

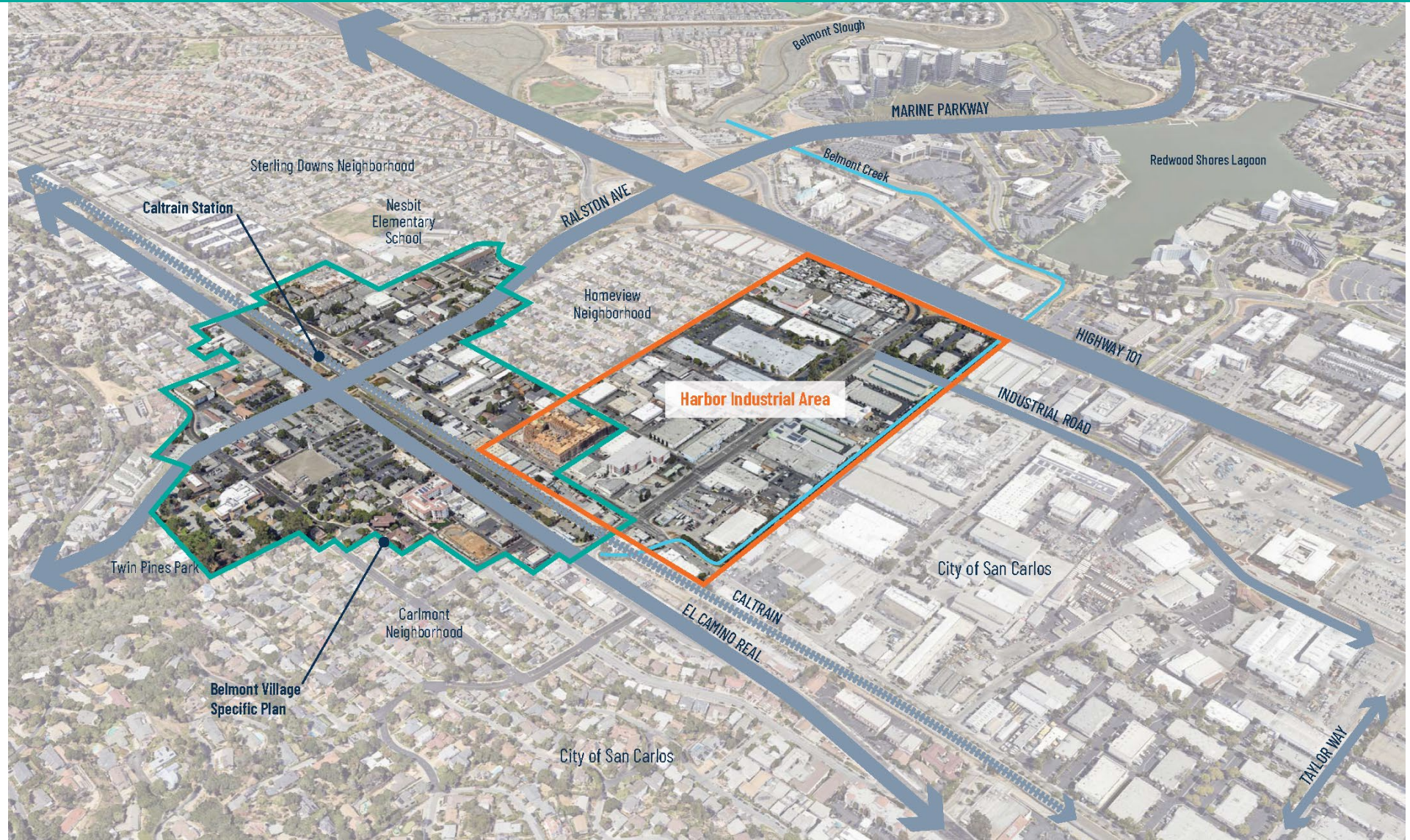
BELMONT HARBOR INDUSTRIAL AREA SPECIFIC PLAN



PROJECT UPDATE



PROJECT AREA & CONTEXT



PROPOSED PURPOSE & OUTCOMES

1

Provide update on project activities

2

Present draft plan goals, guiding principles and policy framework

3

Confirm and comment on proposed guiding principles, approach and land use considerations

PROJECT ENGAGEMENT



Stakeholder Interviews – 5/17-18/2023



Harbor Industrial Association –
5/4/2023 and 12/7/2023



Virtual Workshop – 6/8/2023



City Council – 7/11/2023
Planning Commission – 10/3/2023



Online Surveys
- General Feedback (6/23-8/25/2023)
- Guiding Principles (9/19-11/27/2023)



Belmont Mobile Home Community –
10/03 and 11/28/2023

VISIONING



Pop Up – 7/14/2023
Alpha Acid Brewing Company



Pop Up – 8/1/2023
National Night Out
Homeview, Downtown, Belmont Library



Pop Up – 9/22/2023
Movies in the Park at Alexander Park



Pop Up – 10/1 and 10/8/2023
Belmont Farmers Market

PRINCIPLES



PLAN GOALS



- MAKE PLACES



- BE SENSITIVE



- CREATE CONNECTIONS

GUIDING PRINCIPLES



- MAKE PLACES



LOCAL SERVING, COMPLETE NEIGHBORHOOD

Create a complete neighborhood with vibrant and welcoming destinations, amenities, and services for people to work, shop, gather, and live.



ENSURE SAFETY FOR ALL MODES

Create complete streets to ensure safe pedestrian and bike access throughout the district and between the district and adjacent residential and commercial neighborhoods.



GREEN SPACE

Integrate publicly accessible usable green space to support the wellbeing of residents, employees, and visitors alike.

- BE SENSITIVE



EMBRACE THE AREA'S HISTORY OF ENTREPRENEURSHIP

Leverage the HIA's history of industry and innovation by supporting existing small businesses that serve residents from all parts of the Peninsula, while encouraging new businesses to form.



AFFORDABLE HOUSING

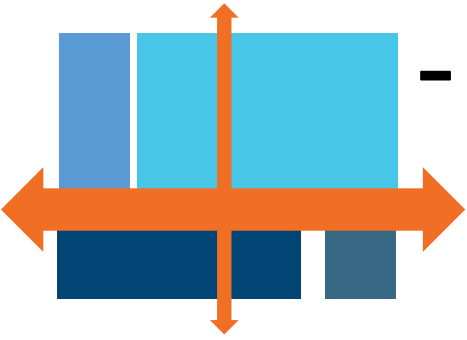
Encourage affordability for any new housing development.



CONTEXT SENSITIVE STANDARDS

Generate design and development standards that are both sensitive to the existing neighborhood fabric and flexible to accommodate future growth.

- CREATE CONNECTIONS



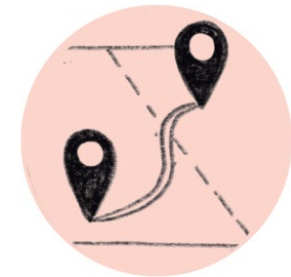
REVITALIZE BELMONT CREEK

Revitalize Belmont Creek and integrate ecological principles of regeneration and resilience into design and development standards to manage flooding and create a resilient district.



MEANINGFUL ENGAGEMENT

Engage the community and stakeholders in a continuous conversation that grows awareness at each stage of the project and helps inform long-term implementation of the plan.



DISTRICT CONNECTIONS

Coordinate development, including environmental and infrastructure improvements, with San Carlos and San Mateo County to create a cohesive and integrated district.



POLICY FRAMEWORK



LOCAL SERVING, COMPLETE NEIGHBORHOOD

Create a complete neighborhood with vibrant and welcoming destinations, amenities, and services for people to work, shop, gather, and live.

ISSUE	APPROACH
Mobile Home Park	Maintain County Mobile Home Park zoning. Revise General Plan for consistency, create equivalent Mobile Home Park zoning district, amend zoning map with new Mobile Home Park designation
Legacy Industries	Identify categories of businesses that have historically served the Belmont community, including, but not limited to, commercial recreation, auto repair, animal services, breweries/ wineries, and determine specialized building design and other operational requirements to accommodate them on the ground floor of new buildings.
Non-conforming uses	Avoid creating non-conforming uses when developing new zoning regulations, except as needed to address health and safety
Community Benefits	Implement citywide measures tailored to the Belmont HIA

POLICY FRAMEWORK



ENSURE SAFETY FOR ALL MODES

Create complete streets to ensure safe pedestrian and bike access throughout the district and between the district and adjacent residential and commercial neighborhoods.

ISSUE	APPROACH
Connections	Facilitate connections through the development review process by requiring connections at the time of new development/redevelopment, including reconstruction of on-site circulation and parking areas.
On-street Bike/Pedestrian Access Design	Review and possibly update designs for streets within the Belmont HIA. Utilize the adopted BVSP Streetscape Design Guidelines for context.

POLICY FRAMEWORK



GREEN SPACE

Integrate publicly accessible usable green space to support the wellbeing of residents, employees, and visitors alike.

ISSUE	APPROACH
Privately Owned Public Open Space	Develop design, access and use standards for private owned public open space to make sure the public is aware of them and understands how and when to use them.
Green Streets	Identify applicable Green Infrastructure Measures from the San Mateo Countywide Pollution Prevention Program <i>Green Infrastructure Design Guide (2020)</i> and incorporate into site design and right-of-way improvement standards.

POLICY FRAMEWORK



EMBRACE THE AREA'S HISTORY OF ENTREPRENEURSHIP

Leverage the HIA's history of industry and innovation by supporting existing small businesses that serve residents from all parts of the Peninsula, while encouraging new businesses to form.

ISSUE	APPROACH
Incubator Space	Explore mechanisms for creating and sustaining incubator space for small businesses across multiple industries, such as custom carpentry, breweries, and artists to support entrepreneurship and continued innovation.
Adaptive design	Evaluate higher first floor ceiling heights and other building design elements to provide for the most flexible space that can adapt to a wide range of uses over time with a focus on uses that have served the Belmont community for decades that may not be available in other neighborhoods.

POLICY FRAMEWORK



AFFORDABLE HOUSING

Encourage affordability for any new housing development.

ISSUE	APPROACH
Inclusionary requirements	Support revisions to the Inclusionary/Below Market Rate Program consistent with the Housing Element.
Mobile Home Park	Retain Mobile Home Park zoning to assist with the retention of naturally occurring affordable housing.

POLICY FRAMEWORK



CONTEXT SENSITIVE STANDARDS

Generate design and development standards that are both sensitive to the existing neighborhood fabric and flexible to accommodate future growth.

ISSUE	APPROACH
Perimeter transitions	Develop height and setback standards to create more sensitive transitions to lower scale uses at the perimeter of the Belmont HIA.
Performance standards	Develop performance standards to address potential light, odor, noise, air quality, and vibration impacts.
Activate ground floor	Locate publicly accessible uses on the ground floor, such as convenience store, food service, day care, commercial recreation, and other legacy industries.
	Incorporate design features to enhance views into ground floors and locate doors to generate activity along the street frontage.

POLICY FRAMEWORK



REVITALIZE BELMONT CREEK

Revitalize Belmont Creek and integrate ecological principles of regeneration and resilience into design and development standards to manage flooding and create a resilient district.

ISSUE	APPROACH
Public Access	Establish public access easement dedication requirements to allow for publicly assessable creek trail.
	Establish public access hours consistent with city of Belmont Park System (30 minutes before sunrise to 30 minutes after sunset).
Design	Develop design standards for Belmont Creek improvements, including pathway width, surface materials, planting requirement, and bank stabilization.
Maintenance	Research options for coordinated maintenance, ranging from an informal property owner association to a property-based improvement district.

POLICY FRAMEWORK



MEANINGFUL ENGAGEMENT

Engage the community and stakeholders in a continuous conversation that grows awareness at each stage of the project and helps inform long-term implementation of the plan.

ISSUE	APPROACH
Easy access to project information	Provide written project information in English and Spanish, including website and handouts.
	Provide an implementation overview that describes key milestones and outcomes over different time frames, such as 0-5 years, 5-10 years, and more than 10 years.
Clear and easily understood information	Follow Plain Language guidelines when writing project updates, zoning regulations, design guidelines, and process descriptions to improve understanding and remove barriers to participation.
Broad and inclusive engagement	Continue to explore new opportunities to engage the broader Belmont community in the creation and implementation of the Belmont HIA Specific Plan.

POLICY FRAMEWORK



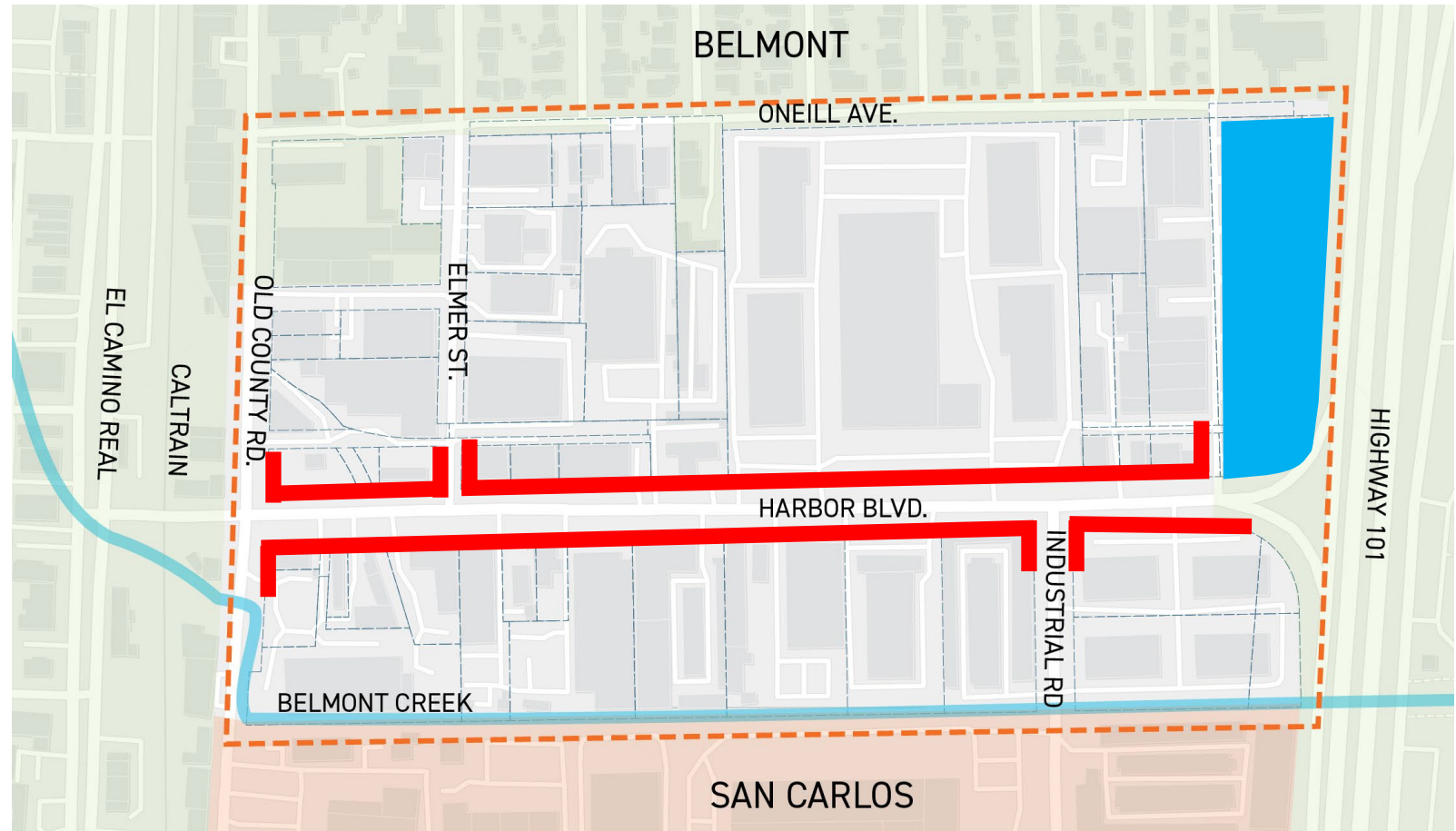
DISTRICT CONNECTIONS

Coordinate development, including environmental and infrastructure improvements, with San Carlos and San Mateo County to create a cohesive and integrated district.

ISSUE	APPROACH
Bike/pedestrian connections	Extend street designs from Belmont Village Specific Plan and pursue funding for Caltrain bicycle/pedestrian underpass at O'Neill Avenue.
Transit connections	Coordinate with Caltrain, Samtrans, and Commute.Org to optimize the timing of various transit service providers.
Transportation Demand Management	Review existing Transportation Demand Management (TDM) policies and regulations and identify opportunities to strengthen and support regional Transportation Management Associations.

LAND USE CONSIDERATIONS

- Preserve Mobile Home Community.
- Consider existing land uses and development standards when revising zoning regulations.
- Facilitate the diversification of employment opportunities.
- Activate ground floors along Harbor Boulevard with design standards and uses that generate activity along the building frontages.



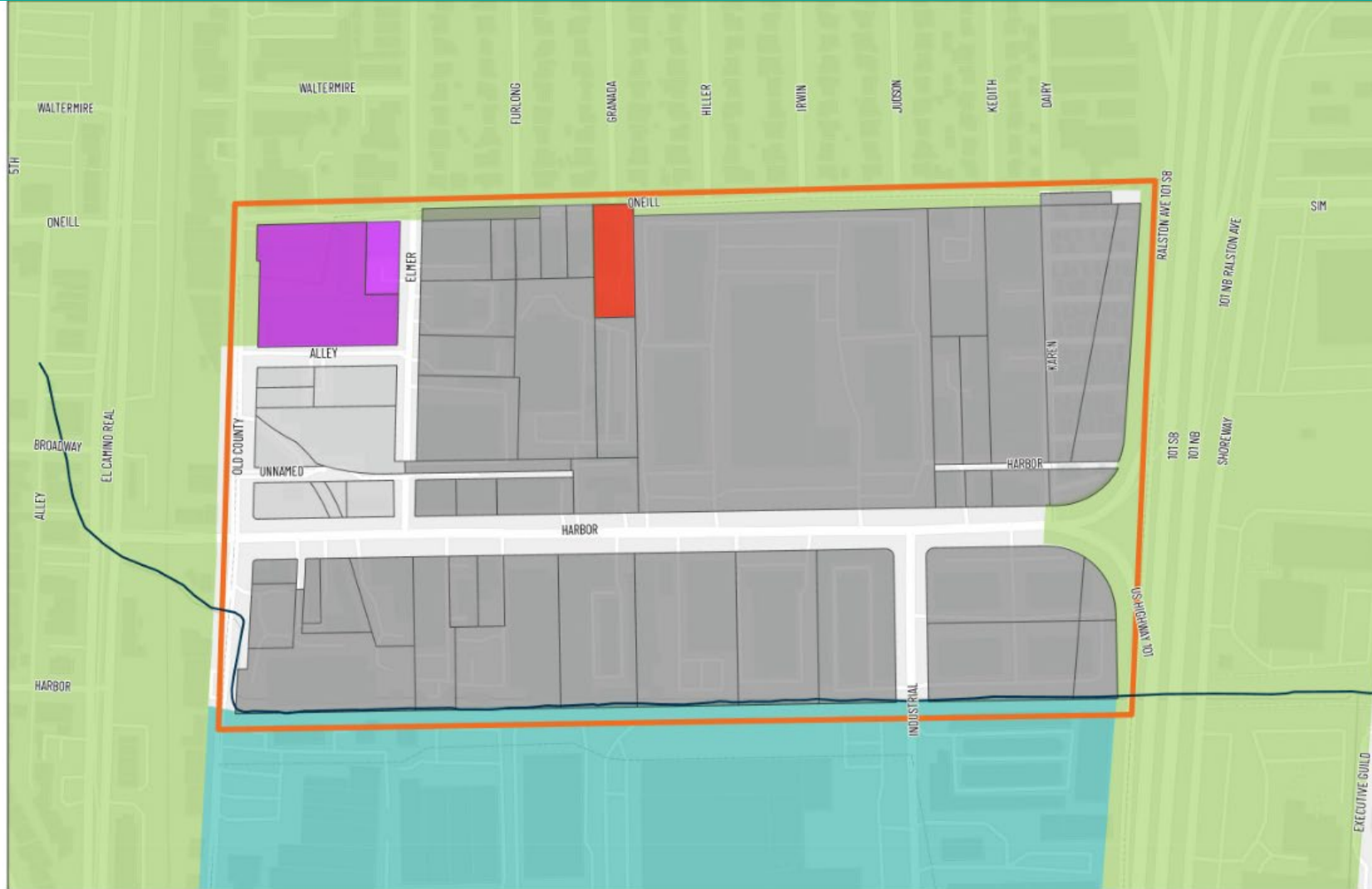
Parcels Study Area

0' 200' 400' 600' 800' 1,000'

Preserve Mobile Home Park
Activated Ground Floor



CURRENT ZONING



Legend

- Study Area
- City of Belmont
- City of San Carlos
- Belmont Creek

Zoning




- Harbor Industrial Area-1 (HIA-1)
- Harbor Industrial Area-2 (HIA-2)
- Service Commercial (SC)
- Village Corridor Mixed Use (VCMU)

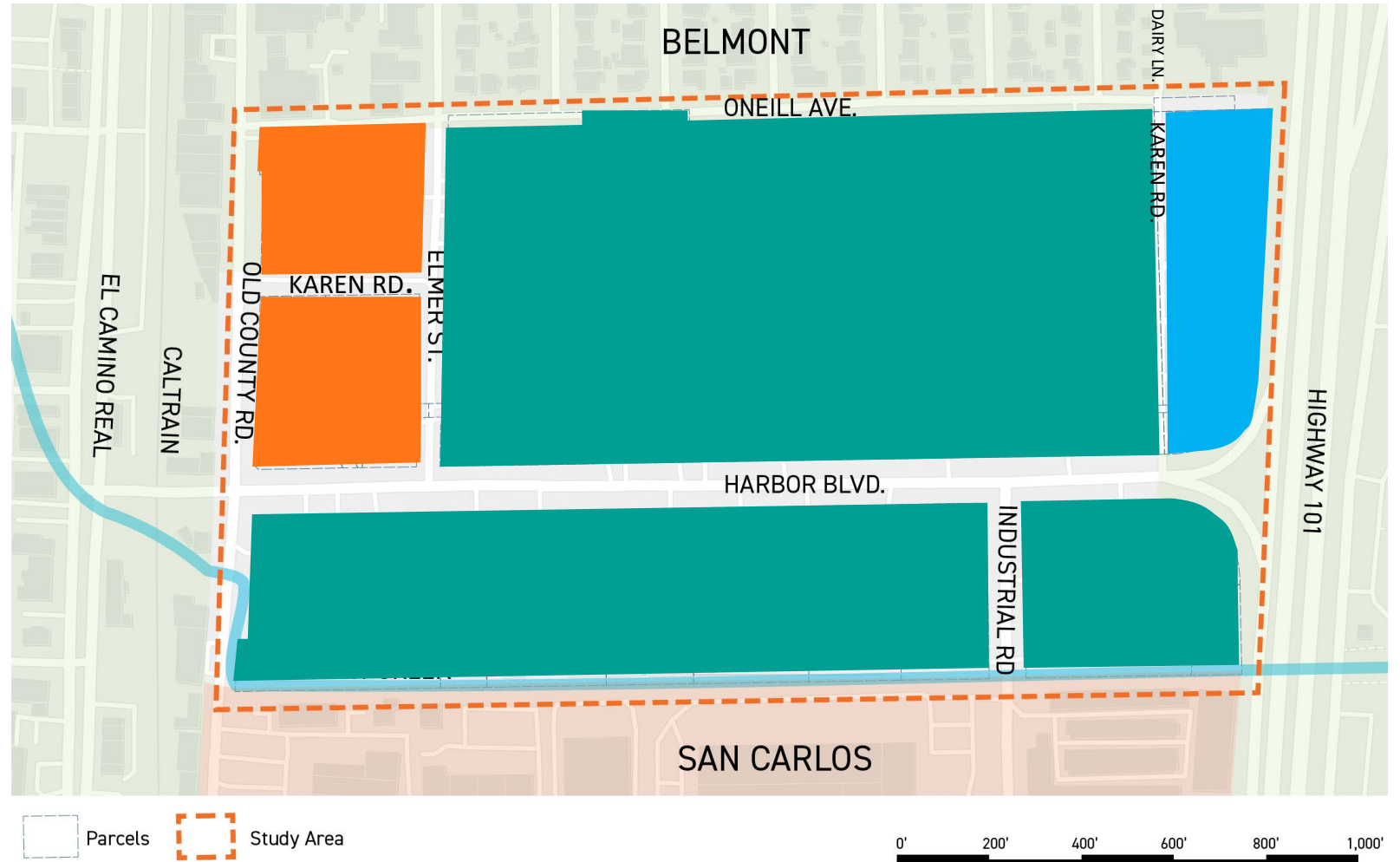
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LAND USE ALTERNATIVE

Reflects existing land uses and development standards and preservation of Mobile Home Park

-  - Industrial/Commercial
-  - Mobile Home Park
-  - Mixed Use/Residential



CONNECTIONS

Create new bike/pedestrian connections:

- at least **two** north-south connections from O'Neill Avenue to Harbor Blvd. between Elmer St. and Karen Rd.
- at least **one** east-west connection roughly midway between O'Neill Avenue and Harbor Blvd.

**No prescribed routes or new streets are required, but a continuous connection must be achieved.*



COMMON ELEMENTS

HEIGHT

Height limits would remain at 65 feet with additional height possible up to the limits imposed by the San Carlos Airport (maximum of approximately 135 feet) and as authorized by CCAG/FAA, and subject to a discretionary review process under development.



ESTIMATED PROJECT IMPLEMENTATION TIMEFRAMES

0 TO 5 YEARS

- Specific Plan and Rezoning Approved
- Annexation Approved
- Pending Development Applications Reviewed
- Infrastructure improvements Designed while funding is explored
- Residents Eligible to Vote in City Elections
- Residents Eligible for Parks/Rec programs and other City services

5 TO 10 YEARS

- Construction Begins on Approved Development Projects
- Construction Begins on Funded Infrastructure
- Caltrain adds more stops for Belmont
- HIA attracts innovation businesses, restaurants, and new employees
- Privately Owned Public Spaces are open to the public

MORE THAN 10 YEARS

- O'Neill Ave bike/ped underpass opens
- Belmont Creek Trail is complete between Old County Road and Hwy 101
- New Stormwater Infrastructure reduces impacts of severe storms
- HIA is connected to the rest of Belmont with active streets and thriving businesses



PROJECT SCHEDULE

Status:  Complete  In progress  Not started

SPRING-SUMMER 2023



 **Project Initiation & Existing Conditions**



FALL 2023-SPRING 2024



 **Policies, Strategies & Plan Development**
- Alternatives Development
- Policy Framework



SPRING-SUMMER 2024



 **Draft & Review Preferred Plan**









FALL-WINTER 2024



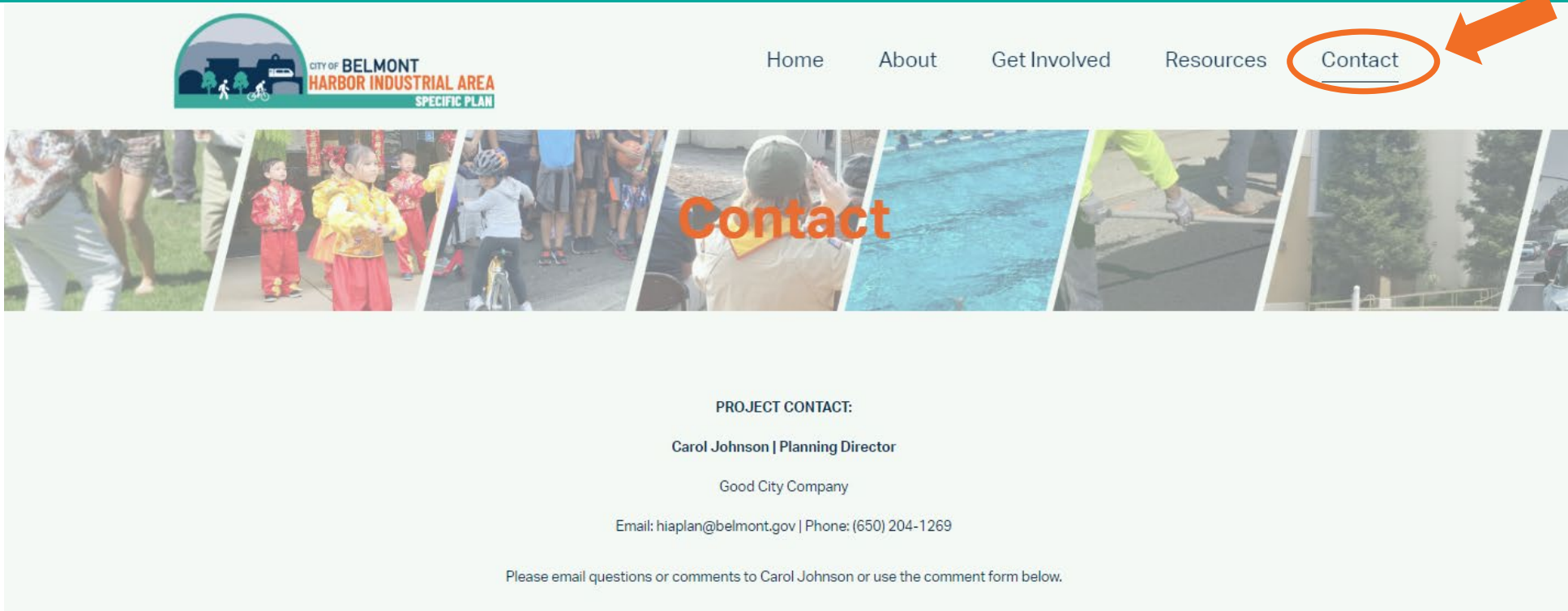
 **Environmental Review & Adoption**




Engagement Opportunities

- 
Stakeholder Meetings
- 
Virtual Workshops
- 
In Person Open House
- 
Pop-Ups
- 
Planning Commission Hearing
- 
City Council Hearing

PROJECT QUESTIONS



 Home About Get Involved Resources **Contact**

Contact

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Good City Company

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Please email questions or comments to Carol Johnson or use the comment form below.

<https://www.belmonthiaplan.com/>

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