

Climate Friendly & Equitable Communities (CFEC) Rules

Updates to Land Use and Transportation Standards and Plans



OREGON

Department of
Land Conservation
& Development



CFEC Rules: Land Use, Transportation

Land Use/Development Code:

- Climate friendly (mixed-use) areas that are accessible by multiple modes
- Pedestrian and bicycle infrastructure
- Reform (reduce) Parking mandates
- Support electric vehicle charging

Transportation System Plan:

- Encourage quality pedestrian, bicycle and transit infrastructure
- Transportation planning must go beyond motor vehicle congestion standards – must adopt a TSP that shows a reduction in vehicle miles traveled (VMT) per capita at horizon year
- Prioritize and select projects meeting climate/equity outcomes
- Future plan amendments and UGB expansions – must first evaluate rezoning inside UGB For more mixed-use areas and consistent with adopted VMT reduction



Climate Friendly & Equitable Communities Rules

FAQs

- Q1. Will the rules eliminate single-family zoning and no longer allow single-family dwellings?** No.
- Q2. Will the rules result in only or mostly multi-family housing in the future?** No. New mixed-use areas will likely have multi-family, condos, townhouses, and other middle housing types, with home ownership opportunities.
- Q3. Will the rules increase housing costs?** Not necessarily.
- Q4. Will the rules increase costs for businesses?** Not necessarily.
- Q5. What businesses are allowed in the new mixed-use areas?** Office, retail, services, public uses

Climate Friendly & Equitable Communities

- Existing or new urban centers with capacity to accommodate 30% of needed housing units to 2040
- Walkable, mixed-use areas, allowing residential, office, retail, services, public uses
- Served by pedestrian, bicycle, and public transportation

	<u>At least one CFEC HUB:</u>	<u>Other HUBS:</u>
Size:	25 acres in size	No size minimum
Height Max:	Not less than 85 feet	Not less than 50 feet
Min. density:	25 units/net acre	15 units/net acre



Parking Reform

Reduce parking for different ***development types***:

- dwellings under 750 SF
- affordable housing,
- treatment facilities/shelters,
- multi-dwelling developments

Reduce parking in certain ***areas***:

- priority transit corridors
- climate-friendly areas
- Allow shared parking, reuse of parking lots
- more tree canopy or solar panels

Average annual cost* of car ownership is \$9,666 or \$805/month. *Includes depreciation, loan, fuel, insurance, maintenance and fees. (Source: AAA)

Car driven 15,000 miles/year @ 62.5 cents/mile = \$9,375

Car driven 8,000 miles/year = \$5,000

More Parking -> More Driving

Bundled parking correlates with:

- Higher car ownership
- Higher rates of driving even with same car ownership



Electric Vehicle (EV) Charging Capacity

- Existing law requires new development to support EV charging under ORS 455.417 and 455.040 – provide conduit/electrical capacity for 20% of parking spaces (Existing state building codes)
- New rules require buildings with 5 or more dwellings to provide conduit and electrical capacity for future EV charging stations to accommodate 40% of parking spaces

Dates and Deadlines

Due Dates	Task/Product
December 31, 2022	Parking Reform Part A: Apply new reduced parking rules to development applications submitted after December 31, 2022
March 31, 2023	EV Conduit/Electrical Capacity: Apply new rules
June 30, 2023	Parking Reform Part B: Additional standards to reduce parking and provide more tree canopy and/or solar panels
December 31, 2023	Study CFECs: Complete and submit to DLCD a study of potential climate friendly areas <ul style="list-style-type: none">• Identify locations in Albany UGB, identify areas that meet criteria for designation and determine capacity• Prepare and submit report on potential climate friendly & equitable areas/HUBs
December 31, 2024	Adopt Land Use requirements for Climate Friendly Areas <ul style="list-style-type: none">• Adopt final development code, comprehensive plan, zoning and comprehensive plan map amendments
December 31, 2029	Transportation System Plan (TSP) Updates