



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

November 4, 2013

Mr. Nathan Tuttle  
Prometheus Real Estate Group  
1900 S. Norfolk Street, Suite 150  
San Mateo, CA 94403

**Subject: Parking Count at Madera Apartments in Mountain View, California**

Dear Mr. Tuttle:

Hexagon Transportation Consultants, Inc. has completed a count of parking demand at the Madera Apartments in Mountain View, California. The Madera apartments include 203 units comprised of 116 one-bedroom apartments and 87 two-bedroom apartments. Parking is provided in a garage under the building. The garage has a total of 313 parking spaces (including 7 motorcycle spaces).

Each apartment unit is initially assigned one numbered space in the garage, and additional spaces may be rented for a fee. So far, residents have signed up to rent an additional 33 spaces. Thus, the garage includes 236 assigned parking spaces (203 initial spaces + 33 rented spaces). The garage also includes 45 spaces marked for guest parking: 30 outside the gates (unsecured) and 15 inside the gates. There are a few special parking spaces for zipcars, motorcycles, and delivery trucks, as well as a charging station for one electric vehicle. There are 20 spaces that are available for rent but have not been rented.

## Methodology

Detailed counts of occupied and unoccupied spaces were performed at the Madera parking garage on three typical weekdays. Counts took place at around midnight for all three counts, which is typically the time when residential parking is at its peak. A parking layout map was used to verify the existing number and types of parking spaces in the garage. Information about occupancy and type of parking was recorded for each space. A table provided by management was used to determine the apartment type for each assigned space. The first count was done without the table provided by management, and some spaces were missed. Therefore, the parking results rely on the other two days of data.

## Parking Count Results

The results show that there were 206 cars parked in the 313 spaces on the highest demand day and 205 cars parked on the second day (see Table 1). Thus, the results from the two count days are consistent. The breakdown by type of space shows that the assigned spaces and guest spaces were utilized roughly equally, being 69% - 73% occupied (see Table 2). Not surprisingly, the unassigned spaces were sparsely utilized. This indicates that most residents are renting the spaces they need.

**Table 1**  
**Overall Summary**

	6/25/2013	6/26/2013
parked	206	205
open	107	108
total	313	313
% used	65.8%	65.5%



**Table 2**  
**Summary by General Space Type**

Space Type	Parked	Open	Total	% occupied
assigned	166	70	<b>236</b>	70.34%
resident unassigned	6	14	<b>20</b>	30.00%
guest	31	14	<b>45</b>	68.89%
other*	3	9	<b>12</b>	25.00%
<b>total</b>	<b>206</b>	<b>107</b>	<b>313</b>	65.81%

\*other spaces include electric vehicle, delivery vehicle, motorcycle, and zipcar |

The breakdown by apartment type shows that the corporate apartments were utilizing less parking than the conventional or BMR apartments (see Table 3). This is not surprising since the corporate apartments might not always have a resident present.

**Table 3**  
**Summary by Apartment Type**

Apartment Type	Parked	Open	Total	% occupied
conventional	135	43	<b>178</b>	75.84%
corporate	27	24	<b>51</b>	52.94%
BMR	4	3	<b>7</b>	57.14%
<b>total assigned</b>	<b>166</b>	<b>70</b>	<b>236</b>	70.34%
unassigned	40	37	<b>77</b>	51.95%
<b>total</b>	<b>206</b>	<b>107</b>	<b>313</b>	65.81%

### Conclusions

The parking counts indicate that the Madera apartments have many more parking spaces than are being utilized by residents and guests. On both count days there were just over 100 vacant spaces.

Thank you for the opportunity to conduct this parking count. If you have any questions, please do not hesitate to call.

Sincerely,

**HEXAGON TRANSPORTATION CONSULTANTS, INC.**

Gary Black, President

## Madera Parking Study - Appendix

### Basic Summary - 6/26

Total available	313
Total parked	205
Percentage used	65.5%

#### Summary by general space type

	parked	open	total
assigned	164	72	<b>236</b>
resident unassigned	5	15	<b>20</b>
guest	33	12	<b>45</b>
other*	3	9	<b>12</b>
<b>total</b>	<b>205</b>	<b>108</b>	<b>313</b>

\*other spaces include electric vehicle, delivery vehicle, motorcycle, and zipcar parking

Table 3: Summary by Apartment Type

apartment type	parked	open	total
conventional	130	48	<b>178</b>
corporate	29	22	<b>51</b>
BMR	5	2	<b>7</b>
<b>total assigned</b>	<b>164</b>	<b>72</b>	<b>236</b>
unassigned	41	36	<b>77</b>
<b>total</b>	<b>205</b>	<b>108</b>	<b>313</b>

### Detailed Summary - 6/26

#### parking breakdown by parking space type

	parked	open	total	% used
assigned	147	65	<b>212</b>	69.3%
rentable (assigned)	17	7	<b>24</b>	70.8%
rentable (unassigned)	5	15	<b>20</b>	25.0%
guest (unsecured)	22	6	<b>28</b>	78.6%
guest (secured)	11	3	<b>14</b>	78.6%
unassigned				
Handicap Guest (u)	0	2	<b>2</b>	0.0%
Handicap Guest (s)	0	1	<b>1</b>	0.0%
EV	0	1	<b>1</b>	0.0%
USPS	0	2	<b>2</b>	0.0%
motorcycle	2	5	<b>7</b>	28.6%
zip	1	1	<b>2</b>	50.0%
<b>total</b>	<b>205</b>	<b>108</b>	<b>313</b>	65.5%

#### Parking breakdown by room type

room type	apartment type	parked	open	total	% used
1 bedroom	conventional	71	18	89	79.8%
(there are 116 one bed apartments on site)	corporate	15	15	30	50.0%
	BMR	2	2	4	50.0%
	<b>total 1 bedroom</b>	<b>88</b>	<b>35</b>	<b>123</b>	<b>71.5%</b>
2 bedroom	conventional	59	30	89	66.3%
(there are 87 two bed apartments on site)	corporate	14	7	21	66.7%
	BMR	3	0	3	100.0%
	<b>total 2 bedroom</b>	<b>76</b>	<b>37</b>	<b>113</b>	<b>67.3%</b>
	<b>total assigned</b>	<b>164</b>	<b>72</b>	<b>236</b>	<b>69.5%</b>
	total unassigned	41	36	77	53.2%
	<b>total</b>	<b>205</b>	<b>108</b>	<b>313</b>	<b>65.5%</b>

**Madera Parking  
Study - Appendix  
(continued)**

**Detailed Summary - 6/25**

Parking breakdown by parking space type

	parked	open	total	% used
assigned	148	64	212	69.8%
rentable (assigned)	18	6	24	75.0%
rentable (unassigned)	6	14	20	30.0%
guest (unsecured)	20	8	28	71.4%
guest (secured)	11	3	14	78.6%
Handicap Guest (u)	0	2	2	0.0%
Handicap Guest (s)	0	1	1	0.0%
EV	0	1	1	0.0%
USPS	0	2	2	0.0%
motorcycle	2	5	7	28.6%
zip	1	1	2	50.0%
<b>total</b>	<b>206</b>	<b>107</b>	<b>313</b>	<b>65.8%</b>

unassigned

Parking breakdown by room type

room type	apartment type	parked	open	total	% used
1 bedroom	conventional	74	15	89	83.1%
(there are 116 one bed apartments on site)	corporate	14	16	30	46.7%
	BMR	1	3	4	25.0%
	<b>total 1 bedroom</b>	<b>89</b>	<b>34</b>	<b>123</b>	<b>72.4%</b>
2 bedroom	conventional	61	28	89	68.5%
(there are 87 two bed apartments on site)	corporate	13	8	21	61.9%
	BMR	3	0	3	100.0%
	<b>total 2 bedroom</b>	<b>77</b>	<b>36</b>	<b>113</b>	<b>68.1%</b>
<b>total assigned</b>		<b>166</b>	<b>70</b>	<b>236</b>	<b>70.3%</b>
total unassigned		40	37	77	51.9%
<b>total</b>		<b>206</b>	<b>107</b>	<b>313</b>	<b>65.8%</b>

**IMPORTANT: Contents below are inaccurate. Use with caution.**

**Summary - 6/24**

Total available 293  
Total parked 180  
Percentage used 61.4%

Unsecured area

space type	total provided	total parked	% used
Regular Parking Spaces	28	18	64.3%
Zip Car Parking Spaces	2	0	0.0%
Electric Car Parking Spaces	1	0	0.0%
Handicap Parking Spaces	2	1	50.0%
<b>Totals</b>	<b>33</b>	<b>19</b>	<b>57.6%</b>

Secured area

space type	total provided	total parked	% used
Regular Parking Spaces	230	143	62.2%
Tandem Parking Spaces	14	11	78.6%
Handicap Parking Spaces	1	0	0.0%
Post Office Parking Spaces	2	0	0.0%
Guest Parking Spaces	6	3	50.0%
Motorcycle Parking Spaces	7	4	57.1%
<b>Totals</b>	<b>260</b>	<b>161</b>	<b>61.9%</b>