



Climate Friendly & Equitable Communities: Parking Reform

JOINT STUDY SESSION: CC, PC & CAC

SEPTEMBER 19, 2022

Overview

OBJECTIVES

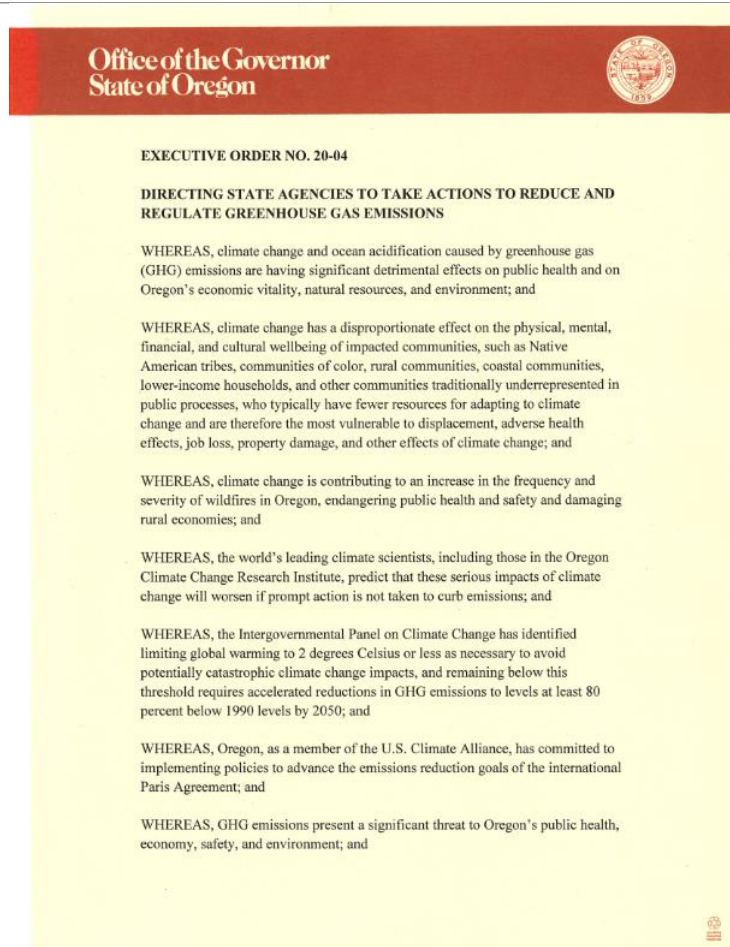
- Update the Planning Commission on the TPR Rule Status;
- Provide an overview of the compliance timeline; and,
- Introduce the required work tasks in 2022-23 with status updates
- Present Parking Reform Requirements & Options

EXPECTATION

This will be the first of many information/study sessions on this topic.

Future comprehensive plan and land use regulations changes forthcoming

The Rules have Changed



Climate Change

- Greenhouse Gas Reduction Targets
- Paris Agreement
- Lack of Federal action
- Inability of legislature to take action
- Oregon has “moral responsibility” to act

Equity/Community Engagement

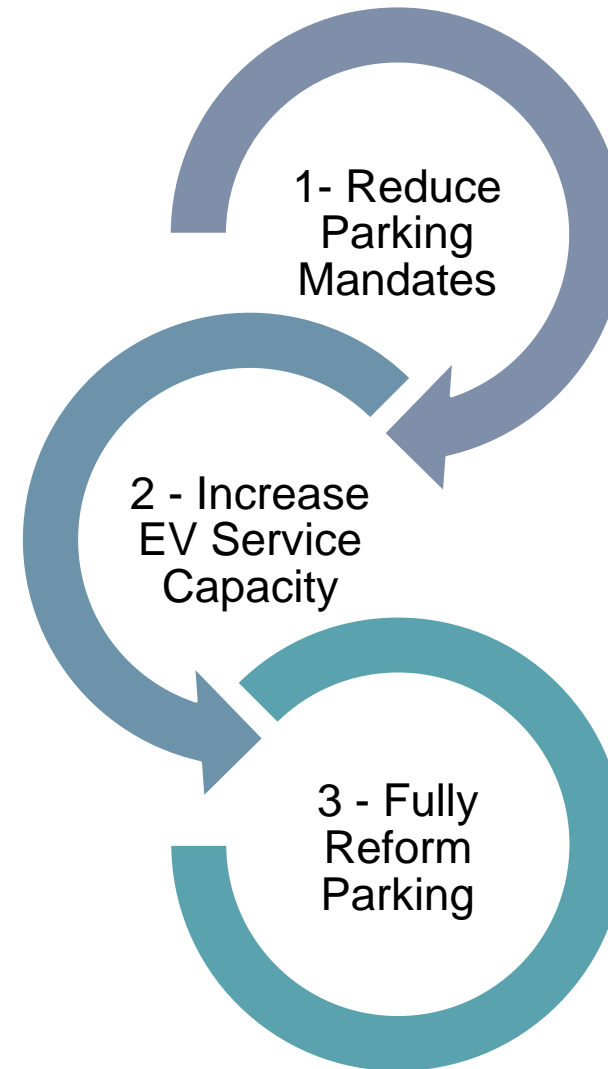
- Past practices
- Disproportionate impacts on disadvantaged people
- Center these voices in the planning and decision making process
- Reverse harm/inequities or minimize to the extent possible

Parking Reform

Phase 1 – December 31, 2022

Phase 2 – March 31, 2023

Phase 3 – June 30, 2023





Parking Mandates

“Requirements to include a minimum number of off-street parking spaces with development or redevelopment; or a fee in lieu of providing parking for residential development.”

Central Point's Parking Requirements

See CPMC 17.64 and 17.65.050

- We allow reductions of up to 20% in conventional zones;
- We allow reductions of up to 25% in TOD zones when transit is provided
- We allow off-site parking within 300-ft of a development if parking is available.

Parking Spaces Required per Unit by Housing Type

| Housing Type | Conventional Zones | TOD Zones |
|------------------------|---------------------------|-----------|
| Single-Family Detached | 2 | 2 |
| Single-Family Attached | 2 | |
| Zero Lot Line | n/a | |
| Duplex | 2 | 1.5 |
| Triplex | Based on No. Bedrooms | |
| Four-plex | | |
| Apartment | | |
| • Studio | 1 | 1.5 |
| • 1 Bedroom | 1 | |
| • 2 Bedroom | 1.5 | |
| • 3 Bedroom | 2 | |
| • Guest | 1 space for every 4 units | n/a |

Phase 1 Reforms

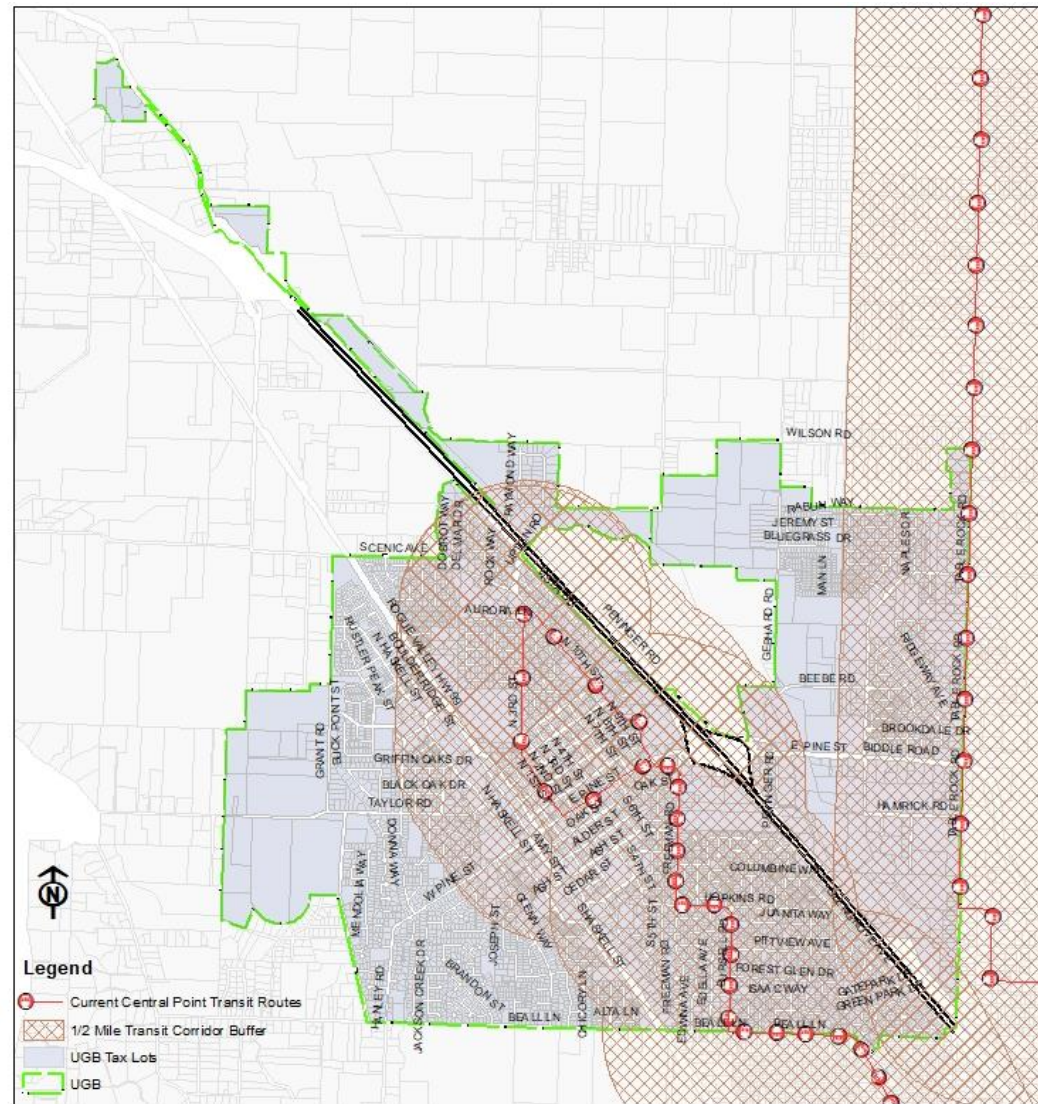
Apply to new Development only

Reduce parking mandate for Multifamily & Mixed Use projects

Eliminate parking mandates for:

- Residential Homes Facilities
- Child Care Facilities
- Single Room Occupancy Housing
- Affordable and publicly supported housing
- Emergency & Transitional Shelters for Homeless
- Domestic Violence Shelters

Eliminate parking mandates within 1/2 mile of Frequent Transit Corridors



Frequent Transit Corridors

OAR 660-012-0440 Applicability Map



Phase 2 Reforms

Apply to new development projects

- Increase ratio of EV Parking for multifamily and mixed-use/commercial projects (5+ units) to 40% of all spaces

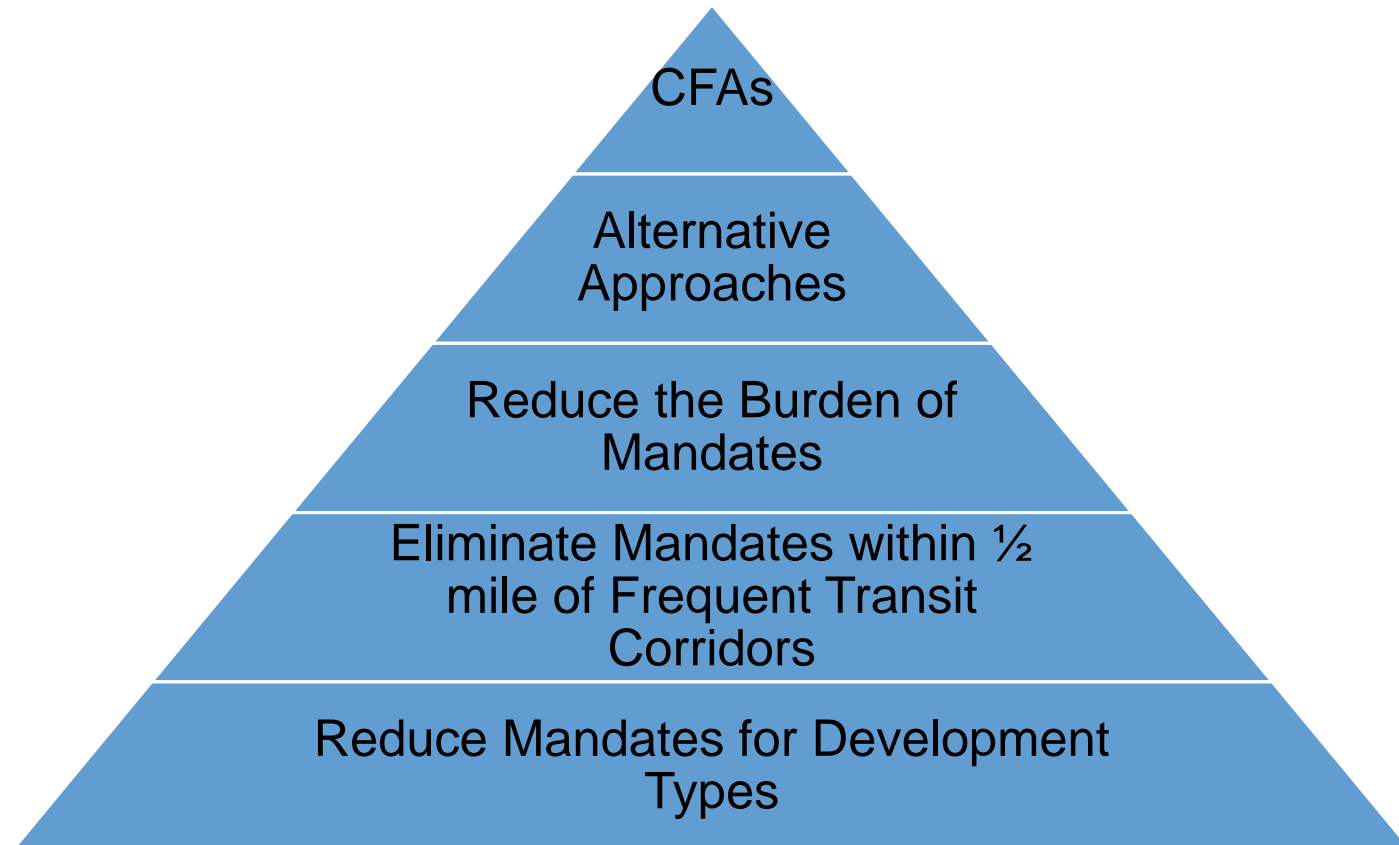
Phase 3 Reforms

Choose Your Own Adventure

Option 1 – Eliminate Parking Mandates

- Exempt from OAR 660-012-0425 through 0450.
- Must adopt comprehensive plan and zoning code amendments to implement:
 - OAR 660-012-0405 (General Improvements)
 - OAR 660-012-0410 (EV Charging)

Option 2 – Reduce Mandates



General Parking Improvements

- Applies to new development with dedicated employee parking

Preferential Parking



- Bicycle & Transit Facilities
- Underutilized parking areas
- May go below parking mandate

Redevelop Parking Lots



- Along driveways
- Aisles with street like design

Street Trees



- Install solar 0.5KW per space;
- Include green energy or pay 1.5% project;
- 50% tree canopy coverage within 15yrs after planting

New Parking Lots > ¼ ac.



- Establish maximum parking in CBD & TODs

Parking Maximums



Reduce the Burden of Mandates

Eliminate requirement for residential garages and carports

Allow shared parking

Increase distance to allowable off-site parking to 2,000-ft from 300-ft

Prescriptive Mandate Reductions:

- 1 space/3kw solar power in a development
- 1 space/EV station
- 1 space/every 2 accessible units above minimum requirements

Unbundle multifamily parking within ½ mi of Frequent Transit Corridor



Alternative Approaches

FAIR PARKING POLICY

Choose and implement three (3):

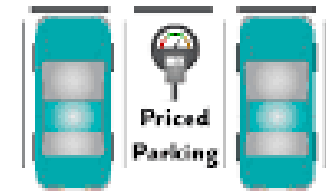
- Unbundle parking for multifamily developments
- Unbundle parking serving leased commercial units
- Flexible commute benefit
- Tax commercial parking lots at least 10% of revenue
- Reduce multifamily parking to 0.5 spaces per unit including visitor parking

BUNDLED



VS

UNBUNDLED



- 1 Cost is hidden
- 2 Appears free, which increases demand
- 3 More parking is funded and built

- 1 Cost is revealed to the user
- 2 Consumers save by using less parking and lowering demand
- 3 Less parking is funded and built

Alternative Approaches

Reduced Regulation Parking Management Approach

- Repeal parking mandates within:
 - ½ mile of CFAs
 - Transit-oriented & mixed-use development
 - Group quarters (congregate housing, retirement homes, religious quarters, dorms, etc.)
 - Studio and 1 Bedroom Apartments
 - Change of use or redevelopment of buildings vacant for 2 or more years
 - Expansion of existing businesses when increased footprint is less than 30%
 - Commercial properties with less than 10 employees or 3,000 SF space
 - Projects seeking LEED certification (Leadership in Energy and Environmental Design)
 - Schools
 - Bars & taverns
- Set parking maximums that are no more than 150% existing mandates
- Designate at least one parking benefit district



Parking Benefit District

On-street parking is managed by permits, payments or time limits where revenues are dedicated to public improvements in the area.

Next Steps



Discussion

- What we know today –
 - Rules are in effect but are being legally challenged
 - We can implement Phase 1 without changes to our Comp Plan or Zoning Code
 - We can implement Phase 2 in the same manner
- What we don't know –
 - Will the rules be amended or repealed; or, will there be an injunction?
 - To Mandate or Not to Mandate
 - Will determine how we amend our codes
- Thoughts/Feedback on Preferred Phase 3 Approach
 - Fair Parking Policy
 - Reduced Regulation Parking Management

Recommendation

Reconvene in January

- Status Update
- Direct Staff as to Preferred Approach