



Type I Site Plan and Design Review Addendum 3: Parking Lots

Changes to parking lots must demonstrate compliance with pedestrian circulation, outdoor lighting, and landscaping standards. Addendum 4: Landscaping, Addendum 5: Outdoor Lighting, and Addendum 6: Pedestrian Circulation may be required.

3.1 General Standards

This section is required to be completed for all parking lot modifications.

The parking lot is required to be hard surfaced. Proposed surface: Concrete Asphalt Other _____

If parking spaces are inside a building interior, the ceiling height shall not be less than seven feet in height.
Ceiling height _____ Not Applicable

Parking areas must be located behind, below, or on the sides of buildings. Does the proposal comply? Yes No

Staff Only

Standards met? Yes No Not Applicable Initial _____

3.2 Repaving of Previously Approved Parking Lots with no Change to Striping

Does the proposal include repaving a previously approved parking lot? Yes No

If so, please complete this section. If not, please proceed to the next section.

File number and date of previous parking lot approval: _____

Aerial photos identifying the location of the previously approved parking lot striping are required. Have the photos been provided? Yes No

A site plan identifying the proposed parking lot striping is required. Has a site plan been provided? Yes No

Does the parking lot striping match the exact location as the previously approved striping (an exemption is granted for ADA stalls)? Yes No

Staff Only

Standards met? Yes No Not Applicable Initial _____

3.3 Number of On-Site Parking Stalls

The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. Uses not listed below are subject to a Type II review process. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.

Does the proposal include changes to the number of on-site parking stalls? Yes No

If so, please complete this section. If not, please proceed to the next section.

| LAND USE | PARKING REQUIREMENTS per 1000 sf of net leasable area | |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| | MINIMUM | MAXIMUM |
| Hotel, Motel | 1.0 per guest room | 1.25 per guest room |
| Correctional Institution | 1 per 7 beds | 1 per 5 beds |
| Senior housing, including congregate care, residential care and assisted living facilities; nursing homes and other types of group homes; | 1 per 7 beds | 1 per 5 beds |
| Hospital | 2.00 | 4.00 |
| Preschool Nursery/ Kindergarten | 2.00 | 3.00 |
| Elementary/Middle School | 1 per classroom | 1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/assembly room/stadium |
| Multi-Family: Studio | 1.0 per unit | 1.25 per unit |
| Multi-Family: 1 Bedroom | 1.25 per unit | 2.00 per unit |
| Multi-Family: 2 Bedroom | 1.5 per unit | 2.00 per unit |
| Multi-Family: 3 Bedroom | 1.75 per unit | 2.50 per unit |
| High School, College, Commercial School for Adults | 0.20 per # staff and students | 0.30 per # staff and students |
| Auditorium, Meeting Room, Stadium, Religious Assembly Building, Movie Theater | .25 per seat | 0.5 per seat |
| Retail Store, Shopping Center, Restaurants | 4.10 | 5.00 |
| Office | 2.70 | 3.33 |
| Medical or Dental Clinic | 2.70 | 3.33 |
| Sports Club, Recreation Facilities | Case Specific | 5.40 |
| Storage Warehouse, Freight Terminal | 0.30 | 0.40 |
| Manufacturing, Wholesale Establishment | 1.60 | 1.67 |
| Light Industrial, Industrial Park | 1.3 | 1.60 |

A change in use within an existing habitable building located in the MUD Design District or the Willamette Falls Downtown District is exempt from additional parking requirements. The required number of parking stalls may be reduced in the Downtown Parking Overlay District by 50%. The minimum required number of stalls may be reduced by up to 10% when the property is adjacent to an existing or planned fixed public transit route or within 1,000 feet of an existing or planned transit stop. Additional reductions may be allowed in the Type II Site Plan Process.

Land Use _____ Net Leasable Square Footage _____

File number and date of previous parking lot approval (if applicable): _____

Parking reductions proposed: Downtown Parking Overlay (50% reduction) Transit route (10% reduction)

Number of Spaces Allowed (based on chart above):

Maximum _____ Minimum: _____

Number of Existing Parking Stalls on site: _____ Number of Proposed Parking Stalls on site: _____

| | | | | |
|-------------------|------------------------------|-----------------------------|-----------------------------------------|---------------|
| <i>Staff Only</i> | | | | |
| Standards met? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Applicable | Initial _____ |

3.4 Shared Parking and On-street Parking

Is all of the minimum parking accounted for onsite? Yes No

If not, please complete this section. If so, please proceed to the next section.

Shared Parking

Is shared parking proposed? Yes No

If no, please proceed to the On-Street Parking section.

How many parties are involved in the proposed shared parking agreement? _____

List all parties involved below:

Are all of proposed shared parking facilities within 1,000 feet of all uses? Yes No

Location of parking lot: _____

Location of properties utilizing the parking lot:

Address: _____ Distance to Parking Lot: _____ ft

Address: _____ Distance to Parking Lot: _____ ft

Address: _____ Distance to Parking Lot: _____ ft

A copy of a recorded deed, lease, contract, or other similar document authorizing the joint use is required. Has the document been provided? Yes No

On-Street Parking

Is on-street parking proposed? Yes No

If no, please proceed to Section 3.5.

On-street parking may be counted toward the minimum standards when it is on the street face abutting the subject land use. An on-street parking space must not obstruct a required clear vision area and it shall not violate any law or street standard. A site plan shall be submitted demonstrating compliance for the on-street parking stalls.

Dimensional Standards for all Stalls:

| Angle of Parking Stall | Length of Uninterrupted and Available Curb | Number of On-Street Stalls Abutting Property |
|------------------------|--------------------------------------------|----------------------------------------------|
| 0 (Parallel) | 22' | |
| 45/60 degree | 15' | |
| 90 degree | 12' | |

Public Use Required for Credit. On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

Are the stalls available for general public use at all times? Yes No

Are there any signs or other actions that limit general public use of the parking stall? Yes No

| | | | | |
|-------------------|------------------------------|-----------------------------|-----------------------------------------|---------------|
| <i>Staff Only</i> | | | | |
| Standards met? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Applicable | Initial _____ |

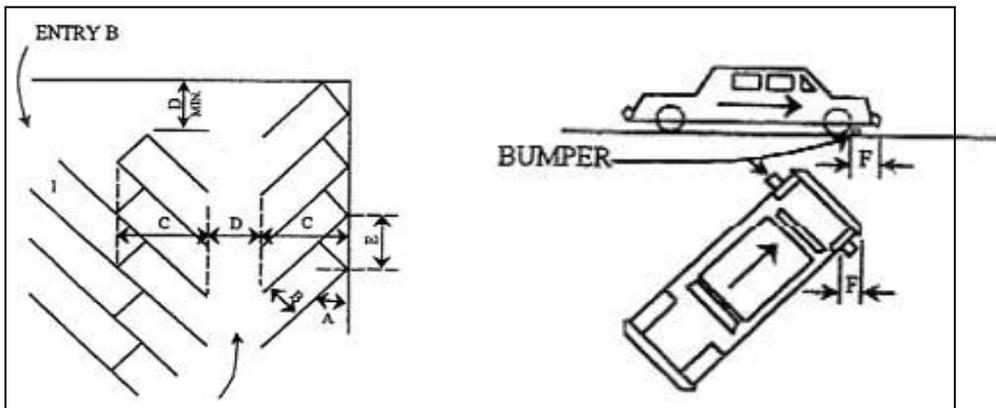
3.5 Change in Parking Space Sizes, Lot Layout and Circulation

Does the proposal include changes to the parking lot layout, parking space sizes, or circulation?

Yes No If so, please complete this section. If not, this addendum is complete.

Please describe the proposed parking lot layout and/or circulation changes in detail.

| A Parking Angle | Standard Compact | B Stall Width | C Stall to Curb | D Aisle Width | E Curb Length | F Overhang |
|--------------------|---------------------|------------------|--------------------|------------------|------------------|---------------|
| 0 Degrees | | 8.5' | 9.0' | 12' | 20' | 0' |
| 30 Degrees | Standard Compact | 9' 8' | 17.3' 14.9' | 11' 11' | 18' 16' | |
| 45 Degrees | Standard Compact | 8.5' 8.5' | 19.8' 17.0' | 13' 13' | 12.7' 11.3' | 1.4' |
| 60 Degrees | Standard Compact | 9' 8' | 21' 17.9' | 18' 16' | 10.4' 9.2' | 1.7' |
| 90 Degrees | Standard Compact | 9' 8' | 19.0' 16.0' | 24' 22' | 9' 8' | 1.5' |



Up to thirty-five percent of the minimum required parking may be compact while the remaining minimum are standard.

Minimum Number of Parking Stalls Required: _____

Number above multiplied by 0.35: _____

Standard

Number of Standard Stalls Onsite: _____

Parking Angle: _____

Stall Width: _____

Aisle Width: _____

Curb Length: _____

Stall to Curb Length: _____

Overhang: _____

Compact

Number of Compact Stalls Onsite: _____

Parking Angle: _____

Stall Width: _____

Aisle Width: _____

Curb Length: _____

Stall to Curb Length: _____

Overhang: _____

Other

Number of Compact Stalls Onsite: _____

Parking Angle: _____

Stall Width: _____

Aisle Width: _____

Curb Length: _____

Stall to Curb Length: _____

Overhang: _____

| | | | |
|-------------------|------------------------------|-----------------------------|-----------------------------------------|
| <i>Staff Only</i> | | | |
| Standards met? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| | | | Initial _____ |