



# Burlingame Broadway Specific Plan

City Council/Planning Commission Study Session | June 14, 2023







# Project Study Area



### Study Area

- Study Area Boundary
- Parcels
- Highways
- Bayside Crossing
- Parks and Open Space
- Caltrain and Station
- Streams, Creeks, Waterbodies



Pedestrian  
Amenities





## Bicycle Amenities





Bicycle  
Amenities





Parking





Caltrain





## Bus Transit





Local/Small  
Businesses



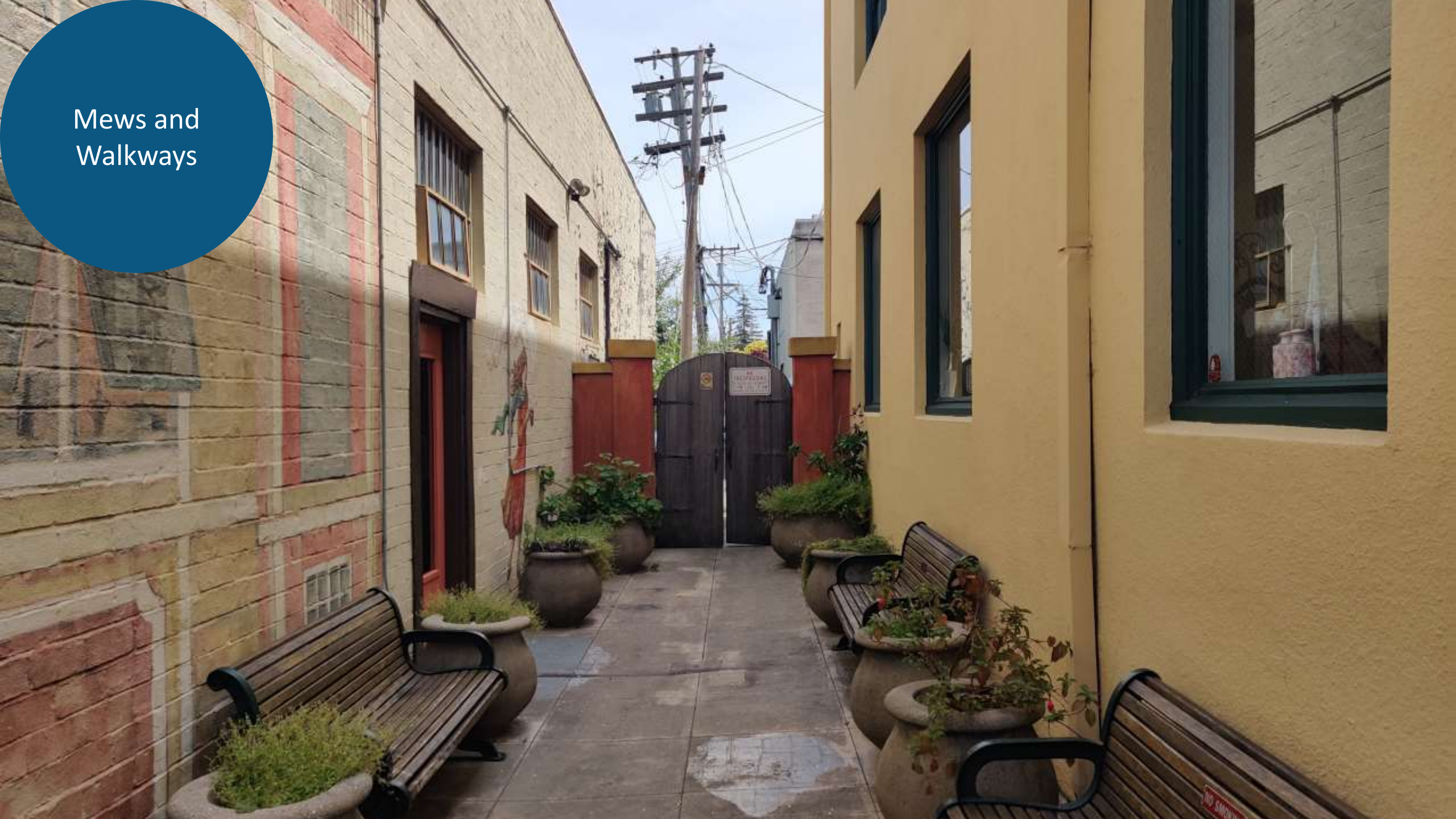


Mews and  
Walkways





Mews and  
Walkways





Infill  
Opportunity  
Sites





Infill  
Opportunity  
Sites





Interface with  
Surrounding  
Neighborhoods





Historical  
Context





Historical  
Context





# Project Study Area



## Study Area

Study Area Boundary

Parcels

Highways

Bayside Crossing

Parks and Open Space

Caltrain and Station

Streams, Creeks, Waterbodies





# Existing Land Use



## Existing Land Use

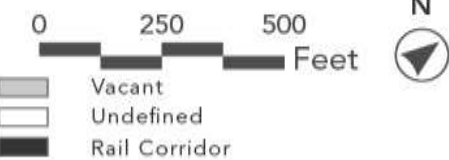
Study Area Boundary    Caltrain Station

Highways

Bayside Crossing

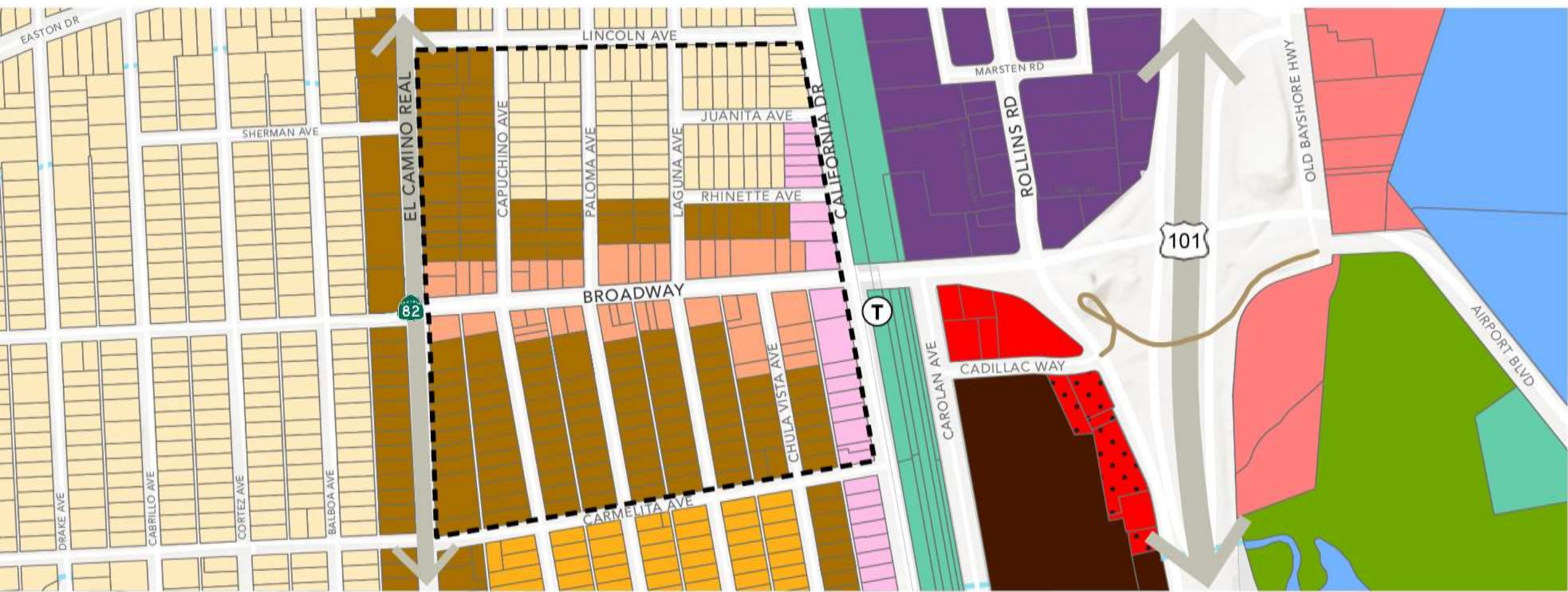
- Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- General Commercial
- Office
- Auto Dealership
- Light Industrial
- Civic

- Utility/Infrastructure
- Religious Institution
- Parks and Recreation
- Baylands
- Parking Lot





# Current Zoning



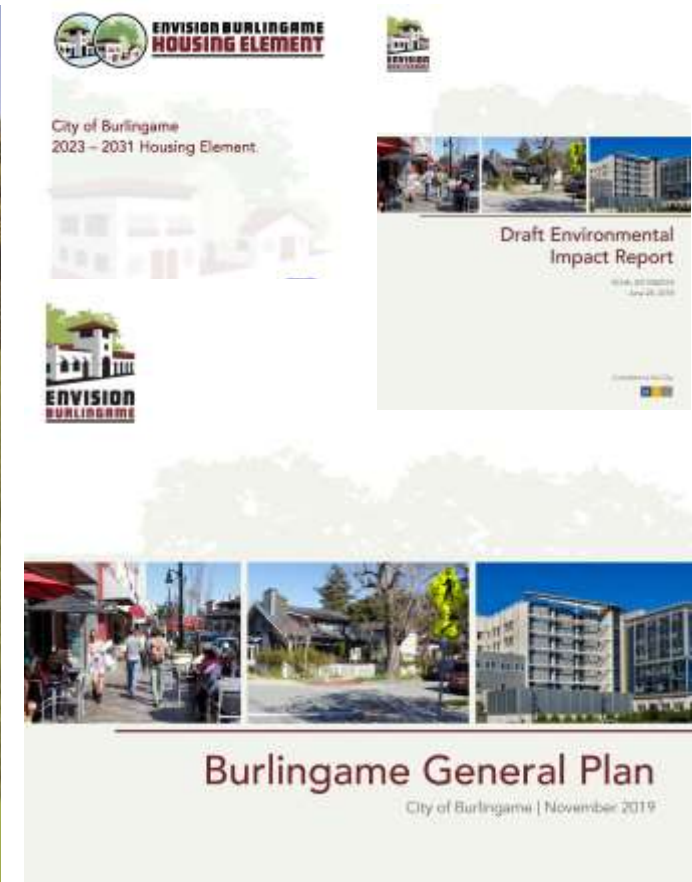
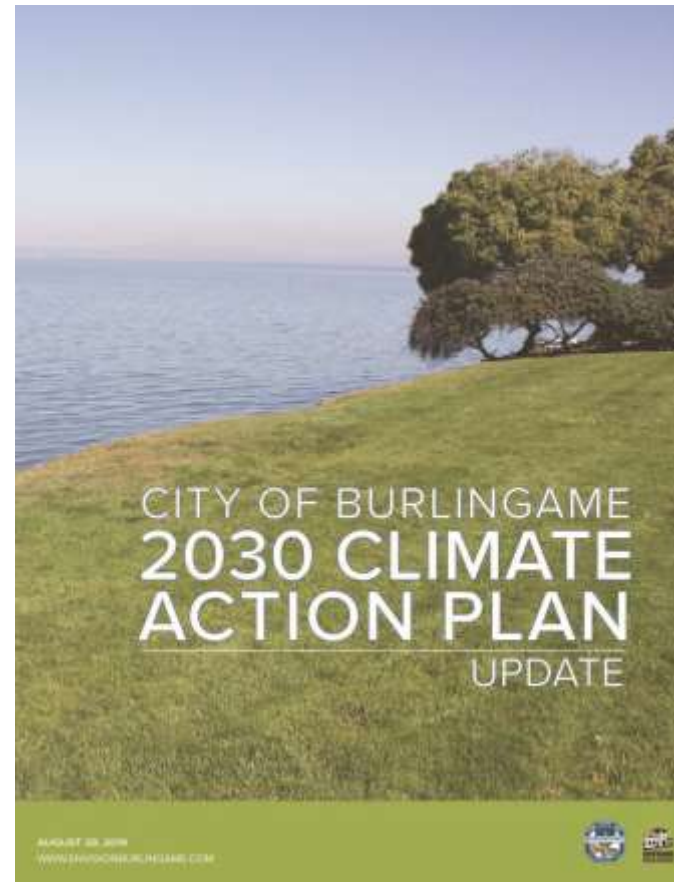
### Zoning

- Study Area Boundary
- Caltrain Station
- Highways
- Bayside Crossing

|                                      |                             |                                |
|--------------------------------------|-----------------------------|--------------------------------|
| RI - Low Density Residential         | CI - General Commercial     | CMU - CA Drive Mixed Use       |
| R2 - Medium Density Residential      | BFC - Bayfront Commercial   | P/I - Public/Institutional     |
| R3 - Medium/High Density Residential | I/I - Innovation Industrial | PR - Parks and Recreation      |
| High Density Residential             | BRMU - Broadway Mixed use   | TP/B - Tidal Plain/Bay         |
|                                      |                             | Commercial Residential Overlay |



# Relationship to Other Planning Projects



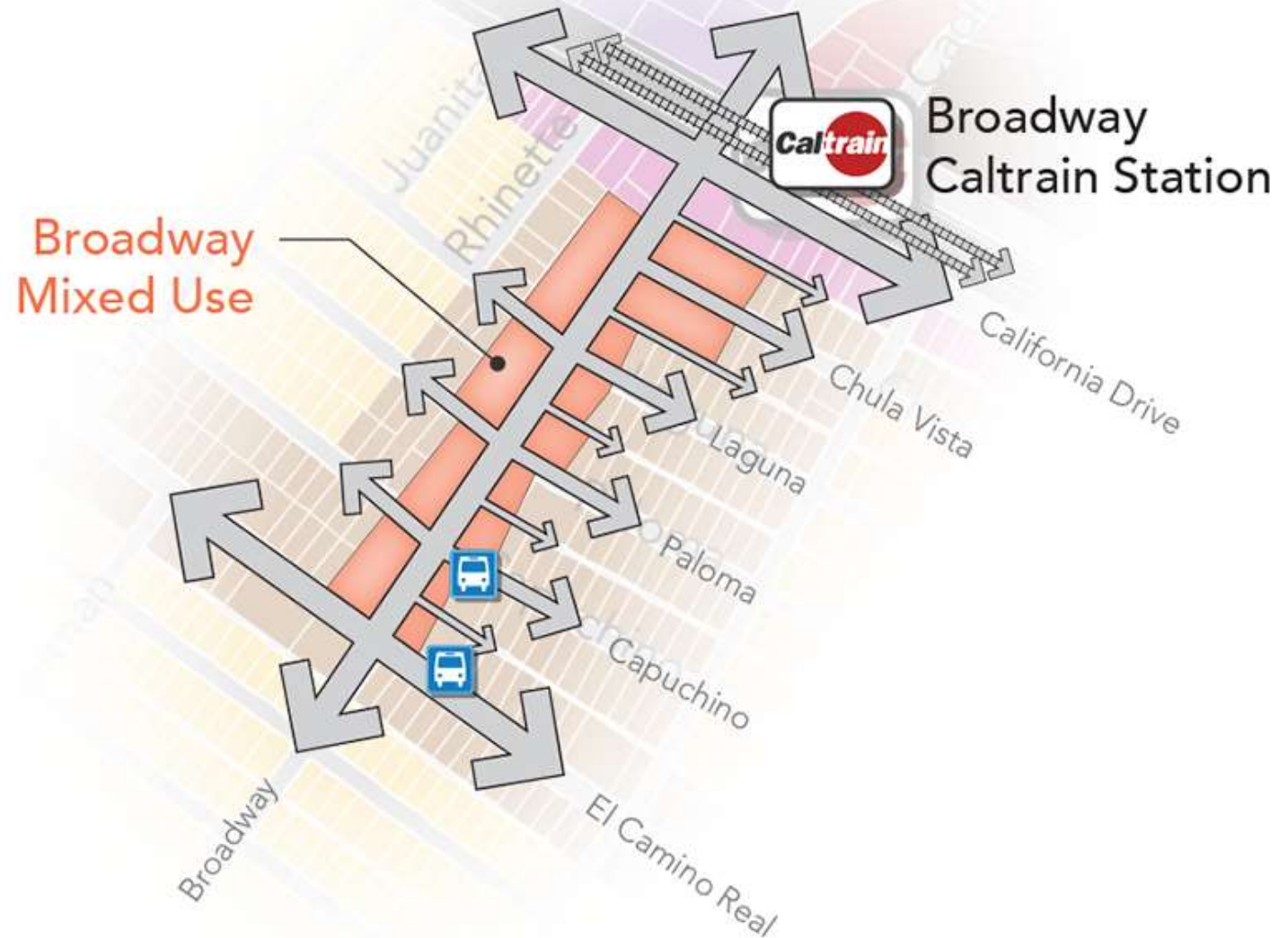


# General Plan

## BROADWAY VISION

Broadway will continue to be a commercial corridor, with a requirement for ground-floor uses and development approaches that encourage and support pedestrian activity. Public realm improvements and ongoing maintenance will create a distinctive look for the corridor. Increasing foot traffic, creating gathering places, and improving the façades will strengthen Broadway as a neighborhood district and preserve its distinct character and function. Residential development on upper floors along the Broadway frontage will bring additional people and vitality to the district. An emphasis will be placed on reuse and rehabilitation of character-defining structures. Infill development projects will respect and respond to the pedestrian scale and simple architectural styles. Building scales will include structures no higher than three stories (approximately 45 feet).

Broadway  
Mixed Use





# Project Goals

**POLICY**



**INFRASTRUCTURE**



**MOBILITY**





## Project Goals: Policy

1. Encourage Transit-Oriented Development
2. Promote Affordable Housing
3. Evaluate Parking Exemptions
4. Support Economic Development
5. Study Historic Preservation
6. Align with General Plan Policies





# Project Goals: Infrastructure and Mobility

- 7. Improve Safety
- 8. Expand Bicycle and Pedestrian Connections
- 9. Increase Transit Access
- 10. Improve Regional Connections



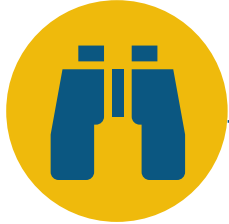


# Engagement Goals



## **Highlight the diversity of Burlingame**

- Gather feedback from business owners, property owners and visitors.



## **Focus on concerns and needs of residents, businesses, property owners, and employees**

Especially their lived experiences, current challenges, and desires for future improvements.



## **Offer a range of engagement tools**

To accommodate business and property owner interests and preferences.



## **Foster community buy-in**

To support the future Broadway area land use, streetscape, and mobility improvements.



## **Make outreach accessible to everyone**

So those who wish to participate can participate.





# Community and Technical Advisory Committees



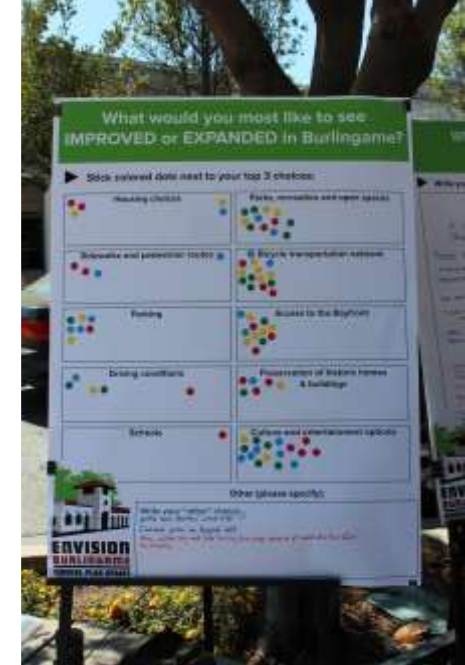


## Community Advisory Committee | Composition

- City Council Representative
- Traffic, Safety and Parking Commission Representative
- Planning Commissioner
- Business Leaders (Broadway BID/Realtor/Chamber of Commerce)
- Residents (one to three)

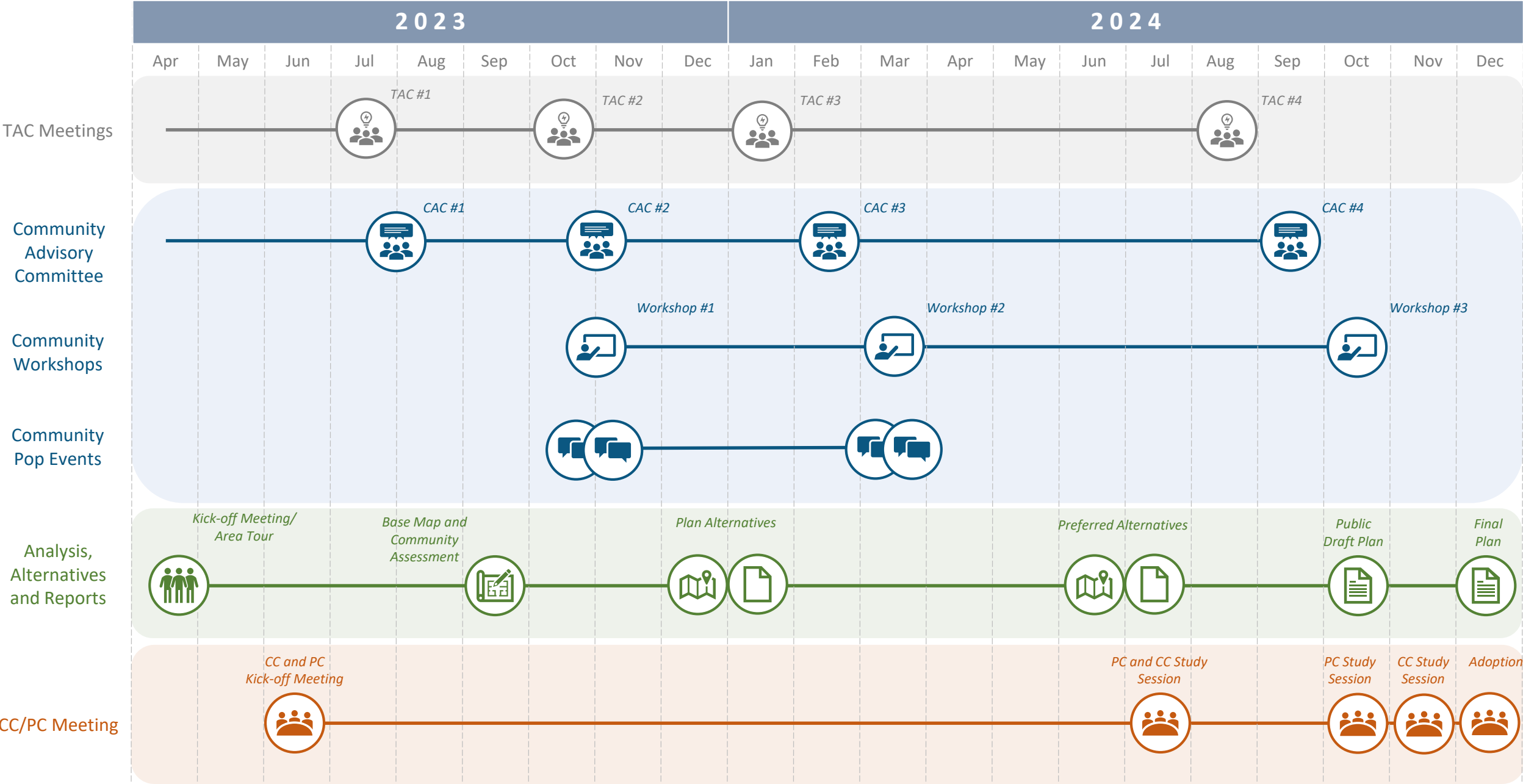


# Community Workshop and Events





# Timeline/Deliverables







QUESTIONS / DISCUSSION