

# Task Summaries

## Parking A

### Reduced Mandates – OAR 660-012-0430 and 660-012-0440

*Effective date December 31, 2022 per OAR 660-012-0012(5)(e)– applies to development applications submitted after that date; either directly apply state administrative rules or amend local development standards*

- Reduced mandates for specific developments – cannot mandate more than 1 space/unit for residential developments with more than 1 unit
- No mandates for small units, affordable units, childcare, facilities for people with disabilities, shelters
- Reform near transit - no parking mandates allowed within  $\frac{3}{4}$  mile of light or heavy rail stations or  $\frac{1}{2}$  mile of frequent transit corridors

## Parking B

### Parking Regulation Improvement - 660-012-0405

*By June 30, 2023 per OAR 660-012-0012(4)(f) - amend development standards*

- Preferential placement of carpool/vanpool parking
- Allow redevelopment of any portion of a parking lot for bike or transit uses
- Allow and encourage redevelopment of underutilized parking for other uses
- Allow and facilitate shared parking
- Parking lots more than  $\frac{1}{4}$  acre in size must install 50% tree canopy OR solar panels; requires street trees and street-like facilities along driveways
- Adopt parking maximums in locations such as downtowns, regional or community center, and transit-oriented developments.

### Parking Maximums and Evaluation in More Populous Cities – 660-012-0415

*By June 30, 2023 per OAR 660-012-0012(4)(f)*

- Cities >25,000 population in metro or >100,000 outside set certain parking maximums in specified areas
- Cities >200,000 population also:
  - Study use of on-street timed parking in CFA and transit areas (660-012-0435 & 0440)
  - Implement parking management before authorizing new 100+ stall parking garages
  - Implement TDM management strategies before authorizing new 300+ stall garages
  - adopt design requirements so ground floor of parking garage convertible to other uses

## Parking Mandate Reform

Effective date March 31, 2023 per OAR 660-012-0012(4)(f)

Option 1 660-012-0420	Options 2 and 3 660-012-0425 through 0450	
Repeal all parking mandates within the jurisdiction	Reduce parking burdens – adopt eight land use regulations related to reduced mandates based on factors such as shared parking, solar panels, parking space accessibility, on-street parking; unbundling of parking from rent for multifamily units near transit (660-012-0425)	
	Cities pop. 100,000+ adopt on-street parking prices for 5/10% of total on-street parking supply by September 30, 2023/2025 (660-012-0450; effective dates per OAR 660-012-0012(4)(g))	
	<p style="text-align: center;"><b>Parking Management Alternative Approaches</b> Choose ONE of the following (Option 2 -or- 3).</p> <p style="text-align: center;"><i>Policies to take effect no later than June 30, 2023 (effective date per OAR 660-012-0012(4)(f))</i></p>	
no additional action needed	<p style="text-align: center;"><b>Option 2</b> 660-012-0445(1)(a) - Adopt at least 3 of 5 policies below</p>	<p style="text-align: center;"><b>Option 3</b> 660-012-0445(1)(b) - Adopt regulations minimizing or exempting required parking for 15 development types (summarized below)</p>
	<ol style="list-style-type: none"> <li>1. Unbundle parking for residential units</li> <li>2. Unbundle leased commercial parking</li> <li>3. Flexible commute benefit for businesses with more than 50 employees</li> <li>4. Tax on parking lot revenue</li> <li>5. No more than ½ space/unit mandated for multifamily development</li> </ol>	<p>No mandates for a variety of specific uses, small sites, vacant buildings, studio/one bedrooms, historic properties, LEED or Oregon Reach Code developments, etc.</p> <p>No additional parking for redevelopments/additions. Adopt parking maximums.</p> <p>No parking mandates within ½ mile walking distance of Climate-Friendly Areas.</p> <p>Designate district to manage on-street residential parking.</p>