1301 SHOREWAY COMMERCIAL DEVELOPMENT FAQ

This Frequently Asked Questions (FAQ) document focuses on project components not related to the California Environmental Quality Act (CEQA) and Environmental Impact Report (EIR) for the project.

The City has separately prepared FAQ's for the CEQA/EIR for the project.

Please visit www.belmont.gov/developmentprojects and select the "1301 Shoreway Project" for additional information.

Q: **What is being proposed at 1301 Shoreway Road?**

A: The property owner, 1 Shoreway Owner, LLC, represented by Four Corners Properties (Four Corners), proposes to construct an office and/or life science project. To construct the proposed the development on this site, Four Corners is requesting consideration and approval of a Conceptual Development Plan (CDP), Detailed Development Plan (DDP) and associated entitlements.

The proposed project includes two buildings, Building 1 and Building 2, and an above ground parking garage. Building 1 would be 8 stories, 128 feet in height, and contain 270,452 square feet in space. It is located on the western edge of the site along Shoreway Road. Building 2 would be 7 stories totaling 112 feet in height and 271,583 square feet in space. Building 2 would be on the northeastern side of the property along Sem Lane. The developer would also install publicly accessible trail improvements along its portion of Belmont Creek.

Q: What is currently there?

A: The existing site has a 148,919 square foot office building that was constructed in 1983. The site is surrounded on all sides by a surface parking lot and landscaping and has a basketball court for its tenants.

Q: What is a Conceptual Development Plan (CDP)?

A: The CDP would establish site-specific development standards for the project. These development standards will regulate land uses, building sizes, locations, heights, and on-site circulation patterns. The CDP must be approved by the City Council. The applicant is pursuing a CDP to allow more intensive development in terms of height and floor area. Additionally, the applicant is seeking approval of Life Science and Research and Development (R&D) as possible uses among others, such as office. The

applicant is seeking to include life science and R&D as possible uses in order to expand the pool of tenants that would be interested.

Q: What is a Detailed Development Plan (DDP)?

A: The DDP is made up of the plans submitted by the developer which include the specific details of the project, including architectural designs, civil plans, landscaping plans, elevations, and related drawings. This information is used by City of Belmont (City) staff to ensure the project is consistent with the CDP and City regulations. The DDP will also be considered by the City Council for approval.

Q: If approved, when would the project be constructed?

A: The developer is seeking a Development Agreement from the City to allow for a more flexible start date than allowed under the standard code given current unfavorable market conditions. If the Development Agreement is approved by the City Council, the developer would have entitlement rights for up to ten years to construct the project.

Q: What is a Development Agreement (DA)?

A: The proposed DA would establish a contract between the City and Four Corners. In exchange for the City providing "vested rights" to Four Corners to allow development over the next 10 years (rather than the standard two-year time frame), Four Corners would provide community benefits beyond the fees required by the City. Vesting rights could provide flexibility to the developer to construct the project over time, identify future tenants, or when market conditions are generally more favorable.

Q: What community benefits are being proposed in the Development Agreement by Four Corners?

A: The community benefit package negotiated by the City is consistent with the Community Benefit Program implementation guidance and based on the premise that the City and Four Corners would share in the increased value of the project created as a result of the more permissive development standards allowed under the PD zoning district. The draft community benefits submitted and negotiated to date is proposed at a $6.3 million cash contribution to the City to support various projects or services of interest to the City and community including, but not limited to:

- Community Center reconstruction
- Public infrastructure (stormwater, roadways, transportation, etc.)
- Public recreation opportunities (parks and plazas, access to fields, courts, etc.)
- Funding for ongoing City services and operations
- Affordable childcare

The contribution would escalate to $7.0 million if the developer does not submit for building permits within the first seven years of the Development Agreement term. In addition to the cash contribution, Four Corners has committed to providing a minimum of 50% ($2.7 million) of their required Public Art investment for use on Citywide public art projects.

The City Council held a public meeting on October 28, 2025 to provide an opportunity for City Council

discussion and direction on the proposed project and draft DA term sheet. The meeting agenda, staff report, and meeting video can be accessed by the link included here.

Q: What is the status of the project's approval process?

A: Four Corners has provided the City with a complete application. A Draft Environmental Impact Report, as required by CEQA, was prepared for the project and circulated for public comment from October 8, 2024 to November 22, 2024. The Draft EIR is available on the City's website. For questions related to CEQA, please refer to the FAQ's for the CEQA/EIR for the project. A Final Environmental Impact Report (Final EIR), which identifies and responds to all the comments received on the DEIR, has been completed and is included for review and recommendation by the Planning Commission. The Final EIR is available on the project page.

The applicant is requesting the following approvals by the City Council:

- Certification of the EIR
- Adopt the CEQA Findings of Fact
- Adopt the Mitigation Monitoring and Reporting Program
- Rezoning from Regional Commercial to Planned Unit Development
- Conceptual Development Plan
- Development Agreement
- Detailed Development Plan
- Conditional Use Permit
- Design Review
- Grading Plan and Permit
- Tree Removal Permit
- Conditional Use Permit
- Development Agreement

Q: Will any part of the project be accessible to the public?

A: Yes. The San Francisco Bay Conservation and Development Commission (BCDC) oversees new construction projects within a 100 foot band from the bay and tidally influenced waterways, which includes Belmont Creek. BCDC is charged with ensuring developments provide access to the Bay.

For access to and engagement with Belmont Creek, the applicant would construct a trail, install wayfinding and information signage, plant high quality trees and other flora, and provide fitness kiosks, seating, and public parking for vehicles and bikes. Additionally, and as requested by BCDC, Four Corners is making available a sports court at the southeast corner of their site which is also available through the trail.

Q: How does the project address issues of Sea Level Rise?

A: The project is implementing the Sea Level Rise (SLR) guidelines established by the Ocean Protection Council, BCDC and the City of Belmont. This includes raising the site to 12 feet above base flood elevation.

This improvement would place the project outside of the 100-year flood zone for the region, which helps ensure its resiliency to SLR through the end of the century.

Q: What safeguards will be allowed for life science tenants?

A: Operations and all materials and substances transported, stored and used onsite would be subject to federal, state, and local health and safety requirements. Biosafety Levels (BSL) are established by the National Institutes of Health and the Centers for Disease Control and Prevention and range from Level 1 through Level 4. For BSL 1 and 2 facilities, there is significant existing oversight provided by local, state and federal regulations to prevent risks associated with storage and use of hazardous materials.

BSL 3 facilities may be allowed by the City of Belmont through an additional permitting process, which would require additional documentation as to the construction and operation of the facilities. Additionally, the EIR has specified requirements which must be implemented if a BSL 3 facility is pursued. These specified requirements are included in a Mitigation Monitoring and Reporting Program and cover the following:

- Proof of compliance with federal, state, and local regulations and requirements
- Preparation and submittal to the City of related management and emergency response plans
- Providing the San Mateo Consolidated Fire Department (SMCFD) of materials and class of pathogens
- Project sponsors shall conduct specialized training and education sessions with the SMCFD and Redwood City Fire Department

BSL 4 is very uncommon and is not being considered by the City of Belmont.