

To: Neighborhood Coalition
From: Jay Higgins, Senior Transportation Planner

Memo Date: June 26, 2025

Subject: Climate Friendly and Equitable Communities Phase 2
- Proposed Development Code Changes

The City is updating the Development Code to reflect required changes by the state Department of Land Conservation and Development. These changes are required under the Climate Friendly and Equitable Communities (CFEC) rules. Gresham has a deadline of adopting these rules by December 31, 2025.

Background

The City of Gresham has already updated the Development Code to reflect the Phase 1 rules required after December 31, 2022.

CFEC Phase 1 Changes – already in place

- Electric Vehicle charging conduit and capacity for new parking lots
- Removed parking requirements near transit and for community beneficial uses (day cares, affordable housing, shelters, group homes)
- Reduced required parking for multi-family development to one space per unit when far from transit
- Adjusted parking maximums for some commercial and residential uses

Phase 2 Process

The Phase 2 rules are primarily focused on parking requirements. Gresham could choose one of three options to address parking requirements: remove all parking requirements, put in place lower requirements, or add new policies. If Gresham put in place lower requirements or added new policies, it also would need to price 4,000 on street parking spaces. Due to analysis around the challenge (in particular the cost) of implementing new policies and standing up new programs for parking enforcement, staff recommended removing parking requirements. In discussion with City Council at a work session March 19, 2024, Council decided that Gresham would remove minimum parking requirements for all development types.

Proposed Development Code Changes

The City is changing the Development Code to remove all required parking, allowing developers to choose how much parking their projects need. If a development includes parking it will be required to follow Gresham's Development Code for size of spaces and required landscaping, including tree canopy coverage in parking lots.

Another CFEC requirement is allowing low-car and no-car districts where mixed use and residential development are allowed; this is a mandatory allowance, not a requirement. Streets would be focused on walking, bicycling or using mobility devices as the primary methods of

travel within the district. Staff are proposing that these districts are identified through a land use application, require a traffic impact analysis, retain Fire access, and that they replace only local streets with low-car and no-car streets.

Next Steps

A draft timeline for adoption of the Climate Friendly and Equitable Communities Phase 2 development code changes is outlined below.

Schedule

July 14th, 2025 – Planning Commission work session

September, Planning Commission – Public Hearing

November, City Council - Public Hearing