

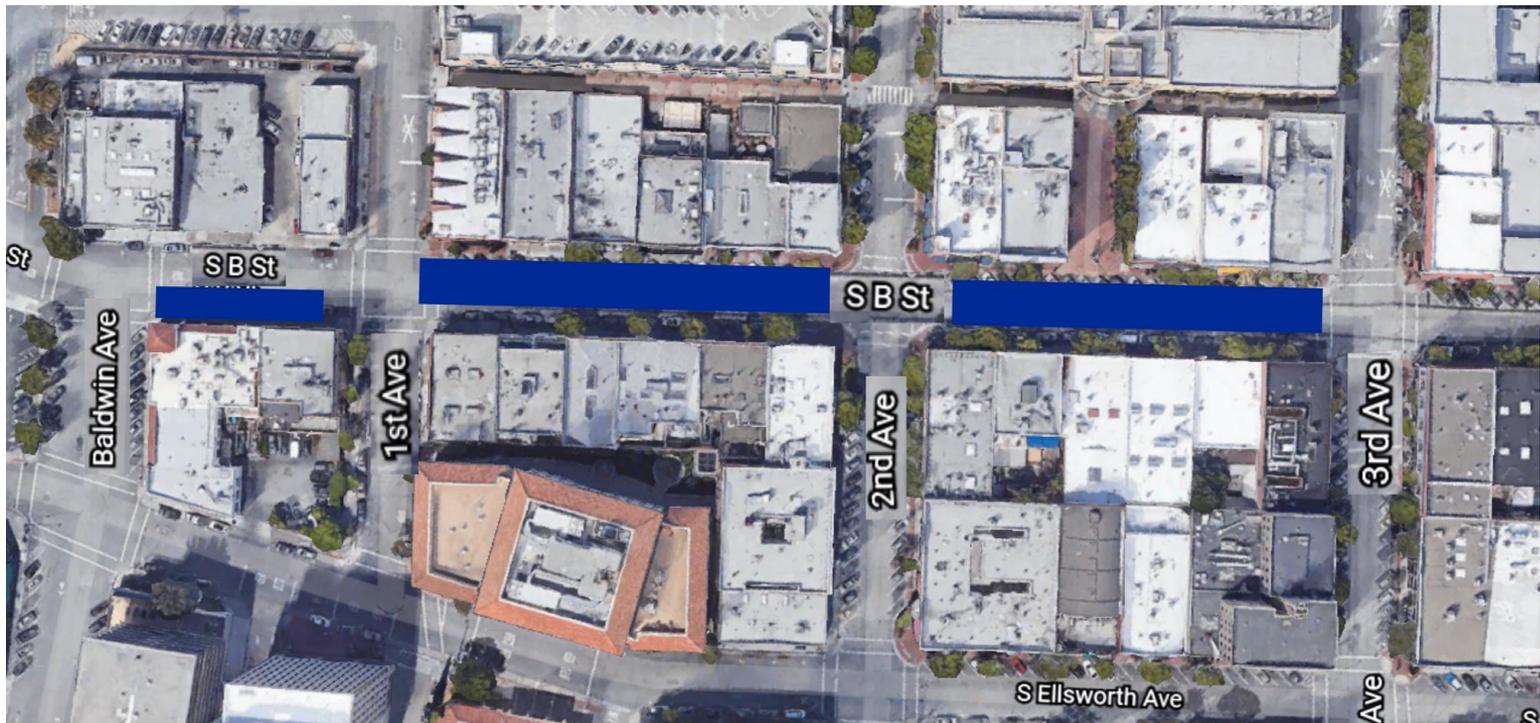


Long-Term Downtown Street Closure Considerations

May 17, 2021

**Kathy Kleinbaum
Assistant City Manager**

Pilot Street Closures



Lane Closure – 1st Ave to Baldwin



Full Block Closures – 1st through 3rd Ave.



Street Closure Evolution



Identified Challenges

- Uneven use by businesses between segments
- High crown of B Street creates uneven dining surface
- Difficulty with deliveries and Recology garbage service – limited hours and fear of damaging structures
- Cars driving wrong-way on single lane closure
- Complaints about parking/access to businesses for pick-up services and disabled customers

Stakeholder Outreach – Community Survey

- High level of interest – 730+ responses, majority from residents
- Strong support expressed for continued closures
- 80%+ support continued closure between 1st and 3rd Avenues
- Only 58% support continued lane closure
- 70% prefer year-round closure to seasonal



Stakeholder Outreach – Business Survey

- Surveyed impacted businesses on the pilot blocks
- 40% said closures have been harmful to their operations
- 35% said the closures have decreased revenues
- Narrower support for on-going closures (59%)
- Only 51% said they would use the space after the pandemic
- Split on seasonal vs. year-round
- Responses differed by block – least support for continued lane closure between Baldwin and 1st Avenue

Pedestrian Mall Act

- Continued street closure will require specific process for approval under State law
- Must adopt a Resolution of Intent and notify all property owners
- Public hearing to be held 90 days later
- Property owners can submit objections and claims for damages
- If majority of property owners on a segment object – cannot move forward with closure
- Claims for damages must also be resolved prior to moving forward

Estimated Costs for Street Closure

- Short term – Bollards, restriping, and traffic signal adjustments ~ \$200K per segment
- Long term – Repaving to align with sidewalk grade ~ \$1 - \$2M per segment



Special Events

- Require use of entire street from curb to curb
- Restaurant platforms and fence installations challenging to remove for events



What segments of B Street should be closed?

- Uneven use of segments by businesses
- Highest use between 2nd and 3rd Avenues
- Staff recommends against continuing lane closure from Baldwin to 1st Avenues



Seasonal (May through October) or Year- Round closure?

- Support is strongest for year-round closure
- Restaurants may not have space to store outdoor furnishings off-season
- However, use of street may be lower during winter months

Should use of platforms or enclosures be allowed for businesses?

- Allows businesses to address street crown
- Limits ability to use street segment for special events
- Creates challenges with garbage service and truck access



Permit Requirements

- Recommend expanding existing Sidewalk Dining Permit to include use of closed streets
- Requires insurance coverage for businesses who use space
- Annual fee is \$371– significantly lower than proposed parklet fees
- Recommending prohibiting ability to have parklets on intersecting streets

Summary Questions for Council Consideration:

1. Which segments of B Street, if any, should be considered for a closure?
2. Should it be a seasonal (May through October) or year-round closure?
3. Do you support not allowing businesses to have built platforms/structures to facilitate the ability to hold public events?
4. Is it appropriate to require a sidewalk dining encroachment permit for their use of the outdoor space on a closed street?
5. Should businesses on the closed street be allowed to also have parklets on intersecting streets?

Thank You

Kathy Kleinbaum

Assistant City Manager

kkleinbaum@cityofsanmateo.org