
EXHIBIT C

Tualatin Heights Parking Assessment

MEMORANDUM

Date: August 16, 2021

Project #: 26462

To: Dustin Miller, UDR

Cc: Andrew Lavaux, Jon McGrew, Erica Thompson, Frank Angelo, Chylo Schwab, Erin Long

From: Matt Hughart, AICP

Project: Tualatin Heights

Subject: Parking Assessment

A parking assessment was performed for the existing Tualatin Heights apartment complex and the immediately adjacent local streets to the south. These study areas are illustrated in Exhibit 1. Consistent with industry practice, parking data was collected on a mid-week and Saturday in July 2021. The parking assessment included the total number of stalls available along each roadway segment and within the Tualatin Heights apartment complex and compared it to the total number of vehicles parking during multiple key study periods. Tables 1 and 2 summarize the parking conditions during the mid-week and Saturday time periods, respectively.

Exhibit 1 – Parking Inventory Study Area



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

Street	Segment	Side	Parking Supply ¹	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
On-Street Parking								
SW Sagert Street	SW 95 th Avenue to SW 93 rd Avenue	South	11	9	8	8	9	10
	SW 93 rd Avenue to SW Apache Drive	South	8	5	3	3	4	4
	SW Apache Drive to SW 90 th Place	South	12	5	3	4	4	6
SW 93 rd 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
Existing On Street Parking Utilization				47%	39%	33%	44%	49%
Tualatin Heights Parking								
Tualatin Heights Complex			457 ²	363	237	203	268	344
Existing Tualatin Heights Parking Utilization				79%	52%	44%	59%	75%

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

² 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 ¹	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
On-Street Parking								
SW Sagert Street	SW 95 th Avenue to SW 93 rd Avenue	South	11	10	10	7	6	11
	SW 93 rd Avenue to SW Apache Drive	South	8	6	4	4	5	6
	SW Apache Drive to SW 90 th Place	South	12	4	4	5	6	6
SW 93 rd 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
Existing On Street Parking Utilization				53%	46%	40%	47%	54%
Tualatin Heights Parking								
Tualatin Heights Complex			457 ²	368	291	247	275	345
Existing Tualatin Heights Parking Utilization				81%	64%	54%	60%	75%

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

² 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 95th Avenue and SW 93rd 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.