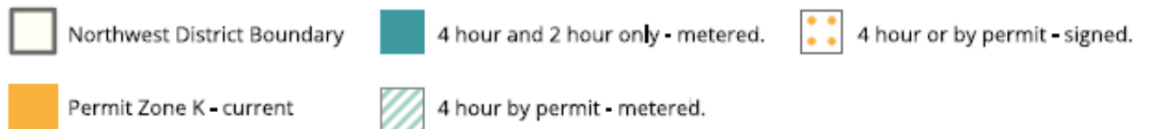
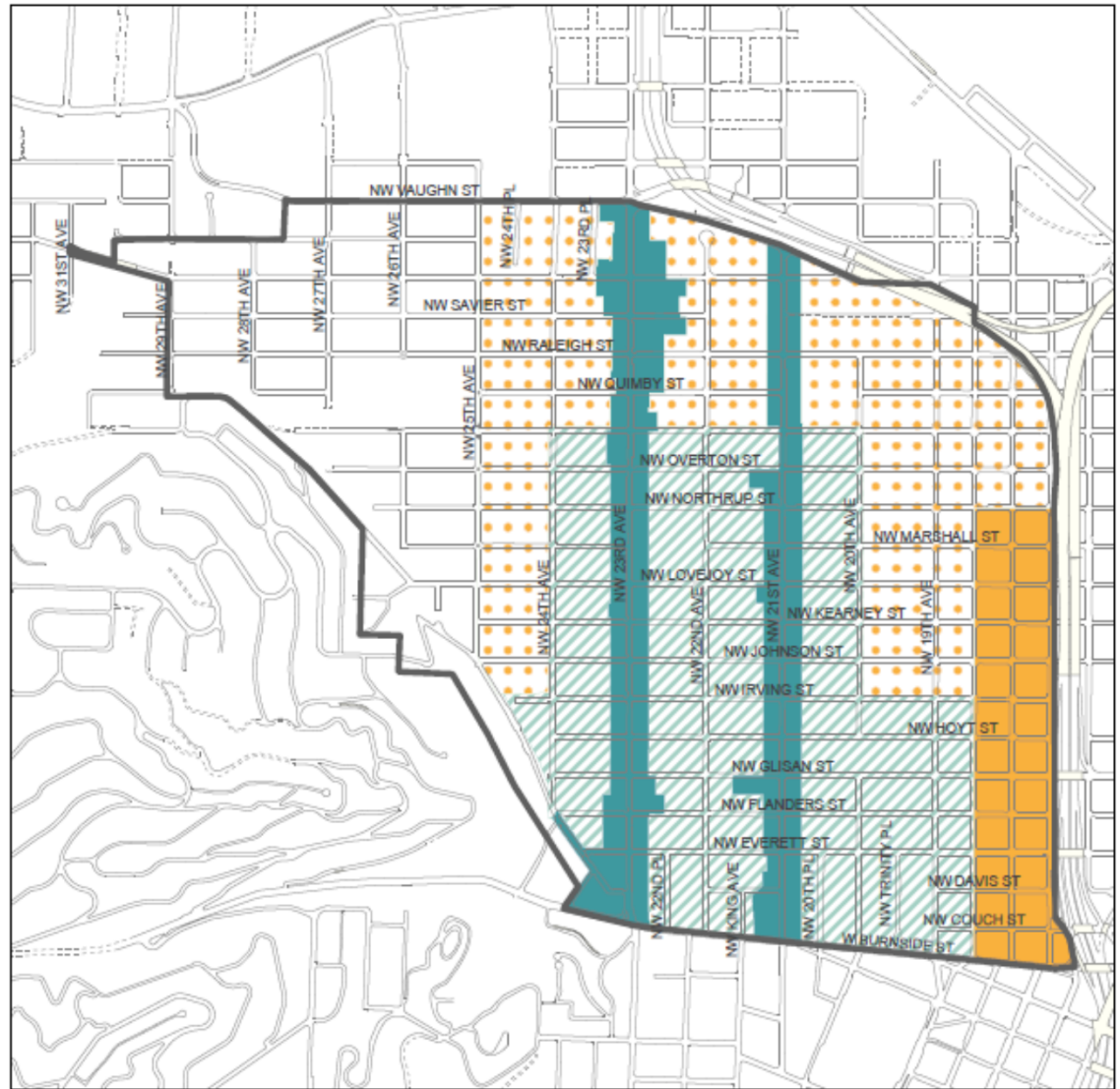
# Northwest Plan District





2013

# Northwest Parking Management Plan



# Project purpose

## Part 1 - Minimum Parking

- Better align district with citywide parking requirements
- Off-street parking supply in parking-scarce area



## Part 2 - Accessory as Commercial Parking

- Provide opportunities to efficiently use limited and existing parking resources



# Part 1 - Minimum Parking

## History

- From 1991 to 2013 - most of city had no minimum parking required for multi-dwelling development in some commercial zones and close to transit.
- Prior to 2003 - NW plan district area had the same minimums as citywide
- 2003 - NW Plan District - no minimum parking required
- 2013 - citywide new minimum parking requirements for development with more than 30 units. Plan districts not included



# Proposed code changes

## Part 1 - Minimum Parking

- Minimum household living parking requirements for multi-dwelling development >30 units.
  - 31 to 40 units would require .20 spaces per unit;
  - 41 to 50 units would require .25 spaces per unit
  - 51 or more units would require .33 spaces per unit
- Exceptions to the minimum number of parking spaces

# units	# of parking spaces required
31	7
45	12
60	20
90	30
120	40





# Proposed code changes

## Part 2 - Accessory Parking as Commercial Parking

### Proposed Changes

- Update review body and general language
- Create more flexibility - expand allowed users and allow short-term parking
- Code as framework, with administrative details in a PBOT Administrative Rule



# Public Involvement

## NW Parking Management Plan - Stakeholder Advisory Committee (SAC)

- Attended SAC meetings
- SAC comprised of Neighborhood and Business Association representatives, community members at large.

## Published *Proposed Draft* on February 5, 2016

- Public notice and project website
- Public open house



# Northwest Parking Update Project

## Requested PSC Action

Recommend that City Council:

- Amend the Proposed Draft per March 8, 2016 Memo
- Amend Title 33: Planning and Zoning as shown in Proposed Draft Report (as amended today)
- Adopt the Proposed Draft Report as further findings and legislative intent.
- Direct staff to refine code text as necessary.

