



# Data Collection Findings – Existing Conditions

CITY OF  
**GRESHAM**  
OREGON

## **PARKING MANAGEMENT MANUAL AND PARKING WORK GROUP**

Downtown Parking Work Group

Meeting #3

October 9, 2024





## Meeting Agenda

1. Welcome All
2. Scope Check-in Owen
3. Data Summary Review Owen/Pete
4. Q&A Group
5. Next Steps Owen

# Project Scope

- Form a Parking Work Group (PWG)
- Work Group Process (July – November) 
  - ✓ AUG 8 (2<sup>ND</sup> Thursday): Meeting #1: Parking 101
  - ✓ SEPT 12: Meeting #2: Guiding Principles
  - ✓ OCT: Meeting #3: Existing Conditions
  - ✓ NOV: Meeting #4: Gresham Parking Data & Survey Results
  - ✓ DEC: Meeting #5: Preliminary Recommendations
- Web Survey/Mailer (10/21 launch)
- Public Meetings (11/7)
  - ✓ Up to 2 Meetings
- City Council Presentation (TBD)
- Draft and Final Parking Management Manual (November 2024 – March 2025)



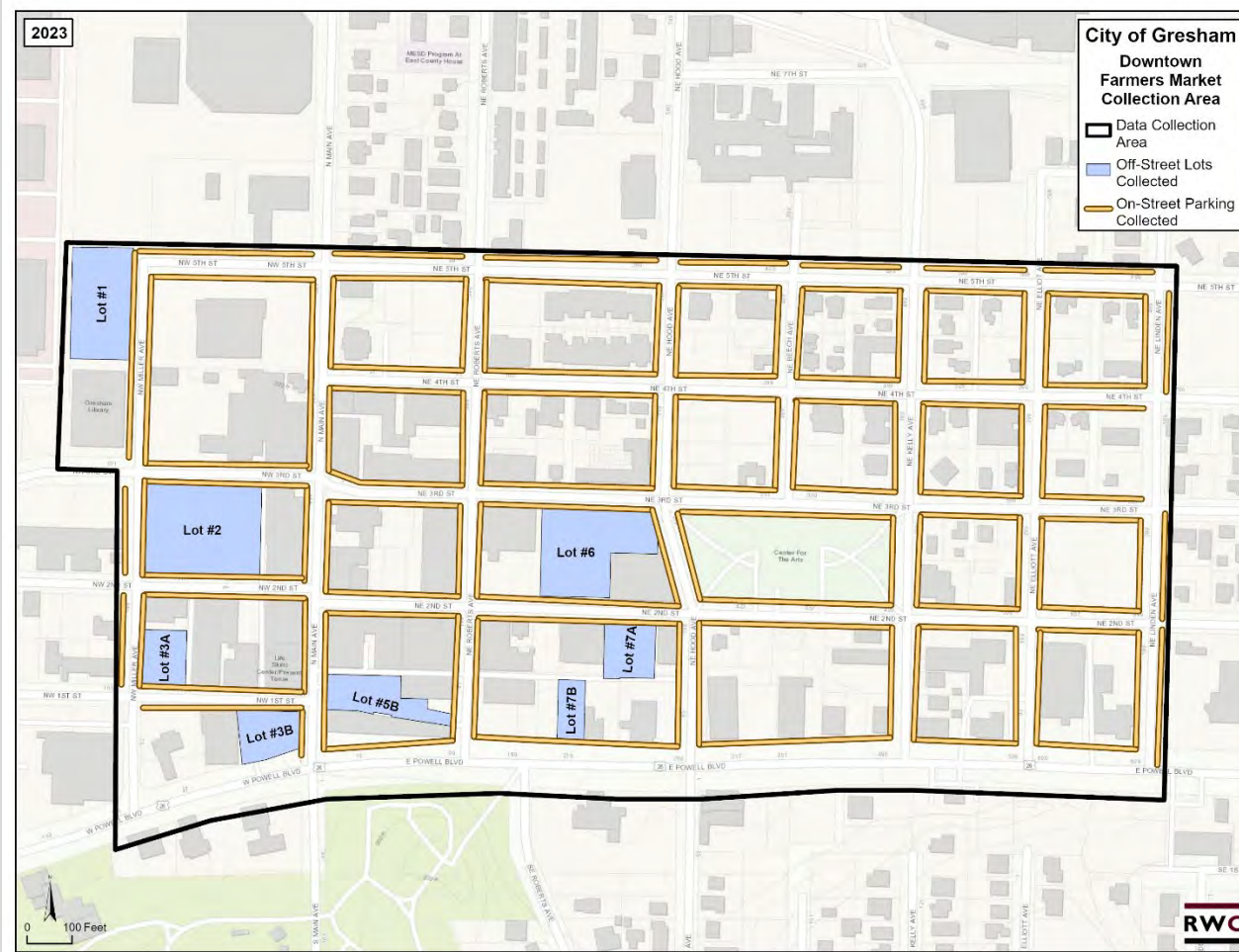
Source: [theoutlookonline.com](http://theoutlookonline.com)





# Downtown Parking Inventory

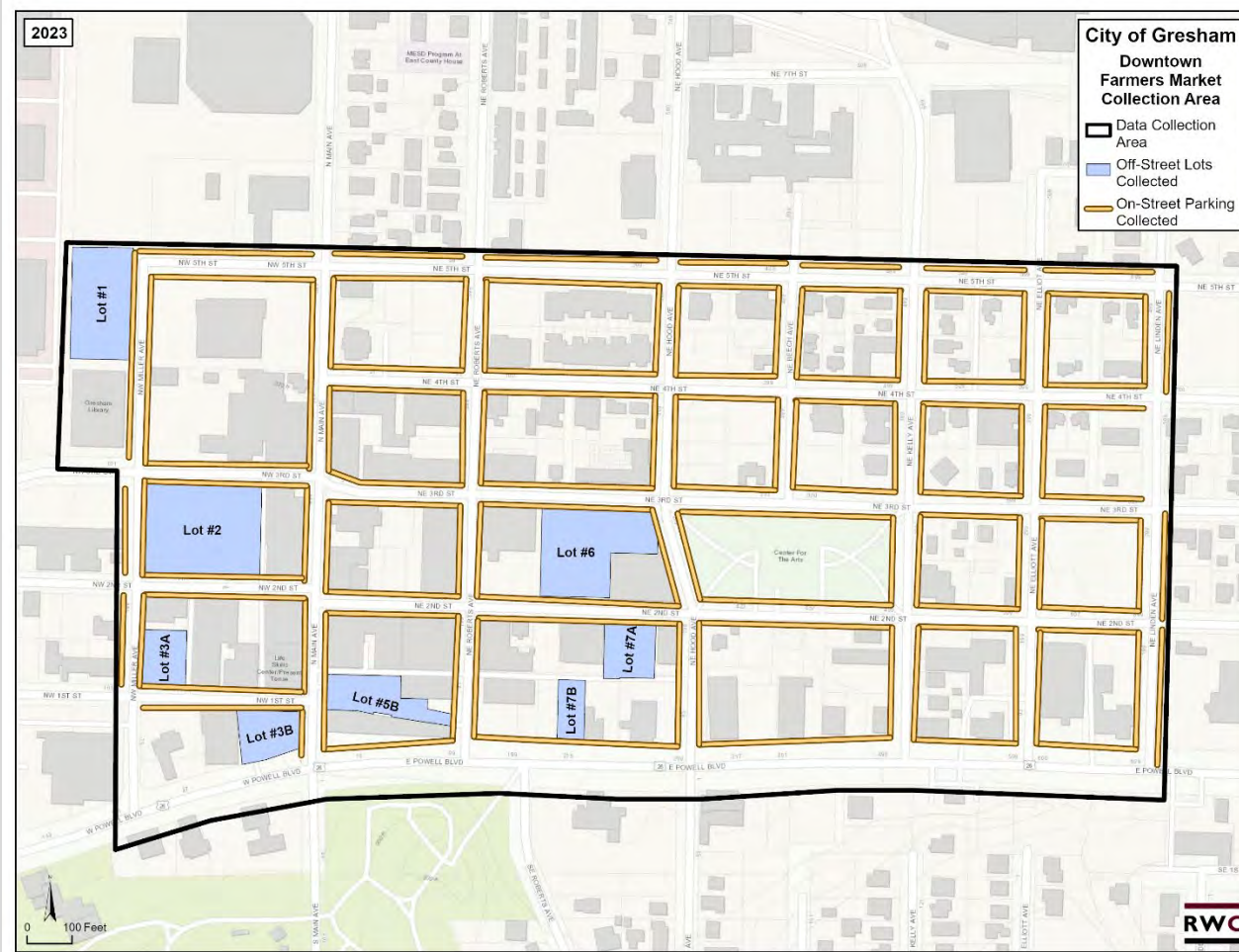
# Downtown Study Area – On-Street Inventory



Use Type	Stalls	% Total
<b>On-Street Supply Studied</b>	<b>854</b>	<b>100.0%</b>
15 Minute	2	< 1%
30 Minute	3	< 1%
1 Hour	2	< 1%
2 Hour	31	3.6%
3 Hours	16	1.9%
ADA accessible	1	< 1%
No Limit	799	93.6%



# Downtown Study Area – Off-Street Inventory



Lot ID	Facility	Stalls	% Total
<b>Off-Street Supply Studied</b>		<b>375</b>	<b>100.0%</b>
Lot #1	Gresham Multnomah County Library	71	18.9%
Lot #2	Gresham Free Public Parking #2	110	29.3%
Lot #3A	Gresham Free Public Parking #3A	24	6.4%
Lot #3B	Gresham Free Public Parking #3B	29	7.7%
Lot #5B	Gresham Free Public Parking #5B	31	8.3%
Lot #6	Gresham Free Public Parking #6	66	17.6%
Lot #7A	Gresham Free Public Parking #7A	32	8.5%
Lot #7B	Gresham Free Public Parking #7B	12	3.2%

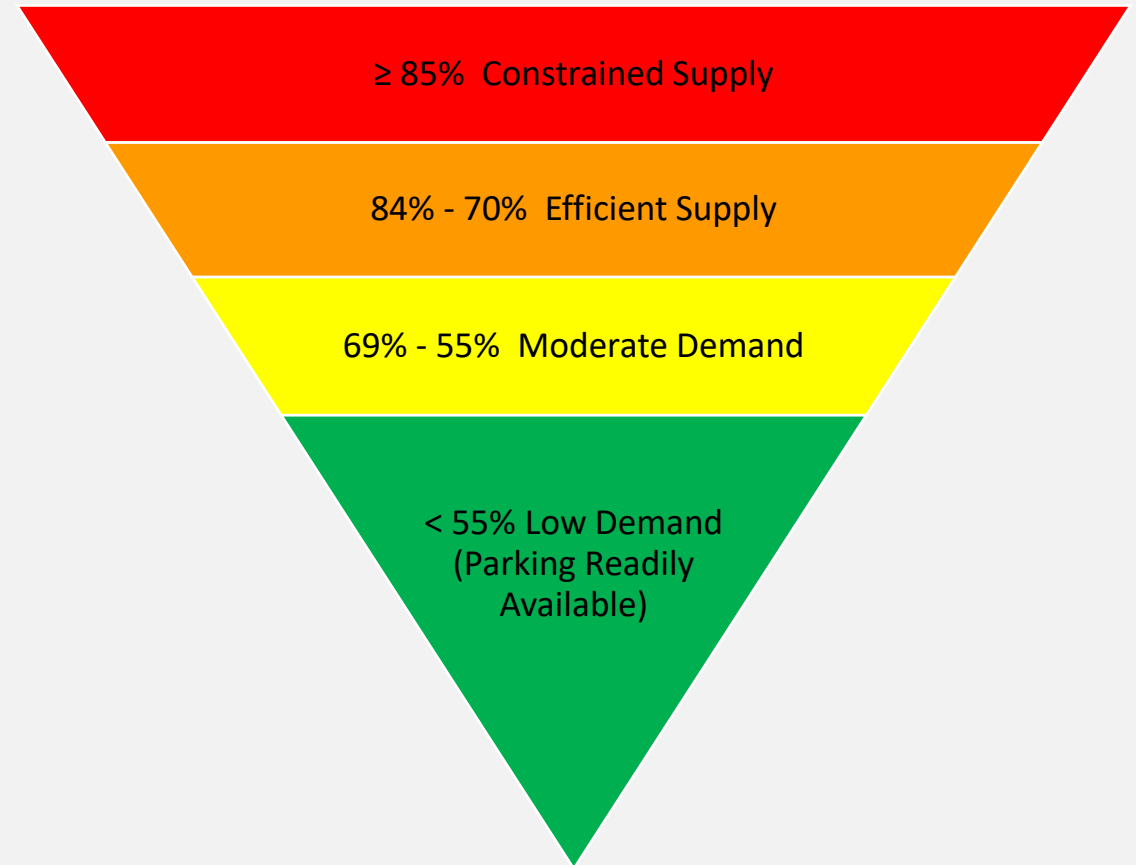


# Key On-Street Findings

# Measuring Performance: 85% Rule

## Foundation for Decision Making

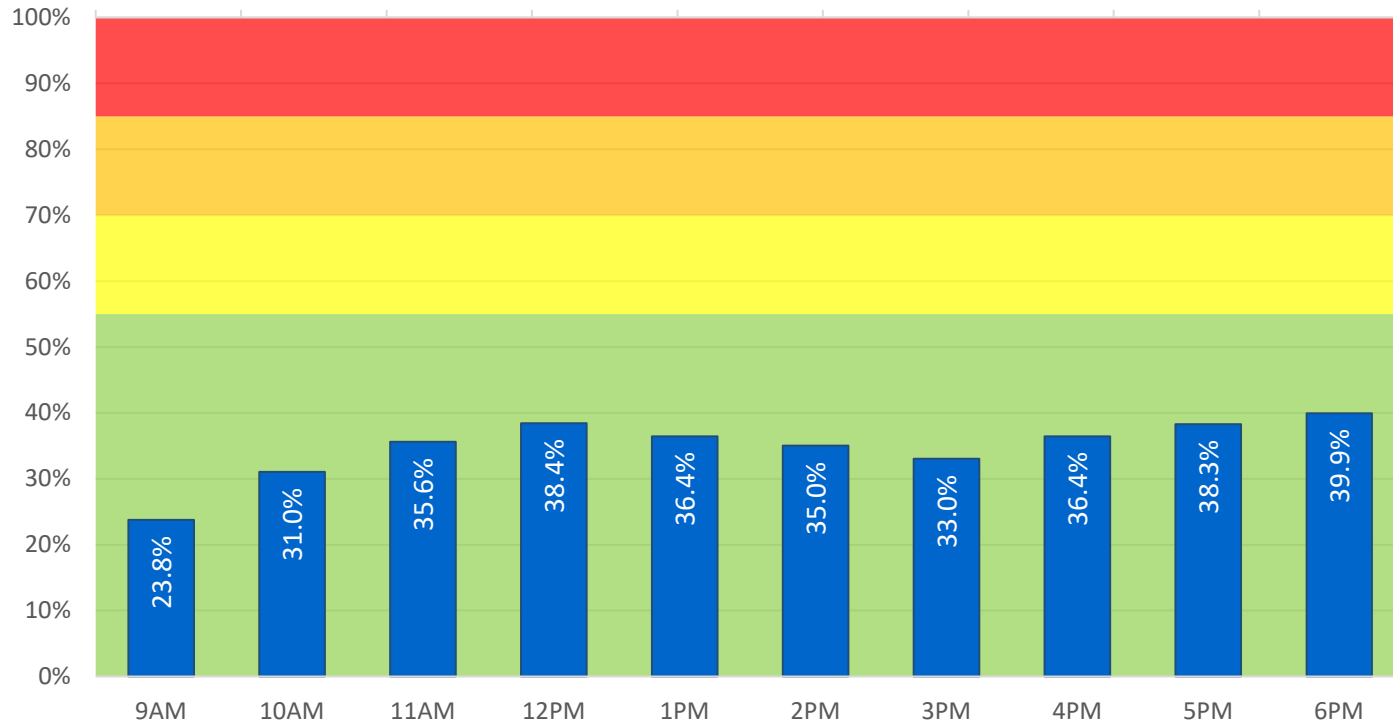
- **85%+** (constrained): turnover is affected, access is difficult, and the customer experience is adversely affected
- **84% - 70%**: parking activity is robust, stalls are accessible, and system is efficient
- **69% - 55%**: moderate parking activity, supply can absorb additional demand
- **< 55%**: parking activity is low, not supportive of active business





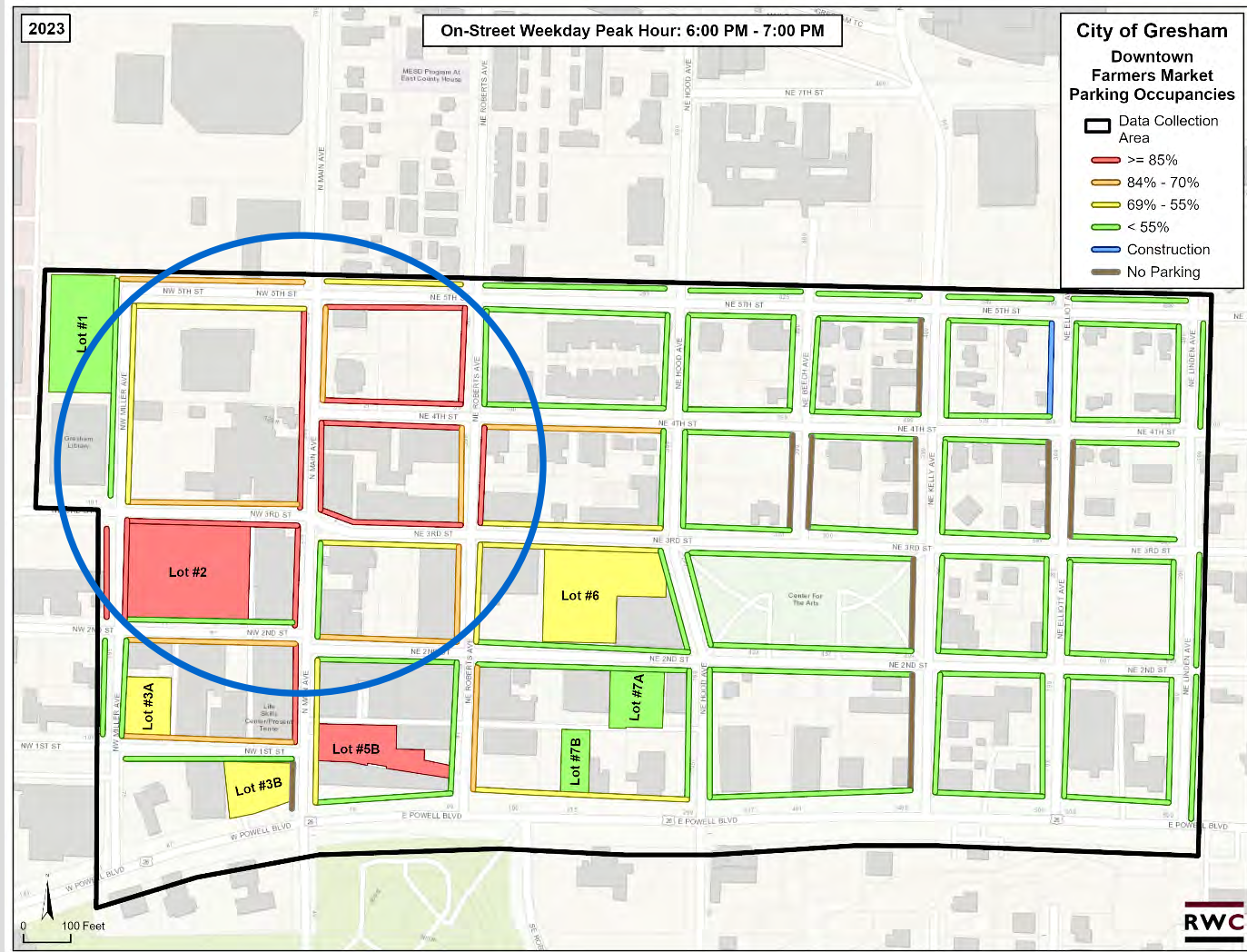
# Existing Parking Conditions: On-Street

City of Gresham - Downtown - Occupancy by Hour  
2023: Weekday on-street occupancies (854 stalls)



- *Peak occupancy:* 40%
- *Peak hour:* 6:00 PM
- *Average occupancy:* 35%
- *Trend Line:* midday and late afternoon peak periods
- *Empty stalls:* 513 spaces (6 PM)
- *Overall:* Parking demand is low
  - **Green** occupancy range = 10 hours

# Existing Parking Conditions: On-Street Heat Maps



## Peak Hour – 6pm-7pm

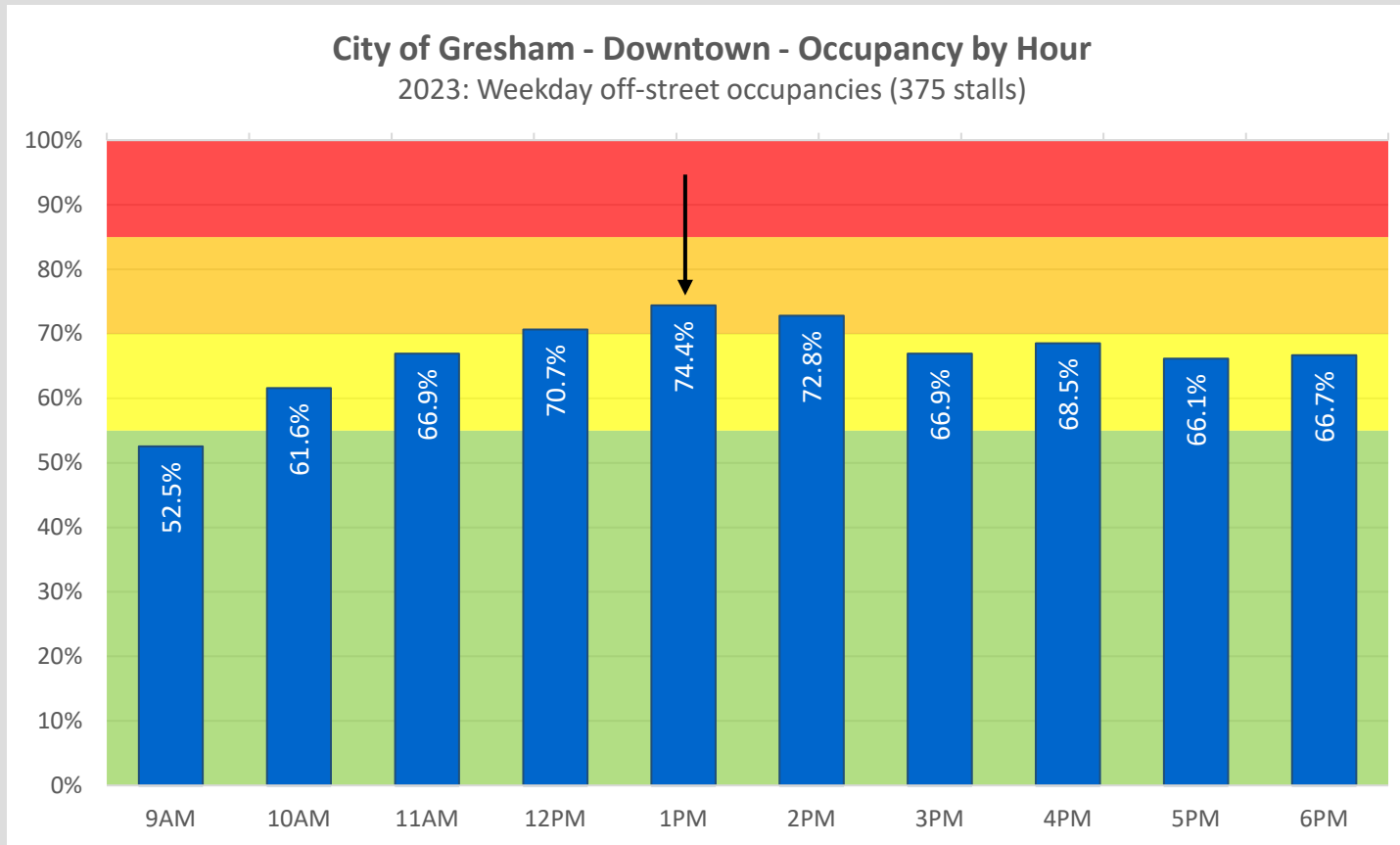
- Clustered constraint (**blue circle**)
- **13 block faces above 85%** (12% of parkable block faces)
- **6 block faces 70% - 84%** (6% of parkable block faces)
- **5 block faces 69% - 55%** (6% of parkable block faces)
- 94 block faces < 85% (east of NE Roberts)
- Despite constraints, available parking nearby



# Key Off-Street Findings



# Existing Parking Conditions: Off-Street

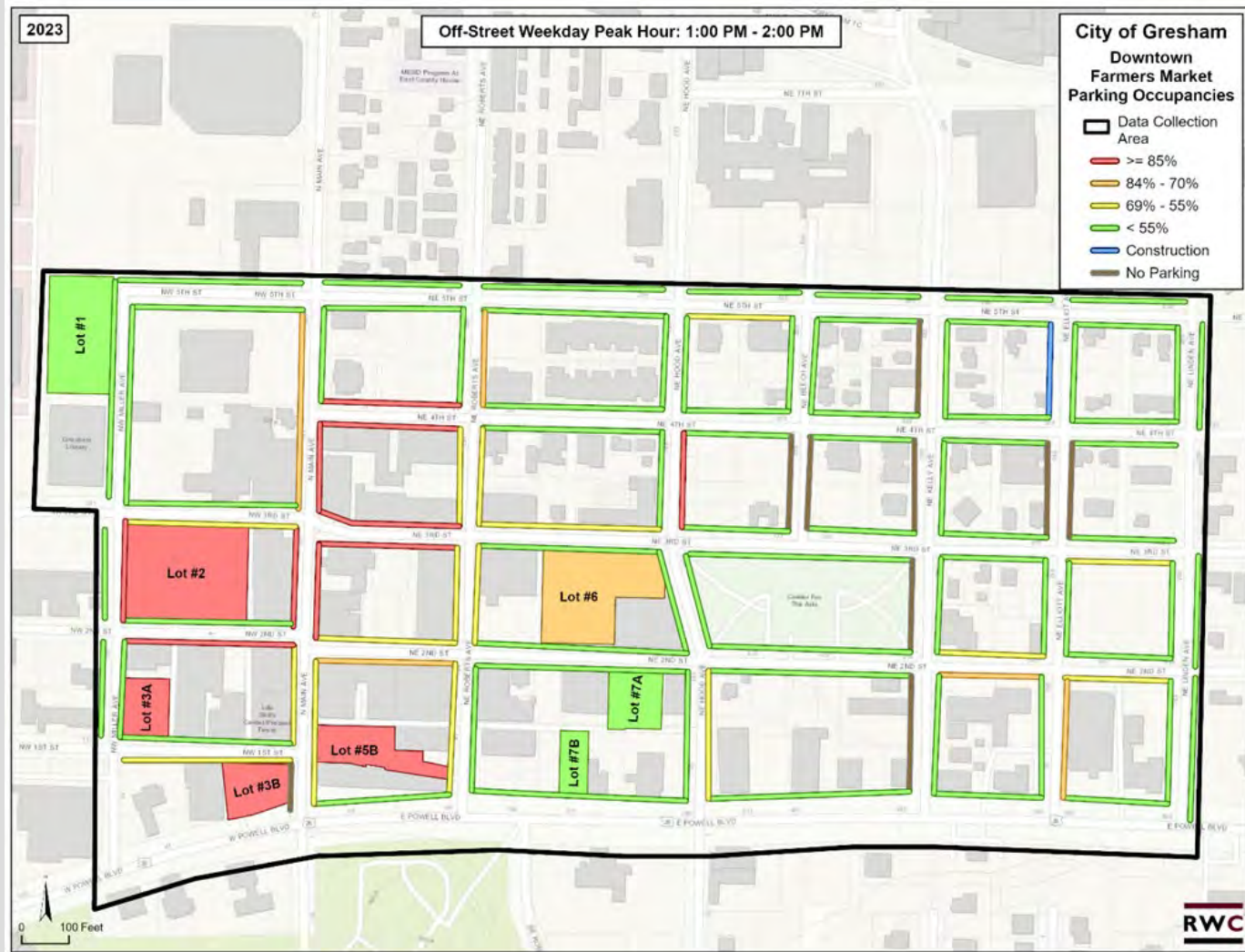


- *Peak occupancy:* 74%
- *Peak hour:* 1:00 PM
- *Average occupancy:* 67%
- *Trend Line:* midday peak with sustained afternoon period
- *Empty stalls:* 96 spaces (1 PM)
- *Overall:* Parking demand is moderate to efficient
  - **Orange** occupancy range = 3 hours
  - **Yellow** occupancy range = 6 hours
  - **Green** occupancy range = 1 hour

# Existing Parking Conditions: (Public) Off-Street Lots

Lot ID	Facility	Stalls	Peak Hour	Peak Occupancy	Empty Stalls
	<b>Off-Street Supply Studied (combined peak hour)</b>	<b>375</b>	<b>1:00 PM - 2:00 PM</b>	<b>74.4%</b>	<b>96</b>
<b>Off-Street Supply Studied (by unique parking facility)</b>					
Lot #1	Gresham Multnomah County Library	71	5:00 PM - 6:00 PM	43.7%	40
Lot #2	Gresham Free Public Parking #2	110	1:00 PM - 2:00 PM	99.1%	1
Lot #3A	Gresham Free Public Parking #3A	24	10:00 AM - 11:00 AM	100.0%	0
Lot #3B	Gresham Free Public Parking #3B	29	11:00 AM - 2:00 PM	96.6%	1
Lot #5B	Gresham Free Public Parking #5B	31	6:00 PM - 7:00 PM	100.0%	0
Lot #6	Gresham Free Public Parking #6	66	1:00 PM - 2:00 PM	72.7%	18
Lot #7A	Gresham Free Public Parking #7A	32	10:00 AM - 11:00 AM	62.5%	12
Lot #7B	Gresham Free Public Parking #7B	12	6:00 PM - 7:00 PM	25.0%	9

# Existing Parking Conditions: Off-Street Heat Maps



## At Peak Hour, 1 – 2 PM...

- 4 lots above 85%
- 1 lot 70% - 84%
- 3 lots 69% - 55%
- 96 empty off-street stalls
- Available parking nearby



# Existing Parking Conditions: Summary

- On-street demand is **low**, averaging 35% across the survey day, peaking at 40% between 6 PM and 7 PM.
- The downtown study area had 513 empty on-street parking stalls at the peak hour.
- Off-street demand is **moderate**, averaging 67% over the survey day, peaking at 74% between 11 AM and 12 PM.
- 4 of 8 public lots reach occupancies of 85% or greater – constrained by industry standards. However, each lot has a different peak hour, and access to available on-street supply is generally convenient.
- Higher use of both the on and off-street supplies are concentrated west of Roberts Avenue. Still, any destination downtown has available public supply proximate and within a short walking distance.



Thoughts, Ideas, Questions?

# Next Steps

- ✓ Parking and Transportation Survey – 10/21 launch
- ✓ Public Meeting Thursday, November 7 – 5:30 – 7:00 PM  
at Gresham Little Theater – 333 N Main Avenue
- ✓ Next meeting: November 20 (8:00 – 9:30 AM)
  - *Survey results and feedback / takeaways from public meeting*

