

# Parking and Traffic Impact Concerns

July 2023

## Location of Parking

Current access to Peaceful Villa is primarily along SE Clinton St & SE 47th Ave, supported by on-street parking. The main “entrance” to the property management office and community room is accessed via SE Taggart St and SE 46th Ave, supported by a small parking area alongside the dead end street.

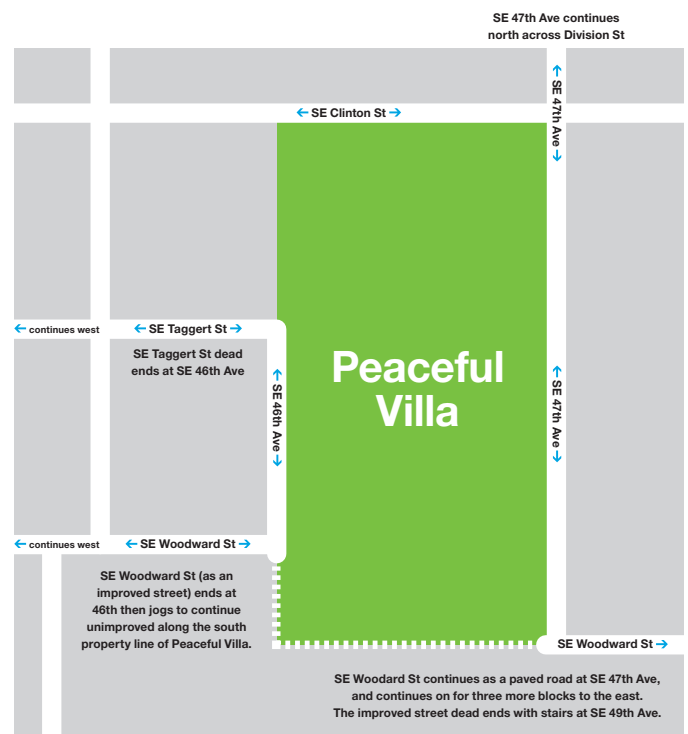
In the new development, Portland Bureau of Transportation (PBOT) will not allow for driveway access from Clinton and is discouraging any driveway access from 47th due to their respective street classifications. The slope of the existing site, as well as the mature street trees adjacent to the sidewalk on 47th, further complicates any parking access from the east. The attached site plan (as of July 2023) illustrates two on-site parking areas accessed from SE 46th in alignment with PBOT’s recommendations.

## Parking Ratio

Developing a ratio of parking spaces to the number of units requires balancing multiple factors to arrive at what the project team considers a reasonable number given a specific site and the demographic mix of future residents. Here are some of the factors we consider:

- **Zoning requirements.** The City of Portland’s zoning code does not require on-site parking for multifamily housing. However, Home Forward recognizes the need for on-site parking to accommodate vehicle needs for many of our residents, staff and visitors.
- **Convenient access to transit.** Both SE Division and SE Powell are transit corridors with frequent bus routes. TriMet operates frequent bus services every 15 minutes. These streets are conveniently accessed by short walk or bike from Peaceful Villa.
- **Needs for outdoor spaces.** Open space areas for resident use, plus overall landscape design, are essential qualities for livability. Parking spaces decrease the amount of open spaces for resident gatherings, community

## Current Street Access



gardening, and children’s play areas. The Portland zoning code also requires that 30% of the site area be landscaped and that we provide a minimum of 48 square feet of outdoor area per unit.

- **Apartment sizes for single and family households.** The number of studio and 1-bedroom apartment homes compared to the number of 2-, 3- and 4-bedroom apartment homes is a key factor in projecting needed parking spaces. The new development’s ratio of studio/1-bedroom to 2-, 3- and 4-bedrooms will be approximately 50-50. Home Forward’s experience demonstrates approximately 76% of the residents in studios and 1-bedroom rental homes tend to be seniors and people living with disabilities, a majority of whom do not own vehicles. Similarly, many residents at the lowest income levels at our properties cannot afford to own a car.

Unit Count	On-site parking spaces	On-street parking spaces	Ratio on-site to unit count	Ratio on-street to unit count	Combined ratio
<b>180 units</b> estimated August 2022	45 spaces	Estimate 45 spaces	.25 spaces per unit	.25 spaces per unit	<b>.50 spaces per unit</b>
<b>166 units</b> June 2023	62 spaces	Estimate 45	.37 spaces per unit	.27 spaces per unit	<b>.64 spaces per unit</b>

## Increases to the Parking Ratio

With an early projection of 180 apartment homes, the estimated parking ratio started at .5 space per unit (.25 on-site plus .25 on-street). However, our current Peaceful Villa residents and nearby neighbors expressed concerns about existing pressures with on-street parking conflicts. Taking these concerns seriously, the design team looked for ways to increase on-site parking while also reducing the demand.

As of September 30, 2022, the design team reduced the unit count to 166 apartment homes which allowed room to increase the area for on-site parking. To meet all design and zoning codes for the building, the current parking has resulted in 62 on-site parking spaces as of June 2023. When combined with potential on-street parking, this results in .62 spaces per unit. Listening to residents' concerns about not having enough ADA parking spots, we increased the ADA parking from 4 spots to 6. **These changes are summarized in the table above.**

## Traffic Impacts on Neighboring Streets

Although a traffic impact study is not required by the City of Portland's permitting process, Home Forward recognizes the concerns of neighbors about this degree of change on their neighborhood streets. Home Forward hired Studio Davis to complete a Transportation and Parking Study of the new area and impacts of the new development on the neighborhood. In Studio Davis's February 2023 report it determined that, although the new development will have an impact on the neighborhood, the surrounding streets have a low enough volume to "absorb this additional traffic without compromising the quiet and low-volume culture that currently exists on these streets." We anticipate a large number of our residents will be dependent upon bus transportation for the majority of their trips. Richmond is a very walkable and bikeable neighborhood with many daily amenities within a short distance.

## Specific Improvements Required on SE Woodward Street

At an early assistance meeting with staff from various City bureaus, Portland Bureau of Transportation (PBOT) staff indicated that improvements would be required on SE Woodward Street (at the south side of Peaceful Villa). SE Woodward is an unimproved landscaped area.

Since various options would directly impact the adjacent property owners, the design team has convened a specific workgroup comprised of these five households. As of July 2023, the workgroup has met numerous times to discuss the impact of the new Woodward Street. We will continue to meet to address the PBOT requirements and to achieve the best solutions for all parties.

The City of Portland Bureau of Transportation is requiring Home Forward to build a 20ft wide two-way roadway with a sidewalk on the north side of the street and no street parking. The new Woodward Street will provide a connection between SE 47th and SE 46th streets. ■

# Site Plan as of July 2023

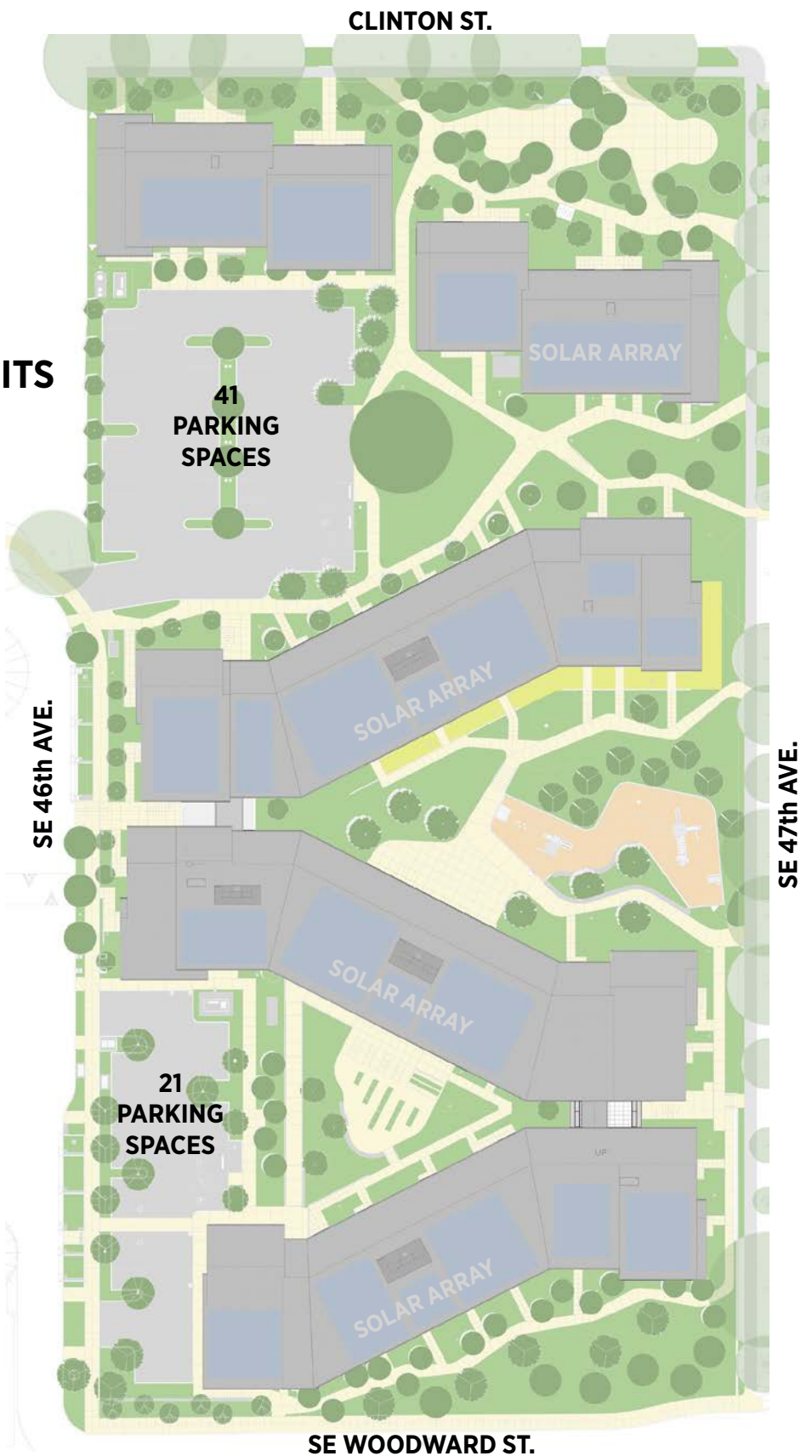
## UNIT MIX:

STUDIO	14
1 BEDROOM	61
2 BEDROOM	53
3 BEDROOM	34
4 BEDROOM	4

**GRAND TOTAL = 166 UNITS**

TYPE A (FULLY ACCESSIBLE) = 17

TYPE B (ADA ADAPTABLE) = 149



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