



## MEMORANDUM

To: Miles Kersten  
STACK Infrastructure, Inc.

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

Date: February 5, 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 three buildings encompassing approximately 327,319 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 <sup>1</sup>
Security	8	4
Visitors	12	0-12
<b>Total</b>	<b>45</b>	<b>7-38</b>

<sup>1</sup> 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 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 1,345 spaces. The site plan proposes a total of 63 parking spaces, which is 1,282 spaces deficient from the Code's requirements using an office land use.

*Table 2: Parking Requirements*

Building	Size	Total Spaces		
		Required Spaces <sup>1</sup>	Provided Spaces	Sufficient (+) / Deficient (-)
A	310,460 SF	1,242	44	-1,198
B	15,254 SF	62	6	-56
C	1,605 SF	7	13	+6
<b>TOTAL</b>		<b>1,311</b>	<b>63</b>	<b>-1,248</b>

<sup>1</sup>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 61 parking spaces. Providing the 1,311 spaces required for an office use would result in excess parking spaces. The proposed 63 spaces should be able accommodate the anticipated parking demand based on the parking supply from the nearby data center site in Hayward.

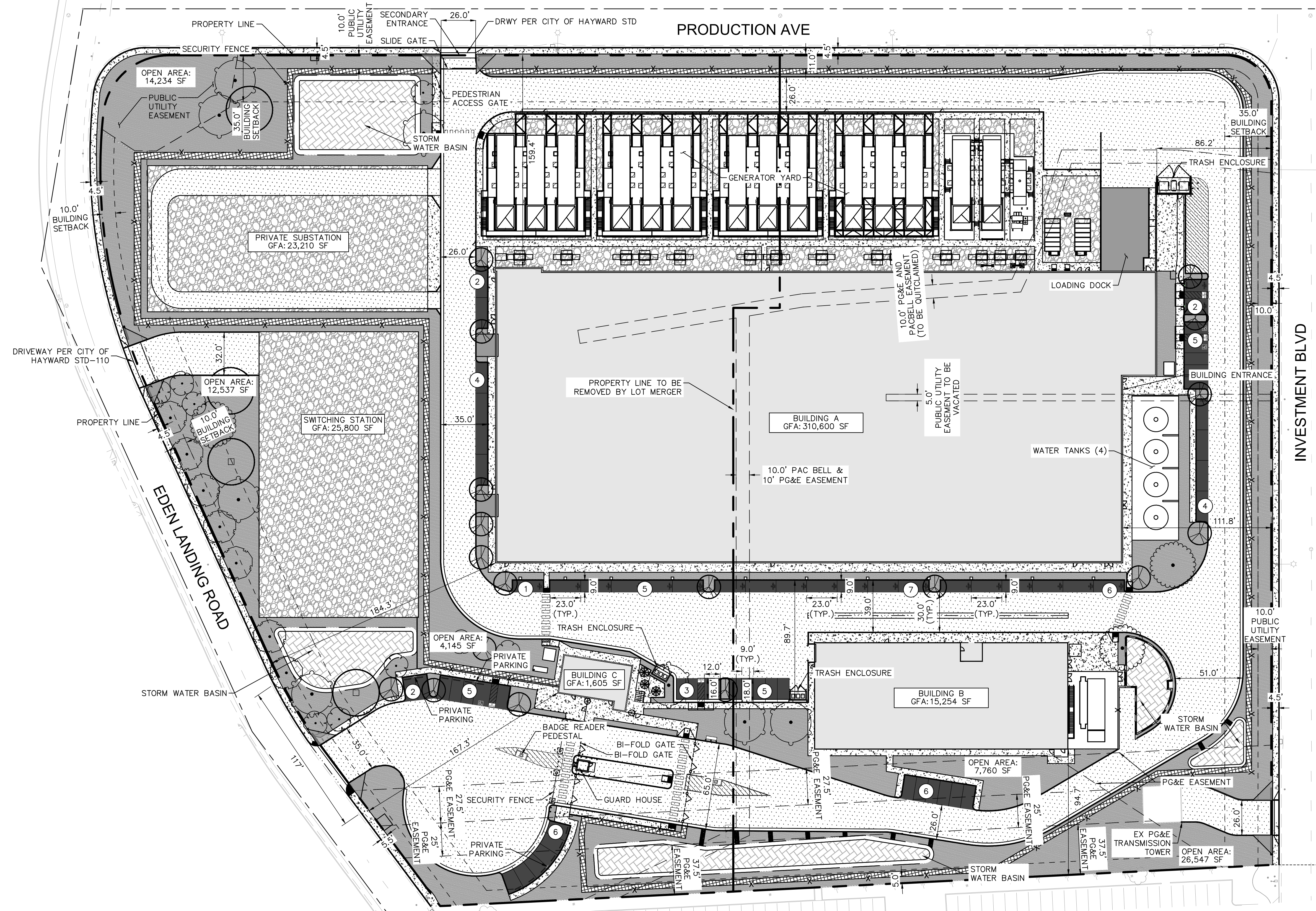


## Conclusion

The proposed parking (63 spaces) is less than the City's requirements for an office use (1,311 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 61 spaces. This is also less than the proposed 63 spaces; therefore, providing the 1,311 spaces required would result in excess parking spaces and the proposed 63 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 1,375 spaces provided, which meets the requirement of 1,311 spaces.



*Attachment A – Site Plan*



**CONFIDENTIAL**

PROJECT ADDRESS  
 26062 EDEN LANDING RD  
 HAYWARD, CA 94545

PROJECT DELIVERY PACKAGE  
**ENTITLEMENT REVIEW**

SEAL/SIGNATURE  
  
**PRELIMINARY**  
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ISSUE DATE: 2 JAN 2023 PROJECT NO: 197459004  
 DESIGNED: KIMLEY-HORN ARCHITECT: HKS

MARK	DATE	DESCRIPTION

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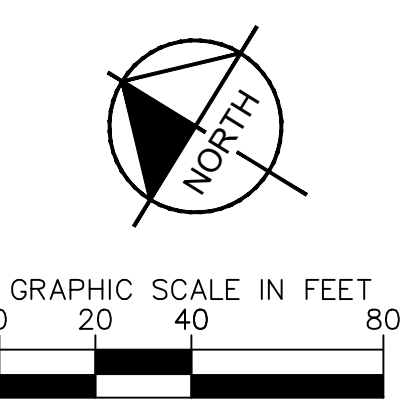
MECHANICAL ENGINEER ESD GLOBAL MIKE YOUNG (312) 372-1200 233 South Wacker Drive Suite 5300 Chicago, Illinois 60606	ELECTRICAL ENGINEER ESD GLOBAL ADAM BRENDAMOUR (312) 372-1200 233 South Wacker Drive Suite 5300 Chicago, Illinois 60606
CIVIL ENGINEER KIMLEY HORN ANTHONY VERA (925) 398-4840 4637 CHABOT DR#300 PLEASANTON, CA 94588	STRUCTURAL ENGINEER HKS CLINT NASH (214) 969-5599 One Dallas Center 350N. Saint Paul Street, Suite 100 Dallas Texas 75201
ARCHITECT HKS DUTCH WICKES (214) 969-5599 One Dallas Center 350N. Saint Paul Street, Suite 100 Dallas Texas 75201	PLUMBING ENGINEER ESD GLOBAL STEVE WUTHRICH (312) 372-1200 233 South Wacker Drive Suite 5300 Chicago, Illinois 60606

**LEGEND**

	PROPERTY LINE		OPEN SPACE
	RIGHT OF WAY LINE		AUTO PARKING AREA
	BUILDING SETBACK LINE		PARKING COUNT
	PROPOSED CHAIN LINK FENCE		SIGN
	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)		

**PARKING SUMMARY**

REQUIRED PARKING - BUILDING A			REQUIRED PARKING - BUILDING C			OVERALL CAMPUS PARKING SUMMARY		
USE	REQUIRED	PROVIDED	USE	REQUIRED	PROVIDED	STALL TYPE	REQUIRED	PROVIDED
OFFICE (DATA CENTER) 310,460 SF	1 STALL PER 250 SF (1,242 STALLS)	44	OFFICE (DATA CENTER) 1,605 SF	1 STALL PER 250 SF (7 STALLS)	13	STANDARD PARKING STALL (9'x18')	1277	57
ADA	33	2 TOTAL (1 VAN)	ADA	1	2 TOTAL (1 VAN)	ADA PARKING	34	6 (3 VAN)
REQUIRED PARKING - BUILDING B			CAL GREEN PARKING REQUIREMENTS (OVERALL CAMPUS)			TOTAL	1311	63
USE	REQUIRED	PROVIDED	STALL TYPE	REQUIRED	PROVIDED			
OFFICE (DATA CENTER) 15,254 SF	1 STALL PER 250 SF (62 STALLS)	6	EV ADA STALL	2 TOTAL (1 VAN)	2 TOTAL (1 VAN)			
ADA	3	2 TOTAL (1 VAN)	EV STALL	13	16			
			EVCS STALL	3	3			
			SHORT TERM BIKE PARKING	2	2			
			LONG TERM BIKE PARKING	3	3			

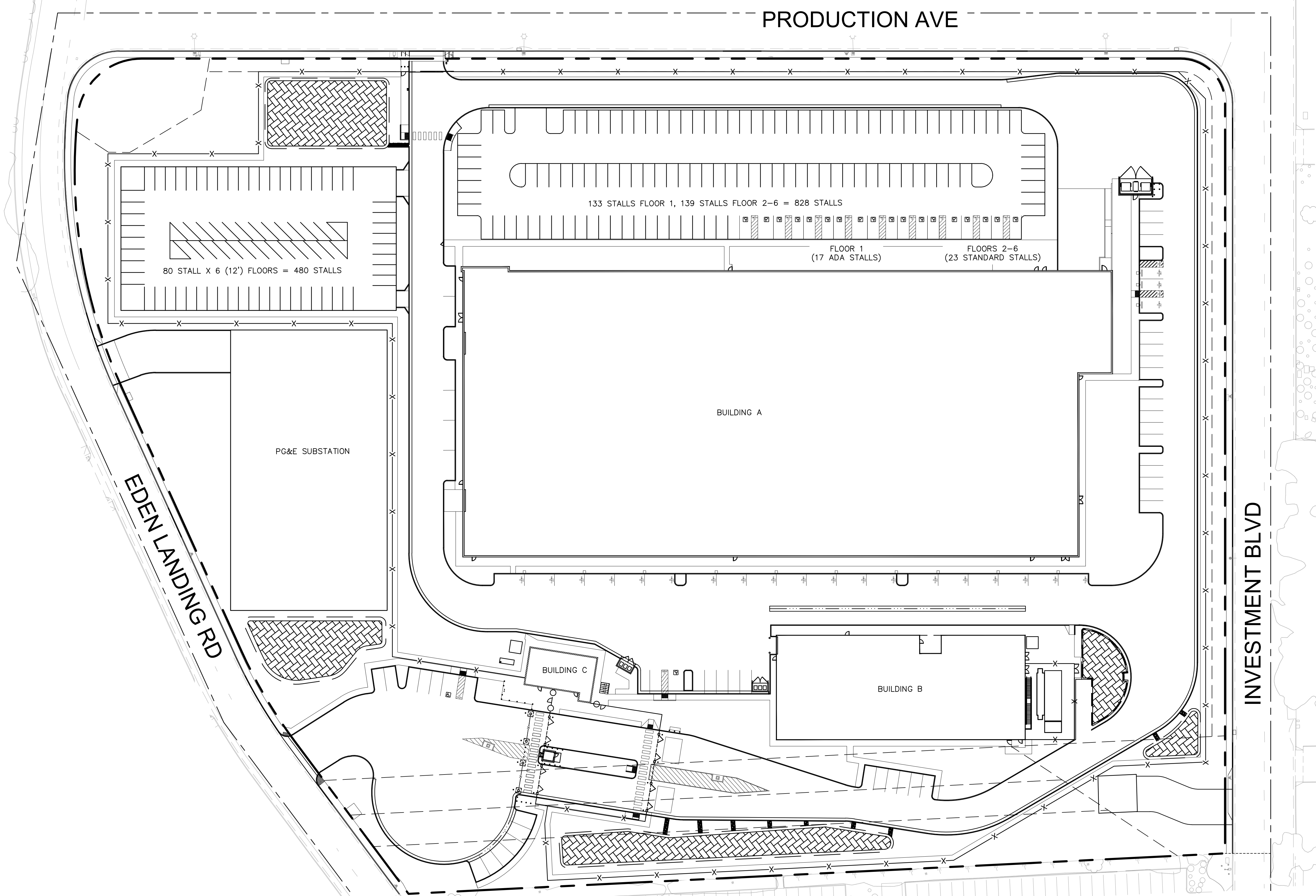


PROJECT: BUILDING A  
 TITLE: **PRELIMINARY SITE PLAN**  
 DRAWING: **C-200**

E1	SCALE:	AGILE No:	REV:
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*Attachment B – Alternative Parking Plan*



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PROJECT ADDRESS  
 26062 EDEN LANDING RD  
 HAYWARD, CA 94545

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**PARKING SUMMARY**

REQUIRED PARKING - BUILDING A		
USE	REQUIRED	PROVIDED
OFFICE (DATA CENTER) 310,460 SF	1 STALL PER 250 SF (1,242 STALLS)	1301
ADA	33	23 TOTAL (4 VAN)

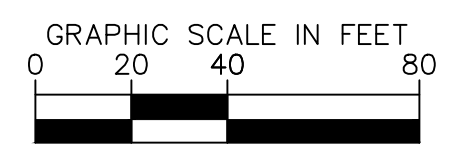
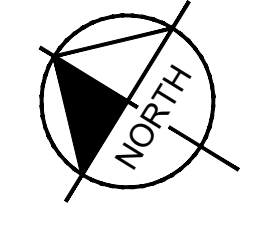
  

REQUIRED PARKING - BUILDING B		
USE	REQUIRED	PROVIDED
OFFICE 15,254 SF	1 STALL PER 250 SF (62 STALLS)	62
ADA	3	3 TOTAL (1 VAN)

REQUIRED PARKING - BUILDING C		
USE	REQUIRED	PROVIDED
OFFICE 1,605 SF	1 STALL PER 250 SF (7 STALLS)	13
ADA	1	1 VAN

CAL GREEN PARKING REQUIREMENTS (OVERALL CAMPUS)		
STALL TYPE	REQUIRED	PROVIDED
EV ADA STALL	3 TOTAL (1 VAN)	3 TOTAL (1 VAN)
EV AMBULATORY	2	2
EV CAPABLE STALL	276	16
EVCS STALL	69	19
SHORT TERM BIKE PARKING	2	2
LONG TERM BIKE PARKING	3	3

OVERALL CAMPUS PARKING SUMMARY		
STALL TYPE	REQUIRED	PROVIDED
STANDARD PARKING STALL (9'X18')	1277	1348
ADA PARKING	34	27
<b>TOTAL</b>	<b>1311</b>	<b>1375</b>



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PROJECT: BUILDING A	
TITLE: ALTERNATIVE PARKING PLAN	
DRAWING: C-210	
E1	SCALE: AGILE No: REV: