

**From:** [Erin Engman](#)  
**To:** [MARQUARDT Ryan \\* DLCD](#)  
**Cc:** [KELLY Laura \\* DLCD](#); [MANVEL Evan \\* DLCD](#); [Steve Koper](#)  
**Subject:** RE: DLCD comments on Tualatin parking code amendments (PTA 24-0002)  
**Date:** Wednesday, May 29, 2024 9:19:00 AM

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Hi Ryan-

Thanks for providing the parklet examples and additional guidance. We'll digest the information and will circle back on this piece.

I can also confirm that our planting and maintenance standards in TDC 73B apply to all landscaping, including parking lot landscaping.

Hope you had a great weekend,

**Erin Engman, AICP**

Senior Planner

City of Tualatin | Planning Division

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**From:** MARQUARDT Ryan \* DLCD <Ryan.MARQUARDT@dlcd.oregon.gov>

**Sent:** Friday, May 24, 2024 4:39 PM

**To:** Erin Engman <eengman@tualatin.gov>

**Cc:** KELLY Laura \* DLCD <Laura.Kelly@dlcd.oregon.gov>; MANVEL Evan \* DLCD <Evan.MANVEL@dlcd.oregon.gov>; Steve Koper <skoper@tualatin.gov>

**Subject:** RE: DLCD comments on Tualatin parking code amendments (PTA 24-0002)



Hi Erin,

For the on-street conversion, we have a couple of examples from the [660-012-0405 rule guidance](#), page 11. Page 2 of the DLCD rule guidance describes the intent of this rule.

*See examples in links below. DLCD staff recommends creating application packet, limiting supplemental information requirements to insurance/liability documentation, and setting review fees as close as possible to jurisdiction's actual processing/review costs.*

*See also:*

- City of Milwaukie [parklet code](#)
- City of Salem [parklet guide](#)
- City of Bend [parklet program](#)

Grants Pass also has a good program -<https://www.grantspassoregon.gov/1987/Downtown-Parklets>.

We consider a jurisdiction to have satisfied this rule if they have a program or process in place to handle requests, or at least some publicized information on the city website that these requests can be made. Evan may be able to provide additional detail if needed.

On the landscaping requirements – thank you for bringing that to my attention. I looked in that chapter but didn't catch those. Assuming that those would apply to trees required in sections 73C.030(12) and (13), then those standards suffice. Can you please confirm that they do?

Thanks,

Ryan



**Ryan Marquardt, AICP**

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**From:** Erin Engman <[eengman@tualatin.gov](mailto:eengman@tualatin.gov)>  
**Sent:** Friday, May 24, 2024 1:38 PM  
**To:** MARQUARDT Ryan \* DLCD <[Ryan.MARQUARDT@dlcd.oregon.gov](mailto:Ryan.MARQUARDT@dlcd.oregon.gov)>  
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**Subject:** RE: DLCD comments on Tualatin parking code amendments (PTA 24-0002)

Hi Ryan-

Thanks for reviewing our draft CFEC code for compliance with the rules. I had a few follow-up questions.

For your first comment, I was not aware that other cities had addressed 405(2) for parking in the right of way. Could you provide an example of how other cities achieved that?

Regarding the second comment on 405(4)(e), I believe our existing code language in [TDC 73B.080](#), which provides minimum landscape standards for all private development, meets the requirement. Let me know if this would meet the requirement. I'm happy to amend my findings to clarify the existing code reference.

I appreciate your coordination and support as we navigate the new rules.

Hope you have a great holiday weekend,

**Erin Engman, AICP**

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**From:** MARQUARDT Ryan \* DLCD <[Ryan.MARQUARDT@dlcd.oregon.gov](mailto:Ryan.MARQUARDT@dlcd.oregon.gov)>  
**Sent:** Friday, May 24, 2024 9:35 AM  
**To:** Erin Engman <[eengman@tualatin.gov](mailto:eengman@tualatin.gov)>  
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**Subject:** DLCD comments on Tualatin parking code amendments (PTA 24-0002)

Hello Erin,

Thanks for submitting Tualatin's CFEC parking amendments for DLCD review. Staff appreciates the work the city has done to implement these new rules.

There are some rules for which additional amendments or further explanation may be needed.

- 660-012-0405(2) – This rule call for policies addressing conversion of underutilized on-street spaces. These policies may take the form of policies or programs allowing for on-street parking to be converted to parklets, bike corrals, or green-infrastructure (swales, vegetation). Findings for adoption of these amendments should identify policies that implement this rule. Since this concerns what is allowed in the right-of-way, the programs or policies are not required or expected to be in the development code. The part of this rule addressing conversion of underutilized off-street spaces is satisfied by the repeal of parking mandates.
- 660-012-0405(4)(e) – This rule requires the city to have planting and maintenance standards for parking lot trees. DLCD staff did find these standards in the proposed amendments or other sections of the Tualatin Development Code.

DLCD staff is available to further discuss the amendments and CFEC rules and answer any questions you may have. Please let me know if I've overlooked something in the existing code or proposed amendments that addresses the items listed above. We can provide an official comment letter for the application casefile upon request.

Sincerely,

Ryan



**Ryan Marquardt, AICP**

Land Use & Transportation Planner| Planning Services Division

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