City Council Work Session

September 13, 2023
Climate-Friendly and Equitable Communities
Parking Reform Land Use Code Amendments Work Session

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Presentation Agenda

- CFEC Implementation Overview
- Parking Reform Requirements
- Public Involvement Results
- Draft Code Amendments
- Next Steps

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CFEC Implementation Overview

Reducing greenhouse gas emissions through land use and transportation

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Implementation Projects

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Parking Reform

Rethinking how, where, or if the City will require off-street parking minimums

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State Required Implementation Dates

December 31, 2022	March 31, 2023	December 31, 2023
✓ Reduced some minimum parking requirements city-wide	✓ Required electric vehicle (EV) charging capacity for multi-unit and mixed-use developments	❑ Adopt land use code changes implementing city-wide parking reform
✓ Eliminated minimum parking requirements near transit		❑ Choose one of three options
✓ Eliminated minimum parking requirements for certain uses		❑ Implement improved parking regulations

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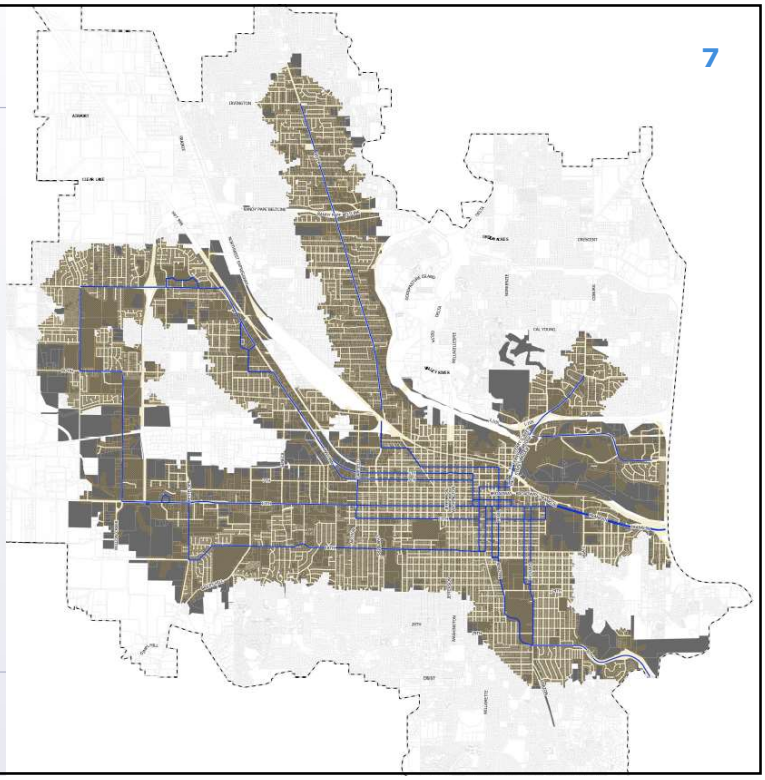
Parking Exempt Map

- ½ mile from frequent transit corridors



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By December 31, 2023 – City to Implement

City-wide Parking Reform

Option 1: Eliminate All Minimum Parking Requirements

Option 2 A or B: Implement Parking Reforms

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By December 31, 2023:

Option 1 Remove Parking Minimums Citywide	Option 2A	Option 2B
	Introduce Specific Parking Reforms & Regulations	
	Fair Parking Policy	Reduced Regulation Parking Management
Most straightforward	Increased complexity to implement	
Same rules for the entire city	Regulations depend on use and location	
Increases flexibility on how land is used	Requires new regulations and compliance monitoring	
New development or redevelopment only	Could impact existing properties	

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Public Involvement

Takeaways from outreach activities and online survey results

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Public Involvement Activities

- Interviews
- Small Groups
- Online Survey
- Virtual Information Session
- Outreach Events

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Key Takeaways

- Keep it simple
- Consider mitigation strategies
- Prioritize safety and ADA parking
- Be realistic about transit access
- Preserve flexibility and choice
- Continue support for housing & climate-friendly transportation options

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Draft Code Amendments

Summary of proposed Land Use Code Amendments

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Summary: Proposed Parking Changes

- Eliminates requirements for off-street parking **minimums**
- Modifies requirements for off-street parking **maximums**
- Ensures more tree canopy or solar panels for large parking lots
- Limits total surface parking for large facilities
- Requires at least one ADA van accessible parking space
- Implements EV conduit requirements and permitted locations
- Provides preferential parking for carpools and vanpools
- Other housekeeping and clarifications as needed

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Next Steps

- **September 18:** City Council Public Hearing
- Deliberations tentatively scheduled for October
- Land Use Code Amendments in effect by 12/31/2023

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