



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: May 20, 2016
To: Mr. Farouk Lalji
From: Trisha Dudala, P.E.
Subject: Parking Study for the Proposed Fitness Center

Introduction

Hexagon Transportation Consultants, Inc. has completed this parking study for the proposed fitness center at the Milpitas Town Center. The fitness center would occupy part of the building that was formerly occupied by a Mervyn's store. The existing building is 74,271 sq. ft. in size, and the fitness center would occupy approximately 47,171 sq. ft. The remaining 27,097 sq. ft. of the building would be available for retail uses. The remaining Town Center consists of approximately 172,497 sq. ft. of commercial uses that include retail and restaurant uses, not including the Mervyn's building.

The purpose of the parking analysis is to evaluate if the Town Center can accommodate the expected parking demand that would be generated by the proposed fitness center. As the proposed fitness center would be part of a mixed-use development with retail and restaurants, the adequacy of parking is based on a shared parking analysis methodology.

City of Milpitas Parking Ordinance

The City of Milpitas Parking Ordinance (Section X1-10-53 (Off-Street Parking Required by Land Use)) states that for commercial athletic facility (indoor), the requirement calls for parking at the rate of 1 space per 150 square feet of gross floor area. The proposed fitness center will also have 1 basketball court. For the basketball court, the requirement calls for 5 parking spaces per court.

Parking required for the various retail/commercial and restaurant uses located at the Town Center was based on the parking analysis completed for the Town Center and is included at the end of this memorandum. Parking is based on grandfathered Use Permits granted by the City. Where land uses changed, parking was based on the City of Milpitas Parking Ordinance.

Below is the parking ratios used in the parking analysis:

- Retail – 1 parking space per 200 square feet of Gross Floor Area (GFA).
- Financial Institutions – 1 parking space per 180 square feet of GFA.
- Office – 1 parking space per 240 square feet GFA.
- Restaurants – ratio varies- some were grandfathered in from earlier Use Permits (see parking table).
- Medical – 1 parking space per 225 square feet of Gross Floor Area (GFA).

The Town Center currently has a total of 1,388 parking spaces based on a field survey conducted at the site. The existing parking layout is shown on Figure 1. Given the large scale of the parking layout and considering the walking distance from one end of the Town Center to the other end, the parking layout was divided into three parcels and parking within each of these parcels was analyzed separately. The Safeway parcel, shown in red on Figure 1 consists of a total of 441 parking spaces, the Staples parcel, shown in blue consists of 281 parking spaces and the Mervyns parcel shown in

green consists of 666 parking spaces. With the proposed fitness center and retail within the former Mervyns building, it is anticipated that the parking spaces will be reduced from 666 spaces to 657 spaces to facilitate side loading operations. Overall, with the proposed fitness center, the Town Center will have 1,379 parking spaces on site.

Parking required for the existing uses within each of the three parcels and for the proposed fitness center was calculated individually based on the City of Milpitas Parking Code and is shown in Table 1.

Based on the City of Milpitas parking requirements, with the proposed fitness center, the Town Center would need a total of 1,536 parking spaces (see Table 1): 623 parking spaces for uses within the Safeway parcel, 314 parking spaces for uses within the Staples parcel and 599 parking spaces for uses within the Mervyns parcel. Based on the required number of parking spaces calculated for individual uses by City standards, the Town Center would have a shortage of 182 parking spaces within the Safeway parcel, and 33 parking spaces within the Staples parcel. The Mervyns parcel would have a surplus of 58 parking spaces even with the proposed fitness center.

**Table 1
Required Parking Based on City of Milpitas Parking Code**

Land Use	Size	Parking Required
Safeway Parcel		
Retail	64.21 ksf	319
Restaurants	23.88 ksf	261
Financial	2.08 ksf	11
Medical/Office	7.31 ksf	32
Sub Total	97.49	623
Staples Parcel		
Retail	30.95 ksf	154
Restaurants	8.78 ksf	88
Financial	9.74 ksf	54
Medical/Office	4.29 ksf	18
Sub Total	53.76	314
Mervyns Parcel		
Retail	12.17 ksf	60
Restaurants	9.09 ksf	85
Mervyns - Proposed Uses		
Fitness Center	47.17 ksf	319
Retail	27.10 ksf	135
SubTotal	95.52	599
Total	246.77	1,536
¹ Required parking was based on City records and grandfathered Use Permits for the Milpitas Town Center. For suites that had a change in land use, parking requirement was based on the City of Milpitas Municipal Code Off-Street Parking Requirements Section Table 53.09-1		

Shared Parking Calculation

The combined land uses of the project provide the opportunity for shared parking on-site. The City’s Municipal Code allows for parking to be provided based on shared parking analysis using the Urban Land Institute (ULI) methodology, for mixed-use developments resulting in fewer total parking spaces needed when compared to the total number of spaces needed for each land use or business separately. It is expected that the combined land uses will result in a demand for parking that is less than the demand that would be generated by separate free-standing developments because different land uses have different time of day parking characteristics. To determine the shared parking reduction, an hourly evaluation of the peak parking characteristics for the proposed

development was completed. The evaluation was based on survey results compiled by ULI and the methodology presented in their Shared Parking guide. According to Shared Parking, retail peak parking demand is 9.4% less on weekdays than weekends, and restaurant peak parking demand is 10.3% less on weekdays than weekends. These factors were applied in the calculation of the time of day weekday parking demand for retail and restaurant uses.

Table 2 shows the hourly parking accumulation by percentage of peak hour on weekdays and Saturdays for retail, restaurant and fitness center uses.

Table 2
Representative Hourly Parking Accumulation by Percentage of Peak Hour

Hour of Day	Retail ¹		Restaurant ²		Health Club ³	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
600am	1%	1%	0%	0%	70%	80%
700am	5%	5%	0%	0%	40%	45%
800am	14%	10%	0%	0%	40%	35%
900am	32%	30%	0%	0%	70%	50%
1000am	59%	50%	13%	0%	70%	35%
1100am	77%	65%	36%	15%	80%	50%
1200pm	86%	80%	67%	50%	60%	50%
100pm	91%	90%	67%	55%	70%	30%
200pm	86%	100%	58%	45%	70%	25%
300pm	82%	100%	36%	45%	70%	30%
400pm	82%	95%	45%	45%	80%	55%
500pm	86%	90%	67%	60%	90%	100%
600pm	86%	80%	85%	90%	100%	95%
700pm	86%	75%	90%	95%	90%	60%
800pm	73%	65%	90%	100%	80%	30%
900pm	45%	50%	90%	90%	70%	10%
1000pm	27%	35%	85%	90%	35%	1%
1100pm	9%	15%	67%	90%	10%	1%
1200am	0%	0%	22%	50%	0%	0%

Source: ULI - Urban Land Institute *Shared Parking*, 2005.

1 Retail factors were from typical shopping center %'s.

2 Restaurant factors were from fine/casual dining customer %'s

3 Fitness center factors were from Health Club customer %'s

Shared parking analysis was conducted for the following scenarios with the existing and proposed uses within the Town Center.

- Scenario A – combined existing uses within the Safeway and Staples parcels.
- Scenario B – existing uses within the Safeway parcel
- Scenario C – existing uses within the Staples parcel
- Scenario D – existing and proposed uses within Mervyns parcel

Tables 3, 4, 5 and 6 below show the estimated hourly parking requirement for the combined uses analyzed under each of the four scenarios respectively.

Table 3
Scenario A - Estimated Hourly Parking Demand for the Safeway and Staples Parcels

Hour of Day	Retail		Restaurant		Total	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
600am	5	6	0	0	5	6
700am	27	29	0	0	27	29
800am	80	59	0	0	80	59
900am	187	176	0	0	187	176
1000am	346	294	47	0	393	294
1100am	453	382	125	52	578	435
1200pm	506	470	235	175	741	645
100pm	533	529	235	192	768	721
200pm	506	588	203	157	710	745
300pm	480	588	125	157	605	745
400pm	480	559	157	157	636	716
500pm	506	529	235	209	741	739
600pm	506	470	297	314	804	785
700pm	506	441	313	332	819	773
800pm	426	382	313	349	739	731
900pm	266	294	313	314	580	608
1000pm	160	206	297	314	457	520
1100pm	53	88	235	314	288	402
1200am	0	0	78	175	78	175

Source: ULI Shared Parking, Second Edition, 2005.

According to the ULI methodology, the combined uses within the Safeway and Staples parcels would require the greatest number of parking spaces at 7:00 PM on a weekday when a total of 819 spaces would be required. During the weekend, the highest demand for parking would be 785 parking spaces. The Safeway and Staples parcels have a combined total of 722 parking spaces. The shared parking analysis showed that the combined uses within these two parcels would be short of 97 parking spaces to meet the weekday peak hour demand. It is noted that this is an existing condition and no changes in land uses are proposed within these parcels. Based on information provided by the on-site management, the parking lots within these parcels do not experience any overflow parking conditions observed during the peak demand hours. The shared parking analysis did not account for any internal trip capture between the existing uses within these parcels. Restaurants and retail services are common generators for internal trip capture trips. Internal trips are made by patrons who, having already parked, travel between uses without accessing their vehicle. With internal trip capture, the required number of parking spaces will be less than 819 spaces.

Table 4
Scenario B - Estimated Hourly Parking Demand for the Safeway Parcel

Hour of Day	Retail		Restaurant		Total	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
600am	3	4	0	0	3	4
700am	16	18	0	0	16	18
800am	49	36	0	0	49	36
900am	115	109	0	0	115	109
1000am	213	181	35	0	248	181
1100am	279	235	94	39	373	274
1200pm	312	290	176	131	487	420
100pm	328	326	176	144	504	469
200pm	312	362	152	117	464	479
300pm	295	362	94	117	389	479
400pm	295	344	117	117	412	461
500pm	312	326	176	157	487	482
600pm	312	290	222	235	534	525
700pm	312	272	234	248	546	519
800pm	262	235	234	261	497	496
900pm	164	181	234	235	398	416
1000pm	98	127	222	235	321	362
1100pm	33	54	176	235	208	289
1200am	0	0	59	131	59	131

Source: ULI Shared Parking, Second Edition, 2005.

According to the ULI methodology, the Safeway parcel would require the greatest number of parking spaces at 7:00 PM on a weekday when a total of 546 spaces would be required. During the weekend, the highest demand for parking would be 525 parking spaces. The Safeway parcel has a total of 441 parking spaces. The shared parking analysis showed that this parcel would be short of 105 parking spaces to meet the weekday peak hour demand. It is noted that this is an existing condition and no changes in land uses are proposed within this parcel. Based on information provided by the on-site management, adequate parking is available even during the peak demand hours.

Table 5
Estimated Hourly Parking Demand for the Staples Parcel

Hour of Day	Retail		Restaurant		Total	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
600am	2	2	0	0	2	2
700am	10	11	0	0	10	11
800am	31	23	0	0	31	23
900am	72	68	0	0	72	68
1000am	133	113	12	0	145	113
1100am	174	147	32	13	206	160
1200pm	195	181	59	44	254	225
100pm	205	203	59	48	264	252
200pm	195	226	51	40	246	266
300pm	184	226	32	40	216	266
400pm	184	215	39	40	224	254
500pm	195	203	59	53	254	256
600pm	195	181	75	79	270	260
700pm	195	170	79	84	274	253
800pm	164	147	79	88	243	235
900pm	102	113	79	79	181	192
1000pm	61	79	75	79	136	158
1100pm	20	34	59	79	80	113
1200am	0	0	20	44	20	44

Source: ULI Shared Parking, Second Edition, 2005.

The shared parking analysis showed that the Staples parcel would require the greatest number of parking spaces at 7:00 PM on a weekday when a total of 274 spaces would be required. During the weekend, the highest demand for parking would be 260 parking spaces. The Staples parcel has a total of 281 parking spaces. The shared parking analysis showed that there would be an adequate number of parking spaces to meet the peak parking demand generated by uses considered within the Staples parcel.

Table 6
Estimated Hourly Parking Demand for the Mervyns Parcel

Hour of Day	Retail		Restaurant		Health Club		Total	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
600am	1	1	0	0	225	257	225	257
700am	3	3	0	0	128	144	131	147
800am	8	6	0	0	128	112	137	118
900am	19	18	0	0	225	161	244	179
1000am	35	30	11	0	225	112	271	142
1100am	46	39	31	13	257	161	334	212
1200pm	52	48	57	43	193	161	301	251
100pm	54	54	57	47	225	96	336	197
200pm	52	60	50	38	225	80	326	179
300pm	49	60	31	38	225	96	304	195
400pm	49	57	38	38	257	177	344	272
500pm	52	54	57	51	289	321	398	426
600pm	52	48	72	77	321	305	445	429
700pm	52	45	76	81	289	193	417	318
800pm	44	39	76	85	257	96	377	220
900pm	27	30	76	77	225	32	328	139
1000pm	16	21	72	77	112	3	201	101
1100pm	5	9	57	77	32	3	95	89
1200am	0	0	19	43	0	0	19	43

Source: ULI Shared Parking, Second Edition, 2005.

The shared parking analysis showed that the Mervyns parcel with the proposed fitness center would require the greatest number of parking spaces at 6:00 PM on a weekday when a total of 445 spaces would be required. During the weekend, the highest demand for parking would be 429 parking spaces. The Mervyns parcel would have a total of 657 parking spaces with the proposed fitness center. Hence, this parcel would have 212 parking spaces more than the required number of spaces to meet the peak parking demand generated by existing uses and the proposed fitness center within this parcel.

Conclusions

The parking analysis showed that the overall parking would be adequate within the Town Center with the proposed fitness center within the former Mervyns building. The Mervyns parcel has a total of 657 parking spaces. With the proposed fitness center, the Mervyns parcel would have an excess of 58 parking spaces calculated based on City standards for individual uses within this parcel. The City’s Municipal Code allows for parking to be provided based on shared parking analysis using the ULI methodology, for mixed-use developments resulting in fewer total parking spaces needed when compared to the total number of spaces needed for each land use or business separately. The shared parking analysis showed that on a typical weekday, the Mervyns parcel would require only 445 parking spaces with the proposed fitness center to accommodate the peak parking demand generated by combined uses within the Mervyns parcel. Therefore, the Mervyns parcel would still be able to contribute 212 parking spaces for existing uses within the Safeway and Staples parcels. The proposed fitness center will not adversely affect the existing parking conditions within the Town Center.

If required by the City, Hexagon will conduct a field survey to determine the actual parking accumulation at the Town Center within each of the three parcels on a typical weekday and a Saturday to supplement the shared parking analysis presented in this report. The number of vacant

parking spaces will be counted every 1 hour from 6 AM to 10 PM, on a typical weekday and Saturday.

PARKING SUMMARY at MILPITAS TOWN CENTER

Per Milpitas Zoning Ordinance

updated: 05.20.2016

Retail	1/200 sf GFA	
Restaurants	1/ 39 SF of dining area	
Financial Institutions	1/180 sf GFA	Fitness: 1/150 sf GFA; 5 per large court (basketball)
Office/Administrative	1/240 sf GFA	
Medical	1/225 sf GFA	Note: Vacant spaces assume a Retail/Office use

Updated Count

USE	GROSS S.F.	USE	RATIO PER CODE <i>* used existing City records</i>	SEATS	(2009) City Records REQUIRED PARKING	(2015) (Shapell) REQUIRED PARKING	(Shapell) NOTES
Safeway - 555	55,476	Retail	1/200		279	277	
Cafe	408	Restaurant	1/2.5 seats*	32	13	13	
Staples - 621	20,066	Retail	1/200		100	100	
24 Hour Fitness - 749	47,171	Fitness	1/150 + 5 per court		375	319	
New Retail B	14,495	Retail	1/200			72	
New Retail C	12,602	Retail	1/200			63	
El Torito - 477	9,358	Restaurant	1/3.5 seats*	352	100	93	326 seats
Red Lobster - 503	9,085	Restaurant	1/3.5 seats*	262	75	85	299 seats
Shops A - 130 N. Milpitas	8,417						
Suite 136 - Cheese Steak Shop	1,021	Restaurant	1/2.5 seats and 1/50 sf counter*	14 seats, 104sf counter	7	7	
Suite 138 - Zoom Vision Care	1,545	Medical	1/225		7	7	
Suite 140 - 18/8 Fine Men's Salons	1,300	Retail	1/200		6	7	
Suite 142 - UPS Store	1,073	Retail	1/200		5	5	
Suite 146 - Nail Nook	1,031	Retail	1/200		5	5	
Suite 148 - Erik's Deli	2,447	Restaurant	100 seats @ 1/3.5, 12 seats @1/3, plus 10% employee prkg*	112	35	31	97 seats + 10%
Shops B - 521 E. Calaveras	11,713						
Suite 523 - Homesite Services	3,390	Office	1/240		17	14	office use
Suite 527 - Planet Beach	1,485	Retail	1/200		7	7	
Suite 531 - Miracle Ear	1,080	Retail	1/200		5	5	retail
Suite 537 - Commonwealth CCU	2,084	Financial	1/180*		11	11	
Suite 539 - Crystal Dental	826	Medical	1/225		4	4	medical
Suite 543 - Peet's Coffee	1,615	Restaurant	1/2.5 seats*	32	13	13	
Suite 547 - Jamba Juice	1,233	Restaurant	1/2.5 seats, 1/50 sf counter*	9 + 200sf counter	7	7	
Shops C - 571 Calaveras	7,071						
Suite 573 - Keypoint Credit Union	3,747	Financial	1/180		21	21	
Suite 581 - Massage Envy	3,324	Retail	1/200		17	17	
Shops D - 595 E. Calaveras	14,334						
Suite 597 - Comcast	2,513	Retail	1/200		12	12	
Suite 599 - Sushimaru	2,182	Restaurant	1/3 seats plus 10%*	53	19	19	
Suite 601 - Patelco Credit Union	2,000	Financial	1/180		10	11	
Suite 603 - HSBC	3,997	Financial	1/180		22	22	
Suite 607 - (vacant)	3,642	Retail	1/200		18	18	
Shops E - 637 E. Calaveras Blvd.	12,286						
Suite 643 - Giorgio's	6,489	Restaurant	1/3 seats plus 10%*	177 + 12 = 189	69	69	
Giorgio's add'l outdoor seats	106	Restaurant	1/3 seats plus 10%*	(included in above)			
Suite 645 - Wells Fargo Home Mortgage	2,871	Office	1/240		14	12	office
Suite 647 - (vacant)	1,400	Retail	1/200		7	7	
Suite 649 - Quest Diagnostics	1,420	Medical	1/225		7	6	medical
Shops F - 479 E. Calaveras	12,113						
Suite 481 - New Tungkee Noodle H	4,284	Restaurant	116 seats at 1/3.5, 44 seats at 3, plus 10%*	160	52	52	
Suite 489 - Pho Luu Noodles	1,632	Restaurant	(Blush)City: 1/2.5 plus 1/50sf counter*	31	16	-	
		Restaurant	1/2.5 plus 1/50sf counter	48	-	21	
Suite 491 - Town Center Dental	1,553	Medical	1/225		5	7	medical
Suite 493 - Beck's Shoes	1,829	Retail	1/200		9	9	
Suite 495 - Nail Plus	934	Retail	1/200		4	4	
Suite 497 - (potential restaurant)**	1,881	Restaurant	1/39 SF dining area		9	24	resto
755 E. Calaveras	12,170						
Suite 757 - Big 5	8,320	Retail	1/200		41	41	
Suite 759 - (vacant)	1,869	Retail	1/200		9	9	
Suite 763 - (vacant)	1,981	Retail	1/200		10	10	
Total	246,765			Total Required parking	1,441	1,536	
without Mervyns	172,497			City records required parking	1,442		
				Total Required Parking	1,442	1,536	
				Total Parking Stalls Provided	1457	1379	
				Excess Stalls	15	-157	

** assumption: dining area 1881 x 50% divided by 39 = 24 stalls