

# Climate-Friendly & Equitable Communities (CFEC) Phase 1: Development Code Changes

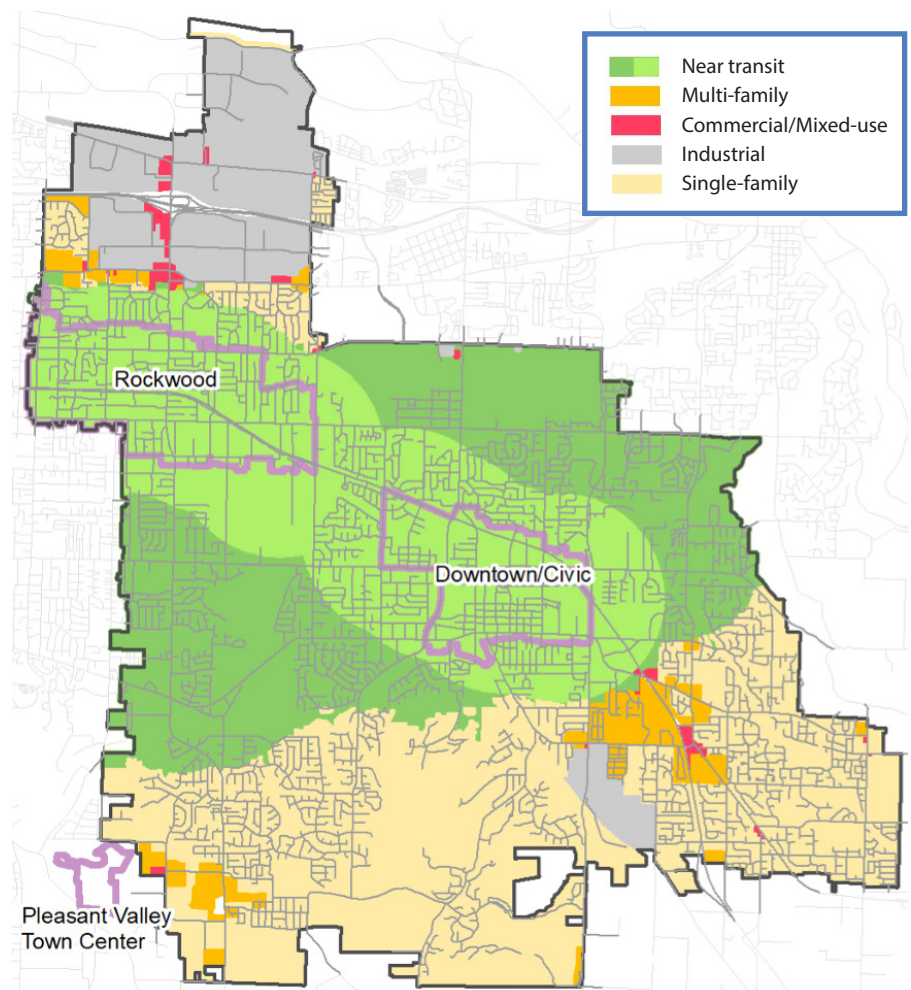
## Summary



The State has created rules that change the amount of parking cities can require with new development. Whether a new development can be required to provide parking is based on where the development is proposed and what types of uses will be built. For CFEC Phase 1 Gresham must change parking requirements and parking maximums near frequent transit and for land uses across the city that serve community uses. Gresham must also reduce parking for multi-family developments and require them to be ready for electrical vehicle charging.

### **Required changes to the Development Code:**

- No required parking within  $\frac{3}{4}$  mile of rail stations or  $\frac{1}{2}$  mile of frequent transit corridors (green areas on the map).
- No required parking for small units, affordable units, child care, facilities for people with disabilities, or shelters (outside green areas on map).
- No more than 1 required parking space per unit for residential developments with more than 1 unit (outside green areas on map).
- Align the allowed maximum parking for retail to state requirements
- Install electrical conduit for 40% of parking spaces at new multi-family residential or mixed-use developments.



Find this map at [GreshamOregon.gov/Maps-and-Geographic-Information-Systems](https://GreshamOregon.gov/Maps-and-Geographic-Information-Systems)

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## Benefits of reduced parking

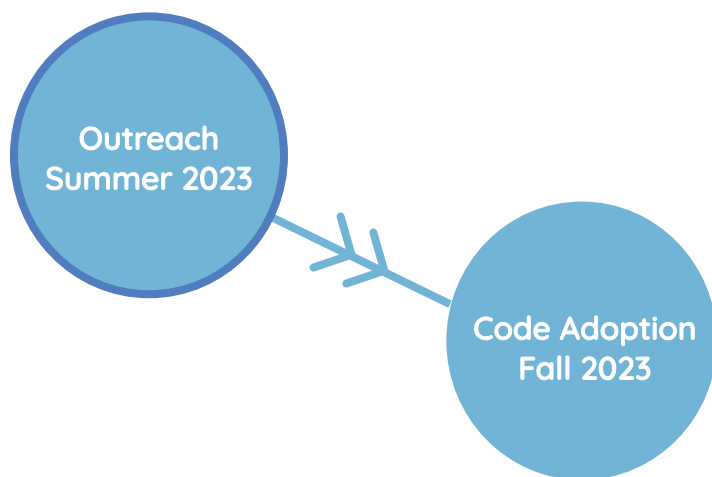
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Reduced parking requirements can lead to:

- More efficient use of land. When less parking is required, more land area can go towards housing, business, or open space.
- Lower rental costs. When Minneapolis reduced its parking mandates in 2015, typical rents for a new studio apartment without parking fell from \$1,200 a month to about \$1,000 a month, saving renters \$2,400 per year.
- Developments still provide some parking. In communities without parking requirements most builders still provide some parking with new developments because tenants and customers want it or lenders require it. Some builders provide less parking than previously required or provide it off-site.

## Timeline for Code changes

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### Website

[GreshamOregon.gov/  
Climate-Friendly-and-Equitable-  
Communities](https://GreshamOregon.gov/Climate-Friendly-and-Equitable-Communities)

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