

# BURLINGAME BROADWAY SPECIFIC PLAN COMMUNITY ADVISORY COMMITTEE MEETING #1

## Summary

**When:** August 9, 2023, from 6:00 pm – 7:30 pm

**Where:** Virtual, Zoom Meeting

**Attendees:**

- Kevin Gardiner – City of Burlingame
- Burlingame City Council Members
- Burlingame Planning Commission Members
  
- Dan Amsden – Principal, MIG
- Rishi Dhody – Project Manager, MIG
- Shikha Merchant – Project Associate, MIG
  
- Kerry Bitner – Resident / Restaurant Owner
- Susan Baker – Resident / President and CEO Burlingame SFO Chamber of Commerce
- Jennifer Pfaff – Resident / Burlingame Planning Commissioner
- John Kevranian – Business Owner / President for Broadway Burlingame Business Improvement
- Nicki – Resident / Business Owner
- Rachel Ni – Resident
- Emma Skelton – Resident
- Richard Terrones – Resident / Business Owner
- Athanasios Rebelos – Renter / Traffic Safety and Parking Commissioner
- Wendy Romero – Resident

### I. Meeting Summary

Dan Amsden and Rishi Dhody from MIG presented an overview of the Burlingame Broadway Specific Plan, empathizing that the project provides the community an opportunity to frame a long-term vision for the area supported by new policies, designs, and development standards. Topics that Dan touched on included economic development, land uses, changes in

housing demand, streetscape improvements, pedestrian and bicycle connections, traffic, and mobility. Rishi presented the study area boundary, existing data, existing land use and zoning, existing pedestrian amenities, biking and trail infrastructure, transit facilities and routes and proto-typical parcel characteristics.

After the presentation, the floor was open for community leaders and residents of Burlingame to ask questions, voice ideas or concerns, identify development challenges, describe assets, and identify site-specific development opportunities. The following sections summarize the questions, responses, assets, challenges, and opportunities that were discussed during the meeting.

## II. Questions & Responses

- **Is there a budget for this project?** *The project team mentioned that this is a planning project funded through an MTC/ABAG grant. The economic analysis will be undertaken to check the feasibility for private development and financing plan with assumptions of public improvement projects like streetscape, sidewalk and transit improvement would be undertaken.*
- **As per the updates on the General Plan, is there a state mandate that suggests the number of floors could exceed four (4)?** *The project team mentioned that the General Plan identified four stories as a height limit, subject to setback and step-back requirements. After the adoption of the General Plan, the City has changed some rules on density and building heights. The specific plan provides a good opportunity to revisit the contents of the General Plan and identify any revisions that could be pertinent like changes in the building height by providing bonuses to developers and then exceeding the building height by a story or so.*
- **Will Caltrain resume services and stop at Broadway during the weekdays after the grade separation and electrification?** *The project team mentioned that it is under consideration. But Caltrain has not stopped at Broadway since 2008 so it will be difficult to attract foot traffic and commuters at Broadway as the crowd is only noticed during a Giants Game or during weekends.*

### III. Assets:

- Proximity to the San Francisco Airport and ideal location to bring in-transit tourists/passengers.
- Ability to resume trolley services (pertinent mode of transit before Covid), directly bringing tourists from various hotels near the airport to Broadway. The restarting of circulator shuttle services would bring in more foot traffic and business to Broadway.
- Underutilized alleyways and mews could be revived by making them a part of a bike/ pedestrian network.

### IV. Challenges:

- Parklets and outdoor restaurants conflict with the existing vehicular movement.
- Improve the uniformity and visibility of the parklets as they block business for other owners.
- Public infrastructure like benches, corners of sidewalks occupied by the homeless affect business and scare potential customer away.
- Control the speed limits along Broadway. Develop Broadway as a connector street between El Camino and California Drive and not a highway.

### V. Opportunities:

- Pedestrian Safety:
  - Wider sidewalks to encourage more people to walk and explore the businesses along Broadway.
  - Carve out an overall pedestrian walkway plan utilizing the side alleys, mews, and back streets.
  - Improve crosswalks and intersections at Broadway - Laguna Ave. to avoid pedestrian accidents.
- Vehicle Speeds and Movements:
  - Introduce better directions / sign boards / wayfinding.

- Lower speed limits on Broadway.
- Set up flashlights, stop signs and beacon lights on one way street intersections.
- Introduce speed bumps on the side streets to reduce the vehicle speed especially on one-way streets.
- Parking Improvements:
  - Develop parking in-lieu standards for businesses along Broadway.
  - Limit parking in front of active ground uses/businesses.
  - Consider a parking structure that requires parking permits for business owners and employees, number of vacant parking spots available.
  - Extended parking hours for commercial parking. The Chula Vista parking lot is usually full and there is a loss of eight parking spots due to electric vehicle charging stations.
  - Develop a parking application that shows available parking spots and ideal locations to park.
  - Locate extended parking facilities on side streets and adjoining blocks to Broadway like the post office parking lot that could accommodate more daytime parking.
- Bicycle Facilities:
  - Introduce bike lanes because currently bikers use the sidewalks due to high-speed traffic on Broadway.
  - Introduce bike lanes along one-way streets.
- Landscape Improvements:
  - Prepare an extensive landscape and planting plan.
  - Develop pocket parks along sidewalk corners/vacant public lands that are children and pet friendly like in Downtown Burlingame.
  - Make space for public outdoor seating – add benches and tables.
  - Set up multiple trash bins at frequent intervals.

- Active Ground Floor Uses:
  - Improve visibility of the shopfronts, make them transparent and attractive to pedestrians.
  - Bring in a variety of business that would attract more retail and eateries, restaurants.
  - Limit non-retail businesses like offices and showrooms on the ground floor which could easily function well from the first floor.
  - Increase the vibrancy along Broadway that is responsible for the economic prosperity of businesses.
  - Develop more mixed-use neighborhoods in the adjacent blocks.
- Community Events:
  - Create space for weekly community activities.
  - Support and promote cultural events that connect people with their neighbors.