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Chloe Eudaly Commissioner **Chris Warner** Director

June 4, 2020
Virtual Teams Meeting
NW Parking Supply Subcommittee Meeting Notes:

Members in attendance:

Nick Fenster, Vice Chair, Northwest Business Association
Tom Ranieri, Northwest Business Association
Jeanne Harrison, Northwest District Association

PBOT Staff:

Rae-Leigh Stark, Northwest Parking District Liaison
Zena Rockowitz, Parking Program Specialist

Off-Street Demand and Feasibility Study

Rae-Leigh explains the 2018 off-street parking analysis is being updated to include new developments. There are 11,000 existing off-street parking spaces. This helps with understanding where there are clusters of off-street parking and what land-uses they are serving. Can compare this to where there is peak occupancy. There is limited data on off-street parking. PBOT has \$1000,000 to hire consultant team to do an off-street parking study, paid for by 2019-2020 net meter revenue funds.

The following are objectives for the off-street parking study: meet data driven goals for Northwest Parking Stakeholder Advisory Committee (SAC), understand the different users and parking demand, find opportunities with existing parking supply, evaluate the need for increased/new parking supply, complete a market analysis, and identify development partnerships.

Rae-Leigh reviews project tasks:

- Develop a stakeholder and public outreach plan. Northwest District Association, Northwest Business Association, Travel Oregon, renters, homeowners, employers, different user groups, and make sure all perspectives are at the table. Could also have a survey.
 - Nick says, this could be redundant because the SAC exists to assemble these stakeholders, but he is all for public participation. Jeanne says there are some players not represented on the SAC like Legacy and maybe it could be called a focus group instead of a stakeholder group. Discussion about having data available. Jeanne heard there was discussion about changing policy around building parking but believes the person working on it is doing something else now. Rae-Leigh will check with Planning department on this.
- Off-street parking objective and data driven goals. SAC will have goal setting exercise for the focus group to review.
- Current conditions of off-street parking. Start with identifying user groups. Looking at where supply is high.
- Evaluate existing shared parking opportunities. See where existing parking supply can change.
 - Tom wants to know if this includes proposed developments or unfinished developments. Rae-Leigh explains these will be included.
- Cost benefit analysis for new parking. The consultant will take the current condition and parking opportunities and if parking problems can't be solved by existing supply, they will do cost-benefit analysis.



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- Market analysis and development partnerships. If it is feasible and affordable, consultant identifies potential development opportunities and do a high-level market analysis, forecast, and feasibility. Will include three case studies. Will expand list of development partnerships.
 - Jeanne wants to look at undeveloped lots.
- Holistic parking management and evaluation approach. Will merge on-street and off-street information together and provide framework for ongoing parking management and evaluation.
 - Jeanne says this needs to be evaluated by the NW SAC. Discussed repurposing right-of-way and how this may lead to the increase in supply of off-street parking.

Rae-Leigh explains desired consultant expertise. She will get started on the procurement process for a consultant. The next steps are to send out to Subcommittee to review by Friday, June 19. Parking Operations and PBOT Planning will review.

New Business

Tom wants to revisit having an off-street parking availability phone app. Rae-Leigh says there is no line-item for that but maybe after study is finished this could be explored.