

## Parking Reform

Climate Friendly and Equitable Communities

Climate Action Plan Committee – November 2022

## Climate Friendly and Equitable Communities



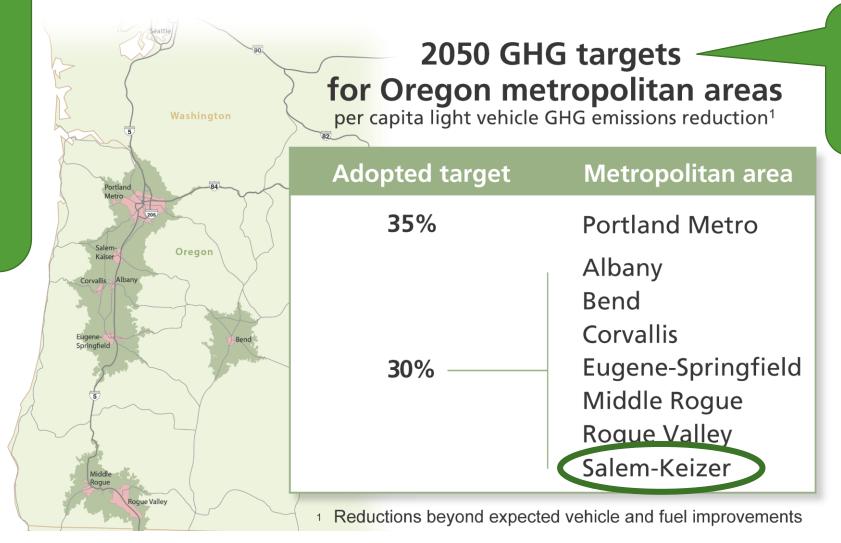
- New state rules focused on land use and transportation changes (Rulemaking started in 2020, rules adopted in July 2022)
  - Reduce greenhouse gas emissions from transportation
  - Promote equity

 Aligns with Our Salem and Climate Action Plan



### Greenhouse Gas Emissions Reduction

Salem's
Goal:
Carbon
Neutral
Citywide
by 2050



Light-Vehicle Emission Reduction

## Policy Options for Salem

Option 1

Option 2

Option 3

## Policy Options for Salem

Option 1

Eliminate all minimum parking requirements citywide

Option 2

Many things

More things

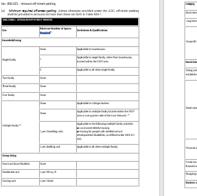
Option 3

More things

Today: City has minimum off-street parking requirements

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1 per 250 sq. ft.



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# Today: No parking required for some uses or some places

#### 1. Citywide:

Accessory dwelling units (2017)
Room and board facilities (2020)
Middle housing (2022)

## 2. Downtown Parking District: All uses

Funds from businesses support parking garages



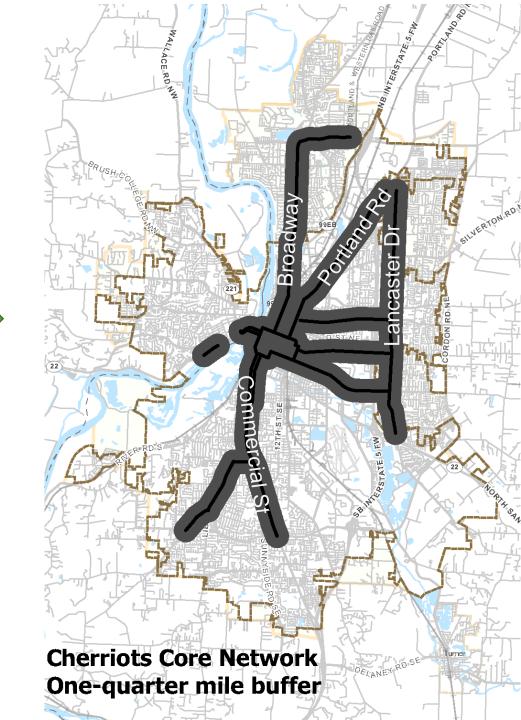
# Today: No parking required for some uses or some places

3. Central Salem Development Program: Multifamily housing (2020)
Shelters (2022)



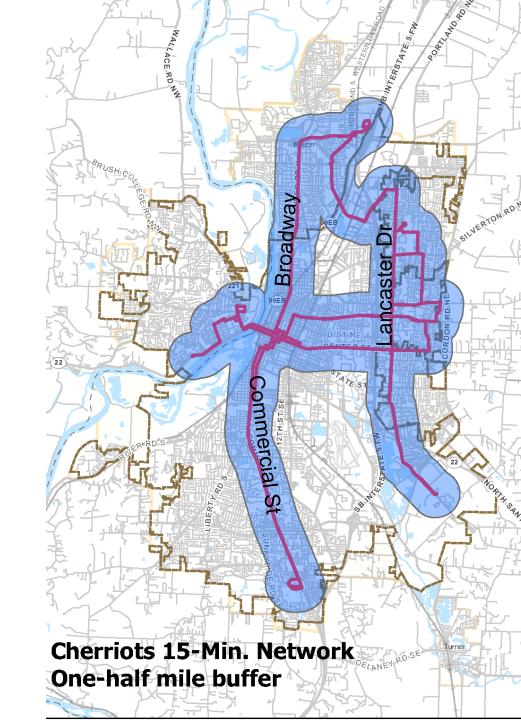
# Today: No parking required for some uses or some places

- 4. ¼ mile of Cherriots Core Network: Multifamily housing (2020)
  Shelters (2022)
- 5. Any use in a mixed-use zone near the Core Network if developed with multifamily (2022: Our Salem)



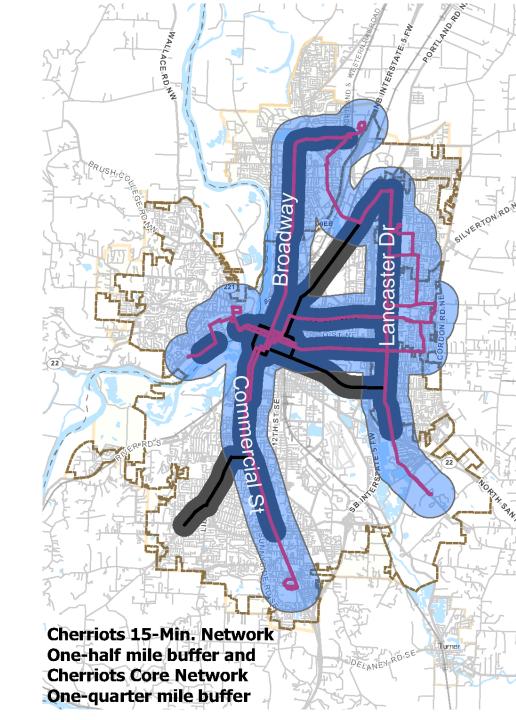
## Mandated State Changes No Required Parking:

- Within ½ mile of 15-minute bus routes:
   All uses
- Citywide:
  - Facilities for people with disabilities
  - Childcare facilities
  - Housing units <750 sf</li>
  - Affordable housing (80% of area median income)
  - Publicly supported multifamily housing (gov. assistance and affordability restriction)
  - Shelters
- Both effective beginning of <u>2023</u>
  - Code amendment in adoption process (Nov. 14 hearing)



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## Policy Options for Salem

Option 1

Option 2

Option 3

## Policy Options for Salem

### Option 1

Eliminate all minimum parking requirements citywide

## If City chooses option 1, <u>no additional</u> parking reforms are required

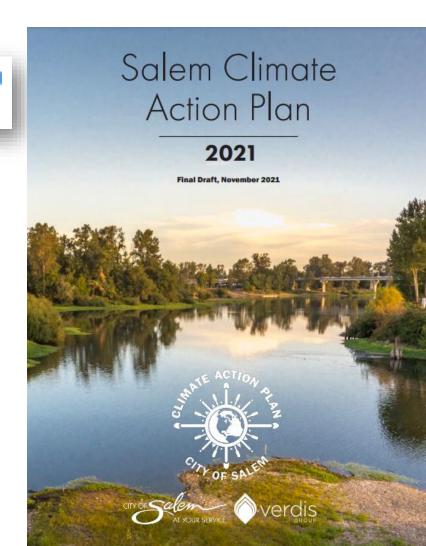
(could voluntarily do more)

## Option 1 Considerations: Staff Recommendation

Aligns with Climate Action Plan Strategy TL40

Amend City code to eliminate parking minimums throughout Salem, with priority focus along Cherriots' Core Network.

- Goes beyond parking reductions adopted with Our Salem
- Allows market to determine parking amounts
   (maximums still apply)
- Can be implemented through a code amendment (relatively quick with no additional staff)



## Policy Options for Salem

## Option 1

minimum
parking
requirements
citywide

### Option 2

### Option 3

- Price at least 10% of all on-street parking
- Unbundle parking for some multifamily housing
- Allow for reductions in parking requirements
- Reduce/eliminate parking requirements in walkable, mixed-use areas

Implement fair parking policies

Eliminate or reduce more parking

## Policy Options for Salem

## Option 1

minimum
parking
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citywide

## Option 2

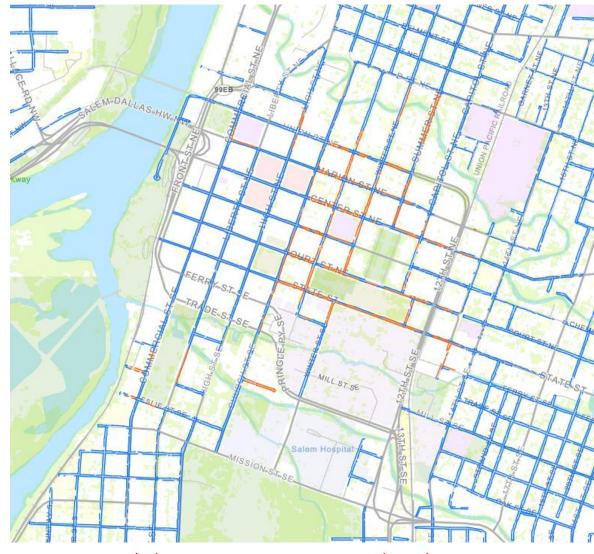
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Implement fair parking policies Eliminate or reduce more parking

## Pricing Parking

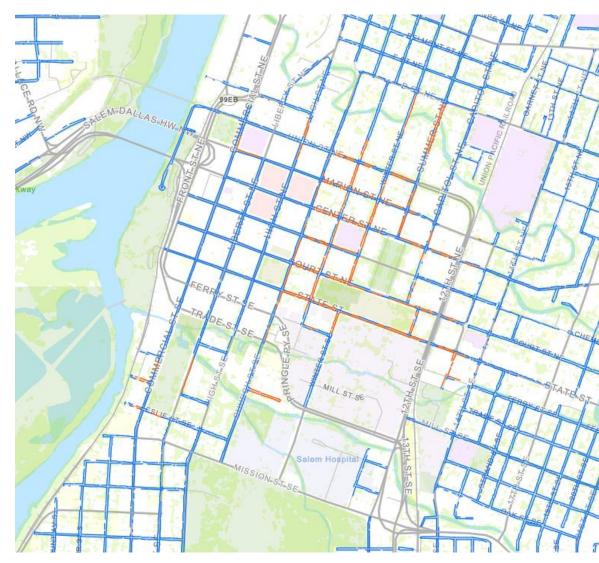
- Charge for parking on at least 10% of all on-street parking spaces by Sept 2025 (or alternative date)
- Salem: Charge for <1% of on-street parking spaces
  - If significantly increase price of residential parking, then close to 4%
  - If also charge for all <u>downtown</u> area parking spaces, then close to 5.5%



## Pricing Parking

#### Considerations

- Additional locations?
- Time and budget to set up?
- Management and enforcement?
- Equity?



## Unbundle Parking

- Cost of parking must be <u>separated</u> from the cost of renting or buying a multifamily dwelling unit
  - Applies to new and existing units
  - Residents can <u>opt out</u> of paying
  - Spaces priced at market rate

- Applies in and near <u>walkable</u>, <u>mixed-use areas</u> and within ½ mile <u>of frequent transit</u>
  - Build off Our Salem for walkable, mixed-use areas



## Unbundle Parking

#### Seattle

- No citywide notification of the requirement to building owners
- Complaint-based enforcement by inspectors <u>but</u> not many complaints
- Increases in rent more frequent than increases in parking costs

#### Considerations

- Code amendment
- New program to administer and enforce
- Education to tenants and building owners



## Allow for Parking Reductions

- Allow for the following reductions (more than current regulations allow):
  - 1 space for each 3 kw of solar/wind power capacity
  - 1 space for each dedicated car-sharing space
  - 2 spaces for each electric vehicle charging station
  - 1 space for every 2 units that are accessible to people with mobility disabilities
- Reductions must be accumulative (no cap)

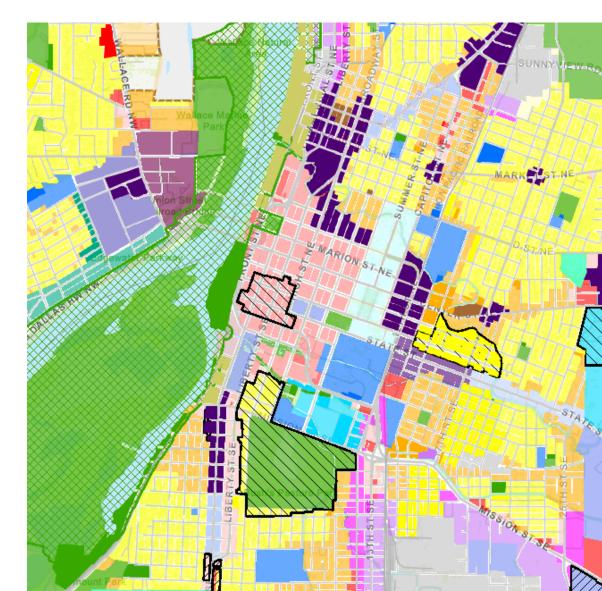


## Reform Parking in Walkable, Mixed-Use Areas

 No parking required in these areas and within ¼ mile of the areas

#### OR

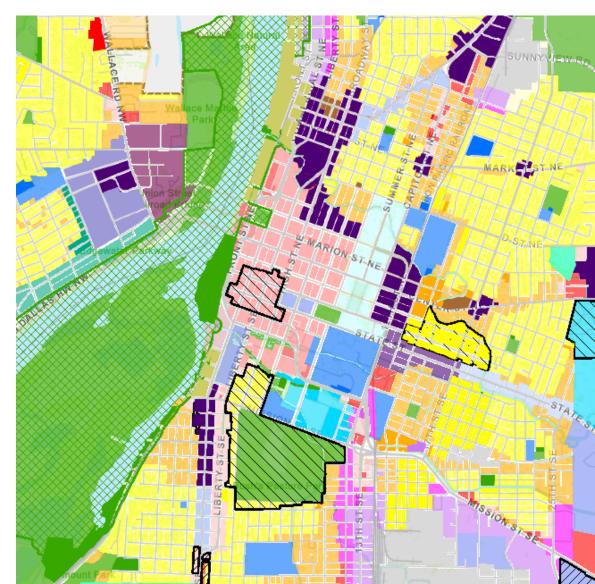
- No parking required for commercial uses in walkable, mixed-use areas
- 0.5 spaces/unit in those areas
- Parking benefit district with on-street paid parking in the area



## Reform Parking in Walkable, Mixed-Use Areas

#### Considerations

- Code amendment
- Formation, location and administration of parking benefit district
  - Fees or permits?
  - Public benefits?
  - Staff?



## Option 2

## Option 1

minimum
parking
requirements
citywide

### Option 2

### Option 3

- Price at least 10% of all on-street parking
- Unbundle parking for some multifamily housing
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- Reduce/eliminate parking requirements in walkable, mixed-use areas

Implement fair parking policies

Eliminate or reduce more parking

## Option 2: Implement Fair Parking Policies

#### PICK at least 3:

- 1. Unbundle parking for <u>all</u> multifamily citywide (not just walkable, mixed-use areas and near transit)
- 2. Unbundle parking for all leased commercial citywide
- 3. Commute benefit by large employers (50+ employees)
- 4. Tax on commercial parking lot revenue (10% of income)
- 5. 0.5 spaces/unit for multifamily housing





## Option 2: Implement Fair Parking Policies

#### PICK at least 3:

- 1. Unbundle parking for <u>all</u> multifamily citywide
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#### Considerations

- Additional staff
- New programs
- Enforcement





## Option 3

### Option 1

minimum
parking
requirements
citywide

### Option 2

### Option 3

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- Allow for reductions in parking requirements
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Implement fair parking policies Eliminate or reduce more parking

## Option 3: Eliminate/Reduce More Parking

#### Do all:

- 1. Repeal minimum parking requirements for:
  - Transit-oriented/mixed-use development
  - Schools, bars, group quarters
  - Studios/one-bedroom apartments
  - Vacant buildings (2+ yrs)
  - Change of use/redevelopment
  - Business expansions
  - Historic districts/buildings
  - Small businesses
  - LEED/Reach Code
  - ½ mile of walkable, mixed-use areas

2. Update parking maximums

### **Timelines**

- Initial deadline is June 2023
  - Except paid parking: September 2025

 Plan to request an alternative deadline to provide more time to complete parking reform

## Discussion and Recommendation to City Council

- 1. Should the City pursue Option 1 Repeal minimum parking requirements?
  - Aligns with Climate Action Plan strategy
  - Fairly straight forward code amendment
  - Could also explore other reforms in options 2 and 3, and add them voluntarily



## Discussion and Recommendation to City Council

- 1. Should the City pursue Option 1 Repeal minimum parking requirements?
  - Aligns with Climate Action Plan strategy
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  - Could also explore other reforms in options 2 and 3, and add them voluntarily
- 2. Or should the City continue investigating Options 2 and/or Option 3?
  - Longer implementation timeline due to additional research/outreach needed
  - Would require additional City resources to implement (e.g., new programs)



## Discussion and Recommendation to City Council Staff Recommendation

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## Parking Reform

Climate Friendly and Equitable Communities

Climate Action Plan Committee – November 2022