

June 20, 2017

## MAPLE COMMONS – Shared Parking Statement

Maple Commons has a total of 17 vehicle parking spaces. This includes 10 standard spaces, 5 compact spaces, 1 ADA accessible space, and one Electrical Vehicle space. There are a total of 26 bicycle spaces on the property for commercial and residential use.

Maple Commons is a Mixed Use project with 2,820 square feet of commercial space on the first floor and 11 residential units on the second and third floors.

The commercial element of the project requires 6 spaces and the residential element of the project requires 11 spaces (1 space per apartment unit). The total of required is 17 spaces, which is consistent with the number of spaces provided.

In addition 10 long term bicycle spaces and 16 short term bicycle spaces are provided. The bicycle spaces would be considered equivalent to three vehicle parking spaces for a total of 20 parking spaces under the FMC. As required by the TOD Ordinance, the project would provide joint use (shared) parking between the commercial and residential uses to improve the functionality of available parking.

Parking for the commercial element is typically used from 8:00 am to 6:00 pm, Monday thru Friday. And, parking for the residential element is typically the opposite. The residential tenant will leave for work in the morning, 7:30 am - 8:00 am and return after work around 6:00 pm – 7:00 pm. Also, the residential tenant will need the parking on the weekends where typically, the commercial tenant will not.

To help increase overall available parking at the property, we will make residential parking spaces available for commercial tenants during the business hours, and during off business hours, we will make the commercial parking spaces available for residents. We will place a system in place that incentivizes both residential and commercial customers to share the spaces, and get the most out of the available parking and minimize / avoid spill over.

Example:

Resident with two cars, can lease a second parking spot for parking during evening hours and weekends. The business will be passed on the \$, so they have an incentive to make the parking work for both residents and businesses. Similarly, if a business needs additional parking during business hours, we will reach out to tenants that are willing to lease the space during normal business hours, and pass on the \$ to the tenant.

To ensure such agreement works well, we will install a sign board at each of the parking stall and have message displayed to ensure the parking spot is shared effectively.

The anticipated commercial uses for Maple Commons would be professional offices like insurance agencies, engineering offices, accountants...etc.

Parking Spot	Sign Board in front of parking spot
Dedicated to residents	Resident Parking Only
Dedicated to business	Business Parking Only

Shared between Resident & Business	M – F, 8 AM – 6 PM Business Parking Only.
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To empower enforcement, we will install towing signage. To entice tenants to use public transit, upon signing of lease, we will provide a one month transit pass at no cost as recommended by the City of Fremont.