



HEXAGON TRANSPORTATION CONSULTANTS, INC.

December 4, 2018

Mr. Michael Fiorillo
SV Billiards
1425 Walnut Grove Avenue
San Jose, CA 95126

Re: Parking Study for the Proposed Billiard Parlor Located in Sunnyvale, California

Dear Mr. Fiorillo:

Hexagon Transportation Consultants, Inc. has completed this parking study for the proposed billiard parlor in Sunnyvale, California. We understand the project would occupy a space with 7,200 square feet. We further understand that 38 parking spaces can be provided on site. Hexagon conducted parking occupancy counts at two billiard parlors within the broader area of the project site, at Edgie's Billiards in Milpitas (see Figure 1) and at Cuetopia in San Jose (see Figure 2). The counts were collected from 8 PM to Midnight on a typical Friday and Saturday night in November and December of 2018 (November 30 - December 1). We understand that Friday and Saturday nights are the busiest times for billiard parlors. The peak number of parked cars were compared to the building size, and a parking demand ratio was determined.

Parking Demand

The peak demand at Edgie's Billiards was 67 parked cars at 9 PM on Friday. With a building size of 17,700 square feet, this yields a parking demand ratio of 3.785 spaces per 1,000 square feet. Parking demands at Edgie's Billiards fluctuated between 27 and 67 during the collection days.

The peak demand at Cuetopia was 42 parked cars at 10 PM on Friday. With a building size of 8,800 square feet, this yields a parking demand ratio of 4.773 spaces per 1,000 square feet. Parking demands at Cuetopia fluctuated between 14 and 42 during the collection days.

Hexagon calculated the average of the two counts, which we believe is an appropriate ratio for a billiard parlor in this area. As shown in Table 1, the average parking demand ratio was found to be 4.279 spaces per 1,000 square feet of building area. Based on this ratio, the project should provide 31 parking spaces. If we were to apply the highest ratio from the parking counts (4.773 spaces per 1,000 square feet), the project would need 34 parking spaces.

Billiard Parlor - Sunnyvale, CA



Figure 1
Count Locations for Edgie's Billiards

Billiard Parlor - Sunnyvale, CA



Figure 2
Count Locations for Cuetopia



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Table 1
Parking Demand Ratio for South Bay Billiard Parlors

Location	Size	Unit	Peak Demand	Parking Demand Ratio
Existing Locations				
Edgie's Billiards	17,700	sq. ft.	67	3.785 spaces / 1,000 sq. ft.
Cuetopia	8,800	sq. ft.	42	4.773 spaces / 1,000 sq. ft.
Proposed Project				
<i>Billiard Parlor in Sunnyvale</i>	7,200	sq. ft.		4.279 spaces / 1,000 sq. ft.
Project Parking Demand			31	
Source: Parking counts conducted from 11/30/2018 - 12/1/2018				

Conclusions

The project proposes 38 parking spaces for 7,200 square feet. This number is sufficient whether we apply the average ratio of 4.279 parking spaces per 1,000 square feet of building area or whether we apply the highest ratio of 4.773 spaces per 1,000 square feet. Thus, the proposed development would have sufficient parking.

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

Sincerely,
HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary K. Black
President



HEXAGON TRANSPORTATION CONSULTANTS, INC.

May 7, 2019

Mr. Michael Fiorillo
SV Billiards
1425 Walnut Grove Avenue
San Jose, CA 95126

Re: Parking Study for the Proposed Billiard Parlor Located in Sunnyvale, California

Dear Mr. Fiorillo:

Hexagon Transportation Consultants, Inc. has completed this parking study for the proposed billiard parlor in Sunnyvale, California. We understand the project would occupy a space with 7,200 square feet. We further understand that 38 parking spaces can be provided on site. These would comprise 17 spaces in front of the building and 21 spaces behind the building. Hexagon conducted parking occupancy counts at two billiard parlors within the broader area of the project site, at Edgie's Billiards in Milpitas (see Figure 1) and at Cuetopia in San Jose (see Figure 2). The counts were collected from 8 PM to Midnight on a typical Friday and Saturday night in November and December of 2018 (November 30 - December 1), as well as from Noon to 8 PM in May of 2019. We understand that Friday and Saturday nights are the busiest times for billiard parlors, which was confirmed by the counts. The peak number of parked cars were compared to the building size, and a parking demand ratio was determined.

The reason for looking at parking demand during the day was to determine whether the demand would exceed 17 spaces. Since the parking behind the site is difficult to find or get to, parking demand greater than 17 could put pressure on surrounding businesses with adjacent parking lots.



Figure 1
Count Locations for Edgie's Billiards



Figure 2
Count Locations for Cuetopia



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Parking Demand

Table 1 shows the average parking demand by hour for the two other billiard parlors that were counted. Applying the same ratios to the project yield an estimate of up to 20 spaces needed before 6 PM and 28 spaces needed after 6 PM.

Table 1
Hourly Parking Demand Ratios

Hour	Peak Demand		Parking Demand Ratio (spaces/ksf)			Number of Required Spaces ³
	Edgie's Billiards ¹	Cuetopia ²	Edgie's Billiards ¹	Cuetopia ²	Project	
12:00 PM	24	27	1.356	3.068	2.212	16
1:00 PM	22	28	1.243	3.182	2.212	16
2:00 PM	25	36	1.412	4.091	2.752	20
3:00 PM	31	32	1.751	3.636	2.694	19
4:00 PM	29	33	1.638	3.750	2.694	19
5:00 PM	26	30	1.469	3.409	2.439	18
6:00 PM	28	25	1.582	2.841	2.211	16
7:00 PM	33	28	1.864	3.182	2.523	18
8:00 PM	61	24	3.446	2.727	3.087	22
9:00 PM	67	29	3.785	3.295	3.540	25
10:00 PM	52	42	2.938	4.773	3.855	28
11:00 PM	54	30	3.051	3.409	3.230	23
12:00 AM	49	41	2.768	4.659	3.714	27

Notes:

Bold indicates maximum demand before and 6 PM

Source: Parking counts conducted from 11/30/2018 - 12/1/2018 and 5/3/2019-5/4/2019

1. Edgie's Billiards is a 17,700 square foot site

2. Cuetopia is a 8,800 square foot site

3. The proposed project is a 7,700 square foot site

Conclusions

The hourly peak demand shows that a maximum of 20 spaces is required for the project before 6 PM. The site has 17 spaces in front of the building and 21 spaces behind the building. Therefore, a maximum of 3 vehicles will need to park in back of the building before 6 PM. While the spaces in back are somewhat difficult to find, employees could be made to park there, which would free up the spaces in front for customers.

After 6 PM, the neighboring businesses are closed, so the billiard parlor could utilize those spaces. This would be subject to the agreement of the businesses.



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We appreciate the opportunity to submit this 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 stroke extending to the right.

Gary K. Black
President