



HEXAGON TRANSPORTATION CONSULTANTS, INC.

July 23, 2015

Mr. Erik Schoennauer
90 Hawthorne Way
San Jose, CA 95110

Re: *Parking Study for a Proposed Commercial/Retail Building at Canyon Creek Plaza*

Dear Mr. Schoennauer:

Hexagon Transportation Consultants, Inc. has completed this parking study for a proposed new commercial/retail building to be located at the Canyon Creek Plaza. The new building would increase the demand for parking and decrease the existing supply. There are 317 existing parking spaces in the plaza; the project would replace 43 of those parking spaces with new buildings. The purpose of this study is to determine whether the future parking supply of 274 parking spaces ($317 - 43 = 274$) is sufficient to accommodate the existing businesses and the new building. Figure 1 shows the existing parking and site plan for the plaza and Figure 2 shows the proposed parking and site plan for the new building.

Hexagon conducted counts of the vehicles parked in the parking lot on two weekdays and a Saturday in July 2015 between 10:00 AM and 8:00 PM. Those are the hours when parking demand was expected to be greatest. The counts were conducted every 30 minutes throughout the 10-hour period of the three days surveyed. The results of our parking occupancy survey are summarized below in Table 1, which presents the total number of occupied parking spaces for each 30 minute interval.

The parking survey showed a wide range of parking demand across the three days, with a low of 95 vehicles, a high of 169 vehicles, and an average occupancy of 146 vehicles on weekdays and 105 vehicles on Saturday. Existing parking demand peaked at 169 vehicles at 12:30 PM and 168 vehicles at 7:00 PM on Wednesday, July 7, 2015. Site observations indicated the available parking spaces were not evenly distributed through the parking areas. The two parking areas on each side of the central driveway were nearly 100% occupied during the peak parking demand periods (lunch and dinner hours on weekdays), such that a driver pulled into a parking space almost immediately after it was vacated. Most of the available spaces were in the more remote sections at the northwest and southeast ends of the plaza.

During the parking occupancy survey, the pizza restaurant located at 5623 Silver Creek Valley Road was closed and is in the midst of being remodeled into a new pizza restaurant with the same 3,441 square feet. Based on San Jose parking requirements (City Code 20.90.060), public eating establishments require 1 parking space per 2.5 seats or 1 space per 40 square feet of dining area. Assuming 50 percent of the space would be dining area, the restaurant could generate demand for an additional 43 spaces ($3,441 \times 50\% / 40 = 43$) if the restaurant were fully occupied. Therefore, the peak parking demand at the plaza could reach 212 vehicles ($169 + 43 = 212$).



Table 1
Existing Parking Occupancy Survey

Start Time	Wednesday	Thursday	Saturday
	7/8/2015	7/9/2015	7/11/2015
10:00	145	105	65
10:30	148	131	78
11:00	156	141	90
11:30	162	144	112
12:00	166	139	119
12:30	169	149	121
13:00	164	157	127
13:30	158	154	121
14:00	156	141	109
14:30	142	139	115
15:00	131	134	115
15:30	137	137	118
16:00	143	141	121
16:30	144	142	111
17:00	154	145	106
17:30	152	159	108
18:00	159	159	103
18:30	163	146	93
19:00	168	135	96
19:30	158	117	92
20:00	128	101	91

The proposed commercial/retail building would be located on the southeast portion of the Canyon Creek Plaza. Figure 2 presents a site plan for the proposed building. The project would eliminate 43 parking spaces in the plaza and leave a total of 274 spaces for the existing businesses and the new building. The new building consists of 8,413 square feet, which includes 13 office and retail suites, restrooms, utility rooms, lobby, and hallway. Based on San Jose parking requirements, general retail space requires 1 parking space per 200 square feet of rentable floor area. Assuming 85 percent of the building area would be rentable, the proposed new building would generate demand for an additional 36 spaces ($8,413 \times 85\% / 200 = 36$). With the new building, the peak parking demand at the plaza could reach 248 vehicles ($212 + 36 = 248$). This is less than the future parking supply of 274 spaces, leaving 26 available spaces during peak demand hours (lunch and dinner hours on weekdays). There would be considerably more vacant parking spaces during the non-peak demand hours and on weekends. Also, very few cars used the parking area where the new building would be built because it is remote from the existing businesses in the plaza.



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Despite the reality of an adequate parking supply, the perception of many customers may be that there are an insufficient number of available spaces at peak demand times, because of where those spaces are located. If existing businesses directed their employees to park in the remote sections at the northwest and southeast ends of the plaza, then the central parking areas would have a lower occupancy rate and customers would be able to find parking closer to the businesses they are patronizing, even during periods of very high demand.

We appreciate the opportunity to submit this report. Please do not hesitate to contact us if additional information is needed.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

A handwritten signature in black ink that reads "Kai-Ling Kuo".

Kai-Ling Kuo, P.E.

Engineer

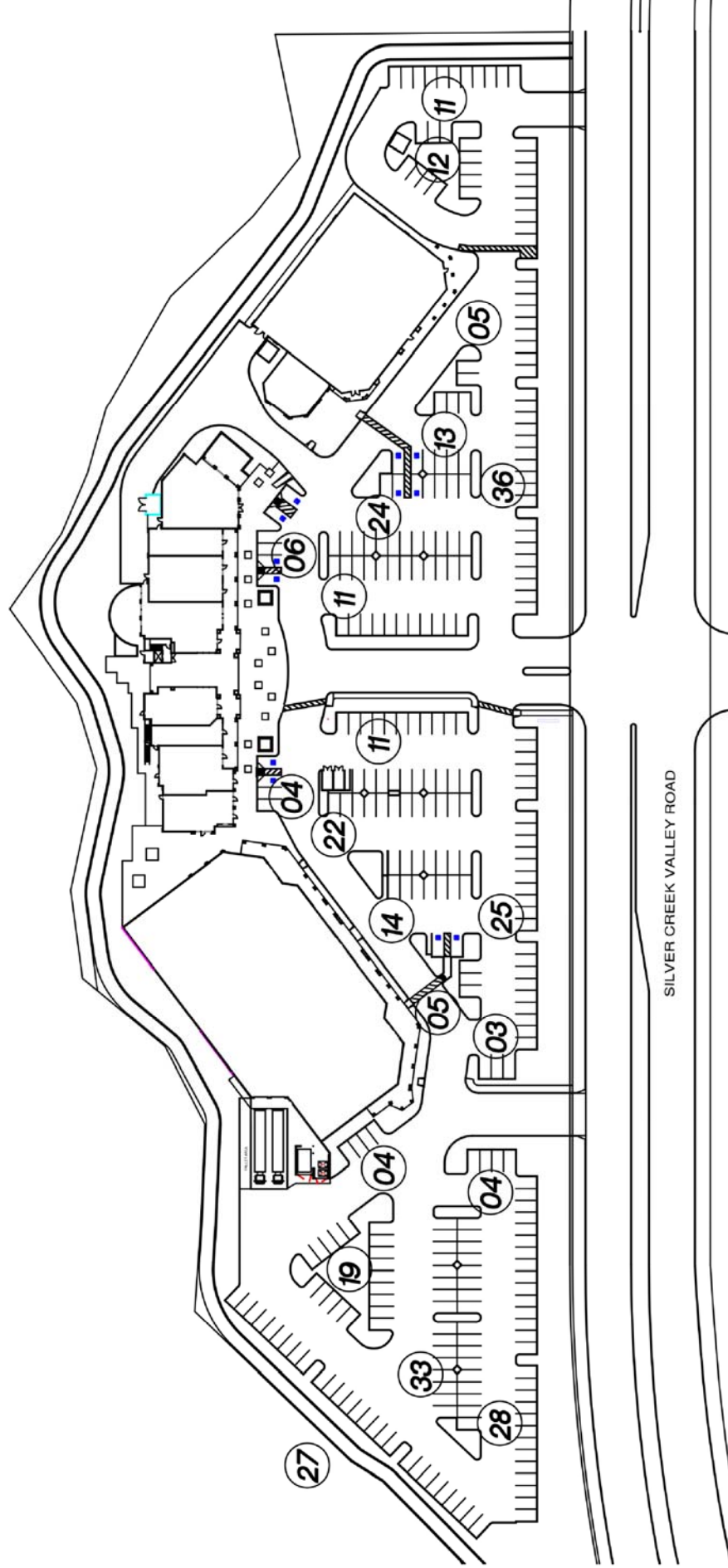
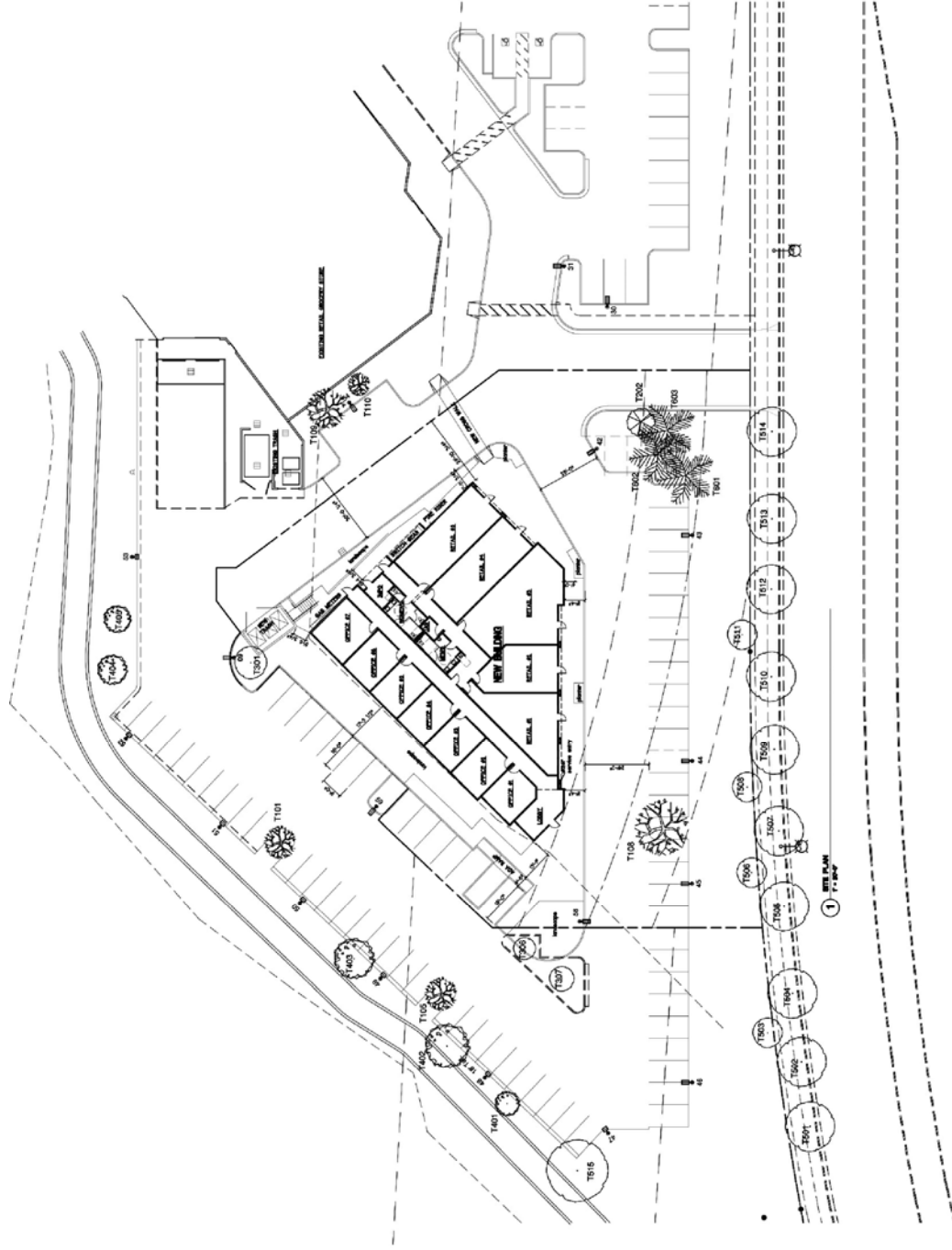


Figure 1
Existing Canyon Creek Plaza Site Plan



CANYON CREEK PLAZA LP.
 3750 B CHARTER PARK DRIVE
 SAN JOSE, CA 95138
 Telephone : 408-446-1388

GENERAL DEVELOPMENT PLAN 'EXHIBIT C'
CANYON CREEK PLAZA
RETAIL/OFFICE
 SILVER CREEK VALLEY ROAD, SAN JOSE

Date: 8-8-88	Drawn: _____	Checked: _____
Scale: _____	Project No. _____	Sheet No. _____
Revision: _____	Project Name: _____	Scale: 3.0
_____	_____	Sheet: 2
_____	_____	Drawn: _____

LPMD
Architects
 1288 Kifer Road # 208
 Sunnyvale, CA 94086
 Telephone : 408-962-0280
 FAX : 408-962-0281

Figure 2
Site Plan for Proposed Commercial / Retail Building

