

BURLINGAME BROADWAY SPECIFIC PLAN COMMUNITY ADVISORY COMMITTEE MEETING #2

Summary

When: November 1, 2023, from 6:00 pm – 7:30 pm

Where: Virtual, Zoom Meeting

Attendees:

- Kevin Gardiner – City of Burlingame
- Joseph Sanfilippo – Economic Development & Housing Specialist
- Brittany Xiao, City of Burlingame – Planning Department

- 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
- Ricardo Santos – Resident
- Emma Skelton – Resident
- Richard Terrones – Resident / Business Owner
- Athanasios Rebelos – Resident / Traffic Safety and Parking Commissioner
- Wendy Romero – Resident

- Dan Amsden – Principal, MIG
- Rishi Dhody – Project Manager, MIG
- Shikha Merchant – Project Associate, MIG

I. Meeting Summary

Dan Amsden presented a brief overview of the topics discussed during the Technical Advisory Committee (TAC) #1 and Community Advisory Committee

(CAC) #1 meetings held back in August 2023. Dan also discussed the project schedule and deliverables for the Burlingame Broadway Specific Plan Project. Dan talked about the preliminary existing conditions and findings related to equity, affordable housing, jobs, urban design, facilities, and mobility. Dan elaborated on the emerging vision based on the feedback received from previous engagement efforts. These vision elements include:

- i. Welcoming
- ii. Thriving
- iii. Connected
- iv. Safe
- v. Active

Rishi Dhody took over the second half of the presentation focused on presenting the emerging design concepts prepared for street-level development at Broadway. Most of the emerging street design concepts were focused on widening the sidewalks for an improved pedestrian experience, based on previous feedback from TAC#1 and CAC#1. This included parking enhancements and vehicular speed reduction strategies by initiating parallel parking, time-bound parking, and curb-less streets along Broadway.

After the presentation, CAC members were asked questions and expressed their opinions and ideas on the emerging vision elements and design concepts. The following is a summary of CAC member responses to the various questions discussed during the meeting.

II. General Response

In general, the CAC was quite appreciative of all the efforts, great ideas, and street improvement design options created by the Project Team.

The CAC did mention that they would like to be better informed about the implications of the improved Caltrain stop on Broadway with respect to the following:

- i. Would this improved Caltrain stop bring in more pedestrian foot traffic and how would impact Broadway in general?
- ii. Currently there are no trains stopping on Broadway during the weekdays. Would this change after the Caltrain station grade improvement?

Overall, the CAC liked the concept of flexible spaces along Broadway which could be used to hold special events, movie screenings, and farmers'/ Christmas markets.

III. Concerns raised by the Community Advisory Committee:

1. Loss of on-street parking needs to be replaced with adequate parking garages.
2. Cars accessing parking garages disturb owners of the neighboring properties as they cast shadows with their headlights and cause more noise by honking and squealing.
3. The essence and unique character of Broadway should not be lost in the upcoming development.

IV. Opportunities for further design exploration:

A. New Development

1. Broadway improvements need to be in sync with newer development projects like replanting of trees along El Camino Real to avoid undue tree removal later.
2. Leverage the grade separation improvements to attract more pedestrian footfall and overall real estate development.
3. Emphasis on a mixed-use development that would activate Broadway for longer periods of time.
4. Activate rooftops of ground and first-story buildings for extended outdoor dining and refreshments.
5. Develop higher-storied buildings with step-backs which would increase residential density in the areas around Broadway.

B. Gateways

1. Enhance the existing gateway of Broadway for better wayfinding and maneuvering along the road.

C. Wayfinding and Streetscape Enhancements

1. Add directional signs at pedestrian level that guide towards various merchants and retail businesses.
2. Activate and widen the sidewalks with an emphasis on expanding retail businesses.
3. Develop play parklets in the widened areas of sidewalks along Broadway.

4. Devise strategies for better waste collection and limit the number of times the garage is picked up from Broadway.
5. Introduce bike lanes which would reduce vehicular speeds and ensure the safety of bikers along Broadway.

D. Traffic Management and Parking

1. Frame strategies with emphasis on traffic calming methods along Broadway.
2. Improve parking signs and access to parking lots from Broadway.
3. Devise parking strategies to curtail on-street parking for longer periods of time.
4. Develop parking apps that would guide the visitors/ residential owners with the number of parking spaces available in each of the public parking lots around Broadway.
5. Introduce multi-level car parking structures behind mixed use development projects with the top floor reserved for residential parking.

EMERGING VISION ELEMENTS

1. WELCOMING



- Maintain the existing Gateway
- Add some directional signs/wayfinding at the pedestrian level
- Its a Broadway unique identity to be improved
- Parking signs improved

2. THRIVING



- Retail to be centerpiece
- Activating the sidewalks
- Like the idea of widening the sidewalk
- Sidewalks to encourage wayfinding at pedestrian level
- Traffic calming
- rooftops of the shorter buildings be activated
- Bring in Mixed use typology

3. CONNECTED

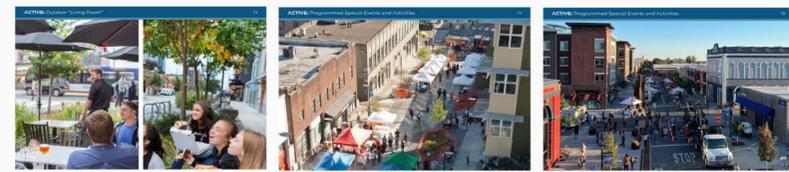


- Reduce on street parking and add bicycle lanes work if multi level parking at back
- Need more parking garage
- Side streets are turning into 2 hour parking
- Accessibility and wayfinding of parking lots via QR code
- Caltrain stop is not utilized - What foot traffic will it bring?
- Have close proximities
- Car lights going around and shadows cast in the residential properties
- Will the Broadway Caltrain stop increase pedestrian footfall
- How can grade separation be capitalized so it becomes an asset for future development
- Broadway has no stops during the weekdays
- Parking signs to be improved

4. SAFE



5. ACTIVE



- Flex space is good to host events, weekend markets, play parklets
- North of Broadway at Capuchino - Christmas Market and Summer Movie
- 4th floor is well suited with stepbacked
- New development will allow more light
- Well connected to parking
- Allow to go even higher - 4-5 stories but stepbacked
- Playground is must / its a non negotiable
- Space for events if good
- Vibrant - Low key and Quality
- Like events and festivals

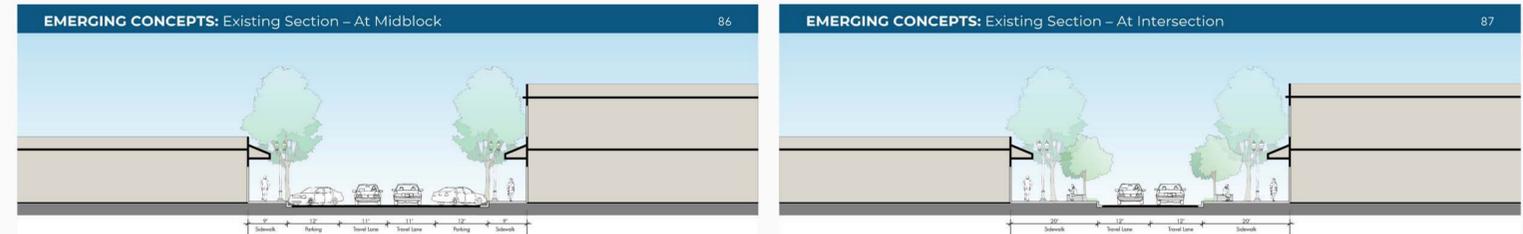
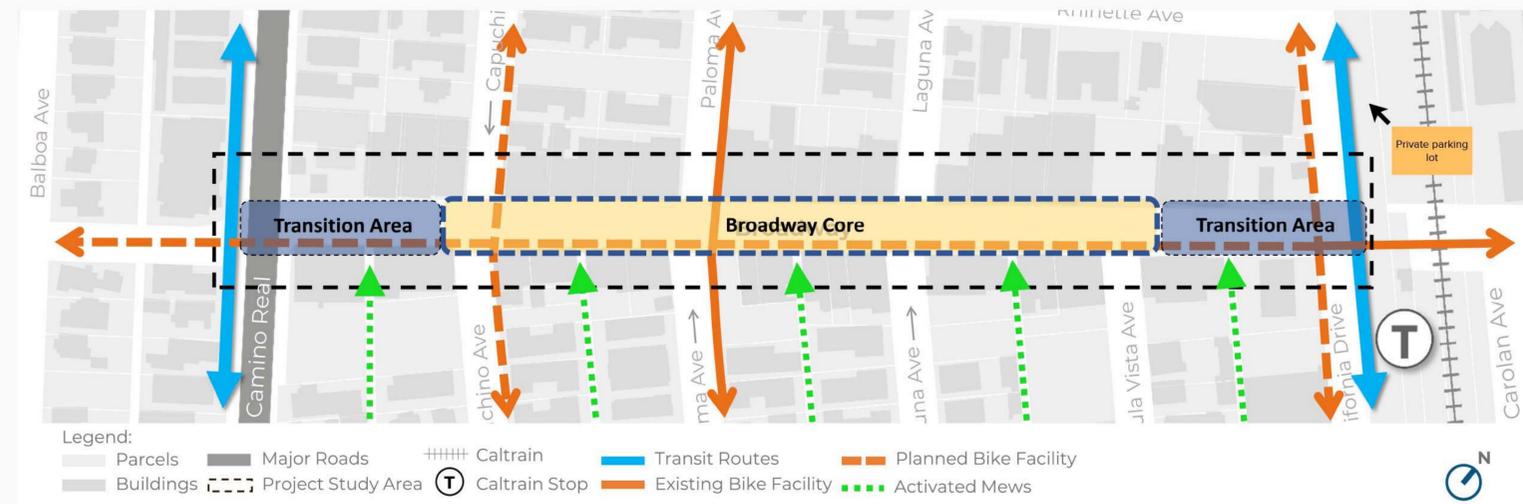


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OTHER COMMENTS

- New Project on EL Camino - Next 5 years - Removal and replanting of trees
- Ensure new trees are spaced correctly.
- City Parking Lot on California Drive is private parking lot
- Buildings can extend up to 4 floor - more light and stepback after 2 floors
- Multi level parking at the back - layered parking - Top level for residential parking
- Parking Garage included in the final design
- Maintaining the mom and pop shops - existing character of the Broadway
- Incorporating gathering spaces - events- music in the park
- Live work and play concepts - attractive to people
- Parking garages will affect privacy in residential neighborhood.
- Parking garages - more noise, hum, lights and squealing
- Garbage - picking up process reduce the number of times garbage is picked up from Broadway
- ROW of Burlingame Downtown Ave
- Need proper provision of Parking
- Check parking example at Santana Row/ Glendale
- Overall neighborhood parking strategy - parking limits on Broadway
- Enthusiastic about all the options.
- Concept of experiential retail - retail is dead
- Identify the uniqueness of Broadway

EMERGING DESIGN CONCEPTS



OPTION A

Broadway Core Option A1: Wider Sidewalks (Parallel Parking on both sides) 88

OPTION C

Broadway Core Option C1: Wider Sidewalks (Parallel Parking on one side) 93

OPTION E

Broadway Core Option E1: Curbside Street 97

Broadway Core Option A2: Repurpose Parking Spaces for Wider Sidewalks and Active Frontage

Broadway Core Option C2: Wider Sidewalks (Angular Parking on one side) 94

Broadway Core Option E2: Curbside Street (Shared lanes) 100

Broadway Core Option A3: Add New Developments 91

OPTION D

Broadway Core Option D1: Wider Sidewalks (Limited Parking for Loading and Unloading) 96

Broadway Core Option E3: Curbside Street 101

OPTION B

Broadway Core Option B1: Improved Bike Facility (Parallel Parking on one side) 92

Broadway Core Option D2: Wider Sidewalks (Limited Parking for Loading and Unloading) 98

Transition Area Option F: Transition Areas 102

Compare ROW with Burlingame Avenue

Great ideas

Flex space

Cappuccino and Broadway was used for festival and outdoor functions - Flex Space

We have active outdoor places in Burlingame - Need City to allow to use if businesses can benefit from them.

Bike lane can work only if we have multi-level parking

Parking structures behind the buildings or step backed will make good use.

Bike lane - address safety for bikers and businesses