



HEXAGON TRANSPORTATION CONSULTANTS, INC.

January 15, 2019

Ms. Thao Vu-Dring
BMI Fitness
1678 Coleman Ave
Santa Clara, CA 95050

Re: *Parking Study for Fitness Center Located at 1678 Coleman Avenue in Santa Clara, California*

Dear Ms. Vu-Dring:

Hexagon Transportation Consultants, Inc. has completed a parking study for the fitness center located at 1678 Coleman Avenue in Santa Clara. We understand that the landlord has designated 16 spaces for current use. We further understand that the City of Santa Clara would like to determine if the current number of parking spaces is adequate for the fitness center's 'by appointment only' business model to obtain a conditional use permit.

Project Description

The fitness center provides one-on-one training and small classes for their clients. The hours of operation for the fitness center are Monday through Friday, from 7 AM to 8 PM. We understand that the average class size consists of 4 people. Also, we understand that at most there would be 4 clients and 4 trainers utilizing the fitness center at any given time.

Parking Analysis

Hexagon counted the parked cars at the site from 10 AM to 3 PM on a typical weekday (Thursday January 3rd, 2019). The parking lot has a total of 46 striped parking spaces. The parking counts focused on the peak during the middle of day since the other uses at the site are light industrial with no night activities. Table 1 shows that the peak parking usage was found to occur around noon with 7 cars parked. The parking counts show that there were 3 vehicles parked at 10 AM and 2 vehicles parked at 3 PM. Therefore, it can be assumed that there would be even fewer cars before 10 AM and after 3 PM.

Assuming maximum usage of the fitness center, and assuming that each person drove alone, the fitness center would need 8 parking spaces. The parking counts showed that there were at least 39 parking spaces available in the lot at any given time.



Table 1
Number of Parked Cars

Time of Day	Number of Cars
10:00 AM	3
10:30 AM	3
11:00 AM	3
11:30 AM	6
12:00 PM	7
12:30 PM	7
1:00 PM	2
1:30 PM	3
2:00 PM	3
2:30 PM	3
3:00 PM	2

Conclusions

It is estimated that the fitness center would use a maximum of 8 parking spaces at a time, which is within the landlord's designated 16 spaces as well as the total available parking spaces. At all times during the parking count, there were at least 39 vacant spaces available on-site. It can be concluded that the site provides adequate parking for the fitness center.

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