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# **EXHIBIT C**

## **Tualatin Heights Parking Assessment**



**Table 1 – Existing Neighborhood On-Street and Tualatin Heights Parking Conditions (Weekday)**

Street	Segment	Side	Parking Supply <sup>1</sup>	Existing Weekday Neighborhood Street Demand				
				5:00-6:00 AM	10:00 – 11:00 AM	3:00-4:00 PM	7:00 – 8:00 PM	11:00 PM – 12:00 AM
<b>On-Street Parking</b>								
SW Sagert Street	SW 95 <sup>th</sup> Avenue to SW 93 <sup>rd</sup> Avenue	South	11	9	8	8	9	10
	SW 93 <sup>rd</sup> Avenue to SW Apache Drive	South	8	5	3	3	4	4
	SW Apache Drive to SW 90 <sup>th</sup> Place	South	12	5	3	4	4	6
SW 93 <sup>rd</sup> Avenue	SW Sagert Street to SW Umait Street	West	8	3	3	1	2	2
		East	5	0	1	0	0	0
SW Apache Drive	SW Sagert Street to SW Cree Circle	West	7	4	3	2	4	5
		East	6	0	1	1	2	1
Existing Total			57	26	22	19	25	28
<b>Existing On Street Parking Utilization</b>				<b>47%</b>	<b>39%</b>	<b>33%</b>	<b>44%</b>	<b>49%</b>
<b>Tualatin Heights Parking</b>								
Tualatin Heights Complex			457 <sup>2</sup>	363	237	203	268	344
<b>Existing Tualatin Heights Parking Utilization</b>				<b>79%</b>	<b>52%</b>	<b>44%</b>	<b>59%</b>	<b>75%</b>

<sup>1</sup> Parking supply is estimated based on visual observations and taking into account buffers from fire hydrants and mailboxes

<sup>2</sup> Includes 417 striped surface parking spaces and 40 covered garage spaces

**Table 2 – Existing Neighborhood On-Street and Tualatin Heights Parking Conditions (Saturday)**

Street	Segment	Side	Parking Supply <sup>1</sup>	Existing Weekday Neighborhood Street Demand				
				5:00-6:00 AM	10:00 – 11:00 AM	3:00-4:00 PM	7:00 – 8:00 PM	11:00 PM – 12:00 AM
<b>On-Street Parking</b>								
SW Sagert Street	SW 95 <sup>th</sup> Avenue to SW 93 <sup>rd</sup> Avenue	South	11	10	10	7	6	11
	SW 93 <sup>rd</sup> Avenue to SW Apache Drive	South	8	6	4	4	5	6
	SW Apache Drive to SW 90 <sup>th</sup> Place	South	12	4	4	5	6	6
SW 93 <sup>rd</sup> Avenue	SW Sagert Street to SW Umait Street	West	8	3	2	1	2	2
		East	5	0	1	1	3	2
SW Apache Drive	SW Sagert Street to SW Cree Circle	West	7	5	4	4	4	3
		East	6	2	1	1	1	1
Existing Total			57	30	26	23	27	31
<b>Existing On Street Parking Utilization</b>				<b>53%</b>	<b>46%</b>	<b>40%</b>	<b>47%</b>	<b>54%</b>
<b>Tualatin Heights Parking</b>								
Tualatin Heights Complex			457 <sup>2</sup>	368	291	247	275	345
<b>Existing Tualatin Heights Parking Utilization</b>				<b>81%</b>	<b>64%</b>	<b>54%</b>	<b>60%</b>	<b>75%</b>

<sup>1</sup> Parking supply is estimated based on visual observations and taking into account buffers from fire hydrants and mailboxes

<sup>2</sup> Includes 417 striped surface parking spaces and 40 covered garage spaces

A review of the on-street and apartment complex parking conditions revealed the following key findings:

- During the mid-week and Saturday time periods, existing on-street parking occupancy on the neighborhood street segments is never more than 54% utilized when looking at the collective whole. However, some segments along SW Sagert Street (between SW 95<sup>th</sup> Avenue and SW 93<sup>rd</sup> Avenue) have parking occupancy levels at 100% or close to 100% for most the study periods. It is unknown if the on-street parking is being generated by the adjacent single family homes, Tualatin Heights residents, or a combination of both.
- The total active parking supply within the Tualatin Heights apartment complex (excluding stalls available within the parking garage units that are primarily being used for storage) is 457 spaces.
- Peak apartment complex parking utilization was found during the 5:00-6:00 AM study period (79% during a mid-week day and 81% on a Saturday). These findings indicate that the parking supply exceeds current demand.

### Tualatin Heights Parking Management/Policies

In order to better understand the summarized parking profile within the Tualatin Heights apartment complex, the existing parking management practices and policies are summarized below.

- Each apartment home comes with one assigned/permitted parking space. This space is located in close proximity to the apartment home.
- A second assigned parking space is available upon request and rents for \$25/month.
- There are 9 signed guest parking spaces for the complex. A virtual permit is required and obtained by scanning a QR code on the adjacent sign.



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MEMORANDUM

## Parking Policies

TUALATIN HEIGHTS PLAN MAP AMENDMENT (PMA 21-0001)

**DATE** January 20, 2022

**TO** Steve Koper, Assistant Community Development Director  
Keith Leonard, Associate Planner

**FROM** Frank Angelo and Emma Porricolo, APG

**CC** Brad Hodack, UDR  
Andrew Lavaux, UDR  
Dustin Miller, UDR  
Jon McGrew, Hennebery Edy  
Matt Hughart, Kittelson & Associates

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The issue of on-site parking at the Tualatin Heights Apartments was raised at the Planning Commission meeting. The following is information on the current parking policies at Tualatin Heights. In addition, the project team collected information from six apartment developments within 1 mile of Tualatin Heights to get an understanding of how they currently address on-site vehicle parking.

### **A. Tualatin Heights Parking Management/Policies (from page 3 of Parking Study submitted with application)**

In order to better understand the summarized parking profile within the Tualatin Heights apartment complex, the existing parking management practices and policies are summarized below.

- Each apartment home comes with one assigned/permitted parking space. This space is located in close proximity to the apartment home.
- A second assigned parking space is available upon request and rents for \$25/month.
- There are 9 signed guest parking spaces for the complex. A virtual permit is required and obtained by scanning a QR code on the adjacent sign

### **B. Other Apartment Developments**

The apartment developments surveyed by the project team provided the following information:

1. **Chelan Apts.** – 1 assigned space – free. They have 0 additional spaces so any additional cars are on the street.

2. **Fox Meadows** – 1 assigned open parking – free – they are currently moving to a reserved paid model – spaces will rent for \$55/month
3. **Todd Village** – 1 assigned free space – another other car can park in visitor parking or if it's full, on the street.
4. **Tualatin Meadows** – 1 car is allowed – 1 space free, however, they also have \$35 carports (waiting list) and \$135 garages (waiting list) or ok to park in visitor.
5. **Arya @ Hedges Creek** – 1 bed – 1 assigned space; 2 bed – 2 assigned spaces (assigned is free). Additional parking is \$50 for open reserved, \$55 carport, \$110 garage
6. **Martinazzi Village** – 1 assigned free space – additional cars park in visitor parking or street

As can be seen in the above information, it is standard practice to provide one free parking spot per unit and offer additional parking spots with a monthly fee. The properties that currently don't charge for parking (#3 and #6) don't have any additional parking to charge for.