

Key Draft Rules

Climate-Friendly and Equitable Communities Rulemaking Effort (RAC #10 draft)

December 17, 2021

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Equity for Priority Populations and Impacted Communities

Highlights of Sections: 660-012-0120 to 0130

Prioritize and Select

*Equity for priority
populations*

- Proposed rules are intended to address a long history of discrimination in planning processes and decisions.
- 0120 (2) lists 13 priority populations, but does not limit populations to this list [“seniors” are on the list].
- 0125 (1) cities must “center the voices” of priority populations in processes at all levels of decision making.
- 0125 (3) regularly assess and report on progress.
- 0130 How to complete an equity analysis. The purpose of the analysis is to identify impacts of proposed projects and policies and potentially inequitable consequences or burden on impacted communities.

Climate-Friendly Areas

Highlights of Sections: 660-012- 0310 to 0325

Climate-Friendly Areas

*More density with
different land use
standards*

- 0315 (1) shall designate sufficient lands with Climate-Friendly Areas to accommodate at least 30% of the total existing and future identified housing need over the planning period [20 years].
- 0320 (1) ... outright permitted uses; multi-family, attached single family, office, retail/service/commercial and public uses.
- 0320 (5)(d) require a minimum density of 30 units per acre and a maximum height of at least 85 feet in one CFA and at least 60 feet in all other CFA's, or 0320 (6)(d) adopt development regulations in CFA's to facilitate at least 50 homes and jobs per acre
- See 0435 for special parking standards for CFA's.

Limit Minimum Off-street Parking Mandates

Sections: 660-012-0405, 0415 to 0450

0405 Highlights:

- 0405 (1) preferential parking for carpools and vanpools
- 0405 (2) encourage the conversion of existing underused parking to other uses
- 0405 (4) for parking lots > 1 acre, install solar panels or pay a \$1,500 per space fee, or provide a tree canopy covering at least 50% of parking lot.

0415 Highlights:

- 0415 (1) shall study local conditions and set appropriate parking maximums in CFAs and along priority transit corridors.....be no higher than 1.2 off-street spaces per studio and 2 spaces per non-studio residential unit.....

0420 Highlight :

- **Communities that do not include parking mandates are exempt from 0425 to 0450**

Continued on next page.

**Limit Minimum
Off-street Parking
Mandates**

*Reduce supply &
charge for parking*

Limit minimum off-street parking mandates....continued

0425 Highlights:

- can use towards meeting mandate with; garage spaces, on-street parking, shared parking within 2,000 ft., along with credits for solar and wind generation in development, car sharing, electric charging stations.

0430 Highlights:

- 0430 (1) require no more than one space per unit in residential developments
- 0430 (2) require no spaces for facilities for; child care, single room occupants, units smaller than 750 sf., affordable housing units, publicly-supported housing, and numerous special care facilities.

0435 Highlights: [Parking reforms in CFA's]

- no mandates in CFA's and parcels within ¼ mile of CFA's, and parking spaces provided must be unbundled for multi-family developments or adopt parking benefit district with metered on-street parking
- require no more than ½ parking space per new housing unit
- require no parking spaces for commercial mandates

Limit minimum off-street parking mandates....continued

0440 Highlights:

- 0440 (1) No parking mandates within ½ mile of priority transit corridors
- 0440 (3) cities adopting parking mandates shall require parking spaces for multi-family to be unbundled.

0445 Highlights:

- 0445 (1) adopt one of two parking management approach options;
 - fair parking policy approach - at least 3 of five provisions offered which include unbundling parking and a tax on revenue from commercial lots, etc. **or....**
 - Reduced regulation parking management approach which includes repeals of mandates for twelve specific uses and two other provisions.

0450 Highlights:

- (1) Cities with populations over 100,000 [Bend] shall **either.....**
 - Adopt land use regulations without mandates to provide parking spaces, **or....**
 - Price the percentage of on-street spaces per 012-0012 at a rate of at least \$15 per month or \$0.50 per day.

Support Electric Vehicle Charging Facilities

Sections: 660-012-0410

Support Electric Vehicle Charging Facilities

mandate charging capacity

- For new construction of five or more spaces for residential buildings, mixed-use buildings and commercial buildings,
 - Install Level 2 service capacity for 20% of spaces
 - Install Level 2 conduits to 50% of spaces
- In areas of insufficient transformer capacity, all charging stations can be Level 1.
- Alterations to buildings are required to add charging capacity and conduits depending on the size of the parking lot and the magnitude of alteration.

Note: Level 2 is a 240 volt service that can recharge in about 20 minutes

High Quality Pedestrians, Bicycles, Transit

0500-0520 Pedestrian System Planning

Rules require completing inventory, requirements, and projects. No “key” rule worth noting.

High Quality Pedestrian, Bicycle, Transit

*develop alternatives
to the vehicle option*

0600-0630 Bicycle System -

The intent of the rules to require a bicycle system that provides for a substantial portion of trips under 3 miles to be by bicycle.

- 0605 Bicycle System Inventory - describes how cities must inventory
- 0610 Bicycle System Requirements -
 - (2) Higher levels of protection and separation for bicycle facilities on higher speed and volume streets.
 - (3) Must plan for a connected network
- 0620 Bicycle System Projects - must develop project prioritization factors

High Quality Pedestrians, Bicycles, Transitcontinued

0600-0630 Bicycle System....continued-

- 0630 Bicycle Parking -
 - Covered and secure parking of one space per each unit in new multifamily development
 - Charging stations for electric mobility devices in 40% of the spaces
 - Covered and secure parking within 100 feet of main retail entrance, all major transit stations, in Climate-Friendly Areas and key destinations
 - Require as many bike spaces as the mandated off-street motor vehicle parking spaces.

0700-0750 Public Transportation System [transit]

Rules require coordinating with transit district to complete inventory, requirements, project list and transportation [commute] options plan. No key rules worth noting.

High Quality Pedestrians, Bicycles, Transitcontinued

0800-0830 Streets and Highway System-

- 0810 Requirements
 - (2)(a) Shall establish standards for low and safe travel speeds compatible with shared pedestrian and bicycle use.
 - (2)(b) ...may allow pavement 28-feet wide where parking is on both sides.
 - (2)(c) ...may plan for chicanes, diverts or other strategies or devices to prevent excessive speed
 - (2)(e) ...must plan for multimodal travel on local streets...[and] in CFAs prioritize pedestrian and bicycle systems and be limited to local access for motor vehicles.
- 0820 Projects

Develop a list of projects using prioritization factors

- **0830 Authorization of Facilities that increase Driving and Capacity**

A lengthy section of rules that outline an additional level of review of proposed transportation facilities [projects] that could increase driving and capacity.

Performance Measures, Standards and Targets

Statewide Transportation Strategy goal: reduce Vehicle Miles Traveled by 20% from 2010 to 2050.

Performance Measures, Standards and Targets

What drives decisions and tracks progress

Sections: 660-012-0130, 0160, 0170, 0180, 0900, 0910, 0915

- 0130 **develop and track key indicators** over time as part of equity analysis
- 0160 requires cities and counties to **use vehicle miles traveled as the proxy** for greenhouse gas pollution.
- 0170 requires cities to **choose a minimum of two standards** from a list of eight identified standards. Mobility is one of the eight options.
- 0180 requires cities to use enclosed **framework for prioritizing projects.**
- 0900 requires annual reports.
- 0910 requires reporting **using six types of performance measures** (3(a-f) to demonstrate actions necessary are being implemented.
- 0915 requires cities to **set performance targets for each reporting year** for each performance measure provided in 660-044-0110 and 660-012-0910.