HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: February 10, 2020

To: Jeff Roche, City of Mountain View

Copy To: Ms. Deanna Shipman, SummerHill Homes

From: Gary Black

Subject: Transportation Demand Management Plan for the Proposed Residential Project at 355-415 East Middlefield Road in Mountain View, CA

The following describes the transportation demand management (TDM) plan for the residential project at 355-415 East Middlefield Road in Mountain View.

Project Description

The developer proposes to build 36 townflats, 157 condominiums, and 270 apartments. The project would replace two single-story commercial/office buildings. The site plan is shown on Figure 1.

TDM Requirements

The East Whisman Precise Plan includes the following TDM requirements that are applicable to this project:

- New residential developments with at least 100 units shall become members of the Mountain View Transportation Management Association (TMA).
- The project must prepare and implement a TDM plan.
- Annual TDM monitoring will be conducted by a third party and paid for by the property owner(s) or their representative.
- Annual monitoring results shall be submitted to the City for review.

This TDM plan addresses all the requirements of the East Whisman Precise Plan (section 3.9.2) and includes TDM measures designed to reduce the trips by residents of the new development. The plan includes design and operational measures, and an implementation strategy.

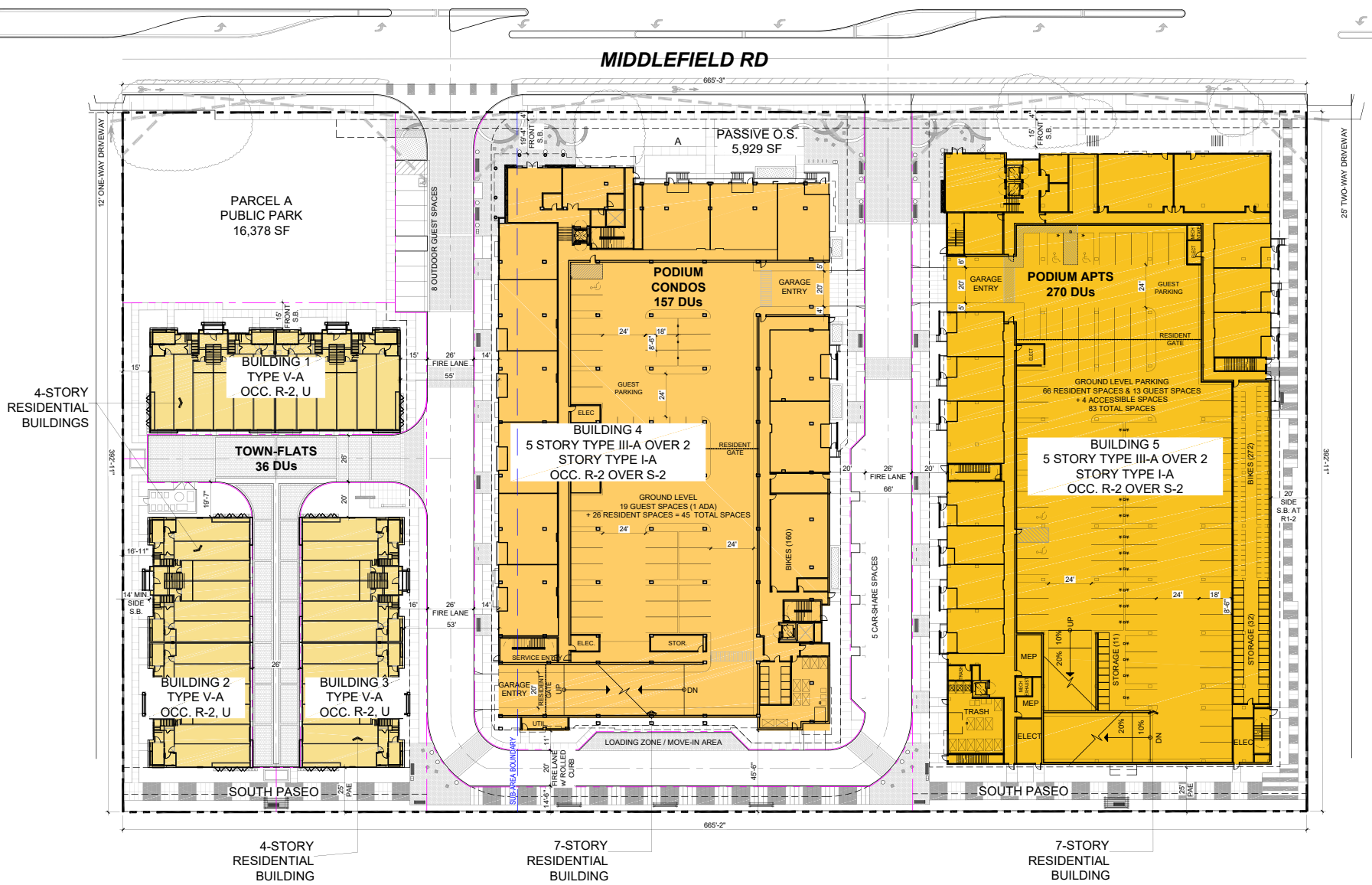

Figure 1
Site Plan

HEXAGON

NORTH
Not to Scale

TDM Plan

TMA Membership

The developer will become a member of the TMA by the 200th residential occupancy at the project. After the owners' associations are established for the townflats and the condominiums, the owners' associations, either individually or jointly, may replace the developer as members of the TMA on behalf of the members of the owners association. The owner of the apartments may replace the developer as a member of the TMA on behalf of the apartments, either directly or through the professional property management company that manages the apartments.

Design Requirements

Consistent with the East Whisman Precise Plan, the project includes the following transportation demand management site design strategies.

Maximum Parking and Carshare Parking

The project complies with the maximum parking ratios and minimum carshare ratios established by sections 3.8.1.1 and 3.8.1.8 of the Precise Plan. The project will provide a total of 588 parking spaces as follows:

- The 36 two- and three-bedroom townflat units which are located in the parking Buffer Zone will provide 72 covered parking spaces and 8 outdoor spaces, consistent with the minimum requirement of two parking spaces per unit.
- The condominiums will provide 208 parking spaces, consistent with the maximum allowance of one parking space per one-bedroom unit and two parking spaces per two- or three-bedroom unit. One of the parking spaces will be offered to a carshare company.
- The apartments will provide 295 parking spaces, consistent with the maximum allowance of one parking space per studio or one-bedroom unit and two parking spaces per two- or three-bedroom unit. Two of the parking spaces will be offered to a carshare company.
- The project will also provide 5 rideshare spaces for pickup and drop off, located between the condominiums and the apartments.

As discussed in the 355-415 E. Middlefield Road Parking Study, prepared by Hexagon Transportation Consultants, dated January 28, 2020, the project will provide sufficient parking to serve the residential units (see Appendix A).

Bicycle Parking

The project complies with the requirement to provide at least one long-term parking space per unit and one short-term parking space per 10 units, per section 3.8.1.2 of the Precise Plan. The project will provide a total of 468 long-term parking spaces and 46 short-term parking spaces, as follows:

- Each townflat will have one long-term bicycle space in the private garage.
- The condominiums will have 160 long-term bicycle spaces in a storage room at ground level.
- The apartments will have 272 long-term bicycle spaces in a storage room at ground level.
- Racks will be located throughout the site to provide 46 short-term bicycle spaces.

Collaborative Workspace

The condominiums will have a club room on level 3, and the apartments will have a common area on the ground level and a club room on level 3. These areas will provide a collaborative workspace for residents and their guests during business hours.

Support for Alternative Modes

The project will provide six north-south walkways across the site and an east-west public sidewalk along the northern edge of the site. In addition, the project will provide an east-west bike route along the southern edge of the site, and signs will be placed along the private streets on site to notify the public that the streets are available to bikes. The existing Class II bike lane along East Middlefield Road will remain.

The lobbies for the condominiums and the apartments will be oriented toward the public sidewalk on Middlefield Road. The orientation of the buildings and the sidewalk will provide convenient access to nearby bus stops and light rail station.

Delivery Storage Space

The condominiums and the apartments will each have a mail and package room with secure storage for deliveries. Each townflat building will have a lobby with space for deliveries.

Operational Requirements

Consistent with the East Whisman Precise Plan, the project will implement the operational measures listed below. These measures may be implemented by the owners' associations, the property manager, or through the TMA.

- Provide access to shared bicycles for residents to use, which could be changed if a bikeshare program becomes available. As of October 2019, the City of Mountain View has approved the continuation of the bikeshare pilot program and is waiting for operator participation.
- Distribute local transportation information to all residents through a website, leasing office, or initial leasing information. This information should notify residents of the nearby transit services, including details about their routes and schedules, and the available bikeways near the project site. The information should also describe ride matching services and the incentive programs available to carpools and vanpools, on-demand transportation services such as Uber and Lyft, and other trip-planning resources available in the Bay Area, such as Dadnab and 511.org.
- Encourage and facilitate parent gatherings and coordination of walking school buses and/or bike trains. Other ways to support Safe Routes to School programs could include advertising Walk to School Day and ensuring the pedestrian facilities on-site remain safe.
- Through the TMA, provide access to employer shuttles, on-demand ride services (mid-day mobility), discount rideshare service and/or discounted or subsidized public transportation, as available.

TDM Monitoring

Parking counts should be conducted annually on a typical weekday during the overnight hours to determine the project's peak parking demand and resulting parking rate. The parking counts should be conducted by an independent third party and paid for by the property owner(s) or their representative on a day that is not disclosed to residents in advance.

Parking counts and other TDM monitoring may be conducted through the TMA in conjunction with other development projects in the Precise Plan area.

Program Reporting

The results of the parking counts should be reported to the City of Mountain View annually. The annual report to the City should also include a brief summary of the TDM measures that were in place during the preceding year, with an explanation of any changes or new programs.

Program reporting may be conducted through the TMA in conjunction with other development projects in the Precise Plan area.

Appendix A
Parking Study

HEXAGON TRANSPORTATION CONSULTANTS, INC.

January 28, 2020

Ms. Deanna Shipman
SummerHill Homes
777 S. California Avenue
Palo Alto, CA 94304

Re: Parking Study for the Proposed Project at 355-415 E. Middlefield Road in Mountain View, California

Dear Ms. Shipman:

Hexagon Transportation Consultants, Inc. has completed a parking study for the proposed project at 355-415 E. Middlefield Road in Mountain View, California. It is our understanding that the proposed project will have 463 housing units, comprising 36 town-flat condominiums (12 2-bedroom units and 24 3-bedroom units), 157 podium-style condominiums (42 1-bedroom units, 97 2-bedroom units and 18 3-bedroom units), and 270 rental apartments (24 studios units, 190 1-bedroom units, and 56 2-bedroom units). The town-flat condominiums would be located within the parking buffer zone of the East Whisman Precise Plan, and the podium-style condominiums and rental apartments would be located outside of the parking buffer zone of the East Whisman Precise Plan.

The City parking requirements specify that the proposed town-flat condominiums should provide a minimum of 1 space per unit for 1-bedroom units and 2 spaces for 2 or more-bedroom units within the buffer zone. This equates to a minimum of 72 parking spaces. The project will provide 72 parking spaces for the town-flat condominiums, consistent with the City's requirement.

The City requires that the podium-style condominiums and rental apartments should provide a maximum of 1 space per unit for studios and 1-bedroom units and 2 spaces per unit for 2 or more-bedroom units. This equates to a maximum of 598 parking spaces. The project will provide 516 parking spaces for the podium-style condominiums and rental apartments, consistent with the City's parking requirements.

The parking analysis summarized below supports a reduced parking rate for the podium-style condominiums and rental apartments.

Parking Analysis

Hexagon has conducted parking counts at several apartments and multi-family condominiums in the Bay Area. The projects ranged in size from 196 to 4,305 bedrooms. Table 1 shows the names and locations of the projects and the results of the parking counts. The results show 20,766 total bedrooms with 16,681 occupied parking spaces. Thus, the average parking demand ratio was found to be 0.80 spaces per bedroom.

Applying this ratio to the proposed podium-style condominiums and rental apartments at 355-415 E. Middlefield Road yields a parking demand estimate of 493 spaces, which is less than the 516 spaces proposed.

In addition, a Transportation Demand Management Plan will be prepared for the project in accordance with section 3.9.2 of the East Whisman Precise Plan. The TDM Plan will include measures that further support a reduced parking ratio for the project.

Conclusions

Based on counts at other residential complexes, Hexagon estimates the podium-style condominiums and rental apartments will need 493 parking spaces for the proposed 616 bedrooms (including studios). The project proposes to provide 469 resident parking spaces and 47 guest parking spaces, which provides a total of 516 spaces. In addition, the project proposes to provide 72 resident parking spaces for the 36 bedrooms in the town-flat condominiums. This would provide sufficient parking for the project.

We appreciate the opportunity to provide this parking study. If you have any questions, please do not hesitate to call.

Sincerely,
HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary K. Black
President

Table 1
Bay Area Multi-family Residential Parking Demand

	All Sites Average	San Jose		Mountain View						
		River-view	North Park	The Shadows Apartments	Central Park Apartments	Park Place Apartments	North Park Apartments	Avalon Mountain View	Avalon Towers on the Peninsula	Madera Apartments
Total Apartment Units	**13,615**	**1308**	**2762**	**180**	**354**	**373**	**188**	**248**	**211**	**203**
Total Bedrooms	20,766	1,802	4,305	292	722	571	278	435	338	290
Bedrooms to units ratio	1.53	1.38	1.56	1.62	2.04	1.53	1.48	1.75	1.60	1.43
Occupied Parking Spaces	**16,681**	**1,570**	**3,265**	**219**	**490**	**339**	**215**	**301**	**247**	**206**
Occupied spaces to units ratio	**1.23**	**1.20**	**1.18**	**1.22**	**1.38**	**0.91**	**1.14**	**1.21**	**1.17**	**1.01**
Occupied spaces to bedrooms ratio	**0.80**	**0.87**	**0.76**	**0.75**	**0.68**	**0.59**	**0.77**	**0.69**	**0.73**	**0.71**

Table 1 (Continued)
Bay Area Multi-family Residential Parking Demand

	Cupertino						San Mateo	
	Markham Apartments	Siena Apartments	Arioso Apartments	Archstone Cupertino	Biltmore Apartments	Verandas	The Metropolitan	Altaire Apartments
Total Apartment Units	**504**	**128**	**201**	**311**	**179**	**120**	**218**	**103**
Total Bedrooms	749	220	321	491	288	240	333	330
Bedrooms to units ratio	1.49	1.72	1.60	1.58	1.61	2.00	1.53	3.20
Occupied Parking Spaces	**575**	**182**	**275**	**385**	**276**	**188**	**305**	**194**
Occupied spaces to units ratio	**1.14**	**1.42**	**1.37**	**1.24**	**1.54**	**1.57**	**1.40**	**1.88**
Occupied spaces to bedrooms ratio	**0.77**	**0.83**	**0.86**	**0.78**	**0.96**	**0.78**	**0.92**	**0.59**

Table 1 (Continued)
Bay Area Multi-family Residential Parking Demand

	Santa Clara									
	Hearth North		Hearth South		Cobalt		Park Central		Mansion Grove	
	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
Total Apartment Units	**289**	**289**	**259**	**259**	**222**	**222**	**173**	**173**	**1000**	**1000**
Total Bedrooms	449	449	404	404	326	326	261	261	1502	1502
Bedrooms to units ratio	1.55	1.55	1.56	1.56	1.47	1.47	1.51	1.51	1.50	1.50
Occupied Parking Spaces	**353**	**364**	**317**	**314**	**274**	**271**	**212**	**219**	**1,317**	**1285**
Occupied spaces to units ratio	**1.22**	**1.26**	**1.22**	**1.21**	**1.23**	**1.22**	**1.23**	**1.27**	**1.32**	**1.29**
Occupied spaces to bedrooms ratio	**0.79**	**0.81**	**0.78**	**0.78**	**0.84**	**0.83**	**0.81**	**0.84**	**0.88**	**0.86**

Table 1 (Continued)
Bay Area Multi-family Residential Parking Demand

	The Plaza, Foster City	Township, Redwood City	Colonnade, Los Altos	Sunnyvale Spruce Apartments	
				Weekday	Weekend
Total Apartment Units	**307**	**132**	**167**	**766**	**766**
Total Bedrooms	483	196	234	982	982
Bedrooms to units ratio	1.57	1.48	1.40	1.28	1.28
Occupied Parking Spaces	**442**	**140**	**191**	**882**	**868**
Occupied spaces to units ratio	**1.44**	**1.06**	**1.14**	**1.15**	**1.13**
Occupied spaces to bedrooms ratio	**0.92**	**0.71**	**0.82**	**0.90**	**0.88**