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MEMORANDUM

To: Seth Sherry, City of Albany
Sophie Dykast, City of Albany

From: Rick Williams, Owen Ronchelli, Pete Collins, James Williams, RWC

Date: July 3, 2019

Project: Downtown Albany Parking Study

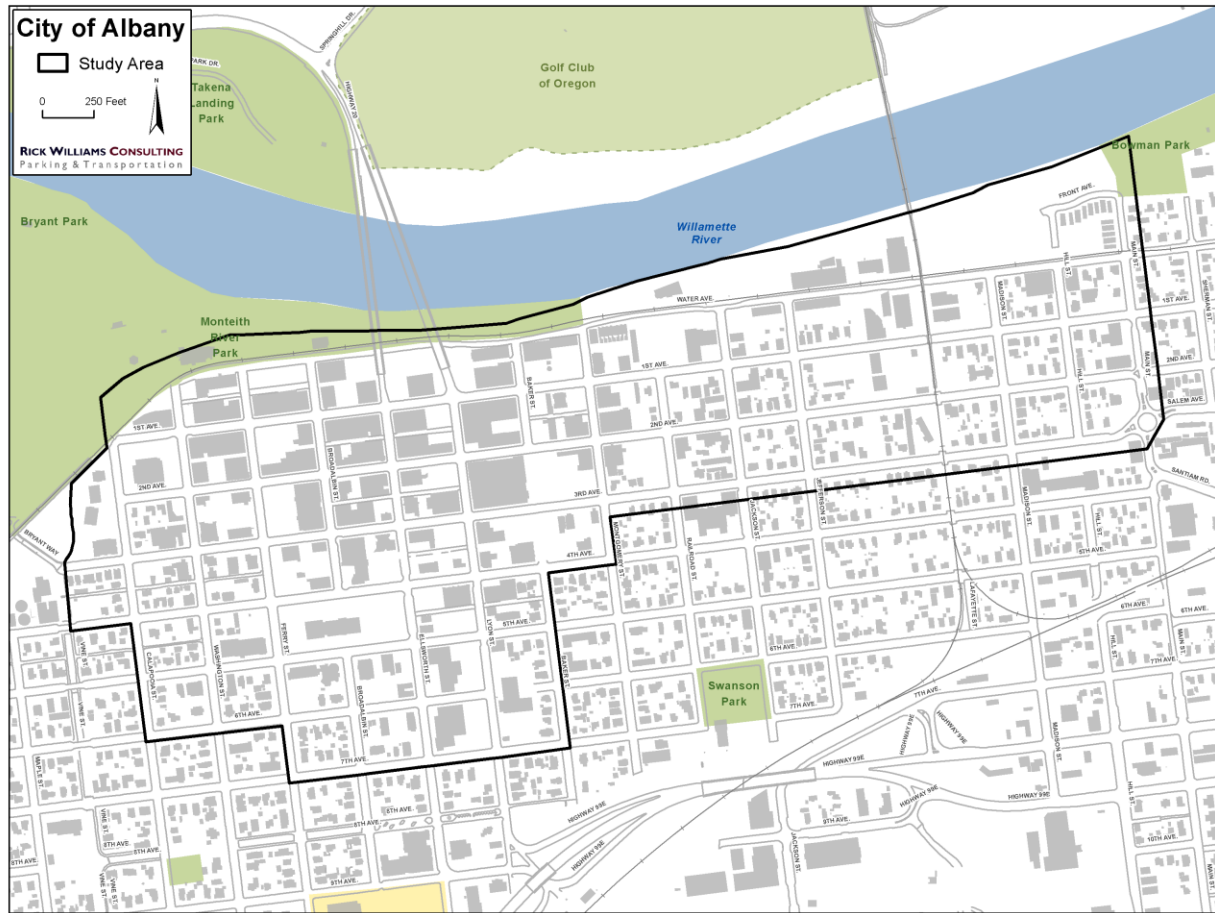
Subject: Technical Memorandum - Task 3: Data Summary Report

The purpose of this 2019 Data Summary Report is to derive a comprehensive and detailed understanding of actual use dynamics and access characteristics associated with parking in downtown Albany. Metrics related to occupancy, turnover, duration of stay, and hourly patterns of activity have been compiled for both the on and off-street parking systems. This data can assist the City in near-term decision-making on existing parking, in understanding where parking constraints and surpluses exist, and in determining whether factors such as abuse of time limits adversely affect access.

I. STUDY AREA

The parking inventory study area was determined in conjunction with City staff. It is a large area and includes both on and off-street parking supplies. The area is generally bounded on the north by Water Avenue. The northern portion of the study zone extends south from Water Avenue to 3rd Avenue (between Vine Street SW and Main Street NE). The zone then narrows to generally include areas that extend south from 4th Avenue SW to 6th Avenue, with Baker Street SE as its eastern edge. The western edge of this area stairsteps at Ferry Street SW, Calapooia Street SW to Vine Street SW. **Figure A** (next page) illustrates the study area.

Figure A: Downtown Parking Study Area



II. SURVEYED PARKING INVENTORY & DATA COLLECTION METHODOLOGY

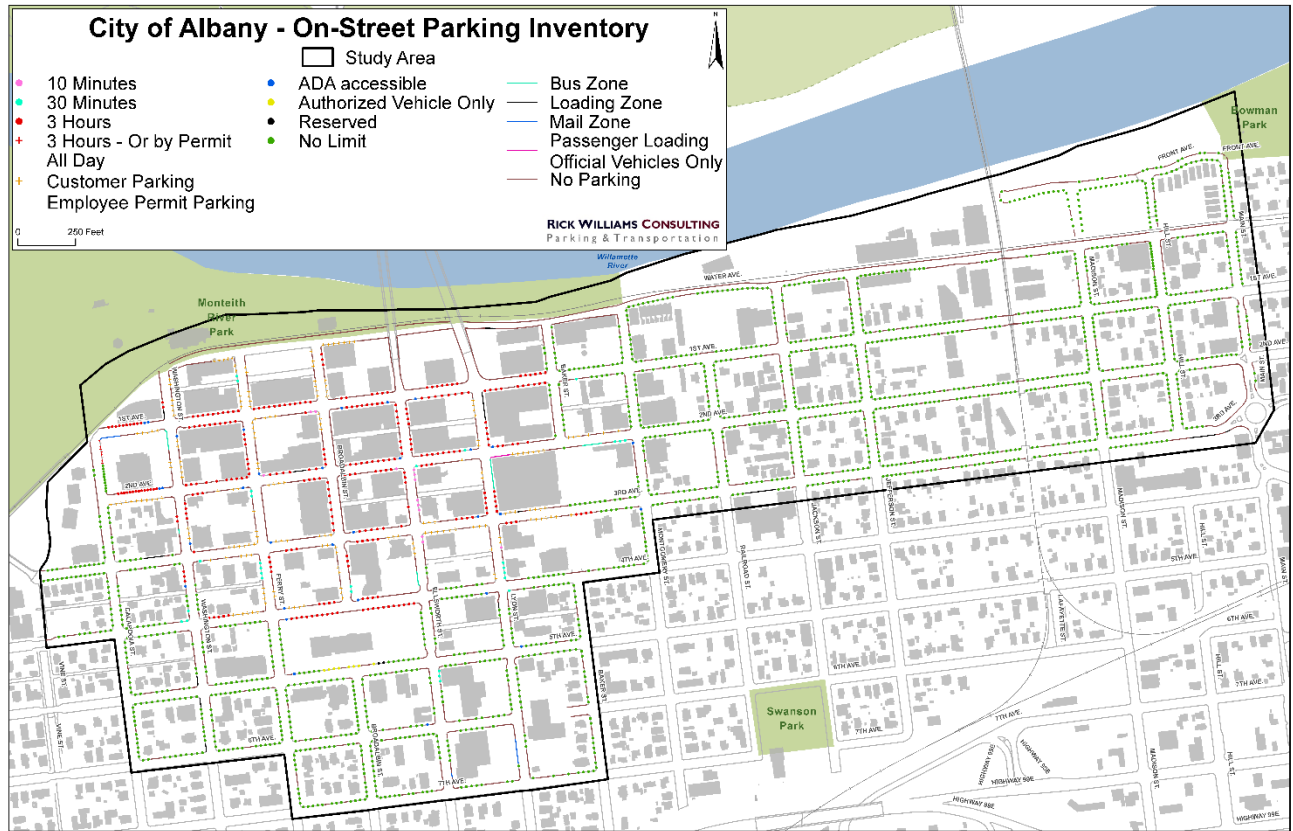
Inventory

The consultant team inventoried the on and off-street parking supply in February of this year. The inventory consisted of a complete catalogue of all parking within the study area, denoting on-street stalls by location (block face) and stall type (e.g., 3 Hours, No-Limit) and off-street stalls by location, lot size and use type (e.g., retail, office, mixed use, etc.).

The total supply of parking within the parking study includes 4,938 parking stalls, of which 2,205 (45%) are on-street stalls and 2,733 (55%) are off-street stalls located on 130 unique off-street sites. All inventoried parking is located in a 69-block area, comprised of 248 individual block faces where parking is allowed. A map of on-street stalls by type is provided in **Figure B**. A complete and detailed summary of the on and off-street inventory is detailed in *2019 Parking Inventory Summary- V3* (dated March 20, 2019).¹

¹ Available from the City of Albany.

Figure B: Parking Inventory by Stall Type

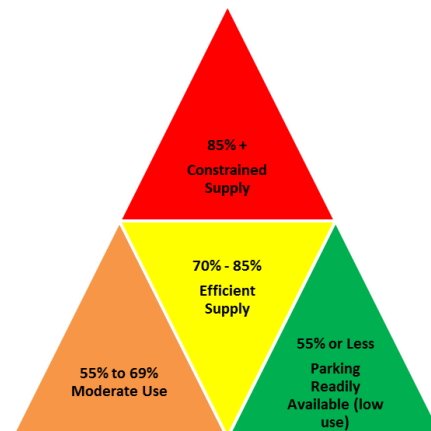


Methodology

Data was collected on Saturday, April 20th and Thursday, May 16th, 2019. These dates were selected in consultation with City staff. The two dates allow for a comparison between a “typical” weekday (Thursday) and weekend (Saturday). Also, the dates allowed for collection of data to assess the impacts of school being in session, opening day of the local Farmers Market and observations of weekday activity during a typical late spring day. Thursday and Saturday data were collected hourly from 8:00 AM through 6:00 PM. Weather both days was a combination of sunny/overcast and mild.

III. MEASURING PERFORMANCE

Parking is considered to be constrained when 85% or more of the available supply is routinely occupied during the peak hour. In a constrained system, finding an available spot is difficult, especially for infrequent users such as customers and visitors. This can cause frustration and negatively affect perceptions of the downtown. Continued constraint can make it difficult to absorb and attract new growth, or to manage fluctuations in demand—for example, seasonal or event-based spikes.



Occupancy rates of 55% or less indicate that parking is readily available. While availability may be high, this may also indicate a volume of activity inadequate to support active and vital businesses. Occupancy rates between these two thresholds indicate either moderate (55% to 69%) or efficient (70% to 85%) use.

An efficient supply of parking shows active use but little constraint that would create difficulty for users. Efficient use supports vital ground-level businesses and business growth, is attractive to potential new users, and is able to respond to routine fluctuations.

RWC’s analysis of parking in Albany uses these categories to evaluate the performance of the system.

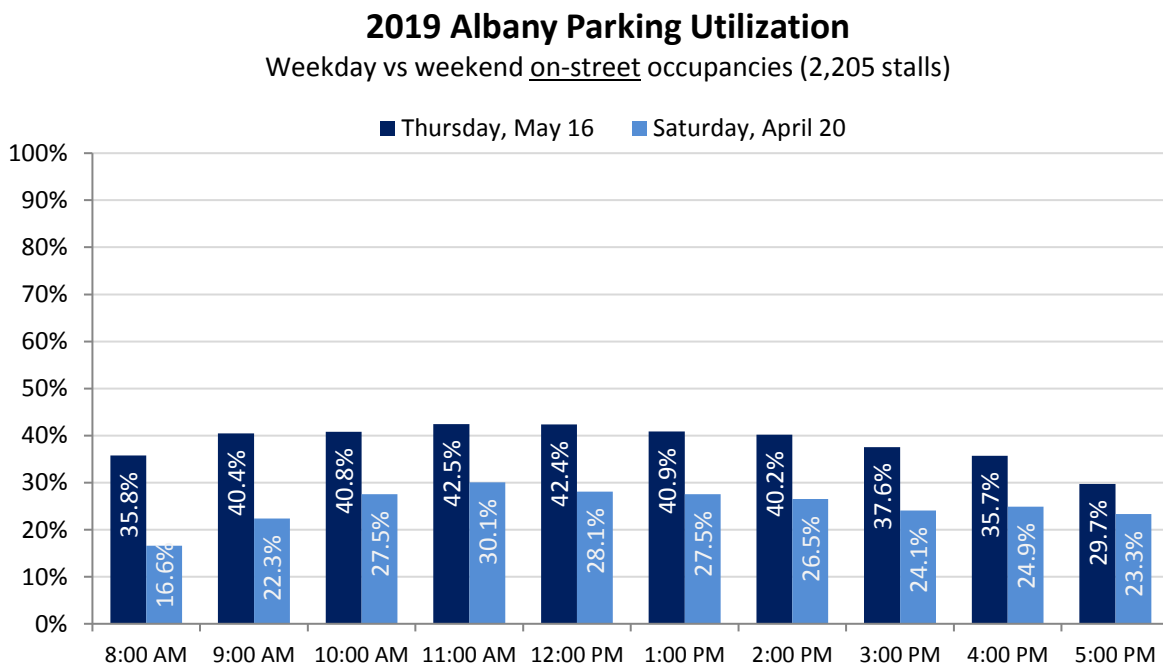
IV. CHARACTERISTICS OF THE ON-STREET SYSTEM: DATA FINDINGS

A. Occupancy (by hour of day)

Figure C provides a comparative hour-by-hour look at the occupancy utilization on both survey days. As the figure indicates, the peak hour for both days is between 11:00 AM and 12:00 PM. Overall occupancy reaches 42.5% (Thursday) and 30.1% (Saturday). Based on the measures of performance discussed in Section III; parking use is in the low range for both survey days. Parking both days demonstrates a fairly normal bell curve pattern, with declining activity after 2:00 PM.

Overall, there is a meaningful amount of empty parking within the on-street system; *this is consistent throughout the study area* (see Figures D and E, below).

FIGURE C: On-Street Utilization (Hourly Comparison)



B. Utilization (by type of stall)

Table 1 below summarizes occupancies and peak hours by stall type, the number of vehicles parked and stalls empty (at the peak hour), average length of stay, and rate of violation.

Table 1: On-street Parking Summary by Time Stay (Comparative)

Stalls by Type	Stalls	Survey Day	Peak Occupancy Peak Hour	Vehicles Parked	Stalls Empty	Average Length of Stay	Violation Rate ²
On-Street Supply	2,205	Thursday, May 16	42.5% 11:00 AM – 12:00 PM	938	1,267	3h 13m	3.9%
		Saturday, April 20	30.1% 11:00 AM – 12:00 PM	665	1,540	3h 6m	5.1%
10 Minutes (Signed)	13	Thursday, May 16	38.5% 12:00 – 1:00 PM	5	8	N/A	0%
		Saturday, April 20	38.5% Multiple	5	8	N/A	14.3%
30 Minutes (Signed)	28	Thursday, May 16	40.7% 11:00 AM – 12:00 PM	12	16	N/A	16.2%
		Saturday, April 20	10.7% 11:00 AM – 12:00 PM	3	25	N/A	10.0%
3 Hours (Signed)	292	Thursday, May 16	53.8% 12:00 – 1:00 PM	159	133	1h 33m	3.2%
		Saturday, April 20	57.0% 11:00 AM – 12:00 PM	173	119	1h 35m	3.8%
3 Hours (Signed OBP)	9	Thursday, May 16	55.6% 3:00 – 5:00 PM	5	4	1h 30m	50.0%
		Saturday, April 20	100% 3:00 – 4:00 PM	9	0	5h 30m	58.3%
All Day Customer Parking Employee Permit Parking	194	Thursday, May 16	69.1% 12:00 – 1:00 PM	134	60	3h 34m	N/A
		Saturday, April 20	39.7% 11:00 AM – 12:00 PM	77	117	2h 15m	N/A
Authorized Vehicle Only	8	Thursday, May 16	75.0% 9:00 – 10:00 AM	6	2	2h 8m	N/A
		Saturday, April 20	12.5% 11:00 AM – 6:00 PM	1	7	7h 0m	N/A
ADA Accessible	32	Thursday, May 16	25.0% 12:00 – 1:00 PM	8	24	2h 21m	N/A
		Saturday, April 20	16.1% 11:00 AM – 12:00 PM	6	26	1h 25m	N/A

² Violation rate accounts for those using valid permits, ensuring a measure of compliance only for users that exceed a posted time stay.

Stalls by Type	Stalls	Survey Day	Peak Occupancy Peak Hour	Vehicles Parked	Stalls Empty	Average Length of Stay	Violation Rate ²
No Limit	1,627	Thursday, May 16	38.9% 9:00 – 10:00 AM	645	982	4h 22m	N/A
		Saturday, April 20	24.7% 12:00 – 1:00 PM	403	1,224	4h 59m	N/A
Reserved	2	Thursday, May 16	50.0% 8:00 AM – 1:00 PM	1	1	5h 0m	N/A
		Saturday, April 20	N/A	0	2	N/A	N/A

As **Table 1** indicates:

- There are nine (9) different stall types in place within the on-street system. The most common type being No-Limit, with 1,627 stalls or 74% of all on-street parking. The most common time-limited stall is 3 Hours (signed), with 292 stalls or 13% of the on-street supply.
- At the peak hours, there are 1,267 and 1,540 stalls empty on-street stalls for Thursday and Saturday, respectively, within the study boundary.
- The average length of stay for all on-street parkers is 3 hours 13 minutes (Thursday) and 3 hours 6 minutes Saturday.
- Interestingly, vehicles parked in 3 Hour (signed) stalls have an average length of stay of less than 1 hour 33 minutes (Thursday) and 1 hour 35 minutes (Saturday); suggesting that the current limit is very appropriate to user need.
- Of stalls with more than 100 spaces, the highest occupied stall type is the All Day Customer Parking/Employee permit parking. These 194 stalls reached 69.1% at the peak hour on Thursday, dropping to 39.7% on Saturday. A total of 12 permits were displayed in All Day stalls at the highest peak hour (11:00 AM on Thursday).
- Occupancies in 3 Hour (signed) stalls are significantly higher (54% - 57%) than No Limit stalls (39% - 25%). The higher occupancies for 3 Hour (signed) stalls are likely due to their closer proximity to the retail/commercial core of the downtown.
- ADA Accessible stalls have very low occupancies (16% - 25%) but are few in number (32). Given their low use indicates they are meeting on-street demand.
- Like 3 Hour (signed) stalls, the average duration of stay for ADA Accessible stalls is less than 3 hours. This indicates that ADA Accessible stalls are serving short-term visits with those needing an ADA stall (rather than employees).
- The average duration of stay in No Limit stalls is 4 hours 22 minutes (Thursday) and 4 hours 59 minutes (Saturday). Though occupancies in these stalls are low, the longer time stays are likely a combination of employees and visitors with longer-term needs.
- Violation rates both days are low; 3.9% (Thursday) and 5.1% (Saturday). This is a very efficient rate of user compliance as industry best practices standards would suggest rates between 5% and 9%. This indicates that current enforcement is well deployed.

C. Utilization (Other Characteristics of Use)

Table 2 provides additional metrics of use for the on-street system. This table summarizes the use characteristics of the on-street parking such as the unique vehicle trips, turnover rate, excessive time stays and re-parking (sometimes called “moving to evade”). These metrics provide insights into how many people are visiting downtown Albany and how efficient the parking spaces are being used.

Table 2: Summary of On-Street Parking Use Characteristics – Weekday vs Weekend

7	Use Characteristics	All Users	
		Weekday (Thurs)	Weekend (Sat)
a	Unique vehicle trips (UVT)	2,631	1,770
b	Turnover rate	3.13	3.22
c	Excessive Time Stays: Vehicles parked 5+ hours in time limited stalls (% of UVT)	18 (0.7%)	16 (0.9%)
d	Vehicles observed re-parking vehicles (% of UVT)	160 (6.1%)	75 (4.2%)

Key indicators from **Table 2** include:

a. Unique Vehicle Trips (UVT)

The recording of license plate numbers allows for the identification of the total number of unique vehicles using the on-street system.³

The number of unique vehicles (represented by unique license plate) parked on-street over the 10-hour data collection period totaled 2,631 on Thursday and 1,770 on Saturday. This shows that the downtown has over 900 more trips (+50%) coming to downtown on the weekday than the weekend; likely an indication of the influx of employees on weekdays.

b. Turnover (efficiency of the parking system)

In most cities, the primary time limit allows for calculation of an *intended turnover rate*. For example, if the limit for a stall is two hours, and over a 10-hour period that stall is occupied by five unique vehicles, it’s intended turnover rate is 5.0. As such, if turnover were demonstrated to be at a rate of less than 5.0, the system would be deemed inefficient. A rate in excess of 5.0 would indicate a system that is operating efficiently. Most downtowns strive for a rate of 5.0 or

³Note this does not represent all vehicles in the study area, as license plate numbers were not recorded in off-street facilities.

higher given the goal for supporting short-term visitor access. Though Albany's primary time limit is 3 hours, a turnover rate of 5.0 would still be the industry standard to strive for to the benefit of street level businesses.

In downtown Albany, the turnover rate is 3.13 on the weekday and 3.22 on the weekend. These rates are lower than 5.0 and reflective of the high number of No-Limit stalls. Introducing 2 Hour stalls in the downtown would likely support better turnover.

c. Excessive time stays

Some violations of posted time stays can be considered abuse of the system. There are vehicles that park on-street for 5 or more hours per day. For purposes of this analysis, the consultant team tracked vehicles parked in time-limited stalls for periods of five hours or more. It is likely that these vehicles belong to employees.

On Thursday, only 18 cars were in this category representing 0.7% of all unique vehicle trips. On Saturday, the number dropped to 16 vehicles (or 0.9% of all unique vehicles). These are very low numbers and indicate that it is unlikely that employees are abusing time limited stalls. Further, the availability of a large supply of No-Limit stalls (1,627 spaces) helps in providing a longer-term option for employees and transient users wanting to park on-street.

d. Re-parking

Re-parking refers to vehicles moving between on-street stalls over the course of a day. This metric can indicate abuse of the system, particularly if those moving their vehicles are employees using time-limited stalls. Users who shuffle their vehicle from one stall to the next reduce the number of on-street parking opportunities for visitors and customers, creating an artificial constraint on the system. Ideally, those wanting to park for longer periods of time would be directed to No-Limit stalls outside of retail areas or to off-street lots. This would preserve the majority of the on-street supply for higher turnover users.

The number of unique license plates observed moving between stalls was 160 on Thursday, or 6.1% of all unique vehicle trips (UVT). The rate is lower on the weekends with 75 vehicles observed re-parking (4.2%).

It is assumed that most re-parking occurs among employees moving from a time limited stall to another to (a) avoid paying for parking in an off-street facility and/or (b) keeping a vehicle on-street near a work site. Given that there is an abundance of free all-day parking on-street (1,627 stalls) and a relatively small amount of 3 Hour parking (495 total stalls), having up to 160 vehicles re-parking should be concerning. The good news at this time is that this behavior doesn't have an adverse impact on visitor parking due to the overall low parking occupancies within the study zone. In other words, it is doubtful that customers are denied a stall because of

possible employee re-parking. As occupancies increase in the future, a need for a higher level of enforcement and/or new restrictions on re-parking (or “moving to evade”) as a citable offense may be warranted.

D. Utilization (Heat Map Summary)

Figures D and E summarize occupancy in the peak hour by block face via a “heat map” of the study area. A heat map uses color to display degrees of occupancy as measured against an industry standard of 85%: when occupancy exceeds that level, the system is considered constrained. Block faces colored in red indicate areas of constraint. Green represents areas of underutilized parking, while yellow and orange represent the middle ranges of occupancy. In the study area, there are a total of 248 block faces where on-street parking is allowed.

Weekday (Thursday)

As the Thursday heat map illustrates (**Figure D**), only one block face is constrained at the peak hour (colored red). This block face is located on the south side of 5th Avenue SW, between Ferry and Broadalbin Streets, directly across the street from the Linn County Court House. An additional six block faces are colored orange (71% - 84% occupied) and clustered near the constrained block face. This area is indicated in the box (outlined in blue) and overlaid on **Figure D**.

This clustering of moderate demand on these block faces may create the perception among users that parking is generally constrained downtown, particularly for those not inclined to walk a short distance. Nonetheless, on-street parking is easily available within a block or two, if not on an adjacent block face. The rest of the study area is primarily colored green (less than 55% occupied), indicating abundant parking availability to all destination points.

Weekend (Saturday)

On Saturday (**Figure E**) there is one constrained block face (colored red). This block face is located on the south side of 5th Avenue, between Calapooia and Washington Streets SW, adjacent to the Calvary Chapel.

Compared to Thursday, the overall “demand” cluster moves north on Saturday to an area bound by West 1st Avenue and 3rd Avenue SW between Washington Street SW and Lyon Street SE. In this area, 12 of 29 block faces are colored yellow (efficient) or orange (moderate use). This area is indicated in the box (outlined in blue) and overlaid on **Figure E**. As with Saturday, on-street parking is easily available within a block or two of any destination within the study area.

Figure D: Heat Map for On-Street Utilization (Weekday Peak Hour)

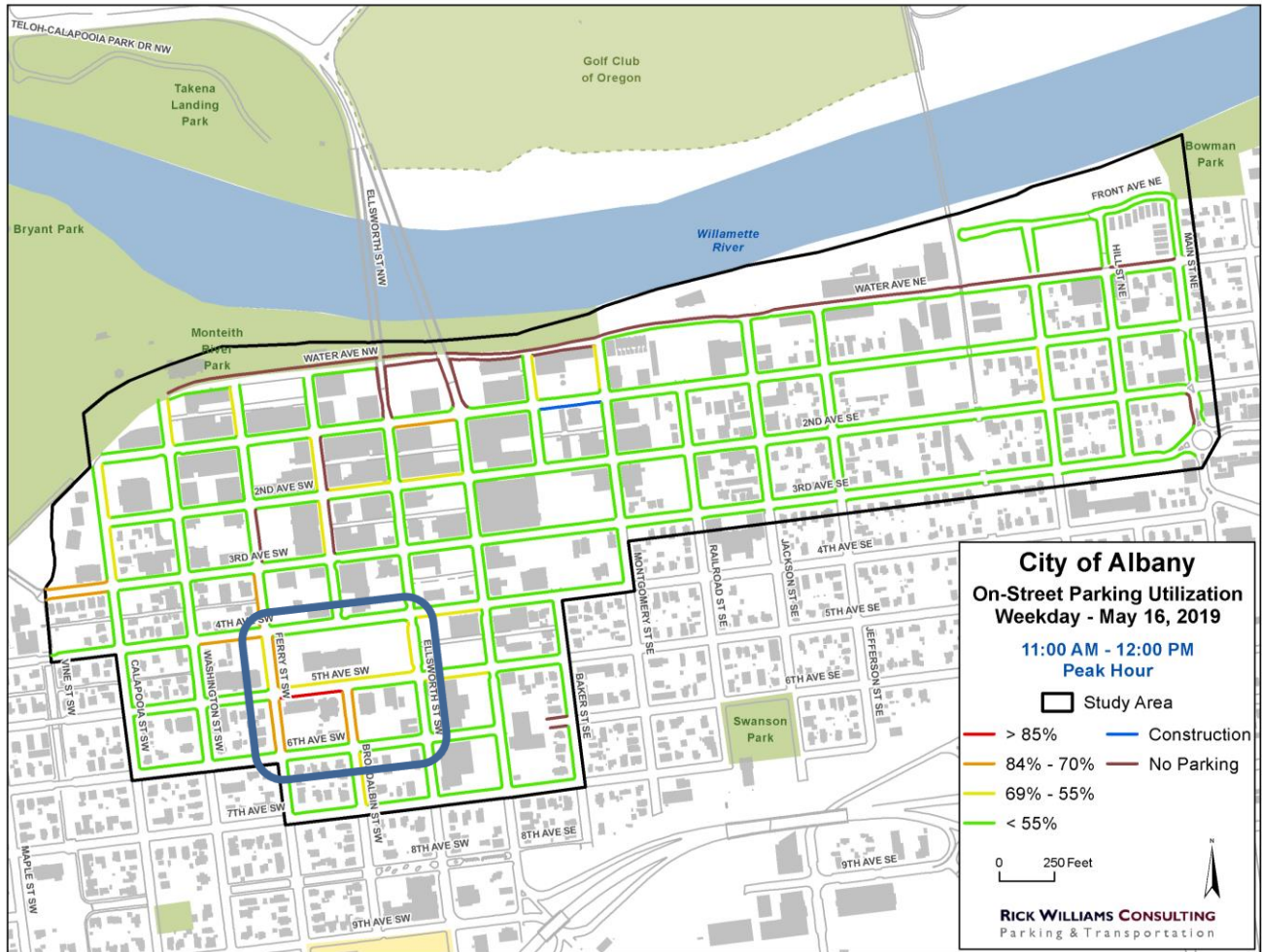
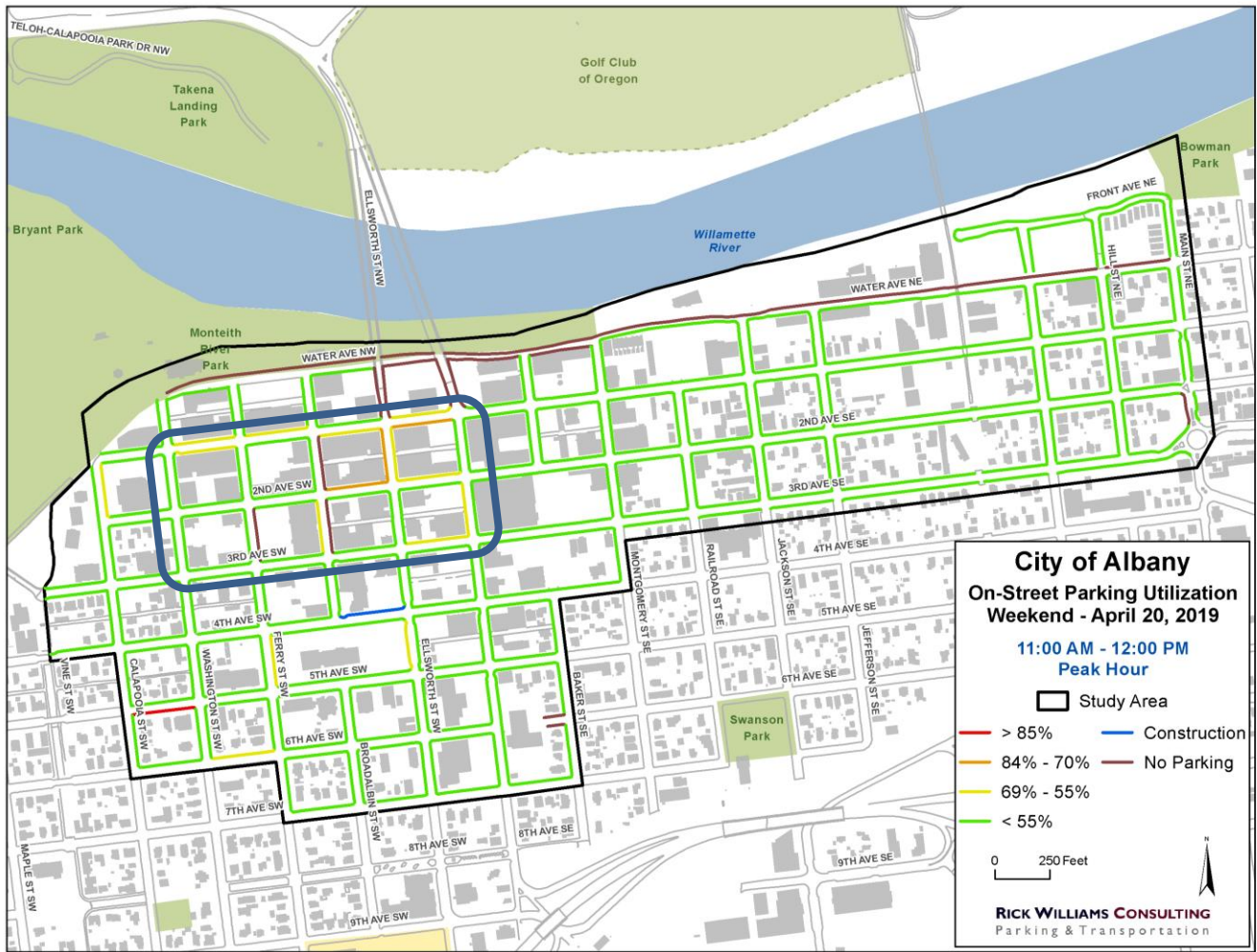


Figure E: Heat Map for On-street Utilization (Weekend Peak Hour)



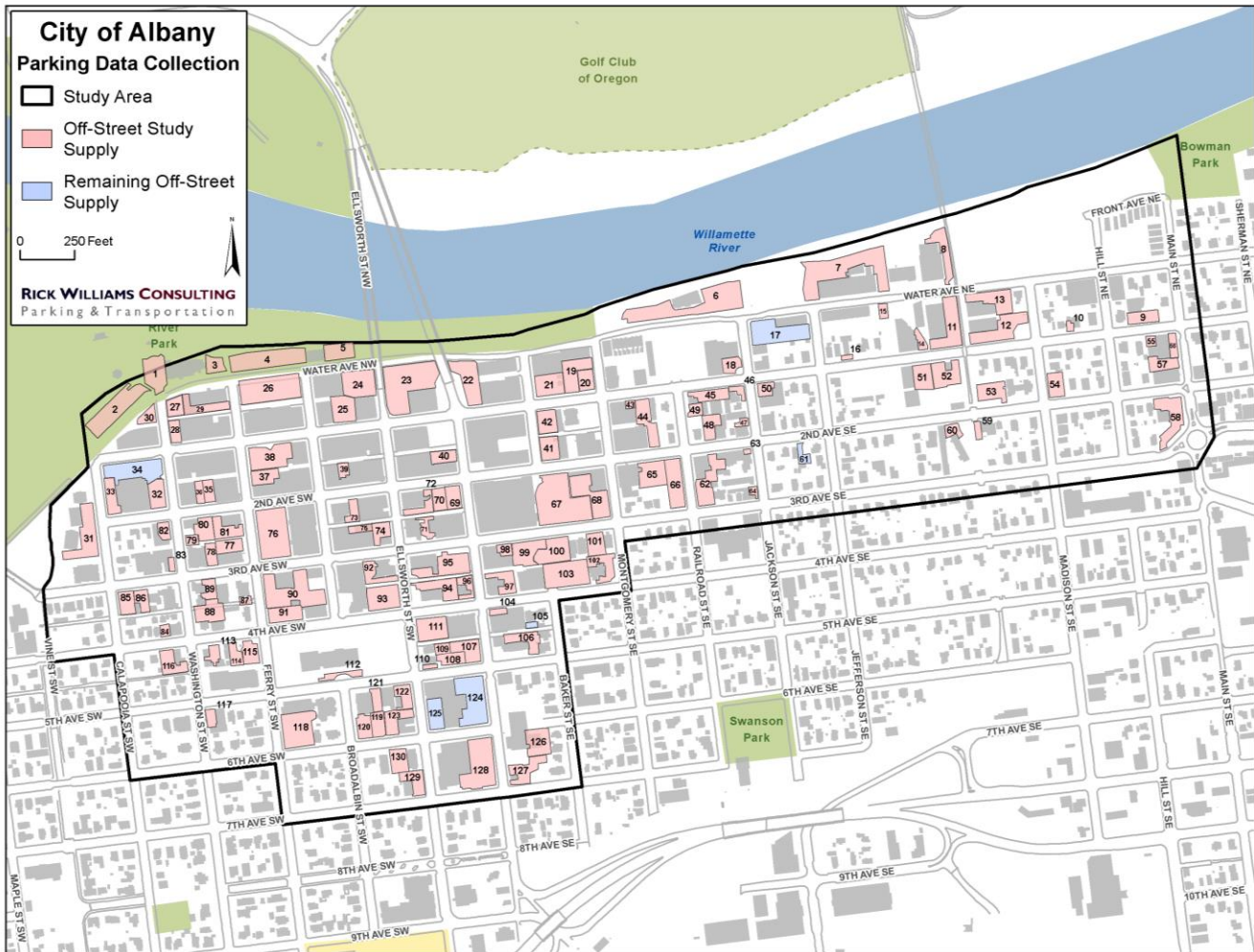
V. CHARACTERISTICS OF OFF-STREET PARKING SYSTEM (Combined Study Area)

A. Inventory

The entire public and private off-street parking supply has 2,733 stalls spread across 130 sites. **Figure F** is a map showing all off-street parking facilities/sites in the study area. Each lot in the figure is identified with a number that corresponds to more detailed lot information in **Table 3** below. As the figure illustrates, off-street parking is uniformly spread across the downtown.⁴

Of the total supply, 2,607 stalls (on 124 sites) were physically surveyed for occupancy on each of the data collection days. This represents a 95% sample of the entire off-street system – a statistically valid and representative sample of off-street parking behavior/utilization.

Figure F: Inventory of Off-street Parking Facilities



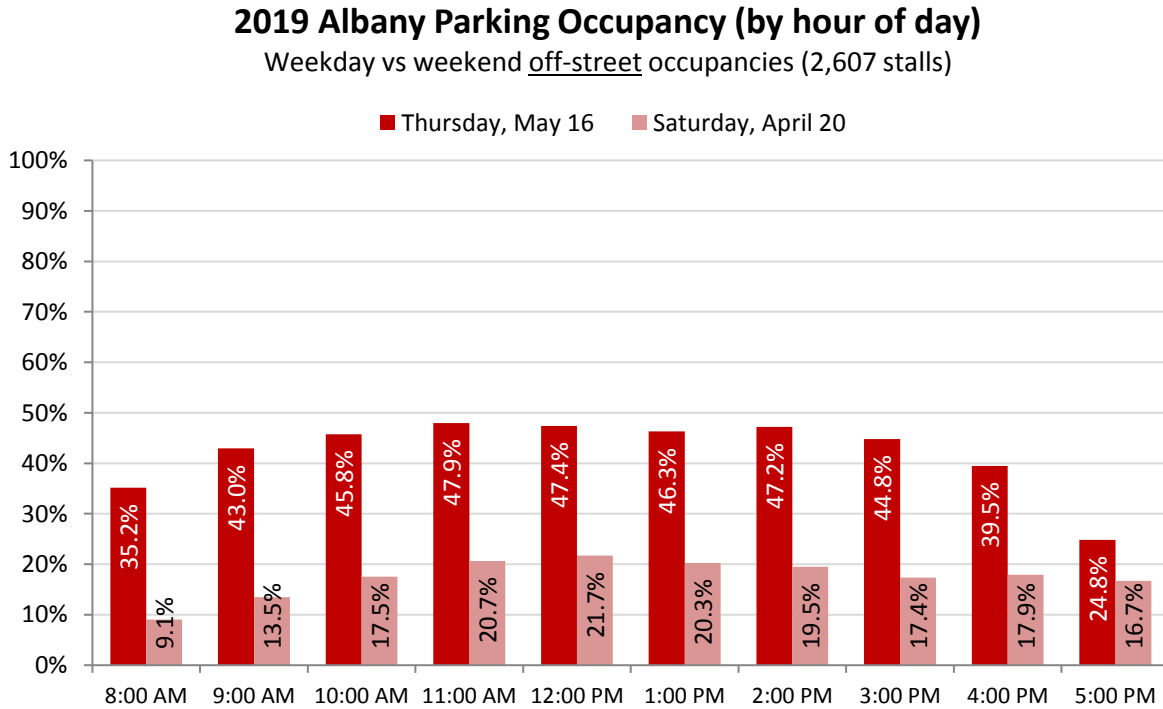
⁴ A summary of all 130 lots is included in **Attachment A** at the end of this report.

B. Utilization (Occupancy)

Figure G illustrates parking *occupancy by each hour of the survey day* for the 124 surveyed off-street facilities. The peak hour for the off-street parking during the weekday (Thursday) occurs at between 11:00 AM and 12:00 PM, reaching 47.9% occupied. In contrast, the weekend’s occupancy peak is between 12:00 PM and 1:00 PM, an occupancy of 21.7%. Demand for off-street parking drops significantly on the weekday after 4:00 PM. On the weekend, occupancies are fairly consistent throughout the study day, but never exceed 22%.

Based on the performance standards described in **Section III**, utilization of the off-street parking system is low for both the weekday (Thursday) and weekend (Saturday). Overall, there is an abundance of empty parking in off-street facilities throughout the downtown.⁵

Figure G: Off-street Occupancy (by hour of day)



⁵ This finding does not infer that empty parking, particularly in private lots, is available for use by the general public. The finding does indicate that potential opportunities to capture what is an underutilized asset/resource exist and could be explored.

C. Utilization (by unique facility)

Table 3 summarizes *utilization metrics* from each of the 124 surveyed facilities observed on the survey days. Off-street parking under City control/ownership is highlighted in **bold** shaded in yellow. As stated earlier, each lot in the table is identified by a lot number that corresponds to the same number on the inventory map in **Figure F** above.

The cumulative surveyed off-street parking metrics are totaled at the end of the table for (a) the survey supply and (b) for what would be an extrapolated total assuming the results of the sample would apply to all off-street stalls in the study area.



Public lots – from Downtown Albany Parkwise website

Key findings from **Table 3** include:

- The public (City) owns/controls a very small portion of the off-street supply (14%), 377 stalls in eight locations (represented by lots 4, 23, 24, 25, 26 and 76 in **Table 3**). Occupancies in the public facilities maintain moderate occupancies, for the most part. See for instance lots 4, 23, 25 and 76, which had occupancies of greater than 60% on at least one survey day.
- When all occupancies are combined, there are a total of 1,357 (Thursday) and 2,041 (Saturday) empty parking stalls located on public and private off-street lots within the study area. If extrapolated to the entire off-street system, there would be 1,423 and 2,140 empty stalls for Thursday and Saturday, respectively.
- Though there appears to be a significant number of empty stalls, this is not to infer that such stalls are available for use by visitors or downtown employees as the majority of this parking is in private ownership.
- Some lots exceed 100% in the peak hour. This is the result of cars parked illegally within the lots – in areas not striped or designated for parking (see for instance lots 33 and 38).
- Overall, there is a large supply of underutilized parking off-street.

Table 3: Off-Street Parking Utilization by Unique Facility – Weekday vs weekend

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
1	Senior Center Customer Parking	25	Thursday, May 16	100.0% 10:00 AM - 12:00 PM	0
			Saturday, April 20	32.0% 9:00 - 10:00 AM	17
2	Monteith Park	48	Thursday, May 16	27.1% 10:00 AM - 12:00 PM	35
			Saturday, April 20	29.2% 3:00 - 4:00 PM	34
3	Senior Center Parking	12	Thursday, May 16	66.7% 10:00 - 11:00 AM	4
			Saturday, April 20	75.0% 12:00 - 1:00 PM	3
4	The Free Lot	55	Thursday, May 16	81.8% 11:00 AM - 12:00 PM	10
			Saturday, April 20	14.5% 1:00 - 2:00 PM	47
5	Civil West Engineering	23	Thursday, May 16	43.5% 12:00 - 1:00 PM	13
			Saturday, April 20	17.4% 12:00 - 1:00 PM	19
6	Wheelhouse - 421 Water Ave	79	Thursday, May 16	60.8% 2:00 - 3:00 PM	31
			Saturday, April 20	5.1% 10:00 AM - 12:00 PM	75
7	Deluxe Brewing Co.	55	Thursday, May 16	32.7% 4:00 - 5:00 PM	37
			Saturday, April 20	14.5% 3:00 - 6:00 PM	47
8	755 Water Ave - Unknown	20	Thursday, May 16	15.0% Multiple	17
			Saturday, April 20	10.0% 1:00 - 4:00 PM	18
9	Dahled Up Construction Painting Roofing	9	Thursday, May 16	44.4% 8:00 AM - 6:00 PM	5
			Saturday, April 20	44.4% 8:00 AM - 6:00 PM	5
10	Paul B. Meadowbrook Attorney at Law	2	Thursday, May 16	N/A	2
			Saturday, April 20	50.0% 9:00 AM - 4:00 PM	1

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
11	MacDonald Hardware and Supply	25	Thursday, May 16	48.0% 12:00 - 1:00 PM	13
			Saturday, April 20	16.0% Multiple	21
12	Ochoa's Queseria Cheese Shop/ Larsell Mechanical	20	Thursday, May 16	80.0% 12:00 - 1:00 PM	4
			Saturday, April 20	60.0% 2:00 - 4:00 PM	8
13	812 Water Ave - Unknown	12	Thursday, May 16	75.0% 8:00 AM - 11:00 AM	3
			Saturday, April 20	16.7% 1:00 - 5:00 PM	10
14	Albany Helping Hands Thrift Store	4	Thursday, May 16	100.0% 10:00 AM - 12:00 PM	0
			Saturday, April 20	100.0% 11:00 AM - 1:00 PM	0
15	Vacant	5	Thursday, May 16	40.0% Multiple	3
			Saturday, April 20	N/A	5
16	Simon Homes LLC	3	Thursday, May 16	33.3% 9:00 - 10:00 AM	2
			Saturday, April 20	33.3% 10:00 AM - 6:00 PM	2
18	Parr Lumber	8	Thursday, May 16	50.0% 9:00 AM - 1:00 PM	4
			Saturday, April 20	12.5% 8:00 AM - 1:00 PM	7
19	Take A Ticket	13	Thursday, May 16	92.3% Multiple	1
			Saturday, April 20	30.8% 1:00 - 4:00 PM	9
20	Montgomery Building Customer Parking	16	Thursday, May 16	62.5% 3:00 - 4:00 PM	6
			Saturday, April 20	43.8% 8:00 AM - 6:00 PM	9
21	Washington Federal Bank	12	Thursday, May 16	58.3% 9:00 - 10:00 AM	5
			Saturday, April 20	N/A	12

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
22	Century Building/ 117 1st Ave	31	Thursday, May 16	74.2% 9:00 - 10:00 AM	8
			Saturday, April 20	16.1% 4:00 - 6:00 PM	26
23	Leased/ 4 Hour Customer Parking	93	Thursday, May 16	50.5% 1:00 - 3:00 PM	46
			Saturday, April 20	64.5% 12:00 - 1:00 PM	33
24	Leased Parking	33	Thursday, May 16	57.6% 1:00 - 3:00 PM	14
			Saturday, April 20	36.4% 5:00 - 6:00 PM	21
25	Public 4 Hour Customer Parking	32	Thursday, May 16	75.0% 12:00 - 1:00 PM	8
			Saturday, April 20	100.0% 12:00 - 1:00 PM	0
26	Public 4 Hour Customer Parking 21 STALLS NORTH ONSTREET	89	Thursday, May 16	50.6% 11:00 AM - 12:00 PM	44
			Saturday, April 20	37.1% 2:00 - 3:00 PM	56
27	Lepman Properties/ Carousel Volunteers/Employees	20	Thursday, May 16	100.0% 10:00 AM - 3:00 PM	0
			Saturday, April 20	75.0% Multiple	5
28	Albany Chamber of Commerce	10	Thursday, May 16	100.0% 11:00 AM - 12:00 PM	0
			Saturday, April 20	30.0% 1:00 - 3:00 PM	7
29	Lepman Properties	21	Thursday, May 16	71.4% 3:00 - 4:00 PM	6
			Saturday, April 20	14.3% 1:00 - 3:00 PM	18
30	Senior Center Permit Parking	9	Thursday, May 16	33.3% 10:00 AM - 12:00 PM	6
			Saturday, April 20	100.0% Multiple	0
31	Calapooia Business Center	37	Thursday, May 16	59.5% 2:00 - 3:00 PM	15
			Saturday, April 20	5.4% 10:00 - 11:00 AM	35

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
32	Post Office - Public	14	Thursday, May 16	85.7% 8:00 AM - 9:00 AM	2
			Saturday, April 20	50.0% 2:00 - 5:00 PM	7
33	Post Office - Public	9	Thursday, May 16	111.1% Multiple	-1
			Saturday, April 20	122.2% 12:00 - 1:00 PM	-2
35	Raybar Building - Reserved	21	Thursday, May 16	57.1% Multiple	9
			Saturday, April 20	9.5% 10:00 AM - 5:00 PM	19
36	Raybar Building - Customer Parking	5	Thursday, May 16	100.0% Multiple	0
			Saturday, April 20	20.0% Multiple	4
37	Mixed Use Retail	19	Thursday, May 16	52.6% Multiple	9
			Saturday, April 20	57.9% Multiple	8
38	City Owned - Vacant/For Sale	32	Thursday, May 16	103.1% Multiple	-1
			Saturday, April 20	90.6% 11:00 AM - 12:00 PM	3
39	Varitone Architecture - Rear	10	Thursday, May 16	70.0% 8:00 AM - 10:00 AM	3
			Saturday, April 20	60.0% Multiple	4
40	Albany Regional Museum	20	Thursday, May 16	40.0% 3:00 - 4:00 PM	12
			Saturday, April 20	20.0% Multiple	16
41	T's Strength Studio	17	Thursday, May 16	35.3% Multiple	11
			Saturday, April 20	47.1% 10:00 - 11:00 AM	9
42	Reserved Private Parking Only	18	Thursday, May 16	55.6% 11:00 AM - 2:00 PM	8
			Saturday, April 20	11.1% 10:00 AM - 2:00 PM	16

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
43	Main Autobody - Gated	4	Thursday, May 16	N/A	4
			Saturday, April 20	N/A	4
44	CenturyLink	29	Thursday, May 16	17.2% 11:00 AM - 5:00 PM	24
			Saturday, April 20	10.3% 11:00 AM - 1:00 PM	26
45	This Is It Hairstyling/ Bricks and Joysticks	15	Thursday, May 16	53.3% Multiple	7
			Saturday, April 20	6.7% 11:00 AM - 4:00 PM	14
46	TMI Lending	6	Thursday, May 16	66.7% 3:00 - 4:00 PM	2
			Saturday, April 20	50.0% 1:00 - 2:00 PM	3
47	NW Mechanical - 120 Jackson St	2	Thursday, May 16	150.0% 3:00 - 4:00 PM	-1
			Saturday, April 20	50.0% 12:00 - 3:00 PM	1
48	Stop and Save Market	9	Thursday, May 16	33.3% 9:00 - 10:00 AM	6
			Saturday, April 20	22.2% 10:00 - 11:00 AM	7
49	OARE and Associates Realty - Gravel	5	Thursday, May 16	N/A	5
			Saturday, April 20	40.0% Multiple	3
50	Northwest Mechanical - Gated	6	Thursday, May 16	33.3% 9:00 - 10:00 AM	4
			Saturday, April 20	33.3% 11:00 AM - 6:00 PM	4
51	Katon Precision Machining	15	Thursday, May 16	73.3% 3:00 - 4:00 PM	4
			Saturday, April 20	33.3% 5:00 - 6:00 PM	10
52	740 First Ave SW - Unknown	19	Thursday, May 16	42.1% 8:00 - 10:00 AM	11
			Saturday, April 20	36.8% 3:00 - 4:00 PM	12

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
53	Immanuel Lutheran Church	24	Thursday, May 16	N/A	24
			Saturday, April 20	N/A	24
54	Vacant	20	Thursday, May 16	20.0% 10:00 - 11:00 AM	16
			Saturday, April 20	10.0% 3:00 - 4:00 PM	18
55	Myers Construction Company	4	Thursday, May 16	75.0% 10:00 AM - 1:00 PM	1
			Saturday, April 20	25.0% Multiple	3
56	Legacy Ballet	11	Thursday, May 16	45.5% 4:00 - 6:00 PM	6
			Saturday, April 20	18.2% 11:00 AM - 1:00 PM	9
57	Commercial Real Estate Solutions - Vacant	2	Thursday, May 16	100.0% 5:00 - 6:00 PM	0
			Saturday, April 20	N/A	2
58	7-Eleven	34	Thursday, May 16	17.6% 8:00 - 10:00 AM	28
			Saturday, April 20	23.5% 5:00 - 6:00 PM	26
59	APEX Real Estate	4	Thursday, May 16	50.0% 3:00 - 4:00 PM	2
			Saturday, April 20	25.0% 11:00 AM - 4:00 PM	3
60	Cool's Food and Pet Supply/ Payback	6	Thursday, May 16	16.7% Multiple	5
			Saturday, April 20	33.3% 10:00 AM - 1:00 PM	4
62	Habelt/ F and L Synder and Son	25	Thursday, May 16	56.0% 9:00 - 10:00 AM	11
			Saturday, April 20	12.0% 3:00 - 4:00 PM	22
63	Sellena LLC Car Dealership	4	Thursday, May 16	100.0% 8:00 AM - 6:00 PM	0
			Saturday, April 20	N/A	4

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
64	Steeles Business Insurance	4	Thursday, May 16	50.0% 3:00 - 6:00 PM	2
			Saturday, April 20	50.0% 9:00 AM - 12:00 PM	2
65	Thrift Store	21	Thursday, May 16	33.3% 1:00 - 3:00 PM	14
			Saturday, April 20	61.9% 11:00 AM - 12:00 PM	8
66	Willamette Church	38	Thursday, May 16	21.1% 11:00 AM - 12:00 PM	30
			Saturday, April 20	7.9% 11:00 AM - 1:00 PM	35
67	Oregon Department of Human Services	100	Thursday, May 16	87.0% 2:00 - 3:00 PM	13
			Saturday, April 20	N/A	100
68	Davis Glass	35	Thursday, May 16	37.1% 8:00 - 9:00 AM	22
			Saturday, April 20	N/A	35
69	Chase Bank - Bank Patrons Only	21	Thursday, May 16	66.7% 8:00 - 10:00 AM	7
			Saturday, April 20	52.4% 5:00 - 6:00 PM	10
70	US Bank	17	Thursday, May 16	41.2% 12:00 - 1:00 PM	10
			Saturday, April 20	35.3% 12:00 - 1:00 PM	11
71	Chase Bank	8	Thursday, May 16	75.0% 10:00 - 11:00 AM	2
			Saturday, April 20	62.5% 1:00 - 2:00 PM	3
72	US Bank	10	Thursday, May 16	30.0% Multiple	7
			Saturday, April 20	40.0% 11:00 AM - 1:00 PM	6
73	Old City Hall - Vacant	13	Thursday, May 16	46.2% 12:00 - 1:00 PM	7
			Saturday, April 20	30.8% 3:00 - 6:00 PM	9

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
74	Private Reservation - Edward Jones	11	Thursday, May 16	72.7% 10:00 - 11:00 AM	3
			Saturday, April 20	27.3% 9:00 AM - 1:00 PM	8
75	Tenant Parking - Undercover Structure	5	Thursday, May 16	80.0% Multiple	1
			Saturday, April 20	20.0% 8:00 - 9:00 AM	4
76	Free All Day Customer Parking	75	Thursday, May 16	60.0% 12:00 - 1:00 PM	30
			Saturday, April 20	44.0% 1:00 - 2:00 PM	42
77	GeoComm - Mixed Office Use	21	Thursday, May 16	52.4% 2:00 - 4:00 PM	10
			Saturday, April 20	N/A	21
78	Mental Health Building	9	Thursday, May 16	77.8% 3:00 - 4:00 PM	2
			Saturday, April 20	33.3% Multiple	6
79	Vacant - Prairie Farmhouse (will be retail)	5	Thursday, May 16	80.0% 11:00 AM - 12:00 PM	1
			Saturday, April 20	60.0% 11:00 AM - 12:00 PM	2
80	County Employees	22	Thursday, May 16	95.5% Multiple	1
			Saturday, April 20	13.6% 11:00 AM - 12:00 PM	19
81	Willamette Community Bank	16	Thursday, May 16	62.5% 2:00 - 3:00 PM	6
			Saturday, April 20	N/A	16
82	Loafers Station Bar	7	Thursday, May 16	100.0% 12:00 - 1:00 PM	0
			Saturday, April 20	71.4% 5:00 - 6:00 PM	2
83	Tonic Salon	7	Thursday, May 16	85.7% 12:00 - 1:00 PM	1
			Saturday, April 20	71.4% 4:00 - 5:00 PM	2

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
84	State Farm	6	Thursday, May 16	66.7% Multiple	2
			Saturday, April 20	16.7% 1:00 - 5:00 PM	5
85	Fisher Funeral Parking	21	Thursday, May 16	42.9% 11:00 AM - 12:00 PM	12
			Saturday, April 20	14.3% 9:00 AM - 6:00 PM	18
86	Fisher Funeral Parking	12	Thursday, May 16	8.3% Multiple	11
			Saturday, April 20	8.3% 10:00 AM - 3:00 PM	11
87	County Library	3	Thursday, May 16	66.7% 9:00 AM - 6:00 PM	1
			Saturday, April 20	N/A	3
88	Professional Offices - Both Sides of Alley	24	Thursday, May 16	62.5% 2:00 - 3:00 PM	9
			Saturday, April 20	N/A	24
89	James Powers/ Colley and Associates	8	Thursday, May 16	50.0% 5:00 - 6:00 PM	4
			Saturday, April 20	12.5% Multiple	7
90	County Lot	80	Thursday, May 16	80.0% 4:00 - 5:00 PM	16
			Saturday, April 20	72.5% 11:00 AM - 1:00 PM	22
91	Country Business Parking	29	Thursday, May 16	96.6% 9:00 - 10:00 AM	1
			Saturday, April 20	55.2% 10:00 - 11:00 AM	13
92	Washington Federal Bank	15	Thursday, May 16	33.3% Multiple	10
			Saturday, April 20	20.0% 10:00 AM - 12:00 PM	12
93	City Hall	37	Thursday, May 16	73.0% 3:00 - 4:00 PM	10
			Saturday, April 20	2.7% 3:00 - 6:00 PM	36

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
94	Umpqua Bank	28	Thursday, May 16	46.4% Multiple	15
			Saturday, April 20	28.6% Multiple	20
95	Key Bank	33	Thursday, May 16	54.5% 2:00 - 3:00 PM	15
			Saturday, April 20	36.4% 12:00 - 1:00 PM	21
96	Richards Cleaners	9	Thursday, May 16	33.3% 12:00 - 1:00 PM	6
			Saturday, April 20	33.3% 10:00 - 11:00 AM	6
97	Willamette Community Bank	14	Thursday, May 16	42.9% 8:00 - 9:00 AM	8
			Saturday, April 20	N/A	14
98	Albany Visitor Association	8	Thursday, May 16	50.0% Multiple	4
			Saturday, April 20	37.5% 11:00 AM - 12:00 PM	5
99	Albany DHS Parking	32	Thursday, May 16	109.4% 12:00 - 1:00 PM	-3
			Saturday, April 20	6.3% 4:00 - 6:00 PM	30
100	Albany DHS Pool Cars - Partially Gated	38	Thursday, May 16	55.3% 5:00 - 6:00 PM	17
			Saturday, April 20	78.9% 1:00 - 4:00 PM	8
101	City Owned - Gravel	14	Thursday, May 16	N/A	14
			Saturday, April 20	N/A	14
102	Marrakesh Salon	13	Thursday, May 16	53.8% 2:00 - 5:00 PM	6
			Saturday, April 20	30.8% 11:00 AM - 12:00 PM	9
103	Worksource Oregon Albany	54	Thursday, May 16	63.0% 10:00 - 11:00 AM	20
			Saturday, April 20	9.3% Multiple	49

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
104	Vacant Lot	6	Thursday, May 16	33.3% 11:00 AM - 6:00 PM	4
			Saturday, April 20	66.7% Multiple	2
106	Ciddici's Pizza	18	Thursday, May 16	27.8% 12:00 - 1:00 PM	13
			Saturday, April 20	22.2% 1:00 - 2:00 PM	14
107	Linn County Employee Permit Parking	24	Thursday, May 16	100.0% Multiple	0
			Saturday, April 20	N/A	24
108	Reid Building Employee Parking	19	Thursday, May 16	63.2% 10:00 - 11:00 AM	7
			Saturday, April 20	5.3% 11:00 AM - 1:00 PM	18
109	Health and Herbs	8	Thursday, May 16	50.0% 9:00 - 10:00 AM	4
			Saturday, April 20	37.5% 2:00 - 3:00 PM	5
110	Reid Professional Offices Customer Parking	6	Thursday, May 16	33.3% 9:00 - 10:00 AM	4
			Saturday, April 20	50.0% 11:00 AM - 12:00 PM	3
111	City Hall Employee Parking	36	Thursday, May 16	61.1% 10:00 AM - 1:00 PM	14
			Saturday, April 20	11.1% 10:00 AM - 12:00 PM	32
112	Linn Country Court House Parking	6	Thursday, May 16	50.0% Multiple	3
			Saturday, April 20	16.7% 1:00 - 4:00 PM	5
113	Professional Offices	10	Thursday, May 16	90.0% 2:00 - 3:00 PM	1
			Saturday, April 20	60.0% 4:00 - 5:00 PM	4
114	First-Christian Pre-Primary School	9	Thursday, May 16	22.2% 11:00 AM - 12:00 PM	7
			Saturday, April 20	N/A	9

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
115	First Christian Church	18	Thursday, May 16	77.8% 9:00 - 10:00 AM	4
			Saturday, April 20	5.6% 11:00 AM - 1:00 PM	17
116	Four Star Coin Laundry/ Barbershop	16	Thursday, May 16	31.3% Multiple	11
			Saturday, April 20	50.0% 4:00 - 5:00 PM	8
117	Kryger/ Carson Attorneys	7	Thursday, May 16	28.6% Multiple	5
			Saturday, April 20	42.9% 9:00 - 10:00 AM	4
118	United Presbyterian Church	58	Thursday, May 16	79.3% 10:00 - 11:00 AM	12
			Saturday, April 20	10.3% 5:00 - 6:00 PM	52
119	County Reserved Parking	22	Thursday, May 16	100.0% 9:00 - 11:00 AM	0
			Saturday, April 20	27.3% 9:00 - 11:00 AM	16
120	Reserved Stalls - Green Building	22	Thursday, May 16	N/A	22
			Saturday, April 20	4.5% Multiple	21
121	Fortier and Co. Chiropractic	8	Thursday, May 16	100.0% 9:00 - 10:00 AM	0
			Saturday, April 20	87.5% 9:00 - 10:00 AM	1
122	Enterprise	13	Thursday, May 16	69.2% 3:00 - 5:00 PM	4
			Saturday, April 20	30.8% 11:00 AM - 12:00 PM	9
123	Albany Chiropractic Clinic	25	Thursday, May 16	92.0% 9:00 - 10:00 AM	2
			Saturday, April 20	8.0% 9:00 - 10:00 AM	23
126	Fire Department Parking Lot	29	Thursday, May 16	44.8% 9:00 - 10:00 AM	16
			Saturday, April 20	27.6% 3:00 - 4:00 PM	21

Lot ID	Facility	Stalls	Survey Day	Peak Occupancy Peak Hour	Empty Stalls
127	Hasty Freez	7	Thursday, May 16	42.9% 12:00 - 1:00 PM	4
			Saturday, April 20	57.1% Multiple	3
128	Democrat-Herald	51	Thursday, May 16	49.0% 2:00 - 3:00 PM	26
			Saturday, April 20	17.6% 5:00 - 6:00 PM	42
129	Tri Valley Market	15	Thursday, May 16	40.0% 4:00 - 5:00 PM	9
			Saturday, April 20	20.0% 1:00 - 6:00 PM	12
130	Daniels and Ivers	21	Thursday, May 16	47.6% 4:00 - 5:00 PM	11
			Saturday, April 20	N/A	21
Off-Street Study Supply 124 sites		2,607	Thursday, May 16	47.9% 11:00 AM - 12:00 PM	1,357
			Saturday, April 20	21.7% 12:00 - 1:00 PM	2,041
Off-Street Total Supply (Extrapolated) 130 sites		2,733	Thursday, May 16	47.9% 11:00 AM - 12:00 PM	1,423
			Saturday, April 20	21.7% 12:00 - 1:00 PM	2,140

D. Utilization (Heat Map Summary)

Figures H and I illustrate the off-street parking heat maps for the peak hours for both the weekday and weekend. The findings include:

Weekday (Thursday)

- Thirteen (13) of 124 facilities, or 10% of the total off-street sites surveyed, are constrained above 85% occupancy at the weekday peak hour. These lots total 222 stalls, about 8% of the supply.
- The majority of constrained facilities (8 of 13) are located west of Ellsworth Street SW.
- None of the public facilities reached a point of constraint (85%+) on the weekday.

Weekend (Saturday)

- Four (4) of 124 facilities, or 3% of the total off-street sites surveyed, are constrained above 85% occupancy at the weekend peak hour. These lots total 54 stalls, about 2% of the supply.
- Three (3) of the 4 facilities are located west of Ellsworth Street SW.

- One (1) of the constrained lots is a public lot (Lot 25), which is 100% occupied in the peak hour.

General Observation

- As with the on-street system, there is an abundant supply of empty parking distributed throughout the study area.

Figure H: Heat Map for Off-Street Utilization (Weekday Peak Hour)

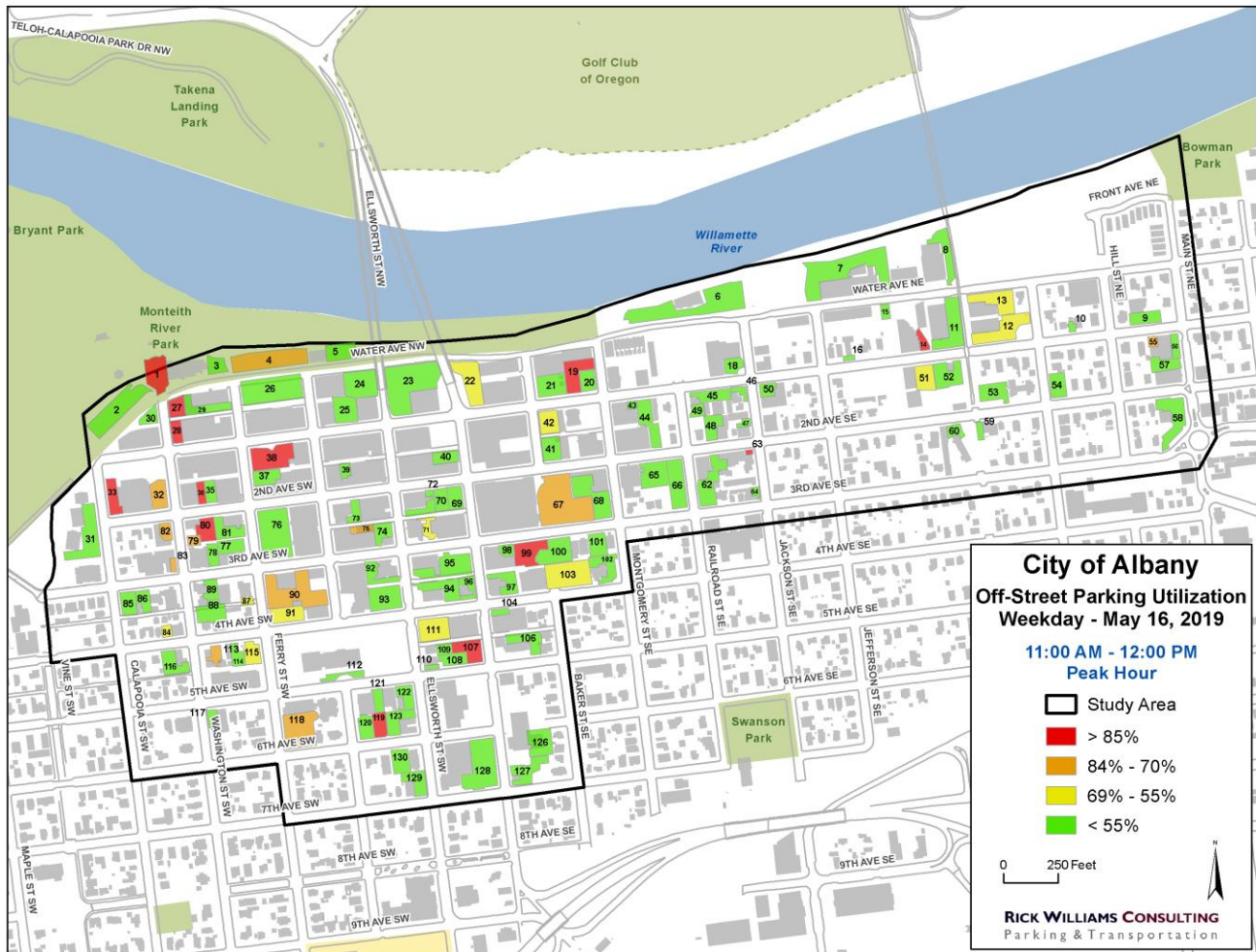
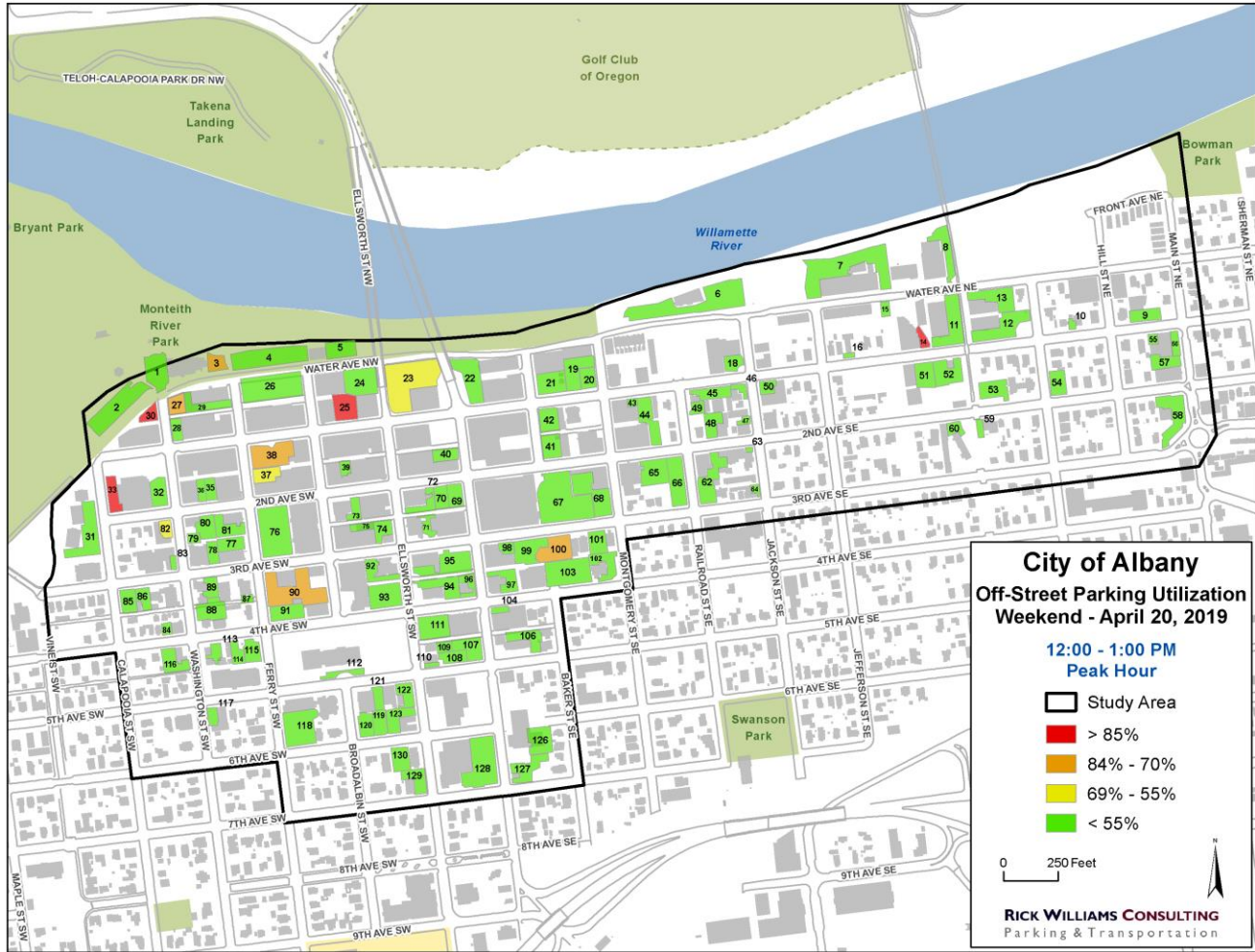


Figure I: Heat Map for Off-Street Utilization (Weekend Peak Hour)



VI. CHARACTERISTICS OF THE SUPPLY (Combined View)

A. Combined Survey Findings

It is important to consider both on and off-street parking facilities together as a system. The on-street system should generally serve short stay visitors and customers, while the off-street supply should cater to employees and/or stays of 3 hours or more. Also, contrasting on-street constraints to adjacent or nearby off-street surpluses (if any) can be useful in determining the feasibility of potential shared systems.

Figure J shows the hourly occupancy rates for the combined parking system for both the weekday and the weekend; 4,812 surveyed stalls.

Key findings include:

- Combined occupancy rates are less than 50% on the weekday (Thursday) and less than 30% on the weekend (Saturday).
- Based on industry measures of performance, the downtown system operates at a low level of use on the weekday and weekend.
- After 4:00 PM, the volume of parking activity in the downtown decreases substantially on the weekday.
- The highest levels of parking activity occur between the hours of 11:00 AM and 2:00 PM.

Figure J: 2019 Albany Combined Parking Utilization

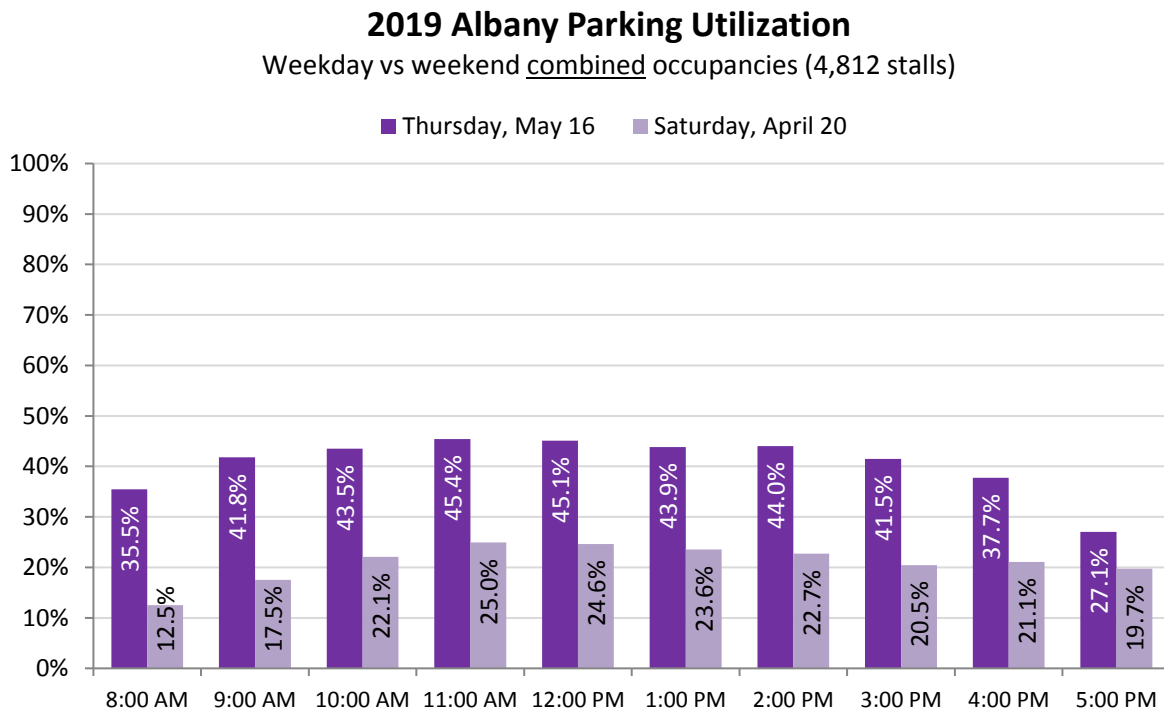


Table 4 below shows the utilization comparisons between combined on and off-street parking supplies within the sampled supply for the weekday and weekend, as well as extrapolated metrics for the entire parking supply in downtown Albany.

Key findings include:

- Within the sampled supply (4,812), there are between 2,624 (weekday) and 3,608 (weekend) empty parking stalls at the peak hour.
- When extrapolated to the entire parking supply (4,938), there are 2,690 empty parking stalls on the weekday and 3,708 empty parking stalls on the weekend during the peak hours.

Table 4: 2019 Albany Combined Parking Utilization – Weekday vs weekend

Parking Use Type	Stalls	Survey Day	Peak Occupancy Peak Hour	Stalls Empty
<i>Combined Observed Supply</i>	4,812	<i>Thursday, May 16</i>	45.4% 11:00 AM – 12:00 PM	2,624
		<i>Saturday, April 20</i>	25.0% 11:00 AM – 12:00 PM	3,608
Combined Total Extrapolated	4,938	Thursday, May 16	45.4% 11:00 AM – 12:00 PM	2,690
		Saturday, April 20	25.0% 11:00 AM – 12:00 PM	3,708

B. Utilization - Combined View (Heat Map Summary)

Figures K and L provide weekday and weekend peak hour heat maps combining the on and off-street systems. As the figures demonstrate:

- There is generally empty parking available on and off-street (in the peak hour) within a reasonable proximity to most any area of the downtown.
- When off-street lots are constrained, there is available on-street parking stalls either directly adjacent to those lots or within one block.

Figure K: 2019 Albany Combined Parking Utilization Weekday

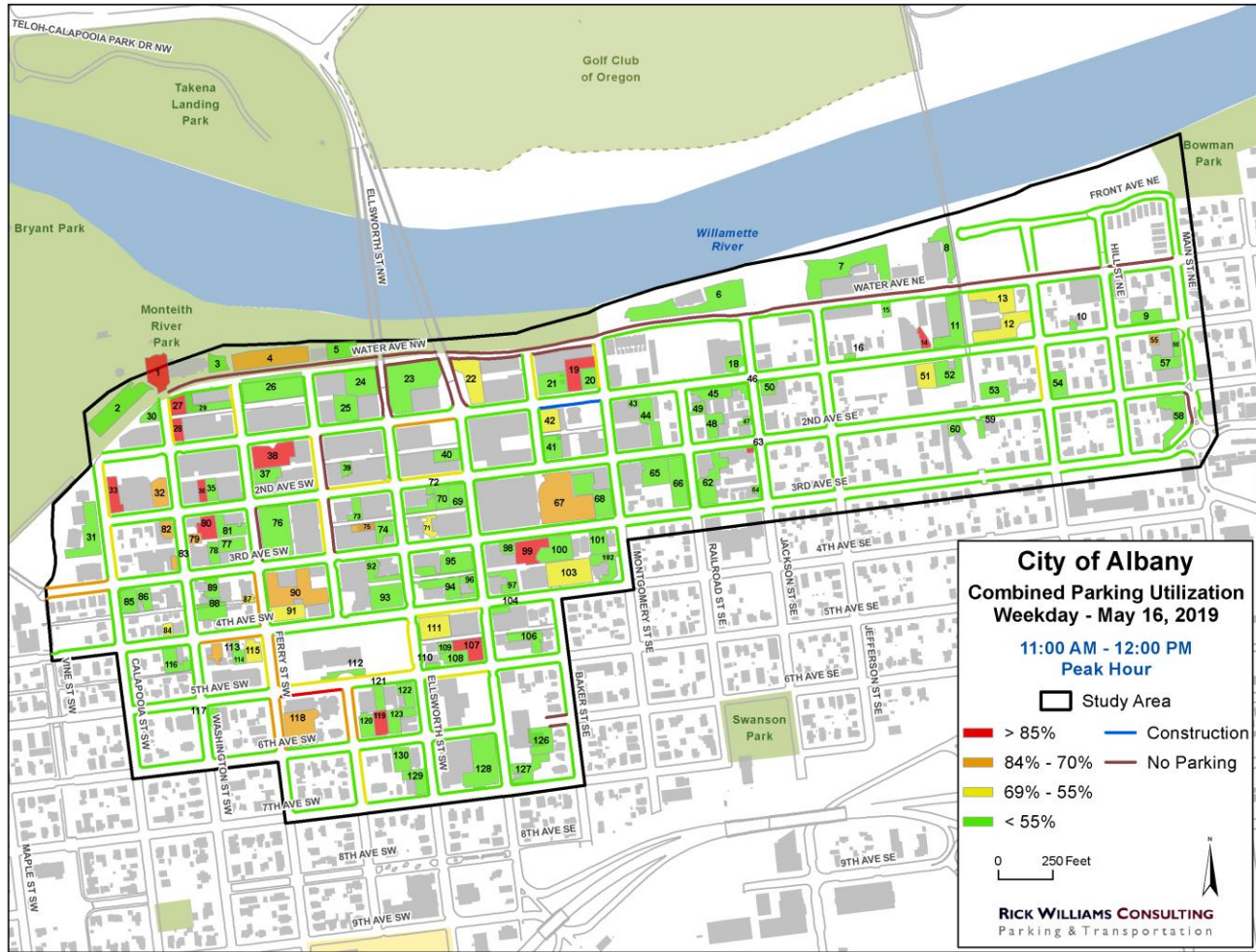
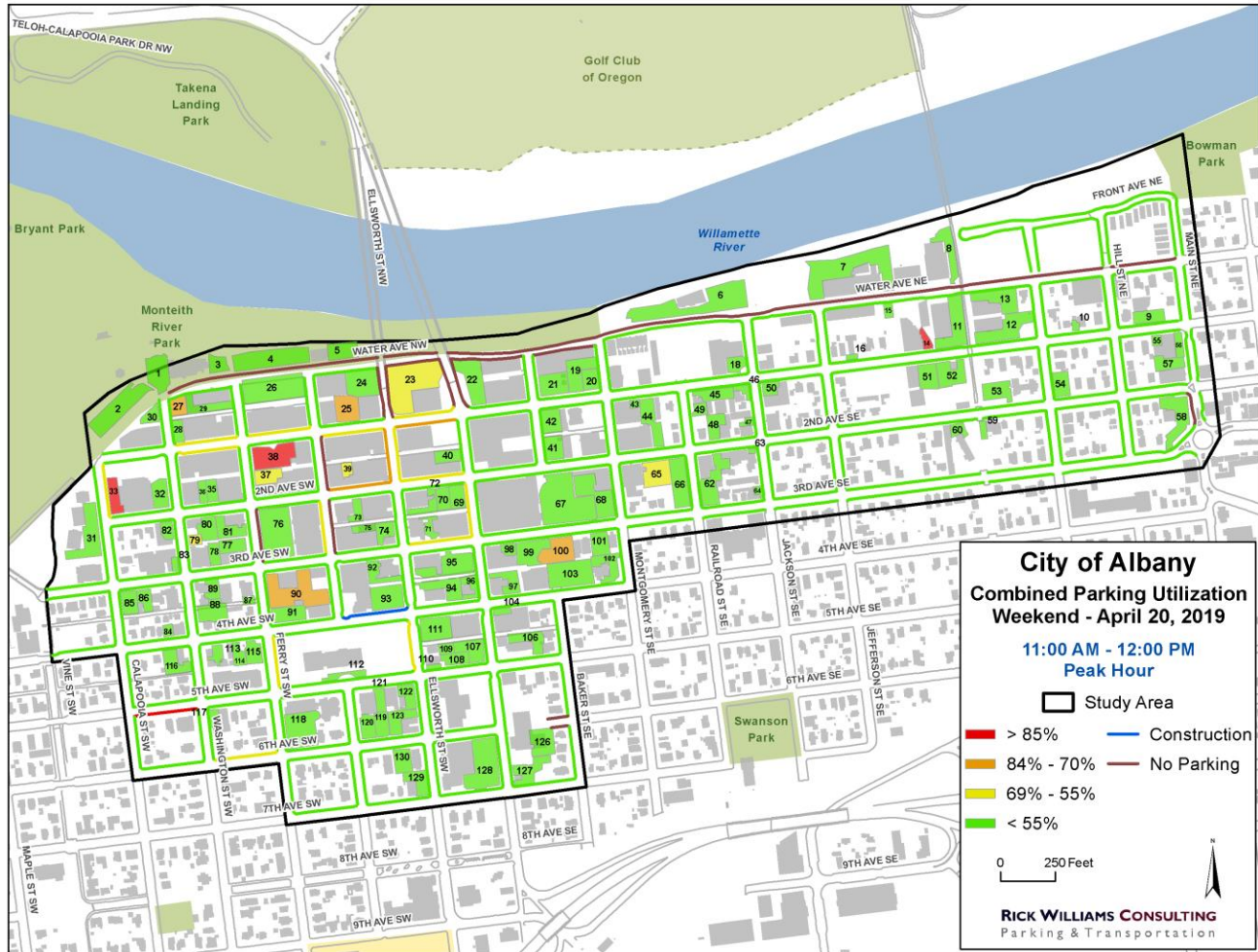


Figure L: 2019 Albany Combined Parking Utilization Weekend



VII. SUMMARY

The City of Albany has an adequate supply of parking both on and off-street to meet the needs of regular visitors, customers and employees downtown. Overall parking is not constrained; with low levels of use for both the on and off-street supplies. Where constraints do occur, there is more than adequate supplies of parking adjacent to the constraint or within a convenient walking distance.

Key parking metrics show that the time limited stalls are providing enough time for on-street visitors, and those stalls are being used efficiently. There may be a need to increase the number of 3 Hour stalls to facilitate visitor access and turnover in the future. This would be triggered by observed occupancies in existing 3 Hour stalls reaching 80% - 85%, allowing for a phased transition of No-Limit stalls to 3 Hours.

Violation rates are very low, indicating that current enforcement levels are more than adequate and very efficient. As occupancies increase over time, a targeted approach to vehicles re-parking should be considered.

This data summary provides an objective understanding on the use characteristics of the on and off-street supplies in downtown Albany. These key findings will establish the basis from which recommendations for improvements to the systems will be made for the short and long-term success of Albany.

VIII. NEXT STEPS

The findings contained in this Technical Memorandum will be reviewed by City staff and the Stakeholder Advisory Committee. Revisions and refinements will be made to ensure that there is a high level of understanding of the data and its implications. This input will be incorporated into a Draft Recommendations Report that will provide considerations related to programs and strategies designed to improve the existing parking system and support future growth and development of parking downtown.

ATTACHMENT A
SUMMARY OF OFF-STREET FACILITIES (130 SITES)

Lot ID	Facility ⁶	Stalls	% of Total
1	Senior Center Customer Parking	25	< 1%
2	Monteith Park	48	1.8%
3	Senior Center Parking	12	< 1%
4	The Free Lot	55	2.0%
5	Civil West Engineering	23	< 1%
6	Wheelhouse - 421 Water Ave	79	2.9%
7	Deluxe Brewing Co.	55	2.0%
8	755 Water Ave - Unknown	20	< 1%
9	Dahled Up Construction Painting Roofing	9	< 1%
10	Paul B. Meadowbrook Attorney at Law	2	< 1%
11	MacDonald Hardware and Supply	25	< 1%
12	Ochoa's Queseria Cheese Shop/ Larsell Mechanical	20	< 1%
13	812 Water Ave - Unknown	12	< 1%
14	Albany Helping Hands Thrift Store	4	< 1%
15	Vacant	5	< 1%
16	Simon Homes LLC	3	< 1%
17	Floring Drywall Inc/ 520 NE Water Ave - Gated	20	< 1%
18	Parr Lumber	8	< 1%
19	Take A Ticket	13	< 1%
20	Montgomery Building Customer Parking	16	< 1%
21	Washington Federal Bank	12	< 1%
22	Century Building/ 117 1st Ave	31	1.1%
23	Leased/ 4 Hour Customer Parking	93	3.4%
24	Leased Parking	33	1.2%
25	Public 4 Hour Customer Parking	32	1.2%
26	Public 4 Hour Customer Parking 21 STALLS NORTH ONSTREE	89	3.3%
27	Lepman Properties/ Carousel Volunteers/Employees	20	< 1%
28	Albany Chamber of Commerce	10	< 1%
29	Lepman Properties	21	< 1%
30	Senior Center Permit Parking	9	< 1%
31	Calapooia Business Center	37	1.4%
32	Post Office - Public	14	< 1%
33	Post Office - Public	9	< 1%
34	Post Office - Private - Gated	52	1.9%
35	Raybar Building - Reserved	21	< 1%
36	Raybar Building - Customer Parking	5	< 1%

⁶ Facilities highlighted in red were not surveyed.

Lot ID	Facility ⁶	Stalls	% of Total
37	Mixed Use Retail	19	< 1%
38	City Owned - Vacant/For Sale	32	1.2%
39	Varitone Architecture - Rear	10	< 1%
40	Albany Regional Museum	20	< 1%
41	T's Strength Studio	17	< 1%
42	Reserved Private Parking Only	18	< 1%
43	Main Autobody - Gated	4	< 1%
44	CenturyLink	29	1.1%
45	This Is It Hairstyling/ Bricks and Joysticks	15	< 1%
46	TMI Lending	6	< 1%
47	NW Mechanical - 120 Jackson St	2	< 1%
48	Stop and Save Market	9	< 1%
49	OARE and Associates Realty - Gravel	5	< 1%
50	Northwest Mechanical - Gated	6	< 1%
51	Katon Precision Machining	15	< 1%
52	740 First Ave SW - Unknown	19	< 1%
53	Immanuel Lutheran Church	24	< 1%
54	Vacant	20	< 1%
55	Myers Construction Company	4	< 1%
56	Legacy Ballet	11	< 1%
57	Commercial Real Estate Solutions - Vacant	2	< 1%
58	7-Eleven	34	1.2%
59	APEX Real Estate	4	< 1%
60	Cool's Food and Pet Supply/ Payback	6	< 1%
61	Mid-Valley Fellowship Counseling Services	7	< 1%
62	Habelt/ F and L Synder and Son	25	< 1%
63	Sellena LLC Car Dealership	4	< 1%
64	Steeles Business Insurance	4	< 1%
65	Thrift Store	21	< 1%
66	Willamette Church	38	1.4%
67	Oregon Department of Human Services	100	3.7%
68	Davis Glass	35	1.3%
69	Chase Bank - Bank Patrons Only	21	< 1%
70	US Bank	17	< 1%
71	Chase Bank	8	< 1%
72	US Bank	10	< 1%
73	Old City Hall - Vacant	13	< 1%
74	Private Reservation - Edward Jones	11	< 1%
75	Tenant Parking - Undercover Structure	5	< 1%
76	Free All Day Customer Parking	75	2.7%

Lot ID	Facility ⁶	Stalls	% of Total
77	GeoComm - Mixed Office Use	21	< 1%
78	Mental Health Building	9	< 1%
79	Vacant - Prairie Farmhouse (will be retail)	5	< 1%
80	County Employees	22	< 1%
81	Willamette Community Bank	16	< 1%
82	Loafers Station Bar	7	< 1%
83	Tonic Salon	7	< 1%
84	State Farm	6	< 1%
85	Fisher Funeral Parking	21	< 1%
86	Fisher Funeral Parking	12	< 1%
87	County Library	3	< 1%
88	Professional Offices - Both Sides of Alley	24	< 1%
89	James Powers/ Colley and Associates	8	< 1%
90	County Lot	80	2.9%
91	Country Business Parking	29	1.1%
92	Washington Federal Bank	15	< 1%
93	City Hall	37	1.4%
94	Umpqua Bank	28	1.0%
95	Key Bank	33	1.2%
96	Richards Cleaners	9	< 1%
97	Willamette Community Bank	14	< 1%
98	Albany Visitor Association	8	< 1%
99	Albany DHS Parking	32	1.2%
100	Albany DHS Pool Cars - Partially Gated	38	1.4%
101	City Owned - Gravel	14	< 1%
102	Marrakesh Salon	13	< 1%
103	Worksource Oregon Albany	54	2.0%
104	Vacant Lot	6	< 1%
105	Melissa's Art - Alley	5	< 1%
106	Ciddici's Pizza	18	< 1%
107	Linn County Employee Permit Parking	24	< 1%
108	Reid Building Employee Parking	19	< 1%
109	Health and Herbs	8	< 1%
110	Reid Professional Offices Customer Parking	6	< 1%
111	City Hall Employee Parking	36	1.3%
112	Linn Country Court House Parking	6	< 1%
113	Professional Offices	10	< 1%
114	First-Christian Pre-Primary School	9	< 1%
115	First Christian Church	18	< 1%
116	Four Star Coin Laundry/ Barbershop	16	< 1%

Lot ID	Facility ⁶	Stalls	% of Total
117	Kryger/ Carson Attorneys	7	< 1%
118	United Presbyterian Church	58	2.1%
119	County Reserved Parking	22	< 1%
120	Reserved Stalls - Green Building	22	< 1%
121	Fortier and Co. Chiropractic	8	< 1%
122	Enterprise	13	< 1%
123	Albany Chiropractic Clinic	25	< 1%
124	Main Auto Body	30	1.1%
125	Main Auto Body - Gated	12	< 1%
126	Fire Department Parking Lot	29	1.1%
127	Hasty Freez	7	< 1%
128	Democrat-Herald	51	1.9%
129	Tri Valley Market	15	< 1%
130	Daniels and Ivers	21	< 1%
Off-Street Total Supply (130 sites)		2,733	100%
Off-Street Study Supply (124 sites)		2,607	95.4%