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MEMORANDUM

To: Miles Kersten
STACK Infrastructure, Inc.

From: Ben Huie, P.E.
Kimley-Horn and Associates, Inc.

Date: July 11, 2024

Subject: STACK Hayward SVY03 Parking Study Memorandum (DRAFT)

STACK Infrastructure (STACK) is proposing to develop the SVY03 Data Center Campus (SVY03 Campus) located in the City of Hayward at 26062 Eden Landing Road. This memorandum summarizes the preliminary parking analysis for the site.

Project Description

The Project is located at 26062 Eden Landing Road in Hayward, California. The SVY03 Campus will be two buildings encompassing approximately 312,065 square feet. It will also include new site and infrastructure improvements consisting of new access driveways located along Eden Landing Road and Production Avenue, internal circulation improvements, parking, a loading dock, stormwater basins, landscaping, utilities, water tank, and a perimeter security fence. A site plan for the Project is included as **Attachment A**.

Similar to other data centers, the data center will be operational 24-hours, 7-days a week. **Table 1** summarizes the anticipated headcount of personnel and visitors that would be on-site throughout a typical day. It is anticipated that on an average day there will be approximately 45 people at the building throughout the day, with 7-38 people in the building at the same time.

Table 1: Anticipated Average Daily Headcount

Type	Daily Persons	Persons Per Shift
Employees	25	3-22[1]
Security	8	4
Visitors	12	0-12
Total	**45**	**7-38**

[1] Operational staff work in two shifts: day (22 employees) and graveyard (3 employees)

Parking

Parking Supply

Table 2 summarizes the parking requirements for the Project. The municipal code does not have requirements specifically for a data center; therefore, correspondence with City staff advised the

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requirements in Section 10-2.350 for office use be used. Office uses are required to have one (1) parking space per 250 square feet of gross floor area, which would equate to a combined total 1,249 spaces. The site plan proposes a total of 68 parking spaces, which is 1,181 spaces deficient from the Code's requirements using an office land use.

Table 2: Parking Requirements

Building	Size	Total Spaces		
		Required Spaces[1]	Provided Spaces	Sufficient (+) / Deficient (-)
A	310,460 SF	1,242	55	-1,187
B	1,605 SF	7	13	+6
TOTAL		**1,249**	**68**	**-1,181**

[1]Office land use requirements within the City's Municipal Code were used since no requirements have been established for data centers.

25800 Clawiter Road Data Center

Data centers are a unique land use with a significantly different parking demand than a typical office use since the overall size of the project will not be reflective of staffing density as nearly 90% of the building will be occupied by equipment. Therefore, the parking supply from an existing data center located at 25800 Clawiter Road in Hayward, CA was studied to determine the potential parking demand for the SVY03 Campus. The 278,526 square foot existing data center at 25800 Clawiter Road provides 50 parking spaces. The parking ratio is calculated to be 1 parking space per 5,570 square feet, which is much less than the requirement of 1 space per 250 square feet for an office use.

Based on the parking ratio calculated from the existing data center site of 1 space per 5,570 square feet, the estimated parking supply needed for the SVY03 Campus would be approximately 56 parking spaces. Providing the 1,249 spaces required for an office use would result in excess parking spaces. The proposed 68 spaces should be able accommodate the anticipated parking demand based on the parking supply from the nearby data center site in Hayward.

Conclusion

The proposed parking (68 spaces) is less than the City's requirements for an office use (1,249 spaces). As previously discussed, the data center is expected to have approximately 7 to 38 people on-site during the same period. The highest number of total daily employees is 45 persons, which is less than the proposed 63 spaces. The parking ratio calculated from the 25800 Clawiter Road site estimates that the SVY03 Campus will need approximately 56 spaces. This is also less than the proposed 68 spaces; therefore, providing the 1,249 spaces required would result in excess parking spaces and the proposed 68 spaces shown in **Attachment A** should be able to accommodate the anticipated parking demand for this data center site. **Attachment B** shows an alternative parking plan with 1,321 spaces provided, which meets the requirement of 1,249 spaces.

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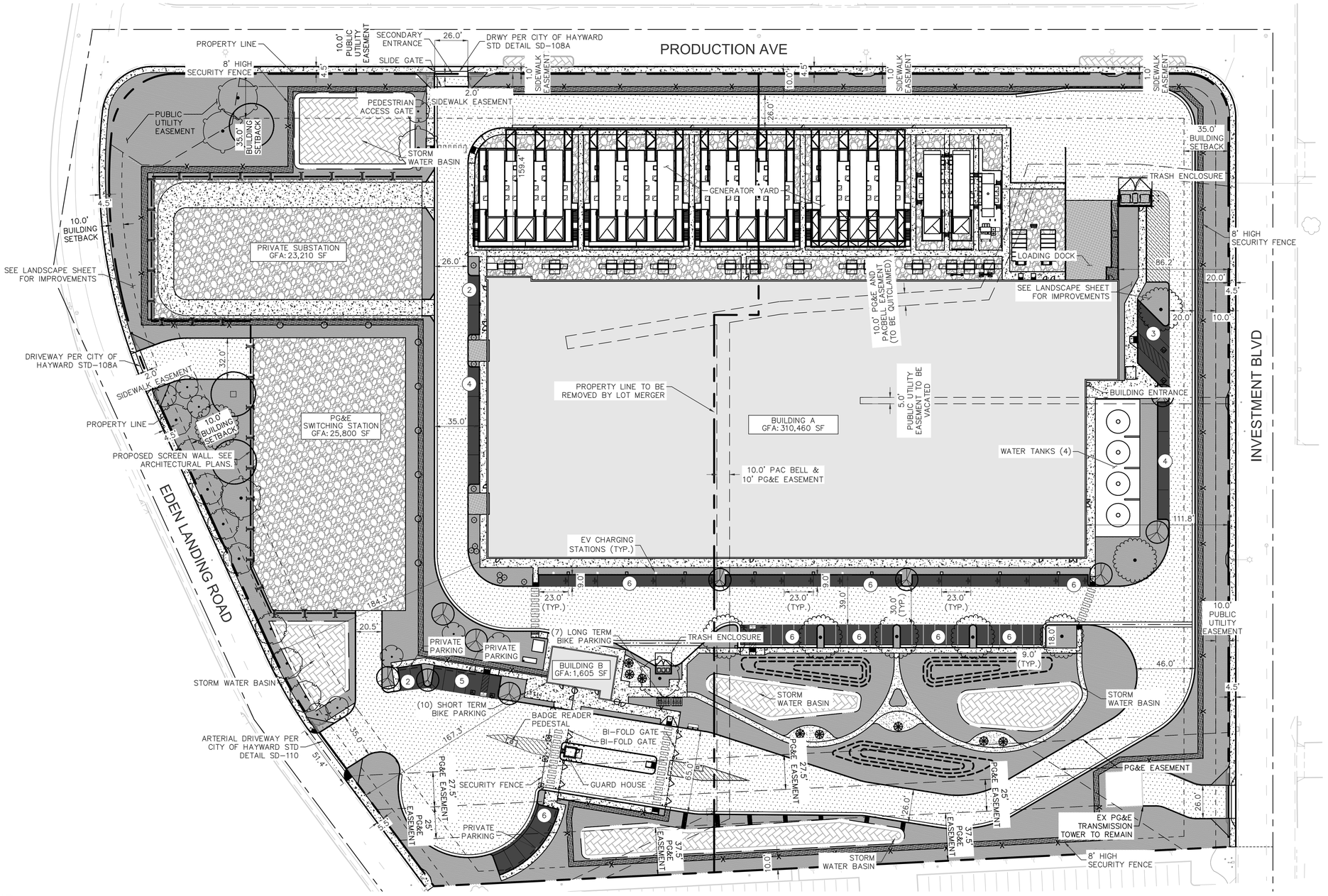
Attachment A – Site Plan



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED NON CRASH FENCE
- PROPOSED SCREEN WALL
- FLOW LINE
- HEAVY DUTY ASPHALT PAVING
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE FOR ANTI DIG
- LANDSCAPE/PLANTER AREA
- BIORETENTION AREA
- HEAVY DUTY CONCRETE FOR LOADING DOCK
- GRAVEL BASE (2" DIAMETER SIZE MINIMUM, 2" DEPTH MINIMUM)
- AUTO PARKING AREA
- (X) PARKING COUNT
- SIGN

PARKING SUMMARY

REQUIRED PARKING - BUILDING A		
USE	REQUIRED	PROVIDED
OFFICE (DATA CENTER) 310,460 SF	1 STALL PER 250 SF (1,242 STALLS)	55
ADA	23	2 TOTAL (1 VAN)

REQUIRED PARKING - BUILDING B		
USE	REQUIRED	PROVIDED
OFFICE (DATA CENTER) 1,605 SF	1 STALL PER 250 SF (7 STALLS)	13
ADA	1	2 TOTAL (1 VAN)

CAL GREEN PARKING REQUIREMENTS (OVERALL CAMPUS)		
STALL TYPE	REQUIRED	PROVIDED
EV CAPABLE	13	18
EV ADA STALL	2 TOTAL (1 VAN)	2 TOTAL (1 VAN)
EVCS STALL	3	18
SHORT TERM BIKE PARKING	10	10
LONG TERM BIKE PARKING	7	7

OVERALL CAMPUS PARKING SUMMARY		
STALL TYPE	REQUIRED	PROVIDED
STANDARD PARKING STALL (9'X18')	1277	68
ADA PARKING	24	4 (2 VAN)
TOTAL	1301	71

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below. Call before you dig.

CONFIDENTIAL

PROJECT ADDRESS
26062 EDEN LANDING RD
HAYWARD, CA 94545

PROJECT DELIVERY PACKAGE
ENTITLEMENT REVIEW

SEAL/SIGNATURE
PRELIMINARY
THESE DOCUMENTS ARE INCOMPLETE AND NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

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ISSUE DATE: 2 JAN 2023	PROJECT NO: 197459004
DESIGNED: KIMLEY-HORN	ARCHITECT: HKS

MARK	DATE	DESCRIPTION
1	7/12/24	PLANNING RESUBMITTAL #2

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PROJECT: BUILDING A

TITLE: PRELIMINARY SITE PLAN

DRAWING: C-200

E1 | SCALE: | AGILE No: | REV: