977 Brighton Apartments
977 Brighton Avenue
Supplemental Information on Parking

Avesta is requesting approval for a ratio of parking spaces to units in our proposed 977 Brighton Apartments project that is lower than 1:1.

The project will include 32 parking spaces in one parking lot adjacent to the building, 12 of which will be handicapped accessible. Given that we are proposing a total of 40 apartments in this project, the parking ratio would be .80 spaces per unit.

This ratio is in line with or higher than other Avesta Housing properties on the peninsula in downtown Portland. For example, our 409 Cumberland building has the equivalent of 25 spaces, accounting for a car-share vehicle, and 57 units for a .44 ratio; our Pearl Place and Pearl Place II family campus has 90 spaces and 114 units for a .79 ratio. Parking studies conducted by the City and other consultants over the past 10+ years for a range of projects developed by Avesta and others (e.g., for 58 Boyd St, Bayside Anchor, 409 Cumberland Ave), have consistently demonstrated that the level of demand for parking on the Portland peninsula is frequently less than 1 space/unit and often less than .7 spaces/unit.

In Avesta Housing properties, vehicle ownership rates are a significant driver of this lower than 1:1 demand. We collect information on vehicle ownership from our tenants during initial lease-up and on an on-going basis through resident surveys. Because we issue and monitor parking permit stickers for our parking areas, we also require that tenants inform us of any change in or addition of vehicles. Here is vehicle ownership information for four comparable Avesta Housing properties on the peninsula:

Property	Units	Parking Spaces	Parking : Unit Ratio	# of Households w/ Vehicles	% of Households w/ Vehicles
Munjoy Commons	39	39	1.00	37	95%
Pearl Place 1 & 2	114	90	0.79	76	67%
409 Cumberland	57	25	0.44	25	44%
Oak Street Lofts	37	8	0.22	17	46%

In addition to accessing the parking on-site, residents will live in close proximity to employment hubs, amenities, and services within easy walking distance or via public transportation on the Portland METRO and longer-distance bus routes (e.g., ZOOM Turnpike Express and Intercity Shuttle Bus). We have established a partnership with METRO to promote ridership among our tenants, to include informational materials and maps in building common areas, free ride tickets in resident welcome packets, and on-site educational sessions, among other efforts.

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