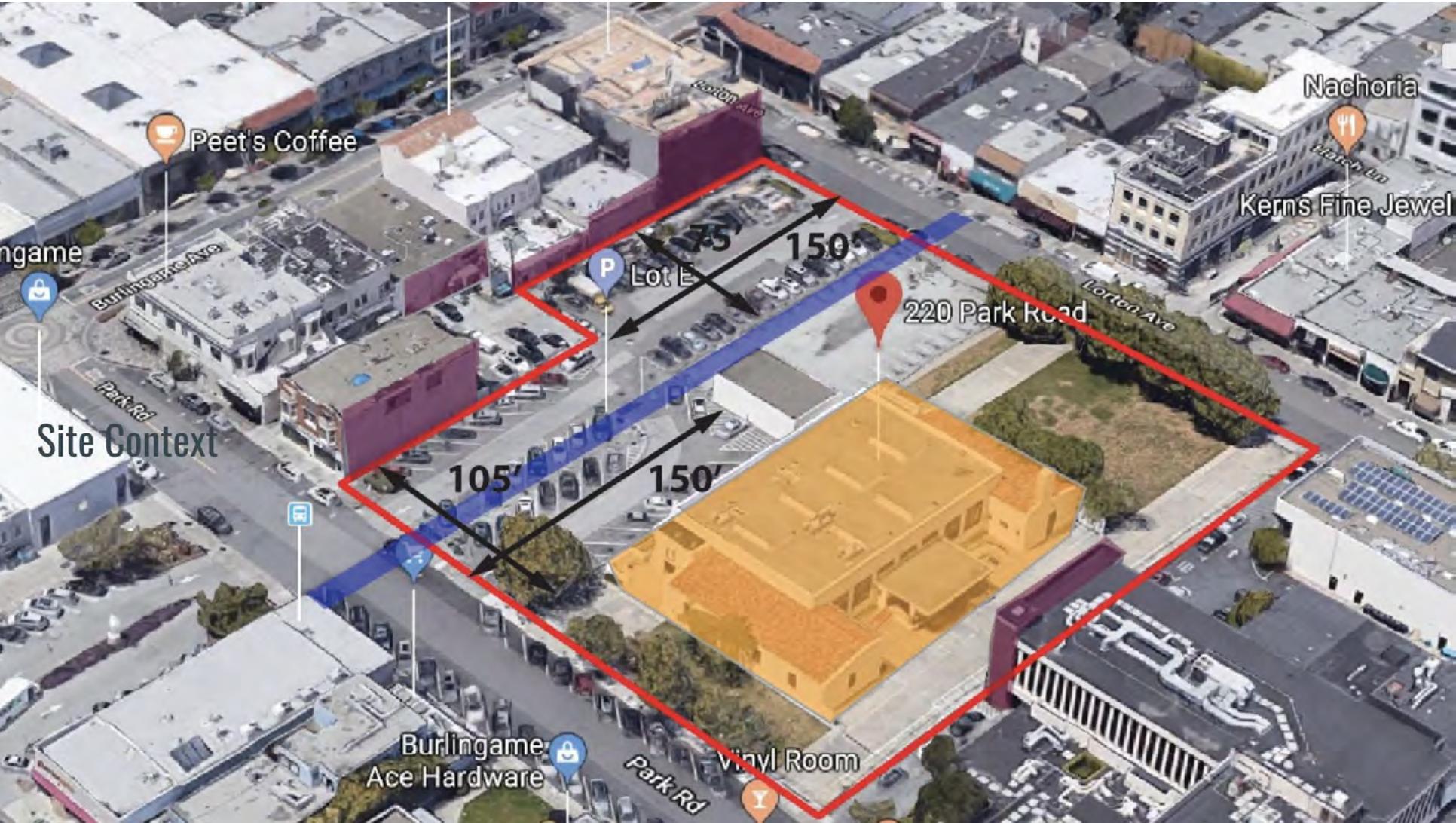


BURLINGAME DOWNTOWN SIGNATURE OPEN SPACE INITIAL IDEAS/SITE STRATEGIES



Planning Commission/ City Council Meeting
5/2/2020

Urban Field Studio | SWA Team



Peet's Coffee

Nachoria

Kerns Fine Jewel

ngame

Burlingame Ave

Lot E

220 Park Road

Lorton Ave

Site Context

Park Rd

105'

150'

75'

150'

Burlingame
Ace Hardware

Park Rd

Vinyl Room

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



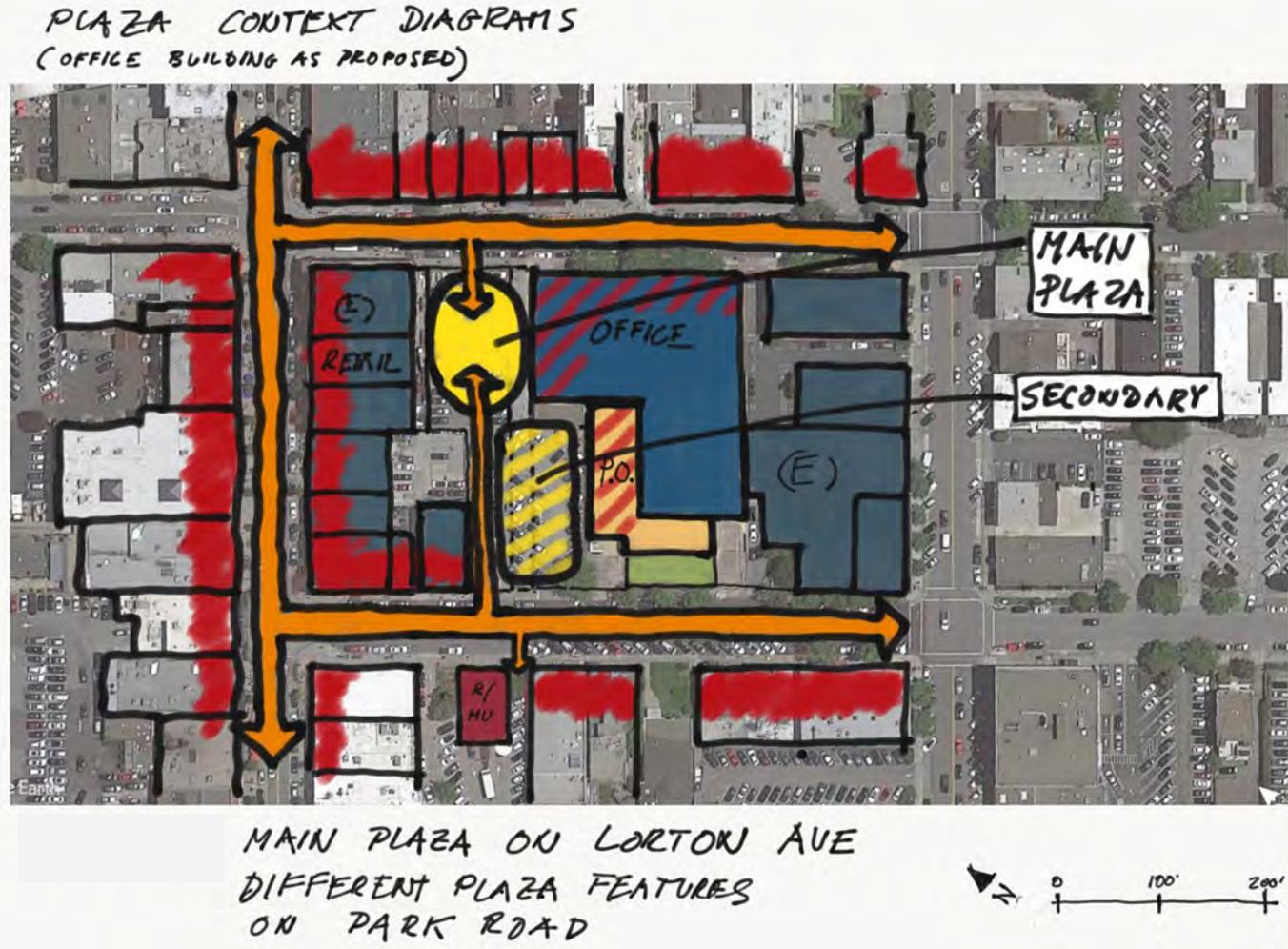
Burlingame Hotel at Lorton Avenue



Plaza Context Diagrams

Diagram B

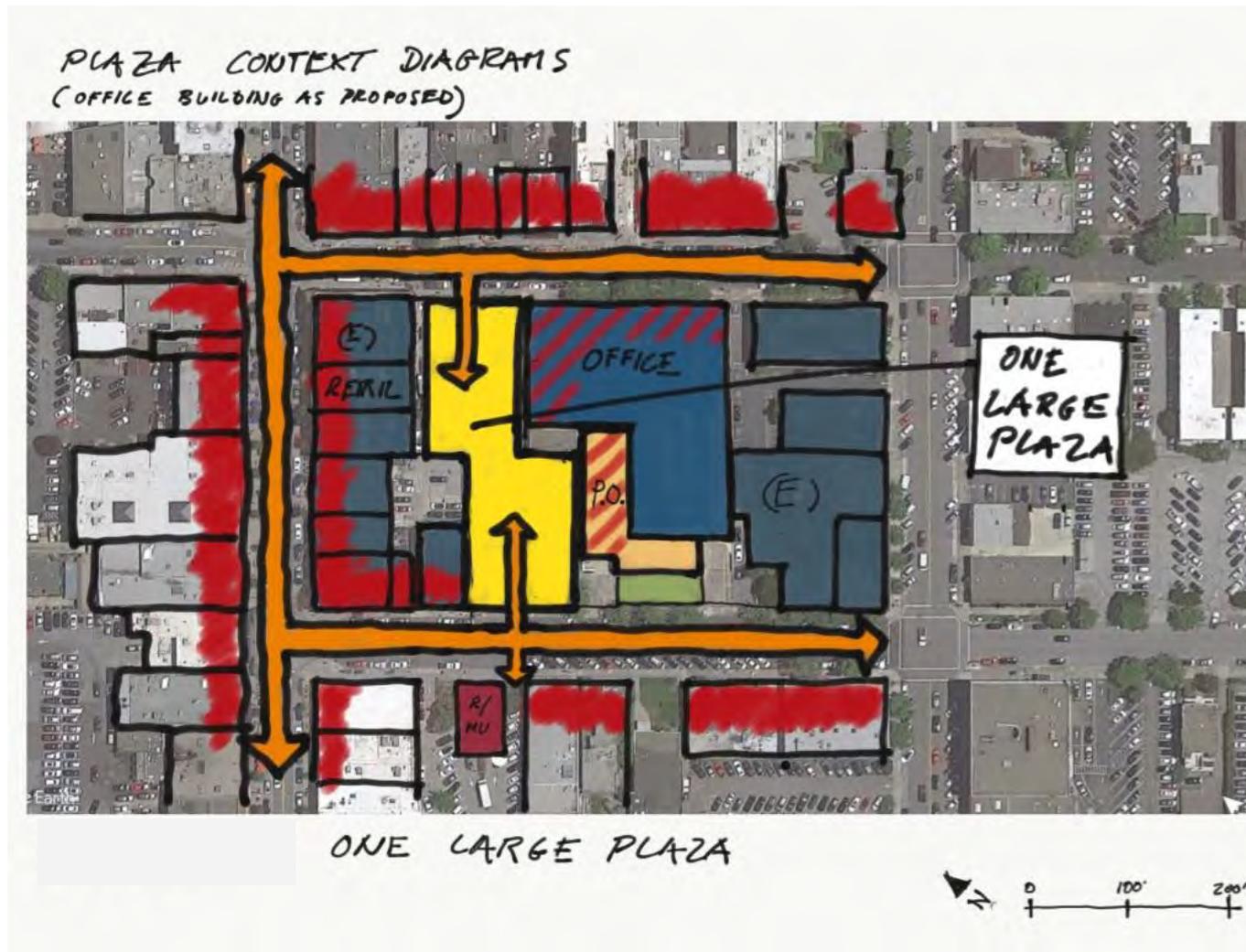
- Two distinct plazas
- Main plaza oriented to Lorton - can include trees
- Secondary plaza can have features such as small structures
- Integrates businesses on Lorton
- Opportunity for Burlingame Ave businesses to front on plaza



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

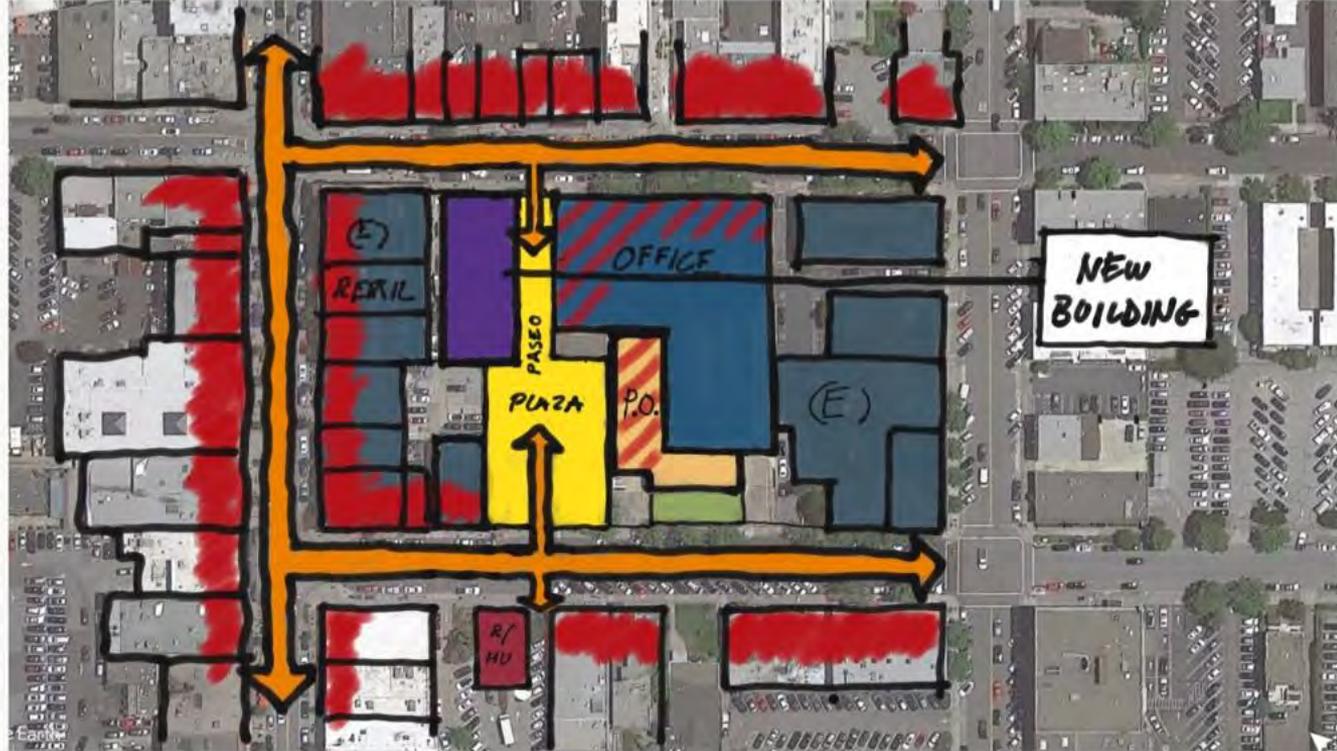


Plaza Context Diagrams

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

PLAZA CONTEXT DIAGRAMS
(OFFICE BUILDING AS PROPOSED)



PLAZA WITH CITY HALL ON LORTON
PASEO TO LORTON
CITY HALL 40,000 SF / 5 STORIES

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.

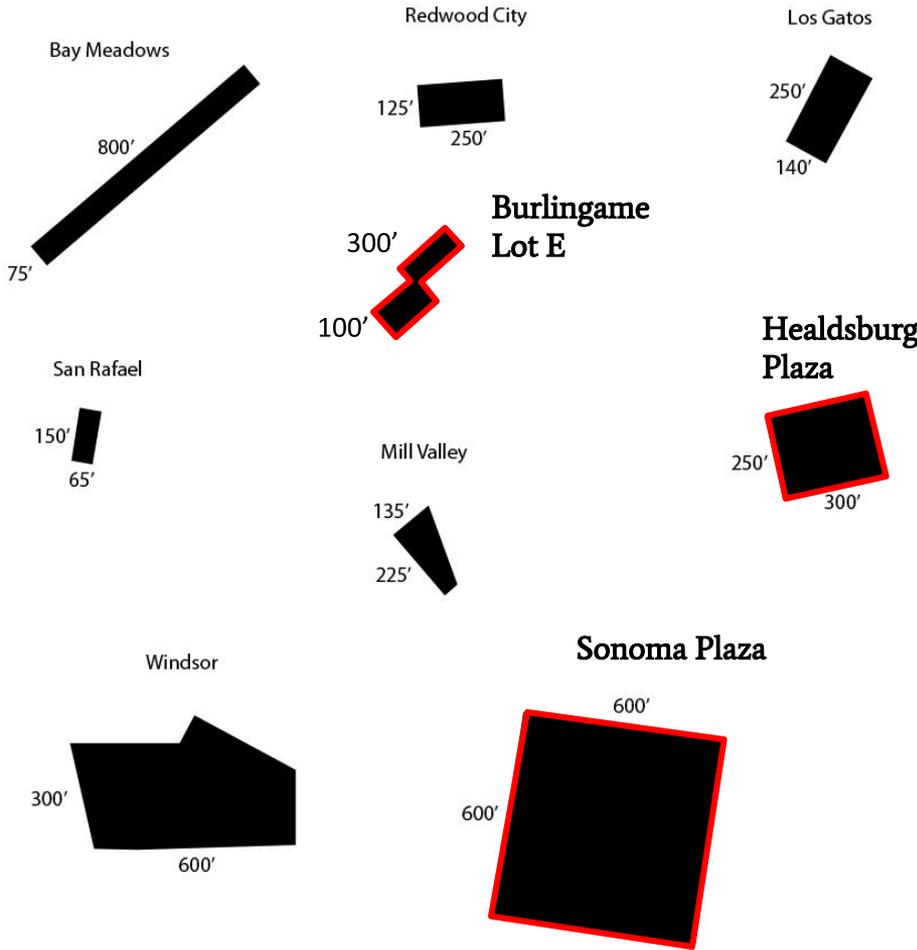
Policy OS-1.2

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.



Park Valencia, Santana Row



Santana Row



PARK VAL LITERARY
MARCH 2014
CHALLENGE
KING SEAFOOD

OLIN AVENUE

FIRE LANE NO PARKING

Redwood City Courthouse Square



Broadway Plaza, Walnut Creek



Global Plaza, Rochester, NY



Beverly Cañon Gardens



Victoria Gardens, Rancho Cucamonga



Victoria Gardens, Rancho Cucamonga



Victoria Gardens, Rancho Cucamonga





David H. Koch Plaza, New York City

San Jacinto Plaza, El Paso, TX









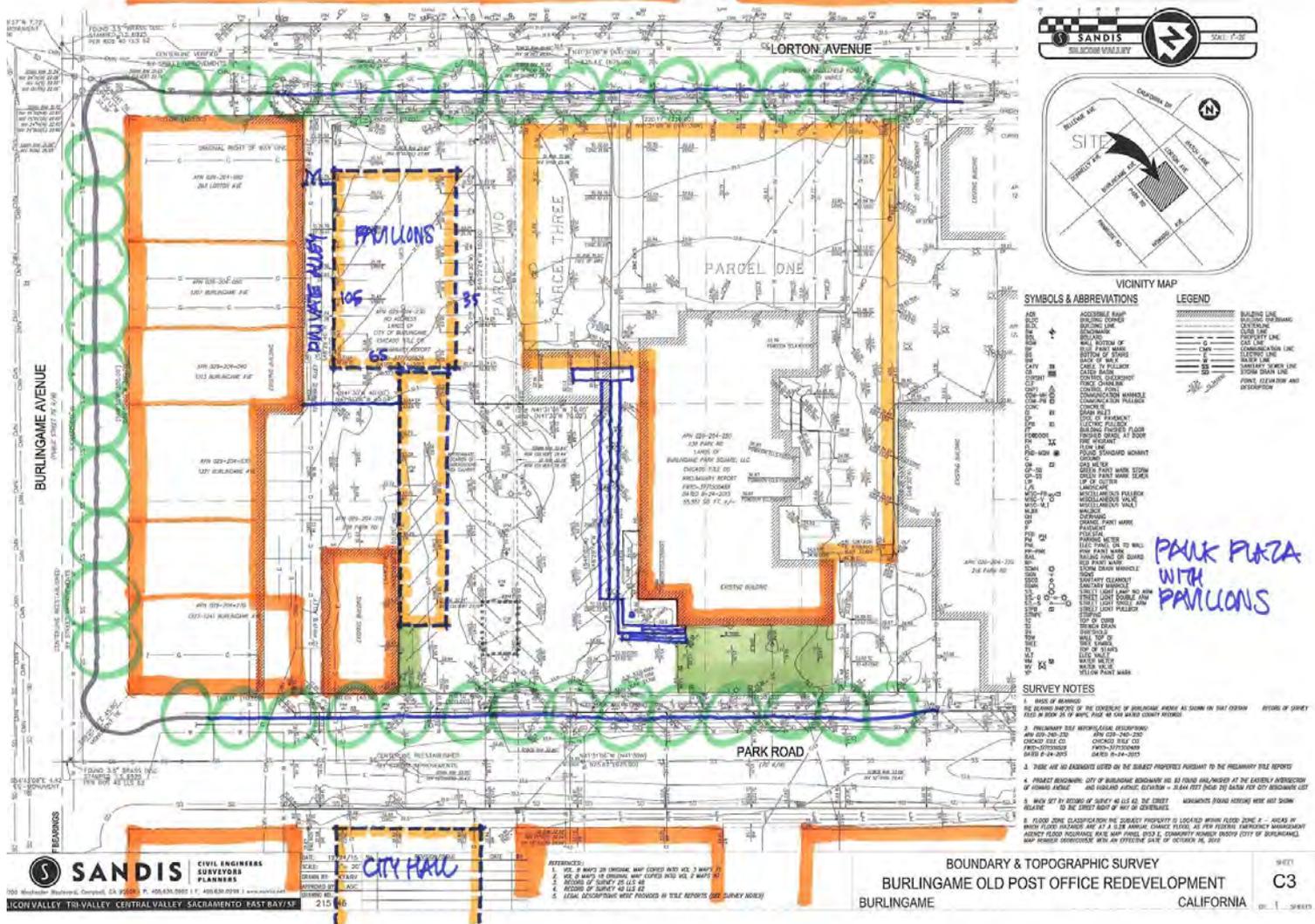
PUBLIC MARKET



Plaza Concept Ideas

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







Nativex Greenhouses, Inc.
3631 Cypress Road
Calumet, Ok 73004
937-23-1514

Thyme
\$2.99

Daily Thyme
\$1.99

ANN FOOD





Community Engagement



Open Space Elements: Activities



Open Space Elements: Hardscape and Softscape



Open Space Elements: Water Feature



Open Space Elements: Public Art



Open Space Elements: Public Art



Questions and Discussion