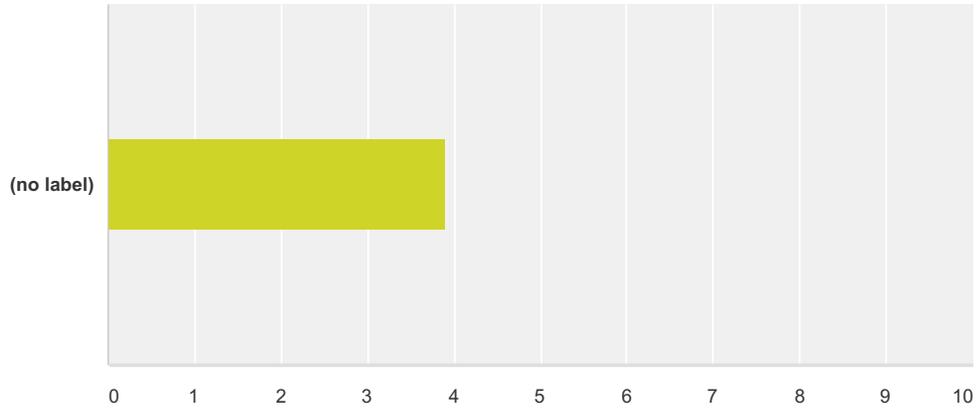


Q1 How well do these Guiding Principles reflect the future you envision for Burlingame? (choose one)

Answered: 239 Skipped: 9



	1 (not at all)	2 (not well)	3 (neutral)	4 (well)	5 (very well)	Total	Weighted Average
(no label)	2.09% 5	8.37% 20	14.23% 34	48.12% 115	27.20% 65	239	3.90

Q2 Are there important ideas missing from the Guiding Principles that should be added?

Answered: 100 Skipped: 148

#	Responses	Date
1	When speaking of economic diversity, only business is mentioned. We need economic diversity in the general population, and should strive to create policies to ensure that. Additionally, I feel we need a cultural framework. What kind of culture are we interested in promoting - a diverse, multicultural small city, or one that is limited? We need to have an actual cultural center (separate from a rec center) that would encourage more residents to take part in sharing cultural identity.	6/27/2016 3:24 PM
2	high speed rail will throw all this planning on its head if it goes as tentatively planned - this needs to be major focus of contingency plans	6/27/2016 2:11 PM
3	To provide affordable housing for seniors, low and middle class earners and to protect current renters	6/27/2016 1:35 PM
4	Part D should be changed to say, "support and encourage the operations of local independent business OVER businesses which are regionally or nationally owned. E, should be changed to say Provide unique recreation experiences in parks, open space and public spaces city wide to BURLINGAME RESIDENT. NO NOT RENT OUR OUR PARK SPACE AND TAKE THAT AWAY FROM THE PEOPLE..	6/27/2016 11:06 AM
5	We enjoy living in Burlingame. It is very safe place to live especially with kids. It would be nice if we could keep this safety.	6/27/2016 10:39 AM
6	Expand downtown - more useable shopping and restaurants on Howard versus office space. Also please keep City Hall at it's current location! We have very little green space around all those condos and apartments!	6/26/2016 7:46 PM
7	A clean city	6/26/2016 6:41 AM
8	Affordable housing, more money to Public Saftey instead of a new City Hall building. PD went from 3 distinct shifts (Days, Swing and Graveyard) to two shift of 12 hours each. Officers are not "fresh"	6/25/2016 9:08 PM
9	affordable housing	6/25/2016 7:33 PM
10	How will the goals stated under Article B, Community CharacterUrban Forest mesh with other requirements for increase in housing density. The devil will be in the details.	6/25/2016 11:39 AM
11	Too much growth for infrastructure. Turning town into Millbrae and San Mateo. HATE IT	6/25/2016 11:23 AM
12	addressing crime and homeless by providing more police, police presence in and around our neighborhoods, especially near transportation hubs	6/25/2016 8:48 AM
13	Create housing that is not high rise and multiple dwelling sites and be mindful of the effects that high rise buildings have on blocking the sun light to those who are standing in their shadow	6/24/2016 11:46 PM
14	No	6/24/2016 9:42 PM
15	Housing should reflect actual transportation trends such as autonomous vehicles and the potential for High Speed Rail to be untenable	6/24/2016 8:56 PM
16	Where will the city get the money/funding to support new projects? Sources need to be identified that will support ideas such as improving the infrastructure to meet the needs of a growing population.	6/24/2016 8:34 PM
17	Independently-owned local businesses are not playing on equal ground with regionally and nationally owned businesses and require greater support.	6/24/2016 6:01 PM
18	Keep a village atmosphere. The abovementioned goals could be for Anytown USA.	6/24/2016 2:06 PM
19	How do we preserve our built environment?	6/24/2016 1:49 PM
20	The city seems to be allowing too much new high density residential housing without considering impacts on parking and traffic.	6/23/2016 10:41 PM
21	Safe biking and walking facilities now. Not 5 or 10 years from now. We need this today.	6/23/2016 1:19 PM
22	Cooperate with our neighboring cities and regional bodies in solving regional issues including disaster preparedness, crime, congestion, rising sea levels and environmental initiatives.	6/22/2016 1:33 AM

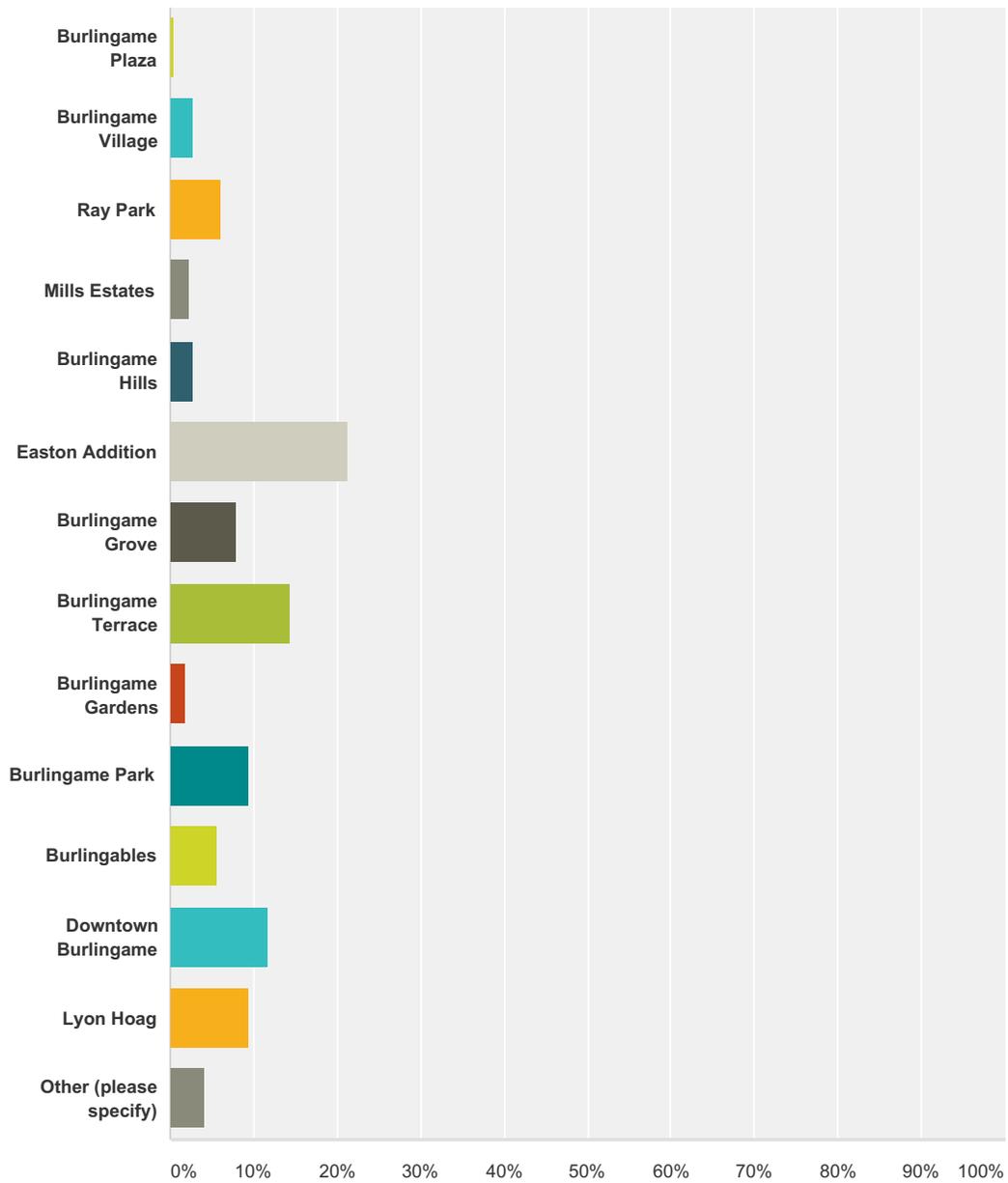
23	Community Programming, more active Park and Rec	6/21/2016 3:13 PM
24	Make sure gentrification does not occur. And stop the stack and pack.	6/21/2016 3:05 PM
25	THE CHARACTER OF THIS TOWN HAS ALREADY BEEN DESTROYED.	6/21/2016 12:16 PM
26	Attract company/business that promote Green in their day to day operations.	6/21/2016 12:13 PM
27	It may fall under Healthy People, but Pest Control and Pigeons control is one big area. I feel that the pigeons population is growing and definitely affect the cleanliness of our town	6/16/2016 3:36 PM
28	Respect for our town's history	6/15/2016 12:37 PM
29	expand transpiration needs and rent control.	6/10/2016 6:31 AM
30	Seems that they are trying to turn back the clock, this is not possible and adding more bureaucracy will not help.	6/9/2016 10:21 PM
31	Ensure the walkability of Burlingame's neighborhoods.	6/9/2016 3:09 PM
32	Support and encourage local business more (not equally) than chain business.	6/9/2016 2:59 PM
33	Stop with the touchy feely.	6/9/2016 2:17 PM
34	Safety in school zones!	6/6/2016 10:32 PM
35	environmental protection (water, energy), child safety, traffic flow	6/6/2016 3:35 PM
36	Really dealing with the rental increases instead of doing NOTHING!	6/6/2016 10:17 AM
37	Encourage people to walk to and from local stores and include more designated bike paths.	6/5/2016 4:07 PM
38	No	6/5/2016 10:43 AM
39	Increased affordable housing	6/5/2016 10:09 AM
40	Rent Stabilization MUST be a priority or you can kiss all the other stuff goodbye!!	6/4/2016 1:55 PM
41	Rent Stabilization	6/4/2016 1:51 PM
42	With all the glitter comes crime. Are you prepared to handle the influx of people. I've lived in for 70 and I not against change if it makes organic sense. What I'm seeing are power points. I have no clue on the design. No more Safeway facelift's .	6/4/2016 1:00 PM
43	Yes. The two biggest foreseeable impacts on life in Burlingame are self-driving cars and high speed rail. The community is just awakening to the predictable grade-crossing traffic delays-- as only one example. Many more to come. More work needs to be done to analyze the likely impacts on Burlingame of both HSR and SDC.	6/4/2016 8:51 AM
44	Revitalize Broadway business district	6/4/2016 12:01 AM
45	Parking issues in downtown and Broadway; congestion at Broadway intersection; update electrical power distribution (poles/wires too old, hang too low, unsightly)	6/3/2016 8:48 PM
46	We need to stop continuing to build more and more housing that has already made living here miserable with traffic and crowds everywhere	6/3/2016 8:08 PM
47	We are a small town and these proposals are moving bus in the direction of another large city	6/3/2016 6:34 PM
48	Yes, ideas need to be prioritized.	6/3/2016 5:59 PM
49	Issues are always the specific actions, not the general principles	6/3/2016 5:35 PM
50	Parking, parking, parking. If we can't get to any of these places because we can't park what difference do all these new changes have for us citizens. Burlingame Ave. is an example of BAD BAD planning and those responsible are making our community a joke with all these new proposals. Get back to the drawing board and figure out how we can enjoy our community when we can't get close enough to park to get there!!!!	6/3/2016 4:44 PM
51	what about no change at all. you're appear to be turning burlingame into a smaller version of san francisco, i.e. it's no longer a the suburban neighborhood we moved into but rather an urban one.	6/3/2016 4:15 PM
52	Charm!	6/3/2016 3:11 PM
53	I don't see anything dealing with addressing affordable housing unless we envision Burlingame as a haven for only very wealthy people.	6/3/2016 2:47 PM
54	Please limit the use of these resources to Burlingame Residents since these resources are funded by our tax dollars	6/3/2016 2:38 PM

55	1. In cases where a rational person is unable to make arguments against any of the principles, then they fail to provide meaningful direction. 2. Nothing about these principles starts with assumptions about what is going to change in our world (Bay Area, technology, transportation, lifestyles, demographics, etc.) so may be irrelevant. Pace of change is accelerating and we need to anticipate it.	6/3/2016 2:36 PM
56	Burlingame in general has very good ordinances, etc. but I have found time and time again, that ENFORCEMENT of ordinances against citizens violating laws that is aimed to maintain the city principles, etc is very poor. There should be provision how these new guidelines and ordinances will be enforced, even with financial penalties for those who blatantly or repeatedly violate them.	6/3/2016 2:15 PM
57	Comprehensive bicycle infrastructure plan	6/3/2016 2:11 PM
58	Under Economic Diversity and Vitality, there is little scope for larger scale corporations or conglomerates. Not bringing these commercial businesses that are easily accessible in adjacent cities increases the cost of living for all residents.	6/3/2016 1:59 PM
59	Very general guidelines and no discussion of when guidelines conflict. Who wins? If the order of importance is as given, then we have a problem. For example "balanced growth" Do you put housing on the bayfront? It would certainly allow more housing, but also separate the residents from the "heart" of this town. Or removing a historic building to put in a "newer" building that is more in line with the objectives described. I don't see any specific objectives that deal with the towns already "built" historical resources. Why? Is it an afterthought, or is it that they are not a priority under this plan? As a long time resident, I see a lot of good thoughts, but concern that since one of the towns major resources has been left off what else is missing? When is the next meeting for this item?	6/3/2016 1:19 PM
60	No.	6/3/2016 1:08 PM
61	More housing supply to meet demand and make housing more affordable. We need legislation so that residential housing is not taken off the market for tourists (via Airbnb, VRBO, etc)	6/3/2016 12:58 PM
62	I think that paying attention to the maintenance of a multi-generational aspect for our community and continued provision of shared spaces (which is included in the guiding principles already), is very important.	6/3/2016 12:49 PM
63	C and E both mention non-motorized and pedestrian access. I think that these references could be more specific with examples. I would like to see Burlingame Ave CLOSED TO ALL TRAFFIC on Sundays. Let the bikes, strollers, families and kids have the road. Burlingame Ave could, similarly, be closed, perhaps once a month...	6/3/2016 12:31 PM
64	possible pedestrian streets on the weekend---Broadway or Burlingame for example	6/3/2016 12:29 PM
65	unique identity - what can we develop that helps set Burlingame apart and creates an even more desirable living experience	6/3/2016 12:13 PM
66	I feel that this documents reflects what I want Burlingame to be now and 20 years into the future.	6/3/2016 12:12 PM
67	Historic resources in the "built" environment, including the possibility of historic residential districts, need to be explored	6/2/2016 2:47 PM
68	Overall it looks very well but it lacks ideas for tourism and interactive activities. Think buildings that attract people to the bay to learn and explore.	6/1/2016 10:09 AM
69	not that I can think of	5/28/2016 12:20 PM
70	Fix bay trail, establish a safe bicycle path across peninsula ave that is separated by a barrier from car traffic. More bike lanes. More dog off leash parks.	5/27/2016 5:02 PM
71	There are still open spaces being ignores and should be used for something more useful, ex: Bay trail	5/27/2016 4:51 PM
72	I like and appreciate all of the different aspects that are focused in guiding principles, however, I don't think it is specific enough. I would add all of the problems of the bayfront: population, underdevelopment, all of the things that make the bayfront worth saving.	5/27/2016 4:23 PM
73	1. Link to other regional plans - we are not an island. 2. Build in assumptions about future - self driving cars, telecommunity	5/27/2016 4:16 PM
74	Focus more on housing	5/27/2016 3:59 PM
75	No I don't think so	5/27/2016 3:52 PM
76	City tree policy allowing every homeowner to choose his street tree from a list has created inexplicable combinations of trees which do not relate to one another or to the traditions of the neighborhood.	5/27/2016 3:41 PM
77	People's safety before trees.	5/27/2016 2:43 PM
78	Senior BMR rental housing	5/27/2016 9:10 AM
79	Age diversity and oversight of living conditions of all living in Burlingame	5/26/2016 11:24 PM

80	Yes... Reduce the number and dollar amount of Permit fees... Some 80 pps were established under 30 years of Meg Monroe , and championed by Rosalie O'Mahony.. to replace the assumed \$\$\$ lost by Prop 13. It took a neighbor 2 years to add to her house, and about \$30,000 in fees !!! Burlingame has the reputation on the peninsula of modification/building new expensiveness !!!!	5/26/2016 8:48 PM
81	The concepts are fine. I am concerned how they will be operationalized. For example, new residential construction or remodels seem to be eliminating green yards and trees sq. footage.	5/26/2016 3:58 PM
82	making sure we have roadways that can comfortable access more people and bicycles. bicycle routes from SF can also use east side of 101 along the waterfront	5/26/2016 3:35 PM
83	I do not want to see any housing built for low income people.	5/26/2016 3:31 PM
84	lower water rates	5/26/2016 3:11 PM
85	I would like to see the "Burlingame aesthetic" actually defined -- e.g., charming, timeless, Tudor/Spanish Colonial/Craftsman, etc. I'm worried that a trendy / contemporary design aesthetic is starting to be introduced into our more charming and timeless neighborhoods (e.g., via approvals being made by the Planning Commission), and we will regret this when trends change. For example, a lot of homes that look like they were built in the 70s and 80s are eyesores today. The latest trend toward / popularity of contemporary architecture is one we are likely to regret allowing into our charming and timeless neighborhoods within 10-20 years.	5/26/2016 3:01 PM
86	technology/smart city initiatives	5/26/2016 2:26 PM
87	Balance new offices with adequate housing	5/26/2016 1:10 PM
88	Improved emphasis on natural resources, i.e. creeks	5/26/2016 12:40 PM
89	There is NOT ENOUGH housing	5/25/2016 7:25 PM
90	Encourage mixed-use hubs with a healthy synergy of employment, commercial, and residential density near transportation hubs	5/24/2016 5:52 PM
91	environmental sustainability, addressing climate change issues, fixing known traffic hazards	5/24/2016 4:12 PM
92	Affordability is a huge issue that needs to be a priority. If drastic measures aren't taken, we'll become a community with no place for anyone who isn't rich.	5/24/2016 3:37 PM
93	Be more dog friendly with a dog park. Work on cutting down crime and homelessness.	5/24/2016 3:14 PM
94	These sound good.	5/24/2016 2:59 PM
95	I'd like to see a stronger emphasis on dedicated bicycle lanes. It would be great to see Burlingame catch up with Menlo Park. Also, it would be great to see a competitor to Comcast high speed internet come in (doesn't exist now at comparable speeds). City would need to facilitate fiber line construction.	5/23/2016 4:44 PM
96	More density around the train station.	5/23/2016 11:19 AM
97	Support and increase housing and affordable housing	5/23/2016 9:42 AM
98	I don't know if this is a relevant issue, but making our streets safer for drivers and pedestrians. I regularly see accidents on El Camino and live on Hillside Drive where speeding seems to be a way of life. I never feel 100% safe driving on Burlingame streets.	5/23/2016 8:49 AM
99	No	5/21/2016 6:33 PM
100	Mental health	5/21/2016 11:21 AM

Q3 What neighborhood do you live in? (see map above)

Answered: 215 Skipped: 33



Answer Choices	Responses
Burlingame Plaza	0.47% 1
Burlingame Village	2.79% 6
Ray Park	6.05% 13
Mills Estates	2.33% 5
Burlingame Hills	2.79% 6

Easton Addition	21.40%	46
Burlingame Grove	7.91%	17
Burlingame Terrace	14.42%	31
Burlingame Gardens	1.86%	4
Burlingame Park	9.30%	20
Burlingables	5.58%	12
Downtown Burlingame	11.63%	25
Lyon Hoag	9.30%	20
Other (please specify)	4.19%	9
Total		215

#	Other (please specify)	Date
1	millsdale industrial parl	6/21/2016 3:18 PM
2	Not sure grove or terrace	6/4/2016 8:07 AM
3	Burlingame City, Lagoon Ave.	6/1/2016 10:12 AM
4	San Mateo	5/31/2016 5:09 PM
5	By Burlingame High School	5/27/2016 5:12 PM
6	Hillsborough	5/27/2016 4:28 PM
7	Hillsborough	5/27/2016 3:55 PM
8	Live elsewhere, my office is in Downtown Burlingame	5/26/2016 5:52 PM
9	I work in Burlingame Village area	5/21/2016 10:23 AM

Q4 How should new development be approached to ensure it fits within the context of surrounding areas?

Answered: 152 Skipped: 96

#	Responses	Date
1	Height limits should be imposed to maintain an open feeling to the landscape. New construction should blend into the surrounding landscape and incorporate areas of natural habitat.	6/27/2016 10:14 PM
2	Locate new development around BART station on Rollins Road & Millbrae Ave.	6/27/2016 5:29 PM
3	Keeping in mind the local historical buildings/homes and design new buildings that compliment the current aesthetic.	6/27/2016 3:55 PM
4	If we are going to incorporate more business, we need to have denser housing. That's just a no-brainer. And we need to ensure all seniors are able to age in place.	6/27/2016 3:30 PM
5	consider not fitting within context - for there are reviews and protocol in place to fit within context - new/bold may push some limits but may be ok - think of public gathering places to be essential at any new phase be it parks, shops, museums, entertainment - be social, interactive and involved	6/27/2016 2:18 PM
6	New developments of businesses must equal to new developments of housing and parking spaces	6/27/2016 1:37 PM
7	I don;t want to "fit in with the context of surrounding areas'.. We need housing for low income people. We are becoming Hillsborough II with mansions rising and small home being demolished. We are becoming a ghetto for the very rich.	6/27/2016 11:14 AM
8	Do not change 101 on ramp. It will displace many people.	6/27/2016 9:04 AM
9	Balance functional and useable with green space	6/26/2016 7:48 PM
10	Stop or slow down the construction of Office space and use the land for affordable housing	6/25/2016 9:11 PM
11	Little new development with focus on home residential, not apartments.	6/25/2016 9:11 PM
12	Look at surrounding buildings architectueal style	6/25/2016 7:35 PM
13	I've had a three-story condo building put up next to my single-story house, so I understand the challenges of infill development. Important to do it, but also to compensate neighbors in some way - we were affected for almost two years, and have lost a lot of air and light permanently. I think it's important for city staff to continue oversight after a project is approved. We had lots of problems with out-of-town contractors parking truckloads of material on our streets for weeks, dong work after hours, etc. - it would have been good to have some central person to call. Architecturally the result isn't bad although it's a bit out of scale. I wish there had been an affordable component though.	6/25/2016 7:34 PM
14	While new development should respect the context of surrounding areas, I think the biggest problem in Burlingame is lack of housing, which drives up rents and property prices. We shouldn't defer to "fitting into the context of surrounding areas" to the point of hindering development; there is a balance to be struck.	6/25/2016 7:20 PM
15	We must embrace density in the downtown area, especially within the areas near caltrain. I would potentially say we should increase density in the Lyon Hoag area as well.	6/25/2016 6:50 PM
16	Keep Burlingame as a "small town, America"	6/25/2016 6:25 PM
17	Mass/density needs to be in line with surrounding neighborhood, as well as respecting desired character of neighborhood.	6/25/2016 5:22 PM
18	That's easy. A visual of the surrounding area and comparison to proposed development would make clear what should be planned.	6/25/2016 11:43 AM
19	Smaller structures	6/25/2016 11:23 AM
20	Have photos of surrounding home designs as part of the planning departments review process. It would be great if realtors who sell homes or lots in Burlingame would share information to prospective buyers regarding areas that would best fit their ideal neighborhood.	6/25/2016 9:00 AM
21	Great public transportation so that people can come in to Burlingame to work, take advantage of the services, and - possibly - make it easy to get from one end of the town to the next.	6/25/2016 8:15 AM

22	Residential development should blend in architecturally. Commercial development should be next to the train stations with good access via bike and pedestrian paths	6/25/2016 7:55 AM
23	It should be consistent with the neighborhoods, keeping the charm and homey-ness of the city.	6/25/2016 7:07 AM
24	Would be nice to have new development be mindful of the lot size and the neighboring pieces of property that are effected. It would also be nice to consider some form of smaller homes instead of apartment life for those who honestly cannot afford the home prices in this town and could possibly have an alternative to apartment dwelling.	6/24/2016 11:51 PM
25	I believe that property owners should be allowed to remove certain trees and that are over grown and present a challenge for backyards and building. As long as landscape is replaced the large trees should be allowed to be replaced because of the small lot sizes.	6/24/2016 9:45 PM
26	Strict adherence to existing zoning. Not allowing lot mergers for the sole purpose of building larger buildings when land is not build able. Not building with insufficient parking when is clear that autonomous automotive technology will be the future and public transportation use will decline. Any planning around high speed rail or cal-train electrification should be done after the projects are funded and completed rather than before.	6/24/2016 9:02 PM
27	It should integrate with its surrounding neighborhood in terms of size, scope, vertical scale and capture the design Essence of each of our neighborhood's unique charm.	6/24/2016 8:43 PM
28	Stop allowing perfectly livable homes to be torn down & replaced by huge monstrosities that don't fit in with the rest of the surrounding homes.	6/24/2016 8:41 PM
29	In my neighborhood, we need to be careful about allowing second stories since our views are valuable to our homes.	6/24/2016 6:04 PM
30	Very carefully. I'm unclear on why we want to continue to develop. One of the reasons we moved here was to have a small town feel.	6/24/2016 5:56 PM
31	Single family homes	6/24/2016 2:07 PM
32	Emphasis should be on preservation of properties and new development should respect and fit in the existing fabric of each neighborhood	6/24/2016 1:50 PM
33	Less high density housing. Let me say it again: less high density housing. And improve road conditions and encourage business on Broadway with tax incentives or other.	6/23/2016 10:46 PM
34	Complimentary to existing neighborhood fabric, scaled appropriately and self sustaining with regards to required infrastructure and utilities.	6/23/2016 12:05 AM
35	High density housing is the best way to resolve the current housing shortage and achieve many of the goals of this development plan. The best place for high density housing is near the Millbrae transit center, which will allow access to multiple transit lines for residents and reduce the environmental impact of development.	6/22/2016 1:49 PM
36	High density development should be limited in height where it abuts single family homes. This is particularly important along El Camino Real and California Drive.	6/22/2016 1:36 AM
37	n/a	6/21/2016 3:18 PM
38	You need to look at existing traffic, sewer, and school issues and if you can't address the current issues, do not approve stack and pack housing.	6/21/2016 3:07 PM
39	Pay heed to local architecture and landscape when developing. Green construction.	6/21/2016 12:18 PM
40	ARCHITECTURE SHOULD MATCH EXISTING HOMES	6/21/2016 12:17 PM
41	Parking and traffic is already at a max in this neighborhood. Commercial properties should stay commercial and NOT be converted into large apartments.	6/21/2016 9:59 AM
42	Very carefully	6/21/2016 9:45 AM
43	Reflect are demographic changes - large vs small homes, increased or decreased car ownership. Take a more lead role in integrating coming technologies (communications, self drive cars parking ratios and alternatives etc).	6/20/2016 3:30 PM
44	New residential developments should never: 1) increase the load on the already overloaded street parking 2) reduce privacy of surrounding existing residents Many of the houses (and condos on El camino) are old and needing repairs or upgraded. As long as they do not substantially alter the existing profile, I think they should be allowed to upgrade. However, it will be out of character for Burlingame to allow condos to built taller than what they are now.	6/16/2016 4:01 PM

45	Nieghborhood consistency has been largely ignored in both commercial and residential, but especially in residential. Neighborhoods that are dominated by single story structures are now being redesigned to have two story homes changing the character of these neighborhoods. Eventually the housing stock in Burlingame will not include starter homes or homes that seniors can downsize to. The only type of home will be large two story homes. This trend will change the quaint charm of the neighborhoods and its't that one of the reasons many chose to live in Burlingame? So the question becomes, how do we limit the changing character o our neighborhoods in order to preserve the very nature of those neighborhoods?	6/15/2016 12:45 PM
46	It should not overwhelm, overtake, and confine original existing homes; should not adversely impact residential privacy, security, and neighborhood character.	6/11/2016 3:15 PM
47	address parking needs	6/10/2016 6:33 AM
48	Basically you want to add more people and then tell us we need to conserve. We need to view development with more of a take down there and put up new here instead of just adding more people.	6/9/2016 10:28 PM
49	Architecture should blend with the current community aesthetic and not interfere with the beautiful trees of the city.	6/9/2016 5:13 PM
50	Don't approve expansion that is too big for lot size	6/9/2016 3:44 PM
51	No high speed rail through Burlingame	6/9/2016 3:21 PM
52	Limit increased density only to areas near public transportation.	6/9/2016 3:10 PM
53	Even and equal development in all area (not only in desirable area).	6/9/2016 3:02 PM
54	Add sidewalk on corner of Davis & Marco Polo AND reopen Coronado access from Davis Dr to Peninsula Hospital in keeping with principal to keep/maintain pedestrian access to schools, shopping, parks!	6/9/2016 2:55 PM
55	I'm concerned about the elevated rail system and how it will negatively affect the look of the areas the elevated rail system is planned to be built.	6/9/2016 2:35 PM
56	Transit oriented development!!	6/9/2016 2:29 PM
57	Aesthetically compatible home design. Stop with the postage stamp garage at the rear of the property. Allow uphill lots to excavate and park autos underneath the building.	6/9/2016 2:23 PM
58	Burlingame has incredible advantages today. It is the closest town south of the city that has good weather, good schools, a nice retail district and strong real estate value as a result. Future upgrades should be boost the brand equity of the entire town's residents. That will boost home values and in turn, tax revenues to the town. Building a strong brand for the town of a place where families want to visit and live for education and recreation purposes should be paramount.	6/7/2016 2:21 PM
59	Homes should blend with architecture on the street	6/6/2016 10:34 PM
60	Do not base everything on cars and parking.	6/5/2016 4:09 PM
61	single housing only	6/5/2016 2:53 PM
62	new development should benefit the community at least as much as it benefits the pocketbook of the developers and land-holders.	6/5/2016 12:30 PM
63	Focus on keeping the charcter of each neighborhood when building new homes. There are currently two newer homes in the area that are ultra modern and do not fit in with all the other European designs. How did they pass planning permits?	6/5/2016 10:49 AM
64	More density/ taller buildings in downtown and near transit station	6/5/2016 10:11 AM
65	Greater emphasis on pedestrian and cycling safety so families can enjoy the neighborhood w/out feeling like they have to drive. We are moving to Half Moon Bay after renting for two years to gain a calmer environment for our young children. We absolutely love Burlingame, but after living on Oak Grove for the past two years, we don't feel safe having our little kids ride their bikes around this neighborhood and this is a valuable component of a child's upbringing.	6/5/2016 10:08 AM
66	Consult with residents	6/5/2016 9:35 AM
67	No ugly cheap stocco buildings. Enough nail and hair salons, enough mall type design. Keep the city in traditional architecture.	6/4/2016 1:13 PM
68	Support young families - walkability, proximity, shopping, parks, recreation.	6/4/2016 10:07 AM
69	The architecture, the number of windows and landscaping are critical to the look and feel.	6/4/2016 9:56 AM
70	Expect little if any residential Expect little if any commercial development in this neighborhood. Residential development should be consistent with existing residential housing.	6/4/2016 8:56 AM

71	Stick with smaller business - nothing gigantic like target	6/4/2016 8:07 AM
72	There should be design guidelines and a public and professional review process	6/4/2016 6:24 AM
73	Find the water Find the energy Find the parking....then develop the property.	6/3/2016 10:07 PM
74	Very moderate development already too crowded.	6/3/2016 8:31 PM
75	Limit population growth More traffic patrol - it is too dangerous to ride a bicycle and getting too dangerous to drive Bring public transportation to the area between Millbrae and Burlingame Ave.	6/3/2016 8:11 PM
76	I'm not sure there is room in the Easton Addition for new development.	6/3/2016 7:00 PM
77	We are losing who we are. BURLINGAME is a quiet city conveniently close to larger cities like SF, SM and PA if we want culture, malls etc	6/3/2016 6:40 PM
78	Infill should be limited to areas close to transportation to limit private vehicle proliferation	6/3/2016 5:42 PM
79	This would require a college course. This question is just plain stupid...	6/3/2016 4:46 PM
80	more parks and green spaces would be nice	6/3/2016 4:16 PM
81	Ensure there are enough support services to accommodate any new developments first and then and ensure the aesthete fits the neighborhood/city.	6/3/2016 3:55 PM
82	Make fewer impacted in neighborhood. Limit growth to be at commercial/undeveloped area with *a few* tall buildings (eg east of 101, or Burlingame plaza). Limit dense housing in established neighborhood. And especially watch for El-camino multi-family which backs with single-family homes.	6/3/2016 3:16 PM
83	Keep character of existing - residential west of El Camino, Residential, Retail and limited other between railway lines and EC - and Industrial & hotels to east of railway.	6/3/2016 3:15 PM
84	Increasing some density of residential properties along transportation hubs (e.g., Burlingame, Broadway, & Millbrae stations) should be supported. Waterfront (east of 101) property, particularly old industrial properties should be reconsidered for both new commercial/industrial and residential uses along with improved park/recreation spaces.	6/3/2016 3:15 PM
85	Make sure it is easily accessible by public transportation.	6/3/2016 2:49 PM
86	public discourse	6/3/2016 2:43 PM
87	Start of informed vision of how we want each area to look in 20 +/- years, then decide which changes move us closer to it.	6/3/2016 2:37 PM
88	maintain space/low-density housing, respect for current low-lighting (minimal light pollution) and noise.	6/3/2016 2:21 PM
89	okay with modern	6/3/2016 2:04 PM
90	Keep sending out these surveys	6/3/2016 2:03 PM
91	More expansion to the waterfront areas.	6/3/2016 2:00 PM
92	logically & with consideration of the town's core principles	6/3/2016 1:52 PM
93	Parking and size of the buildings. Our whole neighborhood has been changed with parking restrictions and people coming into our neighborhood to park. The town planning process is great, the trouble is that when it comes to the details - somehow they are not followed up on. For example "Safeway" there was suppose to be ample parking for their employees. There is none. IT was in the original minutes, but somehow never made it to an "enforcement" document. So we go to these meetings, only to find out that what was agreed to by planning never made it into the document. This follow-up MUST happen. City government must have checks and balances (like the City Clerk - if there is one) to make sure that requirements by Planning or City Council are in fact ENFORCED. Minutes are accurate and followed-up on. It is called doing your job.	6/3/2016 1:35 PM
94	A unified look and feel throughout all the Burlingame neighborhoods to create a sustainable, European village feel everywhere so that we (and visitors) "know" when they've entered our upscale and inviting town.	6/3/2016 1:29 PM
95	We need to keep the trees! And we need to ensure that parking does not become a problem.	6/3/2016 1:09 PM
96	More housing at market rates of varying sizes. Do not allow housing to be taken off market for tourism (VRBO, airbnb). More effective use of land space, converting excess commercial space to residential.	6/3/2016 1:00 PM
97	New development should first and foremost, accommodate the local community and promote social connectivity. Perhaps, even attract people from outside of the neighborhood to some extent.	6/3/2016 12:57 PM
98	I think that new development should fit with the existing look and feel of the community, and that support for parking, biking and walking is important.	6/3/2016 12:53 PM

99	Hold community meetings to allow input and total transparency.	6/3/2016 12:47 PM
100	Add restaurants decrease nail salons. Encourage new small, outpost, businesses on Broadway - UPS, Fedex/Kinko, bagels.	6/3/2016 12:34 PM
101	assure local reps	6/3/2016 12:31 PM
102	It needs to be reviewed to bend into the existing turn of the century spanish rancher, stucco, cape code look and feel and the be contemporary.	6/3/2016 12:16 PM
103	Does it provide something needed or desired? Does it enhance the unique character of Burlingame?	6/3/2016 12:16 PM
104	Limit the number of high density housing being built.	6/3/2016 12:11 PM
105	affordability	6/3/2016 12:03 PM
106	architectural review board	6/3/2016 12:02 PM
107	Assure adequate parking and don't overbuild so that traffic is a nightmare.	6/3/2016 12:00 PM
108	Keeping Jobs in Burlingame, rather than as a chub for those who commute elsewhere.	6/3/2016 11:56 AM
109	We need to work on keeping the architectural character of our neighborhoods and still allow for remodeling of homes in our neighborhood. At this point it seems like we do a fairly good job accomplishing that goal.	6/3/2016 11:47 AM
110	Help encourage new development and mixed use. Connect all the area with electric buses.	6/3/2016 1:32 AM
111	Not only is design review essential, but setbacks need to be respected and not reduced, as is the current trend regionally.	6/2/2016 2:56 PM
112	I suggest that development should only be continued if the general public says so. Unless it meets the interests of everyone in the area, it shouldn't be put in. A conflict of interests may have lasting negative affects on the building.	6/1/2016 10:12 AM
113	Not sure I'm qualified to comment. Seems pretty basic, but a planning department and city council who are invested and recognize and appreciate the town we have now. Sorry, not rocket science I know.	5/31/2016 5:20 PM
114	It should be mostly suburban	5/31/2016 5:09 PM
115	New high-density development should be located with good access to transit and amenities.	5/31/2016 3:09 PM
116	There needs to be a balance between fitting in and faux period buildings that never really look authentic. Refer to the vernacular but don't imitate. Thoughtful and abundant landscaping is a way to keep new development looking right and contextual.	5/31/2016 11:29 AM
117	No more residential. Keep roll on is rollens road from Broadway to where 7-11 is from building the apartment high rise.	5/27/2016 5:12 PM
118	Maintain existing content	5/27/2016 5:02 PM
119	The new development should be more eco-friendly. However, I hope to keep our trees and plants that have been growing for year stay.	5/27/2016 4:52 PM
120	Well, different developments would suit different parts of Burlingame. For example, having more wouldn't really be needed, as it is already extremely green, however, adding it into the bayfront might be beneficial.	5/27/2016 4:28 PM
121	More mixed use - accommodate population and traffic growth for Bay Area	5/27/2016 4:17 PM
122	I think it should depend on the environment of the area. Whether its around trees, roads, or parks, I think accommodations should be made based off their surroundings.	5/27/2016 4:01 PM
123	Most neighborhoods have a characteristic "feel." While I don't believe in overarching consistency, I believe it is essential that new development respect and refer to this "feel"	5/27/2016 3:43 PM
124	Need lofts downtown	5/27/2016 2:44 PM
125	We should stay away from commercialized concepts like adding mall stores	5/27/2016 12:48 PM
126	More weight should be given to construction, and purchase of below market rate housing for seniors and other low income individuals and families.	5/27/2016 9:14 AM
127	No high rises that obstruct the skyline. Architecture should reflect a similarity to other buildings in the area as to design and color of the building.	5/27/2016 8:34 AM
128	Build no more commercial and business developments until there is housing to support it.	5/26/2016 11:25 PM
129	Our design review process works well, and that is all that is needed.	5/26/2016 8:50 PM

130	The new homes going in are too big for the lots. Planning is allowing monster homes to destroy the neighborhood. The streets are looking like used car lots.	5/26/2016 4:38 PM
131	Keep the trees and the landscaping square footage.	5/26/2016 3:59 PM
132	please do not let the remodeling of the homes be oversized for the lot~ easements need to be respected and w/new remodels/home no lawns requiring lots of water: use of native plants/drought tolerant plants	5/26/2016 3:41 PM
133	No more development. The city is already too crowded as it is. Just say no to developers.	5/26/2016 3:34 PM
134	yes	5/26/2016 3:12 PM
135	The design aesthetic should be defined, and the Planning Commission should only approve plans that are within this aesthetic. Per my earlier comments, homes approved in the 70s and 80s are eyesores today. The recent popularity of the contemporary aesthetic will be an eyesore in the future.	5/26/2016 3:09 PM
136	We need to keep the diversity with new homes (every new home looks the same). Also, we need to responsibly vet the requests for tree removals - we should not uproot trees merely to improve the views of certain residents.	5/26/2016 1:55 PM
137	As little development as possible. Avoid creating high density areas, which leads to high automobile traffic and an unsafe walking and bicycle environment. Don't be fooled by the fools who say mass-transit will fix all. Future occupants of these proposed living units still have and need a car, and multiple cars could be part of one unit. Get real- we don't need more people in this beautiful town of ours.	5/26/2016 1:03 PM
138	That's it exactly. New development should mirror the character of surrounding neighbors in size, mass, landscaping and so forth.	5/26/2016 12:43 PM
139	Built in charming Burlingame manner and style, not modern monstrosities or stucco nightmares	5/26/2016 12:40 PM
140	small single family residences	5/25/2016 9:40 PM
141	We need more housing units. Period. Very soon there will not be aingle family housing in town for less then \$2M. This will have a major impact on the fabric of our community and can only be combatted with the addition of more housing units.	5/25/2016 7:30 PM
142	Existing design and plan review processes are largely appropriate. City street tree program is great! Infrastructure improvements (esp. safer bike paths, attractive streetscapes) could be emphasized if budget allows.	5/24/2016 5:56 PM
143	needs to not overload city in terms of additional traffic, parking, congestion, demand on resources.	5/24/2016 4:14 PM
144	It should be welcomed. It takes too long with too much nimby-ism to solve the housing crisis.	5/24/2016 3:39 PM
145	Have MORE parks, have a NICE dog park that is walkable to Burlingame Avenue. Have it be a rent controlled area - don't allow landlords to increase rent on tenants. Open a bike shop, we need more variety of shops vs restaurants and clothes. Don't increase rent on business tenants anymore, it losses culture when you force them out.	5/24/2016 3:20 PM
146	Smart in-fill: redeveloping properties to have multiple modest units and not 3 luxury units	5/24/2016 3:01 PM
147	Higher density downtown - encourage more development.	5/23/2016 6:11 PM
148	They should keep with the architect that already exists in the city. Buildings should look similar, not one looking modern near another who has a missing style.	5/23/2016 5:56 PM
149	Limit tree removal. Promote independent retail establishments through tax credits, etc. vs big box. More sustainable / green development. More pedestrian and bicycle friendly (e.g., Menlo Park).	5/23/2016 4:48 PM
150	We need some very dense condo apartment buildings to accommodate the growing population.	5/23/2016 11:20 AM
151	Don't understand question. What are approach options? Support mixed use and dense housing.	5/23/2016 9:44 AM
152	Be conscious of the current housing that exists. Not overpower current homes.	5/21/2016 6:37 PM

Q5 What is the biggest challenge for residential neighborhoods in Burlingame?

Answered: 170 Skipped: 78

#	Responses	Date
1	Limit construction of high density, low income housing in the residential areas. Parking of personal and commercial cars and trucks on the residential streets is creating a congestion problem.	6/27/2016 10:14 PM
2	Construction and parking	6/27/2016 5:29 PM
3	Lack of parking	6/27/2016 3:55 PM
4	Safety. We are going to have a major earthquake at some point. Although we have a great organization put together for this, it is mostly targeted to homeowners. Over half of all residents are in apartment buildings that are aging and not seismically safe. Because renters are being purged at a rapid rate, they are not involved in the safety dialog. One apartment building can have many more lives lost than one single family home. We need to have stability so that tenants aren't turning over so rapidly, and then recruit captains in those apartment buildings so tenants can take care of each other and themselves in a disaster. We also could require landlords to organize ongoing disaster planning and information in their apartment buildings whenever a new tenant moves in.	6/27/2016 3:30 PM
5	affordability so it does not become a place just for the well-to-do	6/27/2016 2:18 PM
6	No affordable housing for low to middle income earners	6/27/2016 1:37 PM
7	Get people to park their cars IN THEIR GARAGES. It is nearly IMPOSSIBLE to drive safely through our narrow streets with big SUVs parked solid on both sides of the street. We had a law on our books since 1936 which states that the cars must be parked in the garages or the driveways. If you have more cars than you have parking space you may buy a permit to park on the streets over night. The permit was \$10.00 a year and could be readjusted to the value of the dollar today. Re instateing this ordinance would make our streets and our school children safer and INCREASE THE INCOME TO THE CITY.	6/27/2016 11:14 AM
8	Affordability	6/27/2016 9:04 AM
9	Not enough houses - too many condos/apartments	6/26/2016 7:48 PM
10	Affordability rental housing for those that keep Burlingame running (Teachers, Public Safety, Employee's of the many private businesses we have.	6/25/2016 9:11 PM
11	Walk ability.	6/25/2016 9:11 PM
12	Housing and paring	6/25/2016 7:35 PM
13	Continuing to support affordable rental housing and preventing modest houses from being demolished for McMansions.	6/25/2016 7:34 PM
14	Supporting growth near transit	6/25/2016 7:20 PM
15	Not enough housing. People who want to live here can't because the prices have climbed so high due to the low amount of inventory.	6/25/2016 6:50 PM
16	Not having high rise apartment buildings and high density housing. Please: for proposed new multi-family dwellings, please count bedrooms, not merely front-doors. Allowing high density residences with minimal parking is foolish.	6/25/2016 6:25 PM
17	lack of affordable housing. Housing and development that is significantly overbuilt for the lot size.	6/25/2016 5:22 PM
18	Maintaining the mixture of styles. up to now, to many cottages and bungalows have been razed to make way for faux Mediterranean mansions. The sameness is making some blocks of Burlingame boring. Also, the sooner the better a Design Review guideline is written for multi-unit structures, the better, including how a new structure will fit into that neighborhood.	6/25/2016 11:43 AM
19	Traffic	6/25/2016 11:23 AM
20	Traffic, lack of speed limit signs, speeding vehicles, El Camino traffic noise, potential burglaries.	6/25/2016 9:00 AM
21	Making sure that the car traffic is manageable. Hopefully this place won't become overrun with cars driving too fast and parking all over the place. Also, need to make sure that there is great parking access around downtown.	6/25/2016 8:15 AM

22	Affordability and the desire by some newcomers to build mini mansions in neighborhoods not suited for such sized houses	6/25/2016 7:55 AM
23	Apartment buildings coming in, railroad issues (with their incessant and disruptive horns)	6/25/2016 7:07 AM
24	Parking, BIG dogs moving into apartments that are being rented to transient tech workers (the Wendy Jane Apartment) on Bayswater Avenue. Also cutting down trees that are not diseased but may be raising the sidewalk a bit.	6/24/2016 11:51 PM
25	Traffic	6/24/2016 11:43 PM
26	parking	6/24/2016 10:44 PM
27	Parking and cars/ trucks on narrow streets. Many streets should have parking on one side of the street only	6/24/2016 9:45 PM
28	Encroaching development under the Grand Boulevard Initiative and ABAG. Hillsborough bears virtually no burden for housing needs assessment and Burlingame ends up taking this burden.	6/24/2016 9:02 PM
29	1. Parking on our narrow streets and 2. Safely merging onto El Camino with the tree trunk envelopes. Yes, I completely acknowledge the hypocritical positions that I just stated in the past two questions. I ask that the expertise and skill of our planning staff and other support resources to address these issues on an attrition basis--meaning when the opportunity presents itself through new projects we take these considerations into account. That we folks are really talented so go for it!	6/24/2016 8:43 PM
30	Two major challenges face my neighborhood: on street parking for residents & congestion on Broadway, particularly near California Drive. I feel that in other neighborhoods it's rapidly becoming how to deal with increasing population density without upgrades in the existing infrastructure.	6/24/2016 8:41 PM
31	Tear-downs - buyers building new homes that overwhelm the neighborhood and make our charming homes look bad	6/24/2016 6:04 PM
32	driving	6/24/2016 5:56 PM
33	Crime. Noise.	6/24/2016 2:07 PM
34	Over-development continues to threaten the character and livability of our neighborhoods	6/24/2016 1:50 PM
35	Traffic from people patronizing nearby businesses and increased traffic overall posing health and safety risks. Two cars per household really should be enough.	6/23/2016 10:46 PM
36	parking, effects of drought on landscaping especially street trees, maintaining neighborhood character as more homes are expanded and remodeled	6/23/2016 10:29 PM
37	Pot holes in some of the side streets. Wideness of streets	6/23/2016 9:00 PM
38	speeding traffic	6/23/2016 1:20 PM
39	Adding housing units while preserving the character of the neighborhoods is a challenge. As is the potential impact of high speed rail.	6/22/2016 1:49 PM
40	Parking, pedestrian safety due to speeding vehicles	6/21/2016 10:34 PM
41	home prices, community engagement,	6/21/2016 3:14 PM
42	Cost of living	6/21/2016 3:07 PM
43	AFFORDABILITY.	6/21/2016 12:17 PM
44	Parking and the threat of large apartments moving into commercial spaces (such as Hower auto).	6/21/2016 9:59 AM
45	Air BNB and illegal rentals. And the restrictions on building mother in law units as a result.	6/21/2016 9:45 AM
46	Parking, narrow streets	6/21/2016 8:59 AM
47	narrow streets, not enough parking, traffic	6/21/2016 8:23 AM
48	1) street parking in residential area is over packed. a big safety concern if parked cars block view in intersections 2) Train noise in the middle of the night. (Airplane noise is not good either, but train noise is way worse) 3) Trash bins from condos along El Camino are unsightly and attract flies. 4) Not uncommon to see furniture, mattresses left on sidewalk for days. 5) Water ponding on El Camino	6/16/2016 4:01 PM
49	FAR that allows disproportionate homes to be built on small lots. The FAR should be reduced.	6/15/2016 12:45 PM
50	Traffic speeds on residential streets and on El Camino.	6/11/2016 3:15 PM
51	Parking	6/10/2016 6:33 AM
52	Too much traffic and not enough traffic enforcement, cars are always blocking sidewalks and the police rarely issue tickets.	6/9/2016 10:28 PM

53	Rent. The rent in Burlingame is completely unsustainable for average city incomes. Any future development or alteration to the residential areas of the city should focus on truly affordable housing for residents.	6/9/2016 5:13 PM
54	On street parking on narrow streets.	6/9/2016 3:44 PM
55	cost of living, congestion/parking on Burlingame Avenue at peak times.	6/9/2016 3:21 PM
56	Parking challenges and high speed traffic in neighborhoods.	6/9/2016 3:10 PM
57	Diversity.	6/9/2016 3:02 PM
58	Too many oversized vehicles and no where to park them on off of narrow streets	6/9/2016 2:55 PM
59	Noise from leaf blowers and tree trimmers	6/9/2016 2:35 PM
60	???	6/9/2016 2:29 PM
61	Security. The home burglaries are escalating and there is NO police presence. The trees (owned by the City) are poorly maintained and are compromising the sidewalks and driveways causing hazards for everyone.	6/9/2016 2:23 PM
62	Continued expansion of safe activities for children.	6/7/2016 2:21 PM
63	Too many people = too much traffic	6/6/2016 10:34 PM
64	convenient public transportation	6/6/2016 6:02 PM
65	Parking, and driving on narrow streets. More cars parked on streets. More drivers not comfortable sharing (2 cars passing side-by-side, or with bicycles) road; trying to drive down road as "1 way street". This ties into pedestrian and bicycle safety. There need to be well defined bicycle corridors (off el camino or california) to connect residential districts west of ECR, with business/parks east of ECR	6/5/2016 10:11 PM
66	Not being killed while riding my bike. Wish there were more designated bike paths (not the little bike painted on the roads but a green designated bike path.	6/5/2016 4:09 PM
67	affordability- so that the neighborhood doesn't reflect only affluent families	6/5/2016 2:53 PM
68	traffic, increases in crime and petty theft	6/5/2016 12:30 PM
69	Keeping green spaces in tact. The new homes being built are shrinking the amount of outdoor yard space per lot.	6/5/2016 10:49 AM
70	Cost of buying/renting	6/5/2016 10:11 AM
71	Too many cars driving too fast... not enough access to calm, outdoor spaces	6/5/2016 10:08 AM
72	Too much single use areas	6/5/2016 9:35 AM
73	Providing low income or high density housing is necessary for new families or employees in the Burlingame area but the influx of new tenets may bring with it increased numbers of cars, trucks and commercial vehicles on our streets, and a rise in crime. In my area, I have noticed an increase in crime and a decrease in available street parking.	6/4/2016 6:16 PM
74	Don't quite understand the need to cram a big house onto a small lot, especially with Burlingame's interest in creating a healthy community. Most of the remodels in our neighborhood have been ok but a few are just obnoxious!! Who signs off on this stuff?	6/4/2016 1:59 PM
75	Crime, Crime, Crime. Start posting signs which state " Drugs damage our City" The drugs that are coming into our city are unprecedented . The message to our youth is being lost. Families first not upscale trendy downtowns.	6/4/2016 1:13 PM
76	- Increase in petty crime - Loss of character from growth in some contractor rebuilds	6/4/2016 10:07 AM
77	Too many houses being built with cheap windows and landscaping.	6/4/2016 9:56 AM
78	Parking will probably be significantly changed with the advent of self driving cars.	6/4/2016 8:56 AM
79	Maintaining the charm with all of the building going on. Also, keeping the trees alive when people have stopped watering.	6/4/2016 6:24 AM
80	Off street parking. Traffic enforcement.	6/3/2016 10:07 PM
81	Some houses (including single-family and condos) are very old and need updating structurally and cosmetically	6/3/2016 8:50 PM
82	Too crowded and expensive for renters and no parking	6/3/2016 8:31 PM
83	Crazy drivers, too many people, self centeredness. Crime is now becoming a major issue - can't even safely have packages delivered any more	6/3/2016 8:11 PM
84	We've recently had some "unsavory" characters visit our neighborhood and commit car burglaries and house break-ins. More patrol by the police in our neighborhood would certainly discourage this behavior.	6/3/2016 7:00 PM

85	To maintain their safety in the midst of growth. To maintain our urban forest along with development	6/3/2016 6:40 PM
86	Allow more diversity and flexibility in house styles.	6/3/2016 6:27 PM
87	Getting clogged with cars on narrow streets. Maintaining design and lot coverage limits. Maintaining tree lined streets. Maintaining parks and open spaces for all citizens	6/3/2016 5:42 PM
88	keeping our trees healthy, doing more landscaping instead of lawns to conserve water but periodically deep water our trees.	6/3/2016 5:12 PM
89	Safety and public transportation.... access to freeways that aren't so overcrowded that we can't get from place to place easily.	6/3/2016 4:46 PM
90	parking & congestion	6/3/2016 4:16 PM
91	Parking, driving	6/3/2016 3:55 PM
92	noise, dense & overpopulation, and absolutely lack of privacy!	6/3/2016 3:16 PM
93	Not turning in to an area where all older properties are bought by developers, bulldozed and replaced with ugly McMansions!	6/3/2016 3:15 PM
94	Affordability of residential housing risks driving out an ethnically, economically, and professionally diverse residential community. The city should commit to policies that encourage developers, residential property owners, and residents to maintain such diversity.	6/3/2016 3:15 PM
95	Creating affordable housing.	6/3/2016 2:49 PM
96	limited ability to grow	6/3/2016 2:43 PM
97	Citizens trying to turn the clock back to simpler times. Change happens. Let's grow with it wisely, rather than resist it.	6/3/2016 2:37 PM
98	Ordinance enforcement. I have repeatedly reported neighbors violating ordinances that endanger our property or reduce our property enjoyment (illegal and dangerous re-grading of steep hillside, using fence as retaining wall, violation of permit condition, etc). and NOTHING has been done to address them. It reduces the quality of living when people who violate codes are condoned. Many people are very frustrated with this (just read NextDoor). Also traffic violations around elementary schools during pickup/drop off is horrible. may people disregard red no-parking zones daily, they have been reported daily tot he police, and nothing substantial to curb behaviors that endanger other traffic had taken place (parking in red zone cuts of visibility of oncoming traffic coming out of parking lots, etc).	6/3/2016 2:21 PM
99	making them walkable, bikeable	6/3/2016 2:13 PM
100	Street parking and garbage bins being put on the street taking up parking spaces.	6/3/2016 2:03 PM
101	Affordability.	6/3/2016 2:00 PM
102	residents not appreciating the importance of living in a civic minded, small town environment where respecting other's should be a priority	6/3/2016 1:52 PM
103	Staying a residential neighborhood & Security. We have a lot of strangers walking or parking in our neighborhood. It didn't happen until the new Safeway was built.	6/3/2016 1:35 PM
104	Common areas, roads, sidewalks, etc., in all the neighborhoods lack "character". The one exception is the revamped Burlingame Ave downtown area.	6/3/2016 1:29 PM
105	The streets are very narrow and people drive way too fast.	6/3/2016 1:09 PM
106	Parking...many streets in Burlingame become almost one way due to cars parked along both Sides of street...maintain restrictions on mother in law units. Out door rooms should be just as valuable as indoor rooms .not to allow a house to take up entire lot..	6/3/2016 1:00 PM
107	More housing at market rates of varying sizes. Do not allow housing to be taken off market for tourism (VRBO, airbnb).	6/3/2016 1:00 PM
108	gentrification	6/3/2016 12:56 PM
109	I'd like for it to be easier/safer to bike through the neighborhoods - especially to the schools. Maybe considering one-way streets and bike routes? Another challenge (hard to address) is the sheer cost of living in Burlingame.	6/3/2016 12:53 PM
110	Ability to provide rent stabilization to be able to have a diversified community .	6/3/2016 12:47 PM
111	Pot Holes and street parking	6/3/2016 12:47 PM
112	Traffic. Rent. Litter.	6/3/2016 12:34 PM
113	room for safe bicycle riding	6/3/2016 12:31 PM

114	Keeping housing affordable to all income brackets. Burlingame needs to provide affordable housing to the services people needed in our community. Many currently need to commute great distances to serve our city. They need local housing--teachers, police, fireman, gardeners, carpenters, care providers etc.	6/3/2016 12:16 PM
115	Homes are so incredibly expensive, as are renovations. It adds layers of challenge to improving your home and property value when the permit process is lengthy and challenging. Also, the telephone poles are old and unsightly and slow to be replaced.	6/3/2016 12:16 PM
116	Transportation: what is going to happen with the high speed railway? making Burlingame more bicycle friendly. Remodeling - Burlingame Building Dept is extremely painful to deal with. Many forego permits as this department is slow, inefficient, ineffective and lacks basic customer service skills. Utilities - why is water so expensive?	6/3/2016 12:11 PM
117	affordability	6/3/2016 12:03 PM
118	dated, architecturally ugly apartment buildings	6/3/2016 12:02 PM
119	In my neighborhood it is traffic congestion resulting from the horrible improvement at the Broadway overpass AND the imminent threat of High Speed Rail destroying our peace and quiet.	6/3/2016 12:00 PM
120	Getting kids to school safely by walking, maintaining outdoor active walkable community.	6/3/2016 11:56 AM
121	the cost of housing is really getting out of sight. I see no way to address that issue since we're not manufacturing anymore dirt. Perhaps we could consider some mix residential/commercial on the bay front	6/3/2016 11:47 AM
122	Connectivity to the other areas	6/3/2016 1:32 AM
123	Lack of a balance between built-up space, and green (landscaped) spaces that in the past included large sentinel trees in place for decades. These contributed to the privacy of neighbors on adjoining lots, as well as helping various styles of homes to blend harmoniously as a block or unit. As more and more homes are maximizing their allowable built up areas, I think there needs to be a serious discussion about revisiting the Floor Area Ratio. It may be time for some tweaks.	6/2/2016 2:56 PM
124	The biggest challenge to the residents is finding where the community to get together (?). If we had more of the recreation centers we might be less isolated from the ideas of one another.	6/1/2016 10:12 AM
125	Another thing I can't speak to. I'm more than happy about my neighborhood, but really can't speak to others	5/31/2016 5:20 PM
126	The biggest challenge is how to preserve high quality of life in the face of rapidly rising cost of living. One program that should be explored more is allowing/encouraging second units/in law units.	5/31/2016 3:09 PM
127	Balance between commercial and more residential	5/31/2016 2:45 PM
128	Loss of character: Remodels that look the same and have no imagination and character; rows of ersatz Craftsman houses replacing what was a mix of different styles; new houses that are too big for the lots. This doesn't mean there can't be contemporary architectural styles. There currently seems to be a trend of everything looking the same and that could lead to a loss of character.	5/31/2016 11:29 AM
129	Speeding cars, unsafe sidewalks along the west side of El Camino Real	5/27/2016 5:19 PM
130	Traffic	5/27/2016 5:12 PM
131	Sidewalk maintenance	5/27/2016 5:02 PM
132	There are lots of poor walkways for pedestrians on El Camino	5/27/2016 4:52 PM
133	Accessibility and sometimes transit routes (from experience at least). Some areas in Burlingame are further away from downtown Burlingame, and schools. However, I'd say that this is a very minor problem.	5/27/2016 4:28 PM
134	Too many people focused on parking and trees, want to hold back progress	5/27/2016 4:17 PM
135	The biggest challenge in the residential areas in Burlingame is probably on El Camino - where there are alot of cars and difficult to walk through.	5/27/2016 4:01 PM
136	Location	5/27/2016 3:55 PM
137	Restraining builders and architects who believe that throwing more design icons at a building makes "architecture."	5/27/2016 3:43 PM
138	Sidewalk maintenance, water drainage, tree pruning	5/27/2016 2:44 PM
139	Affordability	5/27/2016 2:35 PM
140	We do live in Burlingame but see parking as a big issue here. Plus.. *AirBnB or similar types *Houses purchased by people outside the area/country	5/27/2016 2:23 PM
141	Parking	5/27/2016 12:48 PM

142	preventing the tear-down and construction of obnoxious "Burlingame block houses"	5/27/2016 9:14 AM
143	Rents are too high and are increasing in the area. Middle to low income families and individuals cannot live in Burlingame. Many have moved out. Racial diversity is not a part of this city. Also, people of ALL income levels cannot live here. There's not enough affordable housing. Affordable housing cannot be built fast enough to retain the current renters of all income levels and cultural backgrounds.	5/27/2016 8:34 AM
144	Cost of housing	5/26/2016 11:25 PM
145	Getting pedestrians and bikes to Broadway, Burlingame Ave., and schools.	5/26/2016 10:41 PM
146	Encourage young married to settle by lowering Modification Fees, and time from start to completion.. 32 inspections is way too many.	5/26/2016 8:50 PM
147	The homes being approved are too big and there's not enough parking.	5/26/2016 4:38 PM
148	Owners maximizing the sq. footage of the home at the expense of trees and landscaping.	5/26/2016 3:59 PM
149	Lack of bike lanes in busier areas	5/26/2016 3:53 PM
150	use of water to water & maintain lawns in dry Calif. and not becoming so high density~ condo/apartment construction increases density times 2+ people ~	5/26/2016 3:41 PM
151	The police no enforcing red zone laws. For many years the police would issue a citation after being notified. Now they are issuing warnings. Why the policy change?	5/26/2016 3:34 PM
152	parking/crime	5/26/2016 3:12 PM
153	New development must be approved within the defined aesthetic of each neighborhood. E.g., I believe the Easton Addition can be defined by something like "charming, timeless, Tudor/Spanish Colonial/Craftsman". If a proposal is not within the agreed design aesthetic guardrails, it should not be approved.	5/26/2016 3:09 PM
154	Ensuring that our older citizens can afford to stay in the area.	5/26/2016 1:55 PM
155	Need more small homes/town homes for purchase	5/26/2016 1:12 PM
156	Speeding automobiles with lack of police presence to stop it. Many problem areas that go unabated. Also, crime seems to be on an upturn, and limited parking because there are more cars per household.	5/26/2016 1:03 PM
157	Encroachment of too large structures, emphasis on condo and condo conversions at expense of rentals, especially small apartments. No encouragement for singles to move here.	5/26/2016 12:43 PM
158	Maintaining property values	5/26/2016 12:40 PM
159	Lack of entry-level housing for young families (homes \$1-1.5M have disappeared in the last 2 years).	5/25/2016 7:30 PM
160	affordability, transit	5/25/2016 12:36 AM
161	State taxes structures & regulations already create significant disincentives to maintain and improve residential property - rent control & _excessive_ planning review processes (some are necessary and reasonable!) should not exacerbate this.	5/24/2016 5:56 PM
162	seriously bad drivers who never stop at stop signs or yield. nonresidents who treat our neighborhoods as free airport parking. Overcrowding.	5/24/2016 4:14 PM
163	Affordability	5/24/2016 3:39 PM
164	Not having a local dog park to walk to. The one by the water - no one goes there, it smells, you have to drive to it and its all dirt and always windy so your just breathing in dirt that's been peed on. You SHOULD have lax hours for dogs off leash - people take their dogs out after work which is after 5pm or BUILD a nice dog park off Burlingame Avenue. Also tear down any abandon buildings, they host crime and homeless at night and nothing is done about it.	5/24/2016 3:20 PM
165	Affordability	5/24/2016 3:01 PM
166	Maintaining the roads, drainage and speed	5/23/2016 5:56 PM
167	Bicycle travel isn't safe in most of Burlingame. It doesn't appear to be a priority for city planners. Would also be awesome to strive for more community space (e.g., turn vacant lots into parks), as this will ultimately make Burlingame more attractive, raise our standard of living, raise city revenues, etc.	5/23/2016 4:48 PM
168	Housing affordability.	5/23/2016 9:44 AM
169	Right now it seems to be keeping them safe. Our neighborhood is experiencing an increase in theft. However, I do not know if this is relevant to the changes you are trying to make.	5/23/2016 8:52 AM

170	Traffic, El Camino is always very busy (has flirting issues in winter) and the 101 exit to Millbrae and Broadway are often lined up with cars.	5/21/2016 6:37 PM
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Q6 Which alternative do you prefer for the Bayfront study area? (choose one)

Answered: 173 Skipped: 75

Answer Choices	Responses
Alternative A (please explain what aspects you like/agree with)	21.39% 37
Alternative B (please explain what aspects you like/agree with)	38.73% 67
Alternative C (please explain what aspects you like/agree with)	48.55% 84
I do not prefer any of these options (please explain why)	10.40% 18
I like different ideas from each option (please explain)	13.87% 24

#	Alternative A (please explain what aspects you like/agree with)	Date
1	I like the bay trail and community park. I like that the hotels brings in tourists and revenue for the city.	6/27/2016 4:15 PM
2	Limited residential development.	6/25/2016 9:13 PM
3	open spaces	6/25/2016 7:39 PM
4	I like the hotels because they bring in lots of tax revenue.	6/25/2016 6:53 PM
5	Seems to work	6/25/2016 6:28 PM
6	Bay Access and being by the water	6/24/2016 11:56 PM
7	public should retain access to natural areas like bayfront etc. community access.	6/24/2016 10:49 PM
8	The existing use is looking tired and outdated	6/24/2016 6:11 PM
9	It seems like most of the office and business space is utilized and I don't want too much more development to increase what is already horrible traffic at times.	6/23/2016 10:58 PM
10	This is a great place for offices	6/21/2016 10:04 AM
11	Seems to be working	6/14/2016 1:18 PM
12	ok	6/10/2016 6:39 AM
13	A	6/9/2016 3:46 PM
14	The current state maintains a lot of open space love the bay trail for biking, lovely views and grassy areas but it tend to be overly biased toward commercial use i.e. big hotels, office buildings	6/9/2016 3:12 PM
15	We don't need residents here. The support required for residents here makes no sense. There is a market value for commercial properties that would be spoiled with mixed commercial/residential properties.	6/9/2016 2:26 PM
16	park, waterfront trail	6/5/2016 12:35 PM
17	Love it as is!! It's totally accessible via the new overpass at Broadway (which has really messed up lanes). Areas already zoned for development can use a rehash but please leave the park and trails alone. If peeps want to walk amongst stores they can go downtown.	6/4/2016 2:06 PM
18	NO MORE HIGH DENSITY HOUSING! TOO MANY PEOPLE ALREADY	6/3/2016 8:16 PM
19	Further development when it's predicted that the tides will rise due to global warming is futile.	6/3/2016 7:09 PM
20	All discussion of development will increase traffic which is getting terrible already	6/3/2016 6:44 PM
21	I like the bay trail with business and restaurant development.	6/3/2016 6:00 PM
22	The bayfront areas and their beautiful views should be preserved for the general public without warehouses and huge hotels taking up any more space.	6/3/2016 4:49 PM
23	seems to have the least impact from a congestion standpoint	6/3/2016 4:27 PM
24	Keep it current	6/3/2016 2:05 PM

25	No residential use. Clean up areas. Improve Access.	6/3/2016 2:00 PM
26	Clearly this isn't working if no one ever goes there	6/3/2016 1:12 PM
27	I like the park re t the Bay, i believe we shoud have more park land	6/3/2016 12:51 PM
28	Limits increased population and congestion	6/3/2016 12:02 PM
29	Needs more useful places to go as a resident.	6/3/2016 12:00 PM
30	Maintaining less traffic may increase in land use will increase traffic because roads are already mapped out. Improve bike paths along bay front to connect to existing bay trail.	5/27/2016 5:04 PM
31	suspect waterfront would be attractive if tied to transportation	5/27/2016 4:17 PM
32	ALL	5/27/2016 10:26 AM
33	With rising sea levels it must be considered. If this is ignored in 25 everything here would be destroyed.	5/26/2016 4:42 PM
34	Not perfect, but has worked pretty well for the 42 years I've been a resident. Burlingame used to be used as a model example in city planning at UC because of the non-polluting industry we had (hotels/restaurants). Attracting the right property owners and renters may allow this model to work again.	5/26/2016 4:07 PM
35	this one as there are no residences and there is open space	5/26/2016 3:49 PM
36	What is wrong with things the way they are now?	5/26/2016 3:38 PM
37	I like Burlingame having more arts oriented places.	5/21/2016 8:48 PM
#	Alternative B (please explain what aspects you like/agree with)	Date
1	I prefer this alternative. Access to this area needs improving.	6/27/2016 10:17 PM
2	I like the commercial and arts-oriented uses	6/27/2016 4:15 PM
3	like housing versus more office building - this adds more life and character	6/27/2016 2:21 PM
4	I like the idea of live/work accommodations in this area and destination commercial places	6/27/2016 1:42 PM
5	Do not want to see higher density residential uses of Alt C.	6/27/2016 9:06 AM
6	Housing kivework spaces by thhe ocean, good idea	6/25/2016 7:39 PM
7	Love the idea of warehouse style loft housing along the bayfront! I'd move there!	6/25/2016 6:53 PM
8	Not in favor of residential uses	6/25/2016 6:28 PM
9	Love the idea of the water front destination. Like having a mixed use area - light industry and housing.	6/25/2016 8:18 AM
10	I like the idea of creating more waterfront with commercial destination	6/24/2016 9:46 PM
11	Incorporating residential with commercial will attract a different demographic and create community	6/24/2016 6:11 PM
12	limits increased residential to smaller area so the impact on infrastructure and school communities is less.	6/24/2016 1:54 PM
13	Intrigued with arts/warehouse district	6/23/2016 12:10 AM
14	Adds housing units, creates an arts area, adds destination waterfront, but retains office use that supports community businesses	6/22/2016 1:58 PM
15	This one	6/21/2016 10:37 PM
16	commercial use on the waterfront, there is no draw now, and some areas are dirty, and run down, this is an oppurtunity to reenergize the area.	6/21/2016 3:17 PM
17	Activating waterfront	6/21/2016 9:00 AM
18	Agree both with activate waterfront and warehouse reuse district.	6/16/2016 4:13 PM
19	Revitalizing the commercial area to include work live lofts that encourage arts and entrepreneurship is interestign. It also maintains the current plan to encourage hotels that earn revenue.	6/15/2016 12:50 PM
20	to commerical	6/10/2016 6:39 AM
21	I like adding a destination with small/boutique shops/restaurants and some residestial space with a priority to maintain open space and views for the public	6/9/2016 3:12 PM
22	There isn't a lot of residential.	6/6/2016 10:38 PM

23	keeps the community park, and offers the least amount of new cars on that side. It is already too difficult to get over 101. Any plan to increase the number of people over there needs to also come with more accessibility	6/6/2016 7:18 PM
24	i like having a commercial destination area - we should design for bay sports and July 4th fireworks / celebration	6/6/2016 3:47 PM
25	I'm a little confused by the choices, but 'B' seems to have distinct uses. Currently, the set up is very confusing. 'B' seems to have commercial/residential areas in a nice proportion. 'C' has too much high density residential that will only add to the traffic problems.	6/5/2016 3:04 PM
26	increased arts, restaurants	6/5/2016 12:35 PM
27	I like the idea of giving residents a reason to enjoy the waterfront outside of walking along it... it would be great if the beach areas felt more like the small beach in Sausalito... clean enough to lay out a blanket and set up a picnic, enjoy the water, etc.	6/5/2016 10:10 AM
28	Commercial development will draw people in	6/5/2016 9:37 AM
29	I like the warehouse reuse development only. I don't believe that a high density development is appropriate for Burlingame.	6/4/2016 6:24 PM
30	Good mix of options	6/4/2016 8:09 AM
31	Let's keep the current office space/restaurants; let's add the waterfront commercial uses and warehouse; I think residential is more appropriate for the other side of 101	6/3/2016 9:02 PM
32	Better use of waterfront - clean up walking/bicycle paths, more restaurants that take advantage of views, cultural centers for cinema, theater, music, etc	6/3/2016 8:16 PM
33	Open space/parks are probably the best use, since they will not displace any humans if tides rise & flooding occurs.	6/3/2016 7:09 PM
34	It would be good to focus on museums - learning destinations. Not just places to eat.	6/3/2016 6:31 PM
35	The concept appeals to me because it will bring more revenue and attract more people to spend money in our community	6/3/2016 6:13 PM
36	less housing	6/3/2016 6:05 PM
37	I like the mixed use in the warehouse district	6/3/2016 6:00 PM
38	B) I like the waterfront used as a more inviting commercial / destination spot but more housing down there seems like it will spread our safety officers too thin	6/3/2016 5:40 PM
39	i honestly don't see how the current freeways, resources and infrastructure can support any more high density housing (and that includes mixed use projects). congestion is already intolerable and our resources are already overused.	6/3/2016 4:27 PM
40	I like the conservative addition of living space in the mixed-used development proposals	6/3/2016 3:58 PM
41	We do need some area for offices - think Alt 3 removes this?	6/3/2016 3:22 PM
42	I do not want residential in the bay shore area. thus I do not like alternative C. also please prevent commercial bayfront from becoming another Pier 39--overly commercialized	6/3/2016 2:26 PM
43	It sounds like a developer wrote this, not citizens who believe in this town as a place for families to live and grow. I am angry that this is on the table AGAIN! You should be ashamed! I see more crime, more services required and a separation of this town.	6/3/2016 2:00 PM
44	Good mix of new and attractive use, commercial and retail options, and open space.	6/3/2016 1:33 PM
45	this might be OK, but it's still out of the way	6/3/2016 1:12 PM
46	Mixed use and use for the arts.	6/3/2016 12:51 PM
47	My second choice - limited change; mixed use which is successful in other locations. And seems to be the 'lower' profile option - which would preserve the view.	6/3/2016 12:38 PM
48	adds to ambience	6/3/2016 12:34 PM
49	Waterfront commercial and Arts use. Would bring in revenue and provide a community gathering place	6/3/2016 12:14 PM
50	Mixed use, more residential units	6/3/2016 12:00 PM
51	It represents a lot of tourist area in San Francisco. Making the area full of tourist attracting museums and restaurants will make it like the parks(?) in SF. Those certainly bring in many and a reputation on the community. Alt B doesn't have many conflicting interests. It just wants to create an imaginative, tourist environment.	6/1/2016 10:16 AM

52	Sounds interesting. I don't see large scale residential out there, not convenient to everyday needs, i.e. grocery, dry cleaning, ect. But I could see how a very smal bit of SOMA might work. Might. Bay Trail issue - connect the trail behind the hotel! I've read where this might happen based on newly proposed development.	5/31/2016 5:28 PM
53	I like how it thought about the smaller scale commercial buildings and also incorporated mixed use and art.	5/31/2016 5:10 PM
54	The reason that I like Alt B more is because I didn't agree with Alt C's plan to turn site 1/2 into a residential area	5/27/2016 4:31 PM
55	(selected)	5/27/2016 3:56 PM
56	We need something in this city besides shopping and eating - some culture please!	5/26/2016 11:27 PM
57	When you start start talking "art." If people are willing to pay for someone's art that is fine; otherwise the artist has a hobby. As an owner of a live/work loft in SF since 1997, the occupants tend to be tech workers and small business owners instead of artists. Look at the problems in SF.	5/26/2016 4:07 PM
58	What is wrong with things the way they are now?	5/26/2016 3:38 PM
59	I like the combination of residential & commercial. We don't want this area to become desolate once it hits 5pm, as this invites crime.	5/26/2016 1:57 PM
60	I like the live/work idea. Need more housing	5/26/2016 1:16 PM
61	Live work mixed use	5/26/2016 1:14 PM
62	This plan offers more housing, which is desperately needed	5/25/2016 7:33 PM
63	Waterfront "destination" commercial with some mixed use, balanced with preserving tax base of hotel and commercial zone	5/24/2016 6:02 PM
64	like the mixed use buildings and art-oriented uses. my concern with C is the increased traffic in an already congested area.	5/24/2016 4:18 PM
65	Good idea. You'd need to study traffic flow. The current infrastructure barely accommodates the current use, which I why I didn't vote for C. I'd love to see dedicated bicycle lanes out there, and a very easy bicycle trip from Bayfront to the Millbrae Caltrain/Bart as well as Burlingame Caltrain.	5/23/2016 4:53 PM
66	The live work and mixed use concept would bring more housing options to Burlingame. The waterfront is a beautiful underutilized area that would benefit from development. Would be cautious against putting significant housing at waterfront due to sea level rise.	5/23/2016 9:47 AM
67	I absolutely LOVE this idea! My family and I moved from the city two years ago and do not use the waterfront as it is not very accessible, feels dirty, and has the treatment plant. What Alternative B proposes feels very much like what San Francisco is doing with the Dog Patch neighborhood - taking a rundown piece of the city and turning into something desirable and useful. Let's bring some more life into our waterfront and make it a bigger part of Burlingame life!!	5/23/2016 9:00 AM
#	Alternative C (please explain what aspects you like/agree with)	Date
1	If you build those business parks, you need dense affordable housing	6/27/2016 3:36 PM
2	same as B comments	6/27/2016 1:42 PM
3	I like the idea of more and denser housing as long as there is also some open space/public access. Although it may be challenging to develop because of liquefaction potential and sea level rise.	6/25/2016 7:36 PM
4	Increase in residential development	6/25/2016 7:22 PM
5	Love the warehouse style loft housing concepts plus additional density near the waterfront. We need more space to develop condos and apartments and this seems like a prime location to do it.	6/25/2016 6:53 PM
6	not in favor of residential uses	6/25/2016 6:28 PM
7	A perfect way to increase housing density and encourage small business. Prices/rents could be based on views...and offer a range of affordable housing. Services could be included in mixed use buildings.	6/25/2016 11:46 AM
8	There is a great need for residential WITH parking structures and well planned utilities to accommodate the added population. The waterfront would be a great place for restaurants and Open Spaces so as to maintain balance and aesthetics. Mixed use with limited height residential and pleasant landscaping would be best. Hopefully retention of current park space, would revitalize this area as a community and a new neighborhood in Burlingame.	6/25/2016 9:21 AM
9	This would be prime property for apartment complexes too large for Burlingame proper while offering great views for residents!	6/25/2016 7:10 AM

10	Higher density residential will help alleviate the infill burden within the existing parts of Burlingame which is causing all the controversy.	6/24/2016 9:06 PM
11	Potential for affordable housing is appealing	6/24/2016 6:11 PM
12	Bit of both A and B with residential in the mix	6/24/2016 2:09 PM
13	High density is inappropriate here and there is a dearth of access. Development at this level will cause the need for a full interchange at Poplar which will negatively impact the south end neighborhoods between the tracks and the freeway	6/24/2016 1:54 PM
14	This one	6/23/2016 10:31 PM
15	We need more housing - if it is affordable	6/21/2016 12:20 PM
16	Would like to see more destination waterfront use and nice to have residential access to it.	6/21/2016 11:17 AM
17	If we HAVE to add housing (personally I prefer Burlingame to stay the small town it is, there is a reason I don't live in San Mateo, plus our schools are already maxed out) then this is the best place to put it	6/21/2016 10:04 AM
18	I like that idea	6/21/2016 9:47 AM
19	THis looks to be Alt B with high density res added in. I thikn that adding the higher density res is a good us of space provided good access is included to integrate it with hte spaces west of 101.	6/20/2016 3:36 PM
20	Small amount of residential would be better use of the undeveloped properties; however, very limited due to inability to absorb more traffic congestion entering on Peninsula or Broadway.	6/11/2016 3:26 PM
21	same as B	6/10/2016 6:39 AM
22	It offers the greatest opportunity for expanded and alternative residential options. Increased competition for renters should help in an overall plan to reduce rental rates.	6/9/2016 5:16 PM
23	I like B this seems similar but includes "higher density" residential which I don't agree with the area is already far too congested	6/9/2016 3:12 PM
24	Building high density housing near office spaces.	6/9/2016 3:12 PM
25	More housing, more community oriented alternative.	6/9/2016 3:08 PM
26	Like addition of more housing, however, since it does not tie into caltrain well, it would likely cause more cars/parking issues	6/5/2016 10:15 PM
27	More housing options	6/5/2016 10:16 AM
28	This one is interesting, but worry about too much traffic with a lot of high density residential. Would like to see something nicer to look at over there than an old parking lot and a field of rental cars. But also would want to make sure things don't look cheap and that the area would be beautified. I think it could work nicely as long as the design is good and the traffic issue is thought through.	6/4/2016 6:40 AM
29	Arts oriented, maybe some more business use. NO MORE RESIDENTIAL THAT BRINGS MORE PEOPLE AND CONGESTION/TRAFFIC!	6/3/2016 8:16 PM
30	I like the high density on current surface parking lots	6/3/2016 6:00 PM
31	same as B	6/3/2016 4:27 PM
32	I agree that higher density residential development is needed and would be attractive with bay access and park access to north and south (San Mateo). Also agree that current bayfront property is underutilized commercially, and attracting destination commercial businesses is desirable.	6/3/2016 3:20 PM
33	More dense housing.	6/3/2016 3:18 PM
34	Seems to provide some additional housing which hopefully would be affordable for people like our teachers and police force.	6/3/2016 2:52 PM
35	Waterfront residential property usually gets a premium. If we can account for rising sea levels, provide better services & transportation, then I would like to hear a real estate expert comment on whether residential would be viable.	6/3/2016 2:40 PM
36	live and work areas. Waterfront beutification ineviabl with live work and destination restaurant/commerical.	6/3/2016 2:19 PM
37	Like this option to better utilize existing infrastructure and adding high density residential without impacting existing historic neighborhoods.	6/3/2016 2:03 PM

38	I disagree with any residential use on the Bayfront. If you It sounds like a developer wrote this, not citizens who believe in this town as a place for families to live and grow. I am angry that this is on the table AGAIN! You should be ashamed! I see more crime, more services being needed and a separation of this town.	6/3/2016 2:00 PM
39	this is a "look forward" type of thinking. it will keep the town moving forward economically and culturally. eyesores of the south bayfront will be addressed	6/3/2016 1:57 PM
40	I like the idea of a mixed use buildings for diversity and also think that arts-oriented buildings will bring in culture and charm. Bringing in high density housing could help provide relief to some people who are just starting or cannot afford, or do not want more space.	6/3/2016 1:30 PM
41	By adding more living area, you've added more population - that will make the waterfront more of a place to go for those folks.	6/3/2016 1:12 PM
42	This one since it increases housing supply the most.	6/3/2016 1:03 PM
43	I really like the idea of creating the warehouse reuse district and commercial waterfront (as in option B), and the addition of more residential and commercial use in the southern bay front area would revitalize and make that part of the city actually feel like part of the city. My only concern with adding a lot of residential to that area is the potential impact on our already crowded schools	6/3/2016 1:00 PM
44	best use of space	6/3/2016 12:59 PM
45	I like the idea of waterfront residential options but worry about the high-rise aspect - that will block the view, and the feeling of open space.	6/3/2016 12:38 PM
46	Great way to activate an area that is unused/misused and reclaim space for increased activities that draw individuals and families to the area	6/3/2016 12:24 PM
47	i like the use of adding higher residential use to the South Bay waterfront. We need to explicit the scenic bay front and not use it as commercial parking for rental cars and increase housing.	6/3/2016 12:21 PM
48	I like the idea of creating a destination on the waterfront and support the idea of more housing	6/3/2016 12:11 PM
49	Housing will be key for the overall success	6/3/2016 12:07 PM
50	residential uses	6/3/2016 12:04 PM
51	Mixed use, more residential units	6/3/2016 12:00 PM
52	I like the residential aspect of alternative C; concerned our current school system could manage additional children & how will we get them back across the freeway. In my opinion the waterfront is not well utilized at this time. Creating a warehouse district for mixed use is a good idea. It will also bring tax revenue for the city.	6/3/2016 11:53 AM
53	Creating new living for all the new office space being developed would be great on the bayside. Also we should be careful not to develop housing too close to the power lines. A grocery store and other amenities would be great to get the bayside going. Mostly it is important to get the community business that are on the bayside to clean the bay trail near their property. The Marriott and Embassy Suites have done a great job.	6/3/2016 1:36 AM
54	To use existing space and bring more pedestrian/commercial to the bay front.	5/31/2016 5:24 PM
55	I like the creation of a residential district. I feel that is would really attract people, but it is quite isolated from other areas	5/31/2016 5:16 PM
56	I prefer this scenario but it will need to address connectivity to the rest of the city.	5/31/2016 3:12 PM
57	I liked the implementation of a high density residential area as well as improving commercial and industrial areas	5/31/2016 3:00 PM
58	I like the places for commercial uses and an area for residential buildings	5/31/2016 2:51 PM
59	Both mixed use and residential access. Please keep bike and walk access.	5/31/2016 2:45 PM
60	I like the addition of some reside tail options in Alternative C--but there needs to be transportation options other than cars; e.g., bike paths; shuttle to BART or Caltrain.	5/31/2016 11:33 AM
61	I think more housing is needed in Burlingame and this would provide good use for residential & commercial	5/27/2016 5:20 PM
62	I like the mix use area but especially the residential b/c it gives people the great view of the bay and a good use of the view.	5/27/2016 4:53 PM
63	The reason that I didn't like C's plan to turn it into a residential area is because I think it might discourage temporary travel there for people who didn't live there.	5/27/2016 4:31 PM
64	I like the idea of mixed use buildings because it allows for a variety of choices and opportunities. Additionally, it allows for residential areas.	5/27/2016 4:03 PM

65	Must preserve Bay access for pedestrians and bikes. Need sidewalk access from Bike-Pedestrian Budge. N along the Bay front, now theres no way to go North - you have to get on Old Bayshore and the go between the buildings to find the trail path.	5/27/2016 2:46 PM
66	Housing, More apts. needed	5/27/2016 2:35 PM
67	Would need more info on the residential uses on South Bayfront	5/27/2016 8:47 AM
68	Hi rise residential near the Bay is good.	5/26/2016 10:44 PM
69	Same issues as I mentioned in "B" above.	5/26/2016 4:07 PM
70	Alternative C	5/26/2016 3:54 PM
71	What is wrong with things the way they are now?	5/26/2016 3:38 PM
72	I like the three proposed approaches. Each would make the area more attractive than it is today.	5/26/2016 3:16 PM
73	Like the housing focus	5/26/2016 1:16 PM
74	More housing for residents	5/26/2016 1:13 PM
75	Like provision for high density housing, especially if planned for smaller families, and singles.	5/26/2016 12:48 PM
76	Housing plus arts and industry would be beneficial for all needs	5/26/2016 12:41 PM
77	A waterfront destination is attractive. A concern is a loss from hotel taxes	5/25/2016 9:44 PM
78	I like this plan C best, residential over there would be nice.	5/25/2016 9:02 AM
79	more high-density housing and a warehouse space are good.	5/25/2016 12:37 AM
80	It addresses so high density housing. A desperate need. But I don't understand why there would be any "small scale" designated areas. Crazy. Why not integrated commercial/housing/industrial.	5/24/2016 3:43 PM
81	It has the most varied use options of the 3	5/24/2016 3:03 PM
82	Rollins Road is a waste - this could be an amazing opportunity to do something cool.	5/23/2016 6:53 PM
83	housing	5/23/2016 11:21 AM
84	Mixed use would be good with residential uses	5/21/2016 10:37 AM
#	I do not prefer any of these options (please explain why)	Date
1	High Density Housing located on the Bayfront is NOT near BART / public transportation	6/27/2016 5:34 PM
2	These plans do not take into consideration that the sea level is rising. Most of this area will be under water in the near future.	6/27/2016 11:22 AM
3	We have so many businesses and Hotels that generate income for the City, it's time to build affordable places for those that support the ifrastructure of the city	6/25/2016 9:14 PM
4	Commercial bayfront use may be limited due to high winds.	6/24/2016 9:06 PM
5	Each option has some great attributes, but a. What are the relative differences between each from a sales tax generation standpoint and 2. How is each affected by the impending Sea Level Rise models that are currently being forecast by San Mateo County's Office of Sustainability (please see me on this)?	6/24/2016 8:57 PM
6	I don't think you provide sufficient information for anyone to understand the different scenarios.	6/24/2016 8:45 PM
7	No enough detail to make an educated opinion.	6/21/2016 3:10 PM
8	I DON'T WANT TO SEE THE BAY FRONT DESTROYED WITH YOUR LIBERAL VISION	6/21/2016 12:19 PM
9	We need to incorporate the waterfront with business and hotel, as it is in most places, this is not the case.	6/9/2016 10:40 PM
10	City is looking to monetize and turn the bay front into Pier 21.	6/5/2016 4:13 PM
11	I would like to see less population and more green spaces for those all peninsula residents as well as tourists to enoy	6/5/2016 10:56 AM
12	Because your inviting so many problems you don't understand. Plant more trees, flowers not unrest. Slow the pace of life down around town. People will be much happier	6/4/2016 1:22 PM
13	too much development	6/3/2016 8:33 PM
14	More buildings housing human for industrial use/housing is not good planning if they will eventually displaced by water.	6/3/2016 7:09 PM

15	I do not want that part of Burlingame to be high density housing	6/3/2016 1:07 PM
16	ALL of these need to consider seismic and climate implications for building residences on unstable fill.	6/3/2016 12:00 PM
17	no, no,no on C~ you will need to have fire & police and other services~these people would also not be part of the burlingame community west of 101~San rafael has big problems (drugs, gangs) w/ residences east of 101	5/26/2016 3:49 PM
18	Traffic, traffic, traffic!	5/26/2016 3:38 PM
#	I like different ideas from each option (please explain)	Date
1	I like a and b options for mixed commercial, restaurants, hotel, arts-oriented use. I don't know how I feel about creating high density residential buildings. I feel like the Peninsula in general is too crowded as it is.	6/27/2016 4:15 PM
2	I think that "arts" will never be a part of Burlingame as it's just too expensive for artists to truly thrive here.	6/27/2016 3:36 PM
3	I think it is not wise to build more on the bay front.	6/27/2016 11:22 AM
4	I like the higher density residential mixed with "activate the waterfront with destination commercial uses"	6/26/2016 7:50 PM
5	It's getting harder and harder to get around the peninsula. It would be nice if the bayfront area became a destination of solace. Some open space and possibly some low key commercial. I think if too much is planned there it will become a problem to even get there, too congested!	6/24/2016 11:56 PM
6	Each option has some really desirable attributes (see response above)	6/24/2016 8:57 PM
7	I like the idea of stimulating the area and transitioning some of the uses from boring office space to more interesting live/work/art/recreation; I just don't want to ADD new development that would increase traffic.	6/23/2016 10:58 PM
8	High density residential development near the north end of the Bayfront area, need to figure out the school access issue, however.	6/9/2016 2:32 PM
9	Destination commercial use in Choice B would add very nice value to the town and would expand its attractiveness as a destination. However, choice B does not detail use case of the southern half of the Bay Front. What is the plan here? I am against adding high density residential in Choice C. Class room sizes are already too large and it also creates supply risk which would devalue other residential property in town. Expanding and centralizing the warehouse reuse district would help support the destination commercial district and increase city revenue. The caveat is around the details of the types of commercial operations the city would seek to include in this region.	6/7/2016 2:24 PM
10	See above response.	6/5/2016 10:56 AM
11	Create more open areas	6/3/2016 8:33 PM
12	Please add learning destinations such as indoor playgrounds/museums (educational activities). The demographics in burlingame support the need for more family friendly destinations accessible all year round. Parks are limited options for good weather days.	6/3/2016 6:31 PM
13	The ideas mentioned all seem good but we want to make sure it does not become tacky.	6/3/2016 6:13 PM
14	I would like to see all of these concepts coexist and create a vibrant ecosystem that be silmiar to what you see in a larger city	6/3/2016 2:49 PM
15	Treatment Plant odor - not working? Well the location is great. The odor is technology. .So if you want to update the technology I totally agree. But don't move it, we need it.	6/3/2016 2:00 PM
16	I love being able to see the water and use the paths	6/3/2016 1:07 PM
17	residential and mixed use...low rise...preserve the views	6/3/2016 12:38 PM
18	Option B with "some" density housing as in C	6/3/2016 12:10 PM
19	Alternative B looks interesting, and C is too vague and unclear how intensive, and what type of housing would work. I'm concerned about any potential displacement of light industry.	6/2/2016 3:01 PM
20	Confused of all the alternatives but please, no residential complexes on the bayfront.	5/27/2016 5:14 PM
21	Because I think that keeping the current land use would not be very helpful to the bayfront, (Alt A), and I think that both B & C are good, however, B is better.	5/27/2016 4:31 PM
22	(selected)	5/27/2016 2:24 PM
23	plan A seems the wisest	5/26/2016 3:49 PM
24	Like the idea of taking more advantage of physical bay front character.	5/26/2016 12:48 PM

Q7 What other ideas do you have for the Bayfront study area?

Answered: 78 Skipped: 170

#	Responses	Date
1	There's not much to do there doesn't residents except for eat or take a walk. so if there were businesses that offered different sporting activities like kayaking or if there was a shopping area, more people would go there	6/27/2016 4:15 PM
2	Affordable senior housing with light transportation (the shuttle) to shops downtown	6/27/2016 3:36 PM
3	Just MORE affordable housing for low and mid income earners	6/27/2016 1:42 PM
4	We could have docks built for house boats. These house boats could be connected to the sewer system and provide very pleasant neighborhoods for a modest price.	6/27/2016 11:22 AM
5	Whatever ends up there needs to be easily reachable with public transit	6/25/2016 7:22 PM
6	Some sort of boardwalk along the waterfront with shops and restaurants to give people a reason to go there. (Think Cannery Row in Monterey.)	6/25/2016 6:53 PM
7	Tourists/Offices/Warehouse seems to work well.	6/25/2016 6:28 PM
8	Pedestrian, bike bridges north and south for access to West side of Burlingame. Has anyone done a sea level rise study? Would this consideration impact building design?	6/25/2016 9:21 AM
9	Don't develop any projects on land that is not owned outright by the city.	6/24/2016 8:45 PM
10	I would like to see more bayside park areas to revive the bay ecosystem and beauty	6/24/2016 6:11 PM
11	Knock it all down and make it marsh, walking/biking path/meadow/playground open space like what is around the dumbarton south bay salt ponds. I like that!	6/23/2016 10:58 PM
12	More publicly accessible open space	6/23/2016 12:10 AM
13	mixed use residential/ retail	6/21/2016 3:17 PM
14	I like the idea of arts and entertainment here. Something like the ferry building in SF.	6/20/2016 3:36 PM
15	I would like to see an effort to encourage a convention center with some public amenities built on the bayfront. This will help both the city earn revenue, support the hotels and add a residential benefit. I do not see a need for more sports facilities on the bayfront.	6/15/2016 12:50 PM
16	Need safe, easy access to it.	6/11/2016 3:26 PM
17	We should run High Speed Rail down the bay front	6/10/2016 6:39 AM
18	More hotels and businesses that include the bay as a part of their design.	6/9/2016 10:40 PM
19	Absolutely restrict noise polluting recreation or business. For instance sail boats not deafening annoying motor boats/jet skis. The airport provides enough of that	6/9/2016 3:12 PM
20	Redo, expand and relocate the community center so that the center itself is viewed as a major asset to living in the town of Burlingame. This could exist in the southern portion of Choice B. The surrounding area would expand community park grounds, trails, and fun experiences for children. Add a large kids museum such as the exploratorium in SF. Indoor learning and and activity space for kids would be great.	6/7/2016 2:24 PM
21	Public land will be rented to private organizations; i.e. Soccer clubs, tournament leagues. Children of Burlingame ARE NOT WELCOME at Public parks, that are paid for by residents!, during the summer because the city rents the space for profit! Public land is no longer public!!	6/6/2016 10:38 PM
22	more public open space/park	6/6/2016 7:18 PM
23	we should design the bayfront for sports (windsurfing, kiteboarding, stand-up paddle, etc), and July 4th fireworks / celebration. It would be good to have an "arts" district on the bayfront as well - galleries etc or activities	6/6/2016 3:47 PM
24	Make it more kid friendly. We could use spaces for our teens and younger kids. Movie theater, skate park, drive in theater etc.	6/5/2016 4:13 PM
25	Make it easier to understand the lay out and what's there to explore.	6/5/2016 3:04 PM

26	Clean up the current vacant parking lots at bay front and turn them into park recreation areas along the water.	6/5/2016 10:56 AM
27	It's a Bayfront without charm.	6/4/2016 1:22 PM
28	Definitely nice to have some restaurants and shopping over there. We enjoy walking on the bay front so having it look nicer and then being able to go to shops, galleries and restaurants would be nice. Wouldn't want to see a bunch of big chains though. More focus on local and unique would be better. Things you can't get/do just anywhere.	6/4/2016 6:40 AM
29	Need more public parking	6/3/2016 9:02 PM
30	Make sure the bay is preserved - it plays a vital role in our climate. Assure rising water levels are dealt with before they become a problem	6/3/2016 8:16 PM
31	Lots more open space. Once buildings are erected you won't get it back. All these building ideas give the bldg the advantage of the view and not everyone else	6/3/2016 6:44 PM
32	What about public transport in areas developed? What about parking and open space? How about maintaining bay front access for everyone?	6/3/2016 6:00 PM
33	No high density housing	6/3/2016 3:58 PM
34	Don't know why we don't have nicer restaurants/cafes taking advantage of view of bay	6/3/2016 3:22 PM
35	Include much better in the public transportation loop.	6/3/2016 2:40 PM
36	more parking area for strolls along the bay trail. remove trash and "seedy unsightly abandoned" area. but keep balance from the bayfront becoming another pier 39.	6/3/2016 2:26 PM
37	Imagine waterfront area in mould of the SF marina/crissy field presidio.	6/3/2016 2:19 PM
38	No housing. It's already over capacity.	6/3/2016 2:05 PM
39	Larger commercial companies (large chain retail stores), where their location won't impede on the small business attitudes of existing neighborhoods.	6/3/2016 2:03 PM
40	Lighting and cleanliness. This is really a "moneymaking area" for this city and due to its proximity to the Airport should be maximized. I walk the area on Saturdays and noticed how "dirty" and unkept all of the existing public shore trails are currently. When I talk to hotel guests, they love the area, but in some cases they mention how dirty and the amount of debris at low tide.	6/3/2016 2:00 PM
41	make sure transportation works, traffic is logical and family safety are considered.	6/3/2016 1:57 PM
42	Trail needs to be continuous and improved.	6/3/2016 1:33 PM
43	Local independent shops and restaurants?	6/3/2016 1:30 PM
44	None	6/3/2016 1:12 PM
45	Complete/improve the bay trail with excellent biking access for commuters. More 101 access to bayfront.	6/3/2016 1:03 PM
46	please consider adding as much recreational space as possible - parks, trails, playing fields, etc.	6/3/2016 1:00 PM
47	None come to mind	6/3/2016 12:51 PM
48	more park land and make more bike and walking trails	6/3/2016 12:51 PM
49	More family friendly activities in large scale, unused spaces (looking at you Hyatt Cinema)	6/3/2016 12:24 PM
50	Definitely complete and utilize the entire Burlingame waterfront as a cycling, jogging, walking path.	6/3/2016 12:21 PM
51	More park space. Fields for sports.	6/3/2016 12:14 PM
52	Housing, mixed use, electric buses back and forth to cal train bart, broadway and burlingame ave	6/3/2016 1:36 AM
53	How to get people from one side, to the other? A foot-bike bridge, perhaps.	6/2/2016 3:01 PM
54	I think that we can all embrace the bay a bit more. It has a lot of sights that can really grab people on.	6/1/2016 10:16 AM
55	C - Should be designate for pedestrian and bike friendly area	5/31/2016 5:24 PM
56	Should have some focus on the natural aspects of the bay	5/31/2016 5:10 PM
57	How are we improving connectivity?	5/31/2016 3:12 PM
58	There could be less residential area because of some of the mixed use buildings in the commercial areas	5/31/2016 2:51 PM
59	Some affordable housing mandates	5/31/2016 2:45 PM

60	Include affordable housing for people who are within their economic bracket (\$50 - 200k)	5/27/2016 5:20 PM
61	Keep as natural as possible with park trails, some quirky shops and outdoor restaurants, galleries (art) and keep it "hip" square is out.	5/27/2016 5:14 PM
62	Also, it makes more people visit this area of Burlingame	5/27/2016 4:53 PM
63	I don't think this area should be focused on one concept, rather, it should include a mixture of all concepts	5/27/2016 4:03 PM
64	Need more residences and arts-oriented uses.	5/27/2016 2:46 PM
65	Good integration of Bay Trail	5/26/2016 10:44 PM
66	a bike path/highway for people who can ride from SSF to Redwood City, Menlo Park, East Palo Alto	5/26/2016 3:49 PM
67	A lot of the development currently there seems very outdated. I think we should define a Bayfront design aesthetic in advance, and ensure that all future development stays within these guardrails.	5/26/2016 3:16 PM
68	Attractive access and services	5/26/2016 1:16 PM
69	Make the map bigger or have streets noted to make it easier to see.	5/26/2016 1:14 PM
70	Continuous, accessible walking/biking trail.	5/26/2016 12:48 PM
71	An added railing to the Peninsula bridge would make the pedestrian crossing safer and more comfortable and encourage more foot traffic.	5/25/2016 9:44 PM
72	Brewery would be fun. More restaurants on the water would be nice but PLEASE preserve the trails.	5/25/2016 9:02 AM
73	Concerned about sea level rise impacts - what long-term investments are necessary to maintain this area as an integral part of the city?	5/24/2016 6:02 PM
74	Pedestrian / Bike passover at Anza.	5/24/2016 3:43 PM
75	Could a small business incubator (e.g. biotech, tech) go out there in the warehouse area?	5/23/2016 4:53 PM
76	Create Chrissy Fields style park/boardwalk at bayfront.	5/23/2016 9:47 AM
77	I do not have other ideas, but I very much appreciate that you are addressing it. Especially the treatment plant. We have a child and we specifically do not use the waterfront because of it. I don't want him anywhere near it!	5/23/2016 9:00 AM
78	Stylist small retails would be great	5/21/2016 10:37 AM

Q8 Which alternative do you prefer for the North Burlingame/Rollins Road study area? (choose one)

Answered: 154 Skipped: 94

Answer Choices	Responses
Alternative A (please explain what aspects you like/agree with)	12.99% 20
Alternative B (please explain what aspects you like/agree with)	21.43% 33
Alternative C (please explain what aspects you like/agree with)	52.60% 81
Alternative D (please explain what aspects you like/agree with)	25.32% 39
I do not prefer any of these options (please explain why)	6.49% 10
I like different ideas from each option (please explain)	18.83% 29

#	Alternative A (please explain what aspects you like/agree with)	Date
1	office use is so stale - we need individuality and indepdent places	6/27/2016 2:26 PM
2	includes housing	6/27/2016 1:45 PM
3	This way small businesses can at least afford rent.	6/27/2016 9:08 AM
4	incorporate housing and retail in buildings.	6/25/2016 7:40 PM
5	It's nice to have some of the sporting uses, such as the gokart track and tennis stuff. But generally this area gives Burlingame a bad name. In fact, it's what you see from 101 and what people (who don't live here) think of when you say "Burlingame."	6/25/2016 6:56 PM
6	Current use land policy makes the most sense, however Burlingame Plaza needs to be completely renovated. Mixed use will only encourage eyesores seen in Millbrae multifamily units	6/24/2016 9:10 PM
7	Too much industrial use	6/24/2016 6:17 PM
8	Do not prefer	6/24/2016 1:55 PM
9	No residential	6/6/2016 10:41 PM
10	Hmm, I'm ok with moving the existing auto sales lots in town to this area. Unless it's going to force out small businesses in that neighborhood which can't afford a higher rent closer to downtown.	6/4/2016 2:10 PM
11	NO MORE HIGH DENSITY HOUSING!!!	6/3/2016 8:20 PM
12	minimizes density	6/3/2016 4:31 PM
13	Like keeping an area for small businesses. It is bread & butter. Many of our residents own or rent these buildings for their businesses.	6/3/2016 2:17 PM
14	auto row - current auto business are blights	6/3/2016 12:06 PM
15	That area seems to be more community oriented. Therefore, it would be best if all their kinds of stores would be built for they are needed for a community to truly work.	6/1/2016 10:18 AM
16	Any increase in land use will increase traffic. The current roads and signal timing are not working. Bike access is dangerous or non existent. There is no bike lane on Rollins road.	5/27/2016 5:05 PM
17	ALL	5/27/2016 10:27 AM
18	Spend extra time and effort promoting this area to attract businesses/people that would add value to City and the community.	5/26/2016 4:12 PM
19	Leave it the way it is now.	5/26/2016 3:39 PM
20	Doesn't seem to have enough residential	5/26/2016 1:24 PM
#	Alternative B (please explain what aspects you like/agree with)	Date

1	Auto & Mixed Use	6/27/2016 5:41 PM
2	that would be a good spot for a new auto row. only if it would open up the current auto row for residential or commercial space since they area is easier to access on public transit	6/27/2016 4:25 PM
3	the best - I never understand why the car dealers are in the center of town and not closer to the freeway - easier to advertise, access and so much more could be done with california ave	6/27/2016 2:26 PM
4	This could work if it eventually transitions the current auto row to that area, opening up more of downtown Burlingame to residential/commercial mixed-use development.	6/25/2016 7:26 PM
5	I love the idea of relocating auto row to this area. The auto businesses are currently on prime downtown property that could be better used for something else. (People only buy a car every 2-5 years so these are not businesses that are frequented regularly.)	6/25/2016 6:56 PM
6	Like having a good auto row, and the revenues for the city. Would like the mixed use near the Millbrae Bart station - would be great to have more offices there, so close to public transit.	6/25/2016 8:21 AM
7	California dr is outdated	6/24/2016 9:48 PM
8	would auto row be moved from its current location? Might not be attractive to auto companies.	6/24/2016 6:17 PM
9	New auto row moved from downtown	6/24/2016 2:11 PM
10	Do not prefer	6/24/2016 1:55 PM
11	moving auto row, would give more housing oppurtunity to downtown	6/21/2016 3:19 PM
12	MORE SALES TAX FROM AUTO SALES	6/21/2016 12:21 PM
13	Auto dealers traditonally do well i f located along the freeway. Past city councils and srtaff created an overlay zone, yet the planning commission has allowed uses like pblic storage facilities that have long term dormant effects to be located there. This automotive oerlay should be encouraged and the planning commission must be made aware of this intended use and be reluctant to approve any other type of use..	6/15/2016 12:55 PM
14	It'll again contribute to increased housing options for Burlingame residents and hopefully help to reduce rental rates in the area through competition. It also encourages an increase in the cultural activity of the city through the design and arts focus.	6/9/2016 5:21 PM
15	?? I can't tell exactly where the 2 orange areas are but I am 100% against the type of high density construction adopted by Millbrae it has added to EXCESSIVE traffic, red light runners due to longer lights, noise, parking issues, unsafe crosswalks	6/9/2016 3:29 PM
16	This is a great location for these kinds of services. California Drive near San Mateo is a cluster of road hazard auto dealers, with no place to park or line up for services.	6/9/2016 2:31 PM
17	Would this mean moving the current auto row from California?	6/5/2016 10:21 AM
18	Maybe more some of Auto Row on Calif Dr to that area to be able to use Calif Dr for more cultural things that are more accessible	6/3/2016 8:20 PM
19	I'm not sure we need more auto dealers.	6/3/2016 7:14 PM
20	We do need services in our city and Rollibs Rd is steady set up for them. If we are a small community there should not be a reason to expand this focus in other parts of Burlibgame.	6/3/2016 6:48 PM
21	B move auto row and free up California for other uses	6/3/2016 6:09 PM
22	minimizes density but not sure if auto retailers would agree to relocate	6/3/2016 4:31 PM
23	No. Why move Auto Row? Is there greater demand?	6/3/2016 2:42 PM
24	Like the area being kept for business. But what happens to the Chocolate Company?	6/3/2016 2:17 PM
25	Keep all the dealerships together	6/3/2016 2:06 PM
26	hopefully, this gets the auto dealers out of prime center burlingame areas and into a location tailored just for them. that area of rollins needs a faceift, its like the "forgotten" backyard or basement ... still useful, but not somewhere you really want to look at	6/3/2016 2:01 PM
27	Please don't do an auto row. as a resident, i can go somewhere else to buy a car once a decade. in the meantime, its wasted land	6/3/2016 1:14 PM
28	consolidating auto row (new, used, AND repair) businesses	6/3/2016 12:42 PM

29	I like the idea of moving auto row to this area and opening up the existing areas on California to more housing/restaurants/shops	6/3/2016 12:13 PM
30	I like the idea of adding more commercial areas to the already industrialized and office heavy area.	5/31/2016 2:52 PM
31	Spend extra time and effort promoting this area to attract businesses/people that would add value to City and the community.	5/26/2016 4:12 PM
32	Leave it the way it is now.	5/26/2016 3:39 PM
33	Looks good if it could free up space for more mixed use on California downtown	5/26/2016 1:24 PM
#	Alternative C (please explain what aspects you like/agree with)	Date
1	I like this alternative. It provides a more organized use for this area.	6/27/2016 10:19 PM
2	Mixed Use - High Density Housing near Transit is good	6/27/2016 5:41 PM
3	I like the mixed-up near transit areas	6/27/2016 4:25 PM
4	too trendy - doesn't make sense	6/27/2016 2:26 PM
5	I like the idea of an arts area---galleries and pleasant places to gather. Be a great place for restaurants and artist studio areas.	6/27/2016 11:38 AM
6	I think this one would be the best scenario	6/26/2016 7:53 PM
7	This doesn't make sense to me.	6/25/2016 6:56 PM
8	I like the idea of mixed use development here where it does not interfere with existing residential areas.	6/25/2016 5:38 PM
9	Best plan to broaden the appeal of Burlingame and draw business.	6/25/2016 11:49 AM
10	This option is my strong presence. This community has been negatively impacted in SF and this represents an extremely unique opportunity to position our wonderful city as a regional design district. This industry is highly compatatable with our zoning and commercial/residential profiles. Our I dilate adjacency to SFO could really establish us as a leading design hub on the west coast!	6/24/2016 9:02 PM
11	Love incorporating the arts	6/24/2016 6:17 PM
12	Both C and D are moderate proposals	6/24/2016 1:55 PM
13	A design district sounds wonderful, but plausible?	6/23/2016 12:13 AM
14	We need high density housing, with integrated commercial zones to alleviate pressure on housing prices. We need a lot of it and it should be close to the Millbrae transit center that has both Bart and Caltrain access. The last thing we need is more automalls.	6/22/2016 2:09 PM
15	I believe I would utilize these options more than the others	6/21/2016 11:23 AM
16	Restaurants mixed arts	6/21/2016 9:01 AM
17	Design district is more matching with burlingame character.	6/16/2016 5:01 PM
18	Bring characters to the city.	6/9/2016 3:13 PM
19	Adding a destination design district increases the brand equity of the town which increases home demand and props prices (increasing tax revenues) long term across the entire town. The current use does nothing for the town's benefit and branding Burlingame the place people want to go to buy a car is a DISASTER. Making that road 'auto row' is only one step better than building factories or sewage plants on that street.	6/7/2016 2:27 PM
20	i like how the transit hubs at both milbrae and broadway are utilized by increased residential, and the design district in the middle will be a great way to bring more people to the area. rollins road can handle the traffic load as long as there is ample parking available.	6/6/2016 7:24 PM
21	Like mixed use along Rollins, needs more/easier pedestrian and bike access into this area from residential. Given wide spaces, creates opportunities for sports venues for families/adults. Also, potential to create a new mini "downtown" with more creative outdoor spaces, food, beverage/restaurants. But needs commercial/office traffic to support mid-week foot traffic for restaurants. Movie theaters had major impact for San mateo foot traffic. Opportunity to develop mixed office/business, residential, entertainment area?	6/5/2016 10:21 PM
22	I like the new design idea. This area can certainly use an uplift.	6/5/2016 11:00 AM
23	The development of a gallery/arts area would bring people to this area thus expanding the charm of the city.	6/5/2016 10:59 AM
24	Why not have affordable housing as an option?	6/5/2016 10:21 AM

25	Definitely alternative C... this will create the highest quality of living in terms of physical and emotional well-being	6/5/2016 10:11 AM
26	Mixed use takes advantage of transit options; design district very good for Burlingame; Alternative B (auto row) is only good if replacing the current auto row (don't need two auto rows here)	6/3/2016 9:03 PM
27	Like the idea of galleries, art, dining	6/3/2016 8:20 PM
28	Any plan that keeps ugly high density residential housing built right up to side walk	6/3/2016 7:29 PM
29	I prefer Alternative C, we already have some art galleries, the automotive district is okay but not attractive and we already have enough Automotive businesses in town.	6/3/2016 6:20 PM
30	I like the mixed use near transportation hubs	6/3/2016 6:06 PM
31	higher density would add to existing congestion	6/3/2016 4:31 PM
32	This seems the most aesthetically pleasing but will you be able to keep commercial tenants in place?	6/3/2016 4:00 PM
33	Love to see a design district in Burlingame	6/3/2016 3:24 PM
34	More flexibility in what could be established there	6/3/2016 2:54 PM
35	I like this alternative as it provides for both mixed use and a unique design district which i think further differentiates burlingame as a world class place to live	6/3/2016 2:51 PM
36	No. Calling it a design center does not attract retailers nor customers. Bay Area is full of attempted Santana Rows that lacked the key ingredients.	6/3/2016 2:42 PM
37	arts district	6/3/2016 2:20 PM
38	None	6/3/2016 2:17 PM
39	I like the idea of bringing in more culture and charm into that area by creating new design district	6/3/2016 1:32 PM
40	anything that boosts up the Broadway area, i like	6/3/2016 1:14 PM
41	I like the focus on adding mixed use at both ends, with the design district in the middle. I do think that it is important though to maintain some of the businesses that are there - the sports facilities are great (Burlingamer, Nothing but Hoops, Broadway Tennis Center, Sky High), and the SPCA is really nice. Some of the commercial show rooms, etc. are also real assets to our community and are very involved in the community (All Natural Stone).	6/3/2016 1:12 PM
42	Alternative C since it adds housing, and arts.	6/3/2016 1:05 PM
43	I like eclectic uses	6/3/2016 12:53 PM
44	I think a design district is a fantasy. I like the mixed use near transit centers.	6/3/2016 12:42 PM
45	using art activities- as a centerpiece to bringing visitors to increase economic base	6/3/2016 12:40 PM
46	Mixed use, commercial area	6/3/2016 12:21 PM
47	Increase mixed use around transit stations, eg retail, living. However, keep light industrial in the middle to help diversify the business in the city.	6/3/2016 12:12 PM
48	Like what it would bring in without increased population	6/3/2016 12:03 PM
49	It's unique and will draw visitors as well as locals.	6/3/2016 12:02 PM
50	Create Loft and business living.	6/3/2016 1:38 AM
51	This seems the most natural fit, that has the least chance of going awry, I would leave the medical office uses in place along El Camino Real north of Dufferin	6/2/2016 3:14 PM
52	i enjoy the feel a design district would create. If there were restaurants, it would feel like Burlingame Ave. Also, the artsy atmosphere would attract more people.	5/31/2016 5:16 PM
53	I liked a lot of the mixed use aspect of this alternative	5/31/2016 5:11 PM
54	The design district concept is very interesting. I also liked the mixed use areas	5/31/2016 3:03 PM
55	focus on arts, character and housing	5/31/2016 2:46 PM
56	This seems the most logical, although not particularly ground-breaking. While I like the idea of an arts district, I don't think you can create one out of thin air--it would need to arise organically in areas where artists already are working. I know there are some studios in this area, and working spaces for artists are important and should be available, but I don't think you can "create" a design district. But if this alternative means there will be affordable space for working artists, that's great.	5/31/2016 11:42 AM

57	This would allow for more housing development to occur. Rollins could also liven up more w/ shopping/art	5/27/2016 5:22 PM
58	The word design makes it interesting to know a little more because I like an environment thats full of creativity.	5/27/2016 4:58 PM
59	I think that C is the best choice purely because of the potential that the area has, whereas with auto row and the light industrial buildings taking up the space, it limits the bayfront area the bulk of tourism/visits, and I think mixed uses could be very beneficial. I like how the area is diverse in Alt C and it offers more opportunity in the area.	5/27/2016 4:33 PM
60	It allows for intricate designs and provides a welcoming and extremely modern look	5/27/2016 4:04 PM
61	I like the idea of taking advantage of placing housing with BART and train connections. This would greatly reduce demand pull for higher rent.	5/27/2016 3:45 PM
62	Housing - both ends	5/27/2016 2:36 PM
63	Can we just get rid of the auto sales? The art design district sounds very interesting.	5/26/2016 10:48 PM
64	Looks most practical	5/26/2016 4:44 PM
65	I do not like the focus on art. Would this be a destination for enough people to view the art so it would be financially workable?	5/26/2016 4:12 PM
66	I like the design district because it brings more art to Burlingame	5/26/2016 4:03 PM
67	i think this area needs some upgrades & could include better looking buildings	5/26/2016 3:58 PM
68	Leave it the way it is now.	5/26/2016 3:39 PM
69	I like the Alternative C concepts. Reminds me a bit of Berkeley's 4th Street area. Although, to be practical, not sure of its feasibility given all the existing businesses?	5/26/2016 3:21 PM
70	I like the mixed use. Don't know about all that property for arts and design.	5/26/2016 1:24 PM
71	Mixed use in one area	5/26/2016 1:16 PM
72	Use of space for businesses you can utilize more often	5/26/2016 1:15 PM
73	Like to see area include facets which sould make it a destination.	5/26/2016 12:54 PM
74	It sounds like it would draw more people to our town. But if not chosen well could lead to blight.	5/25/2016 9:46 PM
75	This one fits more with the current culture, less auto dealers would be better. We dont need more auto dealers. Unless they all move away from CA street, then ok - move them there.	5/25/2016 9:05 AM
76	design district would be good given - create a Mission-like environment	5/25/2016 12:38 AM
77	This is the closest. But the eclectic mix should go deeper than just galleries et al. There should be substantial housing built over whatever street level retail or industry is there.	5/24/2016 3:47 PM
78	Love it - artists and residential near BART - time for light industry to move out.	5/23/2016 6:54 PM
79	This gets my vote. Great idea. Please create a dedicated separate bicycle lane on California or El Camino. Can you rezone some space to be a park? That would be incredible - even if it's only the size of the one in downtown BG on Park Rd.	5/23/2016 5:26 PM
80	Oh my goodness. It would be incredible if this part of town could feel more relevant and useful. Again, this feels very much like what San Francisco is trying to do with old industrial neighborhoods. Let's bring more life and business into Burlingame! I'm so happy that something like this is even being proposed.	5/23/2016 9:08 AM
81	Sounds like it could draw more restaurants and unique places.	5/21/2016 8:50 PM
#	Alternative D (please explain what aspects you like/agree with)	Date
1	In a recession, light industrial will survive, but galleries and gift shops won't. And fewer cars are going to be sold. So this small area of galleries and larger area of light industrial seems like the best mix.	6/27/2016 3:44 PM
2	Mixed use.	6/25/2016 9:13 PM
3	I think it's important to keep some light industrial as long as it has no negative environmental impacts.	6/25/2016 7:39 PM
4	This seems like the most realistic short-term plan that adds additional housing capacity	6/25/2016 7:26 PM
5	Mixed use could work. Definitely need more housing in Burlingame.	6/25/2016 6:56 PM
6	Would be fine but not as creative	6/24/2016 6:17 PM
7	Both C and D are moderate proposals	6/24/2016 1:55 PM

8	Might be the most flexible.	6/21/2016 3:12 PM
9	We need more attractions/things to do locally	6/21/2016 12:23 PM
10	Goes well with what Millbrae is planning for the area	6/14/2016 1:20 PM
11	D	6/9/2016 3:48 PM
12	like mixed use, where there is currently med arts and hodge podge of stuff	6/5/2016 10:21 PM
13	Leave it as it is.	6/5/2016 5:36 PM
14	Definitely there should be more development like this near transit centers	6/5/2016 10:21 AM
15	Make it more attractive	6/3/2016 8:20 PM
16	Maintain light industrial/office use along Rollins Rd.	6/3/2016 7:14 PM
17	Burlingame has both ideal climate and location to SF and South Bay. More residential light industry and commercial development should prosper in he corridor	6/3/2016 6:06 PM
18	higher density would add to existing congestion	6/3/2016 4:31 PM
19	Yes. Tech corridor that leverages the BART and train stations is good.	6/3/2016 2:42 PM
20	I prefer D, since I do not like the idea of mix-ed use along Rollins in the other alternatives.	6/3/2016 2:39 PM
21	Like the mixed use as an extension of the residential neighborhood	6/3/2016 2:17 PM
22	Allows to build up additional community resources in closer proximity to existing Millbrae station, where there isn't a lot of housing today.	6/3/2016 2:05 PM
23	Mixed use area , along with continued industrial use	6/3/2016 12:54 PM
24	seems the least likely to bring change - or I don't understand.	6/3/2016 12:42 PM
25	Burlingame needs to create a design district with galleries and art oriented commercial properties to diversity the city.	6/3/2016 12:27 PM
26	Mixed use, more residential units.	6/3/2016 12:02 PM
27	I like alternative D because it recognizes the area as a commercial district. If we turn the waterfront into a "mixed use warehouse district" and do the same on Rollins road it will take away from the uniqueness of what could be created on the waterfront. We need commercial for tax revenue. We already have an "auto row" why build it again?	6/3/2016 11:58 AM
28	leverage Millbrae station. Consistent with more of jobs to services away from industrial.	5/27/2016 4:18 PM
29	(selected)	5/27/2016 3:58 PM
30	Mixed Use. SF design district is going strong - would we try competing with that?! Need more residences close to public transit. People want to live about the stores.	5/27/2016 2:48 PM
31	The light/industrial use is also of value. Adding mixed use, but keeping the businesses that are there.	5/27/2016 2:30 PM
32	I like the idea of keeping Rollins Rd. as light industrial and creating a cultural center in the north end of Burlingame	5/26/2016 11:30 PM
33	I do not like the focus on art. Would this be a destination for enough people to view the art so it would be financially workable?	5/26/2016 4:12 PM
34	Leave it the way it is now.	5/26/2016 3:39 PM
35	I like the mixed use idea of residential & commercial here.	5/26/2016 1:59 PM
36	I like the mixed use near transit	5/26/2016 1:24 PM
37	denser housing	5/23/2016 11:22 AM
38	Looks like most feasible alternative and provides additional mixed use housing closest to transit and existing amenities. Is thier deman for another auto row or art/galleries? Recommend avoiding housing near 101 freeway.	5/23/2016 9:57 AM
39	With mixed use for residential uses would be great as it's right next toBart station	5/21/2016 10:39 AM
#	I do not prefer any of these options (please explain why)	Date
1	In addition to Transit Oriented Housing near BART, Office uses should be allowed from converted underutilized warehouse space	6/27/2016 5:41 PM
2	these options build more businesses which increases vehicle traffic and pollution. Burlingame should be building affordable housing for families to thrive and contribute to Burlingame	6/25/2016 9:17 PM

3	Again, you don't provide sufficient details for me to make an informed choice.	6/24/2016 8:47 PM
4	I wonder if auto dealerships are last century and will fade with time	6/3/2016 6:06 PM
5	I do not like the mixed use alternative east of the RR tracks.	6/3/2016 2:17 PM
6	Not a nice place to walk. The shuttle would need to go that way.	6/3/2016 12:02 PM
7	It's not that I have any real opposition to A,B or C. But, the area is what is and we need the services offered there. I think, this would be an effort to make change where no real changes are needed.	5/31/2016 5:31 PM
8	Traffic, traffic, traffic.	5/26/2016 3:39 PM
9	Traffic in this area is a nightmare already. I don't see traffic being addressed in any of these scenarios	5/26/2016 12:42 PM
10	can't really determine pros and cons. Not excited about expanded auto row, unless it moves them off of California so we could have more mixed use there.	5/24/2016 4:21 PM
#	I like different ideas from each option (please explain)	Date
1	I like opening the area to other commercial areas. I don't like the design district idea because that area is not pedestrian or bike friendly	6/27/2016 4:25 PM
2	I think we need bike lanes that are separated by raised curbs so the the bike riders are safer. We could have it like they do in Ansterdamn with side walks, a raised curb, then bike lanes with a raised curb and then the regular street for cars and trucks.	6/27/2016 11:38 AM
3	Mixed use per Alternative D, auto row per Alternative A, design district on east side of El Camino with residential above studios. Height restrictions on mixed residential at 4 floors, landscaping, utilities, parking so NO parking in neighborhoods.	6/25/2016 9:37 AM
4	No additional housing should be added	6/21/2016 10:06 AM
5	Auto row may work, but only if it replaces the auto row on california. In my opinion, the auto row on california is too close to residential and downtown. If they move to Rollins, that's not bad. But if they are staying, I will rather have a design district on rollins	6/16/2016 5:01 PM
6	Incorporate the design district and the light industrial - we can't eliminate light industrial and it brings more jobs and revenue than design. Mixed used on Rollins at Millbrae would work, but not more on El Camino.	6/11/2016 3:34 PM
7	all new construction projects that keep adding to traffic issues should require installation of elevated cross walks at least at all intersections and inbetween to avoid accidents with pedestrians and longer wait times and/or number of traffic lights. Ex. added stops/lights on El Camino in Millbrae, Trousdale from El Camino up to Quesada	6/9/2016 3:29 PM
8	High density housing near BART makes sense.	6/9/2016 3:14 PM
9	Small businesses and light industrial business should be located in this area. Better sidewalls and bike lanes are a must. It could become a very interesting area if left open ended to how it develops.	6/5/2016 3:12 PM
10	The 'design district' could be mixed with the mixed use aspect of option D, it is not either or	6/5/2016 9:39 AM
11	Dont know that area well enough to be sure	6/4/2016 8:10 AM
12	Design district could be interesting.	6/4/2016 6:45 AM
13	Not sure on best choice.	6/3/2016 6:34 PM
14	Allocate more for high rise housing + commercial mixed use (Option C - Design Destrict+ Housing)	6/3/2016 3:23 PM
15	I like Alternatives C & D. It is important to maintain some property for industrial usage, but mixed use development would benefit the city.	6/3/2016 3:22 PM
16	Keep light industrial separate from residential. this is one thing I really like abotu Burlingame. clear segregation of zones. having residential in a commercial district (like right next to AutoRow in San Mateo) is very unsightly, and has potential of conflict due to very different needs.	6/3/2016 2:39 PM
17	I like keeping the rollins road area as small business light industrial.We need an area for our small businesses to service our community.	6/3/2016 2:17 PM
18	A mix of B and C. It would be great if we could move the auto dealers to one location. The "entrance" to Burlingame on the Broadway Exit could then be improved and made more attractive. Same with the south entrance area along California & Peninsula.	6/3/2016 1:37 PM
19	I like the auto row idea only if move the dealers from California avenue	6/3/2016 12:40 PM

20	I like the auto row idea if it removes all of the dealerships from California St. Otherwise, no need for further dealerships! If the goal is to identify Burlingame as a hub for designers, the design option may be a cool way to go. It would be great to use that area to help create a unique and desirable identify for Burlingame...could Burlingame be to Interior Design and Renovation what Silicon Valley is to Tech?	6/3/2016 12:30 PM
21	Like mixed use housing, relocation of auto row, some commercial, maintaining light industrial/warehouse	6/3/2016 12:17 PM
22	A mix of Alternative C and the present zoning would be my preference	6/2/2016 3:14 PM
23	I like the idea of targeted mixed-use with residential as shown in Alternative C but am unclear on the design district component. I think that this could be achieved by expanding the allowed uses in the existing light industrial/office designation.	5/31/2016 3:21 PM
24	I like a mixed new Burlingame plaza. I really tend to like mixed use buildings.	5/27/2016 3:58 PM
25	perhaps auto row, but then also you may need an increase in policing	5/26/2016 3:58 PM
26	Any thing that balances increased employment with housing.	5/26/2016 1:24 PM
27	A bigger auto row seems ridiculous, i do not see the benefit.	5/25/2016 7:40 PM
28	(D) Mixed-use west of El Camino to (1) complement Millbrae station plan, (2) encourage refresh of very dated retail options, (3) add diversity to current heavy emphasis on PHCD and similar services; (B) Auto Row to maintain/increase tax base	5/24/2016 6:07 PM
29	A combination of C and D is most appealing to me. I don't think the industry should disappear entirely but an arts district is appealing. You need to define "mixed use" in these alternatives.	5/24/2016 3:05 PM

Q9 What other ideas do you have for the North Burlingame/Rollins Road study area?

Answered: 45 Skipped: 203

#	Responses	Date
1	Office Use near BART instead of ONLY Industrial would be an improvement	6/27/2016 5:41 PM
2	keep it cars/industrial/commercial - don't focus on everything bike and people friendly - let this be the working area - doesn't need eating places, spreading out eating areas dilutes the neighborhoods -	6/27/2016 2:26 PM
3	More housing for the low to mid income earners	6/27/2016 1:45 PM
4	More trees. Maybe the bike lanes could be separated from the cars by a raised bed of trees.	6/27/2016 11:38 AM
5	Again, pedestrian/bike bridges or if Caltrain design is "raised" allow for pedestrian/bike crossings	6/25/2016 9:37 AM
6	Keep Burlingame commercial use in Burlingame Plaza but reconstruct the plaza. Avoid large multifamily buildings as seen in Millbrae. Not doing so will make that stretch of Burlingame indistinguishable from Millbrae.	6/24/2016 9:10 PM
7	NO MORE HIGH DENSITY HOUSING. FIX THE INTERSECTIONS AT BROADWAY & CALIF. DR, & BROADWAY & ROLLINS RD.	6/24/2016 8:47 PM
8	More sports/activities use	6/24/2016 6:17 PM
9	Would be nice to have a Whole Foods or Bi-Rite Market	6/21/2016 12:23 PM
10	In the past North Burlingame, near the hospital was zoned for higher density. This too shold be encouraged and when other areas are suggested for BMR housing and higher density, like downtown, it should be discouraged and development should be directed to this area instead.	6/15/2016 12:55 PM
11	Dedicated bike lanes from Millbrae BART on Rollins to Peninsula	6/11/2016 3:34 PM
12	High Speed Rail down the edge of the bay.	6/10/2016 6:43 AM
13	I'm totally confused why MPHS is pictured in your alternatives since if isn't within the area mentioned on Rollins or California Dr	6/9/2016 3:29 PM
14	Trolley that services the street and Broadway.	6/9/2016 2:31 PM
15	Dedicate some of the mixed use space to create a hub for entrepreneurial/startup activity. Rents are very high in the city for those businesses. Create an incubator program where the city could get small pieces of equity in a large portfolio of new businesses. Think of the lifetime value of the boost in Burlingame's brand if the next Facebook started in our Venture district.	6/7/2016 2:27 PM
16	More parking!!!	6/6/2016 10:41 PM
17	The existing medical facilities are good	6/3/2016 9:03 PM
18	Is there any chance of running BART further down? Not allowing that the first time was such a mistake	6/3/2016 8:20 PM
19	Link into our public transportation solutions	6/3/2016 2:42 PM
20	Improve the creeks areas for small restaurants/cafes and places to eat lunch. They can be a pretty, and peaceful place for lunch, etc. A hidden gem of our community. Could increase aesthetics and be in line with the environmetal goals of the master plans	6/3/2016 2:17 PM
21	Update Burlingame plaza. Like the design district idea with galleries	6/3/2016 1:32 PM
22	I agree with the "not working" concerns about ability to walk/bike in that area. I think it would be beneficial to add a bike lane and consider some more stop lights/cross-walks.	6/3/2016 1:12 PM
23	None	6/3/2016 12:54 PM
24	modernize bypass to Milbrae station to avoid crossing Millbrae mess	6/3/2016 12:40 PM
25	Not to sound like a broken record, but we are lacking indoor/outdoor play opportunities for kids and their families. Take a look at the Bayside Cafe and Courtyard in Roseville, CA....something like that would be amazing here! Also, am I the only one who would like a drive through Starbucks?? Something helpful for moms with sleeping kids in the car!	6/3/2016 12:30 PM
26	Open space like parks or walking paths	6/3/2016 12:02 PM

27	We may want to allow people some flexibility to build and create and not be so closed minded in the uses	6/3/2016 1:38 AM
28	Remember that though industrial buildings bring more profit, they repel tourists and young people. Perhaps dividing the area into several office building area would create a more community oriented design.	6/1/2016 10:18 AM
29	Maybe the natural aspect of Burlingame could be more incorporated	5/31/2016 5:11 PM
30	Critical to make Rollins more ped and bike friendly.	5/31/2016 3:21 PM
31	Please include more affordable housing for professionals who don't work in big tech companies (eg, teacher, psychotherapists, small business owners, etc.)	5/27/2016 5:22 PM
32	No residential complexes north of Broadway to 7-11 store (forgot name of street)	5/27/2016 5:15 PM
33	The creative buildings make people want to visit more.	5/27/2016 4:58 PM
34	Good place for high-rise residential buildings.	5/27/2016 2:48 PM
35	We could keep some of the industrial zone, however	5/26/2016 4:03 PM
36	i would the building to remain 1-2 stories as tall (3+ stories) buildings don't allow light & actually increase heat on the planet	5/26/2016 3:58 PM
37	This area does not need any reason to have more foot traffic or car traffic, traffic is already terrible.	5/25/2016 9:05 AM
38	more green space	5/25/2016 12:38 AM
39	Improving circulation is critical, esp. with Millbrae's station-area plans	5/24/2016 6:07 PM
40	Much much denser housing options. And some sort of serious public transportation solutions.	5/24/2016 3:47 PM
41	Keep PHS there, please!	5/24/2016 3:05 PM
42	Please GOD do not put more car dealerships in. This must be a joke? We do not need more of these in Burlingame. You must promise me you won't do this!	5/23/2016 5:26 PM
43	Add bike lane to area for better accessibility to transit and Broadway. Add more amenities for workers in area. Brewhouse could be interesting there.	5/23/2016 9:57 AM
44	Condos to walk to BART.	5/21/2016 8:50 PM
45	More small retails not big chain brand stores	5/21/2016 10:39 AM

Q10 Which alternative do you prefer for the Downtown study area? (choose one)

Answered: 147 Skipped: 101

Answer Choices	Responses
Alternative A (please explain what aspects you like/agree with)	31.29% 46
Alternative B (please explain what aspects you like/agree with)	53.74% 79
I do not prefer any of these options (please explain why)	17.01% 25
I like different ideas from each option (please explain)	12.24% 18

#	Alternative A (please explain what aspects you like/agree with)	Date
1	I like this alternative.	6/27/2016 10:20 PM
2	Love our downtown!	6/27/2016 5:49 PM
3	If we allow mixed use on Howard the traffic/parking situation will be unbearable.	6/27/2016 9:09 AM
4	I think it would be fine if it would be promoted	6/26/2016 7:54 PM
5	Limit development.	6/25/2016 9:14 PM
6	I live downtown and feel like the current situation works well. Though I don't deal with the parking situation as I always walk downtown. Truth is though, downtown is so small that no matter where you park you're not walking more than a couple of blocks.	6/25/2016 6:58 PM
7	We enjoy the charm of the current layout.	6/24/2016 9:04 PM
8	Current use is ok but Howard is step child	6/24/2016 6:19 PM
9	Current land use is good	6/24/2016 1:56 PM
10	This alternative is fine but need to figure out how/where to add more parking. Personally I do not like reconfigured Burlingame Ave. wide sidewalks are not needed and it took forever for project to be finished. Not worth the end result. Traffic is worse but I assume that was the intent of the project. Most people have to drive to Burlingame Ave. so I don't understand why the city would want to make it difficult for people to drive to it and park there.	6/23/2016 10:51 PM
11	All is working fine now - just need added parking - maybe a well designed garage	6/21/2016 12:25 PM
12	Parking is already an issue, we DO NOT need more housing!!!	6/21/2016 10:17 AM
13	Parking is already an issue. Creating more office spaces or mixed use space there won't help. We need more office spaces in Bayfront, not in downtown.	6/16/2016 5:05 PM
14	With higher costs on Burlingame Ave. it seems like retail on Howard can still work	6/14/2016 1:22 PM
15	or	6/10/2016 6:44 AM
16	A	6/9/2016 4:56 PM
17	This seems to have been working good balance of use	6/9/2016 3:34 PM
18	I like the options available on Howard Ave. give it more time if you think it is not working	6/6/2016 7:25 PM
19	Leave it as it is. Make it more bike friendly.	6/5/2016 5:38 PM
20	NO MORE HIGH DENSITY HOUSING	6/3/2016 8:22 PM
21	Burlingame Ave, the Library. I don't recognize the last picture.	6/3/2016 7:16 PM
22	A) I like the way it is now	6/3/2016 5:42 PM
23	What's the use of all of this without adequate parking....	6/3/2016 4:52 PM
24	preferred	6/3/2016 4:34 PM
25	I think downtown is fine as is	6/3/2016 4:01 PM

26	Be worried about turning our downtown into an industrial area. Love this area - and don't want to see it change too much	6/3/2016 3:30 PM
27	I do not like mixed live/work spaces	6/3/2016 2:40 PM
28	Do not want higher density in downtown	6/3/2016 2:22 PM
29	Keep it classy and old school	6/3/2016 2:06 PM
30	Limits increased population/congestion	6/3/2016 12:04 PM
31	Office use IS allowed above ground floor retail on Howard, so I would leave this all alone	6/2/2016 4:25 PM
32	Though it is apparent that the Howard area needs serious reconsidering, the whole community must come first. The general concept is working splendidly. Building upon that would provide a net gain in profit.	6/1/2016 10:22 AM
33	I think this is a reasonable idea. To state the obvious, decisions on size and design should be paramount. Right now, Howard between Ca Dr and El Camino have several businesses that are of value, that's important. I don't see this in the alternative, but I would think that trying to create another Bgame Ave is not the way to go.	5/31/2016 5:38 PM
34	Traffic condition is already different, to bring in more commercial use on Howard is now an option. If any improvement necessity would be parking structure on Howard Ave.	5/31/2016 5:26 PM
35	I think the downtown area is already fitted for the demographic: touring adults in the area, I feel the addition of offices would be to forced and awkward.	5/31/2016 5:17 PM
36	There is already a balance between commercial, office, and residential area.	5/31/2016 2:53 PM
37	I just generally think its weird to live on top of shopping malls and mixed use buildings because it destroys the view of the building.	5/27/2016 4:59 PM
38	I just don't see the need for housing on Howard. Howard is a fine street right now, with all of the commercial areas in it, and I really don't see the need for housing, as there are so many housing areas surrounding Burlingame.	5/27/2016 4:34 PM
39	High density residential	5/27/2016 3:47 PM
40	ALL	5/27/2016 10:28 AM
41	A. Keep mega condos out of downtown. It's too congested as is. People buying \$1 million condos will have 2 cars so parking will be a nightmare.	5/26/2016 4:47 PM
42	It is okay.	5/26/2016 4:14 PM
43	We already lack enough parking, so Alternative B is not feasible in my view.	5/26/2016 4:06 PM
44	No high density housing!	5/26/2016 3:40 PM
45	I like it as-is.	5/26/2016 2:00 PM
46	How things are - are fine. Unless you plan to add an enclosed dog park.	5/25/2016 9:11 AM
#	Alternative B (please explain what aspects you like/agree with)	Date
1	I like the office focus on howard. makes the most sense	6/27/2016 4:27 PM
2	allow for more dense housing - if you don't build parking people are forced to not have cars, think Mission Bay, transit first - yes it's suburbia but life can go on without cars -	6/27/2016 2:30 PM
3	I like the live/work spaces...but also add multiple housing units and parking!!	6/27/2016 1:47 PM
4	I like live-work as long as it's really live-work....not just more condos as in SF.	6/25/2016 7:42 PM
5	Increases available housing stock	6/25/2016 7:28 PM
6	I think we need to revive Howard, every store that goes in there seemed doomed to fail. But I don't think office space is what is going to do it. Remove the parking requirements for Howard based businesses.	6/25/2016 6:58 PM
7	Good plan.	6/25/2016 11:49 AM
8	Agree with mixed use, need to better utilize parking areas with low level parking structures for residents and public	6/25/2016 9:44 AM
9	If we go with offices (even w live/work spaces) it's going toe hard to maintain any neighborhood feel. Going to drive significant pressure to increase housing density.	6/25/2016 8:23 AM
10	I like this alternative for a more urban style	6/24/2016 9:48 PM
11	Like new use for Howard	6/24/2016 6:19 PM

12	Small focus for change and unintended circumstances	6/24/2016 2:12 PM
13	Too much impact. Schools, infrastructure and traffic will be badly impacted by this type of growth	6/24/2016 1:56 PM
14	I don't get it. This doesn't seem like an alternative to me. Aren't there a lot of offices on Howard already? So you want to add live/work units, so what? Does anyone really believe a bunch of artists are going to live there? That's hilarious. If they move in, great, but I think it will more likely be software engineers from Google. I have no problem with that; I just think it's hilarious that city General Plans always include this type of language re: promoting workplaces for artists.	6/23/2016 10:51 PM
15	Mixed use would benefit all, but need to provide parking	6/23/2016 12:17 AM
16	This adds housing, while preserving commercial access and without changing the character of the area.	6/22/2016 2:10 PM
17	I like seeing mixed use on howard, for howard is under utilized.	6/21/2016 3:22 PM
18	Opportunity for more housing	6/21/2016 11:24 AM
19	Makes sense as close to Caltrain Station. Can Washington School absorb more students?	6/11/2016 3:38 PM
20	Parking is the problem	6/10/2016 6:44 AM
21	As with the previous neighborhood, this option helps to foster local cultural arts. It will also help to assuage the loss of mom and pop businesses by giving residents an opportunity to build new, local businesses.	6/9/2016 5:23 PM
22	I'd prefer live / work studios in another development area - don't think this actually resolves the issues	6/9/2016 4:56 PM
23	Not sure that I see any departure from Plan A just a bit of redevelopment	6/9/2016 3:34 PM
24	More character to the city. Currently too many chain commercial.	6/9/2016 3:14 PM
25	I like the mixed use of commercial/retail on the first floor only and residential units above. This should have been done at the Safeway and allowed for a subterranean parking structure.	6/9/2016 2:34 PM
26	live/work spaces on Howard	6/5/2016 12:38 PM
27	The Howard area needs a plan to increase use.	6/5/2016 11:31 AM
28	Alternative B... I've seen this liven up areas where I've lived in the past	6/5/2016 10:12 AM
29	It's OK	6/4/2016 9:03 AM
30	Try something new	6/4/2016 8:11 AM
31	May be attractive to start-ups and employees thereof	6/3/2016 9:04 PM
32	Restaurants on Howard seem to have limited success for whatever reason	6/3/2016 8:22 PM
33	If people want to live near the RR track, that their choice, but not for me!	6/3/2016 7:16 PM
34	Howard works best as a through fare with many offices, small businesses and residential which seems to be working okay q	6/3/2016 6:24 PM
35	will add to congestion	6/3/2016 4:34 PM
36	Mix use - Housing + Shopping.	6/3/2016 3:25 PM
37	Increased residential properties within downtown will add to its vibrancy.	6/3/2016 3:23 PM
38	Provides more housing	6/3/2016 2:55 PM
39	I like this alternative as it would strengthen the downtown district by bringing in more companies and people to support the local economy during the week. It further diversifies our tax base.	6/3/2016 2:53 PM
40	Yes. Howard makes sense. Also shut down Primrose between Howard and Burlingame Ave. Make it a large pedestrian mall.	6/3/2016 2:44 PM
41	Provides an opportunity for growth in the city, as this is a common scenario in all adjacent cities as SF Bay Area population increases.	6/3/2016 2:07 PM
42	Allowing mixed use could help branch out intended corridor as envisioned	6/3/2016 1:30 PM
43	I like the idea of invigorating Howard through residential/mixed use. But please address parking as part of any addition of residential use.	6/3/2016 1:14 PM
44	This option since it adds housing.	6/3/2016 1:06 PM
45	again I like mixed use space	6/3/2016 12:54 PM

46	positive change to pedestrian focus - might work better if Burlingame ave became a pedestrian mall	6/3/2016 12:43 PM
47	create mix use commercial and housing is needed in Burlingame.	6/3/2016 12:28 PM
48	Mixed use - sounds much nicer than high density housing.	6/3/2016 12:24 PM
49	seems more visually appealing	6/3/2016 12:14 PM
50	Mixed use and increase density for housing close to it	6/3/2016 12:13 PM
51	More residential units	6/3/2016 12:03 PM
52	I like the idea of focusing on Howard it is a little tired and could use a facelift. Turning Howard in to a "live/work space will increase the need for parking. That has to be addressed because it's impossible to find parking now. And if we take this route, we will be encouraging people from other areas to come to our city. That's great for business and tax revenue; but we need parking for those people.	6/3/2016 12:02 PM
53	Also would like to see some options for buildings that would allow for apartment or condos with lobbys that have employees that ma the front doors(like in New york)	6/3/2016 1:42 AM
54	The added office space is nice and it offers more job opportunities nearby	5/31/2016 5:12 PM
55	Mixed use along Howard makes sense though I don't think it needs to be limited to live/work - could be a normal mixed-use building with ground floor commercial and residential above.	5/31/2016 3:27 PM
56	Shade	5/27/2016 5:06 PM
57	Plan for more activity downtown, growth means more options	5/27/2016 4:19 PM
58	Active space, I would like to see some passive open space throughout the downtown area.	5/27/2016 3:47 PM
59	People living above the stores/offices - good place for highrises - mixed use with train station/public transit	5/27/2016 2:50 PM
60	Burlin Ave - there has always been housing - slowly converted to office	5/27/2016 2:38 PM
61	Essential to expand downtown onto Howard. Get more residential into downtown, including mixed use. We blew it when we didn't get mixed use at Safeway!	5/26/2016 10:52 PM
62	I think mixed use on Howard Ave. is a good idea, and also live/work opportunities there will increase the vibrancy and improve the atmosphere - similar to the SOMA are of SF.	5/26/2016 5:56 PM
63	I like...	5/26/2016 4:57 PM
64	This one is okay too, but will add more residential parking issues for guests and people with more than one car who live in these live/work units.	5/26/2016 4:14 PM
65	No high density housing!	5/26/2016 3:40 PM
66	I like this alternative. Live/work!	5/26/2016 1:26 PM
67	I like this for its live/work space.	5/26/2016 1:20 PM
68	Like live-work concept, in restricted area.	5/26/2016 12:58 PM
69	Hate this!! You are turning it into downtown Palo Alto! All charm is lost	5/26/2016 12:44 PM
70	Mixed use spaces would be great. But what will be removed to accomplish this?	5/25/2016 7:41 PM
71	I like the creation of live work on Howard - right now the area is meh.	5/25/2016 12:39 AM
72	Anything to encourage more commercial/office space should in turn encourage more vibrant retail - e.g. San Mateo downtown.	5/24/2016 6:10 PM
73	fine with this as long as it addresses the traffic/parking issues.	5/24/2016 4:22 PM
74	I like live/work spaces with ground floor retail. But the community has to allow enough density.	5/24/2016 3:48 PM
75	Love it - but how to get this level of excitement and density with low height limits.	5/23/2016 6:56 PM
76	This is good, but need to study traffic impact. Can you put a dedicated bicycle lane on Howard? More pedestrian traffic, including bicycles, is the key to making retain more vibrant there.	5/23/2016 5:28 PM
77	Additional work/space and office on Howard will continue to enliven and grow downtown Burlingame.	5/23/2016 9:58 AM
78	I like mixed use aspect.	5/21/2016 8:50 PM
79	It will be good to see more actives with mixed use there	5/21/2016 10:41 AM

#	I do not prefer any of these options (please explain why)	Date
1	I thought we were going to get a large parking garage south of Howard Avenue, along with affordable housing. that large garage will encourage more people to shop on Burlingame Avenue, or will serve as parking for people in offices. howard will become more vitalized. maybe Mom and Pop stores can be placed there.	6/27/2016 3:47 PM
2	Live work areas are the slums of the future. We need all living areas to meet current standards of what is legal.	6/27/2016 11:44 AM
3	Mom & Pop stores could not afford the rents. If a new business opens on Burlingame Ave that is not backed by a corporation, they have about 3 months before they leave and go out of business	6/25/2016 9:18 PM
4	I do not like the idea of mixed use along Howard. Too dense for the neighborhood.	6/25/2016 5:39 PM
5	One more time: the info you provide is too general for me to form an intelligent opinion.	6/24/2016 8:52 PM
6	Burlingame Avenue is ok, just figure out how/where to add more parking and stop making it so difficult to drive a car through the area. Widening the sidewalks was an expensive mistake	6/23/2016 10:51 PM
7	City streets, sewer, etc. can not handle a large influx of people.	6/21/2016 3:14 PM
8	THE DOWNTOWN CHARM WAS DESTROYED DECADES AGO, PROBABLY BEFORE YOU RESIDED HERE.	6/21/2016 12:22 PM
9	Less office	6/21/2016 9:02 AM
10	You have not specifically addressed the parking issue. Our city is viewed as the worst -place to park in San Mateo County.	6/9/2016 3:51 PM
11	No more residential areas!! Try getting a doctors appointment in this area!!! Or try enrolling your child in your localPUBLIC school! Too many people! Not enough water! Not enough doctors! Not enough teachers!!!!	6/6/2016 10:44 PM
12	I think the city should focus on making the businesses more diverse in terms of price range and content. All the clothing stores are expensive, all the restaurants are expensive, there's not much else	6/5/2016 9:44 AM
13	I don't know. Seems kind of locked down - this or that - with no in between.	6/4/2016 6:51 AM
14	No high density housing in older part of Burlingame.streets are one way	6/3/2016 7:34 PM
15	Where are the unique places in Burlingame that make us special? These ideas make us another cookie cutter city	6/3/2016 6:53 PM
16	I think we let the market decide. I avoid downtown because of trouble parking. That's the biggest problem.	6/3/2016 6:11 PM
17	the current offerings on burlingame ave are vanilla and boring. there is no connection to the town's past. The traffic is a nightmare. Maybe keep cars out of town center and force all parking and traffic flow around the periphery.	6/3/2016 2:05 PM
18	these don't address the parking issues	6/3/2016 1:15 PM
19	Would need first-floor commercial storefronts	6/3/2016 12:03 PM
20	Neither option addresses the loss of small businesses/"mom and pop" stores. Howard Ave. has potential but not sure mixed use will solve the problem. I think the entrance to Howard Ave. from both ends is not charming; people don't go there--not enough trees or landscaping or benches. Maybe get a few of the plethora of restaurants off Burlingame Ave. and over on Howard to attract more foot traffic. But it's just not pleasant to walk past the Safeway parking lot.	5/31/2016 11:52 AM
21	i don't like the high density because we don't have the roads long enough for all the new cars~rather go for low to mid density~ reminder 2+ people for each condo, apartment & potential 2+.more cars (our young neighbors have 3 cars each on the street) provide parking for condo/apartm 2 spaces	5/26/2016 4:03 PM
22	No high density housing!	5/26/2016 3:40 PM
23	no strong feelings either way	5/26/2016 1:52 PM
24	I don't hate them but I don't see how they address the horrible parking issue or the loss of independent stores	5/24/2016 3:07 PM
25	I don't love the idea of turning Howard into an area with more living spaces. There are so many apartment buildings in town. It would be nice to build this up more like the avenue.	5/23/2016 9:20 AM
#	I like different ideas from each option (please explain)	Date
1	It was a terrible thing to have sold off our main post office. Gone with the post office is all that parking space. We need public transportation so that residents do not have to drive to the downtown. We need buses that run east and west. Now all of our transportation is limited to north/south. We need a way for the people up the hill to get to the downtown area	6/27/2016 11:44 AM
2	Offer mixed use but keep building heights to reasonable level.	6/24/2016 9:13 PM

3	I think for the most part it's fine. I don't like the loss of mom and pop stores and the lack of parking is a disincentive to patronize the area; but I don't want to encourage increased residential density in the area and turn Burlingame into Redwood City North which it seems like it is becoming (especially with the auto dealerships).	6/23/2016 11:06 PM
4	Optio B is called "office focus" yet it includes work loft which could be retail on ground floor. It's a bit confusing. I like office space on Howard as I am concerned that adding more retail dilutes the effectiveness of the Burlingame Avenue downtown district and makes the shopping/dining experience too vast. Limiting the boundaries of different kinds of experiences helps downtown succeed. Be careful of having Hopward Avenue compete with Burlingame Avenue and its side streets	6/15/2016 12:59 PM
5	Choice B could work but if parking is a problem now, this has the chance to only increase traffic and parking issues. For this plan to work, parking considerations need to be presented as well as a plan for the Broadway commercial district as the Burlingame Ave commercial district will not be able to handle demand by itself. Live work spaces seem like an under utilization of the potential for this block.	6/7/2016 2:28 PM
6	I like some mixed use with shops on ground level and living units above. I would also like to see part of Howard closed off to traffic like San Jose's Santana Row. If it were made more pedestrian friendly I think you would inspire more interest in shops wanting to open. As you see on the Ave, there are plenty of pedestrians who would love the opportunity to continue their walk onto Howard if there were more restaurants and shops to visit.	6/5/2016 11:09 AM
7	No preference. Both seem feasible.	6/3/2016 1:39 PM
8	Some work/residential space and other residential bldg	6/3/2016 12:57 PM
9	Flat parking lots preserve the sky view, but are so inefficient. High-rise parking, on outlying streets, seems much more efficient.	6/3/2016 12:47 PM
10	Alternative B could be beneficial, but only if the parking is addressed first. There is no reason we should have a nice looking parking garage next to the old post office and perhaps another one in the lot behind Howard. Then a mix of residential and small retail (not large retailers, but unique small known franchises) could liven up the area	6/3/2016 12:35 PM
11	They're both good options	6/3/2016 12:05 PM
12	The offices could be useful, however I think that the current layout of downtown is already well-designed	5/31/2016 3:17 PM
13	This section of Howard Ave is in need of more shade or trees. The sun reflecting off the building is blinding hot. Needs improvement	5/27/2016 5:06 PM
14	I would like to see more residential development, but with the inclusion of retail (mixed use) because of its tendency to activate the space if shares to create community.	5/27/2016 3:47 PM
15	i love our the library	5/26/2016 4:03 PM
16	No high density housing!	5/26/2016 3:40 PM
17	I think we need to improve Howard but also figure out how to keep local small businesses. It adds to our charm and keeps us unique.	5/25/2016 9:48 PM
18	Very high density 100-120 feet residential close to the train station.	5/23/2016 11:24 AM

Q11 What other ideas do you have for the Downtown study area?

Answered: 68 Skipped: 180

#	Responses	Date
1	Is it possible to use eminent domain and take back our post office?	6/27/2016 3:47 PM
2	dense housing with plazas for outdoor music, entertainment and performances and gatherings	6/27/2016 2:30 PM
3	More multiple housing units WITH ample parking	6/27/2016 1:47 PM
4	new bus lines or free shuttles going east and west in the city.	6/27/2016 11:44 AM
5	Improve walk ability.	6/25/2016 9:14 PM
6	Central Piazza on the old post office site.	6/25/2016 6:58 PM
7	Keep Burlingame "small town" America. With limited water resources, for example, is increasing the population a good idea? I'd prefer to keep the area small and manageable.	6/25/2016 6:31 PM
8	Love to see some streets closed to traffic, so there is a more pedestrian plaza experience in and around Burlingame avenue and civic center area, parking structures would allow for this.	6/25/2016 9:44 AM
9	need to retain character. it's a shame if the post office is completely torn down and not integrated or reused in any way.	6/24/2016 10:50 PM
10	Parking structure is needed preferably underground. The old post office site needs to be rehabilitated with a viable plan that improves downtown Burlingame. The City should not sell parking lots to build multifamily units. Parking is a big problem and public transportation is insufficient to serve the area.	6/24/2016 9:13 PM
11	STOP GIVING PARKING VARIATIONS [FEWER THAN THE # OF REQUIRED SPACES] TO NEW BUSINESSES. Increase the 2 hour maximum for a lot of downtown parking to at least 3 hours so you can actually have a relaxed lunch with friends, then do some shopping.	6/24/2016 8:52 PM
12	Pedestrian only zone	6/24/2016 6:19 PM
13	I would consider adding some two story parking on the existing parking lots like downtown San Mateo	6/23/2016 11:06 PM
14	Add parking. Do not add any more traffic calming features. Instead find ways to improve traffic circulation through the area.	6/23/2016 10:51 PM
15	Need to provide a parking structure and open spaces	6/23/2016 12:17 AM
16	parking in downtown is already an issue, any housing must include parking. All our ma and pa shops are leaving because of high rents, what can the city do to attract ma and pa shops.	6/21/2016 3:22 PM
17	University Avenue in Palo Alto seems to have solved the parking situation.	6/21/2016 12:25 PM
18	Pigeon population needs to be contained	6/16/2016 5:05 PM
19	Have the BID play amore important role in downtown issues than they currently do.	6/15/2016 12:59 PM
20	Tax incentives for locally owned businesses; too many chain stores and loss of local character.	6/11/2016 3:38 PM
21	Increased parking and more friendly walking access to Downtown.	6/9/2016 3:16 PM
22	Better parking. Start digging.	6/9/2016 2:34 PM
23	Add a entertainment district that would be a destination for all surrounding towns including a small to mid size music venue and live theater.	6/7/2016 2:28 PM
24	Make it more bike friendly by adding designated bike lanes	6/5/2016 5:38 PM
25	None of these ideas are going to work without traffic and parking solutions	6/5/2016 3:14 PM
26	Again on Howard, in the designated pedestrian only area, build a landscapes green space with park benches for people to enjoy people watching and eating outdoors.	6/5/2016 11:09 AM
27	Open green space	6/5/2016 9:44 AM
28	I'm happy to see good restaurants coming to Burlingame.	6/4/2016 2:20 PM

29	Not sure where to put this but the parking situation is completely screwed up!! Although the redesign of the Ave looks nice parking should have been left as diagonal. Quicker in. I now avoid downtown and go to San Carlos for the two hour parking. The Ave is a pretty place to visit but it's no longer conducive to daily errands, etc. And I'm sure the businesses, other than restaurants, are feeling it.	6/4/2016 2:14 PM
30	You should look at Pearl Street in Boulder, CO. This is a very nice downtown model with shopping, restaurants, services, office space and residential buildings - I lived there for 20 years - very nice!	6/4/2016 6:51 AM
31	Need more parking; build one with several stories or build one underground	6/3/2016 9:04 PM
32	I think Burlingame Ave should be closed to traffic. More multi story parking should be built	6/3/2016 7:44 PM
33	Traffic is terrible. Why not have a walk street. There is parking on the side streets and behind many buildings. We could have a shuttle for Burlingame Ave and Broadway and California that expands to pick people up from Trousdale or Hillside or Ralston Ave to take people to the shopping areas	6/3/2016 6:53 PM
34	You have created an area that speaks to the many, but not many can enjoy it because you have not created reasonable parking...taking the parking away from Burlingame Ave with parallel parking was a GREAT mistake.....how the restaurants can survive is a question that should be answered...to say to just go park at Safeway is not an answer.	6/3/2016 4:52 PM
35	mix Housing+Shopping in all downtown area.	6/3/2016 3:25 PM
36	Avoid the demands to add more parking. To accommodate "you can park your SUV near the Apple store to lug home your new 27" monitor" will result in putting cars ahead of people.	6/3/2016 2:44 PM
37	more parking (underground or 3-4 level structures)	6/3/2016 2:40 PM
38	Buy Post Office Develop it for commercial bottom floor and residential housing for our Police, Fire and City Employees at a lower than market rent. The City should have purchased it in the first place!	6/3/2016 2:20 PM
39	No housing please.	6/3/2016 2:06 PM
40	Burlingame ave and surrounding area needs more parking garages and free 2 hour parking like palo alto.	6/3/2016 1:06 PM
41	None	6/3/2016 12:57 PM
42	Is there a way to incorporate the library, city hall area into "downtown"? I would like to see downtown being a couple of blocks 'bigger' and the sense of an old-fashioned town square, with a park and fountain where the traffic circle is in front of the library. Right now, from Rollins or California, the number of twists and turns to get to the library are in direct contrast to the number of turns needed to get to commercial property on Burlingame Ave, for example. I wish that were different, in the sense that the library and city hall ought to be part of the same grid/included.	6/3/2016 12:47 PM
43	Burlingame avenue is beautiful, but it would have been more unique to make it a pedestrian thoroughfare similar to Santana Row. If we could find a way to make one of our downtown areas have a European, pedestrian feel, that would draw others to our town and create an even more desirable environment.	6/3/2016 12:35 PM
44	Block off Burlingame Ave to East-West Traffic. No autos on Burlingame Ave. Just cross streets.	6/3/2016 12:24 PM
45	Get rid of that sidewalk, more parking and eliminate parking on Avenue. With more parking on side streets maybe you could get rid of the meter maids and start ENCOURAGING people to come to the avenue. Look to Livermore downtown.	6/3/2016 12:21 PM
46	More restaurants, parking, open space	6/3/2016 12:05 PM
47	Lets create a vibrant walking town. Also electric buses to go through all the areas and create connectivity for all age groups	6/3/2016 1:42 AM
48	There are several large "institutions" on Howard that have made the implementation of the Downtown zoning more of a challenge. So, as things like banks downsize, and the former Carr McLellan space gets a new use, it is possible there will be more movement in the direction of what was envisioned. The problem with top to bottom office use is that it cannot engage the pedestrian, and leads to dead space, so finding engaging uses (besides cafes) for the lower floor remains difficult, however, perhaps the bottom floor used as incubator space, with lots of life, would help make Howard more attractive and lively. Additionally, restaurants below office space which is also allowed under current zoning, would seem still to be an attractive way to lure people onto Howard. If housing is developed on lots F and N, there will be more people directly in that area who in any case will help support ground floor uses. In short, I'd leave the zoning as is.	6/2/2016 4:25 PM
49	I especially enjoy how the whole area is clean and emphasize colorful modern arts. Thats what makes it unique.	6/1/2016 10:22 AM
50	Where it makes sense, surface parking lots should be converted to structured parking with development above.	5/31/2016 3:27 PM

51	There could be a little less commercial/service areas	5/31/2016 2:53 PM
52	More needs to be looked into this study area. Current proposals are difficult to envision.	5/31/2016 2:47 PM
53	I'm not sure what the options would look like. I'm afraid of losing the feel of downtown here so I'd need more info	5/27/2016 5:23 PM
54	Better traffic management. Stop sign at Howard and Corton is over taxed. Sync traffic lights on Howard to allow better flow.	5/27/2016 5:06 PM
55	Need an El Camino Real promenade to Burlingame Ave: a wide, sometimes meandering, well-lit way to walk/bike to dinner, luncheons, stores, etc.	5/27/2016 2:50 PM
56	I would like to see no auto traffic on Burlingame Avenue itself	5/26/2016 11:32 PM
57	Open up the now-buried creek. Make an open space around it, with a performance place.	5/26/2016 10:52 PM
58	Parking has gotten so expensive and is so hard to find that I now avoid going Downtown if possible. How do we create more parking options?	5/26/2016 4:06 PM
59	No high density housing!	5/26/2016 3:40 PM
60	Some active seniors housing	5/26/2016 1:20 PM
61	We'll all be dead before people are willing to leave their cars at home. In the meantime, need more parking opportunities.	5/26/2016 12:58 PM
62	You just spent millions revitalizing the downtown. Let the residents enjoy it and don't go too crazy with growth!	5/26/2016 12:44 PM
63	Dog park, more dog parks!	5/25/2016 9:11 AM
64	Look for more opportunities to increase office space and encourage weekday activity. Movie theater to encourage more vibrancy and traffic after dinner hours.	5/24/2016 6:10 PM
65	Increase heights and density - have people living downtown.	5/23/2016 6:56 PM
66	Consider closing Burlingame Ave as a pedestrian boulevard on weekends.	5/23/2016 9:58 AM
67	I disagree that there is a diversity of shops and restaurants. When you see a pizza restaurant being built across the street from another pizza restaurant, or a hair salon opening up right next-door to another hair salon, we are not diversifying. I do agree that we are losing mom and pop shops. In this vein, I have been reaching out to some of our favorite restaurants in San Carlos, Redwood City, and San Francisco to see if they would ever consider expanding in Burlingame. The response I've received from these non-chain vendors is that the handful of landlords in Burlingame charge premium rents that keep these mom and pop shops away. I would love to see the city get involved here so that we can have more boutiques, boutique restaurants, and a more diverse collection of vendors in town.	5/23/2016 9:20 AM
68	Must keep small retails alive there	5/21/2016 10:41 AM

Q12 Which alternative do you prefer for the Broadway study area? (choose one)

Answered: 151 Skipped: 97

Answer Choices	Responses	
Alternative A (please explain what aspects you like/agree with)	19.87%	30
Alternative B (please explain what aspects you like/agree with)	35.10%	53
Alternative C (please explain what aspects you like/agree with)	37.09%	56
Alternative D (please explain what aspects you like/agree with)	21.19%	32
I do not prefer any of these options (please explain why)	10.60%	16
I like different ideas from each option (please explain)	11.26%	17

#	Alternative A (please explain what aspects you like/agree with)	Date
1	Maintain the current use of Broadway. The buildings and street needs renovating. I would like this street to highlight owner operated retail stores. It should be different from Burlingame Ave. It should have a boutique type of feeling, not the "outdoor mall" feeling of the Ave. It would be nice if the street can be designed to reflect a different period of Burlingame.....1800's perhaps. It would be a different draw from Burl Ave.	6/27/2016 10:26 PM
2	I hate the idea of changing anything about Broadway - it's the last of our mom and pop stores. Plus if you add more housing, you'll get more cars even with parking added. We will definitely have additional parking loss.	6/27/2016 3:49 PM
3	Alts C and D would change the character of the street.	6/27/2016 9:10 AM
4	Keep current usage.	6/25/2016 9:15 PM
5	Perfectly okay	6/25/2016 6:37 PM
6	The area is far overburdened with vehicles, increasing building sizes and underground parking allowances will only make parking and traffic worse	6/24/2016 9:18 PM
7	Currently Broadway is tired	6/24/2016 6:24 PM
8	Current use is the best	6/24/2016 1:57 PM
9	I prefer this alternative. I don't understand why "monotony of building heights" is a negative. From a developer's point of view, I guess?in the "what's working" column, you list "small neighborhood feel" as a positive characteristic of Broadway. If that's true, why would "monotony of building heights" be a negative? Burlingame Ave has consistent/monotonous building heights, why wasn't this noted as a negative for that area? That is a really odd comment re: Broadway.	6/23/2016 11:18 PM
10	Big problem w/ office space is lack of Caltrain stop	6/14/2016 1:25 PM
11	i like the current use, although there could be better shops. I also like #C if that will bring more curb appeal to the area	6/6/2016 8:25 PM
12	Leave it alone. No more big business.	6/5/2016 5:40 PM
13	Current Broadway is nice, should just be expanded	6/5/2016 9:45 AM
14	More commerical use is constrained by lack of parking	6/3/2016 7:20 PM
15	Why can't you just let the area grow as it always has...as the needs arise for buildings and NOT ruin the area as you have done with Burlingame Ave.	6/3/2016 4:58 PM
16	preferred	6/3/2016 4:34 PM
17	Keep as is	6/3/2016 1:00 PM
18	I like Broadway just the way it is.	6/3/2016 12:56 PM
19	current use feels "grim" and "second class." Upkeep needs to be required of landlords. There has to be a way to balance local and neighborhood feelings with progress. How many nail salons does one block really need?	6/3/2016 12:51 PM

20	Current use seems to be working but correct problems such as cluttered signage and property maintenance. Alternative B would be your second choice. Please don't ruin Broadway with over-development and high rise office space!	5/31/2016 11:59 AM
21	Having the shopping and service area visible and easy to go to.	5/27/2016 4:59 PM
22	I just think that it doesn't need to be changed. Sorry if it sounds like I'm being lazy, but I don't really think it needs to be changed.	5/27/2016 4:35 PM
23	ALL	5/27/2016 10:30 AM
24	I want Broadway to stay the way it is unless we could add a cultural center where that stupid Pilates place is	5/26/2016 11:34 PM
25	I don't see how most of the other suggested uses are feasible given current parking issues and current congestion (i.e., other alternatives would seem to make things worse), thus Alternative A seems best option. I do think though that allowing Alternative B's "residential on surface parking lots" seems like a good idea.	5/26/2016 4:44 PM
26	Keep it the same, has been that way for generations and the issues have been the same since I was 5 years old riding my bike on Broadway. It continues to work.	5/26/2016 4:17 PM
27	Leave the Broadway area alone!	5/26/2016 3:43 PM
28	I love the hometown feel of this area, vs. the commercial nature of Burlingame Ave. Please keep the mom-and-pop shops here!	5/26/2016 2:02 PM
29	Same old same old	5/26/2016 1:31 PM
30	I am happy with the way it is, has a nice small-town feel. Actually feels like a neighborhood area and has small local businesses, many of which got forced out of the Burlingame Ave area due to increased rents. Burlingame ave is an outdoor mall. Broadway is our local downtown. If the trees are an issue, then fix the trees. The city ripped out what was there and replanted once before, clearly not successfully. Don't let any more chain stores in.	5/24/2016 4:26 PM
#	Alternative B (please explain what aspects you like/agree with)	Date
1	OK with me	6/27/2016 5:50 PM
2	I like the idea of providing residents with an option to park in the lots	6/27/2016 4:34 PM
3	work and live on 2nd floors of building	6/27/2016 1:50 PM
4	I STRONGLY support a two story limit. No high rise!	6/27/2016 11:50 AM
5	Two stories is fine as a limit.	6/25/2016 6:37 PM
6	I like the limitation to 2 stories in fitting with neighborhood.	6/25/2016 5:41 PM
7	Good plan. We don't need a second Burlingame Avenue or anything which will raise rents for the Mom and Pops.	6/25/2016 11:52 AM
8	This would be best due to the narrow street.	6/25/2016 9:55 AM
9	Like 2-story limit	6/24/2016 6:24 PM
10	Don't like	6/24/2016 1:57 PM
11	In general this is OK except it is unrealistic. No net loss of parking is unrealistic if you are allowing residential because all that means is people will park on the street taking up spots that others would like to use to patronize businesses. This is not a good plan.	6/23/2016 11:27 PM
12	I do not like this alternative. The new residents will take up all of the parking, no matter what the developer's traffic consultant tells you. There is plenty of housing near Broadway already. What we need to do is revitalize businesses along Broadway and ensure they have adequate parking for their customers. Since the city gave away the parking lot on California Drive to the Audi dealer (unbelievable, when the City claims it wants to promote businesses on Broadway), we need to add more parking. Businesses should be the focus, not housing.	6/23/2016 11:18 PM
13	Mixed use creates a community feeling, I think this would greatly benefit Broadway.	6/21/2016 3:23 PM
14	Mixed use should be allowed as this is a residential area and might help local businesses stay open with more local customers.	6/11/2016 3:47 PM
15	Only two story maximum buildings	6/9/2016 3:16 PM
16	As with Howard, I am ok with the mixed use but anything above two stories would change everything about the street. All parking should start at the street level and go down.	6/9/2016 2:37 PM

17	I think that the Broadway Ave area should highlight local businesses, not allow franchise stores. We need to expand services to more than restaurants and beauty parlors. It would be nice to promote small locally owned businesses here.	6/5/2016 11:41 AM
18	Build a parking garage on Rollins Rd near Broadway. Keep the two story height restriction for Broadway and update signage to be more uniform and theme based (ie. colonial, French Cottage,etc)	6/5/2016 11:18 AM
19	Alternative B... best balance	6/5/2016 10:13 AM
20	Please allow more commercial development in the area. The current shops are subpar to Burlingame Ave options.	6/4/2016 2:24 PM
21	This maintains its neighborhood character while adding residential space	6/3/2016 9:06 PM
22	NO MORE HOUSING ESPECIALLY IF IT TAKES AWAY ALREADY NON-EXISTANT PARKING	6/3/2016 8:27 PM
23	Current shops need to be more inviting,paint and attractive windows	6/3/2016 7:38 PM
24	I like the mixed use	6/3/2016 7:03 PM
25	B) it's fine now	6/3/2016 5:44 PM
26	will add to congestion	6/3/2016 4:34 PM
27	Don't know what 'residential on surface parking lots' mean - lots only for use of apartments? Why?	6/3/2016 3:45 PM
28	Alternative B provides the best mix of uses for this corridor.	6/3/2016 3:25 PM
29	Creates more housing	6/3/2016 2:57 PM
30	none	6/3/2016 2:26 PM
31	Minimal impact to this neighborhood without creating too much additional inventory. Vacancy is already prevalent on Broadway.	6/3/2016 2:09 PM
32	Seems to be a good balance and use.	6/3/2016 1:41 PM
33	Like the idea of parking structure. Also, allowing residential on second floor can help bring in more architecture and charm. Also, having more local residents in the area that are walking distance will help with traffic and will increase pedestrian conectivity	6/3/2016 1:30 PM
34	This option since it adds much needed housing.	6/3/2016 1:07 PM
35	mixed use buildings	6/3/2016 12:09 PM
36	Best for residents	6/3/2016 12:06 PM
37	I think I lean towards this alternative. Broadway is a hard nut to crack. I have never been able to figure out what went wrong, what is so wrong now and how to fix it. It's a tired street with tired buildings and not much retail/food establishments of interest. Walgreens and the Chevron gas station are probably the shining stars of the street. Those and Pawstively Paws dog groomers are the only reason I go to Broadway.	5/31/2016 5:43 PM
38	(selected)	5/31/2016 5:13 PM
39	It would alleviate the traffic congestion a little bit and add a little less traffic when adding residential areas.	5/31/2016 2:53 PM
40	I like the idea of only 2 story buildings, opening up more office and residential space	5/27/2016 5:24 PM
41	More housing available	5/27/2016 5:07 PM
42	(selected)	5/27/2016 4:19 PM
43	Best. No ugly mega buildings. Keep those on the EI. Keep it quaint.	5/26/2016 4:49 PM
44	As indicated in my response to "A," I do not want it changed. If you change things, you never know if it will work out.	5/26/2016 4:17 PM
45	Leave the Broadway area alone!	5/26/2016 3:43 PM
46	Same-sex higher height limits	5/26/2016 1:31 PM
47	Maintenance of mixed use. Limited building height. Limited or urbanization.	5/26/2016 1:00 PM
48	I like this one, allows for change without going overboard	5/26/2016 12:45 PM
49	Mix would be good. Broadway is old compared to Burlingame Ave.	5/25/2016 9:12 AM
50	Good idea - this is the only idea that the current infrastructure can handle.	5/23/2016 5:29 PM
51	housing	5/23/2016 11:24 AM

52	Would keep Broadway's personality while allowing it to grow and attract new residents and businesses.	5/23/2016 10:00 AM
53	Seems to fit the neighborhood best.	5/21/2016 8:52 PM
#	Alternative C (please explain what aspects you like/agree with)	Date
1	OK with me	6/27/2016 5:50 PM
2	I like the gateway parcels and commercial focus	6/27/2016 4:34 PM
3	Mix of parking with larger commercial structures	6/26/2016 7:55 PM
4	Broadway is a main thoroughfare to the freeway...adding additional traffic and population on Broadway seems foolish.	6/25/2016 6:37 PM
5	With development of offices across 101 and near Burlingame Ave, we would need more commercial areas for residents and visitors. Also, w limited schedule to Broadway train station, not the optimal place for offices.	6/25/2016 8:26 AM
6	This option presents a nice mix of current and a little future status to this important, but architecturally underwhelming shopping district. I don't support the expansion of office buildings due to the extreme parking issues that exist and would be exasperated with this use.	6/24/2016 9:08 PM
7	Don't like 4 stories, but more parking is good	6/24/2016 6:24 PM
8	Don't like	6/24/2016 1:57 PM
9	This is awful. I am a resident in this area and would do everything within my power to legally oppose this plan. You cannot on the one hand say you want to preserve the neighborhood characteristics and then talk about increasing max building height at the gateway (whatever that means) to FOUR STORIES? What???! This is not downtown SF. This is Burlingame. It is a small town. Preserve that character at all costs. There is precious little of it left in California. If you put 4 stories at the Gateway not only will it likely sit empty it will decrease property values for homeowners in the area, draw more traffic, disincentivize people to ride bikes, etc. Just No. The only aspect of this plan that I think makes some sense is to MAYBE take the existing Caltrain parking lot at Broadway and add a BELOW GROUND second level of parking. Yes, that's more expensive but it adds parking while maintaining light and air considerations, views, sight lines to existing businesses, etc.	6/23/2016 11:27 PM
10	God no! Who wants to put a parking garage at the gateway?!? What a horrible idea. Let's find ways to improve the appearance of the entrances to Broadway. Would the City put a 4-story parking garage next to the Burlingame Avenue train station? Hell no. Let's think of ways to make Broadway more appealing. A parking structure shouldn't be located at the gateway	6/23/2016 11:18 PM
11	keeping broadway, broad	6/23/2016 9:05 PM
12	Like the mixed use aspect	6/23/2016 12:19 AM
13	This area needs parking and housing.	6/22/2016 2:12 PM
14	Need better parking - which can help Burlingame Avenue too	6/21/2016 12:26 PM
15	Increase building height	6/21/2016 9:03 AM
16	We need the gateway to be more welcoming. Currently, the gas stations are very ugly and unwelcoming.	6/16/2016 5:10 PM
17	Parking is probably one of the worst issues facing the Broadway area of Burlingame. During high-traffic times of day, it can be impossible to find adequate parking. And residents of the homes in the area also have little options for parking second cars, so added parking options would be a huge benefit to the area.	6/9/2016 5:37 PM
18	I like C or D	6/9/2016 4:58 PM
19	I like the "Gateway Focus at el Camino and California as long as they were to include a couple of floors of parking and absolutely don't go higher than 4 stories. I think it could attract traffic providing that the shops and services along Broadway were interesting and diverse	6/9/2016 3:45 PM
20	Seems best to being more retail/business into the street. Too many empty stores now	6/4/2016 8:14 AM
21	NO HIGH BUILDINGS - WOULD RUIN THE CHARACTER	6/3/2016 8:27 PM
22	I like the changing of building heights within reason- no high density developments	6/3/2016 7:03 PM
23	will add to congestion	6/3/2016 4:34 PM
24	No - worried that street would become even uglier with tall office buildings at El Camino intersection. Quite like the idea of parking at other end of street.	6/3/2016 3:45 PM
25	C. Parking Garage, mix used office/resident. Do not agree with limiting to only 4 stories. Why not 10 stories?	6/3/2016 3:28 PM
26	I like this approach as it allows for more businesses and expanded commercial use in two distinct parts of city.	6/3/2016 2:55 PM

27	none	6/3/2016 2:26 PM
28	Add parking while keeping this as a mostly small neighborhood feeling shopping district	6/3/2016 2:24 PM
29	More parking spaces/garage	6/3/2016 2:07 PM
30	anything that brings more shops and businesses to broadway is good.	6/3/2016 1:17 PM
31	Gateway focus.	6/3/2016 12:51 PM
32	I like the parking lot part, provided handles car flow onto street	6/3/2016 12:50 PM
33	Mixed use with commercial	6/3/2016 12:28 PM
34	mixed use	6/3/2016 12:14 PM
35	I like alterative C because it keeps the feel of the area as it exists now. I think making use of the "gateway" to the city concept would be a very smart thing to do. However, I am reluctant to entice more people into our city unless we can manage the traffic. I do not see that alternative C is creating more parking nor do I understand how we'll better manage the traffic.	6/3/2016 12:08 PM
36	Keep as much of the commercial uses *ON* Broadway so it is walkable from the neighborhood, and doesn't sprawl	6/3/2016 12:06 PM
37	Allow more office on street level. Create mixed uses	6/3/2016 1:43 AM
38	Do not like the 4 story, mixed use concept along ECR. Keep El Camino Real uniquely residential. I could go along with the mixed use concept on the lower end, but think that it will generate much more traffic than that area can absorb	6/2/2016 4:49 PM
39	To utilize better Gateway - since the current structure isn't the most accessible.	5/31/2016 5:28 PM
40	I like this because the large building enclosing the smaller ones adds to the "small neighborhood" feel. it also retains the commercial there on Broadway.	5/31/2016 5:18 PM
41	I liked the gateway parcels, especially the garages, because parking was always an issue. I also think that a commercial focus would be the most effective use of land.	5/31/2016 3:18 PM
42	NO!	5/31/2016 11:59 AM
43	Height of builing allowing mixed use. More residential above stores; more parking available.	5/27/2016 2:51 PM
44	Need the height	5/27/2016 2:39 PM
45	Parking structure	5/27/2016 2:31 PM
46	Need more density. Put cars in garages where they belong. Mixed use is the answer.	5/26/2016 10:55 PM
47	Alternative C	5/26/2016 4:58 PM
48	As indicated in my response to "A," I do not want it changed.	5/26/2016 4:17 PM
49	Leave the Broadway area alone!	5/26/2016 3:43 PM
50	better use of underutilized space	5/26/2016 3:04 PM
51	I like this. Would renew the area and provide additional parking housing?	5/26/2016 1:31 PM
52	Increasing the density of space is desirable in this area of sparse land	5/25/2016 9:50 PM
53	I would increase the height limit to 5 floors.	5/24/2016 3:50 PM
54	Seems like it has the most potential to revitalize the area	5/24/2016 3:09 PM
55	Good thinking - get rid of the gas stations - try to take the town out of the 1950's.	5/23/2016 6:58 PM
56	Will be good to have mixed use buildings also adding parking spaces	5/21/2016 10:43 AM
#	Alternative D (please explain what aspects you like/agree with)	Date
1	OK with me	6/27/2016 5:50 PM
2	I would like to keep Broadway close to what it is, but I do think there needs to be more parking to support growth, and I like the "gateway" idea to not overwhelm.	6/25/2016 7:44 PM
3	Yes...fine.	6/25/2016 6:37 PM
4	Like moving offices to side streets and keeping commercial in center	6/24/2016 6:24 PM
5	Less change. Small buildings for view of hills.	6/24/2016 2:14 PM

6	Don't like	6/24/2016 1:57 PM
7	This makes no sense. As it is there are existing vacant businesses and a need for housing. The area adjacent to Broadway is ideal for two story apartments (AND NOT MORE THAN TWO STORIES)	6/23/2016 11:27 PM
8	I do not like this alternative. Isn't there a lot of vacant office space on Broadway? Why do we have to extend office uses to side streets? This will worsen parking problems in nearby neighborhoods	6/23/2016 11:18 PM
9	I like adding offices, not housing	6/21/2016 10:18 AM
10	This makes the most sense. However incentives need to be designed to encourage property owners and businesses to revitalize the appearance of their properties. A unifying sign guideline document would also help.	6/15/2016 1:03 PM
11	We like keeping the main focus commercial w/o 4 story buildings	6/13/2016 12:39 PM
12	This would mean residential unit loss of small apartments - in conflict with the goal of diversity of population.	6/11/2016 3:47 PM
13	I like C or D	6/9/2016 4:58 PM
14	D	6/9/2016 3:53 PM
15	Not sure what prevents this now? Seems to make sense if more office space is actually needed and to leave Broadway available for shops & restaurants. Why would it be controversial what would be impacted?	6/9/2016 3:45 PM
16	Offices on the side streets and maintaining a commercial flow on Broadway is best. Can increase commercial demand on the block without destroying the feel of the block. Adding large parking and/or office space to the Broadway/El Camino intersection would make an ugly corner look even worse. This is a shame given the beauty of the large trees on El Camino in this area.	6/7/2016 2:33 PM
17	Office space brings more foot traffic during the lunch hour. This would help Broadway. Office people go out to lunch, work out and get their nails done during their break.	6/6/2016 10:48 PM
18	I like the office development on intersecting streets. Also support two story development on Broadway for residential opportunities	6/3/2016 7:48 PM
19	I prefer the small town look of Broadway, it would be a shame to put in 4 story bldgs, I don't see where we can put the parking.	6/3/2016 6:29 PM
20	Better	6/3/2016 6:13 PM
21	will add to congestion	6/3/2016 4:34 PM
22	No - worried that offices would cause even worse parking issues.	6/3/2016 3:45 PM
23	none	6/3/2016 2:26 PM
24	I like the idea of creating smaller mom and pop office business space and keeping the buildings low in height. I do not want to lose the small town look and feel.	6/3/2016 12:30 PM
25	I do not think two parcels of commercial property along the ECR end is a good idea. One commercial parcel, (or mixed-use w/residential parcel) on each side of Broadway, at a height of about 45 ft. including residential sounds about right. We should not have more commercial on ECR. The 20ft. setback currently in place should remain and the emphasis needs to be on residential, not on commercial zoning.	6/2/2016 4:49 PM
26	The main concern with this area is the economic suffering. We need to insert in commercial buildings so that we may really provide profit.	6/1/2016 10:25 AM
27	Adds office space to populate Broadway more but doesn't take up too much space	5/31/2016 5:13 PM
28	Increase office on side streets. Mixed use on gateway parcels.	5/31/2016 2:47 PM
29	NO!	5/31/2016 11:59 AM
30	As indicated in my response to "A," I do not want it changed.	5/26/2016 4:17 PM
31	Leave the Broadway area alone!	5/26/2016 3:43 PM
32	This will be the work area	5/26/2016 1:22 PM
#	I do not prefer any of these options (please explain why)	Date
1	Broadway is the "Forgotten Burlingame Ave". It is run down, expensive and not appealing. Instead of using land at Broadway and California for businesses on Broadway, they gave it to Audi to park new cars. Whats up with that?	6/25/2016 9:21 PM
2	I like Broadway just the way it is! It is nice to be able to go there and get a feel like it is familiar, like HOME, it's hard to find this any more!	6/24/2016 11:58 PM

3	Don't let newbies try to turn Broadway into another overpriced Burlingame Ave. AND WE DON'T NEED ANY MORE APARTMENTS OR CONDOS IN THE AREA - WE ALREADY CAN'T PARK IN FRONT OF OUR OWN HOMES WITHOUT BUYING A PLACARD FROM THE CITY & EVEN THAT DOESN'T GUARANTEE US ON STREET PARKING IN FRONT OF OUR OWN HOMES.	6/24/2016 8:58 PM
4	LEAVE BROADWAY ALONE. YOU ALREADY DESTROYED BURLINGAME AVE.	6/21/2016 12:23 PM
5	Changes character of neighborhood too much. Downtown has gone very "mall/shopping" commercial, not supporting local families as much. Vision for Broadway should be on local population, nearby residential districts, places for local families to eat, shop, take care of business.	6/5/2016 10:31 PM
6	If it is working that we are a small local unique community, why do we need to change that feel? We will definitely loose our urban forest and traffic will increase which is already on the not working side of what could be improved	6/3/2016 6:57 PM
7	Let's get more higher-density living near the railway station, which will require less parking and will provide foot traffic to feed the retailers on the street, making it more attractive for others to come.	6/3/2016 2:46 PM
8	I think there needs to be other method to revitalize Broadway without mixing residential building with commercial. better parking and store selection, and wider road may work better.	6/3/2016 2:41 PM
9	Thre is already a parking issue on the street. That is not addressed in any of these plans. Are you just going to let the cars spill out into the neighborhoods and destroy those neighborhoods too!	6/3/2016 2:26 PM
10	There needs to be a comprehensive study of historic resources (built resources) in the Broadway business district and environs because several of these options will likely encourage teardowns of some rather attractive assets. Zoning of the 2 or 4 parcels along ECR should emphasize multiunit residential. I don't think the addition of more commercial along ECR is an asset.	6/2/2016 4:49 PM
11	I believe the character of Broadway must be preserved. It somehow managed to scape the redevelopment that has forever changed Burlingame Ave. I hope that somewhat back-to-the-future (1950's 60's) quality that it has can be preserved, with the addition of mixed use along Broadway and commercial-retail-service extended behind Broadway and think it is essential not to add another Rodeo Drive in Burlingame.	5/27/2016 3:49 PM
12	i like parts of A & B~ i think the area needs sprucing up" updating the building but not adding extreme modern building to the quaintness of BWay	5/26/2016 4:09 PM
13	Leave the Broadway area alone!	5/26/2016 3:43 PM
14	Don't like more offices without adequate housing.	5/26/2016 1:31 PM
15	don't want surface parking - ugly and not good use of space. would prefer retail on bottom and 2-3 story residential above retail.	5/25/2016 12:42 AM
16	It does not address what I feel is failing in this neighborhood.	5/23/2016 9:26 AM
#	I like different ideas from each option (please explain)	Date
1	I think that the area should serve the residents and allow for mixed use buildings including a parking lot in order to access the small businesses and restaurants	6/27/2016 4:34 PM
2	I like some mix of B and C. Having a parking garage (option C) clearly solves the parking issue. Mixed use makes a lot of sense although I don't see any reasoning behind such a low height limitation of two stories in option B	6/25/2016 7:33 PM
3	Why not cap the gateway areas to 3 stories AND allow 2 stories mixed use with residential on second floor?	6/11/2016 3:47 PM
4	Not sure. Having a hard time envisioning what these would really be like.	6/4/2016 6:54 AM
5	Since there are so many people crowded into this area now a parking garage that is created out of one of the existing lots may be useful. The only time I can go to Broadway any more is if I walk or go very early in the morning. Definitely nothing close to the lovely town I grew up int...	6/3/2016 8:27 PM
6	I like options B - with mixed use on Broadway and a hight of no more than two stories, and option D which would allow some office space off of Broadway	6/3/2016 1:17 PM
7	offices on the side streets near broadway would increase business for stores on broadway	6/3/2016 12:50 PM
8	I think some differing height buildings would improve the visual aesthetic. But putting a focus on unique retail, commercial and restaurant choices for Broadway would make it more of a draw.	6/3/2016 12:41 PM
9	I like C the most, but the 101 interchange monstrosity has already ruined Burlingame for me.	6/3/2016 12:24 PM
10	I like the idea of having gateways and allowing office space on Broadway	6/3/2016 12:17 PM
11	I support any plan that brings more business and vibrancy to Broadway. It could be as beautiful and popular as Burlingame Ave!	6/3/2016 12:12 PM

12	In any case, as was done with ECR in the Downtown Plan, auto uses, most in place since the 1920s, should be phased out. Unfortunately, these have resulted in multiple and conjoined driveways, and the paving of former tree spaces, so there has been a severe degradation of the forested nature of ECR. Setbacks need to remain at 20ft, and the area, as projects are developed, needs to be reforested with elms to close the huge gaps near Broadway along the Howard Ralston corridor	6/2/2016 4:49 PM
13	I like the idea of the "Gateway" parcels at the intersections which could be taller buildings. I like the idea of allowing 3 stories along the rest of Broadway and think it should be flexible on uses as long as the ground floor is active and vibrant. The surface lots are good opportunity sites to provide structured public parking and new development - whether it's office or commercial.	5/31/2016 3:35 PM
14	C & D	5/31/2016 2:47 PM
15	Leave the Broadway area alone!	5/26/2016 3:43 PM
16	C and D together would add more variety and enable creation of more parking	5/25/2016 7:43 PM
17	(C) Mixed use to drive additional utilization and growth along Broadway, (D) office intersections to drive more weekday traffic	5/24/2016 6:14 PM

Q13 What other ideas do you have for the Broadway study area?

Answered: 64 Skipped: 184

#	Responses	Date
1	more diversity in the businesses. too many hair/nail salons	6/27/2016 4:34 PM
2	I would like to see a cool cultural center on Broadway - perhaps were that ridiculous pilates place is.	6/27/2016 3:49 PM
3	create parking garage by the railroad	6/27/2016 1:50 PM
4	Return to the train stop at Broadway. More people could walk to the station as they used to before they cut out the stop.	6/27/2016 11:50 AM
5	Get rid of Garbis Bezdjian's building through Emminent Domaine. His building is an eye-sore. Tear it down and put in a nice, sensible, two-story structure.	6/25/2016 6:37 PM
6	Ideally, Broadway would be one way, parking in lot structures 3 stories max. Redo Broadway like Burlingame avenue, no parking on Broadway itself, loading/ unloading zones specifically inset on or behind stores.	6/25/2016 9:55 AM
7	Street improvement and some creative outreach for local businesses to draw more street traffic	6/24/2016 9:50 PM
8	A parking structure (underground) needs to be built with commercial/mixed use on top of it. Parking is currently insufficient for residential and businesses and I believe is harming the businesses. Improving signage, doing a streetscape will improve desirability as is a big walkable access point from several neighborhoods	6/24/2016 9:18 PM
9	Build 2 story parking structures on some of the existing parking lots - with more than a 2 hour limit so that the employees of Broadway businesses don't have to park in front of nearby homes. And enforce the parking limits that you already have on side streets.	6/24/2016 8:58 PM
10	More green space	6/24/2016 6:24 PM
11	Maintain the small town feel at all costs and figure out a way to incentivize traffic to go north and south on Cal Drive and ECR to use Peninsula and Millbrae access to 101.	6/23/2016 11:27 PM
12	Focus on adding parking; getting the Audi parking lot back so workers can use it instead of parking in neighborhoods all day; revitalizing businesses while maintaining Broadway's role as a provider of local services	6/23/2016 11:18 PM
13	Enliven with public festivals and gatherings	6/23/2016 12:19 AM
14	Replicate what has been done on Burlingame ave with more mom and pop stores	6/21/2016 9:03 AM
15	because it's very dark at nights and there is no incentive in the dark to walk at nights after dinner. Broadway height limits should increase. All side street around broadway should be high density with housing and office. Broadway is a prime commercial retail/food service area and I believe showroom type of businesses such as carpet shops, kitchen cabinet shops, hardwood floor shops, and so on should not be allowed use for broadway since these type of stores are destinations and they can be located in non foot traffic areas of the city. Broadway needs a parking structure since not enough parking is available for 150 businesses and it's employees, employers and customers. All parking meters and flower pots on broadway should be removed to make more room for walking pedestrians since the sidewalks are narrow. Broadway needs more lighting on the streets for the safety of the pedestrians	6/21/2016 8:36 AM
16	Can caltrain consider free parking on Broadway station during certain time of the day? The station is not used anyway	6/16/2016 5:10 PM
17	The streetscape is fine. It's the tired facades that are the issue. With one exception: preston's is an example of a vintage storefront that harkens back to another time. All the others however simply look neglected.	6/15/2016 1:03 PM
18	Parking needs to be addressed	6/10/2016 6:48 AM
19	Take care of the trees.	6/9/2016 2:37 PM
20	Create a Gourmet Ghetto, similar to Berkeley. Increased office space on the side streets would increase commercial demand for better, non chain but higher end food options. Broadway would be able to attract dining traffic from other towns as well.	6/7/2016 2:33 PM
21	No residential. The apartments near Broadway ruin parking in the Easton Addition.	6/6/2016 10:48 PM

22	Major issue of new major overpass dumping traffic coming from 101 onto Broadway for access to Millbrae, ECR, Burlingame Downtown. Traffic north should be put onto Rollins, California. Traffic south to downtown onto Carolan and California. Traffic West should be predominantly for local residents, and diffused onto Lincoln, Grove, Carmalita. Turn Broadway into more of pedestrian, bicycle centered area. What about moving City Hall into that area? More outdoor, relaxing restaurants. food trucks demonstrate desire for choices and outdoor entertainment	6/5/2016 10:31 PM
23	No ideas for improvements	6/5/2016 3:17 PM
24	This area is in need of repair and upgrade. Enhancing the boulevard with color and greenery will improve its attractiveness.	6/5/2016 11:41 AM
25	Tree lighting at night on all of Broadway.	6/5/2016 11:18 AM
26	We need kid friendly spaces. How about a park on one of the side streets? Also, please allow more established commercial development. I do NOT agree with any of your "What's working" list.	6/4/2016 2:24 PM
27	Rent Stabilization for small biz!! This is my hood: I overhear peeps commenting on how much they like the less commercial feel (as opposed to the Ave) but the high cost of rent is pushing out our unique shops. Also, some of the businesses could use help in revamping their biz in order to attract more customers. Another example of how high rent affects the restaurants is in the quality of ingredients ordered. They start purchasing cheaper stuff which tastes blah and in turn lose customers.	6/4/2016 2:22 PM
28	Need more public parking	6/3/2016 9:06 PM
29	There is a traffic flow problem along California Drive just North of Broadway.	6/3/2016 7:20 PM
30	Opening up the number of restaurant allowances	6/3/2016 7:03 PM
31	Again a shuttle service or expand the current one. Since Broadway is one route to 101 it cannot be a walk street as BURLINGAME Ave could be	6/3/2016 6:57 PM
32	Restore train stop!	6/3/2016 6:13 PM
33	Stop spending money and resources for all these studies which are not improving the life of the residents...let the area grow as the needs arise and don't try to impose restrictions and fancy vhaanges that only appeal to the high income group. This is a small town...why are we trying to make it all a Rodeo Drive area. Not everybody lives in Hillsborough and you are trying to appeal tto that demographic...Back to basics...what are the needs of the general public and how can these needs be addressed in an affordable and reasonable manner without every bell and whistle known to the well heeled.	6/3/2016 4:58 PM
34	Not sure why gas stations have to be right on both ends of broadway - contribute to clutter of this area; Better as parking? Have gas stations on less congested intersection on El Camino; Too many unclean looking/junky nail/hair salons (I still need to go to the Ave for a clean, decent place!) Why do we have a large store taken over by a pilates studio (move to strip mall or Rollins road - not on a shopping street. So many restaurants - and still nowhere anyone in area wants to walk to for dinner!!	6/3/2016 3:45 PM
35	Parking garage and more entrances from the Garage to Broadway. Reduce the number of nail shops.	6/3/2016 2:26 PM
36	Renovate the streetscape to make it more inviting similar to burlingame ave.	6/3/2016 2:24 PM
37	Build a parking garage	6/3/2016 2:07 PM
38	Update buildings	6/3/2016 1:30 PM
39	Convert the streetscape to the design layout completed on burlingame ave. Rail at broadway intersection needs to be below grade - overdue!	6/3/2016 1:07 PM
40	None	6/3/2016 1:00 PM
41	One day a month street closure for pedestrian and bike access. A 'welcome to Burlingame' visitor type center. Move the "museum" (that is NEVER open btw) from the caltrain station to a visitor center. Encourage local art shows. Involve the high school music, drama and arts department in community presentations at a welcome center.	6/3/2016 12:51 PM
42	improve signage to point out parking- add a multilevel parking, put stop sign at walgreens intersection	6/3/2016 12:50 PM
43	Is there a way to carve out a Plaza somewhere in or around Broadway to help it compete with Burlingame Ave in terms of charm and utility. Again, thinking European flair, farmers markets, etc. We also could use a cool restaurant with roofdeck dining or enclosed outdoor space in Burlingame...that would be a great unique draw for Broadway.	6/3/2016 12:41 PM
44	More street art on all the main streets.	6/3/2016 12:24 PM
45	Facelift! Wider sidewalks, more public seating, more dining options	6/3/2016 12:12 PM
46	who let the gas station on broadway and california paint those colors? doesn't make a nice intro to the area	6/3/2016 12:09 PM

47	I'd also like to know if we'll be getting a new grade separation before we make a lot of decisions on what needs to happen to Broadway	6/3/2016 12:08 PM
48	More intensity in the way of housing could happen behind the primary structures along the block. Since Broadway is quite narrow, one of its assets is the sunshine. If this disappears, so will the customers who need to have a reason to buy locally on their hometown street, rather than using Amazon, etc. Sunshine and mingling is not available via Amazon, at least not yet.	6/2/2016 4:49 PM
49	I emphasize that in the process of economic development we must not forget the community. The community should embrace all possible development activities	6/1/2016 10:25 AM
50	Broadway is very unique shopping and low key atmosphere - However, parking and biking need to be improved. If possible, Broadway should be an area of non chain stores, only allow local store/companies and keep its uniqueness that differ from Burlingame Ave.	5/31/2016 5:28 PM
51	Thinks about how Broadway is "dead" and uses offices to make it more populated	5/31/2016 5:13 PM
52	Potential to create a parklet at one of the surface lots if structured parking could replace those spots? Traffic can get pretty backed up here due to lack of grade separation at the Broadway intersection.	5/31/2016 3:35 PM
53	Consider ideas for more parking and de-congesting Broadway Ave (so hard to get onto the freeway!) - store fronts need more beautification	5/27/2016 5:24 PM
54	Needs better bike access with the rest of the city. California Drive and Broadway need a bike lane connecting to Millbrae Caltrain/BART	5/27/2016 5:07 PM
55	I like the original plan b/c I personally think Broadway is a street for entertainment because people go there generally for hanging out and shopping. I don't want housing (for residential) to devalue the view of Broadway.	5/27/2016 4:59 PM
56	No more parking. Ass more multifamily dwellings near rail to increase population nearby	5/27/2016 4:19 PM
57	(1) Seems like there are certain buildings that do not seem to be able to attract and retain successful businesses (e.g., the contemporary building near Wells Fargo at 1199 Broadway) -- can we explore why this is and what can be done? (2) In general, the current mix of businesses is not that attractive to me. I'm thinking of the part of College Avenue near Rockridge in Oakland where they've created an atmosphere (sort of an "ecosystem") of independent, specialty food shops / markets -- perhaps we could try to do / create something like that.	5/26/2016 4:44 PM
58	making sure there is parking but not paving just paving lots. perhaps they could be an open space (green) area or kids small park	5/26/2016 4:09 PM
59	Leave the Broadway area alone!	5/26/2016 3:43 PM
60	Destination entertainment (e.g. small movie theater) to encourage evening foot traffic, improved circulation (Caltrain crossing!!!)	5/24/2016 6:14 PM
61	Need turn signal at light at El Camino.	5/24/2016 4:26 PM
62	The lost of Caltrain service during the week is ridiculous.	5/24/2016 3:09 PM
63	Can you create unique incentives for mom and pop stores? E.g., tax breaks for them versus big box?	5/23/2016 5:29 PM
64	My family and I only visit Broadway for Starbucks, Preston's and Walgreens. While I love that it maintains a small-town feel and it's mom and pop shops, I feel like Broadway needs a major overhaul. It would be so nice to see fresher, more relevant restaurants and shops come in here. Everything over there feels outdated, dirty, and undesirable. I don't see how the city could freshen up the vendor options without putting people out of business, so this may be a pipe dream. But I can tell you that all of the new, young families who are moving in express the same concerns. Yet, I do hear the older families who've lived here for ages say that they love it and feel like the avenue is generic. I'd love to start using Broadway more, but the great majority of it's vendors are not relevant to me or our family.	5/23/2016 9:26 AM

Q14 Which alternative do you prefer for the El Camino Real study area? (choose one)

Answered: 141 Skipped: 107

Answer Choices	Responses
Alternative A (please explain what aspects you like/agree with)	21.99% 31
Alternative B (please explain what aspects you like/agree with)	19.86% 28
Alternative C (please explain what aspects you like/agree with)	39.72% 56
I do not prefer any of these options (please explain why)	24.82% 35
I like different ideas from each option (please explain)	11.35% 16

#	Alternative A (please explain what aspects you like/agree with)	Date
1	Leave it alone. Continue to have residential property on El Camino. NO BUSINESSES. That would make the driving more dangerous.	6/27/2016 12:07 PM
2	Keep current usage.	6/25/2016 9:16 PM
3	I prefer to keep the zoning as is. I oppose increasing density in this area which would not maintain character of existing neighborhood.	6/25/2016 5:45 PM
4	No mixed use, too congested as it is, this is a residential area.	6/25/2016 10:06 AM
5	Strongly prefer current use policy	6/24/2016 9:21 PM
6	Stays the same and forbids "mission creep" of business	6/24/2016 2:16 PM
7	The current uses are appropriate for El Camino	6/24/2016 1:59 PM
8	I prefer this alternative. Keep El Camino as it is, no traffic calming. Traffic needs to move along this state highway smoothly. Do not consider reducing lanes for traffic calming, it is not needed, it will create major gridlock and it will send through traffic onto residential streets	6/23/2016 11:28 PM
9	Adding anything will increase traffic for an already crowded el camino	6/21/2016 10:20 AM
10	Problem w/ offices at those intersections is commuting	6/14/2016 1:26 PM
11	Adding any more commercial on El Camino would exastrabate the current problems.	6/13/2016 12:43 PM
12	Restrict left turns at ALL but 1 or 2 intersections such at Broadway and Oak Grove and if necessary add a left turn signal for them. Plus people can/will figure out a way to travel to avoid the left turn for their own and everyone else's safety. Just as people figure out how to get around when there are one way streets. Say how about that for an idea El Camino only goes south and California only goes north! .	6/9/2016 3:56 PM
13	Leave it alone and PAVE IT!!! You need a hummer to drive up and down.	6/5/2016 5:42 PM
14	I feel that renovating the other areas has the priority.	6/5/2016 11:43 AM
15	Their are many lovely older apartments shud not be torn down	6/3/2016 7:57 PM
16	El Camino is fine as is	6/3/2016 7:05 PM
17	A	6/3/2016 3:30 PM
18	Keep it the same but clean it up and make it safer.	6/3/2016 2:36 PM
19	I beleive keeping the adelian corner shopping keeps the neighborhood feel. Mixed use or commerical will take away from that.	6/3/2016 2:27 PM
20	Don't see the need for additional commercial usage with such high vacancy of commercial zoning on Brodway and north side of the city.	6/3/2016 2:10 PM
21	Leave well enough alone. Very busy thorough fare.	6/3/2016 1:02 PM

22	Maintain home town feel	6/3/2016 12:26 PM
23	I would prefer to maintain the residential feel of the El Camino. The small business at Adeline and on the east corner of Broadway are fine the way they are now. I don't think it's a good idea to expand mixed use or commercial on these two intersections because it will significantly change the residential areas that exist there now.	6/3/2016 12:14 PM
24	Setbacks need to remain at 20ft to allow room for new infill trees to grow, no egress onto ECR in the case of Adeline	6/2/2016 5:03 PM
25	(selected)	5/31/2016 5:29 PM
26	ALL	5/27/2016 10:30 AM
27	Keeping this corridor the same helps restrict through traffic and maintain the Burlingame feel. Look at what happened to Menlo Park, Redwood City and our neighbor Millbrae when they did their improvements. A lot more traffic. Inconvenience may help keep Burlingame the great city that it has always been.	5/26/2016 4:20 PM
28	Leave everything as is!	5/26/2016 3:44 PM
29	commercial would make worse	5/26/2016 3:06 PM
30	Maintain commercial/retail focus on the other study areas, and preserve El Camino as-is	5/24/2016 6:18 PM
31	You need to focus on making this safer before developing it.	5/23/2016 5:30 PM
#	Alternative B (please explain what aspects you like/agree with)	Date
1	I like this alternative.	6/27/2016 10:27 PM
2	yes add mixed use - spreads out reliance on services	6/27/2016 2:32 PM
3	NO businesses.	6/27/2016 12:07 PM
4	keep residential focus	6/24/2016 10:55 PM
5	I like this option or C	6/24/2016 9:11 PM
6	Any commercial increase on ECR will exacerbate traffic and put additional pressure on Caltrans to remove trees	6/24/2016 1:59 PM
7	I don't understand - is this an alternative? If someone wants to pay to clean up the vacant lot on Adeline they should be able to build something on it. Why is this a general plan alternative?	6/23/2016 11:28 PM
8	This alternative seems to address the blight on this corner. Step in the right direction. Maintain status quo of non commercial in all other areas of ECR.	6/15/2016 1:06 PM
9	Mixed use areas would help develop and contribute to the existing cultural feel along the El Camino corridor.	6/9/2016 5:42 PM
10	Looking at the "what's not working" list I don't see how adding the stand alone project at Adeline solves anything at all. But I will say that what's there now is a bit of an eyesore	6/9/2016 3:56 PM
11	This needs to be resolved finally. There is a vacant lot available, the City should take it for parking for a mini neighborhood mall.	6/9/2016 2:43 PM
12	It doesn't have residential	6/6/2016 10:50 PM
13	Kids loving going to Adeline market now. Create more incentive to stay in neighborhood but get out and about, walking/biking.	6/5/2016 10:40 PM
14	Alternative B... greatest focus needs to be around residential areas, slowing down traffic, safety for kids. I have never once crossed El Camino Real here on foot due to the driving situation. The left-hand turn situation is highly dangerous. I see people run the red lights around here every.single.week... it's beyond frustrating and scary. El Camino Real is another reason this part of the Peninsula feels hectic and unsafe for children, elderly people, really all pedestrians. That being said, there is so much potential for improvement in such a wonderful city.	6/5/2016 10:15 AM
15	We really need the housing, I don't like the idea of offices along El Camino	6/3/2016 6:34 PM
16	Yes - ok with this	6/3/2016 3:49 PM
17	there are very few high density zones in burlingame, and el camino is one of few roads that allow it. we should keep it that way and prevent low-density housing from taking out the need of high density housing	6/3/2016 2:44 PM
18	Keeping the residential feel.	6/3/2016 1:43 PM
19	There is already commercial on this corner, but it is oddly shaped and not particularly visible. Making it more visible and better used would be nice.	6/3/2016 1:20 PM
20	as long as commercial is included.	6/3/2016 1:18 PM

21	Brings more housing and active use of the space	6/3/2016 12:15 PM
22	Mixed uses!	6/3/2016 12:07 PM
23	Limits more population but allows improvement of that corner	6/3/2016 12:07 PM
24	Setbacks need to remain at 20ft to allow room for new infill trees to grow, to create more opportunities for trees to be planted, there should be limited or no curb-cuts on ECR so that new trees can be planted. Commercial properties need to consider where parking can go, and in the case it is underground, the "pit" needs to be far enough away from ECR so that it does not impinge upon tree roots, new, or old.	6/2/2016 5:03 PM
25	Leave everything as is!	5/26/2016 3:44 PM
26	I like the mixed use at Adeline	5/26/2016 1:34 PM
27	Stand alone residential at Adeline/ECR	5/26/2016 1:07 PM
28	right now it's unused space with current retail not appealing.	5/25/2016 12:43 AM
#	Alternative C (please explain what aspects you like/agree with)	Date
1	I like it!	6/27/2016 6:35 PM
2	I like the mixed use buildings	6/27/2016 4:36 PM
3	I like the idea of affordable housing above shops at Adeline and El Camino. Just behind the current market are affordable apartments that are being torn down to make way for expensive housing. Let's get some affordability back to that area. Also, keep the apartment buildings on El Camino. Many are in bad shape, but they are more affordable than other neighborhoods.	6/27/2016 3:54 PM
4	Traffic on Adeline is now very dangerous for cars and children going to school or to the park. The last thing we need is commercial buildings to make things FAR WORSE!	6/27/2016 12:07 PM
5	Like that it will maintain the residential focus.	6/27/2016 9:11 AM
6	Please remove tree stumps that are causing unsafe traffic conditions in the right hand lanes	6/26/2016 7:56 PM
7	Seems sensible.	6/25/2016 6:38 PM
8	Great idea. Would significantly improve those areas w improved buildings.	6/25/2016 8:27 AM
9	mixed use would bring more traffic congestion	6/24/2016 10:55 PM
10	I prefer this option	6/24/2016 6:26 PM
11	No more commercial should be allowed on ECR	6/24/2016 1:59 PM
12	No	6/23/2016 11:28 PM
13	Adding housing and commercial access is good for everyone....as long as parking is accounted for	6/22/2016 2:14 PM
14	I like the mixed use buildings, I think it creates a community feel	6/21/2016 3:28 PM
15	More business and better housing	6/21/2016 12:29 PM
16	Mixed use	6/21/2016 9:05 AM
17	Need more mixed use space.	6/11/2016 3:51 PM
18	C	6/9/2016 3:54 PM
19	i want to maintain some comercial uses at Adeline. Putting residential above it will hopefully pretty up the area and attract businesses that are useful to the residents	6/6/2016 8:28 PM
20	Targeted mixed use will break up the monotony	6/5/2016 9:47 AM
21	Most flexible option	6/4/2016 8:15 AM
22	I think this would modernize Burlingame	6/3/2016 9:08 PM
23	Whatever is built on the corner of Adeline/El Camino needs to allow for parking of patrons as there is no parking on the street.	6/3/2016 7:24 PM
24	Alternative C provides the best mix of uses and has the appeal of providing restaurant and other commercial uses along the corridor instead of at the edges of Burlingame's city limits.	6/3/2016 3:27 PM
25	I like this alternative as I believe it will better preserve the neighborhood feel but provide alternatives to residents close to the area so they don't have to drive for different amenities	6/3/2016 2:58 PM

26	Possibly creates more housing	6/3/2016 2:58 PM
27	Yes. Let's get in line with The Grand Boulevard vision rather than being the bottleneck on 82. This should be a connecting corridor to the rest of the peninsula, not a choke point. Otherwise why not just build a wall?	6/3/2016 2:47 PM
28	i like this one the best - more shops!	6/3/2016 1:18 PM
29	This option since it adds housing, as well as neighborhood services.	6/3/2016 1:10 PM
30	I like muxed use buidings	6/3/2016 12:58 PM
31	Seems like the plan that moves us forward in a sustainable way over the next 25 years as population of Burlingame and associate traffic increases.	6/3/2016 12:44 PM
32	El Camino has an apartment look and feel, it needs to be changed to have small commercial properties on the first level, but you must consider traffic flow on El Camino.	6/3/2016 12:32 PM
33	Increase in density and mixed use	6/3/2016 12:16 PM
34	Sidewalks to get fixed. We need to revive the el camino. Make it safer and slow it down. Keep the trees.	6/3/2016 1:44 AM
35	It seems that accessibility is much needed. Therefore, a mixed use building would create industrial boom and allow for people to invent in places that would create more roads.	6/1/2016 10:30 AM
36	I liked how it combined residential and commercial spaces.	5/31/2016 5:13 PM
37	I think these areas make sense for mixed use	5/31/2016 3:41 PM
38	May use to bring more character to these areas	5/31/2016 2:48 PM
39	More housing	5/27/2016 5:08 PM
40	Allowing mixed use buildings on El Camino Real with commercial uses required on the ground floor and residential above.	5/27/2016 4:59 PM
41	I like the concept of mixed use buildings, but then just focusing on residential for the rest of the area.	5/27/2016 4:36 PM
42	People want to live above the stores and have easy access to public transit.	5/27/2016 2:53 PM
43	(selected)	5/27/2016 2:39 PM
44	Yes, more mixed use. Get rid of eucalyptus trees! Pedestrian overpass over ECR.	5/26/2016 10:56 PM
45	I like these ideas.	5/26/2016 4:55 PM
46	maybe most preferred~ i think the trees are very important as it is Burlingame~they also help w/pollution from the cars and give shade~ people drive too fast and want to "catch" the light~	5/26/2016 4:13 PM
47	Leave everything as is!	5/26/2016 3:44 PM
48	Mixed use is fine.	5/26/2016 1:34 PM
49	A strip mall off El Camino. It will work	5/26/2016 1:25 PM
50	This one seems fair	5/26/2016 12:46 PM
51	Allow higher density projects going up to 5 floors.	5/24/2016 3:51 PM
52	Seems fine to have commercial use where indicated	5/24/2016 3:11 PM
53	mixed use good	5/23/2016 11:25 AM
54	Good locations for mixed use.	5/23/2016 10:01 AM
55	I would like to see some more commercial space on El Camino.	5/23/2016 9:46 AM
56	Commercial mixed with residential above sounds good. Just need to evaluate the road condition nearby.	5/21/2016 10:46 AM
#	I do not prefer any of theses options (please explain why)	Date
1	El Camino in Burlingame is residential. It is so much better than what we see in Millbrae and San Mateo. We have the trees and not shopping areas. There are a few small scale on Adeline that should be rezoned as residential.	6/27/2016 12:07 PM
2	El Camino from end to end is in bad shape. Large tree trunks make it extremely dangerous to make a right hand turn from any east side street. he same for making a left from any south ECR to .a east side street. Many near fatal accidents occur. Trees or lives?? Keep building office buildings that the street infrastructure was never meant to handle.	6/25/2016 9:26 PM

3	They all sound the same, the changes would be minor and none seem to solve the outlined problems with El Camino.	6/25/2016 7:35 PM
4	The commercial lot on the corner and the multi unit lot on ECR are anomalies on this block. More detail needs to be expressed re what would be allowed in terms of mass, height, parking and so forth.	6/25/2016 11:56 AM
5	Don't allow any multi-family housing or new businesses without sufficient parking ON SITE for all residents or employees.	6/24/2016 9:02 PM
6	I am not familiar with this intersection	6/23/2016 12:22 AM
7	LEAVE IT ALONE. REMOVE ALL THE EUCALYPTUS TREES AND REPLACE WITH SOMETHING ELSE	6/21/2016 12:24 PM
8	No commercial use please. It is out of character for Burlingame	6/16/2016 5:14 PM
9	Ol don't like	6/10/2016 6:50 AM
10	El Camino needs to be made safer. The non-native Eucalyptus trees are a safety hazard. They need to be removed and replace by native trees.	6/9/2016 3:18 PM
11	Would need to understand more detail about Alternative C to understand whether local residential feel is maintained, particularly around Adeline intersection where commercial building is isolated.	6/7/2016 2:40 PM
12	no increase in commercial activity	6/5/2016 12:46 PM
13	Adeline should remain residential only. There is already too much traffic in and around the area. There are mixed use buildings in the strip mall a few blocks away. There is no need to make this already residential area into more commercial. It would not fit in with the neighborhood. The few little shops that are currently there could stay with added parking in the vacant lot at the corner. Once again, trees and benches would need to be added here.	6/5/2016 11:28 AM
14	None of these address the issues of flooding, safety for pedestrians/cyclists or left hand turns	6/4/2016 6:56 AM
15	Do not think there should be any more commercial development west of El Camino	6/3/2016 7:52 PM
16	El Camino is a historic section that should have an identity reflecting this. Traffic should be lighter and slower instead of an alternative to the freeway. The more trees, the fewer lanes are documented to produce a slower calmer feel.	6/3/2016 7:01 PM
17	Why is it so important to build on the Adeline corner .	6/3/2016 5:46 PM
18	Don't change anything. Just trim the trees and fix the drain issues	6/3/2016 2:08 PM
19	need to keep residential, low rise housing	6/3/2016 12:57 PM
20	Accessing any residential or commercial building in this corridor on El Camino is dangerous.	6/3/2016 12:30 PM
21	I don't fully understand the differences. It would be great to see this survey done with pros/cons for each of the options.	6/3/2016 12:19 PM
22	The giant old weak non-native eucalyptus are so dangerous!	6/3/2016 12:07 PM
23	With respect to Adeline, I think the commercial uses (if any) that do not disturb residents should be tucked on the back side where the Adeline Market currently is. The ECR facing side should be residential so as not to disturb the calm of what is a residential environment.	6/2/2016 5:03 PM
24	It's not that I have a lot opposition to the alternatives, it's not something I'm really interested in. I can't see how/why much attention be given to it - with a big exception. Yes, there are many infrastructure issues that need to be addressed.	5/31/2016 5:47 PM
25	I don't think the buildings are an issue. The infrastructure and maintenance of El Camino is the real problem.	5/31/2016 5:20 PM
26	Improvements in the road should be prioritized over the buildings, which aren't really the problem.	5/31/2016 3:19 PM
27	By fixing the infrastructure, especially the sidewalks, this area could become a cleaner, nicer, and safer place.	5/31/2016 2:54 PM
28	Are there height limitations? Alternative C is appealing but I worry about changing the character of Broadway.	5/31/2016 12:03 PM
29	Ground Boulevard Initiative! Longterm evolution. Plan for future.	5/27/2016 4:20 PM
30	Anything to avoid more cars popping off the driveways. It's a freeway and traffic is too fast to add commercial spaces and more cars. That would also take out the big trees. Keep the trees!!!! Send folks to the mall.	5/26/2016 4:53 PM
31	Leave everything as is!	5/26/2016 3:44 PM
32	Would like to see strictly medium density residential north of Adeline Dr. on ECR. Respect majority of character of this block as gateway to Burlingame from the north. Use it as introduction to what Burlingame/ECR is all about in its uniqueness.	5/26/2016 1:07 PM
33	get rid of the shallow root non indigeneous euk trees!	5/25/2016 9:24 AM

34	Not clear to me how any of these address flooding or traffic safety.	5/24/2016 4:28 PM
35	Not much you can do - it is built out.	5/23/2016 6:59 PM
#	I like different ideas from each option (please explain)	Date
1	Eucalyptus trees near intersections need to be cut down - poor visibility.	6/27/2016 6:35 PM
2	Put bike lanes on Balboa and Capuchino to keep bikes off El Camino. On Balboa the bikes to south and on Capachino they go north.	6/27/2016 12:07 PM
3	I know people are attached to the narrowness of ECR, but it's not working. Rather than additional buildings I think it's necessary to look for ways to widen the road and add a lane. More immediately, ECR needs many more traffic signals, including left-turn signals.	6/25/2016 7:47 PM
4	Really think that parking on El Camino should not be allowed and also no left hand turns during busy commute times. El Camino is a very heavily trafficked thoroughfare now!	6/24/2016 11:59 PM
5	Fix flooding and drainage	6/16/2016 5:14 PM
6	Add mirrors where trees limit visibility	6/5/2016 12:46 PM
7	I LOVE trees, however the eucalyptus trees are a poor alternative - tearing up the sidewalks, impairs visibility esp at corners	6/3/2016 8:29 PM
8	I'm not sure I understand the differences - I think there should be NO commercial development between Broadway and the hospital area. I think it should all be low-rise housing - townhouses, small apartments.	6/3/2016 12:55 PM
9	Provider better/safer access to existing residential buildings	6/3/2016 12:30 PM
10	I can picture mixed use (with Commercial on the Adeline side, not the ECR side) that is below a residential development, as long as the heights are buffered before they get to the Balboa homes that abut them.	6/2/2016 5:03 PM
11	I would like to see some neighborhood commercial (retail/service) to entwine the space and curtail driving. I think that, given the likelihood of preservation of the eucalyptus trees, smaller, lower density residential is overly dwarfed. High density is the only residential that can stand up to the trees. Business is really danger drawing.	5/27/2016 3:51 PM
12	Leave everything as is!	5/26/2016 3:44 PM
13	Love the trees (although driving on ECR during storms is a little worrisome with those large eucalyptus branches everywhere). More tree maintenance year-round.	5/26/2016 2:14 PM
14	not sure	5/25/2016 9:51 PM
15	Address safety	5/25/2016 7:44 PM
16	Adeline intersection has heavy pedestrian use by elementary age children and middle school children. So design ideas must weigh added traffic vs student pedestrian traffic.	5/21/2016 8:59 PM

Q15 What other ideas do you have for the El Camino Real study area?

Answered: 69 Skipped: 179

#	Responses	Date
1	REDUCE the speed on El Camino through Burlingame. Make it 25-30mph and police it.	6/27/2016 3:54 PM
2	The empty lot that used to be a gas station on Adeline should be made into a small park with equipment for exercising with a focus on elderly people.	6/27/2016 12:07 PM
3	Remove dangerous non native eucalyptus trees.	6/25/2016 9:16 PM
4	I don't know the solution but I agree that it's too busy and makes it hard for people with children to walk from the westside of El Camino to downtown Burlingame Avenue and Broadway.	6/25/2016 7:00 PM
5	Don't let Caltrans clear-cut Burlingame's Trees. Preserve this wonderful corridor.	6/25/2016 6:38 PM
6	Needs a thorough redesign, which unfortunately may mean removing/ replanting trees. Drainage, retaining walls, repaving, new traffic lights/signage, roundabouts instead of left turns where space allows. On entrances to the City there should be well designed structured gateways that reflect the community.	6/25/2016 10:06 AM
7	don't destroy the trees. i've given up a left turn on my street and a no turn on red to increase safety. do not widen ecr and destroy trees.	6/24/2016 10:55 PM
8	Take out eucalyptus trees and replant a more indigenous tree	6/24/2016 9:53 PM
9	Adeline drive commercial, beyond what is currently there is a terrible idea. It abuts single story residential homes and will severely degrade the quality of that neighborhood. Will cause tremendous controversy	6/24/2016 9:21 PM
10	Replace the horrible eucalyptus trees with a type of tree that doesn't destroy sidewalks & curbs, doesn't drop debris onto the sidewalk & roadway, & doesn't block sight lines at intersections.	6/24/2016 9:02 PM
11	Improve sidewalks	6/24/2016 6:26 PM
12	I cross El Camino every day with my daughter on the way to/from school. Pedestrian safety is not a problem as long as you wait for the traffic signal. Please do not consider any traffic calming measures along El Camino. It is a state highway so hopefully Caltrans wouldn't let it happen anyway. There are severe drainage issues along El Camino, particularly along the west side of El Camino between Lincoln and Easton. Pounding water is a mosquito breeding ground and the weeds are taking over the sidewalk, making it difficult for me to walk alongside my daughter.	6/23/2016 11:28 PM
13	I have concerns for the eucalyptus trees - falling and damaging the sidewalk, curbs and streets.	6/23/2016 12:22 AM
14	As someone who resides on El Camino, I would argue that the Tree DO NOT WORK. Our sidewalks are destroyed, our property flood after the smallest rain and with each storm the threat of falling trees is more and more real. Trees can be replaced and they should not be protected at the cost of safe sidewalks and visibility on ECR.	6/21/2016 3:28 PM
15	Resolve left hand turn problem	6/21/2016 9:05 AM
16	Need solution on sidewalks and trash issues.	6/16/2016 5:14 PM
17	Get caltrans to develop a maintenance fund that City of Burlingame can tap into for maintenance of the trees and the roadway. Even though this is Caltrans responsibility, they are not as nimble in addressing concerns as the city can be. Allow the city to take some physical responsibility without the liability or financial burden. I know, good luck with that.	6/15/2016 1:06 PM
18	At some point we will have to deal with the trees before they fall and hurt someone.	6/13/2016 12:43 PM
19	Better lighting and speed enforcement. Signage to reinforce pedestrian crossings only at lighted intersections. Leave the trees. It's the people who need to be reminded about speed and safety.	6/11/2016 3:51 PM
20	Just don't hack down the trees to widen the street	6/9/2016 3:56 PM
21	Pressure CalTrans to meet their obligations with regard to safety, traffic and the trees that define Burlingame.	6/9/2016 2:43 PM
22	Safer walking and bike paths. Route all traffic to California, or at a minimum all commercial traffic.	6/7/2016 2:40 PM
23	Fix the pot holes	6/6/2016 10:50 PM

24	Need to create some safe mechanism for pedestrians/bicyclists/families to cross ECR. Crossing at Broadway is dangerous with turning cars, even on Red Lights/Crossing lights. How about another Light at Sherman that is synced with existing light at Lincoln to create a "crossing zone" of a half block between Sherman and Lincoln (cars stopped north of Lincoln and South of Sherman) for bicyclists/pedestrians to easily cross ECR to get to Broadway district, and could then direct bicycle traffic to bridge that crosses 101. I.e. have some vision that creates a corridor/district from Bayshore parks/future through Broadway District, into Residential areas (Easton, as well as residential N & S of Broadway).	6/5/2016 10:40 PM
25	Make it bike friendly by adding a designated bike lane. People will use their cars less is there is a safe bike lane. Making less traffic.	6/5/2016 5:42 PM
26	Keep it residential- too difficult for traffic access in commercial settings	6/5/2016 3:19 PM
27	Limit left turns off El Camino. Experiment with traffic lights that only allow north or south bound traffic at one time, not both. This would enable safer turning at designated and fewer intersections.	6/5/2016 12:46 PM
28	Continue to maintain the trees on El Camino and add more where dead ones are needing to be cut down.	6/5/2016 11:28 AM
29	Please, PLEASE, don't turn it commercial!! Look at Millbrae and San Bruno: butt ugly! No character whatsoever.	6/4/2016 2:27 PM
30	Not ideal street for residences or businesses. It is already too crowded.	6/4/2016 2:26 PM
31	Agree with all the "What's Not Working" already noted	6/3/2016 9:08 PM
32	NO MORE HGH DENSITY RESIDENTIAL!	6/3/2016 8:29 PM
33	Left turns should be prohibited, except at lights, during peak traffic time.	6/3/2016 7:24 PM
34	People drive on El Camino as an alternative to 101 or they use California Dr. with all the Eucalyptus we don't need commercial traffic.	6/3/2016 6:34 PM
35	Take a conservative look at options...it is a unique area and should be preserved. The issues mentioned can be mitigated without bulldozing the whole place...there are simple answers.	6/3/2016 5:00 PM
36	Option B,C (adding commercial area) doesn't not address any of the underlying issue of safety, traffic congestion etc. In fact, it only makes it worse.	6/3/2016 3:30 PM
37	Protect the sidewalks or make them higher. I had to talk to my car and there was no barrier between the street and the sidewalk was only 2 inches higher than road. IT was scary!	6/3/2016 2:36 PM
38	This El Camino is too dangerous, and needs to be divided.	6/3/2016 1:10 PM
39	More no left hand turns during commute hours	6/3/2016 1:02 PM
40	Figure out a way to fix the side-walks! Improve drainage.	6/3/2016 12:55 PM
41	For any increased residential offerings, increased parking should be a major consideration	6/3/2016 12:44 PM
42	No left turns	6/3/2016 12:15 PM
43	please do not remove the trees	6/3/2016 12:10 PM
44	I would prefer less commercial zoning than more. What exists now in the way of commercial was developed for gas stations before the 1930s. The few parcels that are still grandfathered in as commercial would serve our city better as pure multi-unit residential, and the heights should be capped at what they are now, so that the trees remain the dominant visual attraction. The area should be marketed as a Scenic and historic State highway and an urban linear park.	6/2/2016 5:03 PM
45	Some renovations to the sidewalk would be of some use and not interfere with any other attractions.	6/1/2016 10:30 AM
46	El camino is already a congested area - for more commercial use. Improved traffic flow and pedestrian safety is needed.	5/31/2016 5:29 PM
47	Improving safety and maintenance is beneficial to students and pedestrians. Fixing car systems will help stop the drivers in the streets.	5/31/2016 5:20 PM
48	It's a good idea to maintain residential areas	5/31/2016 5:13 PM
49	Probably tough given the width of the road but would be great to make it more ped/bike friendly	5/31/2016 3:41 PM
50	Improvements in maintenance, drainage, safety	5/31/2016 3:19 PM
51	Improve maintenance and upkeep.	5/31/2016 12:03 PM
52	Also not too sure how this would change or impact Burlingame. More info needed	5/27/2016 5:24 PM

53	How does this improve whats not working?	5/27/2016 5:08 PM
54	I like this idea because it is not only a good way to use up the space but it also provides interest for people to visit El Camino	5/27/2016 4:59 PM
55	I really don't see the huge difference between them, so to me, I would rather have mixed use buildings then confining commercial buildings to Adeline.	5/27/2016 4:36 PM
56	More people living above the stores would add to a livelier Broadway at night and ease of residents' shopping and access to Broadway station.	5/27/2016 2:53 PM
57	Please don't destroy anymore affordable apartments for the sake of more condos and shops. There will be no economic diversity left (or racial, or ethnic, or age) the way things are being done.	5/26/2016 11:36 PM
58	I know I'm in a very small minority, but I hate the Eucalyptus trees. They are not indigenous to this area, they are ugly, too big / tall, hard to maintain, very messy, a safety hazard during storms, are destroying the sidewalks and road, and probably the drain system as well. I would like us to move to a different type of tree overtime that would allow the sidewalks to be repaired, so we could actually enjoy walking on El Camino (perhaps even ride our bikes). Surely this could be phased in over time, e.g., by planting another tree type one block each year over many years, or some other phased approach? The trees also inhibit the State of CA from keeping El Camino in good repair.	5/26/2016 4:55 PM
59	make sure the residences & commercial buildings are maintained or they are fined and also limit driveways access~	5/26/2016 4:13 PM
60	Leave everything as is!	5/26/2016 3:44 PM
61	Traffic control - we need to make traffic flow more readily on ECR. There need to be dedicated left-turn lanes for several streets, and no-left-turn lanes (like on Broadway & ECR) at others.	5/26/2016 2:14 PM
62	This seems like an ideal place for denser/higher housing	5/26/2016 1:34 PM
63	Limit left hand turns to a few key intersections that could have a left hand turn lane.	5/26/2016 1:25 PM
64	I don't see how the proposal addresses the safety issue for pedestrians on el camino, which feels like the most important issue	5/25/2016 7:44 PM
65	Expand the road or make no left turn rule	5/25/2016 9:24 AM
66	Growth is necessary, but let's preserve it in the "hubs" that we have to make them urban cores. El Camino, with it's residential character and inability to support major commercial/retail activity, is what keeps our downtown and broadway vibrant!	5/24/2016 6:18 PM
67	Safety - lanes are too narrow.	5/23/2016 5:30 PM
68	Create safer pedestrian street crossings.	5/23/2016 10:01 AM
69	Oh El Camino. This street is just awful. It's dangerous, in horrible shape, and ugly. I realize we need affordable housing in Burlingame, but the apartment buildings are outdated and horrible to look at. I feel like they detract from El Camino and Burlingame. If we have to have buildings along El Camino, it would be nice to see them refreshed and maybe have some commercial space on the ground level. I don't know how the city can make this road safer but something needs to be done. I see an accident almost weekly. I live with the expectation that it's only a matter of time before I am in a car accident on that road. Between no left turn lanes and buses stopping traffic, this road feels like a death trap! I don't have suggestions on how to fix this since the road cannot be widened due to the trees. It would be great and a great improvement to the city and its residents if this road could be considered.	5/23/2016 9:46 AM

Q16 Which alternative do you prefer for the California Drive study area? (choose one)

Answered: 137 Skipped: 111

Answer Choices	Responses
Alternative A (please explain what aspects you like/agree with)	16.79% 23
Alternative B (please explain what aspects you like/agree with)	45.26% 62
Alternative C (please explain what aspects you like/agree with)	28.47% 39
I do not prefer any of these options (please explain why)	15.33% 21
I like different ideas from each option (please explain)	9.49% 13

#	Alternative A (please explain what aspects you like/agree with)	Date
1	I prefer this alternative.	6/27/2016 10:28 PM
2	What we have now is ok---mixture of residential and small businesses.	6/27/2016 12:16 PM
3	Limit additional residential and associated traffic.	6/25/2016 9:17 PM
4	Stays the same; useful and forbids "Tuscan village" ticky-tack ala Millbrae.	6/24/2016 2:18 PM
5	This one. Traffic and parking are huge problems in this area, where I live	6/23/2016 11:46 PM
6	It's fine. I live here. Don't change it and definitely don't get rid of the tree buffer between us and the train.	6/23/2016 11:44 PM
7	We absolutely do not need more housing on california	6/21/2016 10:21 AM
8	No changes needed.	6/9/2016 3:22 PM
9	It is simple, clean, small town appeal	6/6/2016 10:52 PM
10	Leave it alone. No more commercial businesses. They cannot even rent the empty spaces already there, why build more and create more traffic.	6/5/2016 5:43 PM
11	Keep what is currently in place, but improve it. Better traffic flow, sidewalks and bike access.	6/5/2016 3:22 PM
12	The Broadway/California intersection needs to be addressed first. The access to the freeway is a bottleneck during peak traffic hours.	6/5/2016 11:47 AM
13	Please keep this north - south free of congestion. Why do we need add more car and pedestrian traffic here?	6/4/2016 2:27 PM
14	I like the mixed use, two story height limit with commercial on ground floor only	6/3/2016 7:56 PM
15	There is not enough room for parking for commercial patrons and residents on California Drive.	6/3/2016 7:27 PM
16	A - this is a major route used for kids cycling to high school and parents driving kids to school. Seems if more residential it would be more dangerous for cyclists and slower for drivers.	6/3/2016 3:52 PM
17	It just looks bad.	6/3/2016 12:57 PM
18	Limits growth. The other two are horrible.	6/3/2016 12:08 PM
19	While perhaps not the most efficient use of land, it's working for now and I worry that either of the other alternatives will create a corridor of look-alike residential units with no character and increase traffic.	5/31/2016 12:07 PM
20	ALL	5/27/2016 10:31 AM
21	Leave it as is. This is also a freeway.	5/26/2016 4:56 PM
22	Keep it the same. There is a reason Burlingame is a popular place to live and it is because we are able to maintain a constant city population and have not turned our streets into highways.	5/26/2016 4:21 PM
23	Leave everything as is!	5/26/2016 3:45 PM
#	Alternative B (please explain what aspects you like/agree with)	Date
1	Prefer this modestly to existing	6/27/2016 6:37 PM

2	this would be a great area for commercial businesses on the ground floor and residential on 2nd floors	6/27/2016 4:39 PM
3	NO business ground floor and then two stories for residential.	6/27/2016 12:16 PM
4	Maintaining business on the ground floor is important.	6/27/2016 9:12 AM
5	Would be nice to have both residential and commercial	6/26/2016 7:57 PM
6	I like the idea of adding some residential above the commercial uses. California is wide enough that it can tolerate increased building heights. I also do not want to lose the commercial uses as I frequent many businesses on California.	6/25/2016 7:02 PM
7	Another opportunity to create more moderate income housing.	6/25/2016 11:58 AM
8	Two stories for residential, must have parking.	6/25/2016 10:17 AM
9	W more residents, we will need more commercial services. Glad we will limit to 3 stories	6/25/2016 8:28 AM
10	i like mixed use of this area	6/24/2016 10:55 PM
11	Like this feel	6/24/2016 9:54 PM
12	This option maximizes the utility of this vital egress corridor.	6/24/2016 9:13 PM
13	No. Traffic and parking are huge problems in this area. The street infrastructure cannot accommodate more cars along California Drive. Tell the develops who thought up this idea to try turning onto California Drive any weekday afternoon. Traffic is backed up so far you can't make a right hand turn, let alone a left hand turn from California Drive. The City must acknowledge the traffic congestion along California Drive and at the Broadway intersection and reject this alternative	6/23/2016 11:46 PM
14	I'm OK with this in concept but (a) it has to be limited to two stories and (b) there is a huge problem in terms of parking and traffic because any new development shunts traffic and parking issues off to side street neighborhoods where I live taking up residential street parking needed by people who live here.	6/23/2016 11:44 PM
15	We absolutely do not need more housing on california	6/21/2016 10:21 AM
16	Mixed use	6/21/2016 9:05 AM
17	I can't see how there can residential units can be on the 1st floor facing california. But 3 stories is a little too high	6/16/2016 5:18 PM
18	This plan helps in revitalizing the corridor both redientially and commercially. As long as all prjects provide a=enough parking for the added residential and commercial uses.	6/15/2016 1:13 PM
19	Again, mixed use is better for jobs and revenue. More residential is fine, but too much will impact all our roads, commutes, schools, etc. BUT maybe we would get the Broadway Station back as a stop on weekdays .	6/11/2016 3:57 PM
20	B	6/9/2016 3:56 PM
21	This would help with housing for service people. Alternat building heights between three and two storyies. Get the auto dealers out of there and to Rollins Road.	6/9/2016 2:46 PM
22	A true commercial block with the right businesses has the best chance of connecting burlingame ave and broadway commerce activity. Could add a small shuttle that goes back and forth between both destinations.	6/7/2016 2:45 PM
23	ALternative B	6/5/2016 10:15 AM
24	Apartments	6/5/2016 9:47 AM
25	Probably this one though I worry about the traffic. Also again this doesn't speak to addressing the issues of bike/pedestrian safety and fast vehicle speeds (which is a problem everywhere on residential streets - I live on Bloomfield and people come off Rollins and drive down Bloomfield like its a highway)	6/4/2016 6:59 AM
26	There is not enough room for parking for commercial patrons and residents on California Drive.	6/3/2016 7:27 PM
27	I like the mixed use angle	6/3/2016 7:06 PM
28	requirement of commercial + housing. Would be better if more than 3 stories.	6/3/2016 3:32 PM
29	I like this approach i think it will allow for more "affordable housing" and at the same time provide services that are in close proximity to the residents thus cutting down on increased traffic,etc.	6/3/2016 3:00 PM
30	Step in right direction to encourage more residential	6/3/2016 2:48 PM
31	I think ground level should be focussed for commercial. but I'm ok with upper level residential, provided adequate off-street parking is provided for tenants	6/3/2016 2:46 PM
32	mixed use here makes sense.	6/3/2016 2:29 PM

33	Creates opportunity for housing without displacing existing businesses.	6/3/2016 2:12 PM
34	I like the idea of second story residential. I am concered about how the city will pay for the additional services all of the new residences will enquire	6/3/2016 1:48 PM
35	I like the mix of residential and commercial, with a maximum height of 3 stories.	6/3/2016 1:22 PM
36	aesthically pleasing and functional	6/3/2016 1:00 PM
37	I prefer B. Mixed use and second story residential.	6/3/2016 12:57 PM
38	Mixed use	6/3/2016 12:34 PM
39	Like the idea of this area being mixed use	6/3/2016 12:17 PM
40	mixed use, should retain some of the current service shops	6/3/2016 12:17 PM
41	mixed use - current businesses are blight	6/3/2016 12:11 PM
42	Great ideas. Connect California drive on the north side to rollins road for pedestrians and bikes. In the middle between Broadway and Millbrae Ave	6/3/2016 1:46 AM
43	(selected)	5/31/2016 5:14 PM
44	Both add commercial with much needed residential	5/31/2016 2:48 PM
45	Again, more housing is needed, but commercial space underneath would be good revenue for city.	5/27/2016 5:25 PM
46	(selected)	5/27/2016 5:09 PM
47	Currently, I think that California drive is a boring road to just hang out on, so if one were to change it into something like Burlingame Ave, I think that would be really cool.	5/27/2016 4:38 PM
48	Yes, more commercial along CA Drive.	5/26/2016 10:59 PM
49	I like the ideas in Alternative B.	5/26/2016 5:00 PM
50	Leave everything as is!	5/26/2016 3:45 PM
51	Nice mix of options.	5/26/2016 3:07 PM
52	I like this combo business/commercial/with three story residential	5/26/2016 1:37 PM
53	Mixed use, additional residential opportunities.	5/26/2016 1:09 PM
54	Best choice, commercial + residential	5/26/2016 12:46 PM
55	Add necessary residential w/o losing commercial tax base	5/24/2016 6:20 PM
56	alternative C concerns me due to traffic congestion and parking. agree that California is underutilized.	5/24/2016 4:30 PM
57	Simply raise the floor limit two floors.	5/24/2016 3:52 PM
58	Most varied	5/24/2016 3:13 PM
59	Do this and make a dedicated, separated bicycle lane.	5/23/2016 5:31 PM
60	Mixed use with commerical on first floor would create a more interesting and appealing corridor with pedestrians and amenities.	5/23/2016 10:29 AM
61	I like the idea of there being more vendors on California.	5/23/2016 9:49 AM
62	Makes most sense.	5/21/2016 9:01 PM
#	Alternative C (please explain what aspects you like/agree with)	Date
1	this plan for three levels of residential with no first floor commercial is good.	6/27/2016 12:16 PM
2	I like more residential along this corridor. And new residents will mitigate the current NIMBYs who are always whining about trains. HSR is an absolute necessity and any development along California needs to take that into account.	6/25/2016 7:49 PM
3	Seems sensible	6/25/2016 6:39 PM
4	This makes the most sense as area is already both residential and commercial.	6/24/2016 9:22 PM
5	I prefer this option	6/24/2016 6:29 PM
6	Please see my response to Alternative B above.	6/23/2016 11:46 PM
7	No way! Too much traffic and parking congestion that already cannot handle it.	6/23/2016 11:44 PM

8	There are portions of this corridor where ground floor commercial makes sense and portions where complete residential makes sense. This allows that flexibility.	6/22/2016 2:17 PM
9	More affordable housing	6/21/2016 12:29 PM
10	MAY AS WELL BUILD COOKIE CUTTER APARTMENTS HERE	6/21/2016 12:25 PM
11	We absolutely do not need more housing on California!	6/21/2016 10:21 AM
12	Good area for housing	6/14/2016 1:27 PM
13	Residential is the best option here.	6/13/2016 12:44 PM
14	I like this alternative best so long as it isn't HIGH density and is required to have adequate parking	6/9/2016 4:00 PM
15	i like the idea of mixed use here, but it is better to have like-use buildings grouped together. Not alternating commercial, residential...	6/6/2016 8:30 PM
16	Most likely place to do mixed use. Better on California than on ECR.	6/5/2016 10:43 PM
17	Focus on residential would make this a nicer area to live; there is office space close by already; homes close to transit is good	6/3/2016 9:09 PM
18	There is not enough room for parking for commercial patrons and residents on California Drive.	6/3/2016 7:27 PM
19	This seems to fit the area best.	6/3/2016 6:36 PM
20	C	6/3/2016 5:47 PM
21	Alternative C seems like best use of the corridor.	6/3/2016 3:30 PM
22	Possibly creates more housing but this is only helpful if it is affordable	6/3/2016 3:00 PM
23	This option since it adds housing.	6/3/2016 1:11 PM
24	Sounds fine.	6/3/2016 1:03 PM
25	create mix use and increasing available affordable housing.	6/3/2016 12:33 PM
26	I don't think we need another long street of commercial - this allows for some commercial, restaurant coffee house etc that would enhance the residential	6/3/2016 12:28 PM
27	Mixed uses!	6/3/2016 12:08 PM
28	This alternative doesn't make residential areas less appealing	5/31/2016 5:14 PM
29	I think this makes the most sense. I would like to see an active ground floor but don't think it should be a requirement.	5/31/2016 3:44 PM
30	(selected)	5/27/2016 2:39 PM
31	no: do not like at all: building too tall: street speed is too high for residences	5/26/2016 4:19 PM
32	Leave everything as is!	5/26/2016 3:45 PM
33	I like the idea of incorporating more residential buildings here.	5/26/2016 2:38 PM
34	Prefer alternative b, but would support this.	5/26/2016 1:37 PM
35	A fine place to put all the people we seem to want here.	5/26/2016 1:27 PM
36	Standalone residential would be great	5/25/2016 7:45 PM
37	I like the mix of retail and residential. B had too much retail - I think Burlingame has enough retail options.	5/25/2016 12:44 AM
38	Good idea - but there is no retail demand here so you would have vacant shops.	5/23/2016 7:00 PM
39	Like to see residential uses in this area	5/21/2016 10:48 AM
#	I do not prefer any of these options (please explain why)	Date
1	The City has already approved what, a few hundred apartments and some townhomes to be built next to Northpark. That area is about to get extremely congested. Do not reduce the lane sizes as you're going to have a lot more traffic there, but you could reduce the speed.	6/27/2016 3:55 PM
2	California Drive (Auto Row) is the cities main connection to Highway 101 (Pensinsula Ave is in San Mateo's jurisdiction) Don't slow traffic.	6/25/2016 9:30 PM
3	No more new housing. Traffic & parking are horrible with the population that we currently have. And where is the water going to come from for these new people?	6/24/2016 9:05 PM

4	I think California Drive should be limited to two stories since it abuts an R-1 neighborhood	6/24/2016 2:00 PM
5	In an ideal world: (1) make a more visually appealing buffer between caltrain and residential on the other side of Cal, Drive. Don't Do ANYTHING North of Juanita Avenue. Don't do anything more than two stories south of Juanita Avenue	6/23/2016 11:44 PM
6	additional residential buildings will increase congestion.	6/5/2016 12:49 PM
7	Three story residential would add too much traffic congestion to our already congested streets. I would think that some mixed use with a two story limit might be okay.	6/5/2016 11:33 AM
8	NO MORE HIGH DENSITY HOUSING - QUALITY OF LIFE HAS BEEN RUINED ALREADY!	6/3/2016 8:30 PM
9	There is not enough room for parking for commercial patrons and residents on California Drive.	6/3/2016 7:27 PM
10	Increasing mixed use development will increase the speed and amount of traffic which is becoming a problem already. There are beautiful charming neighborhood in the Bay Area like Ross in Marin or Hillsborough in our area or Blackhawk in the East Bay that are more similar to us and they have kept their charm	6/3/2016 7:06 PM
11	Again, no more housing. There's enough.	6/3/2016 2:09 PM
12	again, it would be helpful to have pros/cons. I don't feel like i have enough information to say.	6/3/2016 12:20 PM
13	Not knowing if this roadway will be narrowed, nor how bikes and pedestrians will use the area in the future, I have no idea what constraints should be placed, nor if any changes should occur, at all.	6/2/2016 5:06 PM
14	Again, I don't oppose the alternatives, but much like Rollins Rd, CA Dr provides services that are needed, that support the city economy. It's ok that we don't have an 100% quaint village. There is a need for Rollins Rd and CA Dr. So personally, I'd leave it alone other than maybe some cosmetic upgrades.	5/31/2016 5:52 PM
15	Any of the alternatives can clutter in the area. The extra clutter would be an annoyance.	5/31/2016 5:21 PM
16	Because of the traintracks, I don't think people would want to go and live there. It should remain commercial, however, improvements in the buildings, businesses, as well as the aesthetics of the area should be made	5/31/2016 3:20 PM
17	The addition of residential may help a little, but there are sort of poor living conditions by being near the train tracks and high speed traffic area.	5/31/2016 2:55 PM
18	California, as a wide thorough lane, could accommodate buildings higher than 3 stories	5/27/2016 2:55 PM
19	both B & C would impede the flow of traffic~ plan C the buildings would create more congestion and high density in the area there would have to be more lights for bed crossing	5/26/2016 4:19 PM
20	Leave everything as is!	5/26/2016 3:45 PM
21	allow very high density along the tracks.	5/23/2016 11:26 AM
#	I like different ideas from each option (please explain)	Date
1	B and C both seem fine. I noticed many of the businesses along California have closed or moved, so converting to residential as in option C seems sensible. If residential growth could drive businesses to return to California then mixed use from option B makes sense.	6/25/2016 7:37 PM
2	I like B or C if limited to 2 stories.	6/25/2016 5:47 PM
3	Not sure	6/4/2016 8:16 AM
4	Would like to see car dealerships moved to Rollins Road and more esthetic, cultural use of California Drive	6/3/2016 8:30 PM
5	Do not build on east side of street at all	6/3/2016 8:03 PM
6	The issues to do with safety are paramount, of course, and can be dealt with reasonably.....why make drastic changes to an area that is a crossway from different areas of the city. It is not a beautiful place but it does not need to be...it is for practical purposes...to get from one place to another without too much interference....Without so many cross streets and stop signs it would be even a better place.	6/3/2016 5:03 PM
7	I like the mixed use alternative	6/3/2016 2:41 PM
8	B & C both have good aspects. A mix would be best.	6/3/2016 1:46 PM
9	I believe that area is rather perfect for the stores and service that were already there. However, I believe that the ends of it could be devoted more toward housing. The area could be mix of housing and service. These areas could boost economic growth because the demand for goods and services would be quite enormous.	6/1/2016 10:41 AM
10	(selected)	5/27/2016 2:32 PM
11	Leave everything as is!	5/26/2016 3:45 PM

12	more housing is helpful	5/25/2016 9:51 PM
13	I agree the cal train parking lot is unused space - maybe we should host off the Grid there once a week.	5/25/2016 9:53 AM

Q17 What other ideas do you have for the California Drive study area?

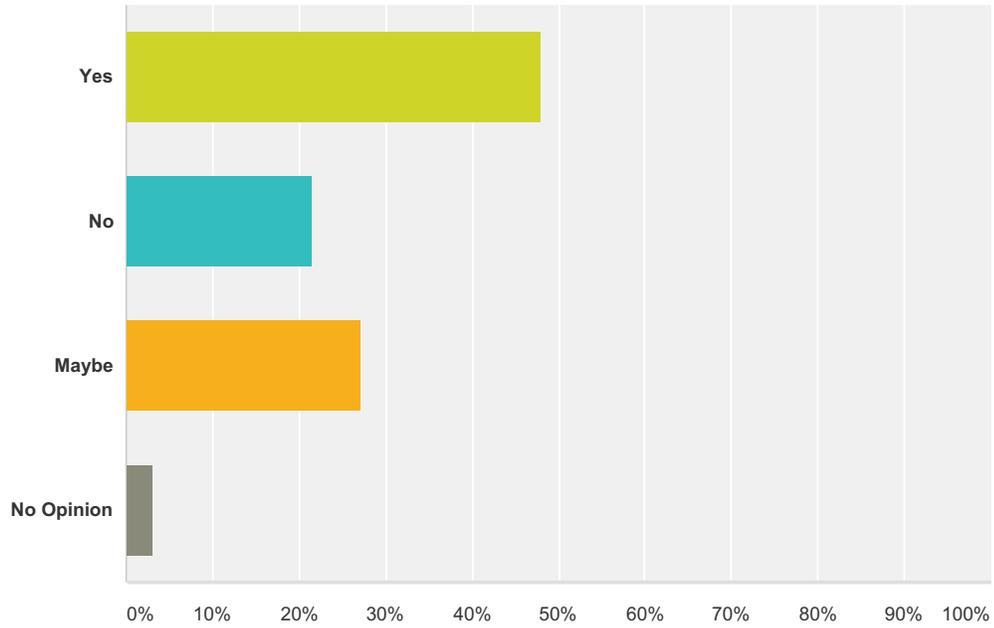
Answered: 48 Skipped: 200

#	Responses	Date
1	leave as is	6/27/2016 1:53 PM
2	Have the trains stop again at Broadway. There is plenty of parking and many passengers will walk to the station.	6/27/2016 12:16 PM
3	Better sidewalk / promenade on the train track side of the road to enhance a connection between Broadway and Burlingame Ave. Nicely paved and lit. It's less than a mile between the two, an easy, comfortable and flat walk. How do we make it more enticing for people to walk or bicycle between the two downtown areas?	6/25/2016 7:02 PM
4	Is a main thoroughfare, so needs better mixed use on street to accommodate bikes/ cars/ pedestrians, again if raised tracks, utilize crossing over street to allow for unimpeded auto traffic at strategic locations to connect neighboring areas.	6/25/2016 10:17 AM
5	Definitely increase the parking along CA drive.	6/24/2016 9:22 PM
6	Get rid of all the bike lanes & prohibit all bike traffic.	6/24/2016 9:05 PM
7	Widen the street in spots to accommodate traffic	6/24/2016 6:29 PM
8	Make residential areas permit parking areas. Workers park their trucks and vans on our street for multiple days including weekends. People also park in front of our house and then take uber to the airport to avoid paying for airport parking, and they leave their cars on our street for several days or a week at a time	6/23/2016 11:46 PM
9	Need to find a use for the area adjacent to the train tracks.	6/23/2016 12:27 AM
10	I believe there is room for a road diet here with a median in the middle with a row of palm trees. The current tree scheme is hap-hazard. Also, a separate bike path could be placed if from the Burlingame Avenue train station northbound were to have some adjustments made. For example: move the parking stalls in the Caltrans parking lot back by one foot. This will allow a path, out of the roadway to stretch from the station down to Oak Grove. Beyond Oak Grove you would have to create the path by removing some shrubs. That will get you to Broadway, where you can then transition to Rollins Rd where a bike lane should be created by resurfacing the middle of the roadway, essentially creating a median bikeway all the way to BART.	6/15/2016 1:13 PM
11	Limit the parking on California between Broadway and Oak Grove, shift lanes over to west side and create a dedicated two-way bike path from Trousdale to Burlingame Ave.	6/11/2016 3:57 PM
12	We need a designated bike lane from Millbrae to San Mateo. We have room next to the train tracks	6/6/2016 10:52 PM
13	Need to use California better as major North/South flow of traffic from Broadway on/off ramp and downtown & Millbrae/hospital. ECR can not take any more traffic flow (volume & speed).	6/5/2016 10:43 PM
14	Designated bike lane in both directions, not just the little bike painted on the street and actual green bike lane.	6/5/2016 5:43 PM
15	Add road bumps to slow down traffic on California Dr. Also include a bike lane.	6/5/2016 11:33 AM
16	Now if you put the auto sales on Rollins and provided away for the small businesses which will be pushed out by them an affordable alternative on California Dr that could work. The old switcheroo. Also, Cal Dr would work as a gallery location as well. Within walking distance to town so they can support each other. No ones going to drive out to the bay lands for galleries.	6/4/2016 2:32 PM
17	Walking opportunities on east side of California along railroad	6/3/2016 7:56 PM
18	The train is a real problem as it determines traffic flow/backup on California Drive.	6/3/2016 7:27 PM
19	To slow down traffic what about a tree planted medium strip since the street is so wide	6/3/2016 7:06 PM
20	I would like the Broadway Station to become an active train station again.	6/3/2016 2:41 PM
21	More safe zones for bicyclists and pedestrians.	6/3/2016 2:12 PM
22	Need a trail that connects Burlingame Ave downtown all the way to the Millbrae transit center.	6/3/2016 1:46 PM
23	It needs more of a neighborhood feel.	6/3/2016 1:11 PM
24	None	6/3/2016 1:03 PM

25	i like California ju the way it is.	6/3/2016 1:00 PM
26	There have been a lot of suggested "mixed use plans"...California should stay as is, but be beautified and made more bicycle and pedestrian friendly	6/3/2016 12:45 PM
27	Address bicycle and pedestrian issues as well as speeding. Broadway intersection is scary and congested	6/3/2016 12:17 PM
28	Need to re-open the Cal Ave Caltrain station! The shuttle is so inefficient.	6/3/2016 12:08 PM
29	Senior living	6/3/2016 1:46 AM
30	Whatever your idea, it is good to keep in mind that these services are needed in the area. They bring in the community. Breaking things would just divide the community altogether	6/1/2016 10:41 AM
31	The noise from commercial areas may be a problem for residents.	5/31/2016 5:14 PM
32	It would be great if there was a continuous sidewalk on both sides of California Drive - right now there is not on the side of the tracks.	5/31/2016 3:44 PM
33	Keep in mind affordable housing for professionals in other industries - not just tech.	5/27/2016 5:25 PM
34	Add cycle track two lane path with protected barrier on case side of California from San Mateo to Millbrae dedicated bike lane not shared with cars or drainage bike lane must have a barrier between traffic and bikes	5/27/2016 5:09 PM
35	Instead of having residential area, we should have more stores and restaurants that don't require a quiet environment to work & function.	5/27/2016 5:00 PM
36	The main problem I have with the area is that I think it would be strange for someone to be living over a commercial building - wouldn't it be loud?	5/27/2016 4:38 PM
37	Dedicate bike lane southbound from Broadway even if this requires removal of curb parking	5/27/2016 9:22 AM
38	Don't take away parking from all the apartment areas - we are under siege from high rents and as a result have more people living in units - further punishment for being renters not appreciated	5/26/2016 11:37 PM
39	Must get a thru bike route up and down the Peninsula. CA north of Broadway is about the only option. Clear out the brush in the right of way to add real bike lanes.	5/26/2016 10:59 PM
40	(1) Per my earlier comments regarding El Camino, I do not like the Eucalyptus trees, but at least on California there is enough landspace here for these very large, messy trees. (2) It would be nice to create space for a real bike lane, versus what we do now which is just painting a bike lane where there is really not enough room for one.	5/26/2016 5:00 PM
41	keep it more or less the same	5/26/2016 4:19 PM
42	Leave everything as is!	5/26/2016 3:45 PM
43	More parking! Street parking won't suffice once you add more residents.	5/26/2016 2:38 PM
44	tennis courts? parks, green space?	5/25/2016 12:44 AM
45	A safe bike route is essential, but automotive traffic capacity is needed too. Could we. provide better connections to Rollins/Carolan and make those more bike-safe?	5/24/2016 6:20 PM
46	Bicycles should be strongly encouraged to use neighborhood streets like Paloma - much safer!	5/24/2016 3:13 PM
47	Separate bicycle lane!	5/23/2016 5:31 PM
48	Bike lanes, pedestrian and bicycle safety	5/23/2016 10:29 AM

Q18 Do you support reconfiguring El Camino Real so that it has one unobstructed through lane in each direction, separate dedicated turn lanes, bus turnouts, and improved pedestrian crossings to better accommodate transit and pedestrians?

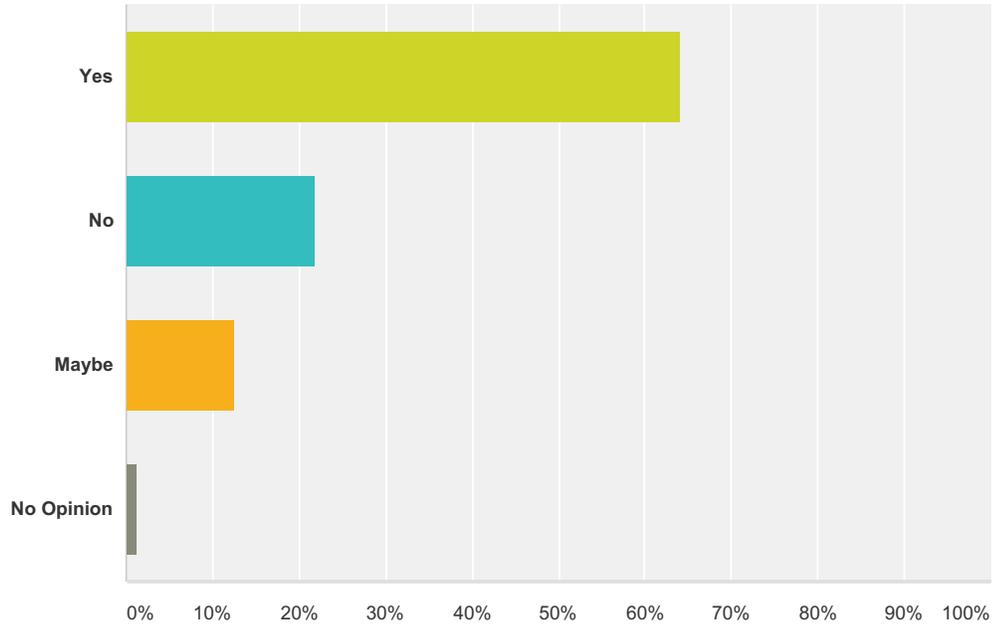
Answered: 158 Skipped: 90



Answer Choices	Responses
Yes	48.10% 76
No	21.52% 34
Maybe	27.22% 43
No Opinion	3.16% 5
Total	158

Q19 Do you think it is important to protect the eucalyptus and elm trees on El Camino Real if reconfiguration is pursued?

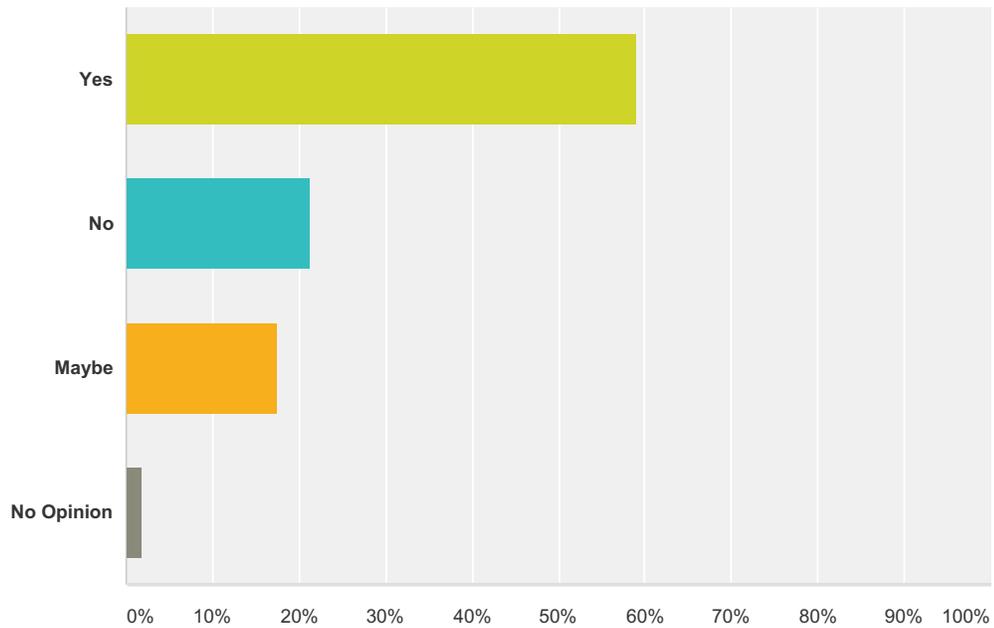
Answered: 159 Skipped: 89



Answer Choices	Responses
Yes	64.15% 102
No	22.01% 35
Maybe	12.58% 20
No Opinion	1.26% 2
Total	159

Q20 Do you support reconfiguring California Drive so that it has one unobstructed through lane in each direction, separate dedicated turn lanes, and separated bike lanes to improve mobility for bicyclists and pedestrians?

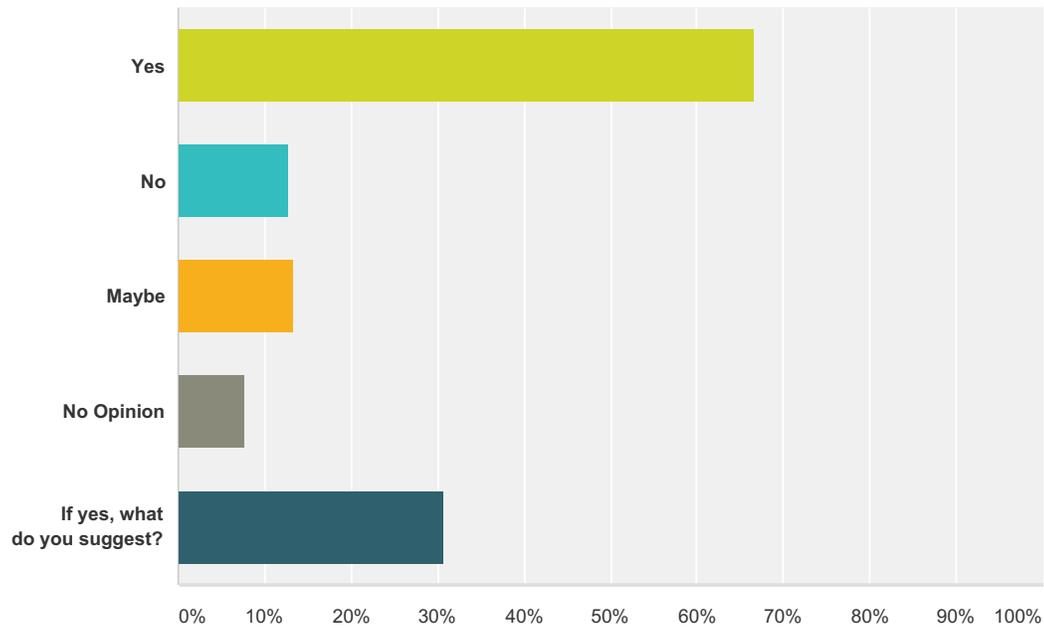
Answered: 159 Skipped: 89



Answer Choices	Responses
Yes	59.12% 94
No	21.38% 34
Maybe	17.61% 28
No Opinion	1.89% 3
Total	159

Q21 Should access to the Bayfront be improved?

Answered: 156 Skipped: 92



Answer Choices	Responses
Yes	66.67% 104
No	12.82% 20
Maybe	13.46% 21
No Opinion	7.69% 12
If yes, what do you suggest?	30.77% 48
Total Respondents: 156	

#	If yes, what do you suggest?	Date
1	add another pedestrian bridge	6/27/2016 2:35 PM
2	Clean it up...so cluttered looking right now...better signages	6/27/2016 1:55 PM
3	Affordable Housing	6/25/2016 9:31 PM
4	Not only walking paths but active areas and restaurants.	6/25/2016 7:50 PM
5	Not sure--there is some transit there (SamTrans 292) but it is only every 20 min	6/25/2016 7:41 PM
6	Bike and walking paths, better waterfront signage and wayfinding.	6/25/2016 7:03 PM
7	The bayfront is underutilized because of lack of easy access, as well as quality of trails north of Broadway and creek outlets.	6/25/2016 12:01 PM
8	Overhead pedestrian/bike bridges, raised Caltrain track to allow better traffic flow under track, with dedicated turn outs for buses, loading zones, pedestrians and vehicle lanes. Clear signage that gives motorists time to move into appropriate lanes.	6/25/2016 10:25 AM
9	Another pedestrian bridge	6/24/2016 9:28 PM

10	Howard or Bayswater flyover.	6/24/2016 2:21 PM
11	better shuttle service and better promotion of this service	6/24/2016 2:01 PM
12	More publicly accessible open space	6/23/2016 12:30 AM
13	Pedestrian bridge at Rollins & Burlingame Ave	6/14/2016 1:30 PM
14	Why wasn't a ped/bike bridge built into the plan for the freeway exchange project? We build a ped/bike bridge that is incredibly dangerous to access. If it remains at grade we should take out the sidewalk along the car dealership between Carolan and Rollins, make it at grade bike/ped with barrier, and then create separate signal for ped/bike Green and Traffic green, or flashing warning when a ped/bike has green.	6/11/2016 4:04 PM
15	We can always use more shuttles or bus routes	6/6/2016 10:54 PM
16	Need safe, "quiet" bike & pedestrian route that easily connects 101 ped bridge to residential areas N, S, & W. A master plan that accomodates RR grade separation needs to be thought out now! If this grade separate creates a "mega" intersection at Broadway/California/Carolan/Rollins, then some "calm" route for ped/bikes that doesn't take them through that mess is needed. Separate bridge/tunnel for ped/bike south of that intersection that connects easily to 101 ped overpass. But if California Ave also becomes very busy need to easily cross that also.	6/5/2016 10:55 PM
17	Public transit	6/5/2016 9:48 AM
18	I'm not sure who doesn't have access to the Bayfront now? There are two huge bridges at Broadway and Peninsula already	6/4/2016 7:06 AM
19	Train track separation. A pedestrian/bike overpass between the one on Broadway and San Mateo helpful	6/3/2016 8:34 PM
20	Once Broadway over crossing is completed there should be better signage touting what is available on that side of town.e	6/3/2016 6:40 PM
21	People should be the first priority and their enjoyment of the natural environment. Building should be used for general areas of interest to further the implementation of the naturalness of the area. To clean up the water in some way would be a good thing. Recreation use should be encouraged.	6/3/2016 5:09 PM
22	straight drive from somewhere! Right now there is no easy, obvious road to drive there; more pedestrian crossovers.	6/3/2016 3:55 PM
23	More pedestrian and bike access	6/3/2016 3:01 PM
24	bicycle safe pathways from downtown and the easton addtion/north burlingame neighborhoods	6/3/2016 2:32 PM
25	More pedestrian and bike paths.	6/3/2016 12:38 PM
26	Improved and dedicated bike/people lane from Broadway/California to the waterfront.	6/3/2016 12:36 PM
27	Another pedestrian overpass	6/3/2016 12:09 PM
28	There are issues going southbound on to 101. We need not to go to poplar.	6/3/2016 1:48 AM
29	It has become apparent that perhaps if more roads could get into parks, you could improve accessibility. Thinks as well as roads are needed to connect the whole Bayfront like a spider web.	6/1/2016 10:44 AM
30	Connect the trail behind the hotel	5/31/2016 5:56 PM
31	Bayfront is such a beautiful dead space that needed more overpass access - mainly for recreation destination. Bay front needs to incorporate more clean pet-friendly parks.	5/31/2016 5:30 PM
32	Improved path and signage	5/31/2016 3:47 PM
33	More roads, improved bay trail	5/31/2016 3:21 PM
34	Not sure--maybe extend bay trail.	5/31/2016 12:10 PM
35	Sidewalk extensions would decrease distance to cross vehicle right of way	5/27/2016 5:01 PM
36	Pedestrian overpasses (bikes too) to connect bayfront across Hwy 101	5/27/2016 4:39 PM
37	Light rail or modern equivalents	5/27/2016 4:21 PM
38	Coming across the bike/pedestrian bridge at Broadway, there needs to be access to the Bayfront going North - now bikes are forced onto Bayshore and forced to discover a way in between the buildings to access the Bayfront	5/27/2016 2:58 PM
39	Complete Peninsula Ave overpass to full North & South access	5/27/2016 2:42 PM
40	especially for bicycles	5/26/2016 4:22 PM
41	A protected bike lane on Peninsula and a protected way to get to the walk/bike 101 overpass	5/26/2016 1:33 PM

42	Safer bridge crossing with railing	5/25/2016 9:53 PM
43	More (free) parking to access the trail	5/25/2016 7:47 PM
44	Better for bikes and direct path through, not this wierd walk turn out that is dangereous off n. bayshore and peninsula ave.	5/25/2016 9:58 AM
45	Additional automotive/pedestrian/bike crossing of Caltrain & 101 between Millbrae Ave and Broadway;	5/24/2016 6:26 PM
46	Passover at Anza	5/24/2016 3:53 PM
47	Bike path disappears southbound to Coyote Point.	5/21/2016 9:04 PM
48	Add access road for people, bicycles and cars near Village Park	5/21/2016 10:54 AM

Q22 What other mobility improvements would you like to see?

Answered: 65 Skipped: 183

#	Responses	Date
1	No left turns at certain points of El Camino dedicated bike paths on California.	6/27/2016 4:45 PM
2	More handicap parking!	6/27/2016 1:55 PM
3	Having a raised area between the bike lane and the car lane. Just a painted strip is not enough to protect the bike rider.	6/27/2016 12:22 PM
4	Fix Broadway's Intersections-from-Hell.	6/25/2016 6:41 PM
5	Stated in #21	6/25/2016 10:25 AM
6	Would love to see some form of public transportation connecting Burlingame ave and Broadway. (Bus or shuttle of some sort). Right now, they are separate areas and with limited crossover.	6/25/2016 8:30 AM
7	preserve the trees	6/24/2016 10:58 PM
8	The focus should still be on vehicles. Driverless technology will require traffic lanes. Future public transportation plans, which are unlikely to be realized (HSR) should not dictate transportation and parking decisions. There is not enough parking in this city, whether in commercial or residential areas and improving parking will improve flow and mobility.	6/24/2016 9:28 PM
9	Get bicyclists off all streets [& sidewalks - I see them everyday on Broadway sidewalks]....	6/24/2016 9:07 PM
10	Pedestrian bridges?	6/24/2016 6:31 PM
11	DO NOT RECONFIGURE EL CAMINO REAL. That is completely insane. Who the hell would consider doing this? One of the planning consultants who doesn't live here, I assume. Do you realize what would happen to traffic? It would come to a standstill. There would be honking all day long. Through traffic would transfer to side streets, which would cause pedestrian safety issues. Why hasn't anyone proposed alternatives to IMPROVE traffic circulation?? People need to get to school and work. Does anyone care about that? This would severely impact virtually all residents of Burlingame who commute to work and school. I cross El Camino twice a day with my young daughter as a pedestrian. I feel perfectly safe crossing at the stoplight. THERE IS NO NEED TO REMOVE LANES OF TRAFFIC FROM EL CAMINO. I need to attend one of these meetings to see for myself who the idiots are who approve of this. Thankfully Caltrans is really good at blocking this type of stuff from happening to a state highway. I remember when 7th Avenue in the Inner Sunset neighborhood of San Francisco underwent a traffic calming transformation. It went from 2 lanes in each direction down to one lane each way with bike lanes on each side. The traffic was "calmed" alright. Traffic just stopped, slowed to a crawl and backed up to Golden Gate Park. You rarely see anyone using the bike lanes, but the cars are stuck in one long line all day long. Is this what you want for your residents? Put the bike lane on another street. El Camino is a highway.	6/24/2016 12:01 AM
12	sidewalks that can fit a wheelchair or stroller.	6/21/2016 3:31 PM
13	Stop approving additional housing!!! Less people equals less cars!!!!	6/21/2016 10:22 AM
14	East West connection could be better	6/15/2016 1:14 PM
15	Broadway needs to be updated to look fresh and appeal to modern retail clientele.	6/13/2016 12:48 PM
16	You talk about one unobstructed thru lane as though it is a perfect solution but very often the thru or right lane becomes obstructed because of people turning right when the left lane is actually flowing freely. I believe you should simply restrict most if not all left turns as they do in SF or other cases that traffic flow is problematic and/or unsafe to allow left turns.	6/9/2016 4:14 PM
17	many streets in lower burlingame are hard to travel thru due to cars parked on both sides of the streets. I think parking should be limited to one side of the streets. Mainly in the area bordered by Adeline drive, El Camino, Sanchez Ave., and Vancouver. I think if they were made similar to carmelita ave. between California Drive and El camino where parking is limited to one side of the street during peak traffic hours. The congestion caused byunrestricted parking could be dangerous as it could slow emergency vehicles. I am also concerned that street parking is not restricted when the street sweeper vehicle comes to clean. It just goes around parked vehicles, leaving many spots not swept/cleaned.	6/9/2016 2:58 PM
18	More policing. The driving patterns are becoming more dangerous to citizens, u-turns on Broadway, double parked vehicles, speeding.	6/9/2016 2:49 PM

19	Designated Bike lanes. Public transportation to all areas of The city multiple times a day	6/6/2016 10:54 PM
20	better neighborhood bus service. currently only residents that are walking distance to El Camino can use the bus	6/6/2016 8:33 PM
21	Well designated and marked bicycle routes North and South through Burlingame (both east and west of ECR) that avoid Carolan, California, and ECR. I.e. routes through the neighborhoods. Some well marked, and dedicated ways for pedestrians/bikes to cross ECR. Right now, it is at every ECR light intersection, but by spreading it out so "thinly" there isn't enough focus/attention for possible ped/bike crossing street. There should be 4 or 5 places where ped/bike crossing is funneled/encouraged, and then signage, traffic signals, safe "waiting areas" on either side of ECR, California, etc. exist to really highlight to car/drivers that this is a MAJOR crossing for Ped and Bike, and they are protected from turning cars. Putting these Ped/Bike crossing MID block rather than at existing intersections may actually be safer since there would be no turning vehicles.	6/5/2016 10:55 PM
22	Designated bike lanes.	6/5/2016 5:46 PM
23	I would definitely like Burlingame to be more bicycle friendly.	6/5/2016 11:49 AM
24	More complete streets.	6/4/2016 9:06 AM
25	Have you considered making Burlingame Ave a pedestrian 'mall' like Pearl Street in Boulder, CO? The traffic is ridiculous on Burlingame Ave downtown. People should park around the edges and walk in. Boulder put beautiful trees down the middle and flower gardens and fountains. They even have a play area for kids. It's really nice.	6/4/2016 7:06 AM
26	The Broadway 101 intersection gets worse with ever change they make. I avoid it like the plague even though I live a few blocks from it. What are they thinking when they do these designs?????	6/3/2016 8:34 PM
27	I worry that if El Camino is restricted to one through lane, traffic congestion will be enormous	6/3/2016 8:01 PM
28	We use to have a city bus that picked up on Hillside and Trousdale. Maybe bring it back if people are concerned with traffic	6/3/2016 7:10 PM
29	More easily used public transportation...Paris and New York have made it easy to get around.	6/3/2016 5:09 PM
30	none. if anything, a 2nd story lanes for cars.	6/3/2016 3:35 PM
31	on el camino green arrow turn signals	6/3/2016 3:03 PM
32	More dedicated bike lanes, except on El Camino.	6/3/2016 2:47 PM
33	Make bulk of commercial Burlingame avenue pedestrian-only and get the traffic to use Howard and Chapin.	6/3/2016 2:47 PM
34	Better cycling infrastructure	6/3/2016 2:32 PM
35	Multi-story parking options within the city versus flat lots downtown and in surrounding areas currently.	6/3/2016 2:13 PM
36	No left turns at certain lights on el Camino. There are so many car accidents due to left hand turns.	6/3/2016 2:11 PM
37	El Camino is a main thoroughfare, adding bike lanes would further increase the chaos. We could start with significant policing to ticket speeders & slow down the traffic from 35 mph to 25 mph. Create less opportunities for left hand turns across traffic. I would start there and see what happens.	6/3/2016 1:54 PM
38	Continuous pedestrian and bike use trail connecting Burlingame Ave downtown to Milbrae transit center along California Drive	6/3/2016 1:49 PM
39	bike lanes marked on residential streets designated as safe routes, and consider one-way streets for bike routes to eliminate need to pull in and let opposing traffic pass	6/3/2016 1:28 PM
40	El Camino should be a divided road to reduce accidents.	6/3/2016 1:12 PM
41	traffic speed enforcement	6/3/2016 1:05 PM
42	The bike lanes better signed	6/3/2016 1:02 PM
43	Increased pedestrian and bicycle access to main areas such as Burlingame Ave and Broadway	6/3/2016 12:47 PM
44	More bicycle friendly.	6/3/2016 12:38 PM
45	Re-open Cal Ave caltrain!	6/3/2016 12:09 PM
46	Electric Buses	6/3/2016 1:48 AM
47	Consider one or more pedestrian/ Bike bridges so that residents and/or business people can easily access all parts of Burlingame in a safe manner that doesn't necessarily involve getting into their cars.	6/2/2016 5:09 PM

48	I would like to see more sidewalks and plazas to be built so people may actually get excited about walking, exploring the area. A perfect example of this is at Burlingame plaza which has fantastic accessibility.	6/1/2016 10:44 AM
49	No opinion. Ok, maybe one. Post some very obvious signs on Bgame Ave advising pedestrians of maybe once and awhile stopping at an intersection so cars can pass through. Sorry, I rarely drive down there because I can walk there, but it is nerve wracking driving down there.	5/31/2016 5:56 PM
50	N/A I don't drive	5/31/2016 5:23 PM
51	Railings along west side of El Camino to protect pedestrians. More police presence to enforce speed limits Crosswalk @ Ralston & El Camino	5/27/2016 5:26 PM
52	Plan for traffic flow during high usage events, so streets do not become gridlocked should an accident close 101 or earthquake shuts down other roads.	5/27/2016 5:10 PM
53	All of the proposed ones make a lot of sense to me, and I think that it would be a great addition to their areas respectively.	5/27/2016 4:39 PM
54	Wider sidewalks on El Camino Real for bikes and pedestrians, becoming a true Promenade within walking distance of Burlingame Ave., McKinley School, St.Paul's church, Mollie Stone's, Safeway, St. Catherine's Church, etc.	5/27/2016 2:58 PM
55	Don't narrow Carolans Avenue! The people at Northpark already are squeezed for parking and now with the new development coming in with lots more cars, the city is planning to narrow the street!?	5/26/2016 11:40 PM
56	Class b bike lanes to Broadway and Burl Ave from residential areas so residents can bike to shop, errands, etc. let cars take a back seat!	5/26/2016 11:03 PM
57	While I like the concepts suggested above, we really need the existing 4 lanes for traffic on El Camino and California - I believe going to one through lane each way would make traffic far worse. Per my earlier comments, the Eucalyptus trees on El Camino could be phased out and replaced over time, which would allow both the road and the sidewalk to be in a much better state of repair, while maintaining a tree-lined look and feel.	5/26/2016 5:06 PM
58	No left turns on El Camino Real between Peninsula Ave and Trousdale.	5/26/2016 3:47 PM
59	Sidewalks along all of California on both sides of street.	5/26/2016 3:10 PM
60	Make it more pedestrian and bike friendly by setting up obstacles for speeding cars. Mini-circles on California, East side Howard, Bayswater, etc. Stop the speeding idiots!	5/26/2016 1:33 PM
61	More and safer bicycle lanes. Many people, especially children, use sidewalks.	5/26/2016 1:13 PM
62	bike friendly and less traffic lights.	5/25/2016 9:58 AM
63	Agree with California Drive reconfiguration north of Broadway, but NOT south of Broadway	5/24/2016 6:26 PM
64	Get rid of the throughway in front of the library. Fill it in and make it a traffic circle vs. allowing cars to go straight through across Bellevue. At the very least, put a sign that says "Cross Traffic Does Not Stop". Clearly people don't know that "Two-way stop" means that people driving on Primrose do not have a stop sign. It's a huge hazard. Make a red zone at the corners of Sanchez and California. If there are cars parked on both sides up to the corner and more than one car at the stop sign on Sanchez, cars turning onto Sanchez cannot get through. Palcare needs to police its drop-off and pick-up traffic patterns.	5/24/2016 4:42 PM
65	Need more clear information on what reconfiguring El Camino means. Wider streets may lead to more congestion and faster speeds. But agree with making El Camino more pedestrian safe. Explore bus rapid transit on El Camino and bike sharing programs.	5/23/2016 10:32 AM

Q23 Any final thoughts you would like to share with us?

Answered: 82 Skipped: 166

#	Responses	Date
1	I would like to see some street improvement along Primrose, from Burl Ave to City Hall. The roundabout intersection can be a centerpiece of the area. The sidewalk should not be the same material as on the Avenue. It is very slippery when wet and it produces a large amount of glare from the sun at certain times of the day.	6/27/2016 10:42 PM
2	Prefer to Emphasize development near BART / Cal Train - Not all over the place.	6/27/2016 6:40 PM
3	Cool survey. I'm excited to see how things turn out.	6/27/2016 4:46 PM
4	what about rising bay water level - yes it may be 75 years from now but will we be needing to build wall for our city?	6/27/2016 2:35 PM
5	Love Burlingame...just hope that I can afford to continue living here once retired on a fixed income!	6/27/2016 1:56 PM
6	Preserve existing small homes so that we are not a city of only very rich people. We need income diversity. Demolishing small homes to build McMansions is not allowing people or moderate income to live in Burlingame.	6/27/2016 12:24 PM
7	Invite the citizens of Burlingame to attend ALL planning meetings where these idea's are discussed. This survey is the first I hear of these plans	6/25/2016 9:33 PM
8	Fewer lifetime politicians in Burlingame key roles.	6/25/2016 9:19 PM
9	Burlingame is a great place to live. But please make sure it keeps up with the future and don't only listen to the old folks living here. Many people will complain about parking, but in my experience that's because they're lazy. People want to park in front of where they're going and can't be bothered to walk 2 short blocks. Build one centralized parking structure with plenty of space. Downtown isn't so big that you'd be walking very far.	6/25/2016 7:05 PM
10	Stop reinventing the wheel in Burlingame. Learn from our mistakes and other's, as well. We do not need to increase population and bring city congestion to 94010.	6/25/2016 6:42 PM
11	It may be a hard sell regarding tree removal, but if City has a good plan with concept visuals that allow citizens to see the whole final picture that includes the revitalization of Burlingame as a "smart city design" in combination with its Tree City status, it can be a win, win for all.	6/25/2016 10:30 AM
12	just that I hope Burlingame can become a bit different than all of the other cities that are so rapidly changing on the peninsula; it would be nice to have a PLAZA in our town. I wish that old B'game Post Office could be considered as a site where trees could flourish and there could be some greenery and a place for us to "BE" in the middle of our down town area. The B'game Park does not fulfill this connection and possibility to build COMMON UNITY.	6/25/2016 12:03 AM
13	i'm not a hardcore tree-hugger but the trees in ecr and california are a distinct part of Burlingame. It is the first memory I have Burlingame since the 60's. I'm happy to see that much of them have remained. I think their preservation is imperative.	6/24/2016 11:00 PM
14	Far too aggressive infill development at the expense of the charm and character of Burlingame. Commercial architectural proposals have been abysmal and while have a modern look, will be outdated much like the 50s-70s modern architecture is currently outdated. New commercial and residential buildings should meld very well into the neighborhoods where one could not be able to tell the age of a building. If downtown, try to emulate older buildings. Feel like developers are proposing lowest common denominator designs that are inexpensive when the real estate economics can support a much greater and thoughtful investment into architectural elements that will stand the test of time.	6/24/2016 9:33 PM
15	This is a critical time for our city. Let's approach these challenges with thoughtful design options and solutions and PLEASE retain the wonderful charm of our city. Please do NOT take a soulless, strip mall approach. Please maintain the beautiful walk ability attributes of our town. I commend you on this survey and encourage strong community engagement throughout the process. Best of luck to us! Joe La Mariana	6/24/2016 9:20 PM
16	I like Burlingame the way it is. I hate the idea of dozens - much less hundreds - of new housing units. Parking & traffic keep getting worse & worse & worse. And present & future water needs will be more difficult to meet with an increase in population. I think about leaving the area with increasing frequency as it continues to change for the worse.	6/24/2016 9:11 PM
17	Great job!!!!	6/24/2016 6:31 PM
18	Please consider doing a study of historic buildings such as was completed for the Downtown Specific Plan	6/24/2016 2:02 PM

19	improve vehicle movement so not so much sitting at streetlights at Broadway and California. (grade separation of Caltrain so train is lowered and Broadway is overpass).	6/23/2016 11:48 PM
20	PLEASE STOP DESTROYING THIS TOWN AND MAKING IT SO ONLY THE WEALTHY CAN RESIDE HERE.	6/21/2016 12:27 PM
21	I grew up in Burlingame and chose to return here because of the small town feel. My husband and I worked hard to buy our house and made sacrifices to have it be in Burlingame, not San Mateo or redwood city. I can not see ANY benefit to adding more housing. i would support additional commercial projects on the bay front but we do not need more people living here. Please protect what is special about Burlingame and keep our population in that small town range.	6/21/2016 10:27 AM
22	Pigeons population and pest control	6/16/2016 5:20 PM
23	Thank you for all you are doing!	6/11/2016 4:04 PM
24	Thank you for providing this survey to let us give input without attending community meetings.	6/9/2016 2:59 PM
25	Really appreciate this survey. Thank you for asking for participation. This town is already special with structure ingredients that are difficult for other towns to replicate. It could be taken to a very unique status if done right.	6/7/2016 2:49 PM
26	Burlingame is growing (and has grown). We can't really turn back the clock, but each new development is putting more cars on the roads, more people impatient with inefficient traffic flows, poorly maintained roads (ECR). We need to figure out how to direct and manage those vehicles on the roads, it is getting crazy and crazier. Better focus on Ped and Bike traffic flows, as well as areas that encourage people to mingle, interact, and relax help to build community as well as improve quality of life. Burlingame's differentiator is that is a small town, not a suburb where people drive to their houses, close themselves in, then get back into their cars to go to work. We need to create places and transportation routes, mechanisms where people "run into" each other furthering a shared sense of community.	6/5/2016 11:02 PM
27	Thank you for taking the time to listen to the residents of this wonderful city. In this hectic world we live in it is so very important to provide respite areas of green spaces for people to just sit and decompress. Please keep this in mind when making final selections. Thank you, Rosanna	6/5/2016 11:40 AM
28	Planting the right kind of trees in Burlingame should always be a priority. We need fewer eucalyptus and trees with big roots.	6/4/2016 4:26 PM
29	Rent Stabilization!!! Thank you :) (FYI: survey monkey app doesn't allow one to reread comments, so apologies for typos, etc.!)	6/4/2016 2:36 PM
30	Please consider adding a kid friendly park on broadway. And let good business establish more attractive store fronts. Right now, broadway neither has alluring "character" nor it is preserving history effectively.	6/4/2016 2:31 PM
31	Glad you're looking at this! Thanks for asking for input.	6/4/2016 7:07 AM
32	I grew up in Burlingame and am actually seriously thinking of moving away. It is so crowded, traffic is so awful it is dangerous to try to get anywhere and people drive like idiots. I am also a landlord here and can't believe the concept of rent control is coming up. Do people have any idea what it costs to operate a property what with the cost to buy, maintain and pay the ridiculous water bills? Please no more high density housing - we're over run already....	6/3/2016 8:38 PM
33	With more development comes more cars and traffic. How to have enough parking and no congestion is a real concern.	6/3/2016 8:03 PM
34	There is a problem with cars exiting parking lot on El Camino near Walgreens at Murchison and crossing three lanes to get to the turn signal to make a u-turn. There is also a problem with cars entering the turn-only lane on El Camino at Murchison and not turning but proceeding to Milbrae Avenue. I thought that was a turn lane only. The other day, if I hadn't 'gunned' it, I would never have been able to legally signal and move into the right hand lane due to multiple cars entering that lane from before Murchison. There needs to be some police enforcement at both those locations, but I think the former is a Milbrae problem.	6/3/2016 7:34 PM
35	Please don't lose track that we aren't just another big city in California. We have more developmental changes than the rest of the US and maybe we are forgetting the beauty here and why people live it here. If we become another crowded and large city we have lost ago we are and why we are so popular	6/3/2016 7:13 PM
36	Am appalled with the Burlingame Ave. upgrade. No longer dine there as we once did. The parking is just the worst in any of the many cities we have lived in and enjoyed. The plan was ill conceived for this community and its needs...we are not Beverly Hills...this has always been a small community where people know one another...this has been somewhat destroyed by the swanky changes that just make it impossible to walk around and enjoy the stores and speak to the shopkeepers and know one another. Hopefully you won't do the same to Broadway.	6/3/2016 5:13 PM
37	I would hate to see any changes spoil Burlingame. It has many more pluses than minuses so don't want to see it change too much!	6/3/2016 3:56 PM

38	I am surprised that this entire survey suggests tearing down and building new in all of our major areas except residential. No thought was given to our current architecture or keeping any historic buildings. Additionally, no thought was given to reducing the need for parking, by creating an in town transit system that would link transit to and from neighborhoods or parking garages to our main commercial areas. If you really are serious about this problem why not create parking garages for all of our workers with shuttles.	6/3/2016 2:54 PM
39	One thing I see that makes Burlingame stand out in comparison to ALL OTHER CITIES on the peninsula and south bay is a clear separation of residential/commercial/high-density housing zones. I really detest what Palo Alto, Sunnyvale, Santa Clara has done where they mix residential development within commercial/industrial zones. They are not just adjacent but embedded within a zone. makes public transit plan a nightmare, as well as traffic more messy (you get bi-directional rush hour since people who live next to industrial park rarely actually work there and commute elsewhere). single-direction traffic is easier to manage than dual-direction... I love Burlingame since once I'm in a residential zone, I'm IN a residential zone.. and not have to worry about commercial/industrial traffic or noise, or unpleasantness. single mom/pop store in a matrix of residential is ok. i just dont' want rows of stores within residential area.	6/3/2016 2:52 PM
40	Stop protecting the Eucalyptus trees on El Camino. They are not indigenous, they drop crap on the roads, nothing grows under them, they block line of sight, and they make El Camino a choke point in Burlingame.	6/3/2016 2:51 PM
41	Exciting opportunity	6/3/2016 2:32 PM
42	Please do something about the garbage bins being put in the street for pick up. Leaving them on the sidewalk should be just fine. It takes up too much parking.	6/3/2016 2:11 PM
43	I appreciate the opportunity to give you feedback. it is clear a lot of thought is going into this planning. That's what makes our city such a great place to live. Thank you	6/3/2016 1:55 PM
44	you have done an excellent job of identifying what works and what doesn't for each of the areas, and for coming up with good, thought-provoking alternatives. Thank you for doing such a thorough and thoughtful job on an important matter for our city.	6/3/2016 1:29 PM
45	Please add more housing, and stop existing housing from being removed from the market via Airbnb/vrbo.	6/3/2016 1:12 PM
46	I really appreciate this process	6/3/2016 1:05 PM
47	The hard part is preserving the balance, of course. But we aren't making the most of the natural assets of Bayside and caltrain access. The parks are good. Don't lose the little neighborhood parks! But the parking lots are so unattractive; some commercial property looks so rundown. Why are there so many empty properties on Broadway? Are rents too high? Is zoning choking new businesses? And - on another subject - traffic enforcement. Look at how many tickets were given out on those special enforcement days! Where are the officers? Why aren't there more bike and motorcycle police just around all the time? People speed, make U-turns that ignore pedestrians (despite signs!).	6/3/2016 1:03 PM
48	I really like Burlingame much the way it is. I feel letting the change in residents decide how Burlingame refigures itself.	6/3/2016 1:03 PM
49	Can't wait!	6/3/2016 12:49 PM
50	More fun, unique offerings!! Roofdeck restaurant space...eateries and activities that cater to children and adults...pedestrian thoroughfare and a beautiful and sustainable European flair in Burlingame. Also...a focus on running utilities underground would instantly beautify our town.	6/3/2016 12:49 PM
51	Please fix the building dept.	6/3/2016 12:38 PM
52	More density residential along California (from Howard south) - more parking off Burlingame Ave - no parking on Burlingame Ave. More art, everywhere (and I'd bet you wouldn't have to spend taxpayer money for it). Bike accessibility. Better utilization of side streets off Burlingame Ave.	6/3/2016 12:38 PM
53	We need to allow Senior Living. Perhaps the Bayfront could be a great idea.	6/3/2016 1:49 AM
54	Would like to see how all these parts would work together, as it seems a patchwork of ideas, and each, if adopted, could negatively impact another area or preferences for zoning in other areas. Need the parts of the puzzle to be looked at in one piece.	6/2/2016 5:10 PM
55	A city is a complex work of art. Many different types of buildings are needed to create a strong, influential community. And through other projects I have done, it is important to know that the whole of the community must benefit from this. Only when the whole community agrees on a project will it be invited. No matter how diverse it may be there is no excuse for division.	6/1/2016 10:47 AM
56	Nope	5/31/2016 5:57 PM
57	Encourage exploring second units	5/31/2016 3:48 PM

58	Be careful! I know housing is a concern but more of the cookie cutter apartment complexes that are in so many cities can't be the answer. Be mindful and be creative. Help local business owners be able to stay. Keep artists in mind. More trees.	5/31/2016 12:14 PM
59	Guiding Principle A, bullet 2 should be deleted. Burlingame citizens in the low to very low income levels struggle to live here and many have moved because of the high rents. I don't think the leadership is truly interested in helping the individuals and families in these income levels to stay here.	5/28/2016 6:50 AM
60	There needs to be a North-South stop sign(s) added on El Camino Real at Bellevue for the safety of pedestrians crossing El Camino Real and for the safety of drivers entering El Camino from Bellevue who now have no sight line because the trees we planted to close together along El Camino. If drivers are more comfortable using Bellevue, it would take traffic off of Floribunda.	5/27/2016 3:00 PM
61	Skyline housing for Trousdale on East side of 280	5/27/2016 2:42 PM
62	It is tough no matter what is chosen. The positive impact for one group/area means a potential negative/harmful impact for another group. We did enjoy the multiple options and realize that change is needed.	5/27/2016 2:34 PM
63	The emphasis should be on protecting your rental community and building BMR senior and general rental housing. Less attention should be given to spending for "promenades" and amenities and more spent dealing with the urgency of the current rental housing market in town. A "just cause" eviction ordinance should have been a no-brainer. Queen Keighran and her court need to confront and prioritize the malignant conflict between the abusive landlord and tenant and stop playing political dodge ball with this issue. Respite is needed immediately and is long overdue to curtail the landlord abuses (arbitrary evictions and obscene rent gouging). There needs to be shown the "testicular fortitude" by our mayor and council to face down SAMCAR and the Calif apt owner association and stop dancing around ignoring the majority of Burlingame citizens (renters) whose lives are being greatly impacted, if not outright destroyed, by the inaction and obfuscation of our milquetoast mayor and council. Their vision for Burlingame is more that of a fiefdom than that of an inclusive town bringing quality of life to all... wealthy or otherwise. A Bully Pulpit needs to be taken by our mayor and council rather than kowtowing to those powers that have bridled our leaders.	5/27/2016 9:57 AM
64	Save our seniors and essential workers.	5/26/2016 11:40 PM
65	As stated earlier, I would like to see the Planning Commission have a much more specific / defined design aesthetic for each neighborhood that would provide true guardrails as homes are replaced over time (i.e., the knockdown-rebuilds). While I think the Planning Commission has mostly made very good decisions in the last 10-15 years, I think they are approving a small number of projects that are not retaining each neighborhood's design aesthetic. Since homes can last well over 100 years, we are stuck with any bad decision for a long, long time. Thus, well defined design guardrails would greatly improve the development process both for the present and the long-term.	5/26/2016 5:12 PM
66	Be mindful of all the cars development will bring. One slot per unit is not enough. It could be total gridlock around here if ton much housing is out in and not enough parking.	5/26/2016 5:00 PM
67	please add more trees in any possible area & new construction~ keep as many trees along El Camino~ (we could plant more appropriate trees as the aged eucalyptus die off~ ck w/ the SM Master Gardener program~ thank you	5/26/2016 4:24 PM
68	I have lived in Burlingame for over 35 years. I do not want to see anymore traffic. You keep making plans for things you have no money for. Stop it, until you have the funds secured.	5/26/2016 3:49 PM
69	Thanks for allowing us to provide input outside of town hall meetings... with two young kids my husband and I can't make those! Keep up the good, thoughtful work.	5/26/2016 3:36 PM
70	Maximize opportunities for housing and affordable housing.	5/26/2016 1:40 PM
71	Who's going to pay for this?	5/26/2016 1:33 PM
72	Thanks for your hard work.	5/26/2016 1:13 PM
73	Do not allow rent control. Artificial price controls ruin cities and only cause to raise rents ultimately and pit tenants against landlords. Look at San Francisco... Over 30 years of failed housing policies (including rent control) and the situation has only gotten worse	5/26/2016 12:55 PM
74	The residential planning process in town is a complete nightmare and should be streamlined. Variances do not seem to be really considered. It feels very political and rigged for insiders rather than fair for all, especially those of us who are newer to town (who happen to pay the highest property taxes)	5/25/2016 7:49 PM
75	Residential street parking should be discouraged. It is very hard for residents to park by their homes. People move their car a couple inches every 2 hours to avoid a ticket, I know because I see about 20+ cars do it every Saturday. 2 hour street parking should be active on Sundays too. We should upgrade our equipment for our law enforcement and traffic ticket people.	5/25/2016 10:01 AM
76	I strongly agree with the overall premise that Burlingame (a) has to grow, and (b) should do so in a balanced way, that (c) preserves and enhances what makes our town great!	5/24/2016 6:27 PM

77	Burlingame cannot continue to nickel and dime housing issues. We are celebrating a few hundred affordable housing units coming online and that required a fight. We need to be approving 1000s, not hundreds. Ideally 10s of 1000s.	5/24/2016 3:54 PM
78	Great that you guys (City) are doing this. Get more people downtown so it is not so dead at night. Housing downtown is the way to go.	5/23/2016 7:01 PM
79	Think high rise housing.	5/23/2016 11:27 AM
80	I would like to revisit the question early on about neighborhood improvements. As I mentioned, I live on Hillside Dr in an area with no sidewalks. I walk with my child in a stroller through Hillsborough where there are no sidewalks. People speed around our neighborhoods and it would be wonderful to see more sidewalks go in. A lot of the neighborhoods in the hills feel unsafe for pedestrians.	5/23/2016 9:53 AM
81	No	5/21/2016 9:04 PM
82	Great to see all information putting together with excellent ideas	5/21/2016 10:55 AM