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To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: CC2035 Plan Testimony

A large share of Portland's expected population growth will become urban dwellers in the West End. The Central City Plan for this area correctly encourages the development of child-friendly play areas, schools and parks to support a diverse neighborhood. Many families will be drawn to this area if future multi-dwelling buildings have on-site parking for some portion of their residents. Parents with small children will not wish to rely only on multi-mode transportation, especially for childhood emergencies and school functions. A significant percentage of parents with children at home will not move into the West End if long-term parking is not readily available, skewing the diversity of the neighborhood. The Central City Plan must require that all new apartments and condominiums in the West End have a minimum percentage of dedicated on-site parking.

This is consistent with the current Portland building code requirement for on-site bicycle parking: 1.5 per 1 residential unit for multi-dwelling buildings in the Central City plan district (Title 33, Planning and Zoning, Section 33.266.220). However, not all residents in the West End will wish, or are able to use a bicycle, or modes of public transportation due to infirmities, disabilities or age.

On-site parking for residents should also have charging stations for eco-friendly electric vehicles, or the capability of easily installing them. The performance and popularity of electric vehicles will continue to increase. Their use is consistent with the plan's clean air and climate action goals and should be encouraged through multi-dwelling building codes. This is also consistent with the Oregon State Legislature's successful 2013 House Bill 3301. It requires condominium associations to approve member requests to install electric vehicle charging stations in their parking spaces.

The plan for the West End must stipulate that all new multi-dwelling buildings be required by code to have a minimum number of charging stations, or at least the designed electric power capacity to support them. Retrofitting existing multi-dwelling buildings for charging stations has proven to be complex, onerous and expensive.

Minimum residential parking and on-site electric vehicle charging must be part of the Central City 2035 Plan for the West End.

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