

Ad Hoc Committee Meeting #5  
July 2, 2019 – Hood River City Hall

NOTES

- Introductions
  - **Kate McBride**, City Councilor / Energy Council
  - **Mark Zanmiller**, City Councilor
  - **Gary Bushman**, Downtown Building Owner
  - **Sean Hallissey**, Downtown Building Owner
  - **Brooke Pauly**, Downtown Building/Retail Owner
  - **Kevin Liburdy**, City of Hood River
  - **Rachael Fuller**, City of Hood River
  - **Laura Garcia-Rangel**, City of Hood River
  - **Annika Cardwell**, City of Hood River
  - **Kathy Fitzpatrick**, Mid-Columbia Economic Development District
  - **Patty Fink**, Hood River Transit
  - *Consultant Team*: Rick Williams, Pete Collins
- Approve Meeting 4 Notes
- Review of Fee-in-Lieu
  - Complicated concept which many cities do not implement.
  - Review of Definition:
    - It is a means to incentivize to build less parking or right-size the parking system.
    - Also, a mechanism for development if applied properly.
    - It creates an incentive to create an entitlement.
  - Review of current Fee-in-Lieu program in Hood River.
    - Question – Has Hood River’s failure not to give an entitlement?
    - Answer – Correct.
  - Review of Fee-in-Lieu as a concept
    - As uses change, especially in historic buildings, new rules can begin (example: Salem, OR)
    - Moving forward, there should be greater clarity of the entitlements for all users (developers, City and leasing entities).
  - Multiple entitlement options can be provided including:
    - Building parking
    - Buy into a parking
    - Provide a Transportation Management Plan (TMP)
  - The Fee-in-Lieu program appears to favor commercial and industrial uses.

- The reason being, when the code was created, these uses asked for a reduction in costs to encourage development downtown.
  - Also, residential use at the time was not as desired as commercial.
- Discussion of the SAC's intention to change the language.
  - If we value housing, we need to amend this language.
- Review of applicable Case Studies:
  - Corvallis: The program is designed to waive your right to park as the entitlement. The money raised within the Fee-in-Lieu district has to be spent within the district.
  - Bend: The City built a parking garage using urban renewal dollars outright.
  - Tualatin: The City sized their Fee-in-lieu program to public surface lots. Priority is given to employees.
- Issues to consider moving forward:
  - Clarity of language
  - Access entitlements
  - Methodology to determine number of stalls
  - Planning for different/changing uses
- Parking Benefit District/TDM Services:
  - The committee is interested in the process of transitioning from a volatile parking environment to a comprehensive access plan with a parking benefit district (citing the Lloyd District's 20% reduction in drive alone trips).
  - Currently, Hood River has a 66% drive alone rate. There is a great amount of potential in TDM services.
- Changes to the Fee-in-Lieu:
  - Less about the fee, and more about the entitlement language.
  - Utilization of 'light hours of parking'; meaning to maximize the parking stalls' use – turning over the stall with efficiency.
- Fee-in-Lieu – Development implications:
  - How the language is crafted indicates what type of community is desired. What development is encouraged? Who is living, working and recreating in a city.
  - Parking is tied to a longer-term vision.
  - Fee-in-Lieu cannot vary in requirements from one part of the city to another.
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- Review of financial performance of the on and off-street parking in Hood River.
  - Additional work needed to true up reporting before presenting to Council.
- Next steps:
  - Bring questions to SAC for potential policy changes.
  - Community survey needs to be sent to City and County employees.
  - Community survey clarification: Partners who own a business and take the survey should not be counted as a duplicate entry and thereby cancelled.
  - Businesses to reach out to for survey information: Trillium Engineering and Arome Retail.
- Open House: **Tuesday, July 9 @ 6:00 pm at the Hotel.**
- Adjourn