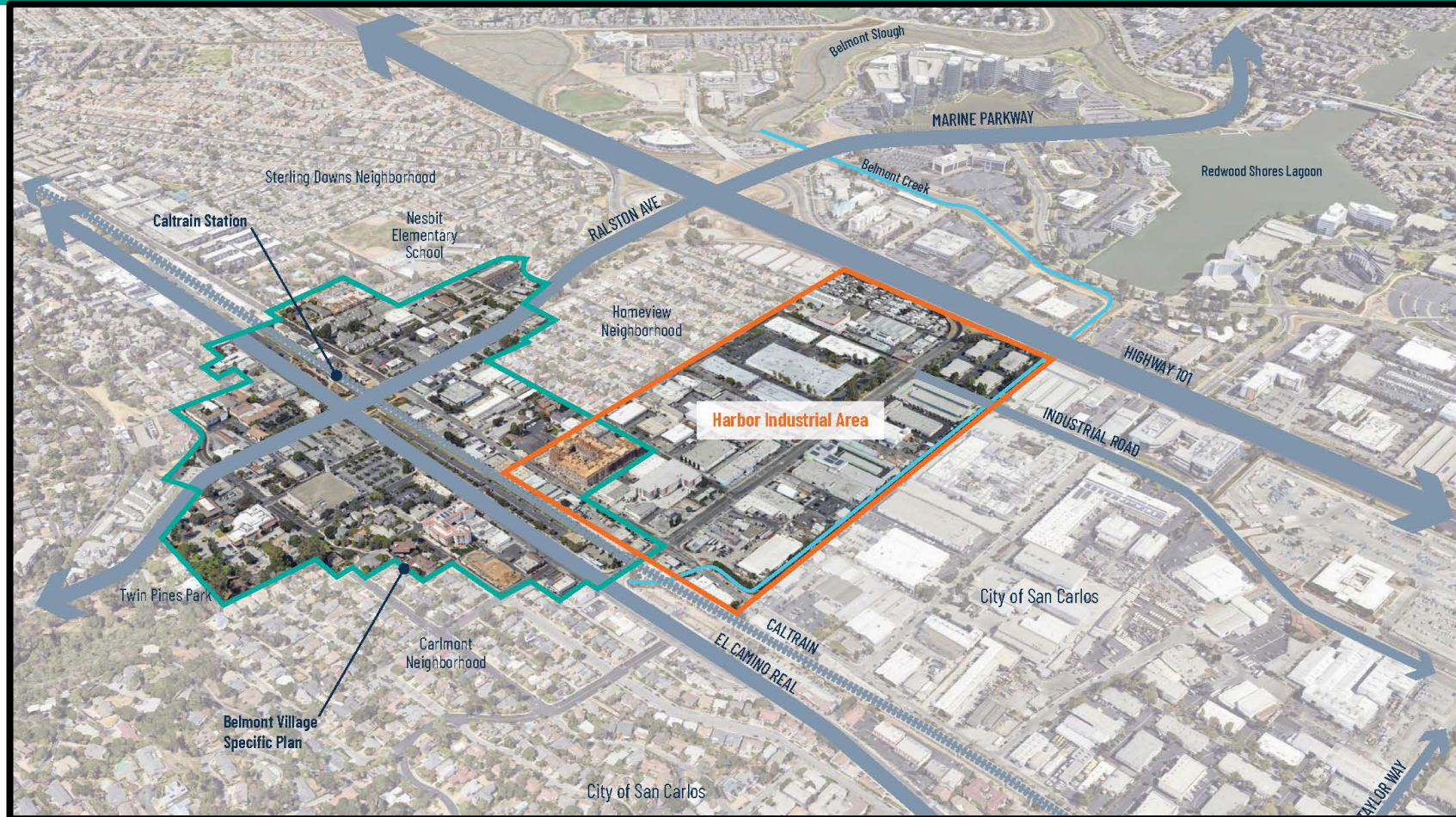


# BELMONT HARBOR INDUSTRIAL AREA SPECIFIC PLAN



## PROJECT UPDATE

# AGENDA

1

**Provide update on project activities**

2

**Present draft plan goals, guiding principles and policy framework**

3

**Review project timeline**

# PROJECT ENGAGEMENT



**Stakeholder Interviews – 5/17-18/23**



**Virtual Workshop – 6/8/23**



**Harbor Industrial Association –  
5/4, 12/7/23**



**Belmont Mobile Home Community –  
10/03, 11/28/23**



**City Council – 7/11/23, 1/23/24  
Planning Commission – 10/3/23**



## Online Surveys

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



## Pop Up – 7/14/23

Alpha Acid Brewing Company



## Pop Up – 8/1/23

National Night Out  
Homeview, Downtown, Belmont Library



## Pop Up – 9/22/23

Movies in the Park at Alexander Park



## Pop Up – 10/1, 10/8/23

Belmont Farmers Market

VISIONING

PRINCIPLES



# POLICY FRAMEWORK – 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.

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 – MAKE PLACES



## 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 – MAKE PLACES



## 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 – 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.

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.



## 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.





## 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 – 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.

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- CREATE CONNECTIONS



## 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 – CREATE CONNECTIONS



## DISTRICT CONNECTIONS

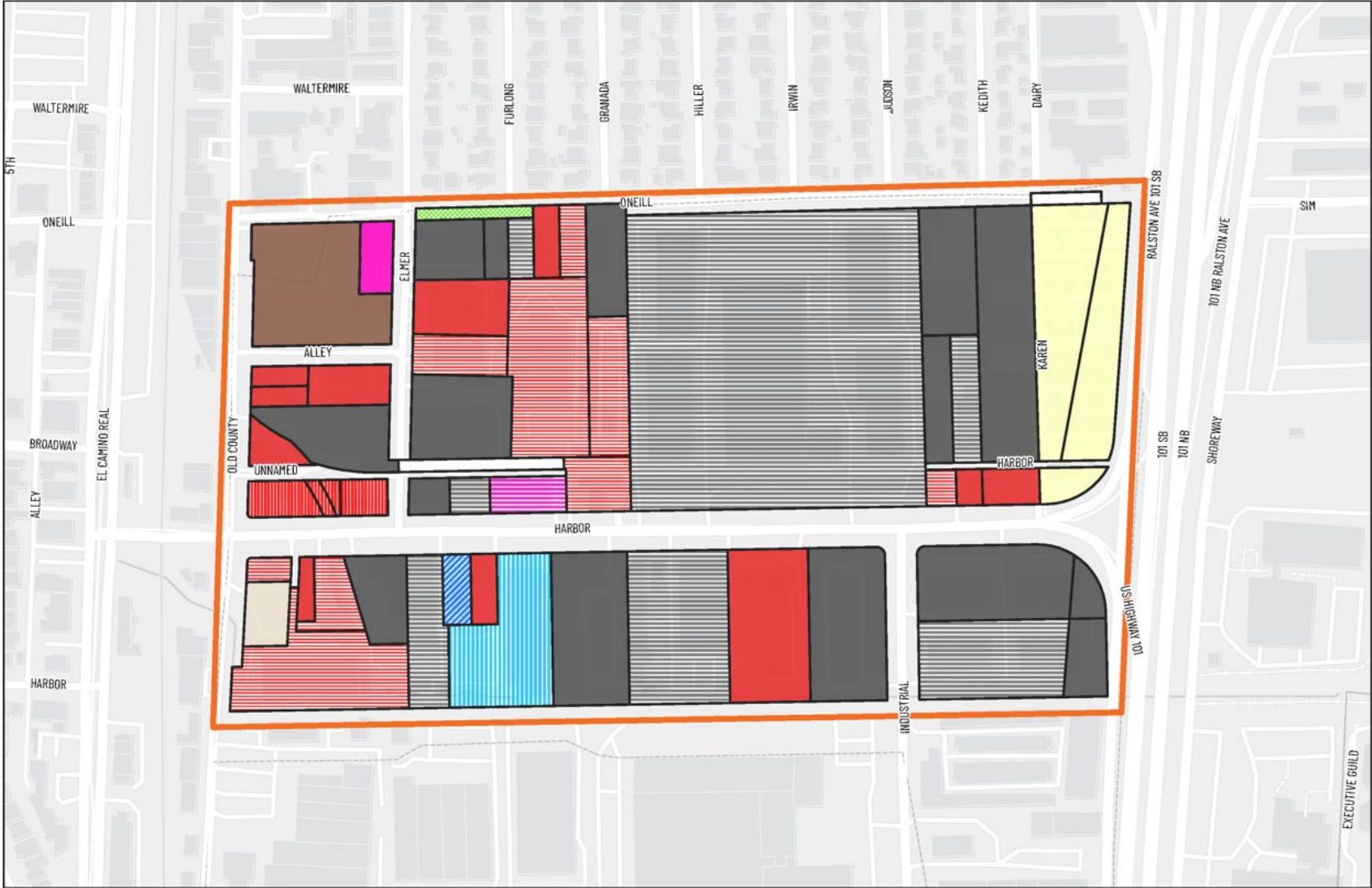
Coordinate development, including environmental and infrastructure improvements, with San Carlos and San Mateo County to create a cohesive and integrated district.

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.

# EXISTING LAND USE

## LEGEND

-  Study Area
-  Commercial-Auto
-  Commercial-General-Retail
-  Commercial-Service Station
-  Common Area-Sidewalk-Trails
-  Educational Facility
-  Industrial-General-Warehouse
-  Industrial-Light Manufacturing
-  MF-Res-Apts
-  Mobile Home
-  Office-General
-  Office-Medical
-  Public Facility-Utility
-  Rights of Way
-  Vacant



Esri Community Maps Contributors, Redwood City, County of San Mateo, California, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



# EXISTING DEVELOPMENT






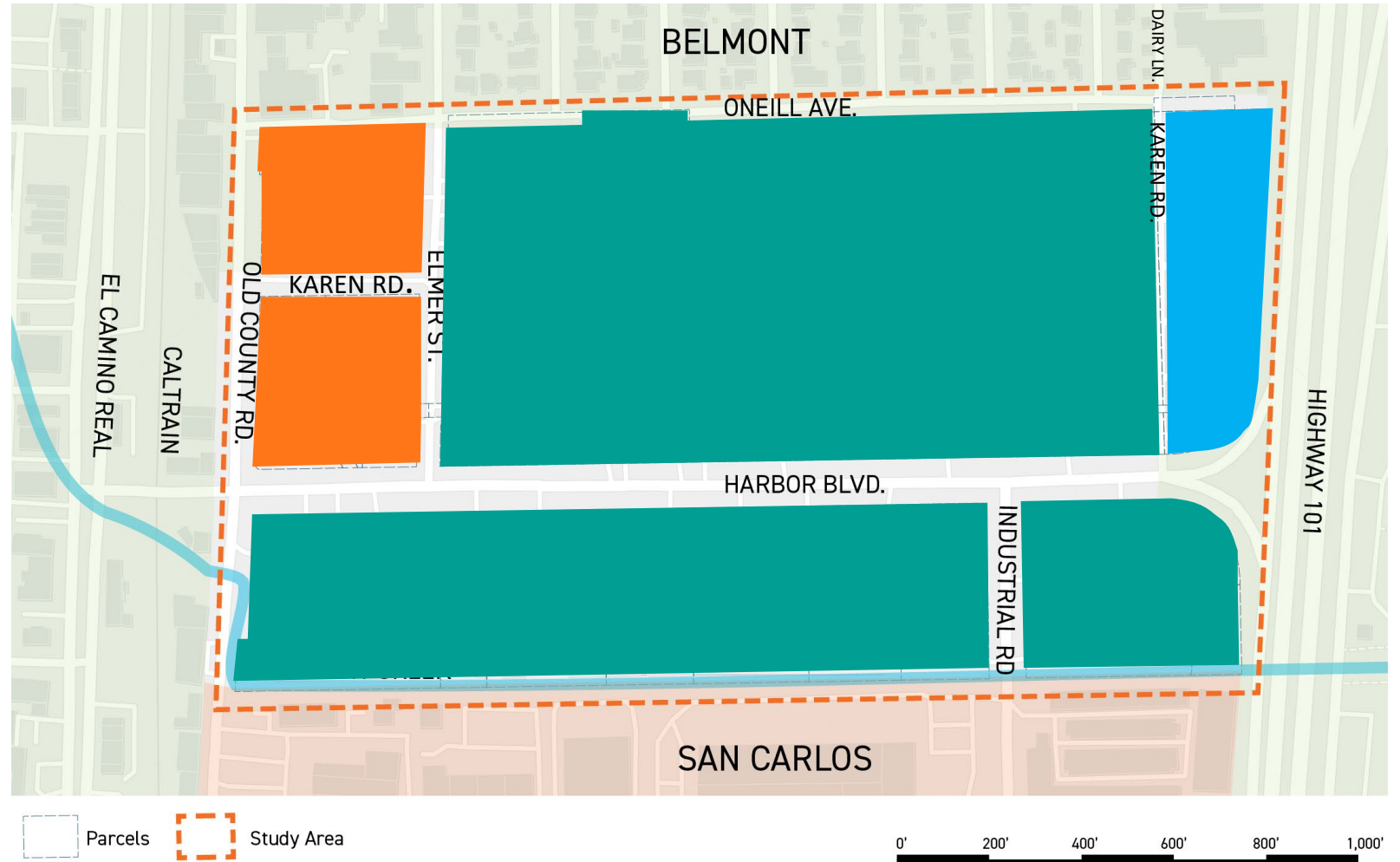
**TOTAL DEVELOPED AREA: 1,361,787\***

\*estimated from Sketch Up 3D Model

# LAND USE ALTERNATIVE

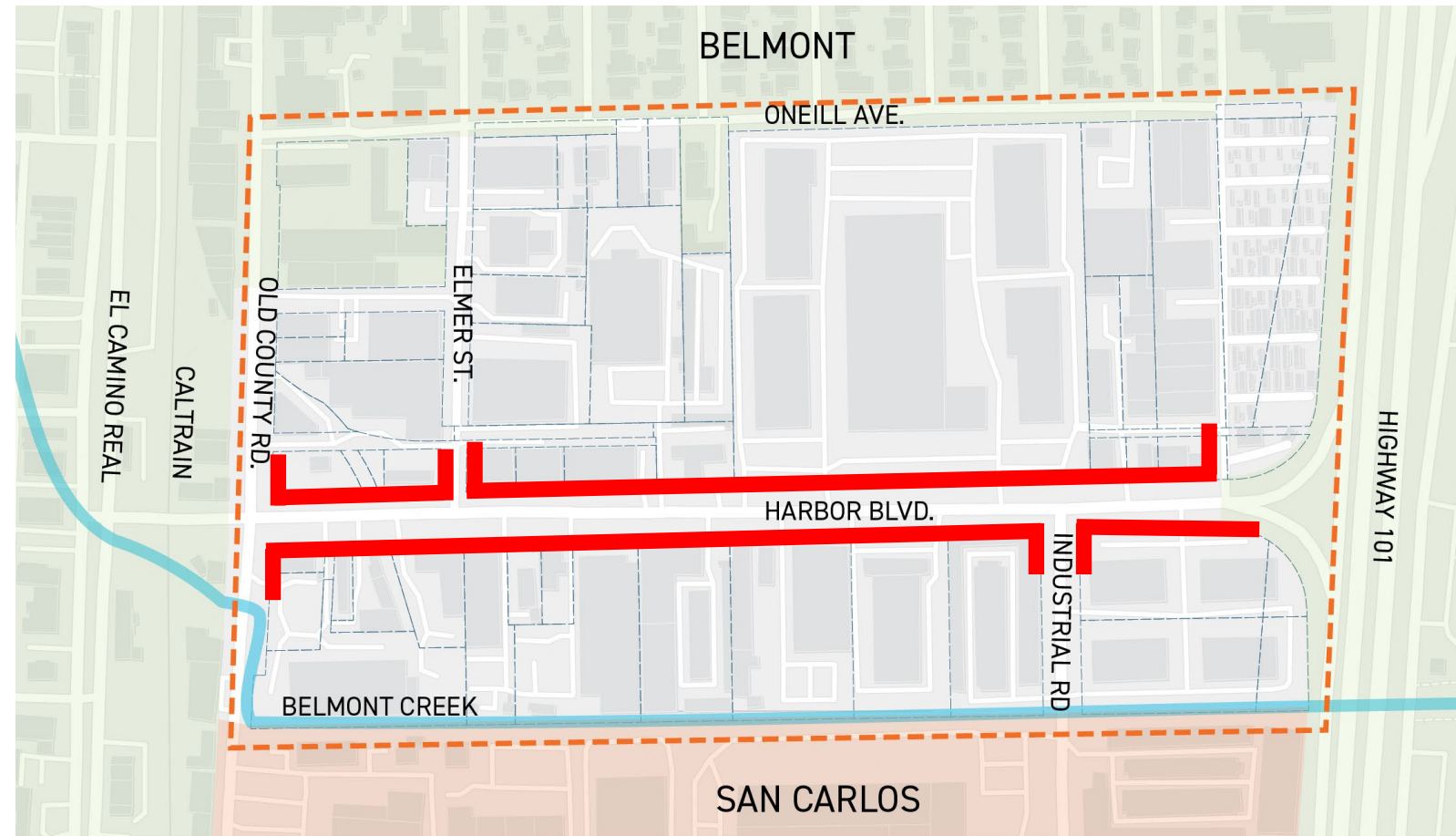
## Reflects existing land uses and preservation of Mobile Home Park

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



# LAND USE CONSIDERATIONS

- Consider existing land uses and development standards. Minimize the creation of non-conforming properties.
- Facilitate Commercial Zoning for Job Centers/Employment.
- Activate ground floors along Harbor Boulevard with use and design standards, such as Production, Distribution, Repair (PDR) requirements.



Parcels Study Area

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

Activated Ground Floor



## BIKE FACILITIES

### EXISTING

### PLANNED

**Class I** – Bike path. Separated from streets and for exclusive use by cyclists and pedestrians.



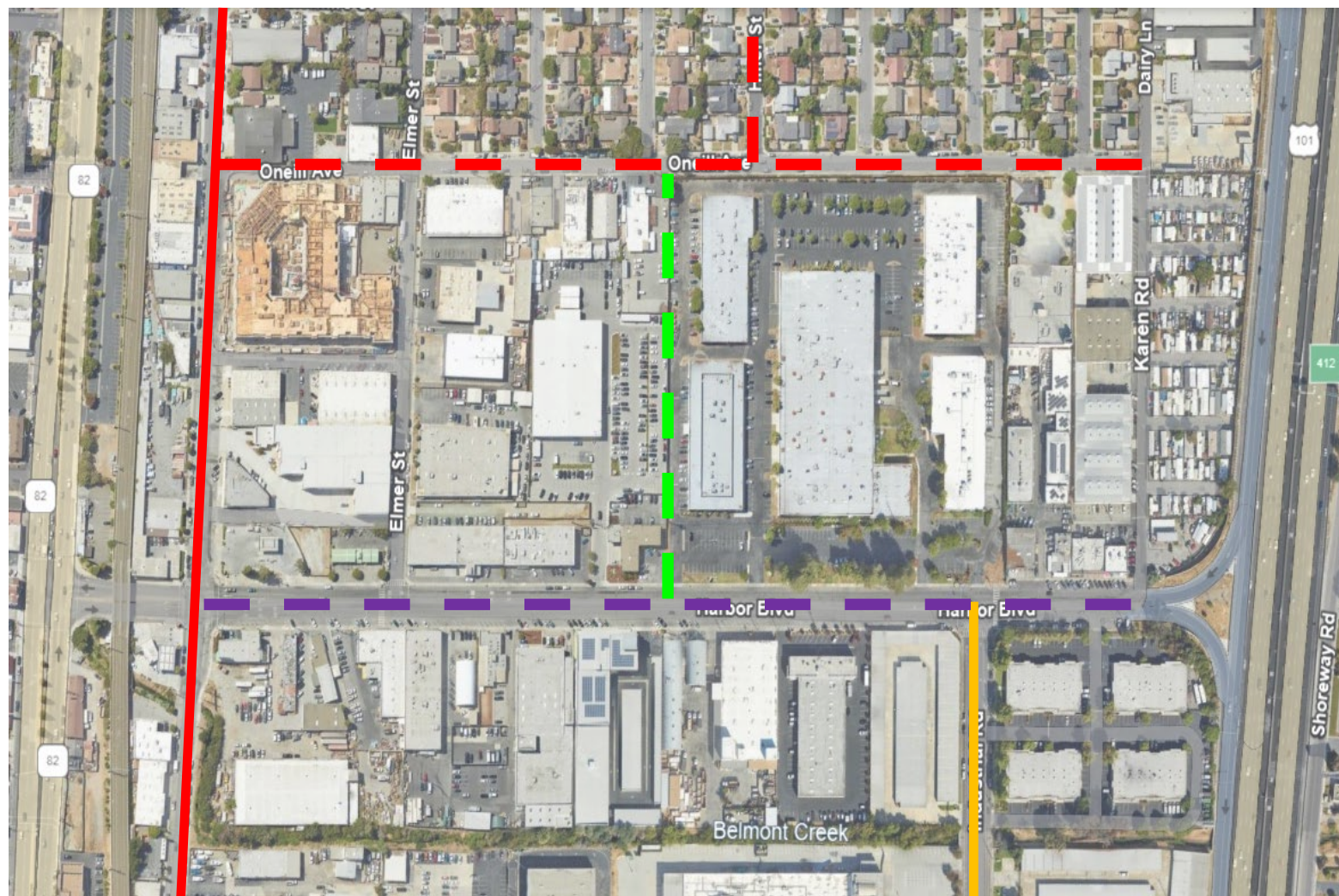
**Class II** – Bike lane. On street facilities designated with stripes or stenciling.



**Class III** – Bike route. Shared with motor vehicles on the street.



**Class IV** – Bike lane or cycle track separated from motor vehicles by curbs, bollards, or other physical separation.



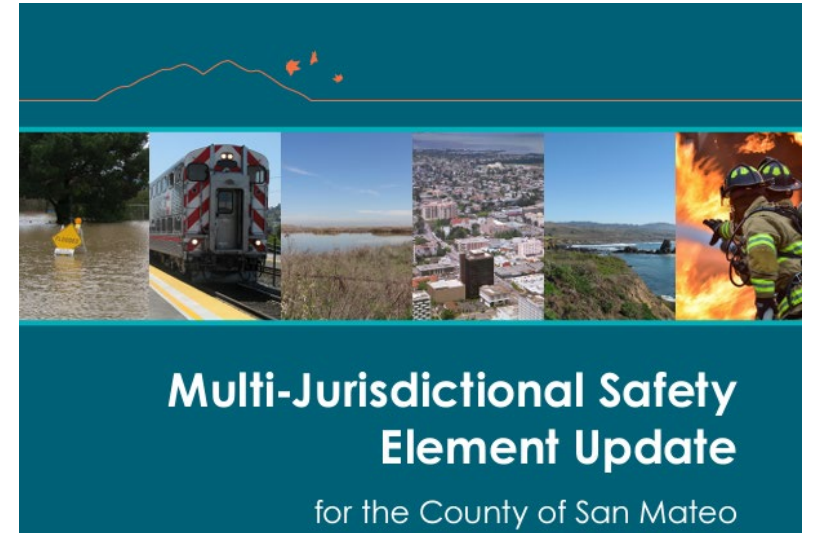
# RELATED STUDIES/PLANS

## SAFETY ELEMENT – Multi-jurisdictional

Required by SB 379 to address how climate change will impact natural hazard risks

Consultant: Place Works

Timeline: Draft anticipated 4<sup>TH</sup> Quarter 2024

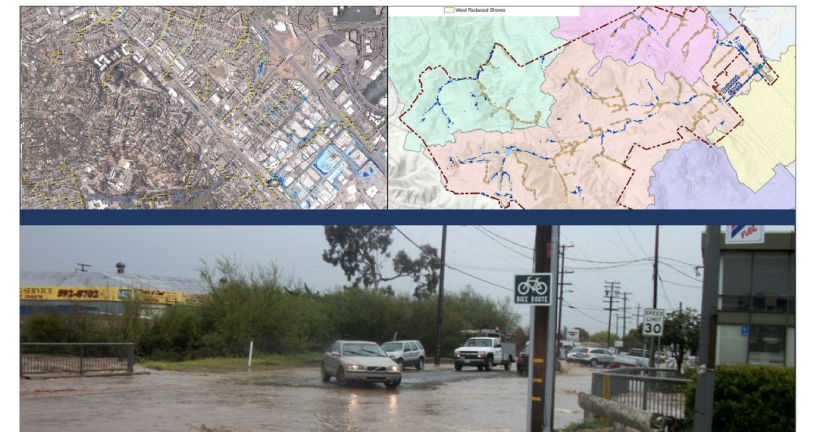


## STORMWATER MASTER PLAN UPDATE

Update of 2009 citywide storm drainage study.

Consultant: Wood Rogers

Timeline: Draft anticipated 2<sup>ND</sup> Quarter 2024



# 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



SUMMER-FALL 2024

 Draft & Review Preferred Plan



WINTER 2024 -SUMMER 2025

 Environmental Review & Adoption



## Engagement Opportunities



Stakeholder Meetings



Virtual Workshops



In Person Open House



Pop-Ups



Planning Commission Hearing



City Council Hearing



# 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



# We want to hear from you!

## Please contact us to share your thoughts about zoning and development standards.

Carol Johnson  
Good City Company  
(650) 204-1269  
hiaplan@belmont.gov

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