

# Memorandum

Date: December 3, 2021  
To: Roscoe Mata, City of Millbrae  
From: Kevin Zamzow-Pollock and Jarrett Mullen, Fehr & Peers  
**Subject: Downtown Millbrae Parking Occupancy Data Collection**

SF21-1181

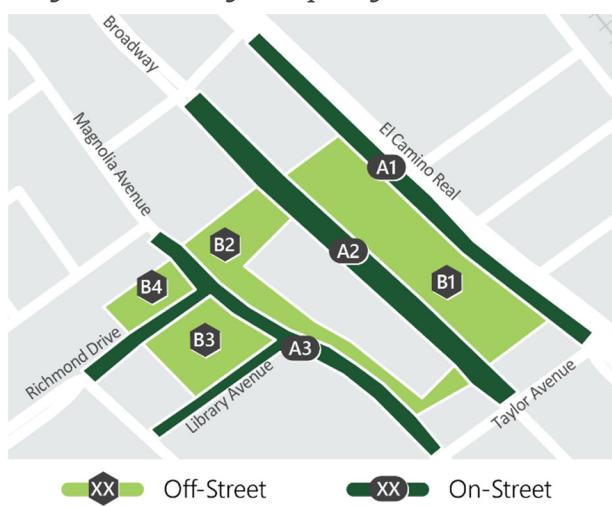
This memorandum presents parking occupancy data for the on-street and off-street parking facilities in Downtown Millbrae, CA near the proposed mixed-use development project at 959 El Camino Real (the "Project"). Typical weekday and weekend parking occupancy was collected during a four-hour midday period between 11AM and 2PM during a Thursday and Saturday in September 2021. These time periods were selected to capture peak parking demand from the Downtown retail and commercial destinations which are the primary uses served by the parking supply.

## Count Locations

To evaluate how parking location influences parking demand, the parking collection locations were divided into the seven on- and off-street subareas near the Project site. The parking collection subareas are shown in **Figure 1** and corresponding parking supply are listed in **Table 1**.

Within the count area, there are 1,099 parking stalls which include 277 on-street stalls and 822 off-street stalls. At 325 stalls, the Millbrae Square East Lot (B1) is the largest parking facility and is accessible from both El Camino Real and Broadway. The overall supply includes the podium parking stalls located beneath the Safeway grocery store along with the adjoining surface parking. This lot is the most visible

*Figure 1. Parking Occupancy Count Subareas*





to motorists approaching the Downtown area on El Camino Real. On-street parking is provided throughout the count area with the Broadway corridor. Parking is not paid and time limit regulations include one hour, two hours, four hours, and no time limit. A full inventory of parking stalls by time limit are provided at the end of the memo.

**Table 1: Parking Data Collection Locations & Supply**

Location	Parking Supply (Stalls)
<b>(A) On-Street Parking</b>	
1. El Camino Real – between Meadow Glen Ave. and Taylor Blvd. <sup>1</sup>	37
2. Broadway – between Meadow Glen Ave. and Taylor Blvd	133
3. Magnolia Avenue – between Meadow Glen Ave. and Taylor Blvd Richmond Drive – between Meadow Glen Ave. and Taylor Blvd Library Avenue – between Meadow Glen Ave. and Taylor Blvd	107
<b>ON-STREET SUBTOTAL</b>	<b>277</b>
<b>(B) Off-Street Parking<sup>2</sup></b>	
1. Millbrae Square East Lot – located between El Camino Real and Broadway	325
2. Millbrae Square West Lot – located between Broadway and Magnolia Avenue	191
3. Library Avenue Lot – located between Magnolia Ave., Richmond Dr., and Library Ave.	212
4. Richmond Drive Lot – located between Magnolia Ave. and Richmond Dr.	94
<b>OFF-STREET SUBTOTAL</b>	<b>822</b>
<b>TOTAL</b>	<b>1,099</b>

Source: Fehr & Peers, 2021

Notes:

1. Parking data were collected only on the west side of El Camino Real.
2. Excludes off-street parking facilities restricted to public access.

## Observations

Hourly parking occupancy data for each subarea are shown in **Figure 2** (weekday) and **Figure 3** (weekend). Observations are summarized below.

### Weekday Midday

During the four-hour count period, parking occupancy was constant at between 35% and 38% of supply. Within the subareas, the Broadway corridor, the Millbrae Square West Lot, and the Library Avenue Lot were the areas of greatest demand with on-street parking demand along Broadway



peaking at approximately 80% occupancy during the 1PM hour. The Millbrae Square East Lot, the largest parking subarea, never exceeded 35% occupancy. The Richmond Drive lot peaked at only five percent occupancy with four of the 94 stalls occupied.

### **Weekend Midday**

Overall, weekend parking occupancy was marginally higher than the weekday midday period. Total parking occupancy peaked at 46% during the 12PM hour with a drop to 38% by 2PM. The distribution of occupied parking spaces across the various subareas generally mirrored the weekday pattern with the greatest demand occurring along Broadway (80% peak occupancy) and in the Millbrae Square West lot (70% peak occupancy). The Richmond Drive lot peaked at ten percent with just nine of the 94 stalls occupied. In contrast to the weekday pattern, the Millbrae Square East lot peaked at 45% versus 35% on the weekday.

### **Takeaways**

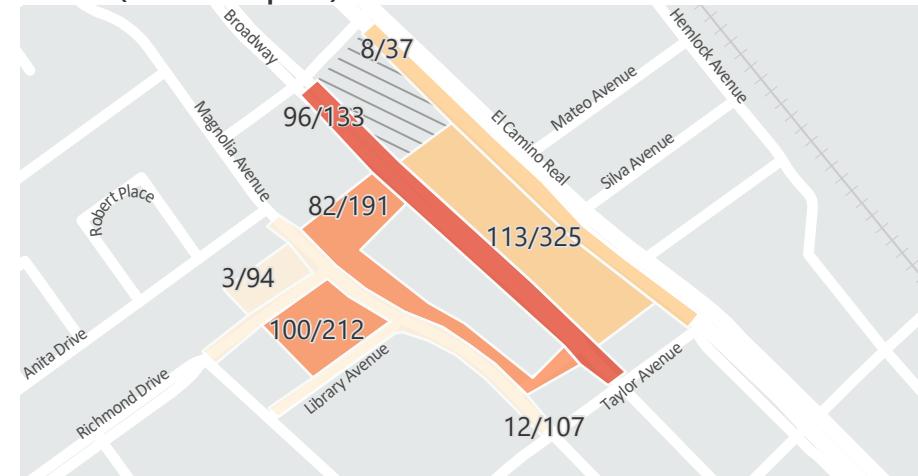
The on-and off-street parking fronting the cluster of commercial buildings along the west edge of the Broadway corridor appears to have greatest demand during the observed periods. However, the area's overall parking occupancy is well below supply, indicating that motorists are likely opting for convenience by selecting spaces that are immediately adjacent to their destinations. Parking occupancy never exceeded 85% for any subarea, which is typically when motorists have trouble finding parking in their desired location.

If the Project were to remove up to 15 on-street angled parking stalls along the Broadway frontage without replacement, the overall parking occupancy in the study area would be relatively unchanged, however the peak parking occupancy along the Broadway corridor would reach approximately 92 percent. As shown in the attached figures, there would still be plenty of on- and off-street parking available throughout the study area.

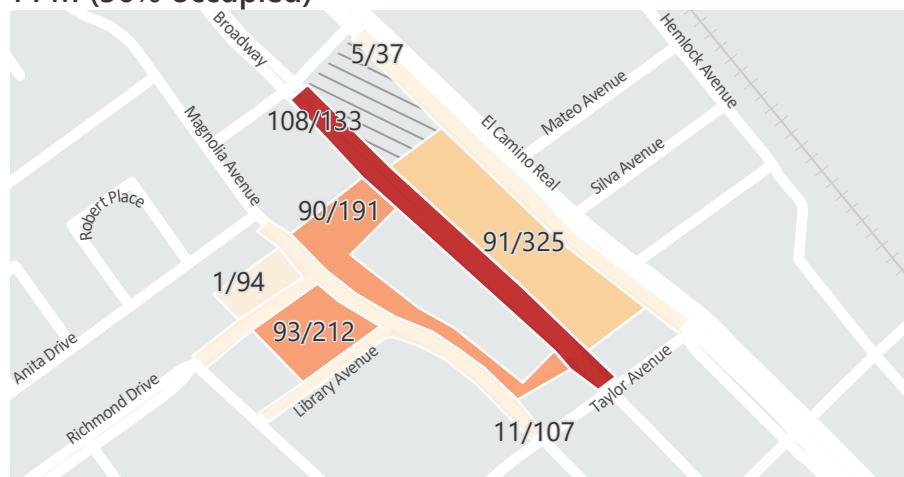
11 AM (35% occupied)



12 PM (38% occupied)



1 PM (36% occupied)



2 PM (38% occupied)



### Parking Occupancy (spaces occupied / total spaces)

- Less than 20%
- Between 20% and 40%
- Between 40% and 60%
- Between 60% and 80%
- Between 80% and 100%
- Project Site



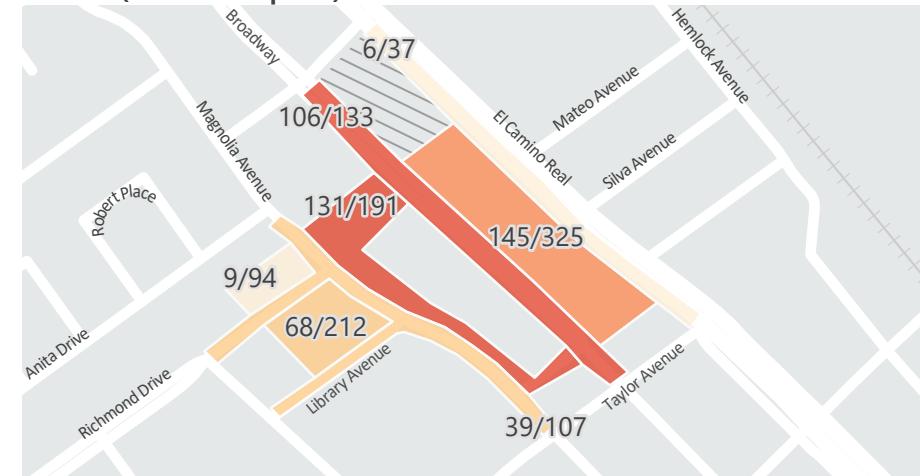
Figure 2

Midweek Parking Occupancy

11 AM (44% occupied)



12 PM (46% occupied)



1 PM (43% occupied)



2 PM (38% occupied)



### Parking Occupancy (spaces occupied / total spaces)



- Less than 20%
- Between 20% and 40%
- Between 40% and 60%
- Between 60% and 80%
- Between 80% and 100%
- Project Site

Figure 3

Saturday Parking Occupancy

**Location:** Millbrae, CA

ID	GIS ID	Street	From	To	Side of Street	TOTAL	General	4 Hour	2 Hour	1 Hour	Other	Other
1	8	El Camino Real	Meadow Glen Ave	Top Dwy	West	0						RED Zone
2	8	El Camino Real	Top Dwy	North Dwy	West	10			10			
3	8	El Camino Real	North Dwy	Mid Dwy	West	9			9			
4	8	El Camino Real	Mid Dwy	Silva Ave	West	13			13			
5	8	El Camino Real	Silva Ave	Taylor Blvd	West	5			5			
6	1	Millbrae Square Parking	North Dwy	Mid Dwy	N/A	132	132					
7	1	Millbrae Square Parking	Mid Dwy	Silva Ave	N/A	156	156					
8	1	Millbrae Square Parking	Silva Ave	End	N/A	37	37					
9	4	Broadway	Meadow Glen Ave	North Dwy	West	22			22			
10	4	Broadway	Meadow Glen Ave	Top Dwy	East	7			7			
11	4	Broadway	Top Dwy	North Dwy	East	11			11			
12	4	Broadway	North Dwy	Mid Dwy	West	9				9		
13	4	Broadway	North Dwy	Mid Dwy	East	12				12		
14	4	Broadway	Mid Dwy	Silva Ave	West	11				11		
15	4	Broadway	Mid Dwy	Silva Ave	East	12				12		
16	4	Broadway	Silva Ave	South Dwy	West	18				18		
17	4	Broadway	Silva Ave	South Dwy	East	19				19		
18	4	Broadway	South Dwy	Taylor Blvd	West	6					6	6 - 20 Minute
19	4	Broadway	South Dwy	Taylor Blvd	East	6				6		
20	3	Millbrae Square Parking	Broadway	North Dwy	N/A	78			78			2 - EV, 4 - Cust. Pick-up
21	3	Millbrae Square Parking	North Dwy	Mid Dwy	N/A	63			63			2 - Walgreens Pick-up
22	3	Millbrae Square Parking	Mid Dwy	South Dwy	N/A	32			32			
23	3	Millbrae Square Parking	South Dwy	Broadway	N/A	18			18			
24	7	Magnolia Ave	Anita Dr	Richmond Dr	West	2	2					
25	7	Magnolia Ave	Anita Dr	Richmond Dr	East	7	7					
26	7	Magnolia Ave	Richmond Dr	Library Ave	West	6			6			
27	7	Magnolia Ave	Richmond Dr	Library Ave	East	10			10			
28	7	Magnolia Ave	Library Ave	Taylor Blvd	West	11				8	3	3 - 20 Minute
29	7	Magnolia Ave	Library Ave	South Dwy	East	15			15			
30	7	Magnolia Ave	South Dwy	Taylor Blvd	East	0						RED Zone
31	7	Richmond Dr	Magnolia Ave	Poplar Ave	North	18	8	10				
32	7	Richmond Dr	Magnolia Ave	Poplar Ave	South	19		19				
33	7	Library Ave	Magnolia Ave	Parking Lot Dwy	North	0						0
34	7	Library Ave	Parking Lot Dwy	Poplar Ave	South	0						RED Zone
35	7	Library Ave	Magnolia Ave	Poplar Ave	South	19				19		19 - 8 hour
36	5	Library Ave Parking Lot	Richmond Dr	Library Ave	N/A	212				212		212 - 8 hour
37	6	Richmond Dr Parking Lot	Magnolia Ave	Richmond Dr	N/A	94			94			