LARKSPUR FERRY TERMINAL PARKING STATUS
TO BE DISCUSSED AT BUILDING & OPERATING COMMITTEE

Friday, December 6, 2007, immediately following Transportation Committee which commences at 10 am

No action is being recommended at this meeting; the matter is being brought forward for discussion.

Background – Larkspur Terminal Parking

• Golden Gate Larkspur Ferry Terminal (LFT) parking lot was constructed in 1976 and provided less than 1,000 public parking spaces.
• In 1976, when ferry service began, an extensive shuttle bus system was provided carrying about 25% of all morning peak ferry passengers.
• Over time, as use declined to less than 10% of ferry riders and the amount of shuttle service was reduced due to funding constraints, parking demand increased.
• Between 1976 and 2000, the parking lot was reconfigured several times to increase the number of parking spaces and a carpool parking area was established near the entrance to the passenger terminal.
• In 2001, an evaluation of both additional on-site and new off-site parking options was undertaken in response to severe overcrowding of the parking lot resulting in the following actions:
  ➢ In late December 2001, the District completed an expansion to the parking in the LFT lot increasing the capacity to 1,599 spaces (see summary on page 4).
  ➢ Temporary overflow parking across the street from LFT was obtained from the Ross Valley Sanitary District (RVSD). In 2005, when the RVSD parking became unavailable, temporary overflow parking was established on the vacant railroad right-of-way above the District’s property leased to Marin Airporter.
• In 2003, due to extremely low bus ridership and high bus operating costs, all shuttle bus service to LFT was discontinued.
• Since 2006, nearly 2,000 vehicles are parked at and around LFT on most weekdays. The LFT parking lot regularly fills up on weekdays by 10 am and overflows onto the periphery of the lot, onto E. Sir Francis Drake Blvd. and across the street onto the railroad right-of-way above the Marin Airporter facility.

Parking Expansion Options for the Future

With Larkspur/San Francisco ferry ridership continuing to grow, staff has begun studying options for addressing this parking shortage.

• Planned addition of 150 spaces at LFT in summer 2008: Staff engineers are preparing design plans and bid documents for a 150-space expansion of the parking lot for summer 2008. This project will use up the remaining surface area on the LFT site and is the last parking expansion that can be accomplished at LFT without building a multi-level garage.
Preliminary cost estimate for this work, including ADA-related improvements, is about $1.5 million.

- **Two preliminary parking concepts for a possible parking garage:** Staff is moving forward on the development of two preliminary parking garage concepts; the concepts are being refined and will be brought to the Board in early 2008 with a recommendation regarding which concept to take forward with into the Preliminary Engineering and Environmental Analysis process.

One parking garage concept located at the existing LFT parking site and one at the District’s property across the street from LFT that is currently leased to the Marin Airporter. In both concepts, continued use by the Marin Airporter is incorporated into the preliminary designs. Conceptual-level cost estimates for either parking garage are less than $20 million. Two conceptual renderings are to scale and the conceptual building dimensions are associated with a specific number of parking spaces. Each rendering depicts a four story parking facility. The height of the tallest part of each structure, which is the elevator shaft, is 45.5 feet above the surrounding ground. The traffic grade at the upper level is 32.5 feet above the ground with a parapet wall about 3.5 feet above that.

The initial conceptual rendering for the existing LFT site depicts a structure that provides 969 parking spaces; however, it occupies a footprint (new building and landscaping) that currently provides approximately 400 spaces, so this concept provides a net increase of approximately 569 spaces.

The initial conceptual rendering for the Marin Airporter site includes approximately 4,000 square feet for the Marin Airporter offices and it includes three (3) off-street parking spaces for buses. This structure provides 429 parking spaces; however, it occupies a footprint that
currently provides for 171 parking spaces, so this concept provides a net increase of approximately 258 spaces.

• **Funding to assist with Parking Garage Engineering, Environmental and Construction**
  Last month, the District was recently informed by the Metropolitan Transportation Commission that $12.8 million in federal funds for ferry improvements is specified in the new Urban Partnership Program grant recently approved by the federal DOT for many projects in the Bay Area.

• **Restoration of shuttle bus services** was also evaluated but due to a lack of operating funds for such a large service expansion, it has been determined that such expansion was not viable at this time.

• **Improvements in bicycle and pedestrian access** by the Transportation Authority of Marin are under development and will also assist to make it possible to access the ferry by means other than a car.

• **Potential long-term rail access** to LFT would not be compromised by any parking improvement plans of the District.
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<thead>
<tr>
<th></th>
<th>BEFORE</th>
<th>AFTER</th>
<th>CHANGE</th>
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<tbody>
<tr>
<td>Number of Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Unrestricted Spaces</td>
<td>1,297</td>
<td>1,494</td>
<td>+ 197</td>
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<tr>
<td>Number of Carpool Spaces</td>
<td>18</td>
<td>30</td>
<td>+ 12</td>
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<tr>
<td>Number of Accessible Spaces</td>
<td>24</td>
<td>26</td>
<td>+ 2</td>
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<td>Number of Employee/Permit Spaces</td>
<td>49</td>
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<tr>
<td>Total Number of Parking Spaces</td>
<td>1,388</td>
<td>1,599</td>
<td>+ 211</td>
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<tr>
<td>Number of Bus Berths</td>
<td>8</td>
<td>9</td>
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<td>Number of Motorcycle Spaces</td>
<td>5</td>
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<tr>
<td>Number of Parking Rows</td>
<td>15 (rows A-N + carpool row)</td>
<td>18 (rows A-R)</td>
<td>+ 3</td>
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90-degree Parking Spaces
- Number of 90-degree spaces: 1,388, 1,353, –35
- Width of Parking Bay – feet: 57 ft., 54 ft., –3 ft.

60-degree Parking Spaces
- Number of 60-degree spaces: NA, 245, + 245
- Width of Parking Bay – feet: NA, 49 ft.
- Width of Aisle – feet: NA, 13.5 ft.

Source: GGBHTD Planning Dept.