



HEXAGON TRANSPORTATION CONSULTANTS, INC.

June 19, 2019

Mr. Gian Martire
Associate Planner
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Subject: *Parking Generation Analysis for the Proposed Hotel Located at 10931 N. De Anza Boulevard in Cupertino, CA*

Dear Mr. Martire:

Hexagon Transportation Consultants, Inc. has completed a parking analysis for the proposed hotel at 10931 N. De Anza Boulevard in Cupertino. The project proposes a 155-room hotel, including a restaurant with 78 seats, bar with 70 seats, and a 4,242 s.f. conference facility. The project proposes 217 parking spaces.

Hexagon prepared an estimate of required parking spaces based on the ITE *Parking Generation Manual*, 5th Edition. The manual provides average parking demand rates for different land uses based on parking count research. Rates taken from the category of Hotel (Land Use 310) were used to estimate peak hour parking demand. The hotels included in this land use category typically include restaurants, bars, and conference rooms. Thus, the rates encompass the restaurant, bar, and conference facility that are located in the proposed hotel facility. Other lodging categories in the ITE manual are all-suites hotel, business hotel, and motel. Those all have lower parking rates, but they don't include ancillary facilities like restaurants and meeting rooms. Therefore, Hotel (Land Use 310) is the most representative category to the proposed hotel.

According to the ITE data, hotel parking peaks on Saturdays. As seen in Table 1, the 155-room hotel is estimated to have a peak hour parking demand of 183 spaces. The current parking lot design has 217 parking spaces, which is adequate to meet the peak demand.

In conclusion, the current proposal to include 217 parking spaces is more than enough to provide an adequate number of parking spaces during peak hours.



Table 1
10931 N. De Anza Hotel Parking Demand Estimate

Land Use	Size	Saturday Peak Parking Demand	
		Rate	Total
Proposed Use			
Hotel ¹	155 rooms	1.18	183
Notes:			
¹ Hotel (Land Use 310) average rates published in ITE's Parking Generation Manual, 5th Edition.			

Sincerely,
HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary K. Black
President