

**660-012-0445**

**Parking Management Alternative Approaches**

- (1) In lieu of adopting land use regulations without parking mandates under OAR 660-012-0420 [*City Staff Note: Parking B Option 1*], cities and counties shall select and implement either a fair parking policy approach as provided in subsection (a) [*City Staff Note: Parking B Option 2*] or a reduced regulation parking management approach as provided in subsection (b) [*City Staff Note: Parking B Option 3*].
  - (a) A fair parking policy approach shall include at least two of the following five provisions, including at least one provision from paragraphs (A) through (C):
    - (A) A requirement that parking spaces for each residential unit in multi-unit housing developments be unbundled parking upon lease creation, lease renewal, or sale. Cities and counties may exempt townhouse and rowhouse development from this requirement;
    - (B) A requirement that parking spaces serving leased commercial developments be unbundled parking upon lease creation or renewal;
    - (C) A requirement for employers of 50 or more employees who provide free or subsidized parking to their employees at the workplace provide a flexible commute benefit of \$50 per month or the fair market value of that parking, whichever is greater, to those employees eligible for that free or subsidized parking who regularly commute via other modes instead of using that parking;
    - (D) A tax on the revenue from commercial parking lots collecting no less than 10 percent of income, with revenues dedicated to improving transportation alternatives to drive-alone travel; and
    - (E) A reduction of parking mandates for new multi-unit housing development to no higher than one-half spaces per unit, including visitor parking.