

620 AIRPORT BOULEVARD

Burlingame, CA

BCDC Design Review Board
Second Review
March 13, 2023

cmg

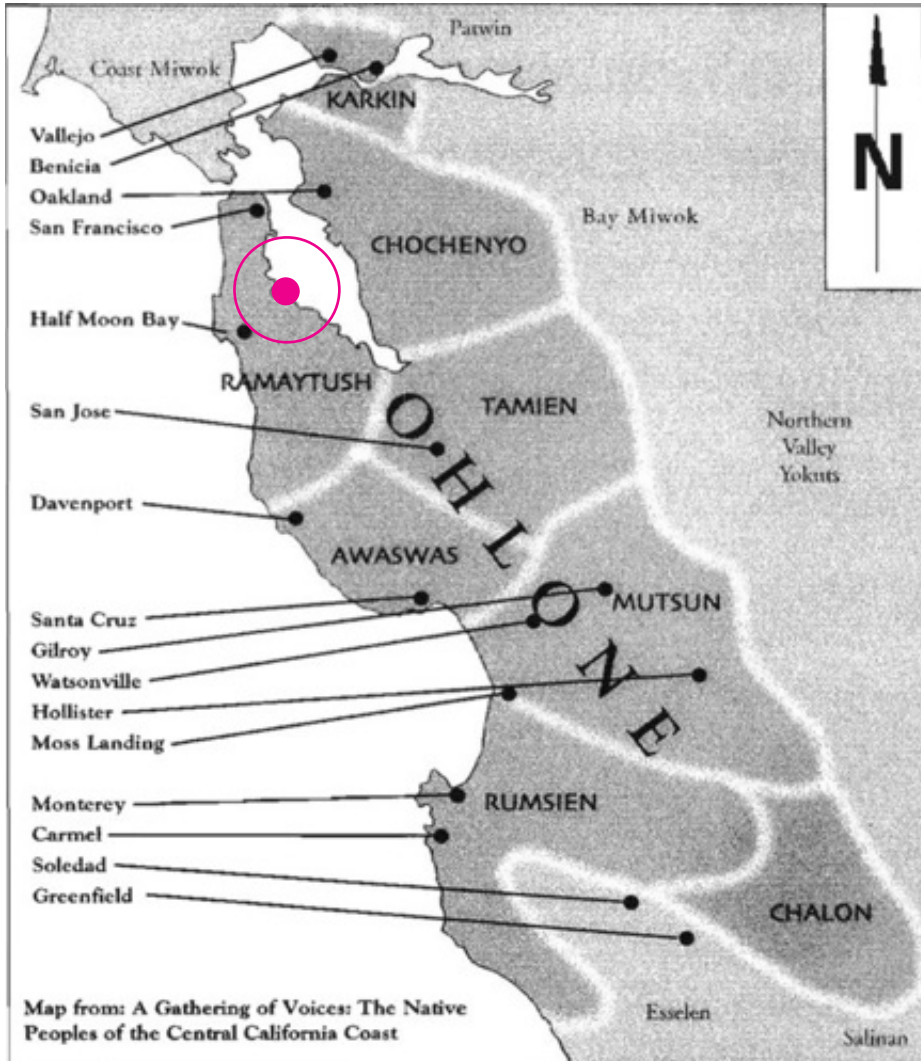


620 AIRPORT BLVD SITE CONTEXT / VICINITY MAP

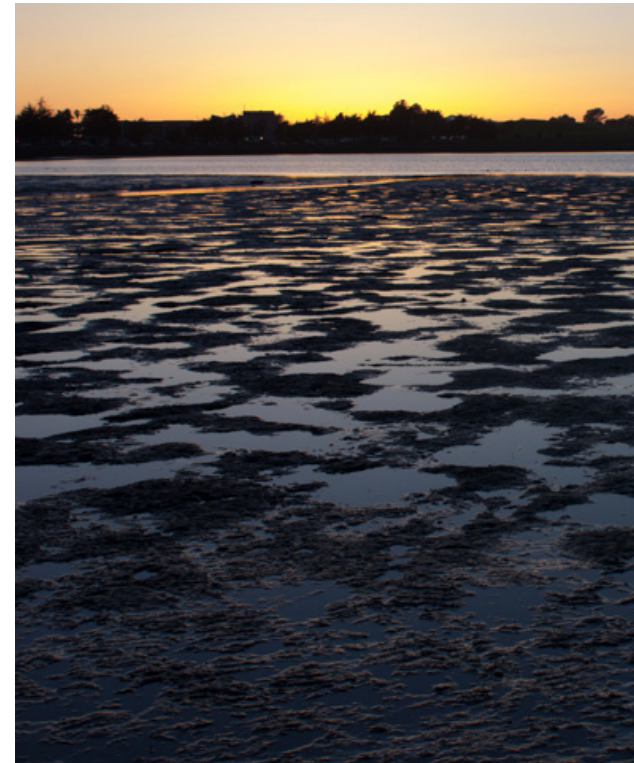


620 AIRPORT BLVD SITE HISTORY

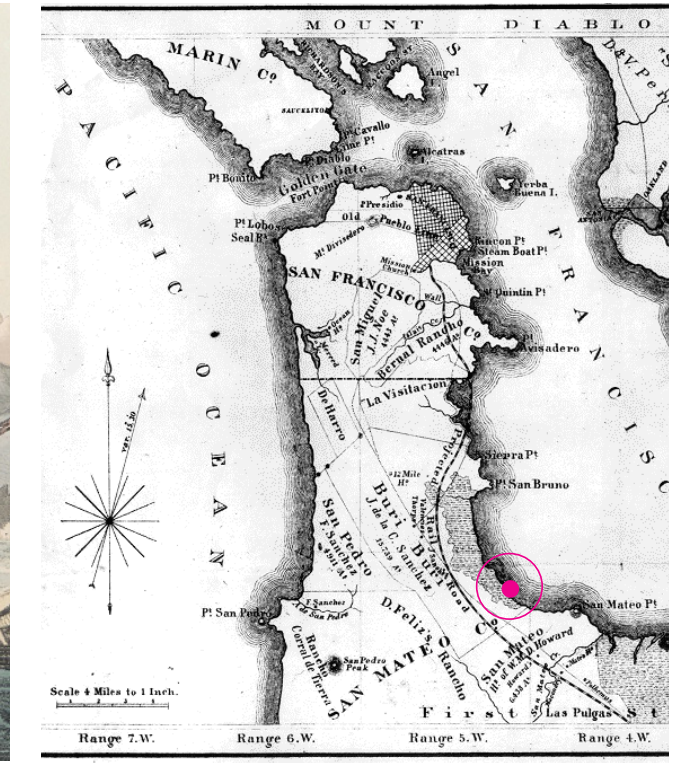
Land of the Ohlone-Raymatush Tribe



Historic Tidal Flat



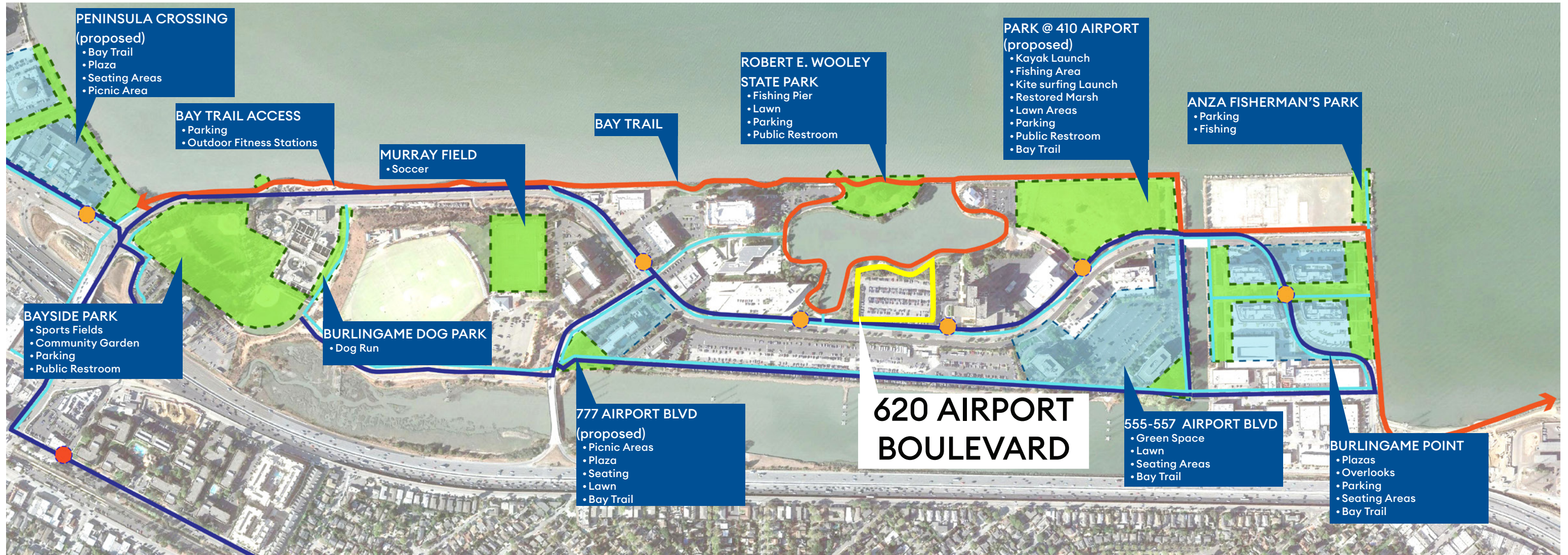
Historic Map



1965 Aerial Photo - Bay Fill



620 AIRPORT BLVD SITE CONTEXT: OPEN SPACE AND RECREATION + BICYCLE, PEDESTRIAN, AND TRANSIT CONNECTIVITY



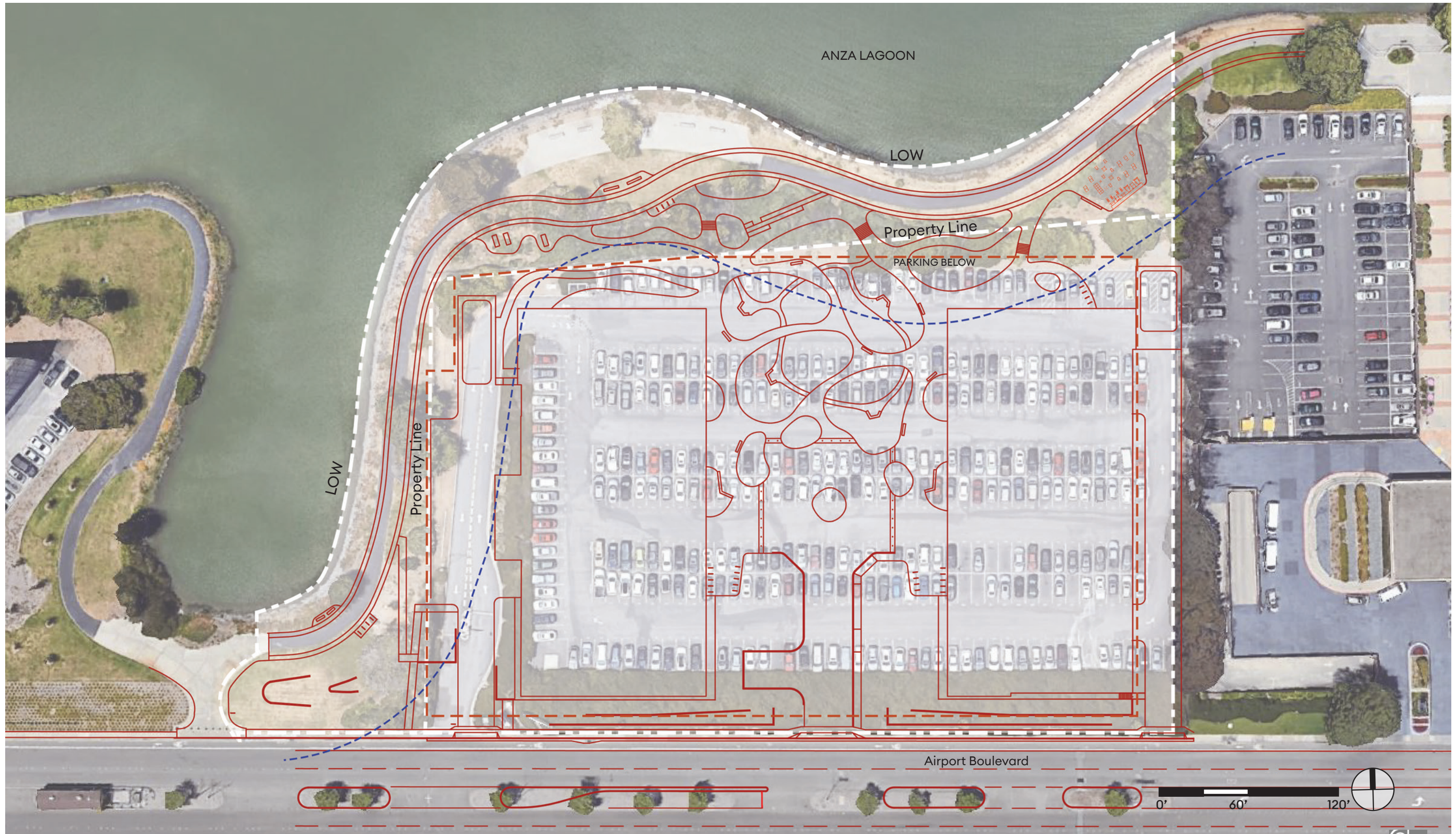
LEGEND

	PEDESTRIAN ROUTE
	BIKE ROUTE
	BAY TRAIL
	SAMTRANS SHUTTLE/BUS STOP
	CALTRAIN STATION

620 AIRPORT BLVD PROJECT SITE TODAY



620 AIRPORT BLVD PROPOSED PLAN / EXISTING CONDITIONS OVERLAY



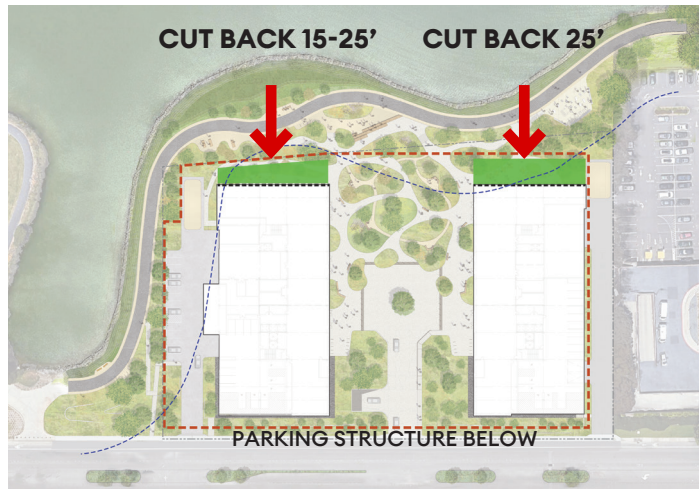
620 AIRPORT BLVD WHAT WE HEARD & HOW WE RESPONDED

WHAT WE HEARD:

- Reduce development within the BCDC shoreline band.
- Soften the Bay edge and allow space for adaptation to sea level rise and upland migration of shoreline edge.
- Reduce surface parking at west edge.
- Create more direct accessible pedestrian access paths between sidewalk, plaza, parking, and Bay Trail.
- Enlarge plaza planters to better support healthy plants and trees.
- Add more bike parking at Bay side amenity spaces.
- Show clearly the extent of parking structure and building footprints on all plans.
- Consider more interactive public art concepts.
- Add more shade trees along Bay Trail.

HOW WE RESPONDED:

Reduce Building Footprints



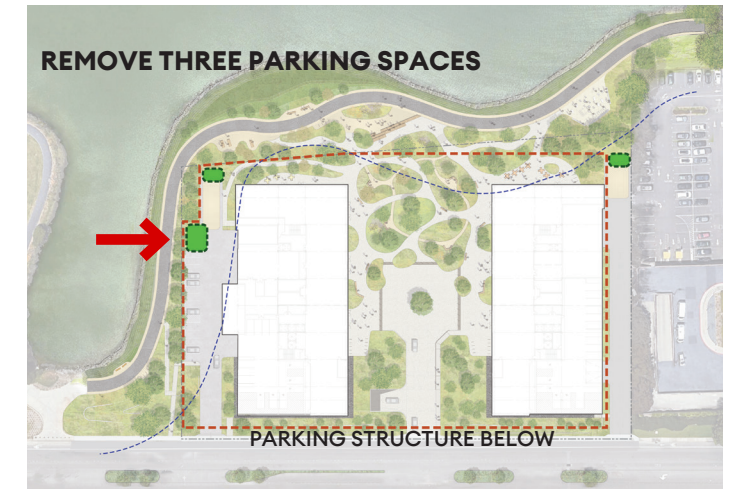
Re-align Bay Trail



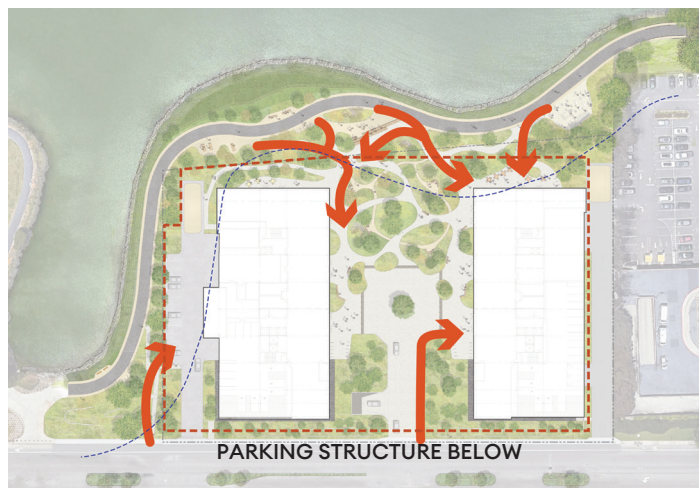
Create Softer Shoreline



Less Parking & Shorter Fire Lane



Make More Direct Connections



Enlarge Plaza Planters



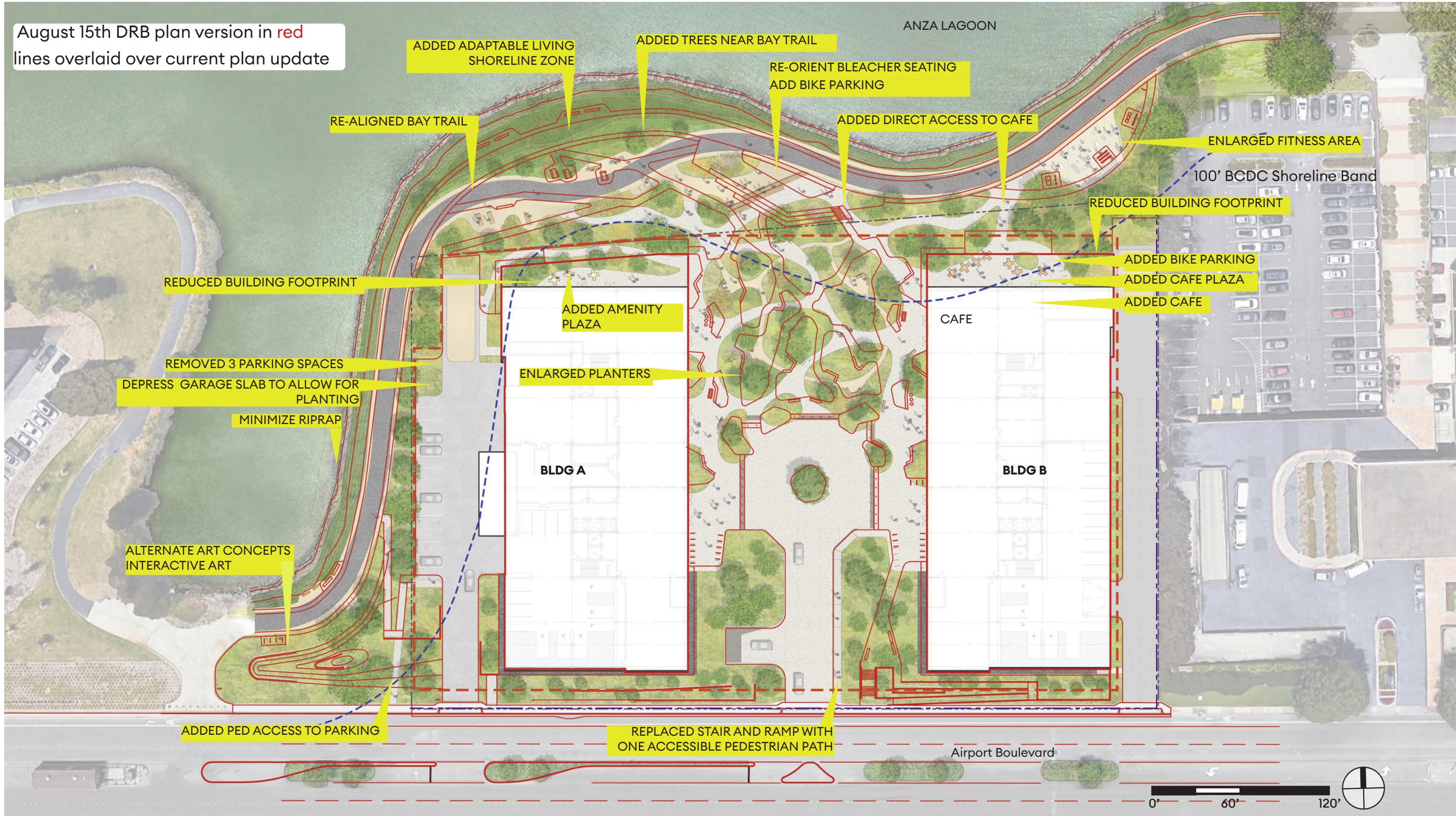
Add Cafe Plaza, Add Bike Parking, Enlarge & Re-orient Public Spaces



More Trees at Bay Trail Public Space



620 AIRPORT BLVD HOW WE RESPONDED TO FIRST DRB COMMENTS



620 AIRPORT BLVD SITE PLAN UPDATE: COMPARISON TO PREVIOUS PLAN



Previous Plan as of August 15th DRB



Updated Site Plan

620 AIRPORT BLVD SITE PLAN

PROJECT AND SITE INFORMATION

Total Project Area: 5.1 Acres
 Project Area within BCDC Jurisdiction: 1.9 Acres
 Public Open Space Area: 2.35 Acres
 Public Open Space Within BCDC Jurisdiction: 1.6 Acres
 Building Area within BCDC Jurisdiction: 0.30 Acres
 Public Access Paths On Site: 2,515 LF
 Public Access Paths Within BCDC Jurisdiction: 1,684 LF
 Dedicated Public Parking: 5 Stalls

LEGEND

- ① BAY TRAIL
- ② PLAZA AND GARDEN
- ③ TERRACED SEATING AREA
- ④ NATIVE PLANTING
- ⑤ SEATING AREAS
- ⑥ PICNIC AREA
- ⑦ FITNESS AREA
- ⑧ PUBLIC PARKING
- ⑨ PUBLIC BIKE PARKING
- ⑩ ACCESSIBLE WALKWAY
- ⑪ PASSENGER DROP-OFF
- ⑫ INTERACTIVE ART FEATURE
- ⑬ ADAPTABLE SHORELINE
- ⑭ CAFE PLAZA & SEATING
- ⑮ AMENITY PLAZA & SEATING

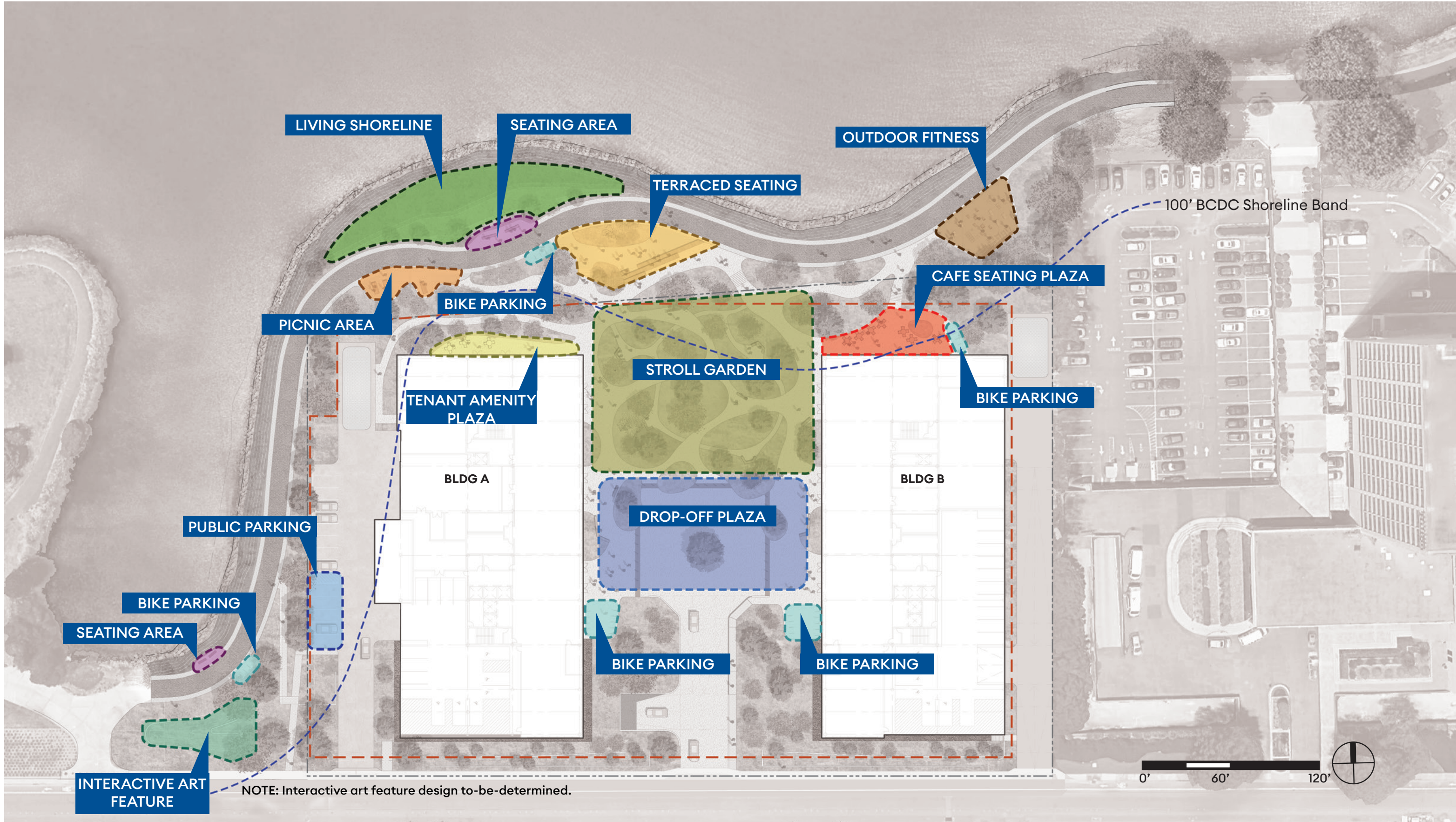
- - - EDGE OF PARKING BELOW
- - - PROPERTY LINE
- +17 PROPOSED ELEVATION
- (+11) EXISTING ELEVATION



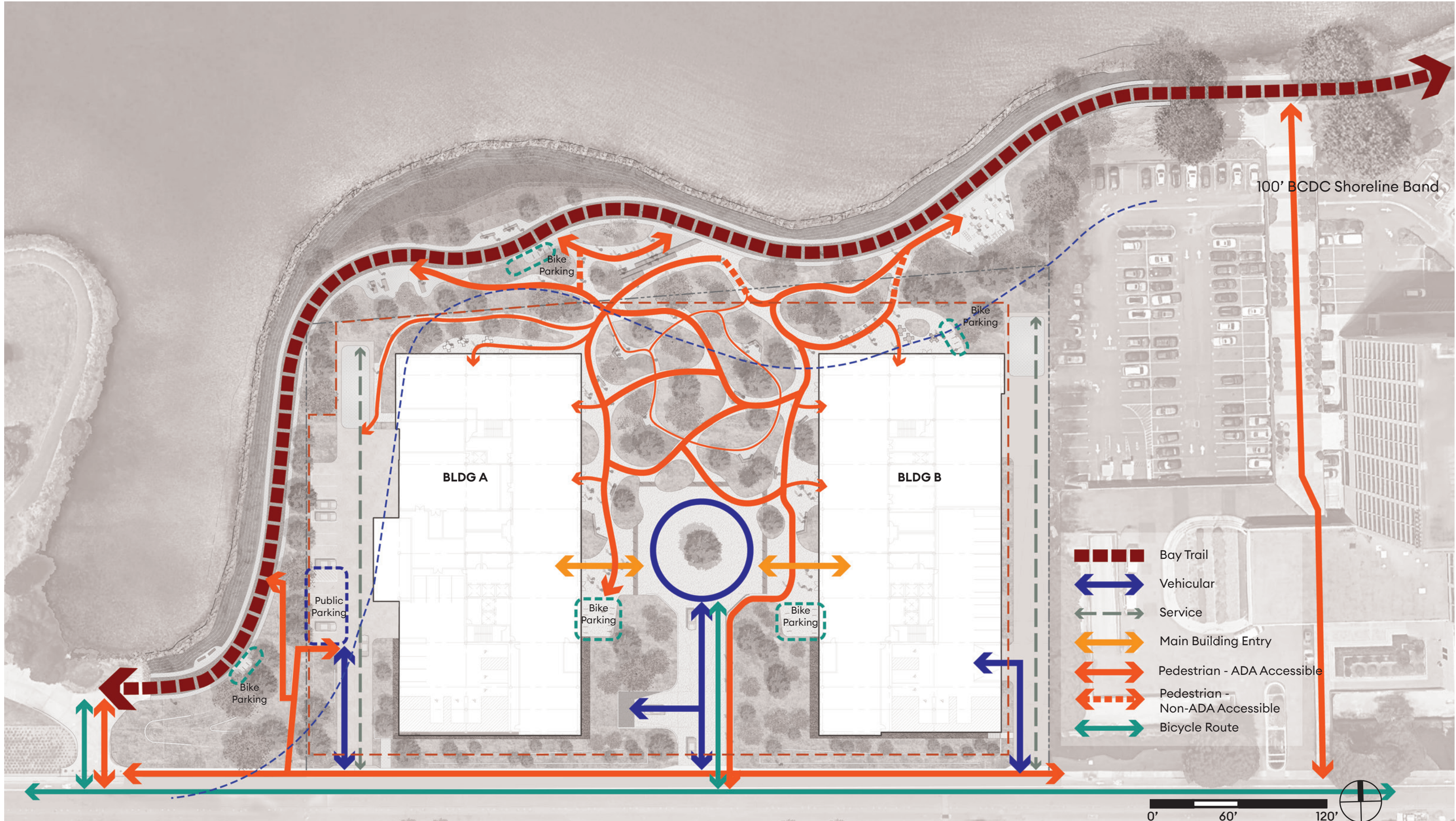
620 AIRPORT BLVD BIRD'S-EYE VIEW LOOKING WEST



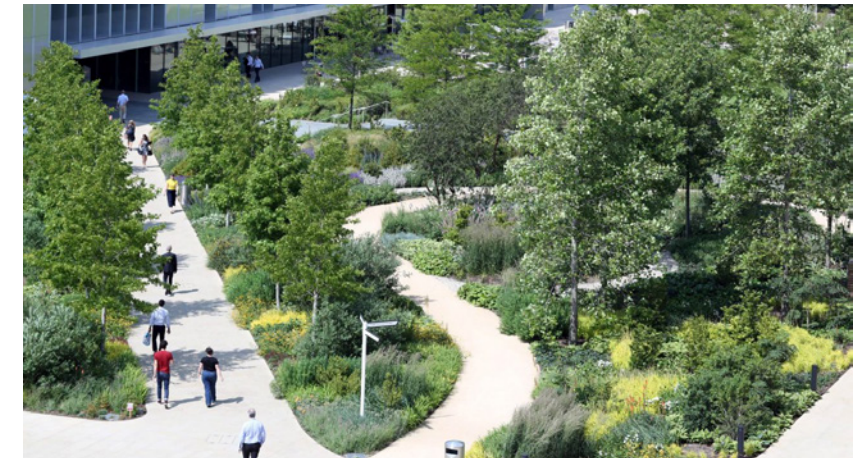
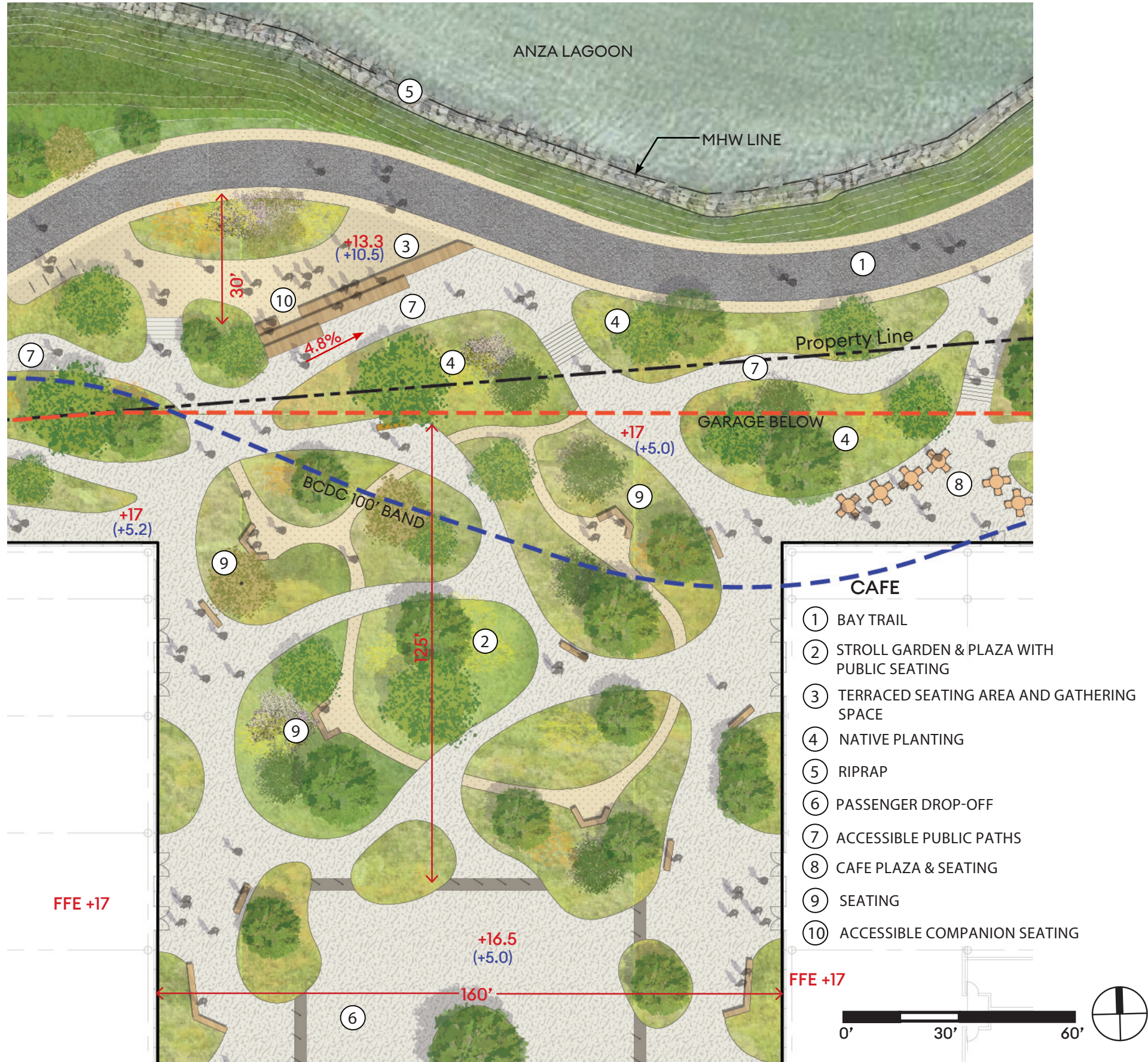
620 AIRPORT BLVD SITE PROGRAM AND PUBLIC AMENITIES



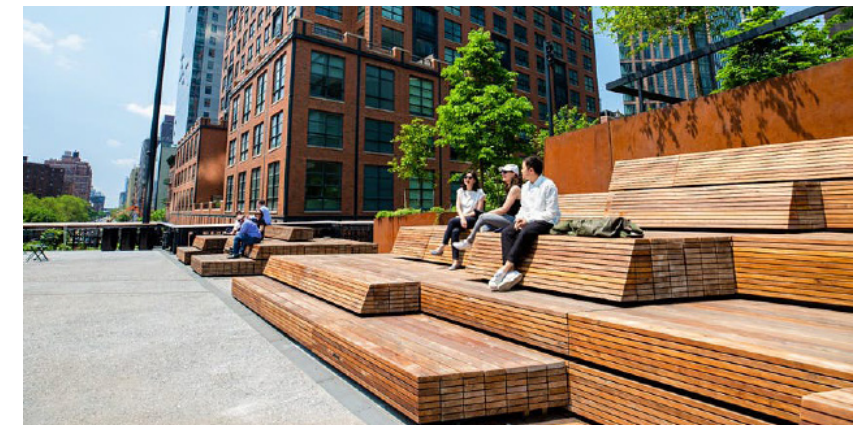
620 AIRPORT BLVD SITE CIRCULATION



620 AIRPORT BLVD SITE PLAN ENLARGEMENT: PLAZA AND STROLL GARDEN TO BAY TRAIL



Stroll Garden



Terraced Seating Area



Gathering/Event Space

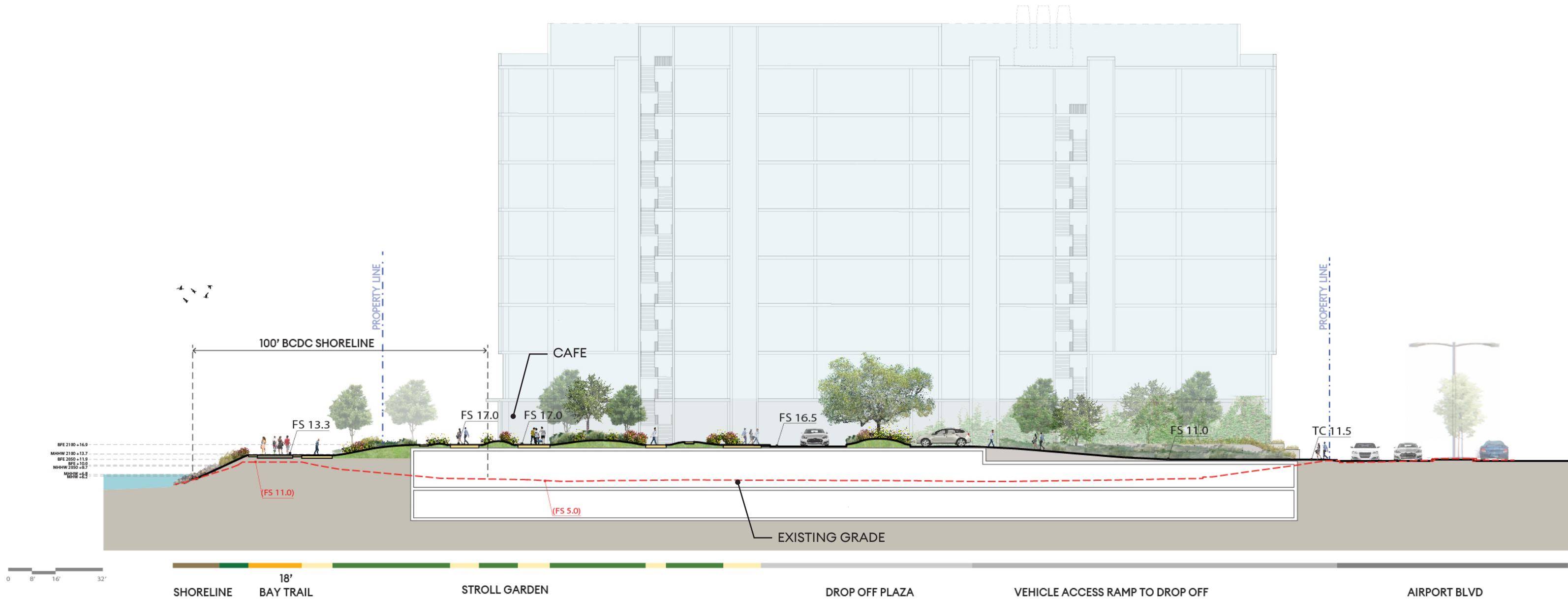
620 AIRPORT BLVD VIEW OF TERRACED SEATING AND BAY TRAIL LOOKING NORTH



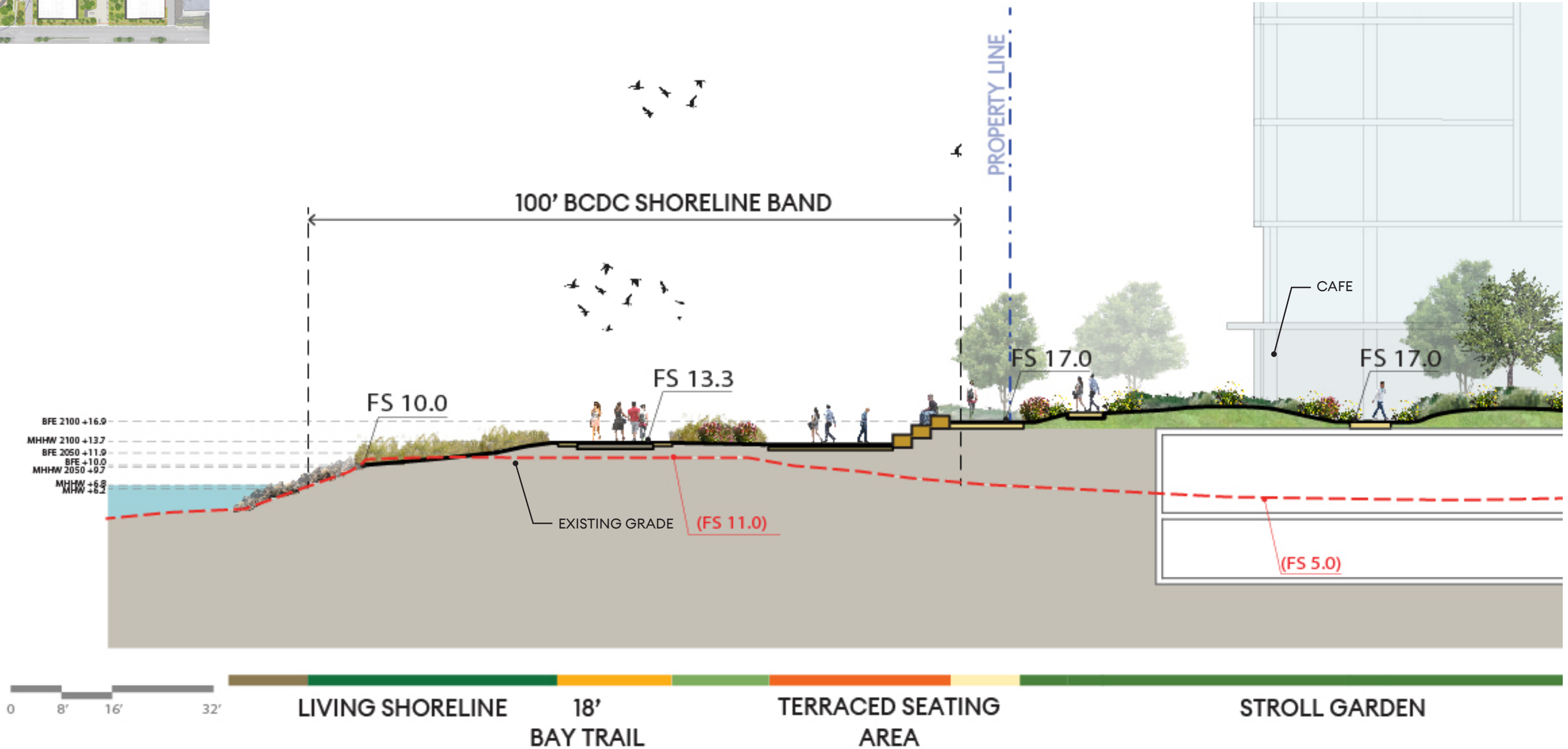
620 AIRPORT BLVD VIEW OF PLAZA AND EAST BUILDING LOOKING EAST



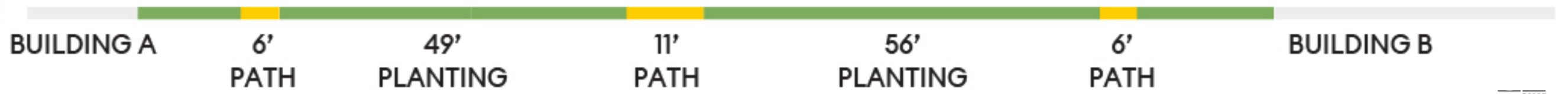
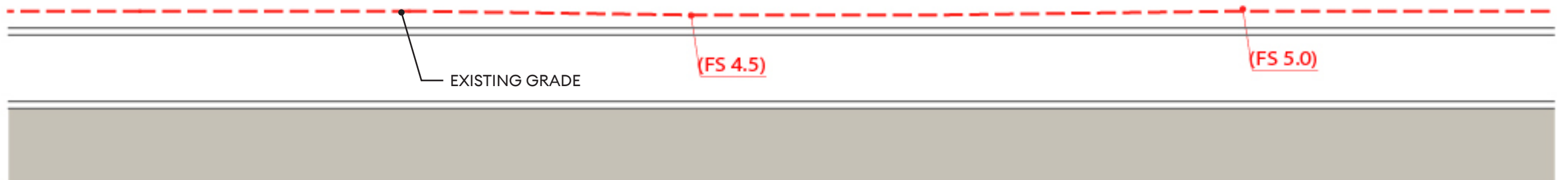
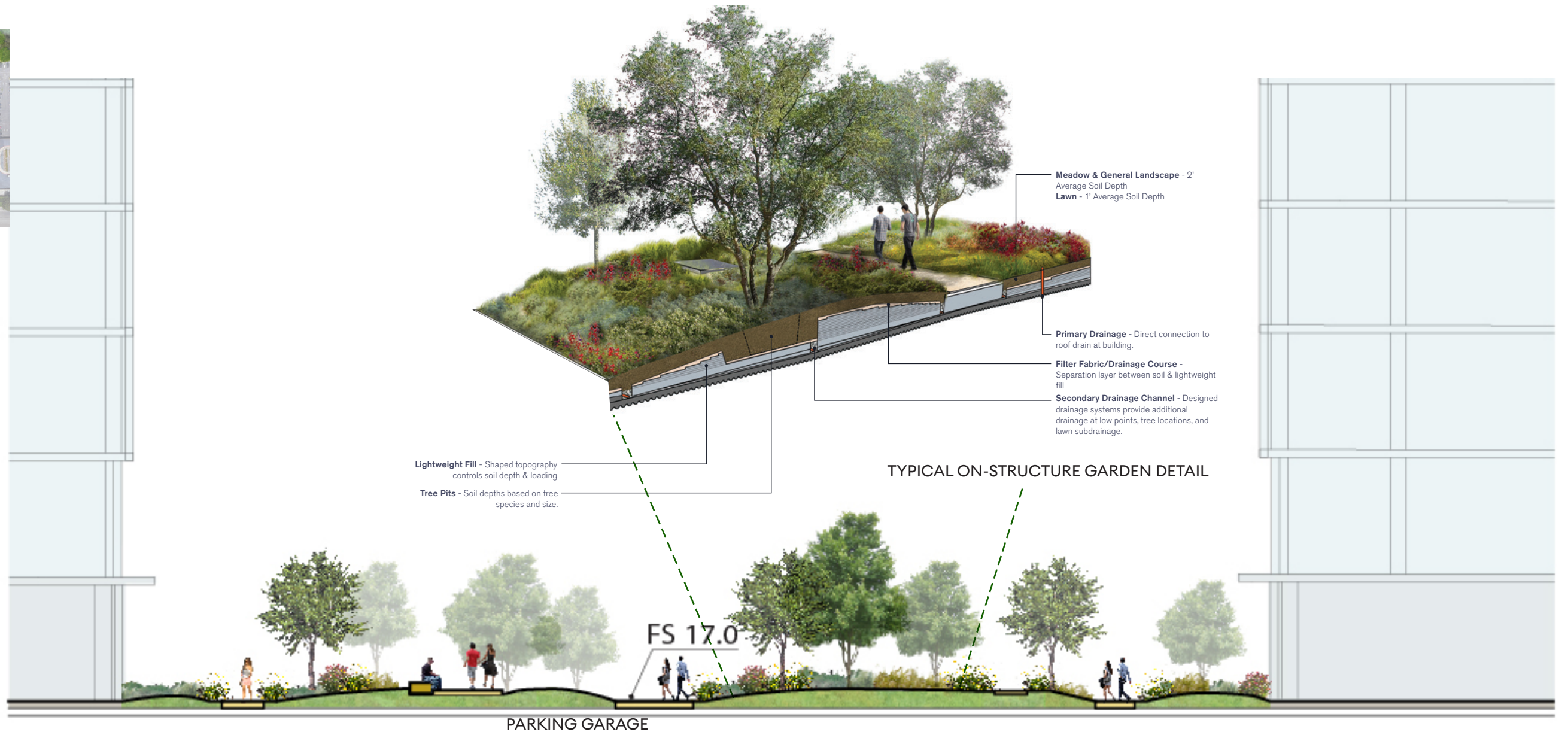
620 AIRPORT BLVD SITE SECTION: PLAZA & STROLL GARDEN TO BAY TRAIL



620 AIRPORT BLVD SITE SECTION: PLAZA STROLL GARDEN TO BAY TRAIL



620 AIRPORT BLVD SITE SECTION: PLAZA STROLL GARDEN



620 AIRPORT BLVD SITE PLAN ENLARGEMENT: PICNIC AREA AND BAY TRAIL



Picnic Area

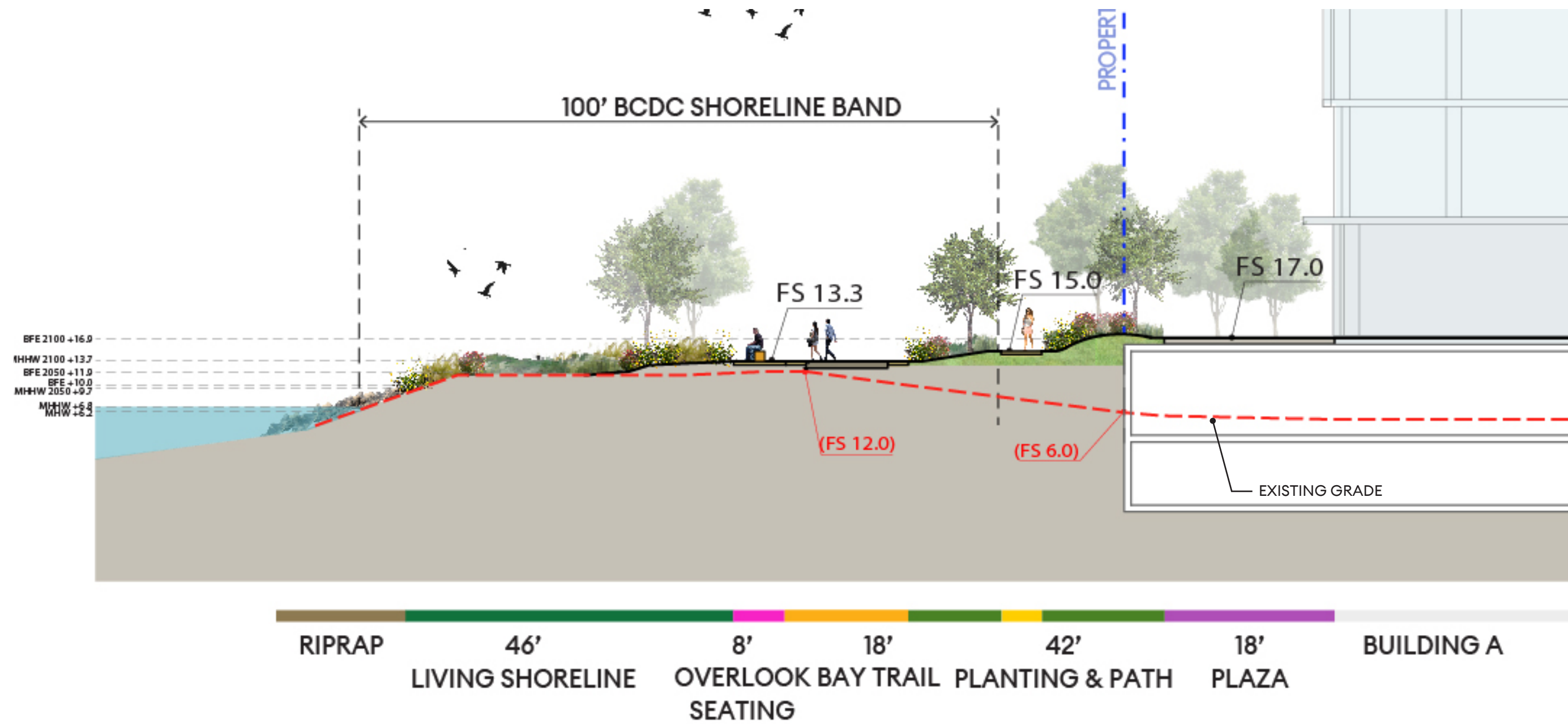


Public Paths

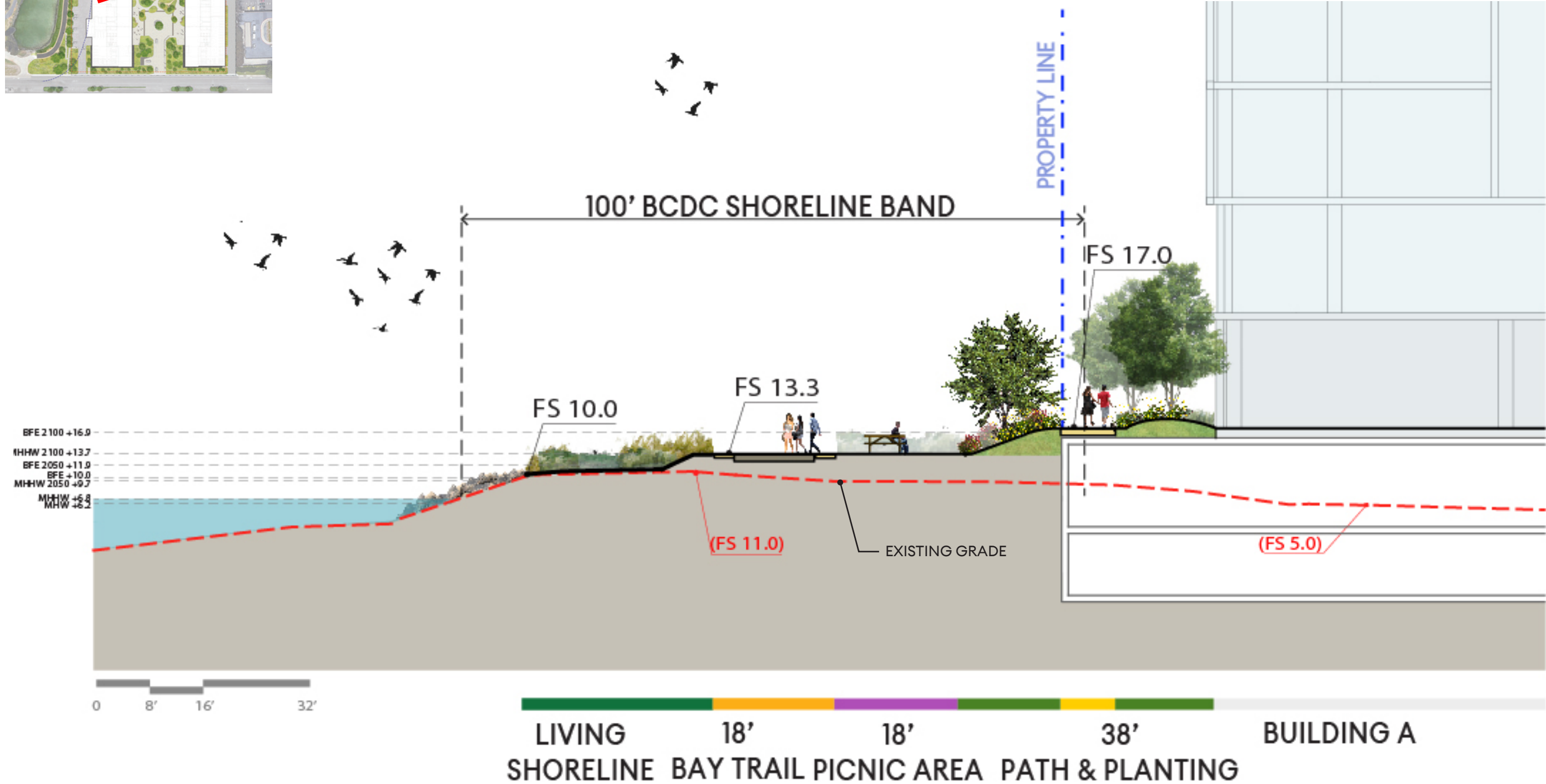
620 AIRPORT BLVD VIEW OF BAY TRAIL AND TERRACED SEATING LOOKING EAST



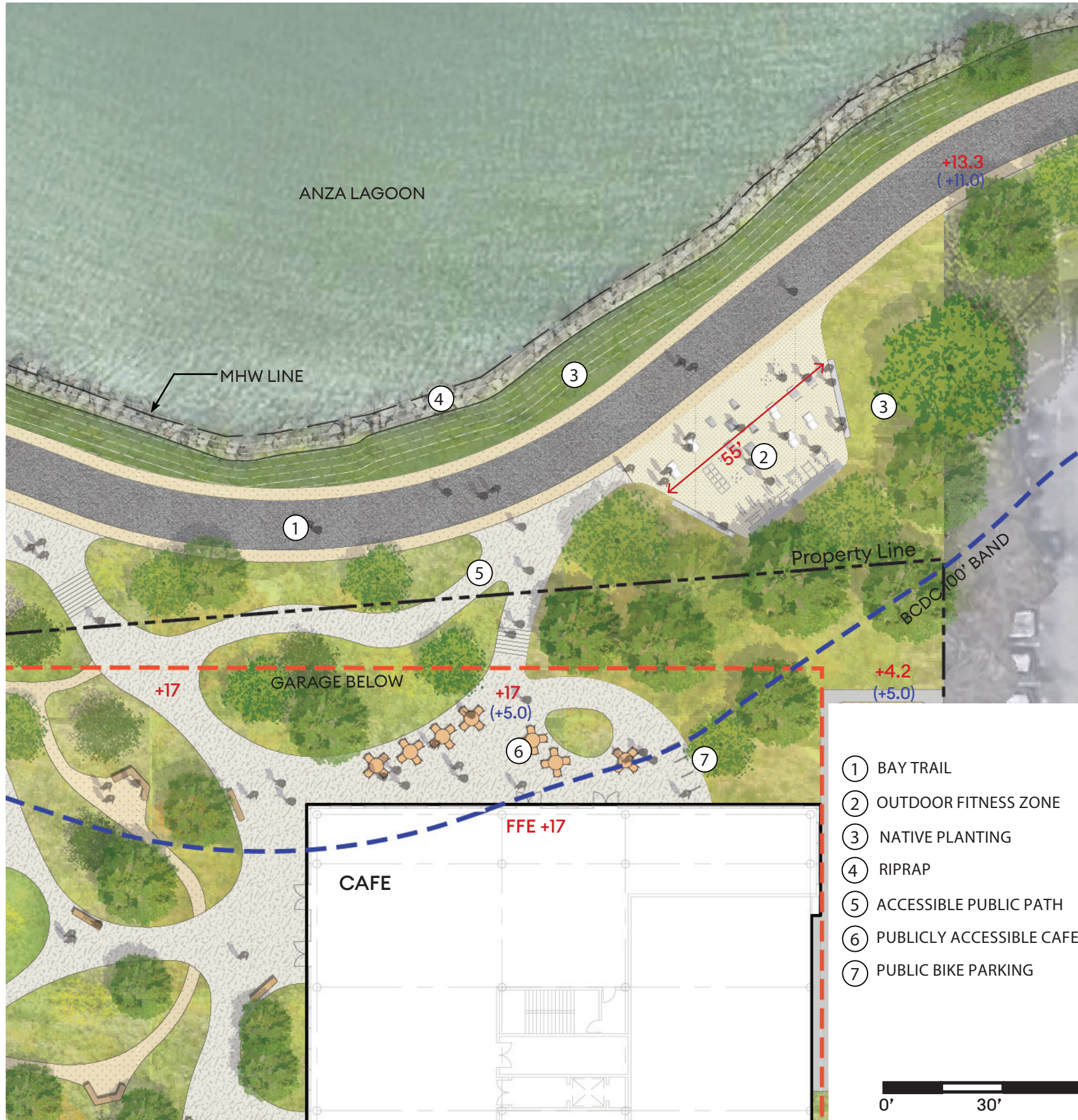
620 AIRPORT BLVD SITE SECTION: BAY TRAIL AND LIVING SHORELINE



620 AIRPORT BLVD SITE SECTION: BAY TRAIL AND PICNIC AREA



620 AIRPORT BLVD SITE PLAN ENLARGEMENT: OUTDOOR FITNESS AND BAY TRAIL



Outdoor Fitness Stations



Public Paths

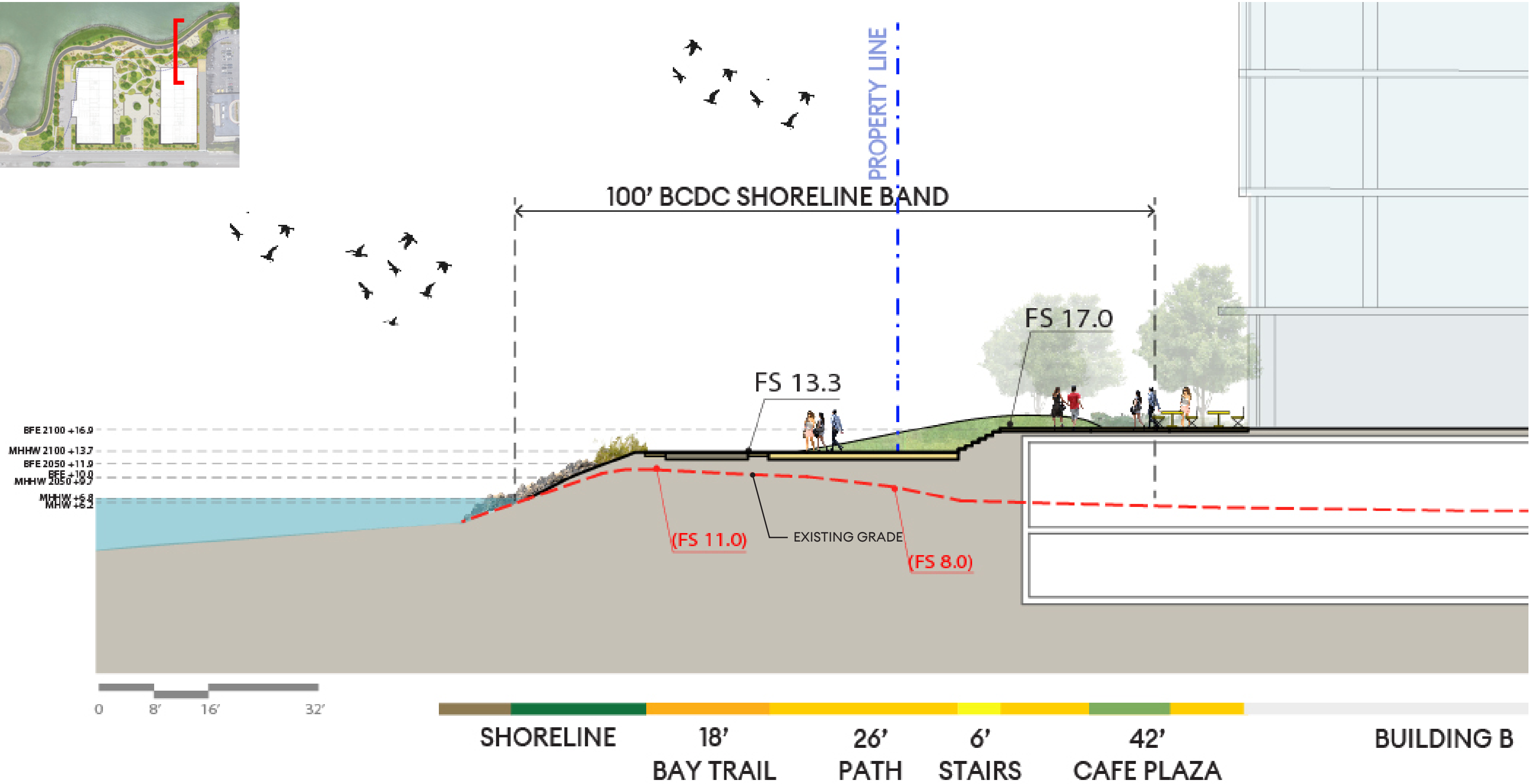
620 AIRPORT BLVD VIEW OF FITNESS AREA, CAFE, AND BAY TRAIL LOOKING WEST



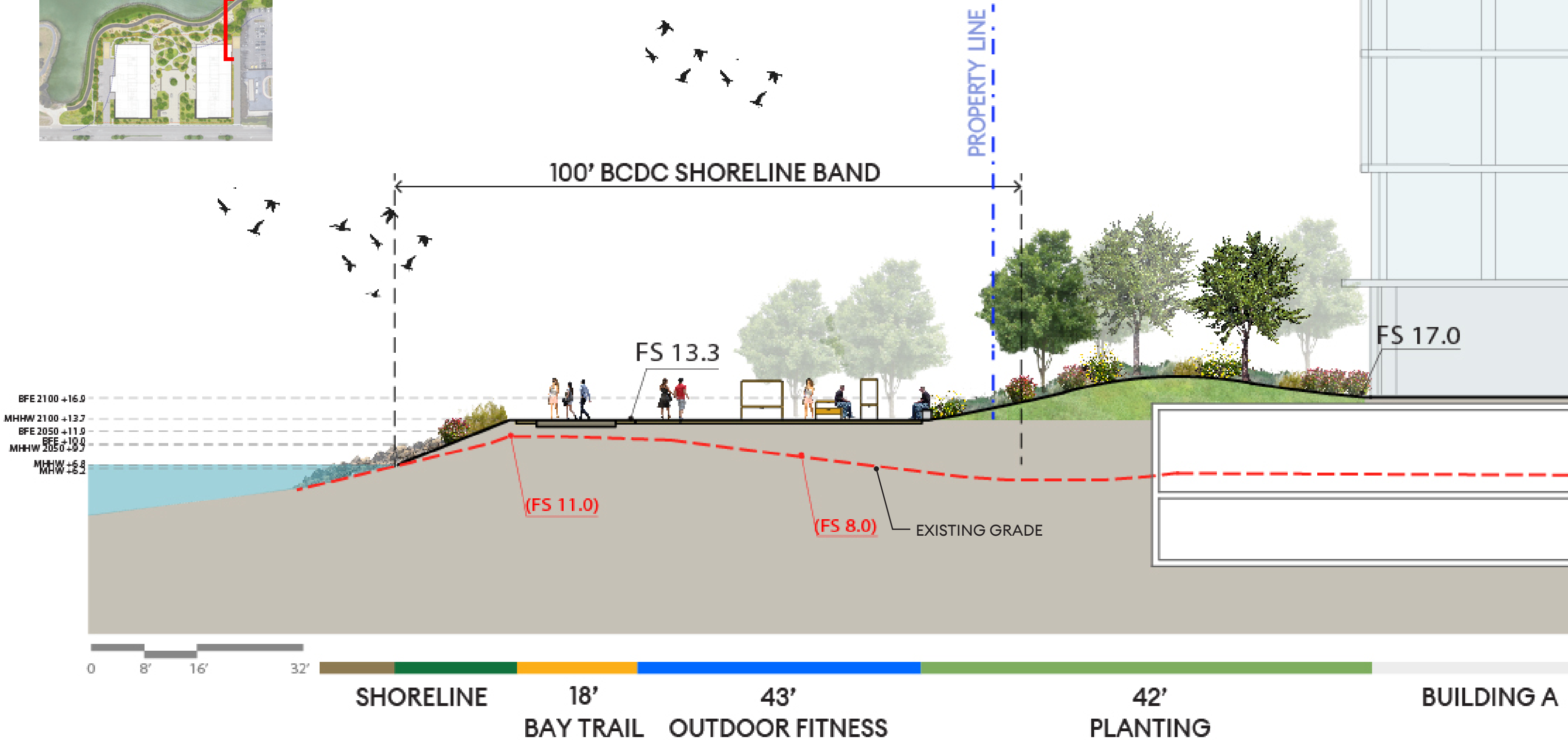
620 AIRPORT BLVD VIEW FROM CAFE PLAZA LOOKING NORTH



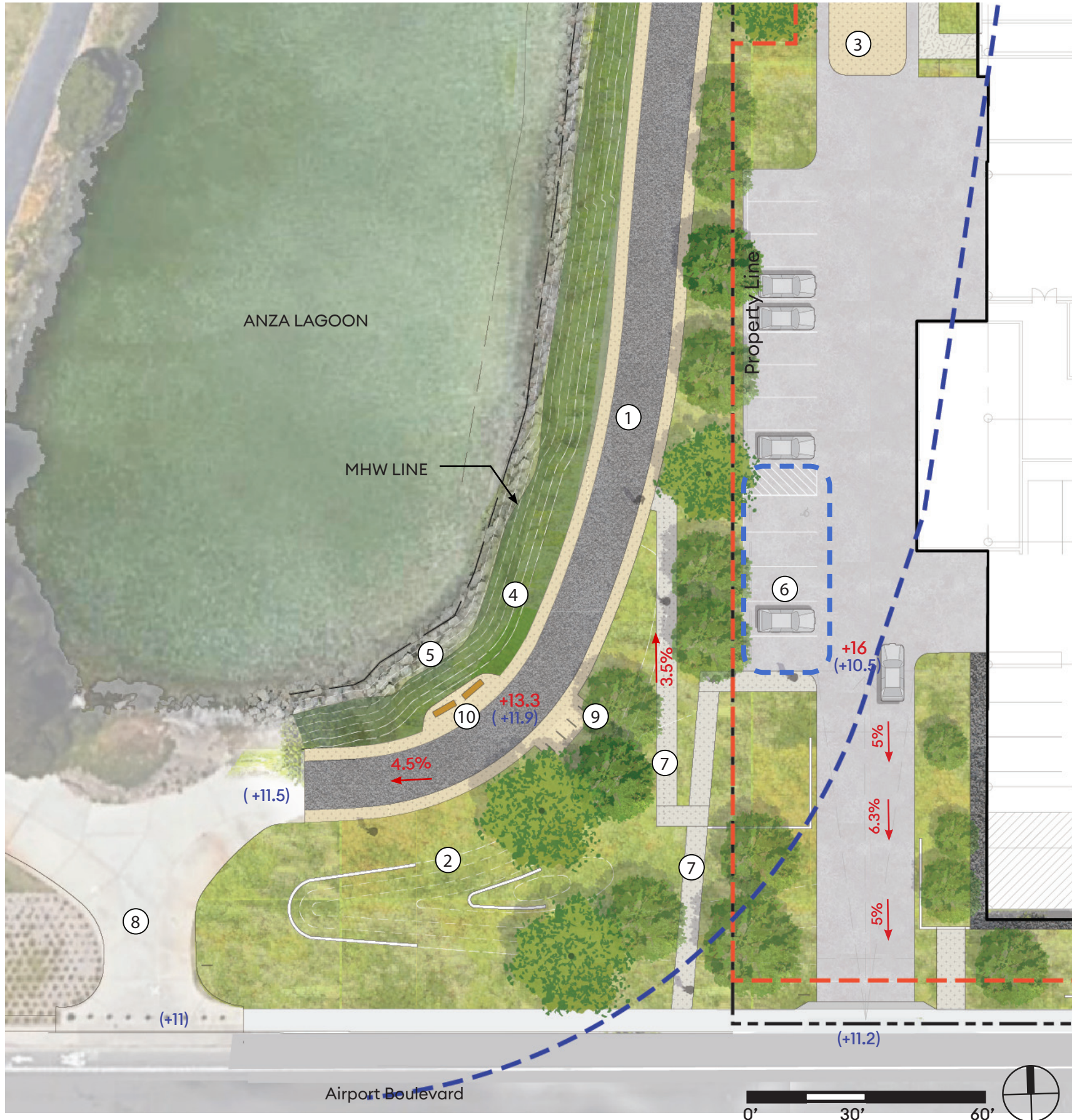
620 AIRPORT BLVD SITE SECTION: BAY TRAIL AND OUTDOOR CAFE SEATING



620 AIRPORT BLVD SITE SECTION: BAY TRAIL AND FITNESS AREA



620 AIRPORT BLVD SITE PLAN ENLARGEMENT: BAY TRAIL ACCESS & PUBLIC PARKING



- ① BAY TRAIL
- ② INTERACTIVE ART FEATURE
- ③ FIRE LANE
- ④ NATIVE PLANTING
- ⑤ RIPRAP
- ⑥ PUBLIC PARKING (5)
- ⑦ ACCESSIBLE PUBLIC PATHS
- ⑧ EXISTING BAY TRAIL ACCESS
- ⑨ PUBLIC BICYCLE PARKING
- ⑩ SEATING AREA



Interactive Public Art Example



Interpretive Public Art Example

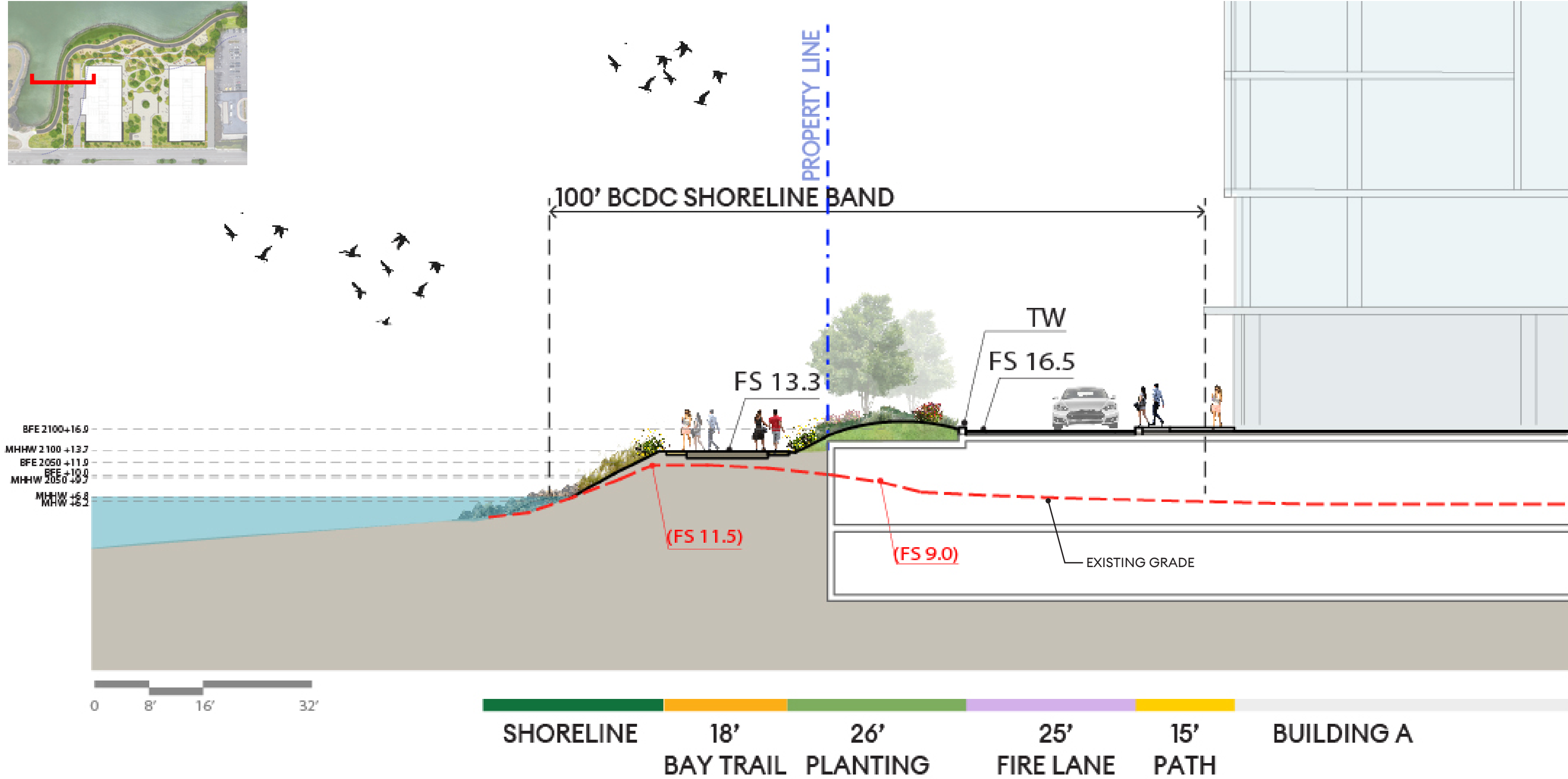


Public Bicycle Parking

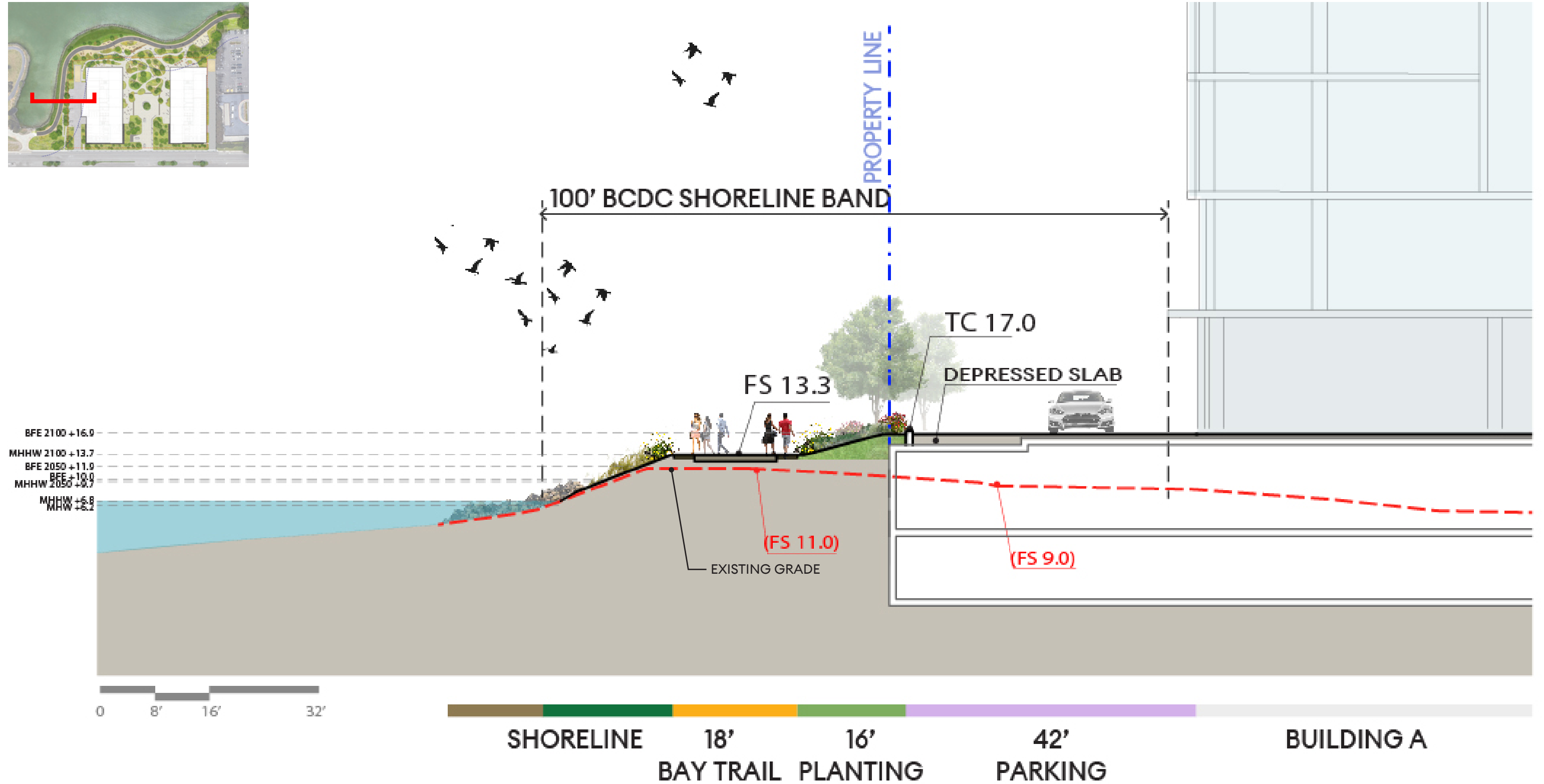
620 AIRPORT BLVD WEST SIDE VIEW LOOKING NORTH ALONG BAY TRAIL



620 AIRPORT BLVD SITE SECTION: WEST EDGE



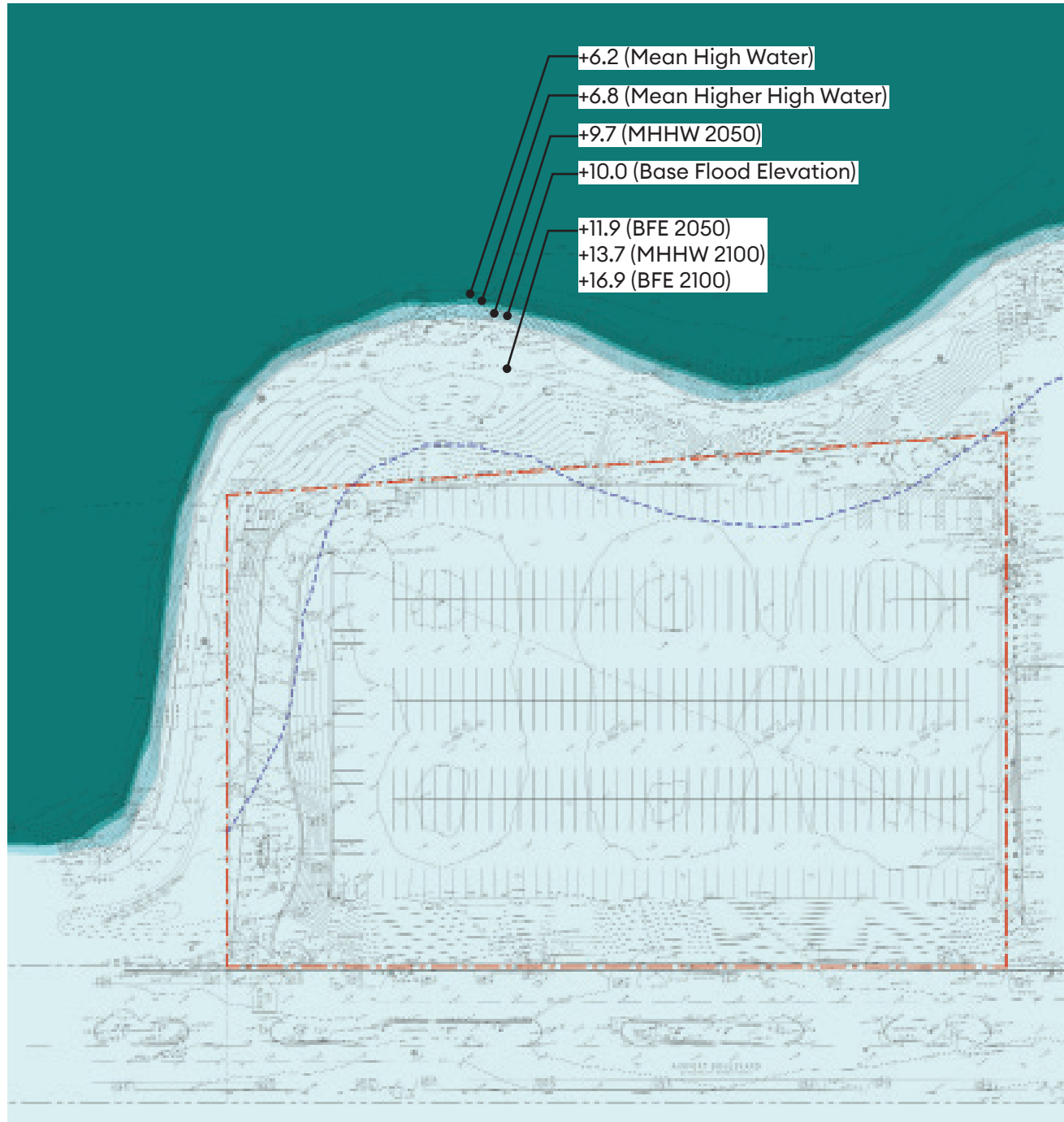
620 AIRPORT BLVD SITE SECTION: WEST EDGE



620 AIRPORT BLVD SEA LEVEL RISE

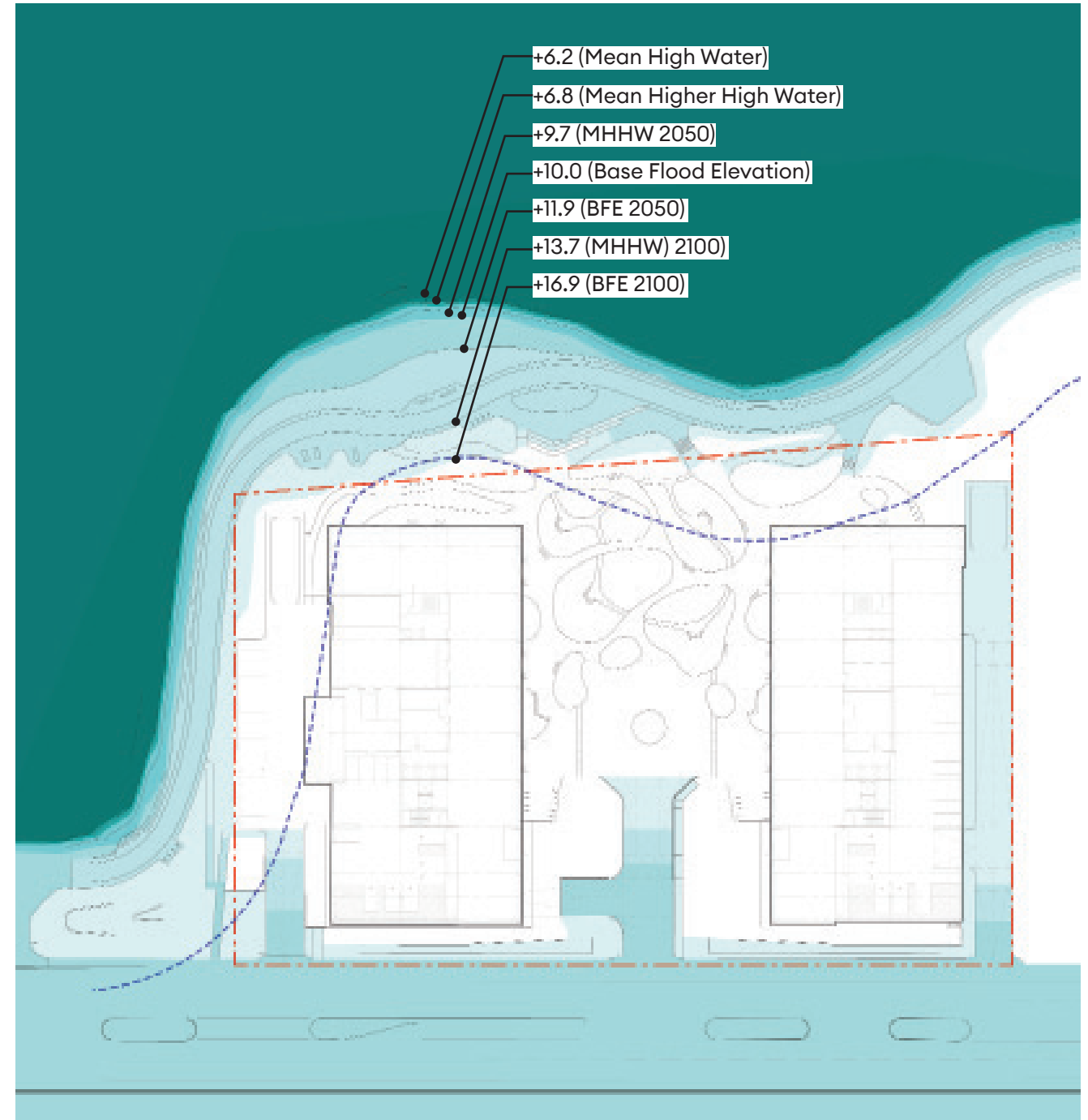
EXISTING SITE

Sea Level Rise



PROPOSED SITE

Sea Level Rise



Sea level rise projections are based on a high-emissions, medium-high risk aversion model (OPC 2018):

2050 SLR = +1.9'

2100 SLR = +6.9'

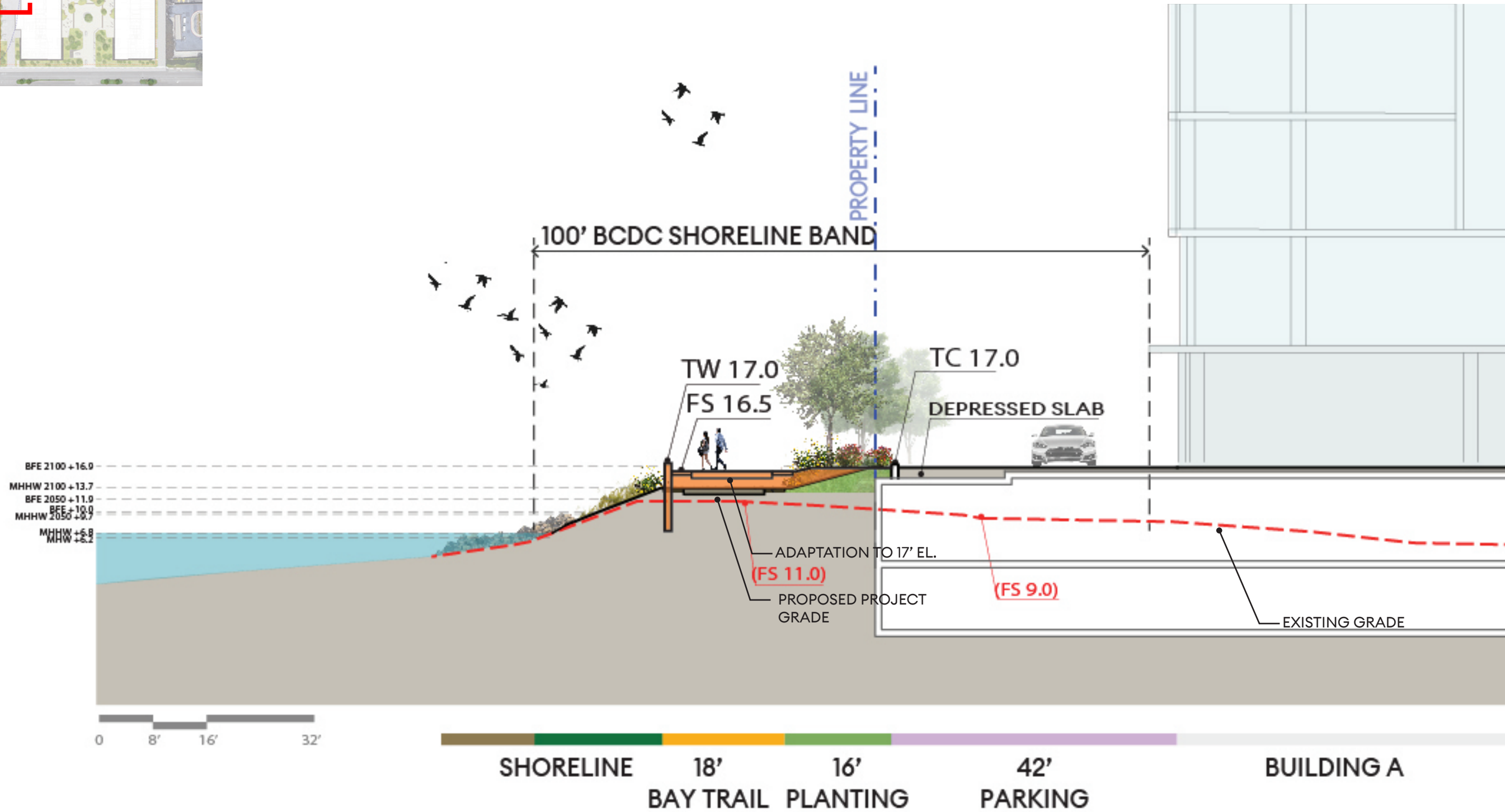
620 AIRPORT BLVD SEA LEVEL RISE ADAPTATION PLAN TO 17' SHORELINE ELEVATION

SUMMARY OF SHORELINE ADAPTATION TO 17' MINIMUM ELEVATION

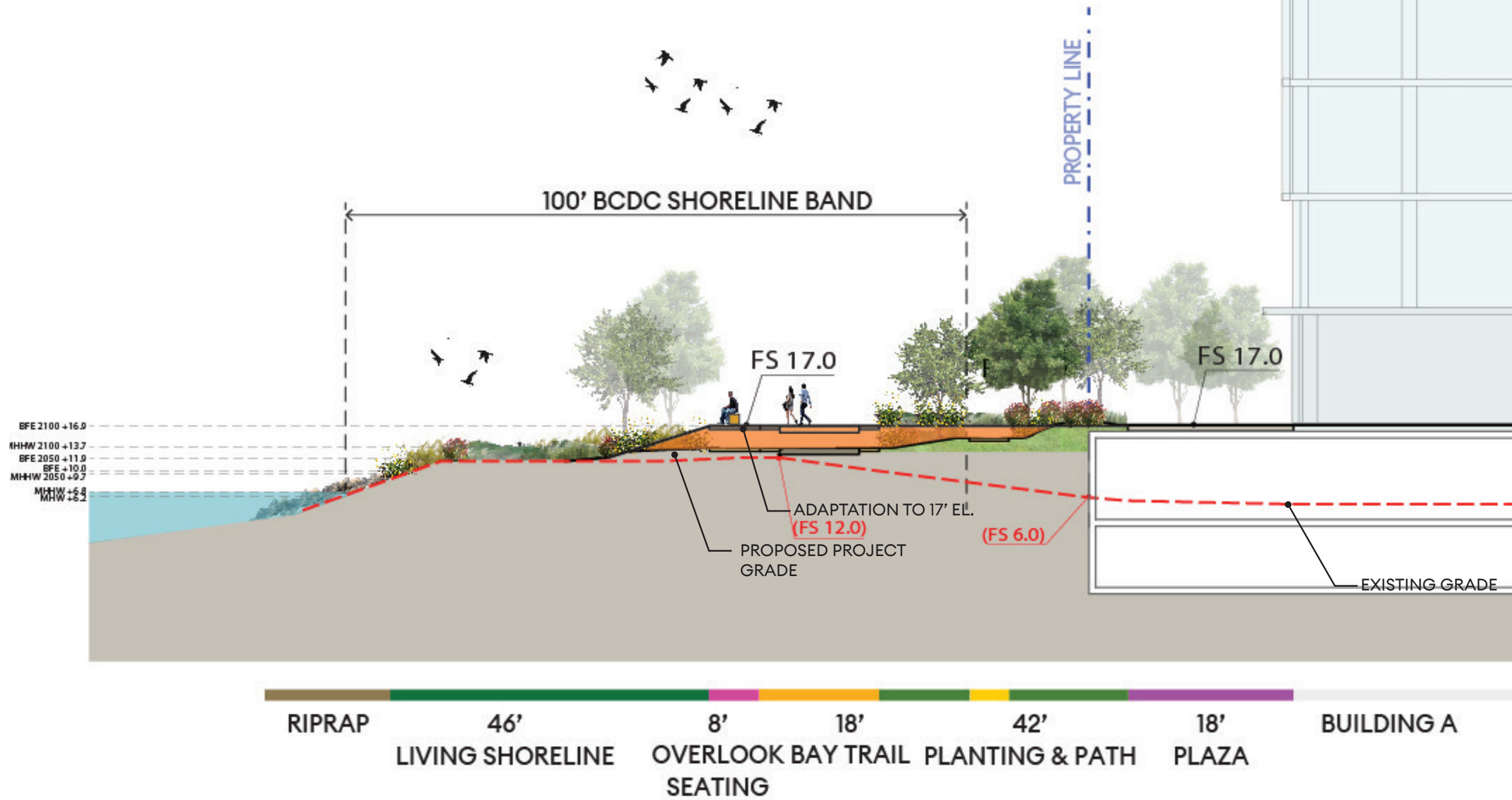
- ① SHORELINE PROTECTION IS RAISED TO 17'.
- ② RIPRAP RAISED TO 14.7' ELEVATION (6.8 CURRENT MHHW + 1' + 6.9' = 14.7').
- ③ 17' ELEVATION SEA WALL AT LOCATIONS WHERE SHORELINE SLOPE CANNOT BE RAISED DUE TO SITE CONSTRAINTS.
- ④ SHORELINE SLOPE IS RAISED TO 17' AND BAY TRAIL REALIGNED WHERE SITE WIDTH ALLOWS.
- ⑤ GRADE TRANSITION TO ADJACENT PROPERTIES ARE WITHIN PROJECT BOUNDARY.
- ⑥ PLANTING, FURNISHINGS, AND TERRACED SEATING AREA ARE RAISED TO 17' ELEVATION.
- ⑦ PICNIC AREA AND FITNESS AREA ARE RAISED TO 17' ELEVATION.
- ⑧ LIVING SHORELINE AT LOWER ELEVATION ALLOWS FOR UPLAND MIGRATION OF SHORELINE WITH SEA LEVEL RISE



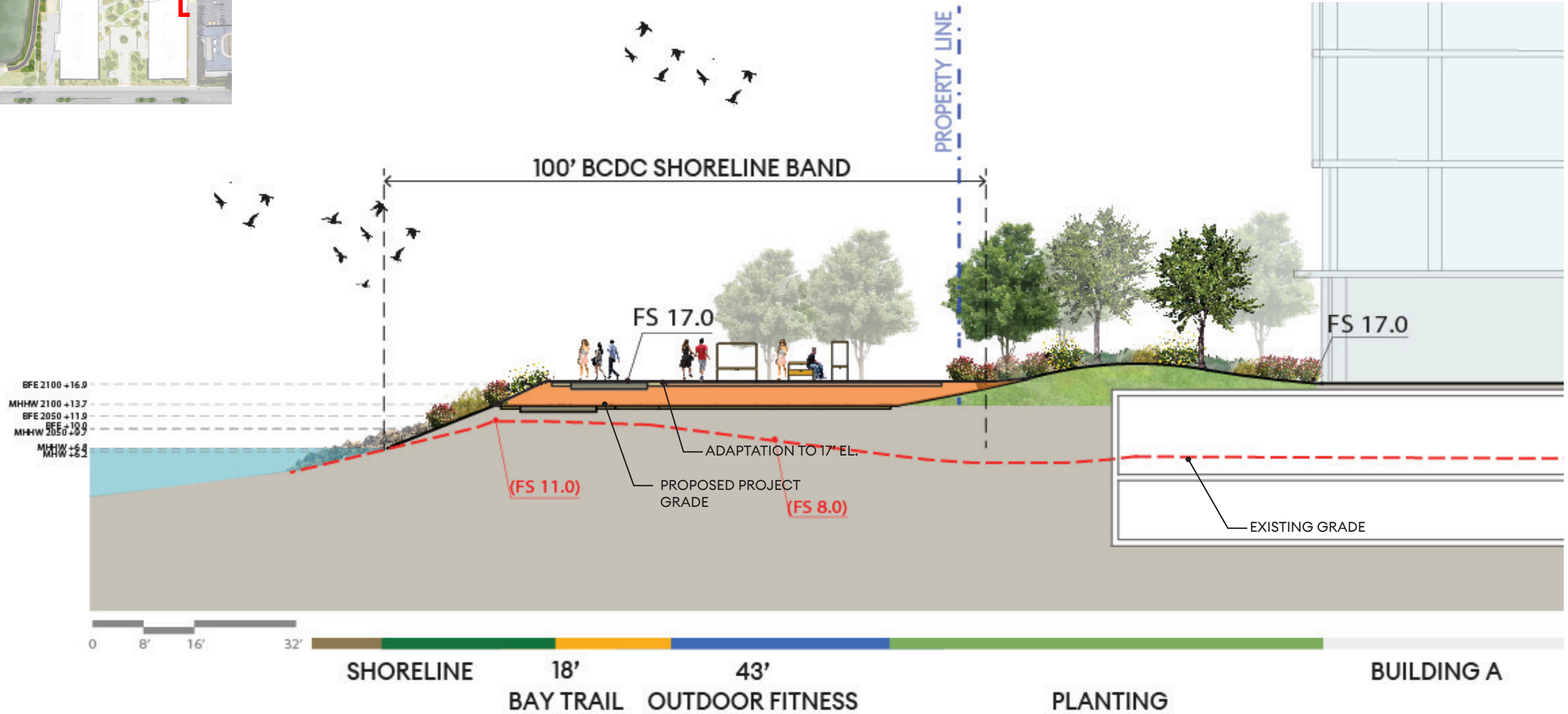
620 AIRPORT BLVD SEA LEVEL RISE ADAPTATION TO 17' - SITE SECTIONS



620 AIRPORT BLVD SEA LEVEL RISE ADAPTATION TO 17' - SITE SECTIONS



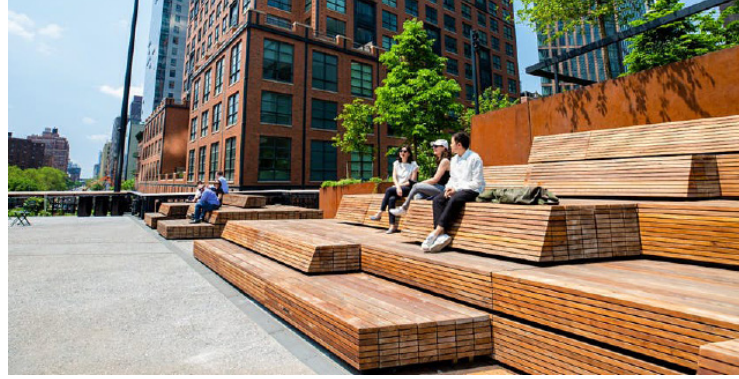
620 AIRPORT BLVD SEA LEVEL RISE ADAPTATION TO 17' - SITE SECTIONS



620 AIRPORT BLVD MATERIALS AND SITE ELEMENTS



Gathering/Event Space



Terraced Seating Area



Picnic Area



Outdoor Fitness Stations



Public Paths



Stroll Garden



Seating Areas



Public Bicycle Parking

MATERIALS AND PAVING



Cast-In-Place Concrete



Stabilized Crushed Stone Paving



Bay Trail - Asphalt and Crushed Stone Paving

620 AIRPORT BLVD PLANTING

BAY EDGE - UPLAND MARSH



Pickleweed



Gum Plant



Salt Grass



Sea Lavender



Alkalai Heath

AIRPORT WAY EDGE



Dwarf Mat Rush



Dwarf Olive

UPLAND - BAY SHORE UPLAND AND PLAZA



Manzanita Species



California Coffeeberry



Ceonothus Species



Ceonothus Species



Dwarf Coyote Bush



Dwarf Westringia



California Sagebrush



California Fuchsia



Coast Buckwheat



Sticky Monkeyflower



Salvia greggii



Salvia chamaedryoides



Salvia clevelandii



Germander



Silver Lupine



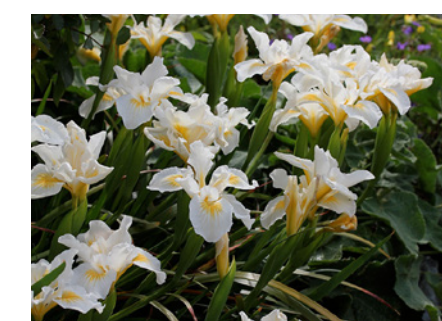
Seaside Daisy



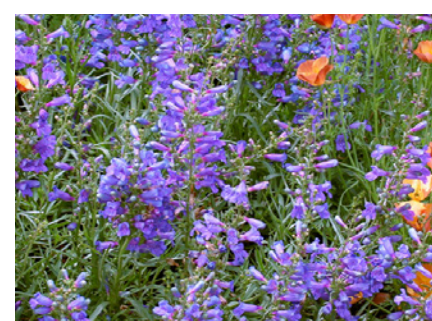
Rockrose



Yarrow



Pacific Coast Iris



Foothill Penstemon

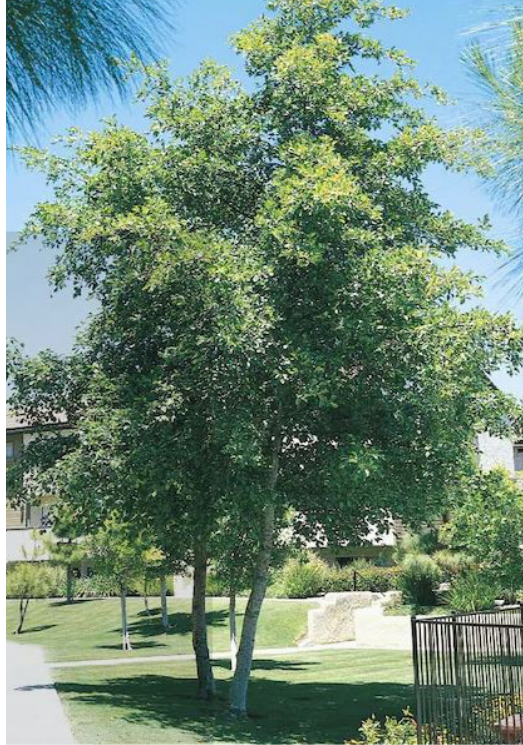


Mendocino Reed Grass

PLANTING AND SOILS NOTE:
IMPORTED AND EXISTING SOILS WILL BE TESTED AND AMENDED AS NECESSARY TO SUPPORT PROPOSED SPECIES.

620 AIRPORT BLVD TREE PLANTING

BAY EDGE AND PLAZA



White Alder
Alnus rubra



Pacific Wax Myrtle
Myrtus californica



Western Redbud
Cercis occidentalis

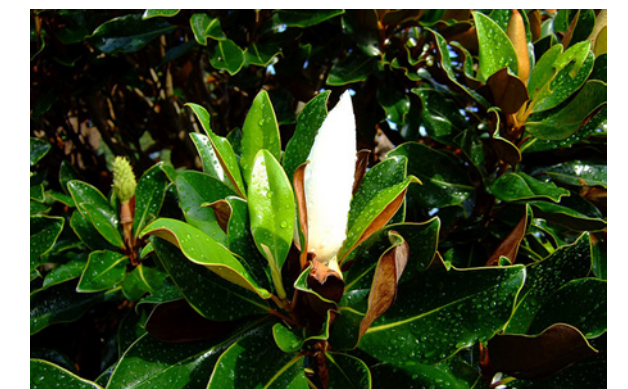


Arroyo Willow
Salix lasiolepis

AIRPORT WAY EDGE



Crape Myrtle
Lagerstroemia indica



Southern Magnolia
Magnolia grandiflora



California Buckeye
Aescelus californica



Southern Live Oak
Quercus virginiana



Coast Live Oak
Quercus agrifolia



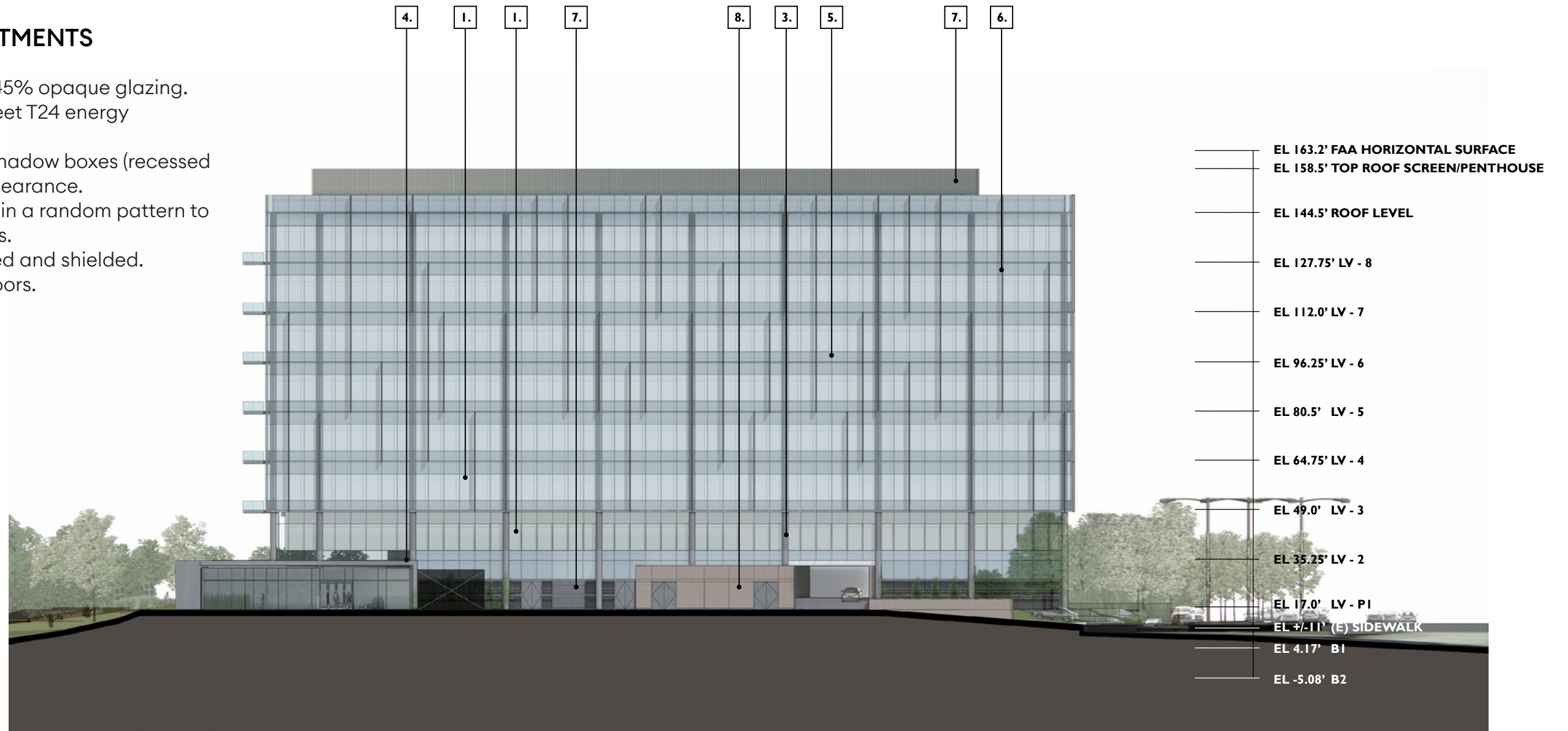
Strawberry Tree
Arbutus marina

PLANTING AND SOILS NOTE:
IMPORTED AND EXISTING SOILS WILL BE TESTED AND AMENDED AS NECESSARY TO SUPPORT PROPOSED SPECIES.

620 AIRPORT BLVD BIRD SAFE DESIGN

BIRD-SAFE BUILDING TREATMENTS

1. Exterior glazing is composed of 45% opaque glazing. Glazing is high-performance to meet T24 energy requirements.
2. Exterior glazing system utilizes shadow boxes (recessed surfaces) to variegate exterior appearance.
3. Mullion extensions are provided in a random pattern to break up exterior expanses of glass.
4. External lighting will be minimized and shielded.
5. Level 1 is recessed from upper floors.



BLDG A - WEST ELEVATION

SCALE: 1/20" = 1' - 0"



620 AIRPORT BLVD SIGNAGE AND WAYFINDING



620 AIRPORT BLVD WIND COMFORT SIMULATIONS

WINTER CONDITIONS - OVERVIEW

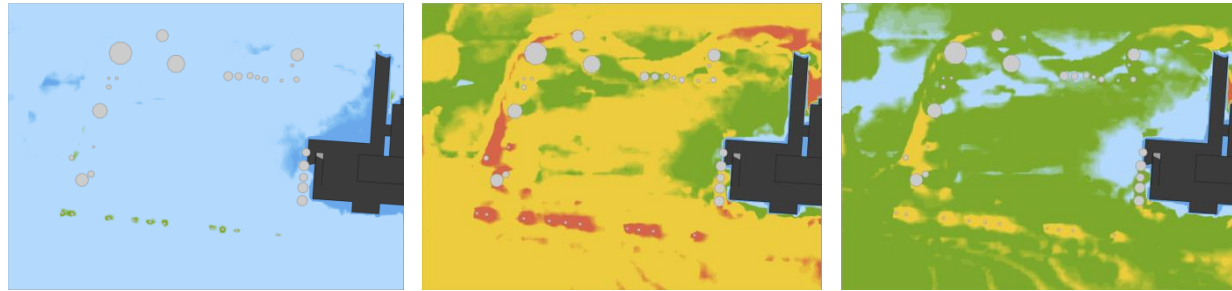


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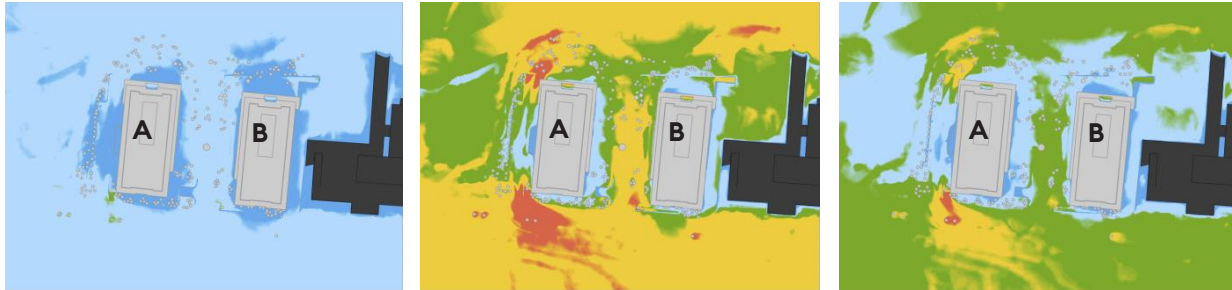
MORNING (0600-1200)

AFTERNOON (1200-1800)

EVENING (1800-0000)



PROPOSED PLUS LANDSCAPING



COMFORT CATEGORIES - LEGEND



SUMMER CONDITIONS - OVERVIEW

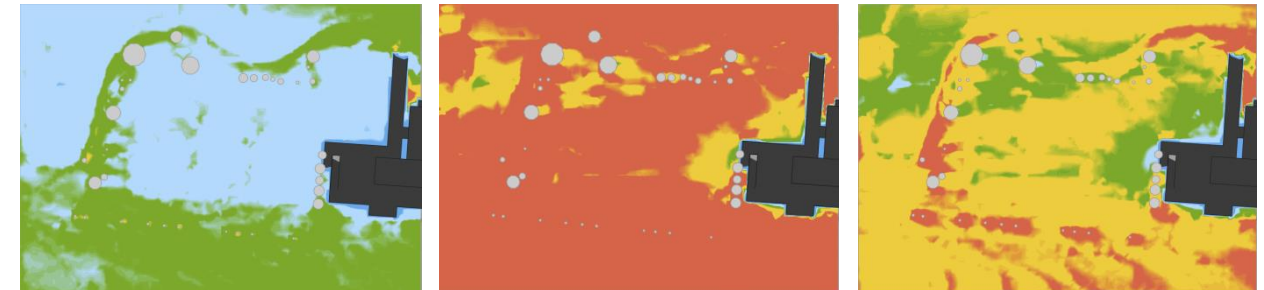


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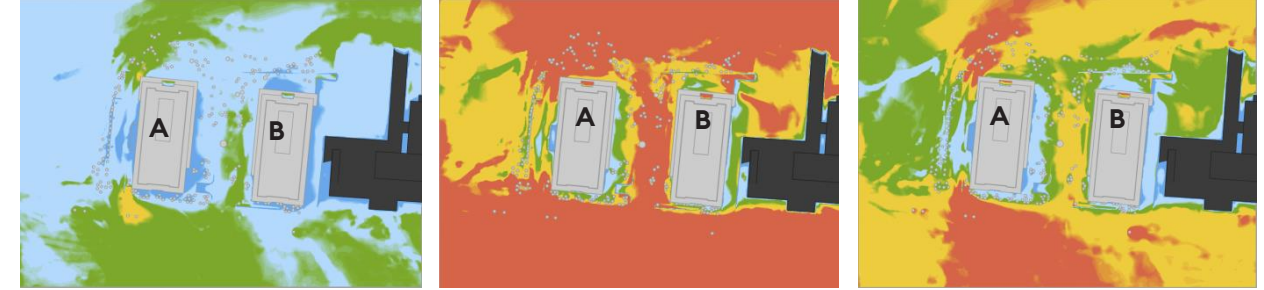
MORNING (0600-1200)

AFTERNOON (1200-1800)

EVENING (1800-0000)



PROPOSED PLUS LANDSCAPING



COMFORT CATEGORIES - LEGEND



Excerpt from Wind Study Summary:

“Along the bay trail to the west of Building A, wind conditions are predicted to be improved after the addition of the proposed project, as a result of a change in wind flows across the project site. This change in wind flows is anticipated to create localized uncomfortable areas on the shoreline northwest of Building A during the evening in summer, but also a slight reduction in wind speeds at other locations along the trail during this time. Conditions similar to those observed in the existing scenario are projected along the shoreline further north and east of the proposed project.”