

CFEC Parking Compliance and Standards Reform

City Council
Work Session
April 21, 2025



Tonight's Agenda

- Brief project review
- Follow up on “Parking B” Compliance Option 2 from last work session
- Review Development Code amendments

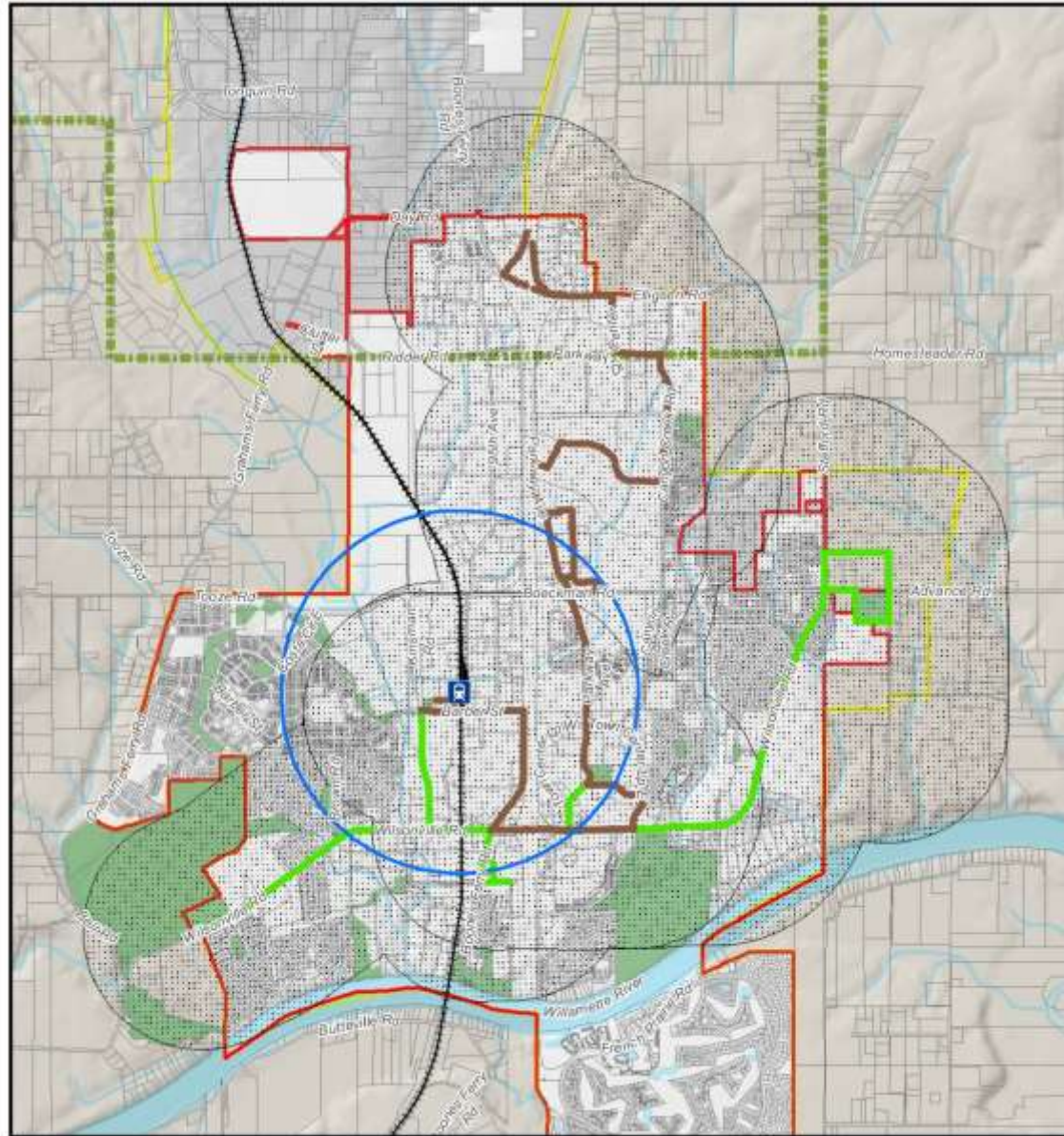
Review

- Background
 - State CFEC rules
 - Parking reform is one component
- Project goals
 - Compliance with rules
 - Look for opportunities to better encourage quality and functional development in Wilsonville

Review: Two Compliance Phases

- Parking A (already in effect, superseding City Code)
 - Transit proximity rule already supersedes parking minimums for most of the City (notable exemptions are Charbonneau, Western 2/3 of Villebois, and northwest industrial area)
- Parking B (must be complied with by June 30, 2025)

Transit Proximity Areas



Parking B Compliance Options

Majority of City

Option 1	Option 2	Option 3
No parking minimums		

Charbonneau, western Villebois, northwest industrial area

Option 1	Option 2	Option 3
No parking min.	Parking minimums allowed	
No additional programs or policies	Choose at least 2 new polices incl. 1 with*: <ul style="list-style-type: none"> • Residential unbundled parking* • Commercial unbundled parking* • Flexible commute benefit for larger employers (50+)* • Limit multi-family min. to ½ per unit • Tax commercial parking revenue 	Implement all prescribed programs/policies: <ul style="list-style-type: none"> • No minimum parking for specified uses • No parking for change of use • District parking management or unbundled multi-family parking

Questions for the City Council

- What additional thoughts does the City Council have on Parking B Option 2?
- Does the guidance to pursue Option 1 remain?

Development Code Amendments



Development Code Amendments with Single Compliance Path

- Removing barriers to redevelopment of underutilized parking
- “EV Ready” requirements
- Lower parking maximums for some uses
- Updated bicycle parking requirements

Development Code Amendments with Multiple Compliance Paths

- Remove parking minimums
 - Parking tables (Village Zone and Citywide)
 - Code references
- Parking lot design standards: trees, solar, pedestrian amenities

Current Parking Lot Design Standards

General Parking Area Standards (200 or less Parking Spaces)	Enhanced Standards for Parking Areas with more than 200 Spaces
<ul style="list-style-type: none">• Edges meet “low screen” landscaping standard• At least 10 percent landscaping• Parking space to tree ratio 8:1• No extra on-site pedestrian requirements• No specific drive aisle design standards	<ul style="list-style-type: none">• Minimum 12-foot landscape buffer along edges• Also at least 10 percent landscaping• Parking space to tree ratio 6:1• Walkways every 6 parking aisles• Street-like features along principal drive aisles

Current Standards and CFEC Compliance

- CFEC Rules have a lower threshold for some enhanced design requirements
 - About 40 parking spaces (0.5 acres) rather than 200
- Current City Standard compliance varies based on parking area size
 - Less than 40 spaces –Yes
 - **40 to 200 – No**
 - More than 200 spaces –Yes

Parking Area Examples



Enhanced Design Standards & CFEC

Current Enhanced Requirements for Parking Areas with more than 200 Spaces	Required by CFEC Rules?
Wider buffer on edge	NO
Additional tree canopy*	YES
Prescribed walkway spacing	NO
Street like principal drive aisles	NO

*Interrelates to solar power generation options

Recommended Next Steps

- Revise draft Code Amendments to create three tiers of design standards
 - Less than 40 spaces – Existing general design standards
 - 40 to 200 spaces – Existing general design standards + CFEC-required enhanced tree/solar standards
 - More than 200 spaces – Existing enhanced design standards + optional solar standards

Design Standards Solar Option

- Should developers be allowed to install solar panels in lieu of 25% of required “enhanced” parking lot tree canopy?
 - Require enhanced 40% parking lot tree canopy
- OR
- Require general 30% parking lot tree canopy, developer option to increase to 40% tree canopy or install solar panels

Thank You

