



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

March 13, 2020

Ms. Helen Tong-Ishikawa  
MidPen Housing Corp.  
303 Vintage Park Drive, Suite 250  
Foster City, CA 94404

**Re: Trip Generation and Parking Study for the Proposed Supportive Housing Project  
Located at 1710 Moorpark Avenue in San Jose, California**

Dear Ms. Tong-Ishikawa:

Hexagon Transportation Consultants, Inc. has completed a trip generation and parking study for the proposed supportive housing project located at 1710 Moorpark Avenue in San Jose, California. The project proposes to construct 106 units of supportive housing studios for seniors and 2 units for on-site managers for a total of 108 dwelling units. The project is located adjacent to a church that will remain. The proposed building will be located on the south side of Moorpark Avenue, between Leigh Avenue and Richmond Avenue. Parking will be provided on the first level of the proposed building. The proposed parking will be accessed via a two-way driveway on Richmond Avenue.

### Project Trip Estimates

Vehicle trips generated by the project were estimated using the trip rates published in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017) and in collaboration with the City of San Jose staff. Trips for the supportive housing units were estimated using the "Senior Adult Housing - Attached" (Land Use 252) category, and trips for the on-site manager units were estimated using the "Multifamily Housing - Low-Rise" (Land Use 220) category located in a general Urban/Suburban area (see Table 1).

As shown in Table 1, the project is estimated to generate 407 daily vehicle trips, including 22 vehicle trips (7 in and 15 out) in the AM peak hour and 29 vehicle trips (16 in and 13 out) in the PM peak hour.

**Table 1  
Trip Generation Estimates**

Land Use	Size	Daily		AM Peak Hour			PM Peak Hour				
		Rate	Trips	Rate	In	Out	Total	Rate	In	Out	Total
<b>Proposed Uses</b>											
Senior Housing <sup>1</sup>	106.0 DU	3.70	392	0.20	7	14	21	0.26	15	13	28
Multifamily Housing <sup>2</sup>	2.0 DU	7.32	15	0.46	0	1	1	0.56	1	0	1
<b>Total Project Trips</b>			<b>407</b>		<b>7</b>	<b>15</b>	<b>22</b>		<b>16</b>	<b>13</b>	<b>29</b>

Note:

Trip rates for senior housing and multifamily housing are from the ITE Trip Generation Manual, 10th Edition, 2017.

1. Senior Adult Housing (Attached) (Land Use 252), average rates expressed in trips per dwelling unit (DU) are used.

2. Multi-Family Housing (Low-Rise) (Land Use 220), average rates expressed in trips per dwelling unit (DU) are used.



## Parking Study

A parking study was conducted to determine the typical parking demand ratio for permanently supportive housing and also to determine the on-street parking demand in the area.

Parking counts were conducted at four comparable supportive housing projects:

- 1144 S. 2<sup>nd</sup> Street in San Jose – 134 units, studios and one-bedrooms
- 620 E. Maude Avenue in Sunnyvale (Onizuka) – 58 units, one-, two-, and three-bedrooms
- 5090 Lick Mill Road in Santa Clara (Riverwood) – 148 units, studios and one-bedrooms
- 701 Curtner Av. in San Jose (Curtner Studios) – 179 studios

Table 2 shows that the parking rates varied widely per unit. There was less variation when looking at the rates per bedroom. The average parking demand was about 0.43 spaces per bedroom.

**Table 2**  
**Supportive Housing Parking Counts**

Location	Parking Spaces		# of Units	Demand	
	Demand	Supply		Per Unit	Per Bedroom
<b>1144 S. 2nd</b>	40	87	134	0.30	0.30
<b>620 E. Maude</b>	52	93	58	0.90	0.48
<b>5090 Lick Mill</b>	97	126	148	0.66	0.66
<b>701 Curtner</b>	52	80	179	0.29	0.29

Hexagon also counted on-street parking on the streets near the proposed project site at 1710 Moorpark Avenue. The counts were conducted on a Sunday morning, because of two churches in the area, and also on a weeknight. The counts showed that the on-street parking was very full, both on Sunday morning and at night, although the night count was slightly higher. It can be concluded that on-street parking is fully utilized in the area.

**Table 3**  
**On-street Parking in 1710 Moorpark Neighborhood**

	Sunday	Monday
	11:10AM	11:10PM
Leigh Ave.	21	27
Richmond Ave.	61	73
Kingman Ave.	16	22
Menker Ave.	52	66
Moorpark Ave.	11	11



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

Sincerely,  
**HEXAGON TRANSPORTATION CONSULTANTS, INC.**

A handwritten signature in black ink, appearing to read 'Gary K. Black', with a long horizontal flourish extending to the right.

Gary K. Black  
President