



STAFF REPORT

AGENDA NO: 11b

MEETING DATE: April 7, 2025

To: Honorable Mayor and City Council

Date: April 7, 2025

From: Neda Zayer, Community Development Director

Subject: Adoption of a Resolution to Terminate Further Work on the Broadway Specific Plan Project

RECOMMENDATION

Staff recommends that the Council adopt a resolution to discontinue further work on the Broadway Specific Plan.

BACKGROUND

In January 2019, the City adopted a new General Plan known as "Envision Burlingame" that established a future vision for the Broadway corridor and identified exploring the creation of a Broadway Specific Plan for the Broadway corridor. Subsequently, the City applied for and received a grant for \$400,000 from the Metropolitan Transportation Commission (MTC) to prepare a Broadway Specific Plan. MTC funded preparation of the specific plan, given the proximity of the area to the Broadway Caltrain station and the ability to incorporate MTC's Transit-Oriented Communities policies into the specific plan.

MTC adopted the Transit-Oriented Communities (TOC) Policy in 2022 and revised it in 2023. The TOC Policy is an implementation policy of Plan Bay Area 2050 with the goal to "make it easier for people in the Bay Area to live a car-free or car-light lifestyle," by increasing the density of housing, jobs, and activities near stations and improving connections around and between station areas. Compliance with the TOC Policy is voluntary but is required to qualify for future OBAG transportation funding. The path to TOC Policy compliance is a combination of required elements and elective elements. More information about the TOC Policy is available on the MTC website, and a separate discussion of the item will be held in the future: <https://mtc.ca.gov/planning/land-use/transit-oriented-communities-toc-policy>

The Broadway Specific Plan aims to combine the vision and goals established in the Burlingame General Plan and incorporate the MTC Transit-Oriented Communities Policy and the feedback and input received from stakeholders and the community from the engagement activities.

The City of Burlingame contracted with MIG planning consultants to assist with the development of the Broadway Specific Plan, and the project kicked off in April 2023. A Technical Advisory Committee (TAC) and Community Advisory Committee (CAC) were formed to serve as a sounding board for the project as it progressed through the process. To date, the following work has been done on the Broadway Specific Plan:

- 1 Planning Commission (PC) meeting
- 1 City Council (CC) meeting
- 1 Joint PC/CC Meeting
- 3 TAC and CAC meetings
- 2 Community Workshops
- 4 Community Pop-ups
- A Community Survey
- 8 technical background reports
- Emerging Vision Framework

The most recent series of community engagement activities was conducted in February 2025 to discuss the emerging vision framework for the Specific Plan area. The engagement included discussions with the Planning Commission and City Council, a community workshop, and pop-ups at the Downtown Farmers Market and on Broadway in front of Walgreens. Approximately 120 participants came to the various events and provided feedback. Attached is the Community Engagement Summary.

DISCUSSION

The common topics that emerged from the feedback provided by the community, as well as from the PC and CC, were:

- Given the uncertainty of the grade separation project at Broadway and California and the future of the Broadway Caltrain station, no changes to the development regulations for the area should be made.
- The Broadway corridor is narrow and constrained and takes a high volume of traffic during commute times in the morning and evening.
- The on-street parking on Broadway is heavily used and needed.

In general, the community sentiment was not to change the existing regulations and streetscape design of the Broadway corridor. There was general support for topics such as wayfinding signage, murals, and possible reimaging of the alleyways into usable spaces. These topics, however, would not necessitate the creation of a specific plan.

In addition, on March 3, 2025, the City Council discussed the grade separation project and considered various redesign options presented by Caltrain to lower the cost of the project, including the removal of the station.

Given the general community feedback received in February 2025, and the direction from City Council on March 3 to redesign the grade separation project to remove the Broadway Caltrain Station, staff recommends discontinuing work on the Broadway Specific Plan. MTC has determined that the remainder of the funding from the grant can be used to work on the implementation of TOC policies around the Downtown Burlingame Caltrain Station and/or on North Rollins Road around the Millbrae Transit Station.

Exhibits:

- Resolution
- Community Engagement Summary