

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

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Catherine Keylon, Senior Planner
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

Topgolf Burlingame- Mitigated Negative Declaration (MND)

Dear Catherine Keylon:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Topgolf Burlingame Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the February 2020 MND. This letter supersedes the letter dated March 11, 2020.

Project Understanding

The project proposes to redevelop the site, previously a golf course, with a Topgolf entertainment complex that includes a three-level, approximately 71,074 square-foot main building reaching up to 46 feet in height, outdoor patio, and an approximately five-acre outdoor driving range outfield. Access to the site is via Anza Blvd and is 1,000 feet from the Anza Blvd. on/off-ramp.

Travel Demand Analysis

While Caltrans strongly recommends the Lead Agency provide a Vehicle Miles Traveled (VMT) analysis of transportation impacts, please be advised that use of the VMT metric after July 1, 2020 is required by CEQA for land use projects per California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15064.3(c). With the enactment of Senate Bill (SB) 743, Caltrans is focusing on transportation infrastructure that supports smart growth and efficient development to ensure alignment with State policies using efficient development patterns, innovative travel demand reduction strategies, multimodal improvements, and VMT as the

primary transportation impact metric. The travel demand analysis should include a clarification of the intensity of events/receptions to be held at the location and how the associated travel demand and VMT will be mitigated.

With respect to the local and regional roadway system, provide project related trip generation, distribution, and assignment estimates. To ensure that queue formation does not create traffic conflicts, the project-generated trips should be added to the existing, future and cumulative scenario traffic volumes for the intersections and freeway ramps listed below. Potential queuing issues should be evaluated including on-ramp storage capacity and analysis of freeway segments near the project; turning movements should also be evaluated. In conducting these evaluations, it is necessary to use demand volumes rather than output volumes or constrained flow volume.

- Intersections and Ramps: U.S. 101 at Broadway, U.S. 101 at Airport Boulevard and U.S. 101 at Poplar Avenue. Please make sure that impacts on these ramps are assessed due to the project generated trips.
- The calculated queues as shown in Appendix C (intersection #3 - Broadway/US 101 ramps, and intersection #9 - US 101 off-ramp/Airport Boulevard) are for saturated conditions without considering demand volumes. Please perform an analysis taking into account the demand volumes. If there is spill over queue and impact on ramps, please identify mitigation measures for these impacts. CEQA does not exempt these types of operational concerns from evaluation and mitigation.

Vehicle Trip Reduction

From Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, the project site is identified as **Place Type 2b: Close-In Corridors** where location efficiency factors, such as community design, are moderate and offer strong regional accessibility. Given the place, type and size of the project, the project's Transportation Impact Analysis (Appendix G) has included Transportation Demand Management (TDM) elements to reduce VMT and greenhouse gas emissions. However, additional measures listed below can promote further reductions in regional VMT.

- Project design to encourage walking, bicycling and transit access;
- Transit and trip planning resources such as a commute information kiosk;
- Real-time transit information system;
- Transit subsidies for employees on an ongoing basis;
- Ten percent vehicle parking reductions;
- Charging stations and designated parking spaces for electric vehicles;

- Carpool and clean-fuel parking spaces;
- Designated parking spaces for a car share program;
- Employee transportation coordinator;
- Bicycle route mapping resources;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area; and
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement.

TDM programs should be documented with annual monitoring reports by a TDM coordinator to demonstrate effectiveness. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on State facilities.

For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). The reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

Transportation Impact Fees

Please identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT.

Lead Agency

As the Lead Agency, the City of Burlingame is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Catherine Keylon, Senior Planner

March 13, 2020

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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Laurel Sears at (510) 286-5614 or laurel.sears@dot.ca.gov.

Sincerely,

Mark Leong

District Branch Chief

Local Development - Intergovernmental Review

c: State Clearinghouse

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