



Memorandum

Date: May 16, 2019

To: Mr. Sean Gallegos, City of Los Altos

From: Gary Black
Ling Jin

Subject: Pedestrian and Bicycle Analysis of Proposed 4898 El Camino Real Project

Hexagon Transportation Consultants, Inc. has reviewed the site plan for the proposed residential project at 4898 El Camino Real. The project is proposed to have 21 residential units. Hexagon concludes that the project would improve conditions for pedestrians along El Camino Real.

Vehicular Access

The project driveway on Jordan Avenue would be approximately 24 feet wide leading in and out of the basement parking garage. This width is adequate for a low-volume, two-way driveway, and for truck access. The low volume of project traffic would result in only brief delays for exiting vehicles. The driveway / ramp will access a two level sub-grade parking garage which will provide a total of 55 vehicle parking spaces with 53 regular spaces and 2 handicapped accessible spaces. This includes 9 guest spaces within the upper level of the garage and 1 of those 9 guest parking spaces will be ADA accessible.

Pedestrian Access

Access to the existing buildings at 4898 El Camino Real is provided by a right-turn only driveway on El Camino Real and a full access driveway on Jordan Avenue. The project proposes removing the existing driveway on El Camino Real. The project would provide one driveway on Jordan Avenue with a width of about 24 feet. Thus, the exposure of pedestrians to potential conflicts with vehicles would be significantly reduced. The main entrance of the project is located on the southwest corner of the intersection of El Camino Real and Jordan Avenue, which would provide convenient access to the sidewalks along both El Camino Real and Jordan Avenue.

Bicycle Access

The project proposes to exceed the Santa Clara Valley Transportation Agency (VTA) bicycle parking guidelines. For multi-family dwelling units, VTA recommends one Class I space per three dwelling units and one Class II space per 15 dwelling units. For the proposed project, this would equate to 7 Class I spaces and 2 Class II spaces. The project proposes a bicycle storage room for 42 bicycles and 8 bike racks with 110V electric outlets for charging electric bikes on the lower level of the garage.