

BURLINGAME BROADWAY SPECIFIC PLAN

JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

Summary

When: June 14, 2023, from 6:30 pm – 8:30 pm

Where: Burlingame Community Center

Attendees: Kevin Gardiner – City of Burlingame
Burlingame City Council Members
Burlingame Planning Commission Members

Dan Amsden – Principal, MIG
Rishi Dhody – Project Manager, MIG (zoom)
Ellie Gertler – Project Associate, MIG

I. Meeting Summary

Dan Amsden presented an overview of the Burlingame Broadway Specific Plan process to the Burlingame City Council and Planning Commission. Topics that Dan touched on included, the plan area boundary, existing pedestrian and bicycle facilities and connections, current parking conditions, existing transit infrastructure in the area, infill opportunity sites, the niche “mom and pop” businesses along Broadway, the historical context of Broadway, existing land use and zoning, relationship of this project to other planning projects/the general plan, the project’s overall goals and community engagement goals, the Community and Technical Advisory committees, community workshops and events, and the overall schedule and timeline for events.

After Dan’s presentation, the floor was open for council members and commissioners to ask questions, voice ideas or concerns, and discuss desired project outcomes. The following sections summarize Council and Commission **questions, concerns, and suggestions** that were raised during the meeting.

II. *Questions:*

- Is there a summary of “lessons learned” from the “Burlingame Ave” project that we could apply here? What were the unintended consequences that we can learn from?
- Traffic circulation
 - Are one-way streets the best approach/what is the right circulation approach?
 - What is the “relief valve” for streets to be more user-friendly?
 - Does parallel parking make sense to widen the street?
- Should we study the feasibility of constructing a parking garage, for example on the Chula Vista lot, to relieve parking congestion?
- How do we make Broadway the best version of itself without taking away from its current character/scale? How do we keep Broadway “quaint,” while also increasing the intensity of development in certain areas?
- Does this project trigger a “third downtown”? Can we keep the neighborhood quaint and develop at the same time?

III. *Concerns:*

- One of the concerns raised several times was that introducing improvements to Broadway, including more housing, retail, and dining, will drastically change the current character of the area.
- Council members and commissioners are very cognizant of the fact that improvements to the Broadway area can have the unintended consequence of changing the current local and eclectic feel of Broadway (like what happened to Burlingame Ave). One Council member described Broadway as the “Real Downtown Burlingame.”
- People feel that a transparent approach to this project is necessary, especially when engaging with the community. This includes doing outreach with local businesses and residents.
- People are worried about parking if larger developments get built in the area. Street parking is already an issue, and with larger developments, this will only get worse.
- People are concerned about the proposed developments on Bayshore and the lack of amenities to support the development. This means that

people will be coming to Broadway, and Broadway also does not have enough amenities, like restaurants and services, to support this growth.

- People are also very concerned about traffic in the area – Broadway is the major arterial and there is already congestion. How do we best plan for circulation in/through/around the area?
- Concerned about the size of the plan area and the number of parcels involved in this plan area. Consider State laws as a lever while planning for this big plan area. We would not like to see traffic congestion with all the new developments.

IV. *Suggestions:*

- Study the traffic/circulation throughout the area.
- Community engagement:
 - Conduct outreach to local businesses and merchants.
 - Include voices of people on the side streets and those who live/work in Burlingame and own businesses in the area.
- Beautification suggestions:
 - More public art/murals
 - Pedestrian pathways/greening
 - Green infrastructure
 - Transform surface parking lots to better uses.
 - Green space relief
- Keep in mind the historic aspects of Broadway.
- We will have to push the envelope to develop higher buildings and more housing with retail (mixed-use development), but Broadway may not necessarily need all of it.
- There is an opportunity for retail to grow!
- Advocacy for small businesses is needed.
- Make Broadway have everything that people need – so it is more inviting for people.

- Think differently about homeownership: maybe Broadway becomes an entry-level/first-time home buyer neighborhood:
 - Convert apartments into condos that people can buy.
 - Encourage first-time home buying program.