

PBOT

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TO: PBOT Development Review Staff

FROM: Lewis Wardrip, City Traffic Engineer *LW*
Kurt Krueger, Development Review Division Manager *CK*

DATE: May 1, 2017

SUBJECT: DRP 2.02 Accessory Short Term Rental (ASTR) Facilities

Purpose Statement:

To identify the vehicle trip generation rate and parking demand to use when evaluating Accessory Short Term Rentals (ASTR).

Background:

All 'Type B' ASTR's¹ require Conditional Use review and the transportation-related approval criteria are found in Section 33.815.105.D.1 and D.2 of the Portland Zoning Code.

To evaluate a proposal for a Type B ASTR, it is necessary to determine the expected vehicle trip generation and parking demand. PBOT Development Review typically utilizes vehicle trip rates found in the *Trip Generation Manual, 9th Edition*² published by the Institute of Transportation Engineers (ITE) and parking demand rates found in ITE's *Parking Generation, 4th Edition*². PBOT has determined that "Land Use: 320: Motel" is the most similar ITE category to ASTR facilities for which vehicle trip generation and parking demand rates are available.

DR Policy:

Until and unless alternate rate studies are submitted and adopted for use by PBOT specific to ASTR facilities, ITE Land Use Category 320: Motel will be used in determining vehicle trip generation and parking demand. Specifically, when determining the expected vehicle trips associated with the ASTR the trip generation rate per "room" will be utilized (as opposed to "occupied rooms" or "employees"). For determining the expected parking demand, the 85th percentile peak rate will be used for "occupied rooms".

¹ As defined in Section 33.207.020 of the Portland Zoning Code.

² Vehicle trip and parking demand rates will be as identified in the latest edition of ITE's Trip Generation Manual and Parking Generation publication.

