Police Station/City Hall Advisory Committee
AGENDA
April 6, 2015
6:30 p.m. - City Hall Conference Room

1. Self Introductions. Members of the Committee are: Chairman Todd Anslow, Neal Butler, Jal Duncan, Robert Everett, Linda Neace, Natalie Smith, Tammy Stempel and Kevin Voss.

2. Minutes – March 23, 2015

3. Update - Property Search – 239 letters mailed out, 57 returned, 20 willing to sell, 35 not willing to sell and 2 returned as undeliverable from the post office.

4. Update – Facility Tours – Please keep April 11th open for tours.

5. Police Station/City Hall General Discussion

6. Other

Adjourn

GLADSTONE POLICE STATION/CITY HALL ADVISORY COMMITTEE MEETING
MINUTES of March 23, 2015

Meeting was called to order at 6:30 p.m.

Roll Call:
The following advisory committee members were present: Chair Person Todd Anslow, Neal Butler, Jal Duncan, Robert Everett, Linda Neace, Natalie Smith and Kevin Voss.

Absent:
Tammy Stempel.

Elected Officials/Staff:
Pete Boyce, City Administrator; Irene Green, Library Director; Mike Funk, Fire Marshal.

Agenda:

1. Self Introduction:
   Committee members and staff introduced themselves.

2. Minutes – March 9, 2015:
   A motion to accept the minutes was made by Robert Everett with a second by Natalie Smith. Motion passed unanimously.

3. Property Search:
   City Administrator Boyce notified the committee that Universal Field Services will send out letters and survey material to property owners in the Portland Avenue area this week. The company has 90 days to complete the task.

4. Police Department Seismic Upgrade Grant:

   City Administrator Boyce reported that City Council had authorized staff to execute the contract for the grant. The City will hold off on any work until after the November 2015 election and reevaluate at that time. If at that time the City has voter approval to construct a new police facility the grant can be returned with no penalty.

5. Facility Tours:

   Staff has reached out to Lake Oswego, Milwaukie, Lincoln City, Sherwood, Springfield, Tigard and Tualatin and is in the process of setting up tours of their facilities. Consensus was to schedule tours on Saturdays.

6. Police Station/City Hall General Discussion:

   There was discussion regarding the timing of the property search survey which will not be completed until mid to late May 2015. This information will help the committee

decide if police, city hall and the library should be combined based on availability of property.

The group also discussed the redevelopment benefits of having the library, police station and city hall on Portland Avenue. Chair Anslow also noted that careful thought should go into planning the location of these buildings along Portland as this will help shape the City into the future. Chair Anslow likened this to a master plan for the City. The committee requested a copy of the Portland Avenue Streetscape Plan.

The committee discussed next steps. Consensus was to follow through with scheduling tours of facilities in other jurisdictions. Staff will attempt to get floor plans and aerial photos of the properties. Staff will also get construction estimates for different building configurations; provide more information on City funds that could be available for construction, a copy of the municipal code parking regulations and information on police station construction requirements.

The committee then toured Gladstone's current police station.

The meeting adjourned at 8:00 p.m.

Tour Info for Gladstone City Hall/Police Station Advisory Committee

March 2015

Lake Oswego	380 A Ave Lake Oswego, OR 97034	Julia Warren-PD Chief's Admin jwarren@ci.oswego.or.us 503-635-0247	Wanted to be sure committee knows their CH/PD is sub-par & could provide examples of what not to do in a new facility; they are also hoping for a new building
Milwaukie	3200 E Harrison St Milwaukie, OR 97222	Dave Rash, MPD, captain rashd@milwaukieoregon.gov 503-786-7486 (office) 971-563-8367 (cell)	Can do tour and give history of building development & changes; can also have PW person there to field questions
Lincoln City	City Hall 801 SW Highway 101 Lincoln City, OR 97367	David Twigg-Exec Ass't to City Manager dtwigg@lincolncity.org 541-996-1202	City services spread throughout city. Lincoln Square Bldg holds city hall, library and visitor & convention bureau. PD is about ½ mile east of Lincoln Square and city shops/PW located about ¼ east of the PD. The community center is 1 ½ miles north of Lincoln Square. Water treatment plants are about 3 miles from Lincoln Square.
Sherwood	22560 SW Pine St Sherwood, OR 97140	Sherryl Childers (HR Analyst) childerss@sherwoodoregon.gov will find out who can approve and conduct tour	CH shares building with library; CH consists of community development, court, finance, IT, HR and admin; mayor has office at CH and city recorder does too; future city attorney will also locate in CH; police have own building on other side of town; they contract with TVFR for fire services; PW is a couple blocks away from CH and also houses city mechanic; PW shares building & property with the Field House (indoor soccer field); across street from CH is new Cultural Arts Center (community center with classrooms and performing arts auditorium)
Springfield	225 5th St Springfield, OR 97477	AJ Ripka or Amy Sowa 541-726-3700	CH, library, council chambers, PW (planning & development), finance, IT all in same building; PD/jail in newer facility that's about 5 years old; combined FD covers both Springfield & Eugene (with a single chief)
Tigard	13125 SW Hall Blvd Tigard, OR 97223	Brian – PW Director 503-718-2471	CH houses finance, court, municipal svcs, permit center (engineering, planning, bldg. permits); they are also looking at a new site for various services; library is stand alone; PW is at 3 sites; IT is in its own bldg. next to CH
Tualatin	18861 SW Martinazzi Ave, #200 Tualatin, OR 97062	Sara Singer, Deputy City Manager ssinger@ci.tualatin.or.us 503-691-3065	They are currently conducting a facilities survey for a new city hall.

Police Station/City Hall Estimates
April 6, 2015

Potential Available Resources

	Cash Balance Feb-15
Urban Renewal	4,816,287.75
State Revenue Sharing	886,590.36
Total	5,702,878.11

Police Station/City Hall **High Estimates (Land Acquisition Not Included)**

	2023			Ft2 Split Public Function		% Split			
Public Function	1,318								
Police Station	10,640			11,299		64%			
City Hall	5,623			6,282		36%			
Total Square Footage	17,581			17,581		100%			
		Ft2	% PD	Police Station	Ft2		City Hall	Ft2	Total
High cost current site	7,992,017	455	64%	5,136,329.00	455	36%	2,855,688.00	455	7,992,017
High cost Webster	6,398,911	364	64%	4,112,467.74	364	36%	2,286,443.26	364	6,398,911

Police Station/City Hall **Low Estimates (Land Acquisition Not Included)**

	2023			Ft2 Split Public Function		% Split			
Public Function	1,318								
Police Station	10,640			11,299		64%			
City Hall	5,623			6,282		36%			
Total Square Footage	17,581			17,581		100%			
		Ft2	% PD	Police Station	Ft2		City Hall	Ft2	Total
Low cost current site	6,520,221	371	64%	4,190,431.55	371	36%	2,329,789.45	371	6,520,221
Low cost Webster	5,122,843	291	64%	3,292,361.25	291	36%	1,830,481.75	291	5,122,843

Library

Project Expense	4,374,638		
Land Expense	700,000		
Total Expense		100%	5,074,638
Clackamas County Contribution/Lib Dist	2,374,638		
Total Clackamas County/Lib. Dist. Contribution		47%	2,374,638
Total Project Expense to Finance		53%	2,700,000
Total Project Expense	5,074,638		
Interest	1,213,339		
Debt Issuance Expense	75,674		
Total Project Expense Plus Interest/Debt Exp			6,363,651
Average Annual Payment - 20 Year	200,632		

Combined Library/PD/City Hall (Land Acquisition Not Included)

High Current Site	12,366,655.00
High Webster Site	10,773,549.00

Combined Library/PD/City Hall (Land Acquisition Not Included)

Low Current Site	10,894,859.00
Low Webster Site	9,497,481.00

Chapter 17.48 OFF-STREET PARKING AND LOADING

17.48.010 Applicability.

Off-street parking and loading standards shall apply to all development permits.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2, 1990; Ord. 1289 §1, 2000.

17.48.020 Single-family and two-family residential standards.

At the time of construction or substantial exterior improvement of a single-family dwelling, a minimum of one (1) off-street parking space shall be provided. At the time of construction or substantial exterior improvement of a two-family dwelling, a minimum of one and one-half (1 1/2) off-street parking spaces per dwelling unit shall be provided. The off-street parking space or spaces shall be located on the same lot as the dwelling.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2, 1990; Ord. 1289 §1, 2000.

17.48.030 Standards for developments subject to design review.

At the time of construction, enlargement, or change of use of any structure or development subject to GMC Chapter 17.80 (design review), except as provided in the C-2 district, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established under this title:

(1) Calculation of parking requirements.

(a) Square Footage as Basis for Requirement. Where square feet of the structure or use is specified as the basis for the parking requirement, the calculation shall be based on the gross leasable area (GLA).

(b) Number of Employees as Basis of Requirement. When the number of employees is specified as the basis for the parking space requirement, the calculation shall be based on the number of employees working on the premises during the largest shift at peak season.

(c) If more than one use occupies a single structure or lot, the total minimum and maximum parking requirements for the structure or lot shall be the sum of the requirements for each use computed separately.

(d) When calculation of a minimum or maximum parking requirement results in a fractional space requirement, such fraction shall be rounded down to the nearest whole number.

(e) Owners of two or more uses, structures or lots may agree to utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap. Satisfactory legal evidence shall be presented to establish the joint use. Shared parking spaces shall be included in the calculation of the

minimum parking requirement for each of the joint users. For the purpose of calculating the maximum permitted parking for each of the joint users, shared spaces shall be apportioned between the joint users.

(f) On-street parking may count towards fulfilling up to one-quarter of the off-street parking requirements where on-street parking is allowed and the applicant can demonstrate that on-street parking is available.

(g) Parking spaces fulfilling the minimum off-street parking space requirement shall not be used for display or storage and shall not be rented, leased or assigned to any other person or organization, except as authorized under Subsection 17.48.030(l)(e).

(2) Minimum and maximum permitted parking.

(a) The number of surface parking spaces provided at no charge for a particular use shall not be less than the minimum nor exceed the maximum parking ratios identified for that use in Table 1. Minimum parking ratios for those uses not identified in Table 1 (below) shall be determined by the Planning commission during design review.

(b) For purposes of the maximum parking ratios identified in Table 1 (below), Zone A shall include those areas where 20-minute peak hour transit service is provided within a one-quarter (1/4) mile walking distance for bus transit stops or stations or one-half (1/2) mile walking distance for high capacity transit stops or stations. Zone B shall include all other areas.

(c) The following types of parking spaces are exempt from the maximum parking ratios:

(A) Parking spaces in parking structures;

(B) Fleet parking spaces;

(C) Parking spaces used to store vehicles that are for sale, lease or rent;

(D) Employee carpool parking spaces that are clearly delineated with signs;

(E) Dedicated valet parking spaces.

(d) Upon expansion of a nonconforming development or nonconforming use that does not comply with minimum or maximum parking ratios,

additional parking spaces shall be provided as follows:

(A) If the existing number of parking spaces is less than the minimum parking ratio in Table 1 (below), the number of additional parking spaces required shall be based only on the floor area or capacity added and not on the area or capacity existing prior to the expansion.

(B) If the existing number of parking spaces exceeds the maximum parking ratio in Table 1 (below), additional parking spaces may only be provided if compliance with the maximum parking ratio will be met for the entire development or use following the expansion.

(e) Exceptions to the minimum and maximum parking ratios may be granted pursuant to GMC Section 17.80.090 (minor exception). Exceptions exceeding twenty-five percent (25%) of the requirement shall be subject to GMC Chapter 17.72 (variances).

17.48.030 Table 1

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS

USE	MINIMUM REQUIRED	ZONE A MAX. ALLOWED	ZONE B MAX. ALLOWED

17.48.030 Table 1

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS

USE		MINIMUM REQUIRED	ZONE A MAX. ALLOWED	ZONE B MAX. ALLOWED
(1) RESIDENTIAL USES				
(a)	Single-Family Dwelling	1 space	Not Applicable	Not Applicable
(b)	Two-Family or Multi-Family Dwelling	1.5 spaces per dwelling unit	Not Applicable	Not Applicable
(c)	Rooming-house or Boarding-house	Spaces equal to eighty percent (80%) of the number of guest accommodations plus one additional space for the owner or manager	Not Applicable	Not Applicable
(d)	Senior Housing Center	.5 spaces per residential suite	Not Applicable	Not Applicable
(2) COMMERCIAL RESIDENTIAL USES				
(a)	Hotel or Motel	1 space per guest room or suite plus 1 additional space for the owner or manager and 1 space per 2 employees	Not Applicable	Not Applicable
(3) INSTITUTIONAL USES				
(a)	Welfare or Correctional Institution, Nursing Home or Homes for the Aged	1 space per 10 beds for patients or inmates plus 1 space per 2 employees	Not Applicable	Not Applicable
(b)	Convalescent Hospital	1 space per 4 beds	Not Applicable	Not Applicable
(c)	Hospital	1.5 spaces per bed	Not Applicable	Not Applicable
(4) PLACES OF PUBLIC ASSEMBLY				
(a)	Church	1 space per 6 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor area of a main auditorium not containing fixed seats	.6 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats	.8 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats
(b)	Library, Reading Room	1 space per 400 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(c)	Preschool, Nursery, Kindergarten, Day Care Center	2 spaces per full-time staff person	Not Applicable	Not Applicable
(d)	Primary or Middle School	1 space per classroom plus 1 space per administrative employee plus 1 space per 4 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor area of a	Not Applicable	Not Applicable

17.48.030 Table 1

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS

USE		MINIMUM REQUIRED	ZONE A MAX. ALLOWED	ZONE B MAX. ALLOWED
		main auditorium not containing fixed seats		
(e)	High School, College or Commercial School for Adults	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater
(f)	Non-School Auditorium, Meeting Room, Community or Senior Center	1 space per 6 seats or 8 feet of bench length in an assembly room or 75 square feet of floor area of an assembly room not containing fixed seats, plus 1 space for each administrative employee, plus 1 space for each classroom for lounge, plus requirements for other uses included in the building	Not Applicable	Not Applicable
(5) COMMERCIAL AMUSEMENT				
(a)	Stadium, Arena, Theater	1 space per 4 seats or 8 feet of bench length	.4 space per seat or 2 feet of bench length	.5 space per seat or 2 feet of bench length
(b)	Bowling Alley	3 spaces per alley	Not Applicable	Not Applicable
(c)	Dancehall	1 space 100 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(d)	Skating Rink	1 space per 200 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(e)	Sports Club/Recreation Facility	4.3 spaces per 1,000 square feet	5.4 spaces per 1,000 square feet	6.5 spaces per 1,000 square feet
(f)	Tennis/Racquetball Court	1 space per 1,000 square feet	1.3 spaces per 1,000 square feet	1.5 spaces per 1,000 square feet
(6) COMMERCIAL USE				
(a)	Retail Store	1 space per 300 square feet	1 space per 196 square feet	1 space per 161 square feet
(b)	Service or Repair Shop, Retail Store Handling Exclusively Bulky Merchandise Such as Automobiles or Furniture	1 space per 600 square feet	1 space per 294 square feet	1 space per 161 square feet
(c)	Bank	1 space per 300 square feet	1 space per 185 square feet	1 space per 154 square feet

17.48.030 Table 1

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS

USE		MINIMUM REQUIRED	ZONE A MAX. ALLOWED	ZONE B MAX. ALLOWED
(d)	Office	1 space per 370 square feet	1 space per 294 square feet	1 space per 244 square feet
(e)	Medical, Dental Clinic	1 space per 256 square feet	1 space per 204 square feet	1 space per 170 square feet
(f)	Eating or Drinking Establishment Except Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 52 square feet	1 space per 44 square feet
(g)	Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 81 square feet	1 space per 67 square feet
(h)	Mortuary	1 space per 6 seats or 8 feet of bench length in chapels	Not Applicable	Not Applicable
(7) INDUSTRIAL USES				
(a) Manufacturing and Processing				
Less than 25,000 square feet		1 space per 600 square feet	Not Applicable	Not Applicable
Greater than or equal to 25,000 square feet and less than 50,000 square feet		1 space per 700 square feet	Not Applicable	Not Applicable
Greater than or equal to 50,000 square feet and less than 80,000 square feet		1 space per 800 square feet	Not Applicable	Not Applicable
Greater than or equal to 80,000 square feet and less than 200,000 square feet		1 space per 1,000 square feet	Not Applicable	Not Applicable
Greater than or equal to 200,000 square feet		1 space per 2,000 square feet	Not Applicable	Not Applicable
(b) Warehousing and Distribution				
Less than 50,000 square feet		1 space per 2,000 square feet	Not Applicable	Not Applicable
Greater than or equal to 50,000 square feet and less than 150,000 square feet		1 space per 5,000 square feet	Not Applicable	Not Applicable
Greater than or equal to 150,000 square feet		1 space per 5,000 square feet	Not Applicable	Not Applicable
(c)	Rail and Trucking Terminal	1 space per employee	Not Applicable	Not Applicable
(d)	Wholesale Establishment	1 space per employee plus 1 space per 700 square feet of patron service area	Not Applicable	Not Applicable

17.48.030 FIGURE 1

OFF-STREET PARKING DESIGN STANDARDS

Parallel Parking	45° Parking

Minimum Turning Radius	60° Parking
	90° Parking

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2, 1990; Ord. 1269 §1, 1998; Ord. 1282 §1, 1998; Ord. 1298 §1, 2000.

17.48.040 Design requirements for permanent off-street parking and loading.

All structures and developments subject to design review shall provide permanent off-street parking and loading as follows:

(1) Parking and Loading:

(a) Parking and loading areas shall be paved with asphalt and/or concrete meeting city standards, maintained adequately for all weather use and so drained as to avoid flow of water across public sidewalks;

(b) Off-street parking and loading areas shall be screened from abutting properties located in a residential zoning district unless such abutting properties are developed with nonresidential uses. Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge. Required screening shall be a minimum of six feet (6′) high and shall not conflict with GMC Chapter 17.54 (clear vision).

(c) Areas for standing and maneuvering vehicles, other than for the off-street parking and storage of truck tractors and/or semitrailers, shall be paved with an asphalt and/or concrete surface meeting city standards. The parking of truck tractors and/or semitrailers in off-street parking areas used exclusively for the parking and/or storage of said vehicles may be allowed utilizing a durable and dustless surface other than an asphalt and/or concrete surface. Such surface must be graded, compacted and surfaced in such a manner that it will adequately support these vehicles, including trailer standing gear, will not produce dust, will not produce tracking of mud or other materials onto adjoining streets or properties, and otherwise complies with other applicable provisions of this code.

(2) Parking:

(a) Required parking spaces shall be located not further than two hundred feet from the building or use they are required to serve, measured in a straight line from the building;

(b) Required parking shall be provided in the same zoning district or a different zoning district of a more intensive use;

(c) In no case shall required parking for a commercial or industrial use be provided in a residential district, except for approved conditional uses;

(d) Groups of more than four parking spaces shall be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right- of-way other than an alley;

(e) Parking spaces along the outer boundaries of a parking lot shall be contained by a curb at least four inches (4″) high and setback a minimum of five feet (5′) from the property line. A bumper rail may be substituted for a curb;

(f) Off-street parking and loading areas, including parking spaces and access aisles, shall meet or exceed the minimum dimensional standards identified in Tables 2 and 3 and Figure 1 (of this chapter). Access aisles shall be of sufficient width for all vehicular turning and maneuvering;

(g) Up to fifty percent (50%) of required parking spaces may be provided for compact cars;

(h) Parking areas shall be designed, to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces.

(3) Loading:

(a) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school having a capacity greater than twenty-five (25) students;

(b) Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use;

(c) Off-street parking areas used to fulfill the requirements of this section shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs;

(d) Loading facilities shall be located at least twenty feet (20′) from residential property. Loading spaces shall be located on the site and directly accessible to the main structure.

17.48.040 Table

STANDARD PARKING DIMENSIONS IN FEET

Parking Angle	Stall Width	Stall Depth	Aisle Width
45°	9.5′	18.0′	14.0′
60°	9.5′	18.0′	16.0′
90°	9.5′	18.0′	24.0′

17.48.040 Table

COMPACT PARKING DIMENSIONS IN FEET

Parking Angle	Stall Width	Stall Depth	Aisle Width
45°	8.5′	16.0′	14.0′
60°	8.5′	16.0′	16.0′
90°	8.5′	16.0′	24.0′

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2, 1990; Ord. 1298 §1, 2000.

17.48.050 Bicycle parking standards.

(1) Standards for bicycle parking apply to full-site design review of new construction for multi-family residential (four units and larger) and new commercial/industrial developments. The Planning Commission may grant exemptions to bicycle parking requirements in connection with temporary uses or uses that are not likely to generate the need for bicycle parking.

(2) Required bicycle parking must be lighted and be located within fifty feet (50′) of an entrance to the building:

(a) Location. Bicycle parking may be provided within a building if the location is easily accessible for bicycles;

(b) Covered Spaces. Cover for bicycle parking can be accommodated by buildings or roof overhangs, awnings, bicycle lockers, bicycle storage within buildings or free-standing shelters;

(c) Signs. If the bicycle parking is not visible from the street or main building entrance, then a sign conforming to the city's standards for on-site traffic control, Section 17.52.060(1), shall be posted indicating the location of the parking facilities;

(d) Rack Type and Dimensions:

(A) Bicycle racks must hold bicycles securely by the frame and be securely anchored;

(B) Bicycle racks must accommodate:

(i) Locking the frame and one wheel to the rack with a high-security U-shaped shackle lock, or approved substitute; or

(ii) Locking the frame and both wheels to the rack with a chain or cable not longer than six feet (6′);

(C) The Planning Commission may approve alternate bicycle racks provided they are convenient and secure;

(e) Bicycle parking spaces must be at least six feet (6′) long and two feet (2′) wide, and in covered situations the overhead clearance must be at least seven feet (7′). An aisle five feet (5′) wide for bicycle maneuvering must be provided;

(f) Areas set aside for required bicycle parking must be clearly marked and reserved for bicycle parking only;

(g) Required parking in all developments required to comply with this section shall provide a minimum five percent (5%) bicycle parking spaces based on the city's required minimum number of automobile parking spaces:

(A) All development shall have a minimum two (2) bicycle parking spaces;

(B) If more than seven (7) bicycle parking spaces are required, fifty percent (50%) of the spaces shall be covered. One hundred percent (100%) of all bicycle parking spaces for multi-family development of four (4) units and more shall be covered.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1175 §3 (A), 1993.

17.48.060 Car pool and van pool parking.

New industrial, institutional and office developments requiring full site design review, including government offices, with fifty (50) or more employee parking spaces, shall designate at least ten (10%) percent of the parking spaces for car pool or van pool parking. The car pool/van pool spaces shall be clearly marked "reserved - car pool/van pool only."

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1175 §3 (B), 1993.

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