



Memorandum

Date: May 10, 2018
To: Ms. Brittini Barron, City of San Mateo
From: Kai-Ling Kuo, Gary Black
Subject: Parking Study for Bay Meadows II SPAR #1 STA 1 & 5 Modification

Hexagon Transportation Consultants, Inc. has completed a parking study for the Bay Meadows II SPAR #1 STA 1 & 5 Modification project. The current SPAR parking standard for office uses in the Bay Meadows II area is 2.75 spaces per 1,000 square feet (s.f.) of gross floor area. With the proposed STA 1 & 5 land use modifications, the updated Parking Management Plan (PMP) proposes to lower the parking standard for office uses in STA 1 and STA 5 from 2.75 to 2.60 spaces per 1,000 s.f. The purpose of the parking study is to determine whether the proposed reduction in parking standard in the updated PMP report would be justified.

Hexagon analyzed the peak parking demand for various office developments in the Bay Area that are comparable to the office development in Bay Meadows II. The result of the parking study shows that the proposed parking standard of 2.60 spaces per 1,000 s.f. would provide adequate parking supply for office uses in STA 1 and STA 5.

Observed Office Parking Demand

Hexagon identified the following four office buildings that are near Caltrain or BART stations (TOD buildings) and have their own parking garages. Parking counts were conducted at these office buildings on three regular weekdays between 10 AM and 2 PM when office parking demand peaks. Except for the Station 4 building, visitors for these office buildings are provided on-site.

- 3050 S. Delaware Street (Station 4) in Bay Meadows II: Parking counts include employee parking in the gated parking garage.
- Franklin Templeton Campus in Bay Meadows I: Parking counts include employee and visitor parking within the site (both gated parking garages and surface lots).
- 200 & 250 S. Mathilda Avenue (Nokia & Apple) in Sunnyvale: Parking counts include employee parking in the gated parking garage. Visitor parking (not counted) is not gated and is shared with retail restaurant uses.
- 39300 Civic Center Drive & 2201 Walnut Avenue in Fremont: Parking counts include employee and visitor parking within the site.

The result of the parking counts (see Table 1) shows that the peak office parking demand for these TOD buildings ranges from 1.66 to 2.68 spaces per 1,000 s.f. The office building in Fremont has the highest parking demand although it is next to the BART Station. The average parking demand for these office buildings is 2.14 spaces per 1,000 s.f. and 2.03 spaces per 1,000 s.f. without the Fremont building.

Hexagon has previously conducted parking counts for the following three office buildings that are in Downtown San Mateo and also near the Caltrain Station (TOD and Downtown buildings) for the 405 E. 4th Avenue project. The result of the parking counts (see Table 1) shows that the peak



office parking demand for these TOD and Downtown buildings ranges from 1.56 to 2.28 spaces per 1,000 s.f. with an average parking demand of 1.82 spaces per 1,000 s.f.

- 101 S. Ellsworth Avenue
- 181 2nd Avenue
- 400 S. El Camino Real

The peak parking demand for the office buildings near a major transit station (2.14 spaces per 1,000 s.f.) appears to be higher than the peak parking demand for these office buildings in Downtown San Mateo and near a Caltrain Station (1.82 spaces per 1,000 s.f.). The average parking demand of all surveyed buildings is 2.07 spaces per 1,000 s.f. and 1.97 spaces per 1,000 s.f. without the Fremont building.

The proposed parking standard of 2.60 spaces per 1,000 s.f. is higher than the peak parking demand of most of the studied office buildings, except the office building in Fremont. Therefore, the proposed parking standard is expected to provide sufficient parking spaces to accommodate the peak parking demand for office buildings in Bay Meadow II.

**Table 1
Office Building Parking Demand Study**

| Building Address | City | TOD features | Parking Count Date ¹ | Building Floor Area (s.f.) ² | Peak Parking Demand | Parking Ratio (spaces/ksf) |
|---|-----------|--|---------------------------------|---|---------------------|----------------------------|
| TOD Buildings | | | | | | |
| 3050 S. Delaware St (Station 4) | San Mateo | Next to Hillsdale Caltrain Station | February 2018 | 216,428 | 456 | 2.11 |
| Franklin Templeton Campus | San Mateo | 0.6 mile to Hillsdale Caltrain Station and shuttles between station and campus | November 2016 | 380,843 | 862 | 2.26 |
| 200 & 250 S. Mathilda Ave (Nokia & Apple) ³ | Sunnyvale | 1,800 feet to Sunnyvale Caltrain Station | February 2018 | 291,145 | 482 | 1.66 |
| 39300 Civic Center Dr & 2201 Walnut Ave | Fremont | Next to Fremont BART Station | February 2018 | 190,638 | 510 | 2.68 |
| <i>Average of above TOD buildings without Fremont site</i> | | | | | | 2.03 |
| <i>Average of above TOD buildings with Fremont site</i> | | | | | | 2.14 |
| TOD and Downtown Buildings | | | | | | |
| 101 S. Ellsworth Ave | San Mateo | In downtown and next to San Mateo Caltrain Station | October 2016 | 98,300 | 181 | 1.84 |
| 181 2nd Ave | San Mateo | In downtown and 1,100 feet to San Mateo Caltrain Station | October 2016 | 76,300 | 174 | 2.28 |
| 400 S. El Camino Real | San Mateo | In downtown and 0.6 mile to San Mateo Caltrain Station | October 2016 | 141,400 | 221 | 1.56 |
| <i>Average of above TOD and Downtown buildings</i> | | | | | | 1.82 |
| Average of all buildings without Fremont site | | | | | | 1.97 |
| Average of all buildings with Fremont site | | | | | | 2.07 |
| 1. Parking survey for each site was conducted on regular weekdays between 10 AM and 2 PM, when office parking demand peaks. 2. Building floor area for buildings in Sunnyvale and Fremont and at 181 2nd Avenue in San Mateo was estimated based on Google Earth. Building area for Franklin Templeton was estimated based on 67% occupancy of total existing 568,423 s.f. The parking count was conducted for the Franklin Templeton Campus Expansion TIA, when the existing Franklin Templeton buildings were 67% occupied. 3. Only employee parking, excludes visitor parking. | | | | | | |



HEXAGON TRANSPORTATION CONSULTANTS, INC.

August 28, 2018

Ms. Darcy Forsell
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403

Re: *Peer Review of the Traffic Management Plan and Parking Management Plan for Bay Meadows II*

Dear Ms. Forsell:

Hexagon Transportation Consultants, Inc. has reviewed the updates to the Bay Meadows II Traffic Management Plan (TMP) and Parking Management Plan (PMP), both dated August 24, 2018, prepared by Kimley Horn and Associates, Inc. Both the TMP and PMP have been updated to reflect the proposed land use modifications in station blocks STA 1 and STA 5 and the built land uses in Bay Meadows II. Hexagon's comments on the previous draft TMP and PMP have been addressed, and we have no further comments.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Gary K. Black", with a long horizontal flourish extending to the right.

Gary K. Black
President