



City of Burlingame Case Study

Project: 220 Park Road

220 Park Road



Previous Use:
Former U.S.
Post Office



Proposed Use:
New 6-story mixed use
Retail on ground floor
Office on upper floors

Site Area:
57,300 sf impervious
4,700 sf pervious
1.42 acres

Worksheet D

C.3 Regulated Projects and Non-Regulated GI Projects

Stormwater Treatment Measures and Site Design Measures by Drainage Management Area (DMA)

Check all applicable boxes, answer questions and fill in cells related to the site design and treatment measure(s) included in the project.

Drainage Management Area Summary Table

Complete the information below at the Entitlement, Building Permit and Certificate of Occupancy stages for Regulated C.3 Projects and Non-Regulated Green Infrastructure Projects. (The first four cells are automatically filled in from the Project Info sheet.)

Project Name:	220 Park Road					
Project Address:	220 Park Road, Burlingame, CA 94010					
Cross Streets:	Park Road					
APN:	29204250					
Special Project¹¹?	Yes	80% of C.3.d amount of runoff treated by Non-LID Systems on the Special Project site.				
C.3 Regulated?	Yes					
Public or Private?	Private	Public projects are those on public property or ROW; private projects are on privately-owned				
DMA Identification Number	Impervious Area¹² (ft²)	Pervious Area¹³ (ft²)	Type of Site Design Measure or Treatment Measure¹⁴	Sizing Criteria Used¹⁵	Size Required¹⁶	Size Provided
DMA 1A	20,270	-	Proprietary media filter system	2a: Flow	20,270 sf	20,270 sf
DMA 1B	8,511	-	Proprietary media filter system	2a: Flow	8,511 sf	18,148 sf
DMA 2	10,882		Flow-through planter lined with	2a: Flow	4%	435 sf
DMA 3	1,800	-	Tree well filter with bioretention soil with underdrain	2a: Flow	4%	560 sf
DMA 4	3,685		Tree well filter with bioretention soil	2a: Flow	4%	560 sf
DMA 5		200	Self-treating area	2a: Flow	-	-
DMA 6		1,651	Proprietary media filter system	2a: Flow	1,651 sf	18,148 sf
DMA 7	4,555		Proprietary media filter system	2a: Flow	4,555 sf	18,148 sf
DMA 8		2,845	Self-treating area	2a: Flow	-	-
DMA 9	2,420		Tree well filter with bioretention soil	2a: Flow	4%	560 sf
DMA 10	670		Tree well filter with bioretention soil	2a: Flow	4%	560 sf
DMA 11	2,595		Tree well filter with bioretention soil	2a: Flow	4%	560 sf
DMA 12	1,896		Tree well filter with bioretention soil	2a: Flow	4%	560 sf
TOTALS	57,284	4,696	N/A	N/A	N/A	N/A
Totals from Project Info Sheet Cells	57,284	4,696				

F-2 LID Treatment Reduction Credit Calculation

(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density ¹⁶ or FAR ¹⁶	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C	Category C has changed under MRP 3.0			Location credit (select one) ²⁰ :		
				Within ¼ mile of transit hub	50%	50%
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	10%
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking ²¹	10%	
				No surface parking	20%	20%
				TOTAL TOD CREDIT =		80%

F-3 Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix J of the C.3 Technical Guidance.

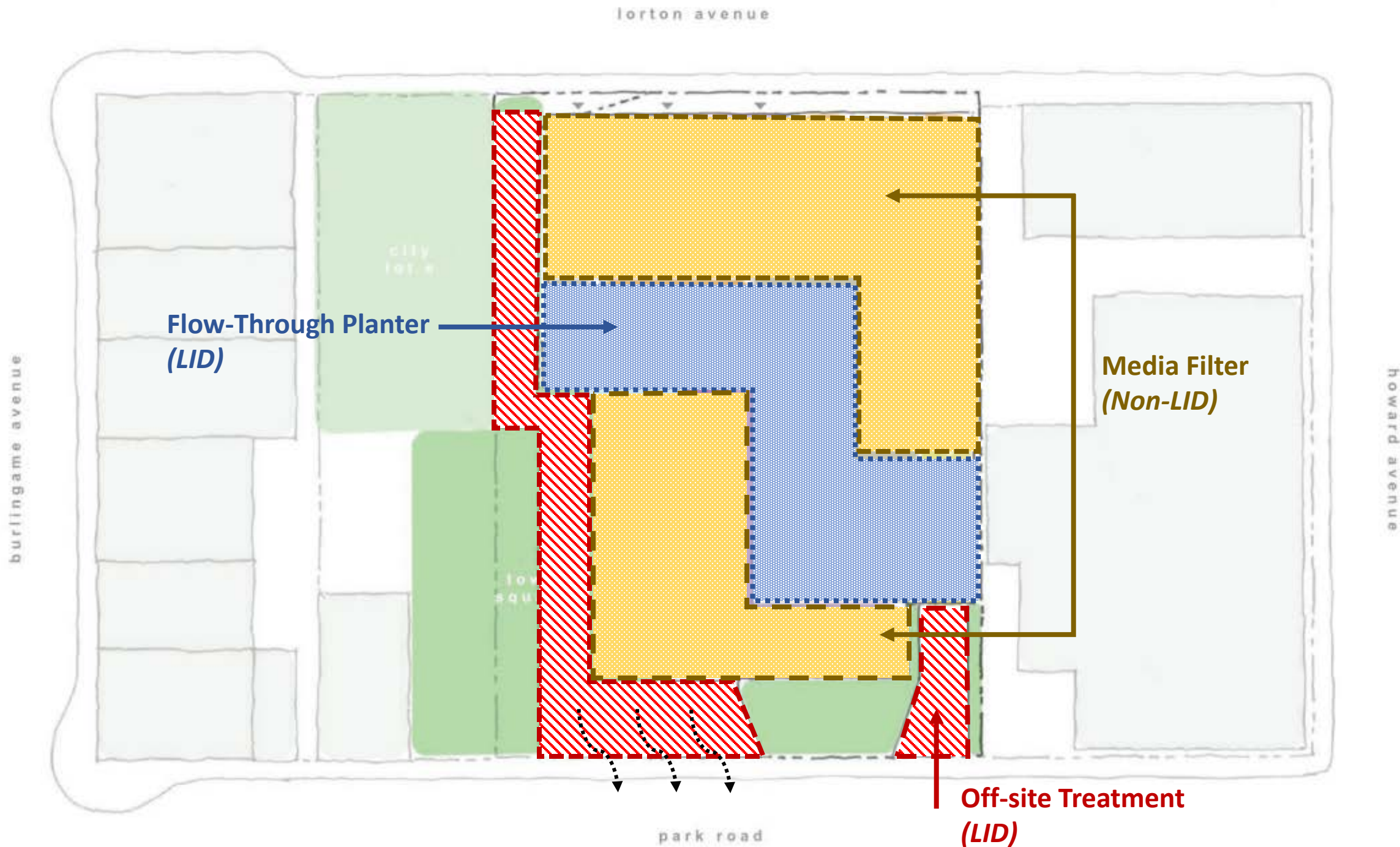
220 Park Road

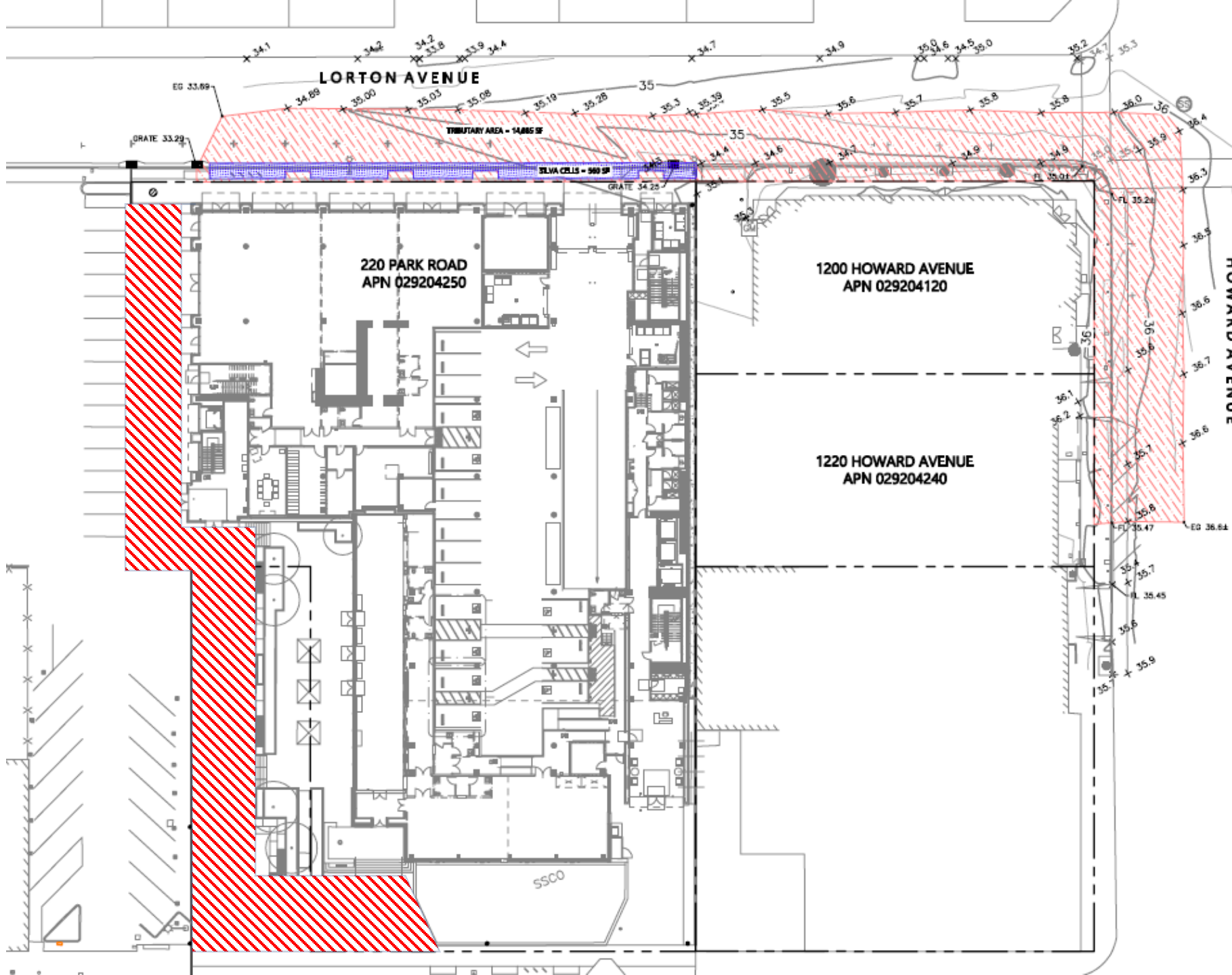


Special Project Category C (under MRP 2.0)

What does it mean to be a “Special Project”?

- Project *may* implement less than 100% LID treatment
- Project must provide a narrative discussion of feasibility or infeasibility of 100% LID treatment





- NOTES:**
1. A MINIMUM OF 10595 SF IS NEEDED IN ORDER TO SATISFY OFFSET TREATMENT REQUIREMENTS.
 2. A TRIBUTARY AREA OF 14,000 SF IS PROVIDED.
 3. A TOTAL OF 560 SF OF BIOTREATMENT IS PROVIDED BY THE SILVA CELLS ON LORTON AVE. SILVA CELL SYSTEM IS ABLE TO TREAT UP TO 14,000 SF, AT THE STANDARD 4% FACTOR.

LEGEND

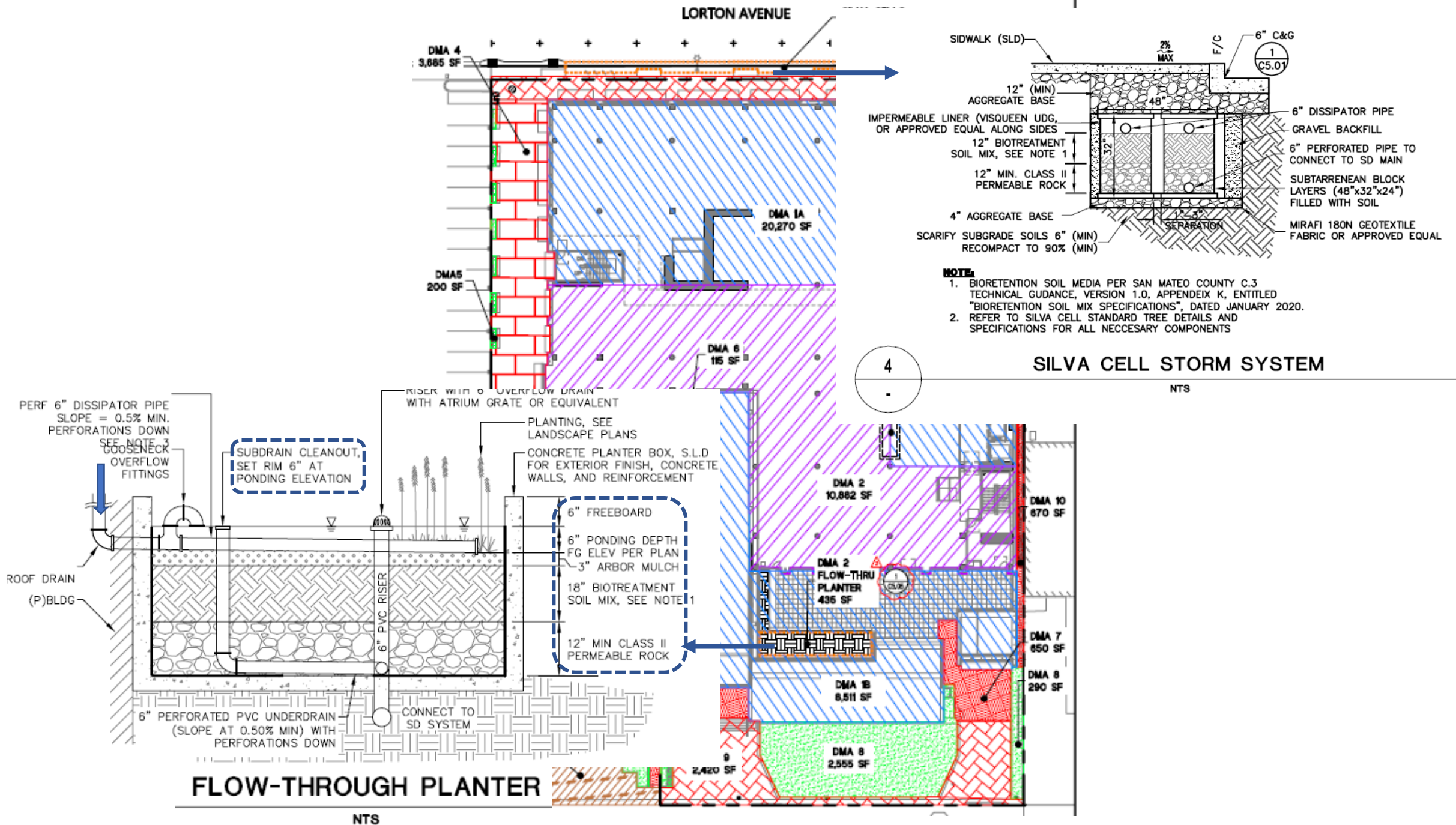
- PROPERTY LINE
- TRIBUTARY AREA
- SILVA CELLS

Alternative Compliance: LID Treatment at an Off-site Location

*Refer to C.3 Regulated Projects
Guide, Section 9.4 for a Case
Study Example*

**Untreated area on-site:
10,595 sf**

**Treated area off-site:
14,000 sf**



An architectural rendering of a modern, multi-story building at dusk. The building features large glass windows and balconies, with interior and exterior lighting glowing. In the foreground, a paved plaza with a grassy area is populated with many people walking and sitting on a bench. A sign in the background reads "BURLINGAME SQUARE".

Thank you!

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City of Burlingame