



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: July 27, 2021

To: Mr. Will Johnson, Sphere Institute

From: Gary Black
Selvi Sivaraj

Subject: Parking Analysis for the Development of the Park at 410 Airport Boulevard in Burlingame, California

Hexagon Transportation Consultants, Inc. has completed this parking analysis for the proposed development of the Park at 410 Airport Boulevard in Burlingame, California (see Figure 1). The project will convert a vacant 9.4-acre parcel on the Burlingame waterfront into a public park focused on environmental education related to sea level rise and climate change. The Park will include a kayak launch, a kitesurfing/windsurfing launch, tidal wetland and upland habitat restoration, a new education center building including a small takeout Café, raised boardwalks and overlooks, interpretive stations, lawns, and trails including an extension of the Bay Trail (see Figure 2). The educational center building, totaling approximately 8,000 square feet, will comprise a kitchen, lobby, storage area, and approximately 4,450 square feet of interior gallery area. The educational center will also include outdoor space of approximately 4,500 square feet. This memorandum estimates the parking demand generated by the public park with and without an event at the education center.

Parking Analysis Based on Published Sources

Institute of Transportation Engineers (ITE) manual is a compendium of parking demand research for various types of land uses. We utilized the land use category entitled Public Park for the park portion of the project and Convention Center (Land Use 595) for the education center. A convention center is a facility that provides space for conventions, trade shows, consumer shows, meetings, and special events. The peak period for parking demand at a convention center is closely tied to the specific event being hosted and its attendees. The café located within the education center will not have a dining area and would only sell over the counter take-way food. It is expected that the majority of the Café customers would be Bay Trail users and employees from adjacent office buildings, who will either bike or walk. Therefore, the Café does not induce any additional parking demand.

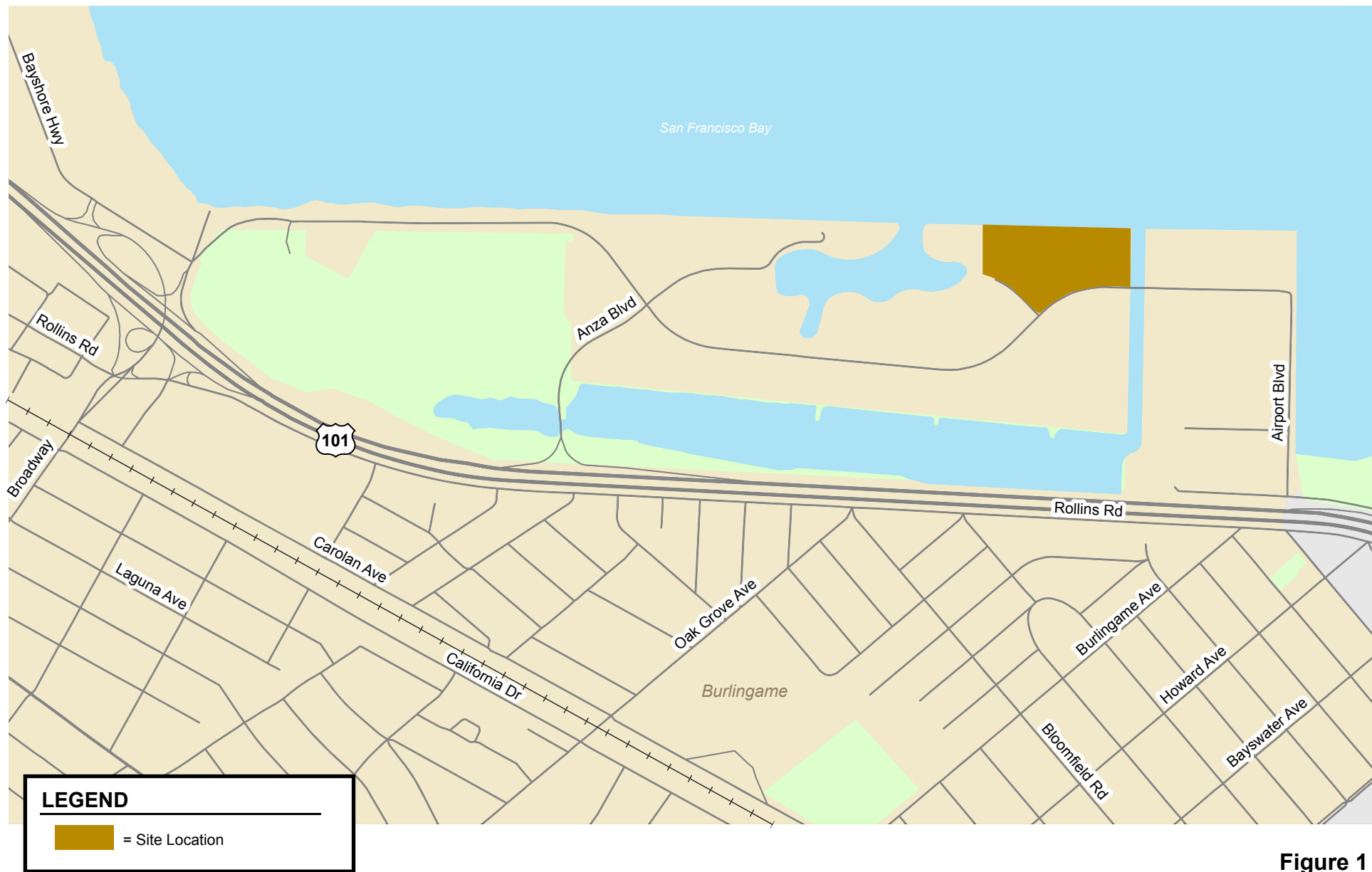


Figure 1
Site Location



Figure 2
Site Plan

For the park, according to the ITE's Parking Generation Manual, 5th Edition, 2019, Public Parks (Land Use 411) have a typical 85th percentile maximum demand of 5.08 spaces per acre, and Convention Centers (Land Use 595) have a typical maximum demand of 0.40 space per attendee. The park would comprise approximately 9.4 acres of park area including 4,450 s.f. of indoor gallery space and 4,500 s.f. of outdoor space in the education center. Based on the project information from the client, the interior gallery area and outdoor patios in the education center could accommodate up to 220 attendees. The Park may also host outdoor events such as craft fairs, farmers' markets, and kitesurfing tournaments with up to 300 attendees. Therefore, according to the ITE Parking Generation manual, the proposed project would generate a typical maximum parking demand of 48 (9.4x5.08) parking stalls for the park and 88 parking stalls (220x0.4) for the education center. For large outdoor events with up to 300 attendees, up to 120 parking spaces would be needed.

Shared Parking, published by the Urban Land Institute, is another source for parking demand data. According to the Urban Land Institute (ULI) Shared Parking 3rd Edition, 2020, Public Parks require a parking ratio of 5 spaces/acre for visitors and 0.5 spaces/acre for employees. Education Centers require 6.0 spaces per 1,000 s.f. Therefore, based on ULI rates, the proposed project would require 52 (9.4x5.5) parking stalls for the park and 54 parking stalls (8.95x6) for the education center separately. Because the parking would be shared, the ULI Shared Parking data indicates that the project would require only 99 parking spaces instead of 106 spaces.

Parking Counts

As another measure of the possible parking demand for the proposed Park at 410 Airport Boulevard, Hexagon conducted parking occupancy counts at three comparable parks to determine the parking demand generated by the public parks. Although the Park at 410 Airport Boulevard proposes to include a Café, it would only sell over the counter take-away food and does not require additional parking spaces. Parking counts at all the park parking lots were conducted on Saturday, August 15th and August 22nd, 2020. The number of parked vehicles was counted every 30 minutes from 9:00 AM to 4:00 PM on each day (see Appendix A). The parking counts were conducted at the following parks.

1. Heron's Head Park, San Francisco

Heron's Head Park is approximately 22-acre open space and wildlife habitat located in the City of San Francisco Southeast Sector. Park amenities include 3,200 s.f. of ecology center, rest rooms, dog run, fishing pier, picnic areas with 9 tables, walking trails adjacent to the Bay trail, Shoreline habitat restoration and 24 parking spaces (including 4 ADA spaces).

2. Hal Brown Park at Creekside, Corte Madera

Hal Brown Park is an approximately 27-acre park with habitat restoration. Park amenities include an overlook/pavilion, rest rooms, picnic areas with 12 tables, children's play area, boardwalks, walking trails and 27 on-street parking spaces (including 2 ADA spaces).

3. Cooley Landing, East Palo Alto

Cooley Landing is an approximately 15-acre park with habitat restoration in East Palo Alto. The park amenities include an overlook/pavilion, rest rooms, picnic areas, walking/bike trails and 30 parking spaces (including 2 ADA spaces). This park also includes an overflow parking lot with 13 spaces.

The ecology center or overlook/pavilion buildings in all the parks were closed during the count days due to COVID-19. Average parking rates were calculated for all the three parks based the park size

and parking demand generated by the parks (see Table 1). Based on the calculation, the average parking rate for Heron's Head Park was 0.64 parking space per acre, Hal Brown Park was 0.76 parking space per acre, and Cooley Landing Park was 1.07 parking spaces per acre. The overall average parking ratio was found to be 0.82 parking space per acre.

The parking rates for the comparable parks were substantially less than the ITE parking rate for Public Park. The public parks counted for the ITE data vary widely as to location, type, and number of facilities, including boating or swimming facilities, beaches, hiking trails, ball fields, soccer fields, campsites, and picnic facilities. The comparable parks that were counted included picnic areas and walking trails only. The pavilions were closed. Since the proposed Park is more like the three comparable parks that were counted, as opposed to the ITE parks, Hexagon believes that the average parking ratio from the three comparable parks should be used to estimate the parking demand for the Park at 410 Airport Boulevard.

Table 1
Parking Count Results

Park Name/Location	Size (Acre)	Occupied Parking Spaces		Parking Rate		
		8/15/2020	8/22/2020	8/15/2020	8/22/2020	Average Rate
Heron's Head Park	22	14	14	0.64	0.64	0.64
Hal Brown at Creekside	27	17	24	0.63	0.89	0.76
Cooley Landing	15	17	15	1.13	1.00	1.07
Average Parking Rate						0.82
<u>Notes:</u>						
¹ The number of parked vehicles was counted every 30 minutes from 9:00 AM to 4:00 PM on each day.						

A windsurfing launch point is not available at the three parks that were counted. In order to quantify the parking demand for the windsurfing launch facility, a parking occupancy count was conducted at the nearby windsurfing launch point at Coyote Point Park in San Mateo. The number of parked vehicles observed to be associated with windsurfing were counted every 30 minutes from 9:00 AM to 4:00 PM on Saturday, August 15th and September 5th, 2020 (see Appendix A).

Table 2
Coyote Point Parking Occupancy Count

Parking Occupancy Counts					
Sat 08/15/20			Sat 09/05/20		
Time	Surf	Watch	Time	Surf	Watch
9:00AM	0	0	9:00AM	0	0
9:30AM	0	0	9:30AM	0	0
10:00AM	0	0	10:00AM	0	0
10:30AM	0	0	10:30AM	0	0
11:00AM	0	0	11:00AM	0	0
11:30AM	0	0	11:30AM	0	0
12:00PM	0	0	12:00PM	0	0
12:30PM	0	0	12:30PM	0	0
1:00PM	0	0	1:00PM	0	0
1:30PM	0	0	1:30PM	1	0
2:00PM	0	0	2:00PM	1	0
2:30PM	3	0	2:30PM	1	0
3:00PM	8	0	3:00PM	2	0
3:30PM	15	4	3:30PM	2	0
4:00PM	17	6	4:00PM	2	0
Bold indicates peak parking demand					

Based on the parking occupancy counts, the maximum parking demand generated by the windsurfing facility was found to be 23 parking spaces.

Parking Demand and Supply Estimate

The total projected peak parking demand at the proposed park is estimated to be 31 spaces without an event. This comprises 8 spaces for the park and café based on the average of the counts at comparable parks and 23 spaces for windsurfing/kitesurfing based on the Coyote Point count. Since the Park is so close to Coyote Point, it might not occur that both locations would need over 20 spaces for windsurfing/kitesurfing. For events at the education center or for large outdoor events with attendance up to 300 persons, the park would need 120 parking spaces based on ITE rates.

The proposed park facility is planning to provide 25 on-site parking spaces (21 standard and 2 Electric Vehicle (EV), 1 EV ADA and 1 ADA). Based on the counts done for this report, that is ample for normal day-to-day park operations, but does not appear to be sufficient when conditions are good for windsurfing/kitesurfing.

Currently Bay View Place is signed for no parking although it is wide enough to allow on-street parking on both sides. Perhaps the parking restriction is so that transients don't take up residence there given that it is undeveloped. However, this could be a valuable parking resource for the Park. It is estimated that 23 on-street spaces would fit on Bay View Place. In addition, there is a small

public parking lot with 8 spaces at the end of Bay View Place, which is just opposite to the proposed park. Thus, there could be up to 56 public parking spaces available at the park or immediately adjacent.

Parking for large events that would need more than 56 parking spaces could be offsite, potentially with valet/shuttle service to and from the park. The following public parking facilities are located in the immediate vicinity (1/4 mile) of the project site.

- 4 public shore parking spaces at 411 Airport Boulevard, which is approximately 350 feet walking distance from the project site.
- 19 public shore parking spaces at Embassy Suites, which is approximately 1,350 feet walking distance from the project site.
- 46 parking stalls (approximately) at Anza's Fisherman Park with, which is approximately 1,200 feet walking distance from the project site.
- 35 public parking stalls including 15 parking stalls along Airport Boulevard and 20 public shore parking stalls under construction at the Burlingame Point site, which are located within 1/4 mile of the project site.
- 56 on-street parking spaces including 42 on-street parking spaces on Beach Road and 14 on-street parking spaces on Airport Boulevard, which are located within 1/4 mile of the project site.
- 10 public shore spaces along the Sanchez Lagoon, which are located within 1/4 mile of the project site.

In addition, the following private/office parking facilities are located in the immediate vicinity (1/2 mile) of the project site that have large parking lots, potentially to lease for special events.

- 500 Airport Boulevard (The SPHERE Institute Office)
- 600 Airport Boulevard
- 433-577 Airport Boulevard
- 300 Airport Boulevard (New Facebook campus – under construction)
- 60 Bay View Place (Kincaid's Fish, Chop & Steakhouse Restaurant)
- 150 Anza Boulevard (Embassy Suites by Hilton)
- 700 Airport Boulevard (Unident Laboratories)
- 111 Anza Boulevard (Seabreeze Plaza).

Summary

Parking demand for the park includes:

- 8 spaces for day-to-day park use including the café
- Up to 23 spaces for windsurfing/kitesurfing based on the Coyote Point count
- Up to 88 spaces for the education center for full occupancy with 220 attendees, which could be offsite/valet/shuttle
- Up to 120 spaces for the outdoor recreation or market events that could accommodate up to 300 attendees, which could be offsite/valet/shuttle

The project currently anticipates having the following parking supply:

Table 3
Parking Supply

Location	No. of Parking Spaces
Onsite	25 spaces (21 standard, 2 EV, 1 EV ADA and 1 ADA)
Onstreet	8 parking stalls at end of Bay View Place + 23 spaces on Bay View Place (to be coordinated with the City)
Offsite - Public (within 1/4 mile)	170 spaces
Offsite - Private (within 1/4 mile)	To be negotiated

The Park at 410 Airport Boulevard Parking Memo
Appendices

Appendix A

Parking Count

Parking Lot Counts- 20SS09 Bay Area Parks

Date: August 15, 22, & Sept 5, 2020
 Counters: Kathy, Jo, Kilbee, Jan, Matt
 Location Name: Bay Area Parks
 Weather: Fair

AUTO CENSUS
Traffic Monitoring and Analysis
 5973 Larkstone Loop
 San Jose, Ca. 95123
 Phone 408-533-3398

1.) Heron's Head

15-Aug	
9:00AM	5
9:30AM	9
10:00AM	6
10:30AM	10
11:00AM	11
11:30AM	14
12:00PM	12
12:30PM	14
1:00PM	8
1:30PM	12
2:00PM	9
2:30PM	10
3:00PM	7
3:30PM	9
4:00PM	10

22-Aug	
9:00AM	10
9:30AM	14
10:00AM	13
10:30AM	5
11:00AM	9
11:30AM	7
12:00PM	8
12:30PM	8
1:00PM	9
1:30PM	7
2:00PM	7
2:30PM	9
3:00PM	7
3:30PM	13
4:00PM	11

Total Spaces- 24

2.) Hal Brown

15-Aug	
9:00AM	17
9:30AM	14
10:00AM	11
10:30AM	10
11:00AM	15
11:30AM	13
12:00PM	12
12:30PM	9
1:00PM	7
1:30PM	9
2:00PM	2
2:30PM	3
3:00PM	4
3:30PM	3
4:00PM	4

22-Aug	
9:00AM	16
9:30AM	18
10:00AM	12
10:30AM	17
11:00AM	24
11:30AM	23
12:00PM	22
12:30PM	14
1:00PM	9
1:30PM	3
2:00PM	1
2:30PM	1
3:00PM	2
3:30PM	3
4:00PM	2

Total Spaces- 30

3.) Cooly Landing

15-Aug	A	B
9:00AM	3	8
9:30AM	3	5
10:00AM	4	5
10:30AM	2	6
11:00AM	3	6
11:30AM	1	7
12:00PM	0	7
12:30PM	0	6
1:00PM	0	9
1:30PM	0	9
2:00PM	0	9
2:30PM	0	10
3:00PM	1	12
3:30PM	1	13
4:00PM	1	16

22-Aug	A	B
9:00AM	1	1
9:30AM	1	3
10:00AM	1	4
10:30AM	2	6
11:00AM	2	7
11:30AM	2	9
12:00PM	2	10
12:30PM	2	12
1:00PM	1	12
1:30PM	2	10
2:00PM	1	9
2:30PM	1	9
3:00PM	2	13
3:30PM	3	10
4:00PM	1	8

Total Spaces- a.)13 b.)30

4.) Coyote Point-Windsurfing

15-Aug	A(surf)	B(watch)
9:00AM	0	0
9:30AM	0	0
10:00AM	0	0
10:30AM	0	0
11:00AM	0	0
11:30AM	0	0
12:00PM	0	0
12:30PM	0	0
1:00PM	0	0
1:30PM	0	0
2:00PM	0	0
2:30PM	3	0
3:00PM	8	0
3:30PM	15	4
4:00PM	17	6

5-Sept	A(surf)	B(watc)
9:00AM	0	0
9:30AM	0	0
10:00AM	0	0
10:30AM	0	0
11:00AM	0	0
11:30AM	0	0
12:00PM	0	0
12:30PM	0	0
1:00PM	0	0
1:30PM	1	0
2:00PM	1	0
2:30PM	1	0
3:00PM	2	0
3:30PM	2	0
4:00PM	2	0

Total Spaces- 182