



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

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.