

# PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Phone: 503-823-4000 Portland.gov/Transportation

<b>Northwest Parking District Stakeholder Advisory Committee (SAC)</b>	Zoom Meeting October 15, 2025 5:00 p.m. - 6:30 p.m.
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**To watch meeting recording go to:**

[https://us06web.zoom.us/rec/share/XKADER7Hn7-iphnCP6NtFmixlgKZW\\_zRXStN-kkL9j7RtPciZVq2PL1mBTdXoLF0.7QVC0fvLln5V1qAJ?startTime=1760572840000](https://us06web.zoom.us/rec/share/XKADER7Hn7-iphnCP6NtFmixlgKZW_zRXStN-kkL9j7RtPciZVq2PL1mBTdXoLF0.7QVC0fvLln5V1qAJ?startTime=1760572840000)

## Meeting Summary

### **Members in Attendance**

Amy Spreadborough, Chair (Northwest Business Association)  
JoZell Johnson (Northwest Business Association)  
Steve Pinger (Northwest District Association)  
Todd Zarnitz (Northwest Business Association), Vice Chair  
Will first (At-Large)  
Victoria Via (At-Large)

### **Portland Bureau of Transportation (PBOT)**

#### **Staff**

Stanley Ong, Parking Program Specialist  
Erika Nebel  
Grant Morehead

#### **Consultant Staff**

Christine Moses (EI)  
Cadence Purdy (EI)

### **Members Absent**

Erica Stewart (At-Large)  
Greg Theisen (Northwest District Association)  
Jay Ternberg (Northwest Business Association)  
Parker McNulty (Northwest District Association)

### **Welcome**

Amy started the meeting with an overview of meeting objectives which were to inform the SAC of key findings from the 2022 Off-Street Parking Study and discuss using set-aside funds to promote off-street parking. Christine led the SAC through a grounding exercise and provided an overview of the SAC Mission Statement, Community Agreements, and Meeting Participation Norms.



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## **Last Meeting Recap**

In September, the SAC provided feedback on permanent corner improvements at NW 20<sup>th</sup> Ave and Everett. The SAC supported the project, and PBOT is moving forward with improvements on the eastern leg of the intersection. PBOT is using previously allocated funds from NW in Motion to improve the western leg of the intersection concurrently. PBOT is moving forward with the FY 26/27 budget and will be looking into using set-aside funds sooner to accelerate other projects based on the SAC's feedback.

## **2022 Off-Street Parking Key Findings**

Key presentation points:

- Grant Morehead, SmartPark manager, and Stanley briefly reviewed 2022 Off-Street Parking Key Findings. A key conclusion of the study was that the hourly rate for street parking does not make it possible for a standalone off-street parking facility to pencil out.
- There is a low opportunity for PBOT to offer parking through a long-term lease with a developer as there is not likely a development coming into the constrained part of the district with surplus parking.
- In 2022, initial costs for a standalone structure would cost up to \$75,000 per stall. If public funds are used to add a second level to a parking facility, the estimated cost goes decreases to up to \$65,000 per stall.
- Ongoing costs for managing a parking facility through SmartPark are \$170/month per stall and revenue is slim at \$100/month per stall. The SmartPark facilities maintenance costs include staff, security, janitorial, and elevator maintenance.

Key discussion points:

- *How did we end up with SmartPark?*
  - The three core garages were built in the 1970s as part of a coordinated economic development plan to bring people downtown. It was funded by urban renewable funding and bonds backed by property taxes.
- *Is SmartPark profitable?*
  - It was until after 2002-2022, when SmartPark paid \$36 million for streetcar construction. As a result, the building has a deferred maintenance backlog.
- *Are you aware of any precedence of private developers making parking available?*
  - Safeway building on 14<sup>th</sup> and Lovejoy allows for public parking, and the old REI building parking lot is intended for business but allows transient parking. Fox Tower has a large underground lot available for public parking.
- *Are there differences in off-street parking that may not be appropriate for the NW parking district?*
  - The NW district has a lengthy retail corridor which makes it difficult to cite an off-street parking location compared to where centralized SmartPark locations.
- SAC members discussed how to incentivize Providence Park to reduce parking demand. Providence Park is not interested in managing parking. SmartPark is willing to consider having game tickets count for parking validation.
- SAC members shared that there may be residents in the district willing to pay a higher price for the convenience of off-street parking.

- SAC members agreed a standalone parking structure may not be feasible given the district's budget and were interested in exploring partnerships with private businesses with surplus off-street parking.

### **Off-Street Parking Set Aside Discussion – Pathways to Increase Supply**

Key discussion points:

- *What are the next steps for Legacy Good Samaritan to offer public parking?*
  - They have already installed equipment and received a letter of support from the neighborhood association.
- SAC members are interested in developing a framework to support businesses in offering off-street parking to the public. Multiple sites were mentioned, including a paid lot at building 292 in Slabtown, 18<sup>th</sup> and Marshall, the old bank building near the viaducts, Whole Foods (Brewery Blocks), Legacy Good Samaritan, and Montgomery Park.
- SAC members recommended looking at the list of potential off-street parking included in the NW Parking Feasibility Technical Report.
- Some SAC members recommended looking at opportunities to partner with redevelopments happening south of Burnside.
- SAC members are interested in using set-aside funds for a weekend circulator that offers service on NW 23<sup>rd</sup> and NW 21<sup>st</sup> that makes stops at the MAX station and off-street parking locations.
- Some SAC members shared that more people would travel to NW by bike if they had safe, secure bike parking, and bike lockers could be used to daylight intersections.
- SAC members are interested in continuing discussions on how to spend set-aside funding.

### **Public comment**

No public comments were made.

### **New Business**

The next SAC meeting will cover proposed subdistrict boundaries. The next Stadium Oversight Committee meeting is November 4. There are two vacant at-large committee seats as well as a neighborhood association seat. Applications close Sunday, November 22.

### **Action Items**

- PBOT to discuss building a parking framework for off-site parking agreements with the planning team.
- PBOT will share research on other cities using a circulator shuttle.
- PBOT to invite Legacy Good Samaritan to a SAC meeting.

Adjourned at 6:22 p.m.