BURLINGAME DOWNTOWN SIGNATURE OPEN SPACE
INITIAL IDEAS/SITE STRATEGIES

Planning Commission/ City Council Meeting
5/2/2020

Urban Field Studio | SWA Team
Existing Site Plan
Burlingame Avenue at Park Road
Farmers Market on Park Road
Yves Delorme at Park Road
Post Office Building from Park Road
Intersection of Burlingame Ave and Lorton Ave
Burlingame Hotel
at Lorton Avenue
Plaza Context Diagrams

Diagram A

- Two distinct plazas
- Main plaza oriented to Park - trees more challenging
- Secondary plaza can have small or larger structures
- Plaza edges on northwest side (across from post office) are a challenge
- Potential for new building across Lorton to define plaza edge
Plaza Context Diagrams

Diagram B

- Two distinct plazas
- Main plaza oriented to Lorton - can include trees
- Secondary plaza can have features such as small structures
- Integrates businesses on Lorton
- Opportunity for Burlingame Ave businesses to front on plaza
Plaza Context Diagrams

Diagram C

- One large plaza
- Clear and visible connection through block
- Programming can be flexible
- Plaza edges on north side are challenging
- Opportunity for existing businesses to front on plaza
- Potential for new building across Lorton to define plaza edge
Plaza Context Diagrams

Diagram D

- New Building on Lorton
- Main Plaza on Park
- Paseo to Lorton
- Plaza edges on northwest side is challenging
- Potential for new building across Lorton to define plaza edge
Open Space Elements for the Community to Consider: Size

**OPEN SPACE**

**Goal OS-1**: Create a “signature” downtown open space.

**Policy OS-1.1**: Designate Parking Lot E (located between Lorton Avenue, Park Road, Burlingame Avenue, and Howard Avenue) as the preferred location for a signature downtown “town square” open space.

**Policy OS-1.2**: Provide a water feature in the signature open space. The water feature could be created by day-lighting Burlingame Creek, if feasible, or could be a “creek-like” element.

**Goal OS-2**: Create small areas of relief, such as pocket parks.

**Policy OS-2**: Provide additional green open space in Downtown, including walkways and seating areas.
Broadway Plaza, Walnut Creek
Global Plaza, Rochester, NY
Beverly Cañon Gardens
Victoria Gardens, Rancho Cucamonga
Victoria Gardens, Rancho Cucamonga
Victoria Gardens, Rancho Cucamonga
Option 1: Large Open Space

- Single open space
- No private alley on Lorton side; businesses can take advantage of plaza
- Green edge along Yves Delorme building & parking
- Terrace and seat stairs along Post Office Lobby, plus ground floor retail in office building
- 12’ sidewalks on Lorton and Park
Plaza Concept Ideas

Option 2: Plaza with Pavilion or Building

- Plaza on Park
- Food Hall Pavilion or Building on Lorton
- Green edge along Yves Delorme building & parking
- Terrace and seat stairs along Post Office Lobby, plus ground floor retail in office building
- 12’ sidewalks on Lorton and Park
Option 3: Buildings to create an Edge to the Plaza

- Plaza on Park
- Food Hall Pavilion on Lorton, plus a wing that extends to Park to activate northwest edge
- Terrace and seat stairs along Post Office Lobby, plus ground floor retail in office building
- 12’ sidewalks on Lorton and Park
Community Engagement
Open Space Elements: Activities
Open Space Elements: Hardscape and Softscape
Open Space Elements: Water Feature
Open Space Elements: Public Art
Questions and Discussion