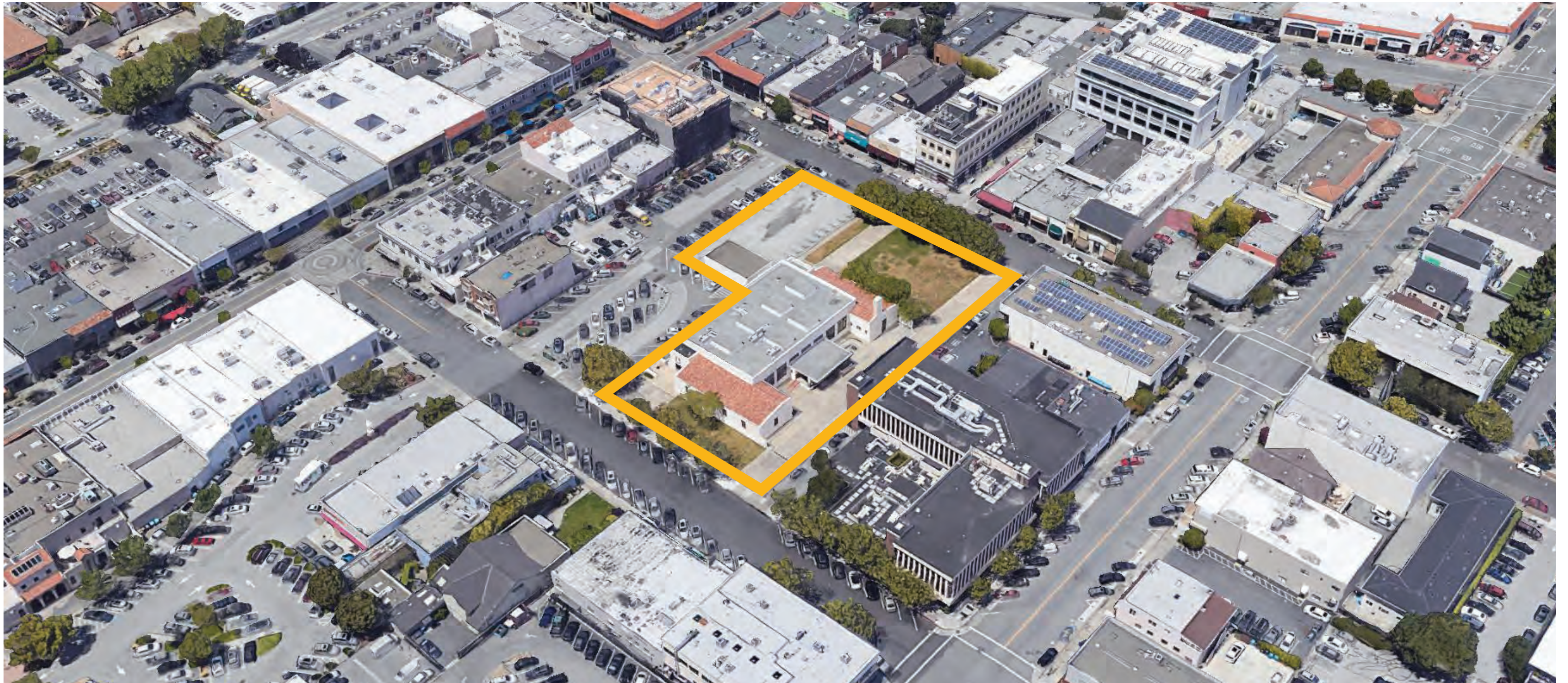


UNITED STATES POST OFFICE
BURLINGAME CA. 94010



220 PARK ROAD BURLINGAME

City Council Study Session
March 3, 2020





city hall

library

Caltrain

post office

burlingame ave

1/4 mile 5 minute walk



Framework Plan

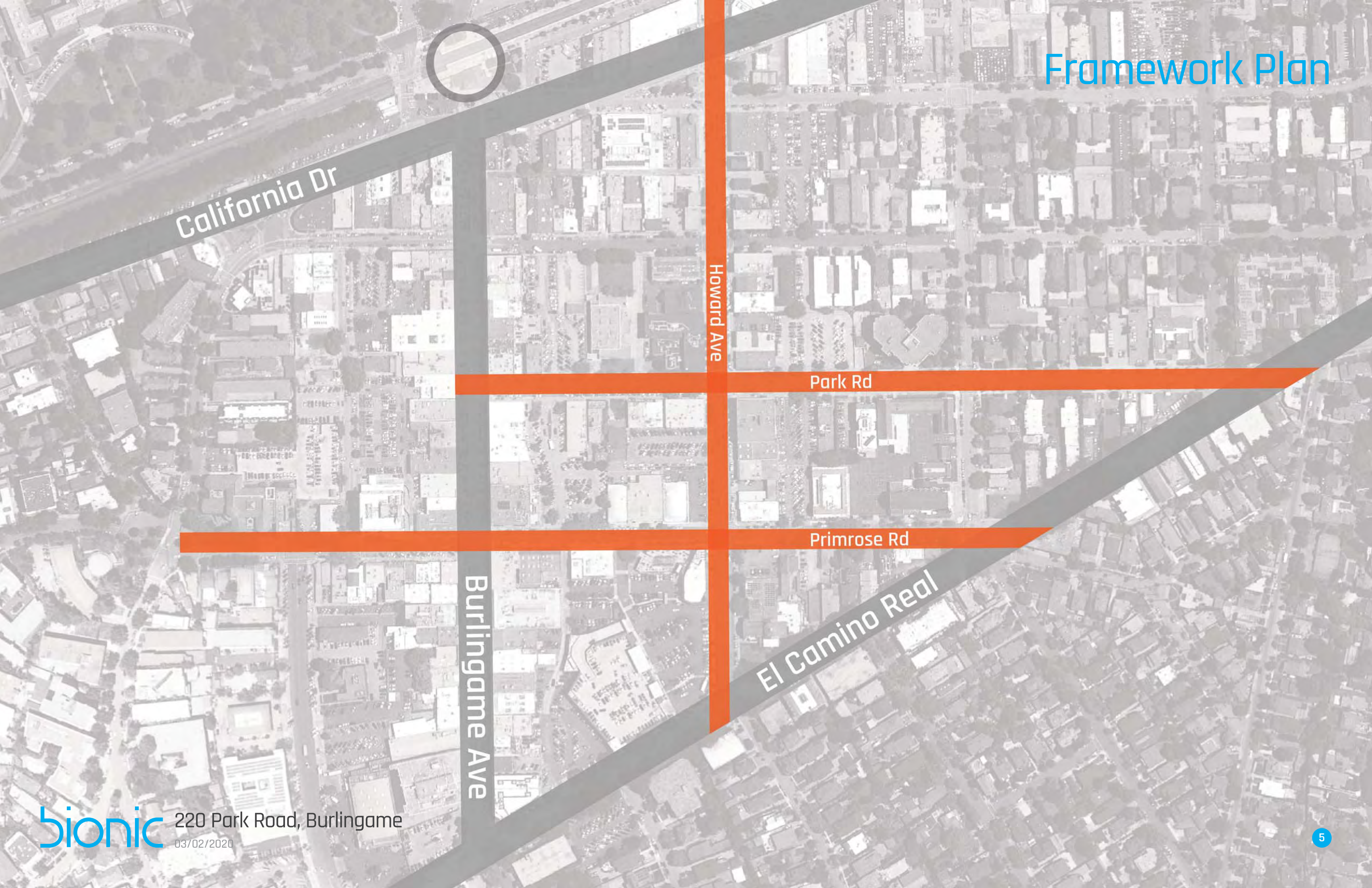
Site Context

Burlingame Ave

California Dr

Burlingame Ave

El Camino Real



California Dr

Howard Ave

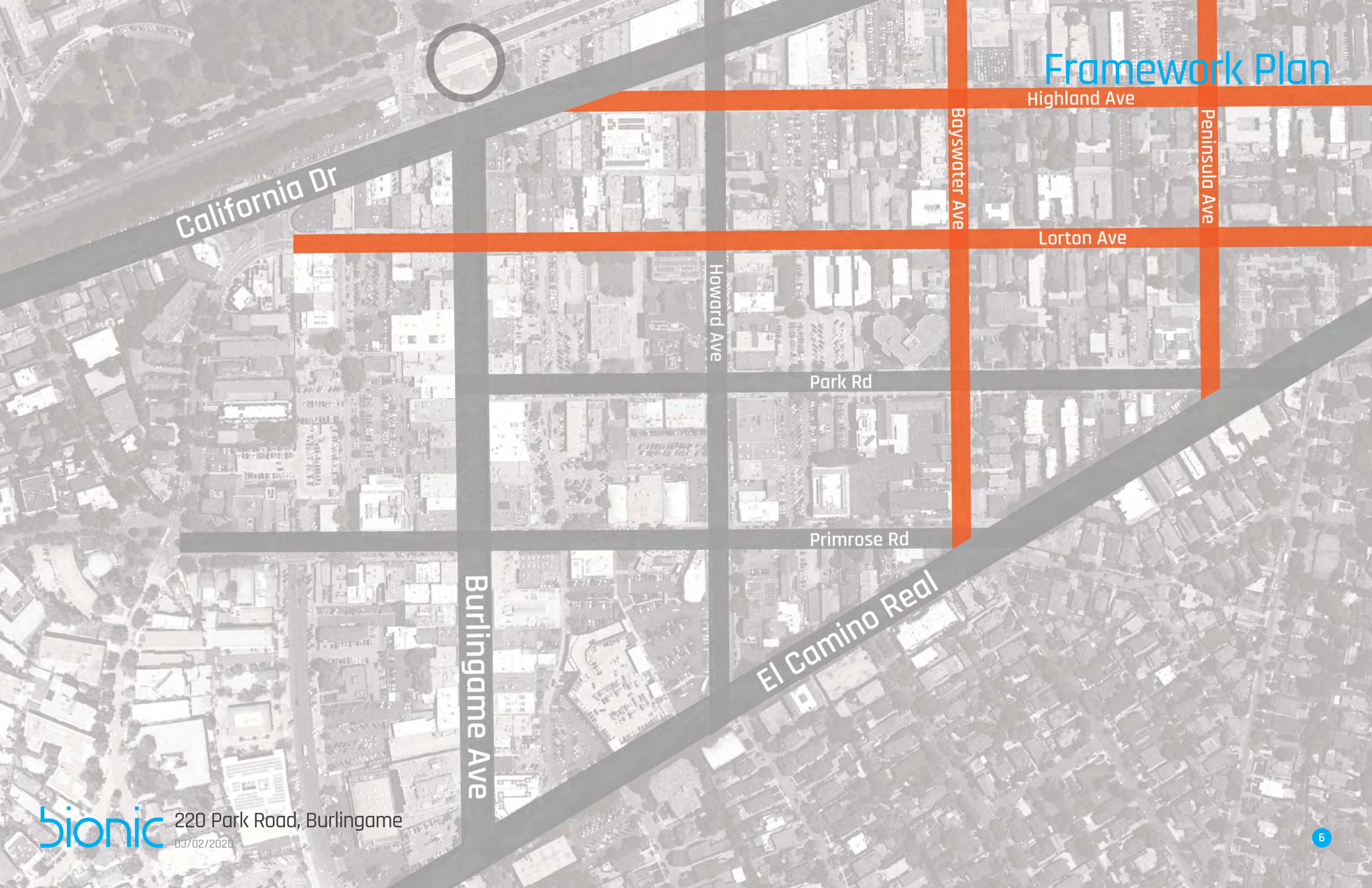
Park Rd

Primrose Rd

Burlingame Ave

El Camino Real

Framework Plan



California Dr

Highland Ave

Bayswater Ave

Peninsula Ave

Lorton Ave

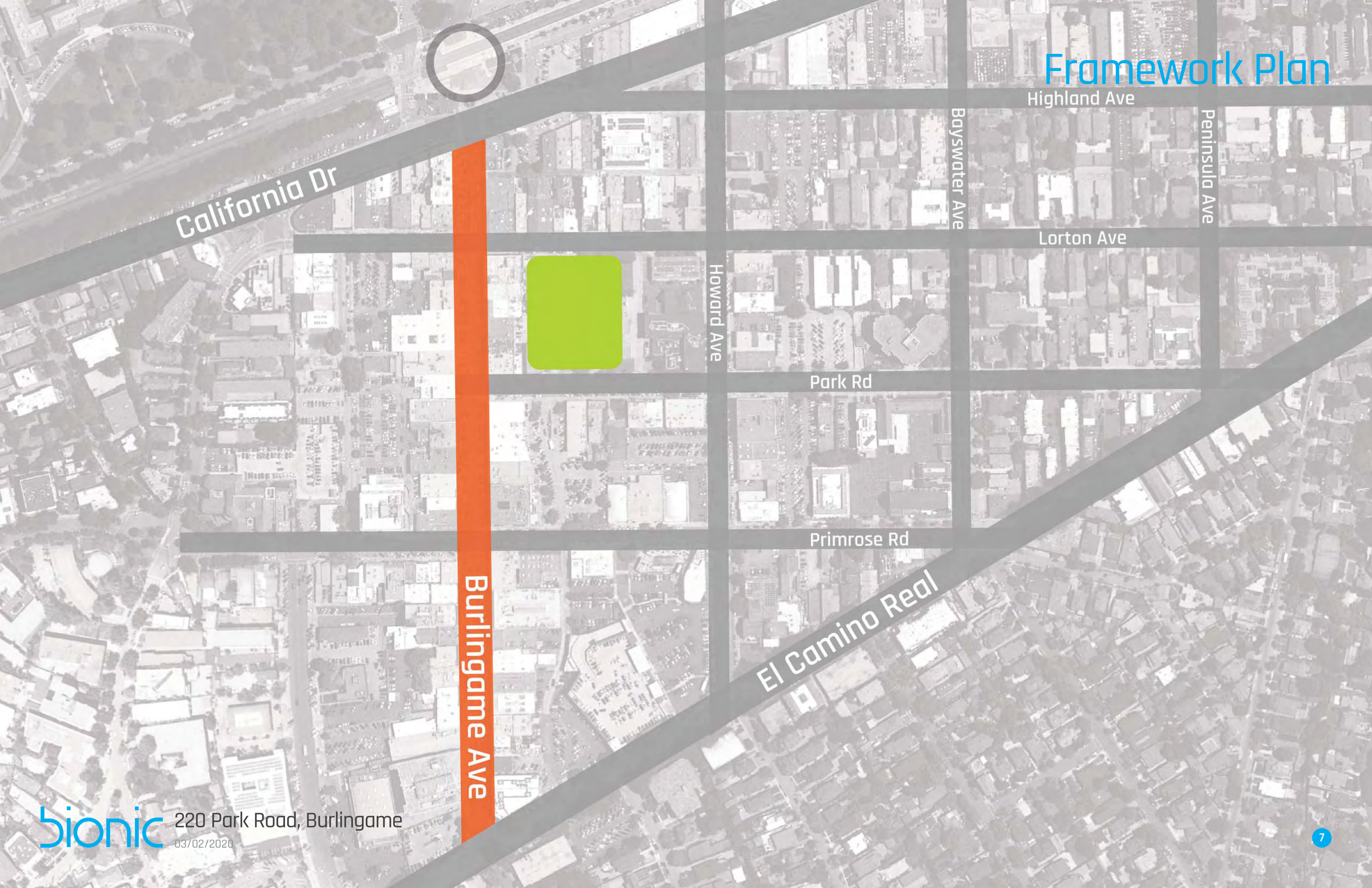
Howard Ave

Park Rd

Primrose Rd

Burlingame Ave

El Camino Real



California Dr

Highland Ave

Bayswater Ave

Peninsula Ave

Lorton Ave



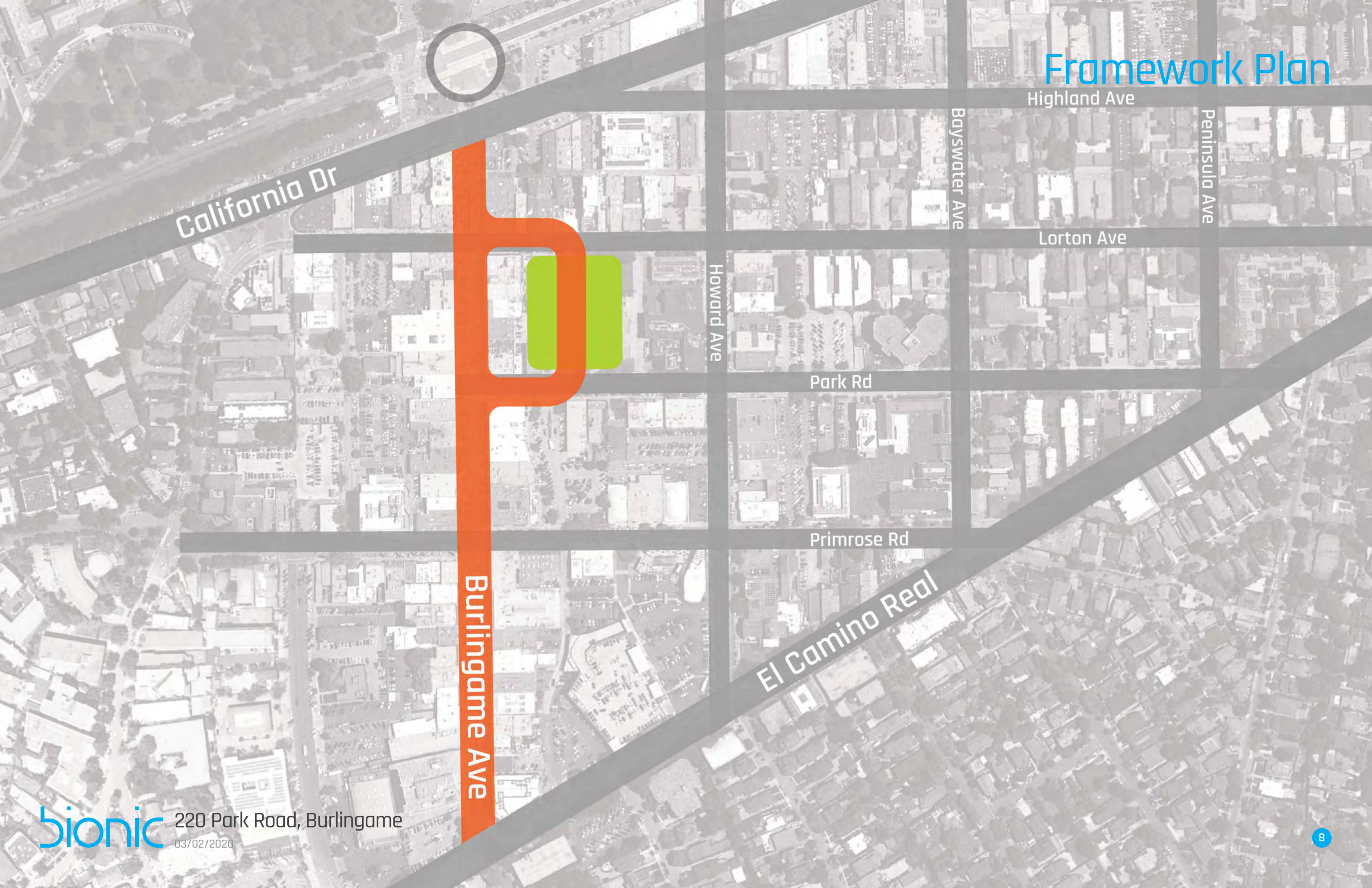
Howard Ave

Park Rd

Primrose Rd

Burlingame Ave

El Camino Real



California Dr

Highland Ave

Bayswater Ave

Peninsula Ave

Lorton Ave

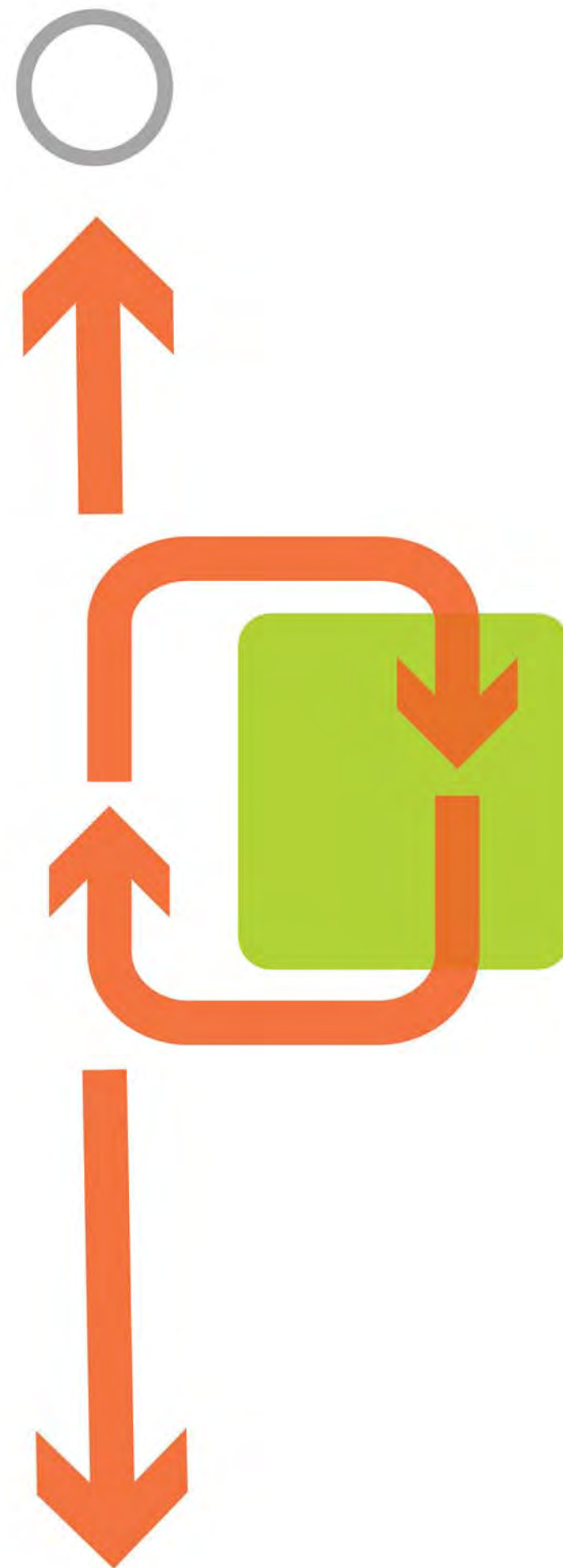
Howard Ave

Park Rd

Primrose Rd

El Camino Real

Burlingame Ave



Avenue + Plaza Loop



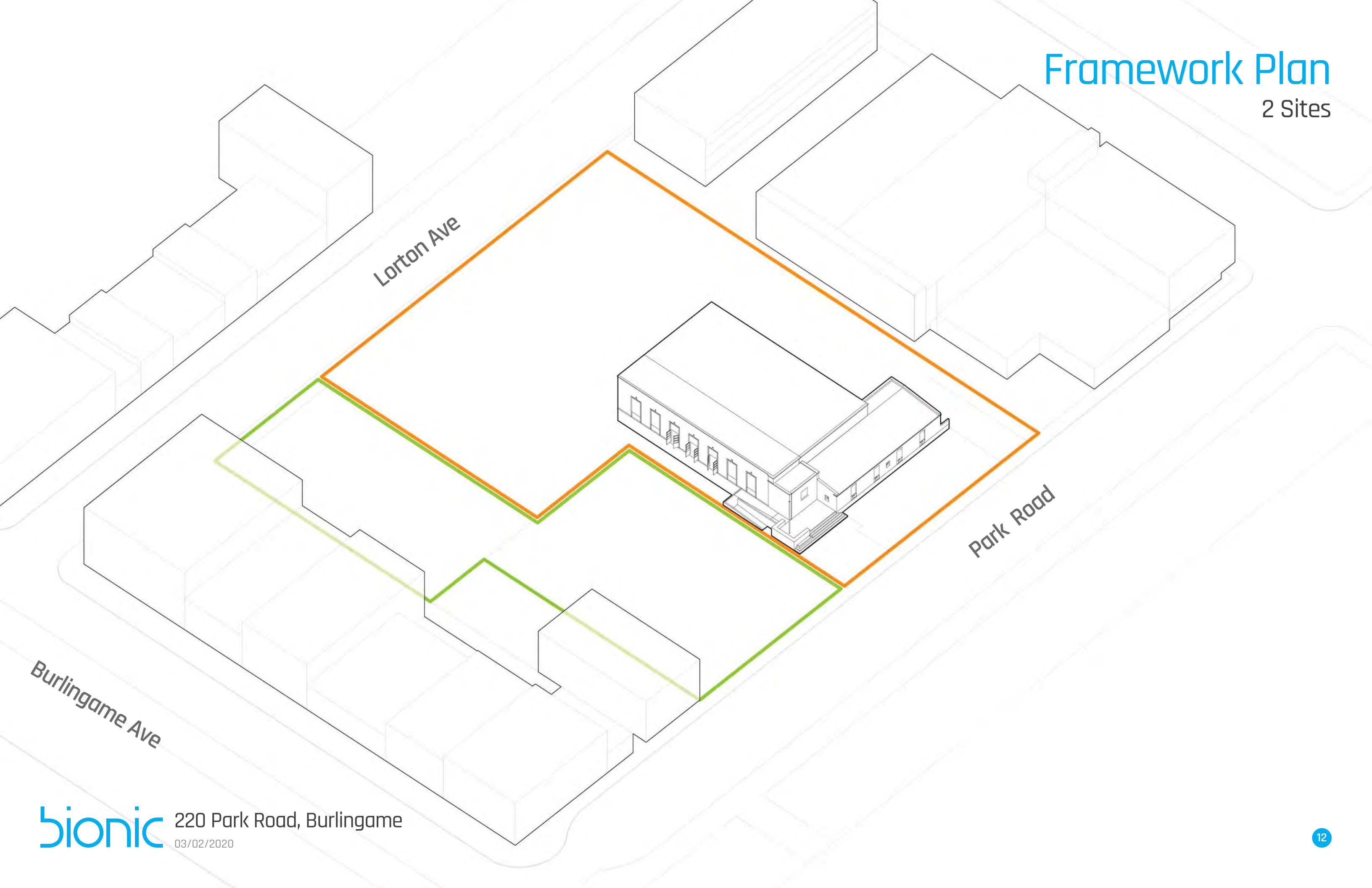
Framework Plan

Scale Studies - Noe Valley Town Square



Framework Plan

2 Sites



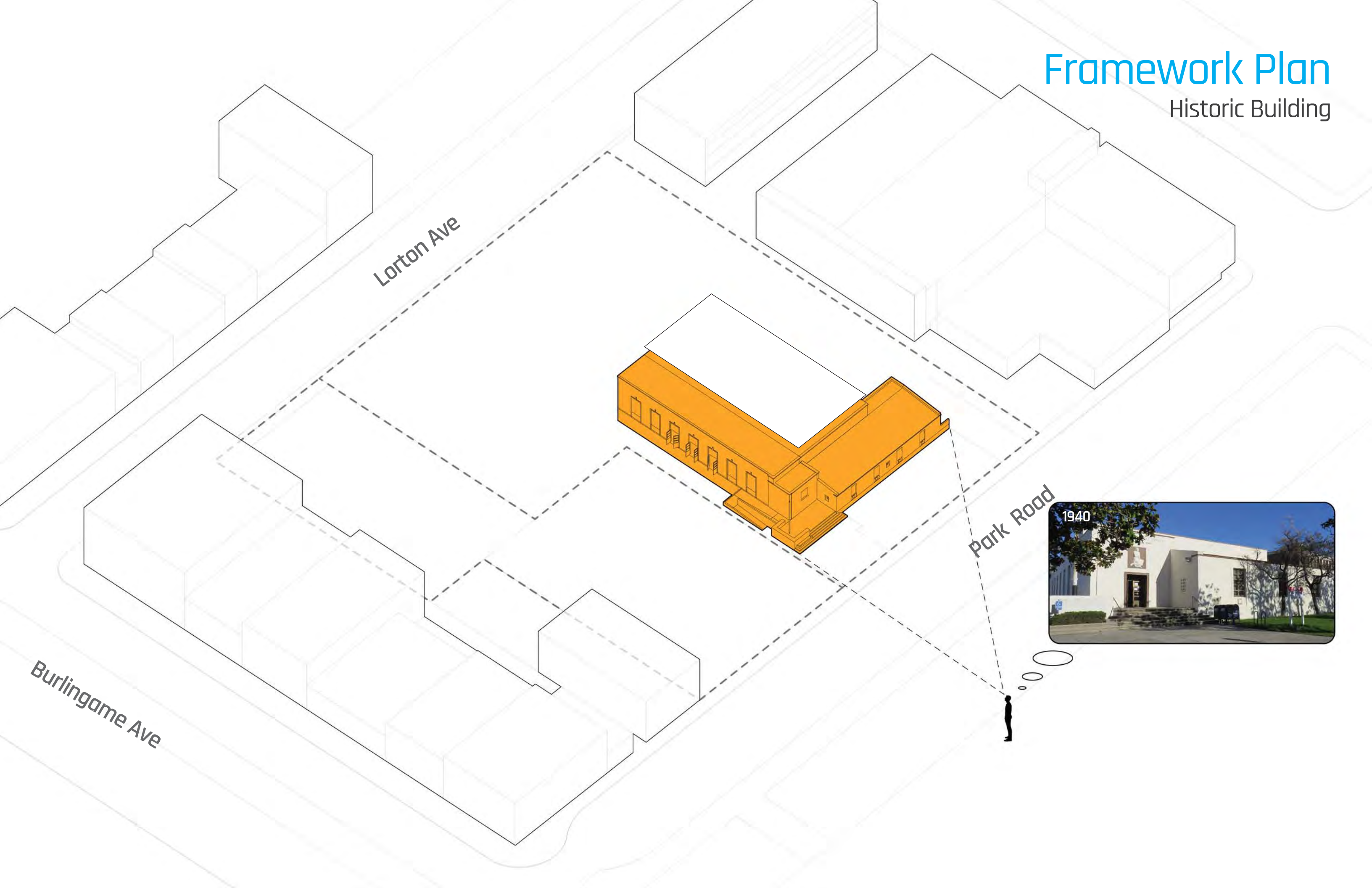
Lorton Ave

Park Road

Burlingame Ave

Framework Plan

Historic Building



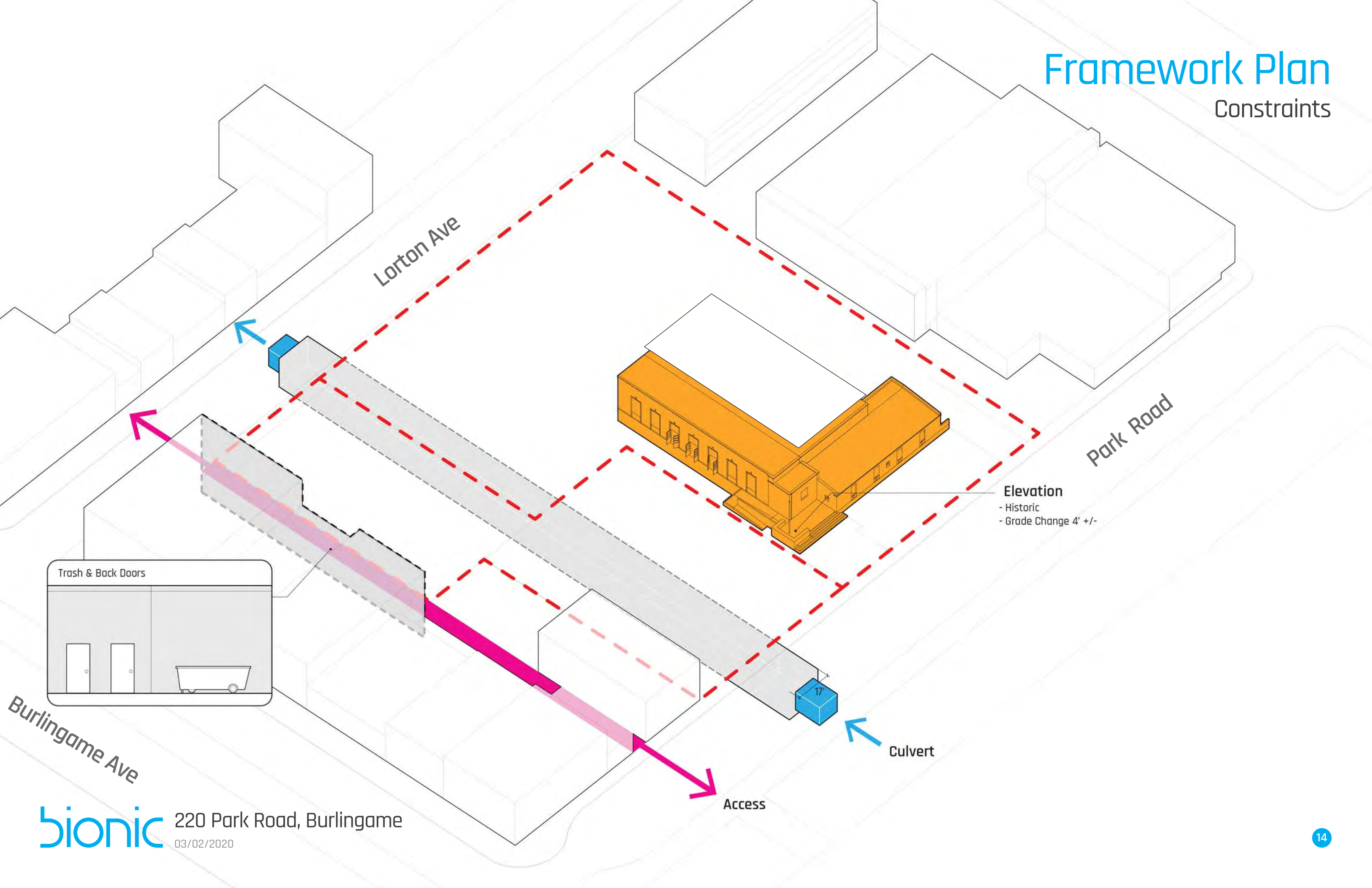
Burlingame Ave

Lorton Ave

Park Road

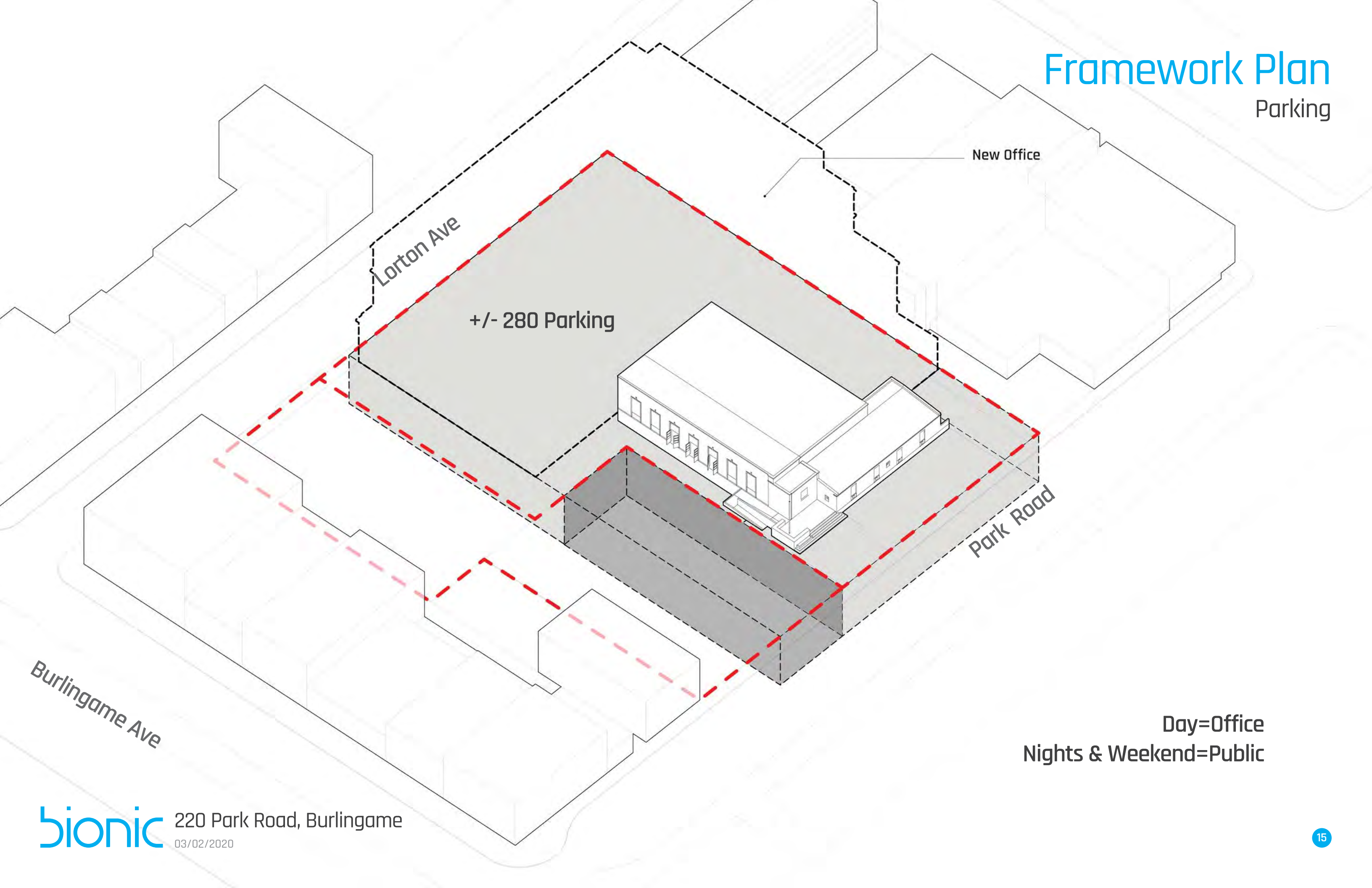
Framework Plan

Constraints



Framework Plan

Parking



New Office

Lorton Ave

+/- 280 Parking

Park Road

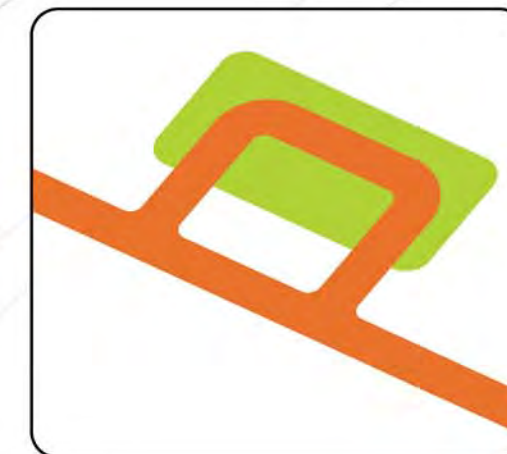
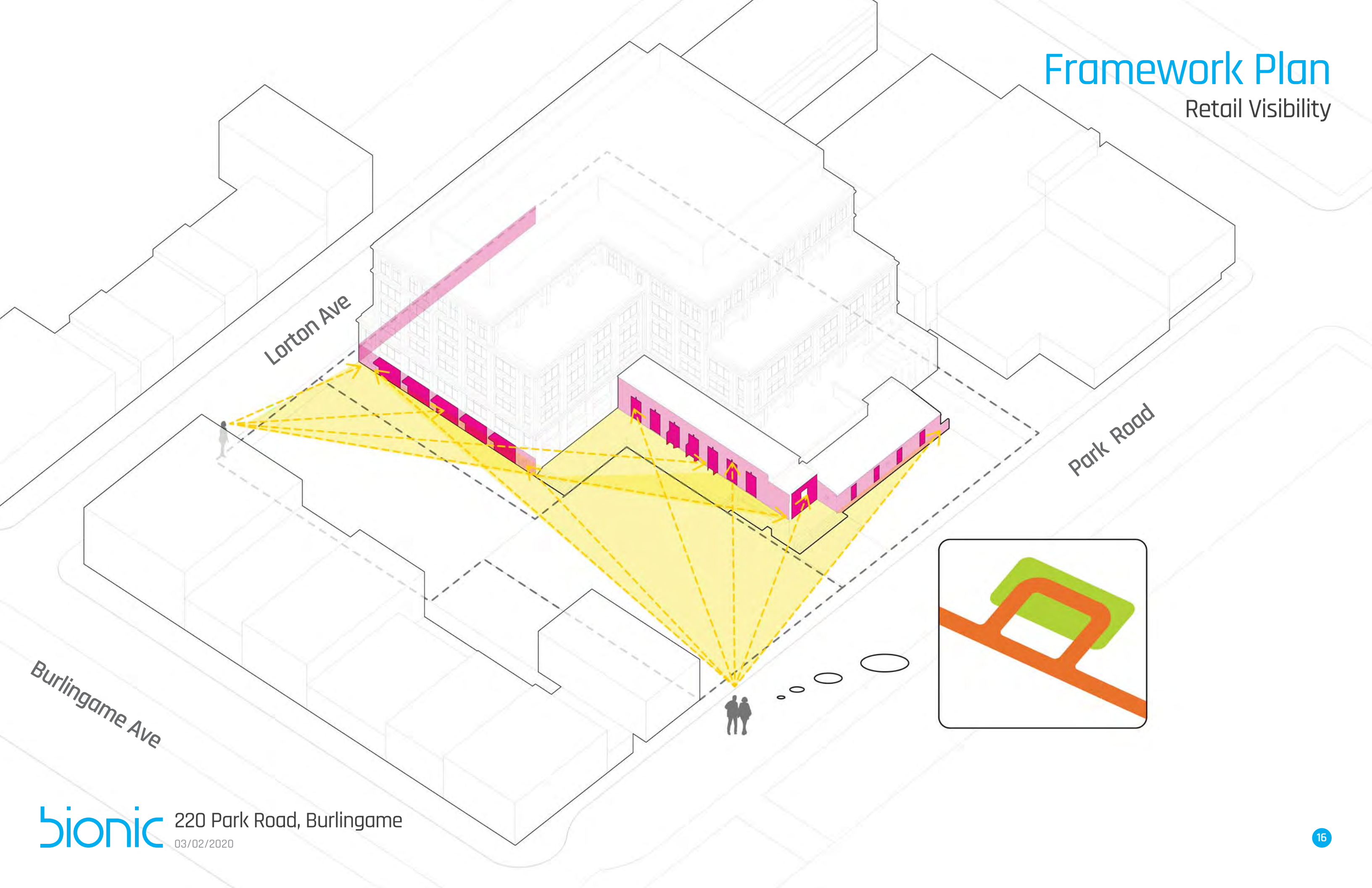
Burlingame Ave

Day=Office
Nights & Weekend=Public

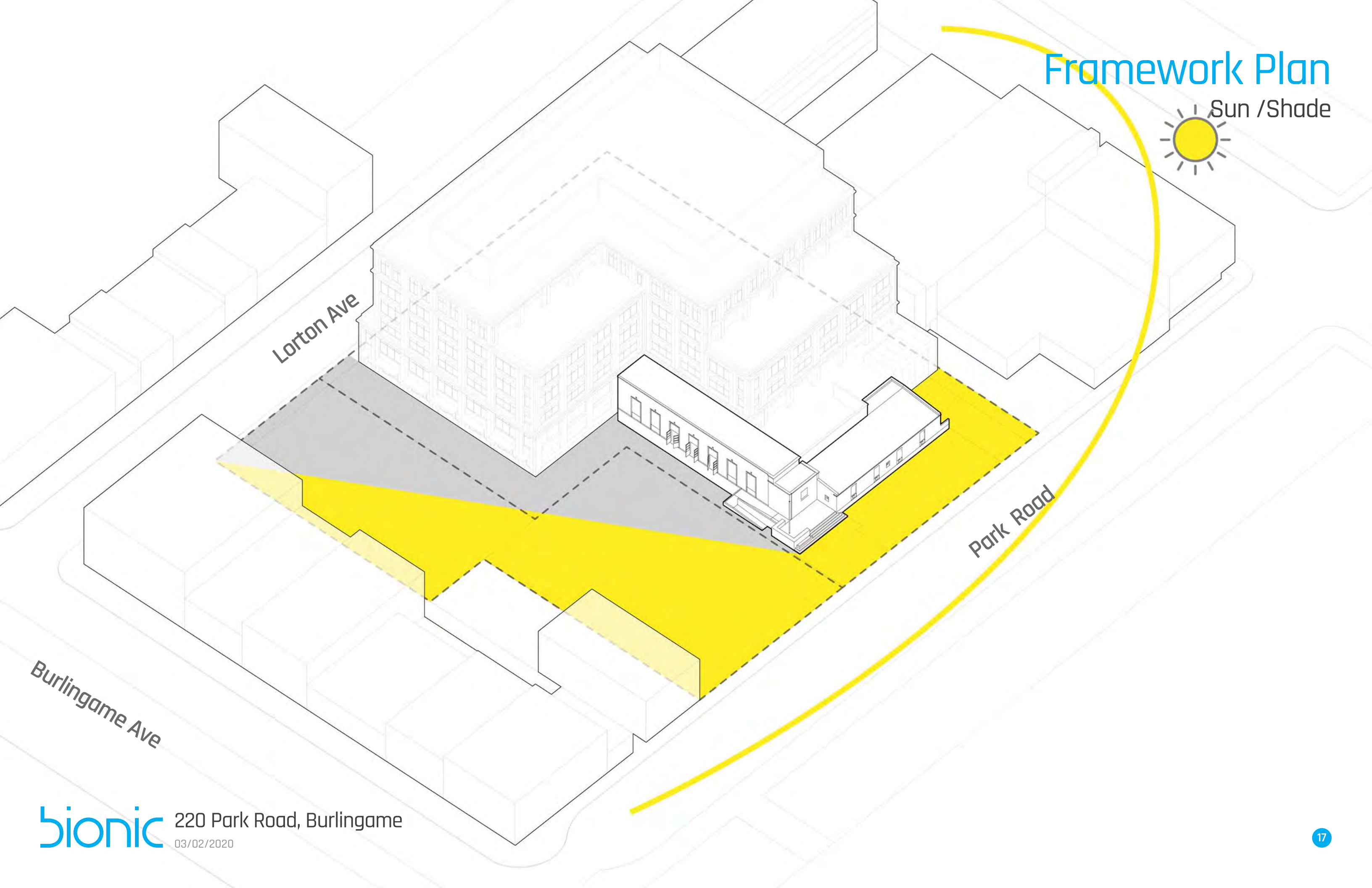
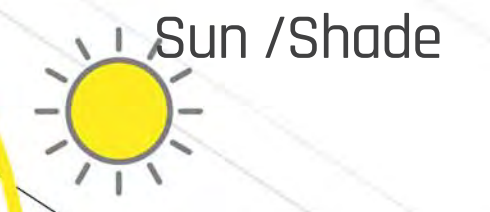


Framework Plan

Retail Visibility



Framework Plan



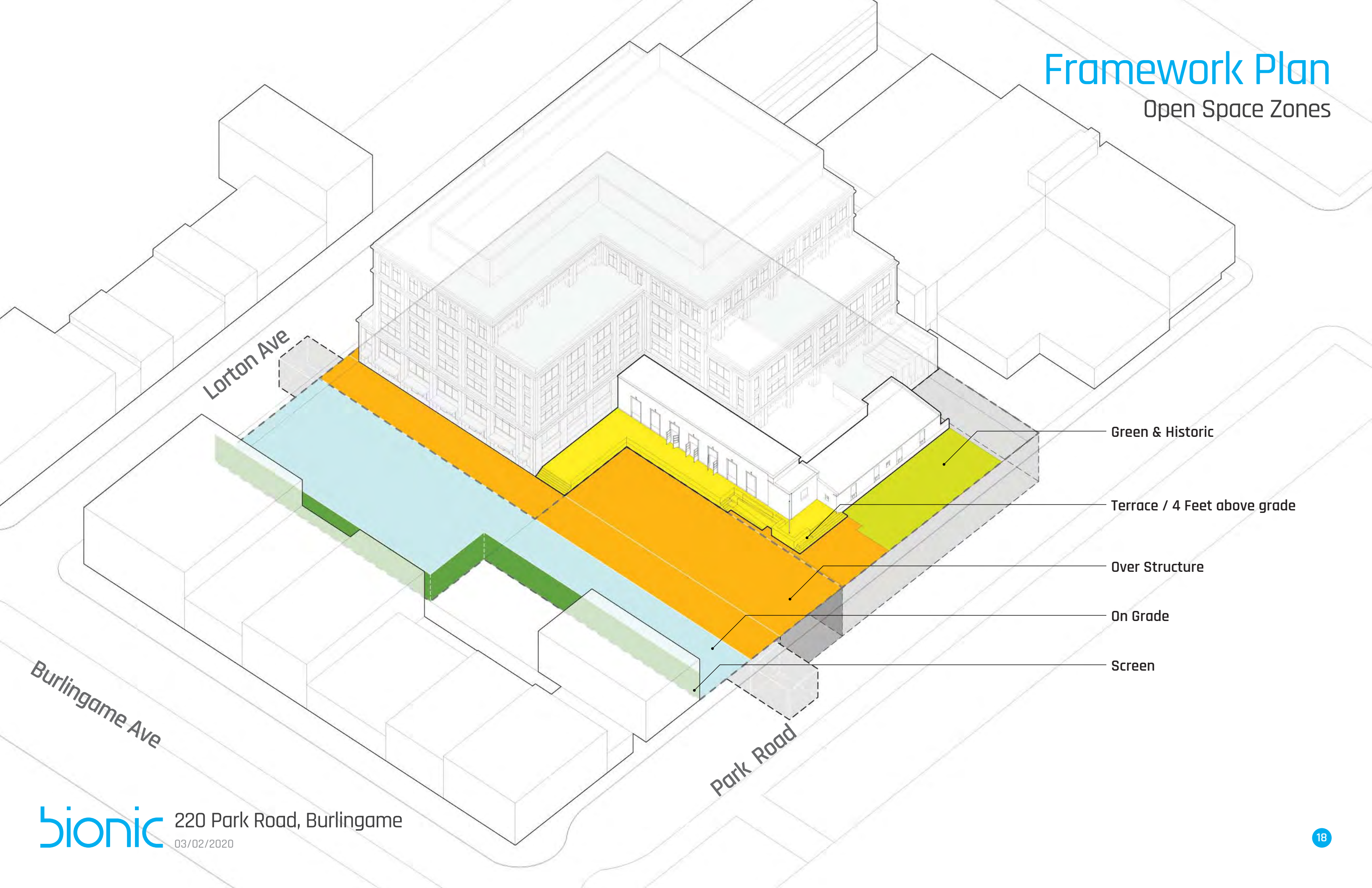
Lorton Ave

Park Road

Burlingame Ave

Framework Plan

Open Space Zones



Lorton Ave

Burlingame Ave

Park Road

Green & Historic

Terrace / 4 Feet above grade

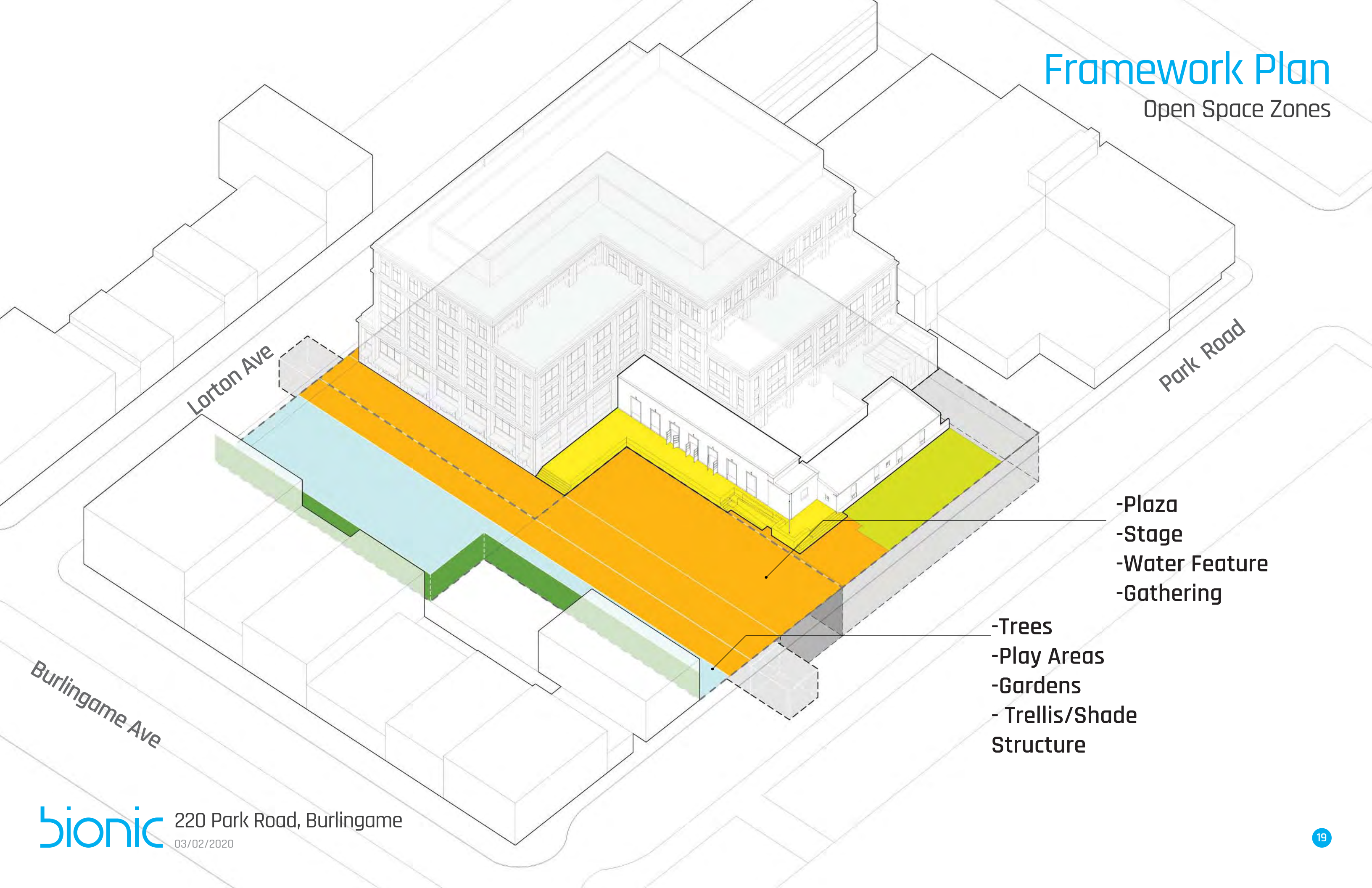
Over Structure

On Grade

Screen

Framework Plan

Open Space Zones



Lorton Ave

Park Road

Burlingame Ave

- Plaza
- Stage
- Water Feature
- Gathering

- Trees
- Play Areas
- Gardens
- Trellis/Shade Structure

Plaza Programming

Historic Zone

Lorton Ave

Burlingame Ave

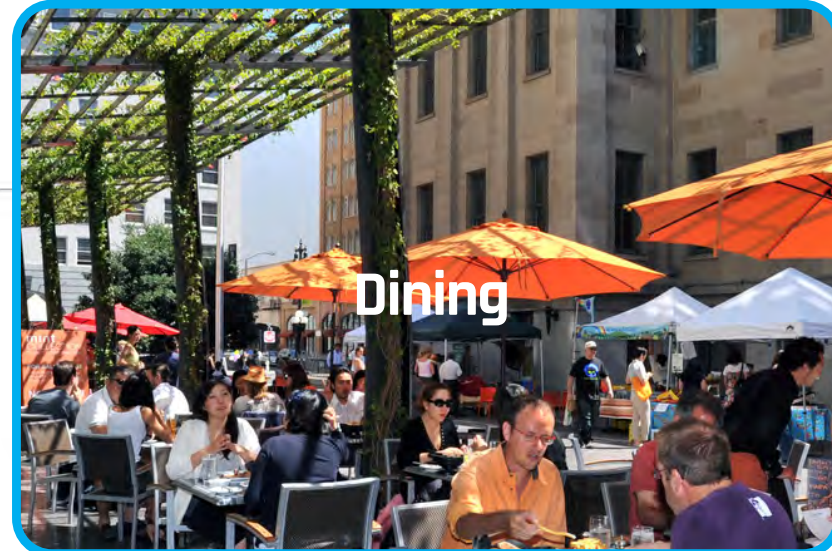
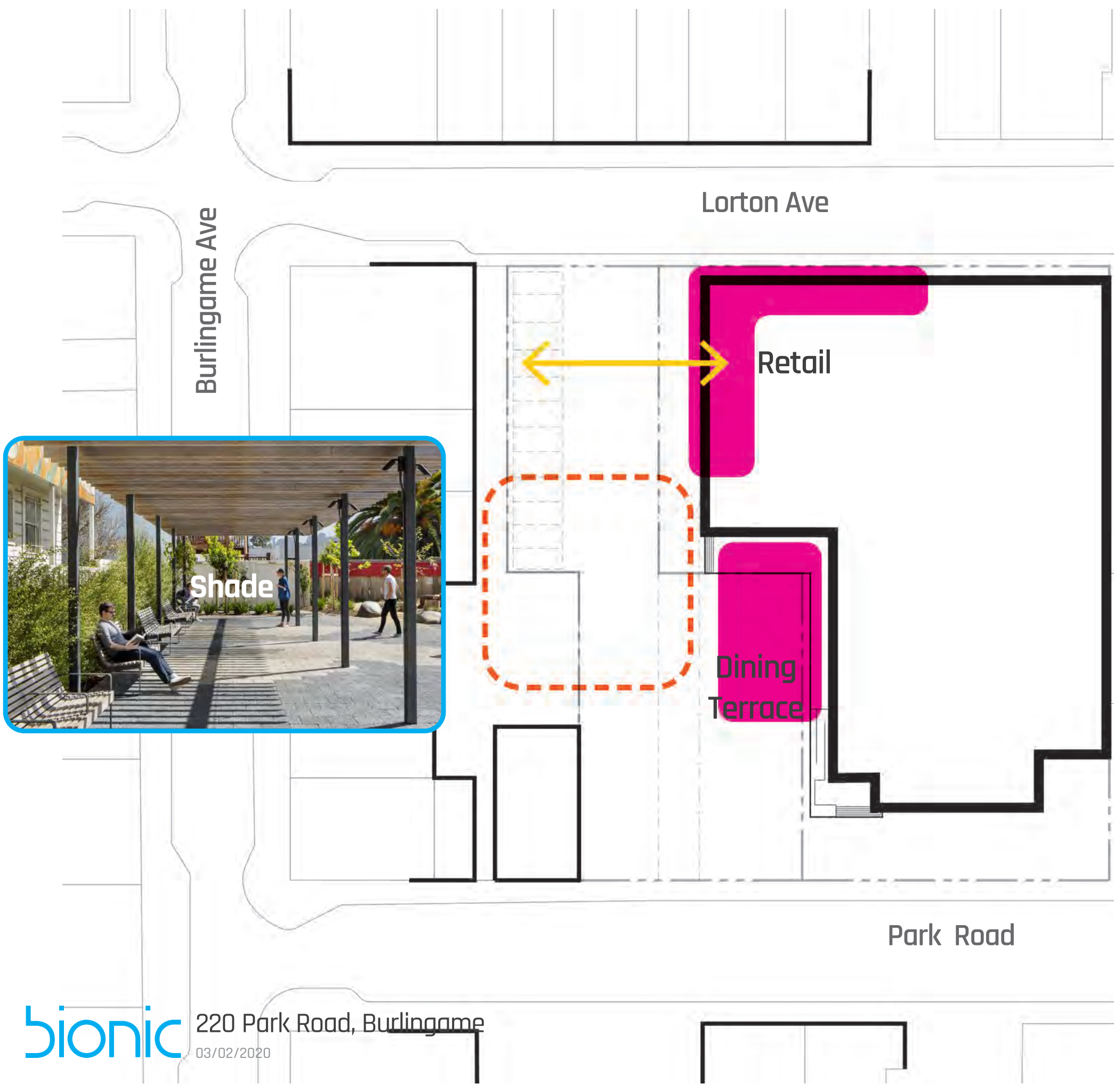
Howard Ave

Park Road

Historic Garden & Lawn

Plaza Programming

Retail Zone



Plaza Programming

Kids Zone

Lorton Ave

Burlingame Ave



Kids Zone



Dining Terrace



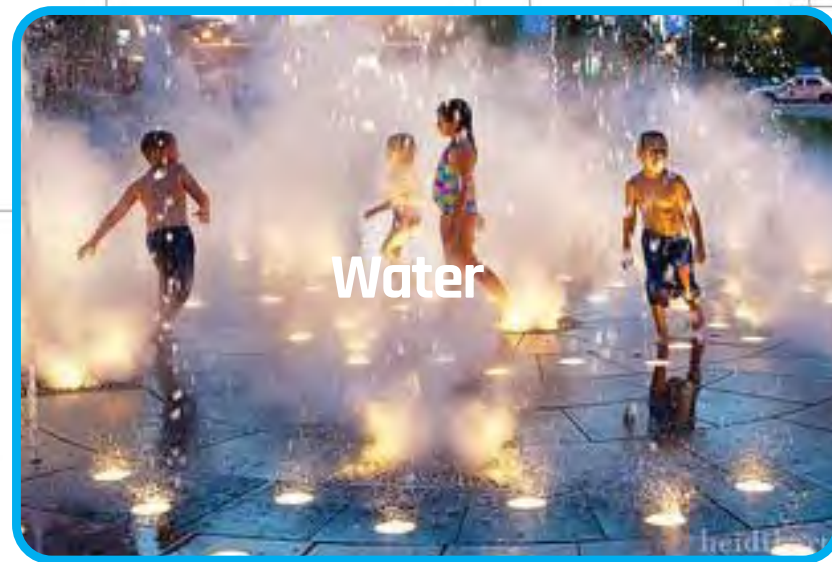
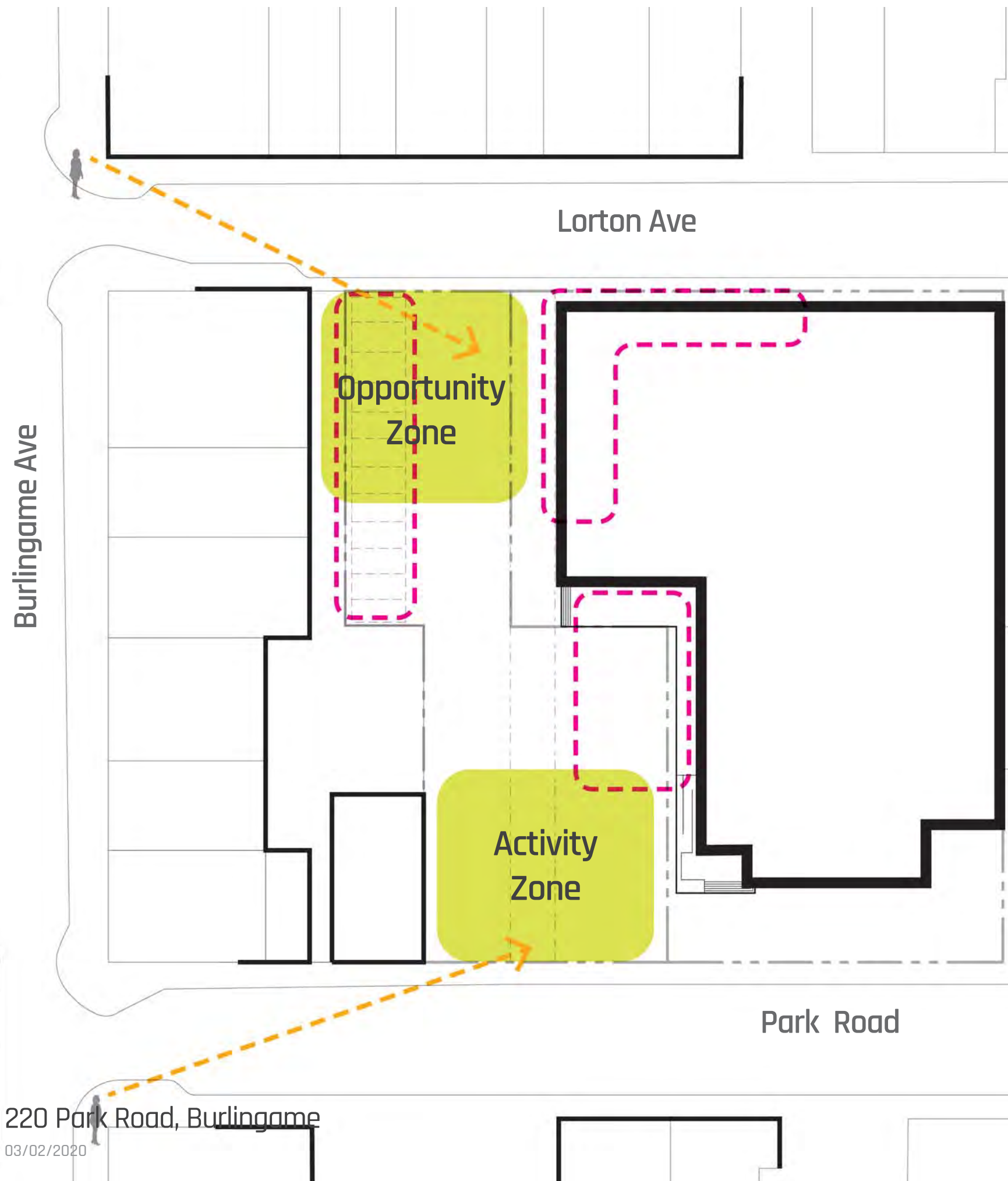
Play

Howard Ave

Park Road

Plaza Programming

Retail & Activity Zone



Plaza Programming

Composite

