

MEMORANDUM

TO: Newberg Planning Commission

FROM: Clay Downing, Planning Manager

SUBJECT: Supplemental packet material: Applicant letter to the Planning Commission regarding proposed parking for File No. MAMD323-0001

DATE: May 9, 2023

We have received a letter from the applicant that expands their explanation and rationale for the proposed parking associated with File No. MAMD323-0001, which is on the May 11, 2023, agenda. Please review this additional input from the applicant and add to your packet.



J.T. SMITH
companies

May 9th, 2023

Clay Downing, Newberg Planning Manager
Kriss Wright, Planning Commission Chair

RE: Spring Meadow @ Crestview parking – MAMD323-0001

Dear Chris and Chair Wright,

Based on some of the findings in the staff report and public comment regarding parking, I wanted to enter into the record a more detailed explanation, beyond what is written under *Finding I.* in our narrative.

JT Smith owns and operates a number of sub-urban, garden-style, multi-family communities throughout the metro area, ranging in size from 45-units to 273-units. Just like any business, we must constantly monitor our income vs expenses. One line that we pay especial attention to is occupancy/vacancy and turnover. Obviously vacant units are an operational net loss, however, so is turnover or “turns”. Every time a tenant moves out, there are a number of expenses that need to be attended to make the unit ready for the next tenant. These repairs usually go above and beyond any deposits paid. Aside from being proud of the product we build and people we get to serve, we are further fiscally incentivized to ensure our tenants feel that our community provides a better quality of life than somewhere else.

I have witnessed in our other suburban communities with a parking ratio around 1.33:1 and little on-street parking available, we get more turnover with residents citing parking being a contributing factor for not renewing their lease. In other communities with parking ratios between 1.4 - 1.5:1, we experience less turnover and fewer complaints about parking. Communities with parking ratios over 1.5:1 generally have more vacant stalls in the peak parking hours, generally between 8pm-11pm. These vacant stalls unnecessarily increase impervious area, thus increasing stormwater runoff, heat island, reducing landscape area potential and obviously increasing costs.

The Spring Meadow community as proposed, provides a 1.44:1 parking ratio, which is the perfect balance in my 30-years of experience, designing, building and operating multifamily communities. I hope this helps to understand our position while you consider our request for a reduction in code-required parking.

Respectfully,



Jesse Nemec
Senior Development Manager