

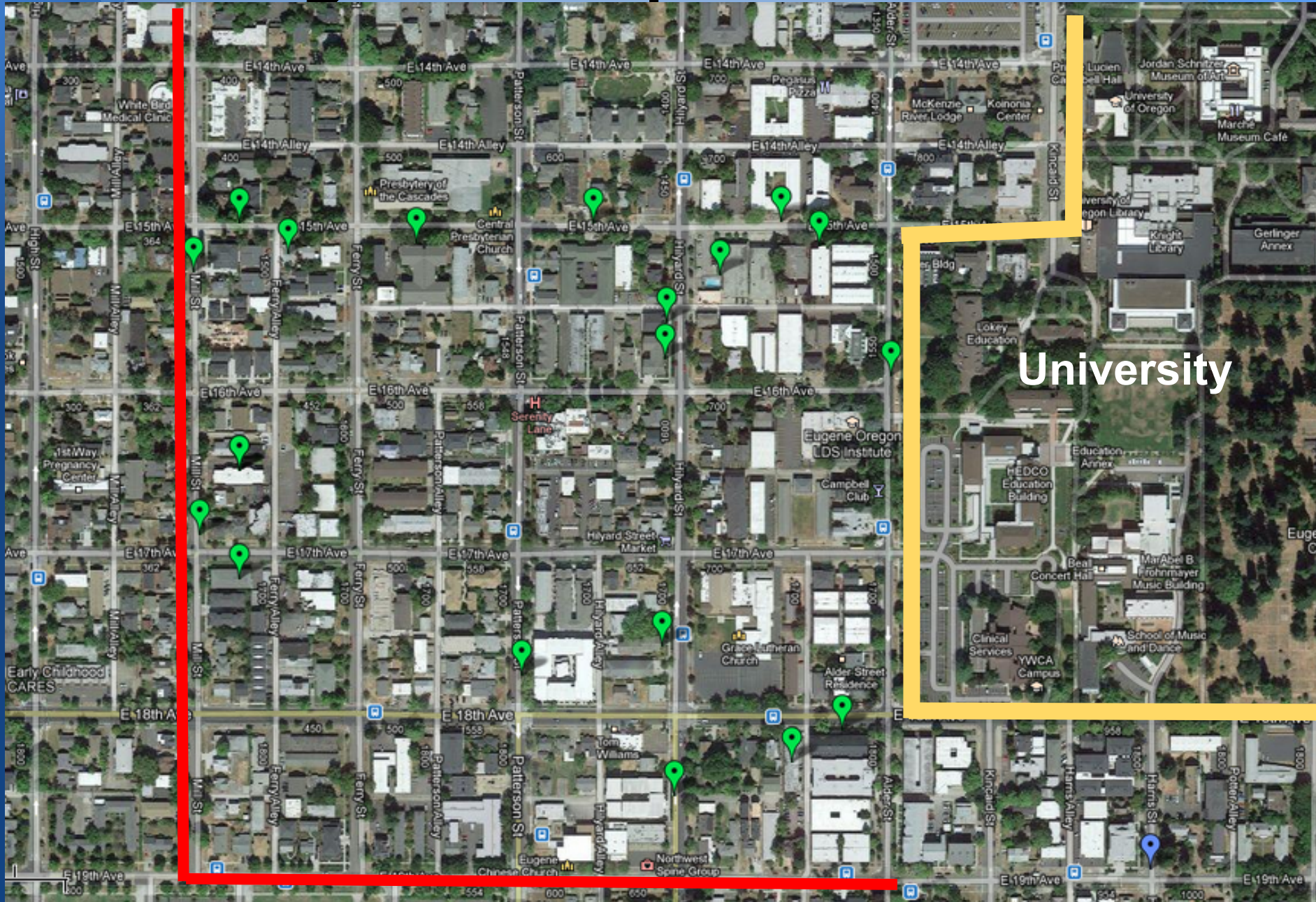
# How they Park:

Analyzing parking for multi-family units  
in Eugene's periphery and West  
University Neighborhood

<b>Task</b>	<b>Details</b>
<b>Contact developers and property managers</b>	<b>Contacted 3 developers and 7 property managers</b>
<b>Site visits</b>	<b>Eugene's Peripheral Sites and West University Neighborhood (WUN)</b>
<b>Interviewed Developers</b>	<b>Successful Interviews with 2 developers</b>
<b>Formulate survey for property managers</b>	<b>Qualtrics</b>
<b>Survey launch to property managers</b>	<b>Started week 6, attempted contact through week 10</b>
<b>Policy research</b>	<b>Focused on Best Practices for Parking Maximums</b>



# Walking Tour Map





# Site Visit Key Findings

## Sites

Heron Meadows

Terraces at the Pavillion

The Pearl

WUN Walking Tour

## Findings

Photographs and parking typologies for clients

Newer Properties incorporate Parking into building design

correlation between size of property and form of parking

# Case Studies/Best Practices

## San Francisco

- Investment in transit
- Replacements of off street minimums with parking maximums

## Portland

- Parking unbundling

# Interview With Developers-Key findings

- Primary motives for determining number of parking spaces for a new development - code compliance.
- But some developers think about both short term and long term benefits and provide parking spots more than required by the code and this decision of theirs is market driven.
- With regards to incentives for supplying less or more parking space- possible deductions in the Systems development charges(SDCs) provided by the city.



# Survey Findings

- Most properties in the West University area have students as tenants who share bedrooms within a dwelling unit.
- The car parking slots are allocated based on the number of unit but the total number of actual tenants exceeds this number
- This quantitative difference shows a higher probability of one tenant per dwelling unit owning a car

# Survey Findings

- Mixed trend observed in charges-
  - a part of the rent per unit
  - fixed monthly charge along with the rent
  - no charges
- None of them facilitate car sharing programs currently on their property.



# Recommendations

- Talk to developers about specific incentives for reduced parking
- Consider Feasibility of Targeted Parking Maximums
  - Transit Corridors (e.g. along EmX routes)
  - Downtown Core, and WUN
- Incentives to developers and property managers for car share program partnerships

# Recommendations

- Be more nimble with MUPTE and revise it to require properties to unbundle spots if a certain percent of vacancies are present.
- Interview students and determine whether or not they own cars. Investigate how they make decisions as to how parking is divvied up amongst roommates, if there is less than one available spot per tenant.



# Questions?

