

New Rules Under Consideration

4-Hour Parking / Permits

As downtown Tigard continues to grow into a destination where people want to be, new development and businesses will attract more residents and visitors to downtown. Not surprisingly, we have an ever-growing need to manage downtown's public parking spaces.

The city's goal is to have a parking management strategy in place and ready for implementation when needed. The city is considering adding 4-hour parking areas and the option to buy permit-parking passes so employees of downtown business have parking options. The ordinance that creates these new tools will be discussed in a **Public Hearing at the Dec 5th 2017 City Council meeting.**

Parking for Downtown Employees

1. **Four-hour Parking:** The city is considering creating 4-hour parking in areas of high demand and low customer turnover. This limit will keep local residents and commuters from storing their cars on the street and allow part-time employees to use it free.
2. **Permits:** A new permit would exempt permit-holders from the 4-hour limit, and permit-holders would be able to park in designated 4-hr limited or permit-only spaces all day for a fee. This is a common parking tool used by Tigard's peer cities like Milwaukie and Oregon City, and is the best way to reserve public parking for downtown employees. Monthly permits would be available for a fee. The expected monthly price is \$35. Milwaukie charges \$50, and Oregon City charges \$20, \$45, \$50 and \$60, depending on the location.

Where and when would these four-hour parking spaces and permits be available?

- **Where:** Permit-only areas work well where parking spaces are under-used by customers, and employee demand for parking is high. The Burnham Public Lot is a location under consideration as it is under-used by customers, and is a good place for permit-only spaces.
- **When:** Creation of 4-hour/permit areas is based on demand. Need would be determined by the threshold of an area becoming 85% or more full for a few hours/day. Areas of Burnham (near Ash Ave), Electric St, and the spaces on the curve at the south end of Main St near the signal are prime candidates for this new 4-hour/permit parking.

Other employee parking options:

- Commercial Street currently has 80% open, free, and time-unlimited parking.
- Privately owned parking spaces in the downtown outnumber public spaces and are occupied at under 50%. Employers with employees needing all day parking should reach out to other downtown businesses who may be able to lease their under-utilized spaces.
- Consider alternative transportation modes.