

# 1301 Shoreway Road





**Rich Ying** - Principal-in-Charge

Owner



**Rene Bihan** - Principal-in-Charge

**Mingyao Wang** - Project Manager

Landscape Architect



**Karen Kuklin** - Principal-in-Charge

**Craig Bacheller** - Project Manager

Building Architect



**Raquel Fones** - Project Manager

Civil Engineer

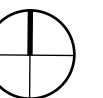
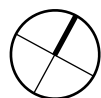


**Dilip Trivedi** - Project Manager

Coastal Engineer



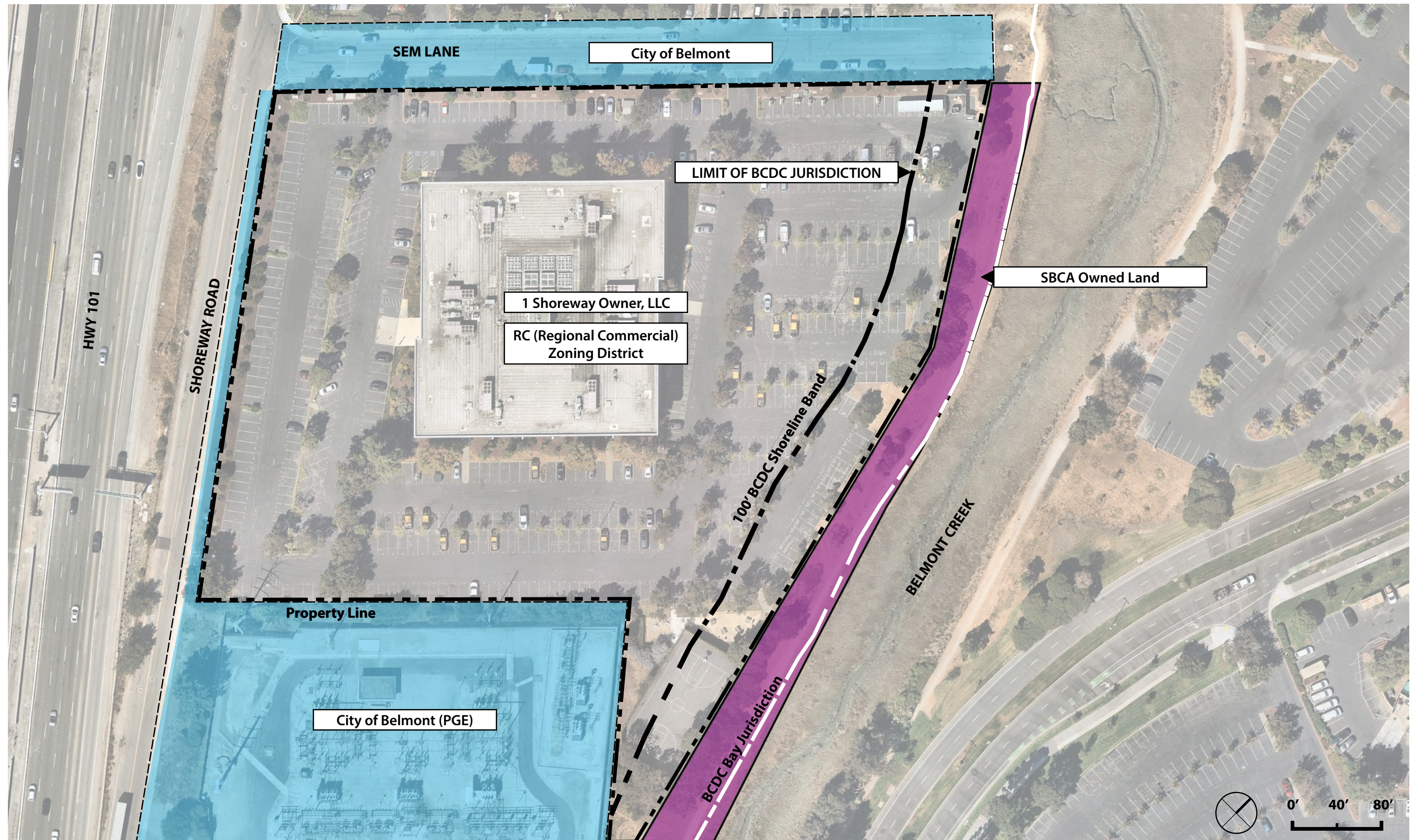




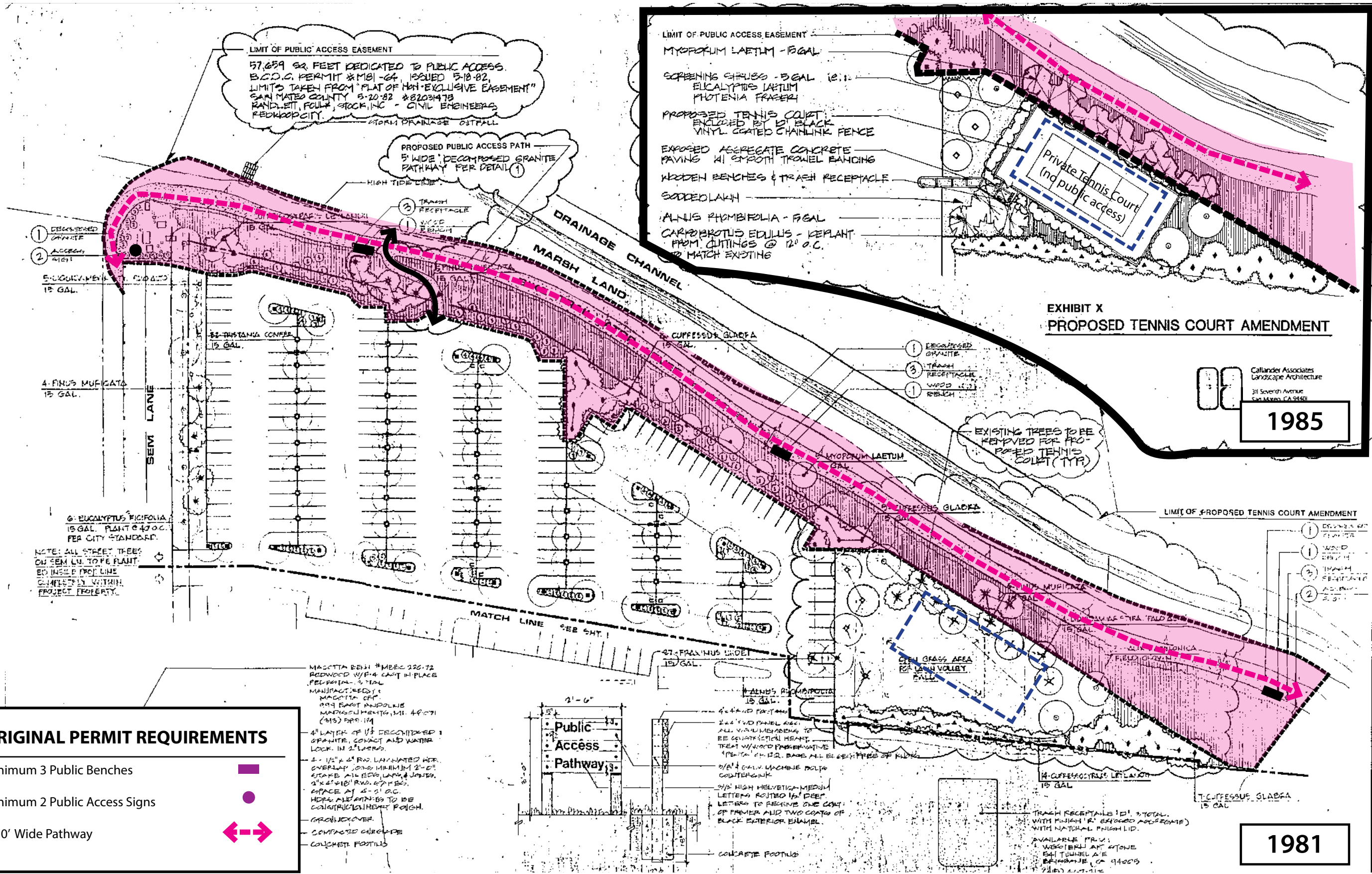












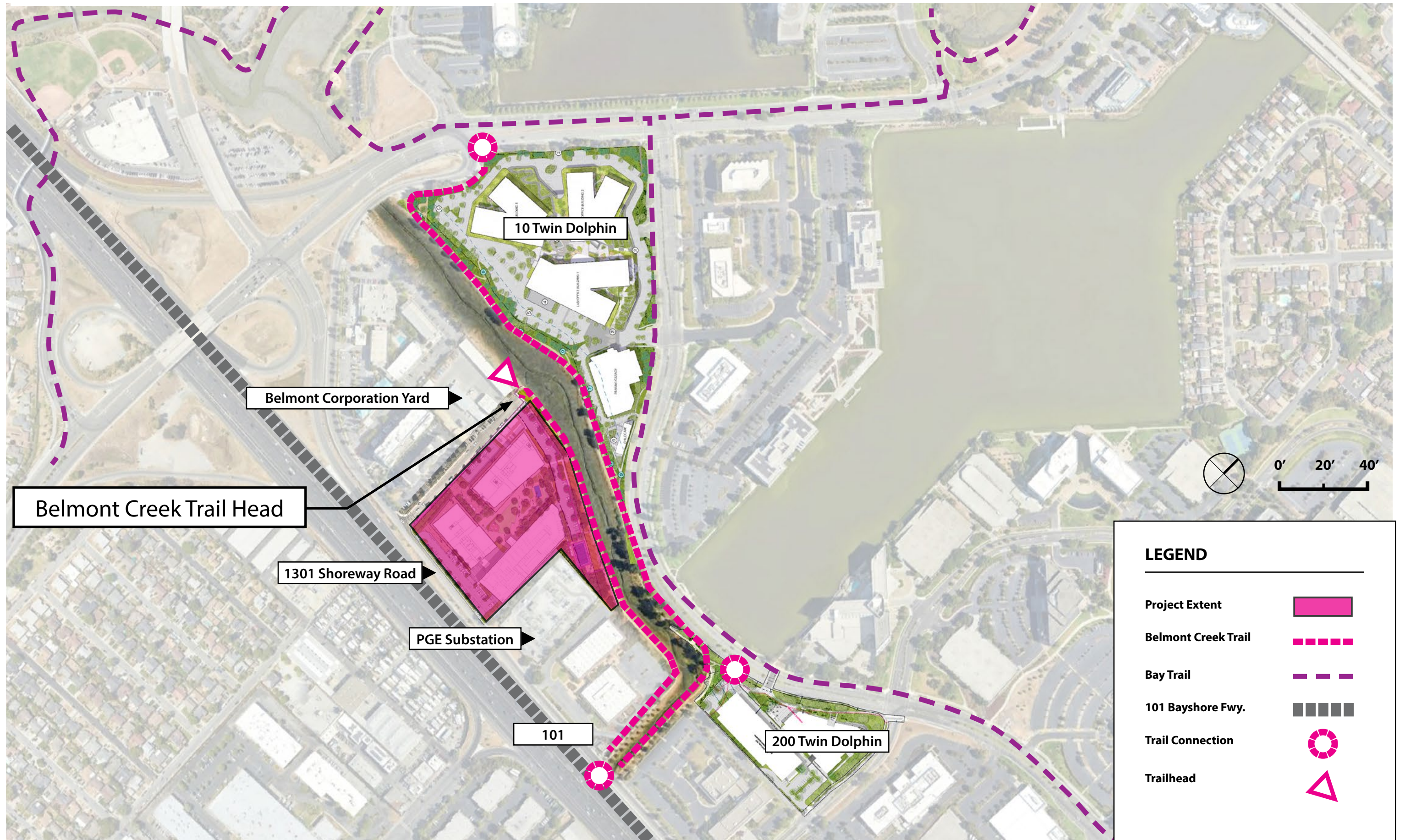
**ANTHONY M. GUZZARDO AND ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS  
LAND PLANNERS  
245 PAGES RD. DELMONT, CALIF. 94504  
TEL: 925-437-1212  
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Landscape Architecture  
311 Seventh Avenue  
San Mateo, CA 94401  
1985

**MONT SHORES FICE BUILDING**  
MAY RD. DELMONT, CALIF.

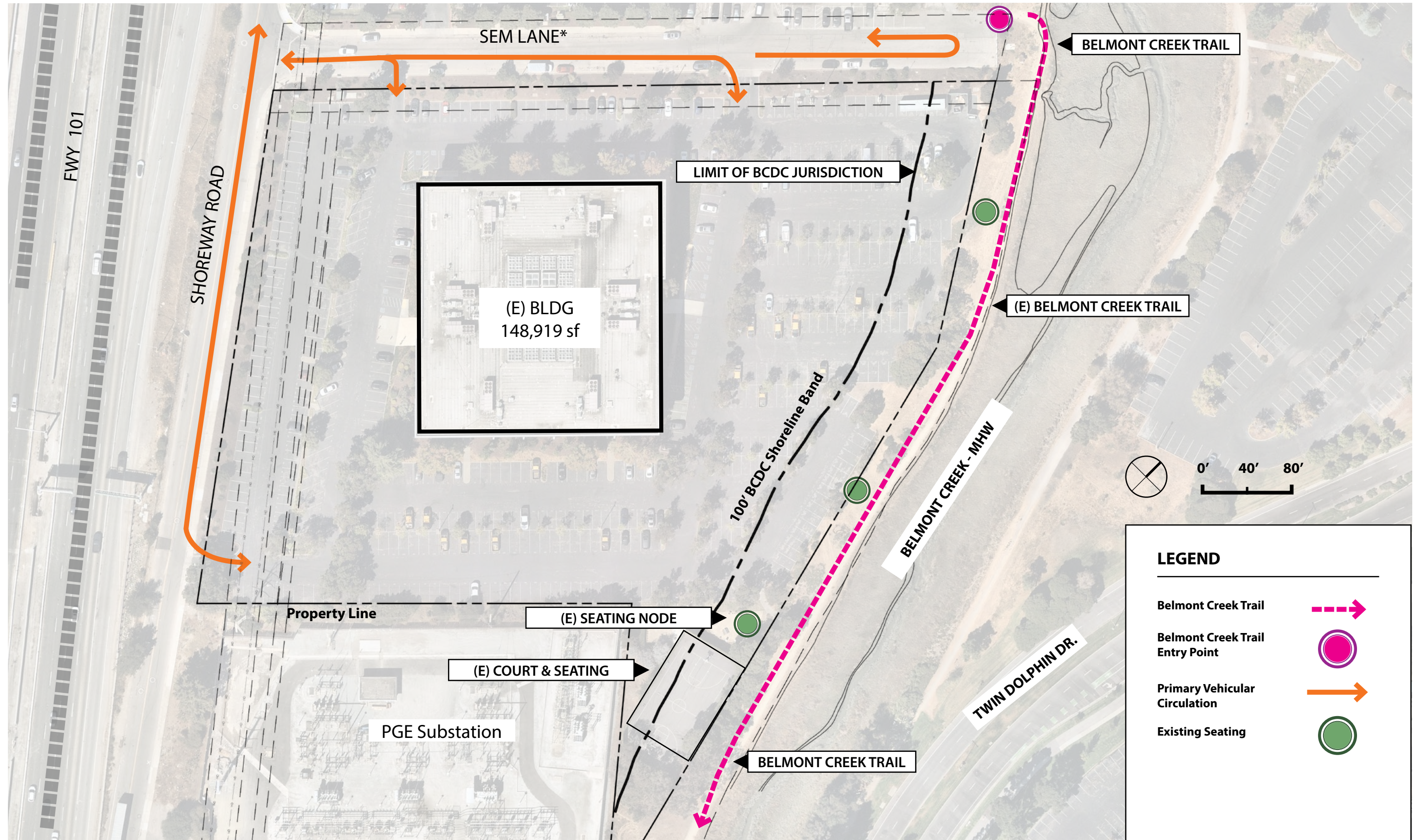




**LEGEND**

- Project Extent
- Belmont Creek Trail
- Bay Trail
- 101 Bayshore Fwy.
- Trail Connection
- Trailhead

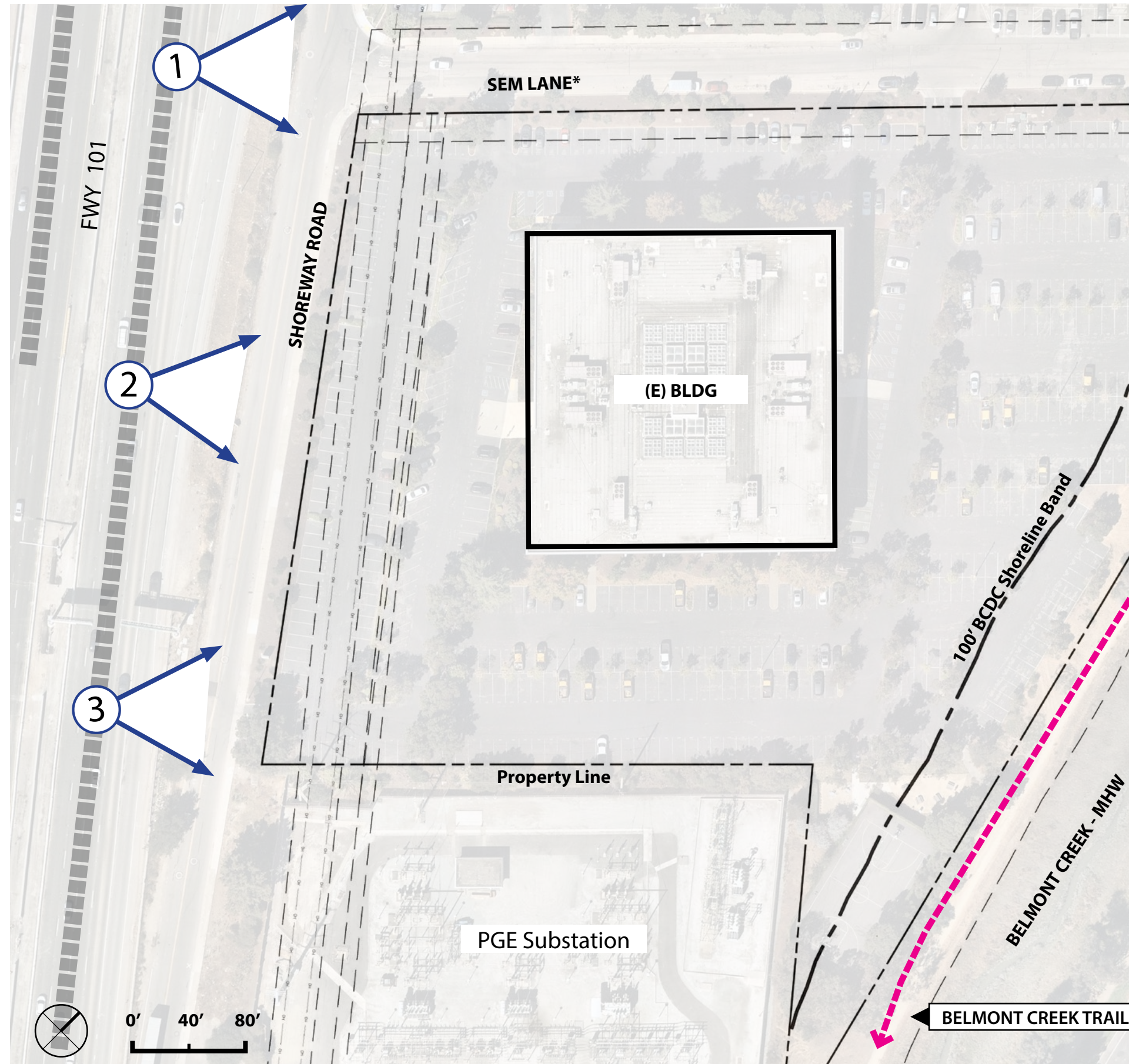






# 1301 Shoreway Road

# Existing Site Views



VIEW 1: 101 BAYSHORE AT SEM LANE TOWARD BELMONT CREEK



VIEW 2: 101 BAYSHORE TOWARD EXISTING BUILDING

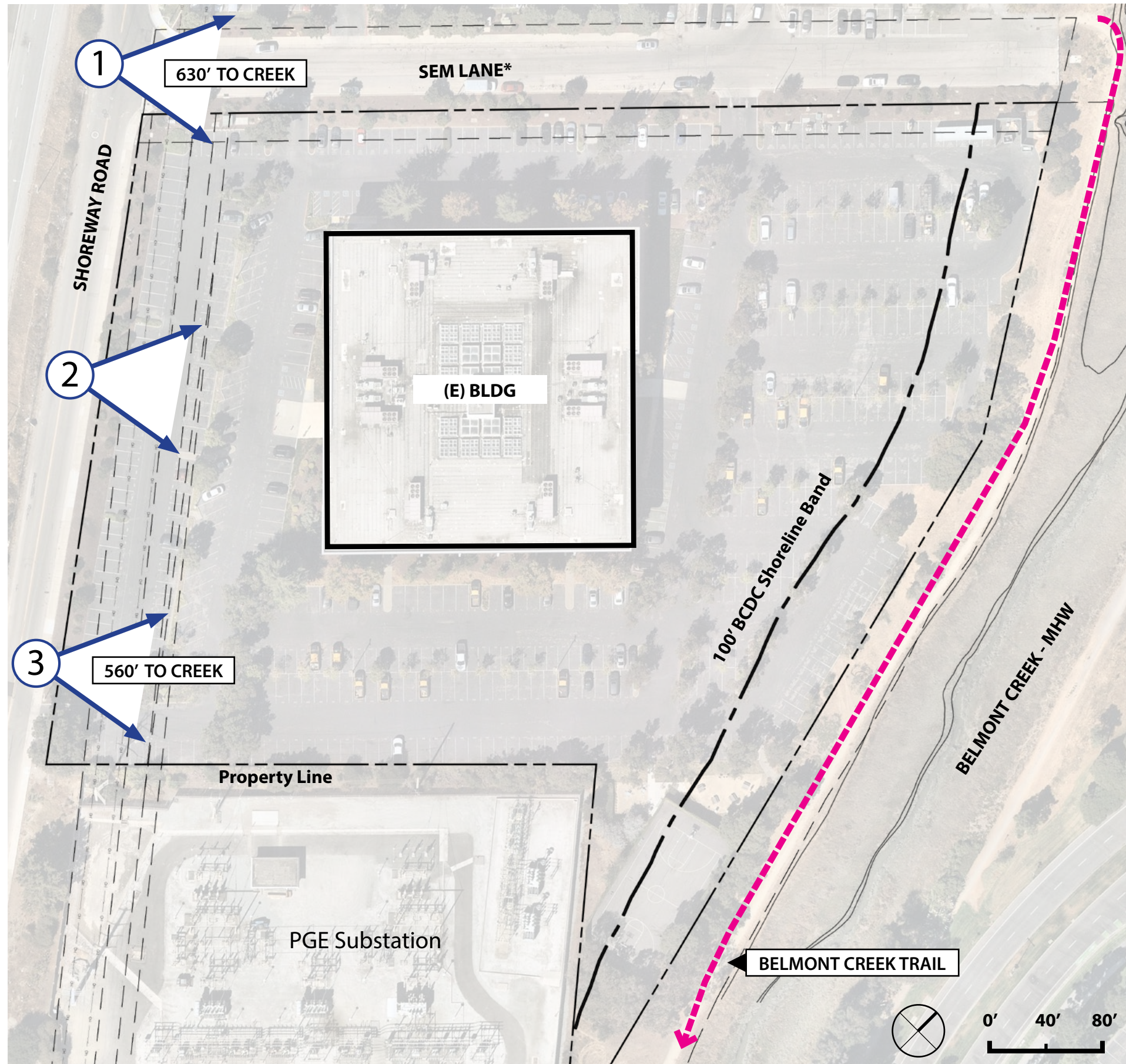


VIEW 3: 101 BAYSHORE TOWARD BELMONT CREEK



# 1301 Shoreway Road

# Existing Site Views



VIEW 1: SHOREWAY AT SEM LANE TOWARD BELMONT CREEK

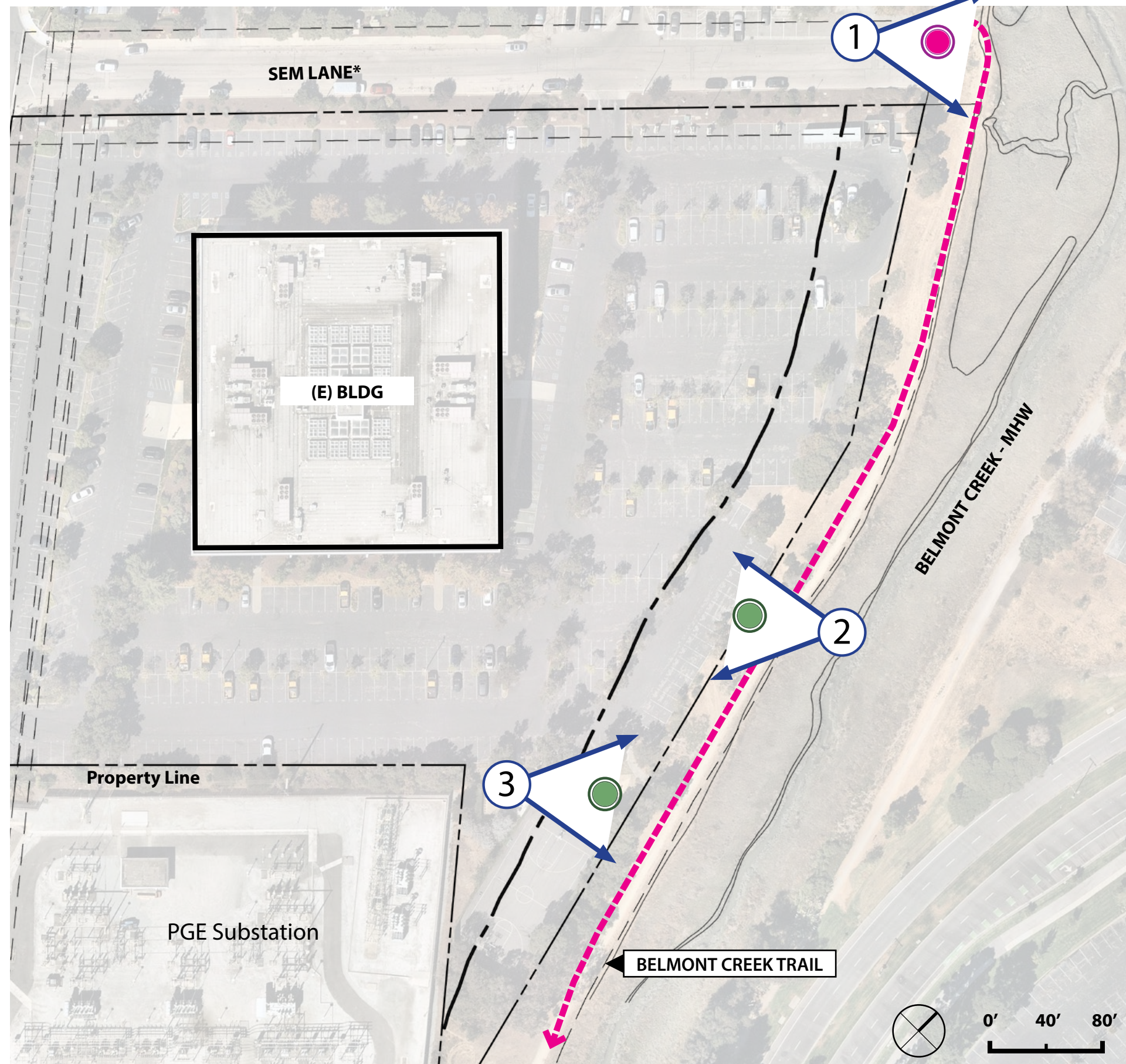


VIEW 2: SHOREWAY TOWARD BELMONT CREEK



VIEW 3: SHOREWAY TOWARD BELMONT CREEK





VIEW 1: ACCESS TO CREEK TRAIL



VIEW 2: CREEK TRAIL



VIEW 3: SEATING AREA ADJACENT TO CREEK TRAIL





- Outdated Site Furnishings and Trail Amenities
- Lack of Design Elements along Belmont Creek Trail



- Inadequate Trail Connections
- Undersized Belmont Creek Trail



- Outdated Planting Palette & Materials
- Lack of Sightlines and Cohesion between Court and Seating at Amenity space



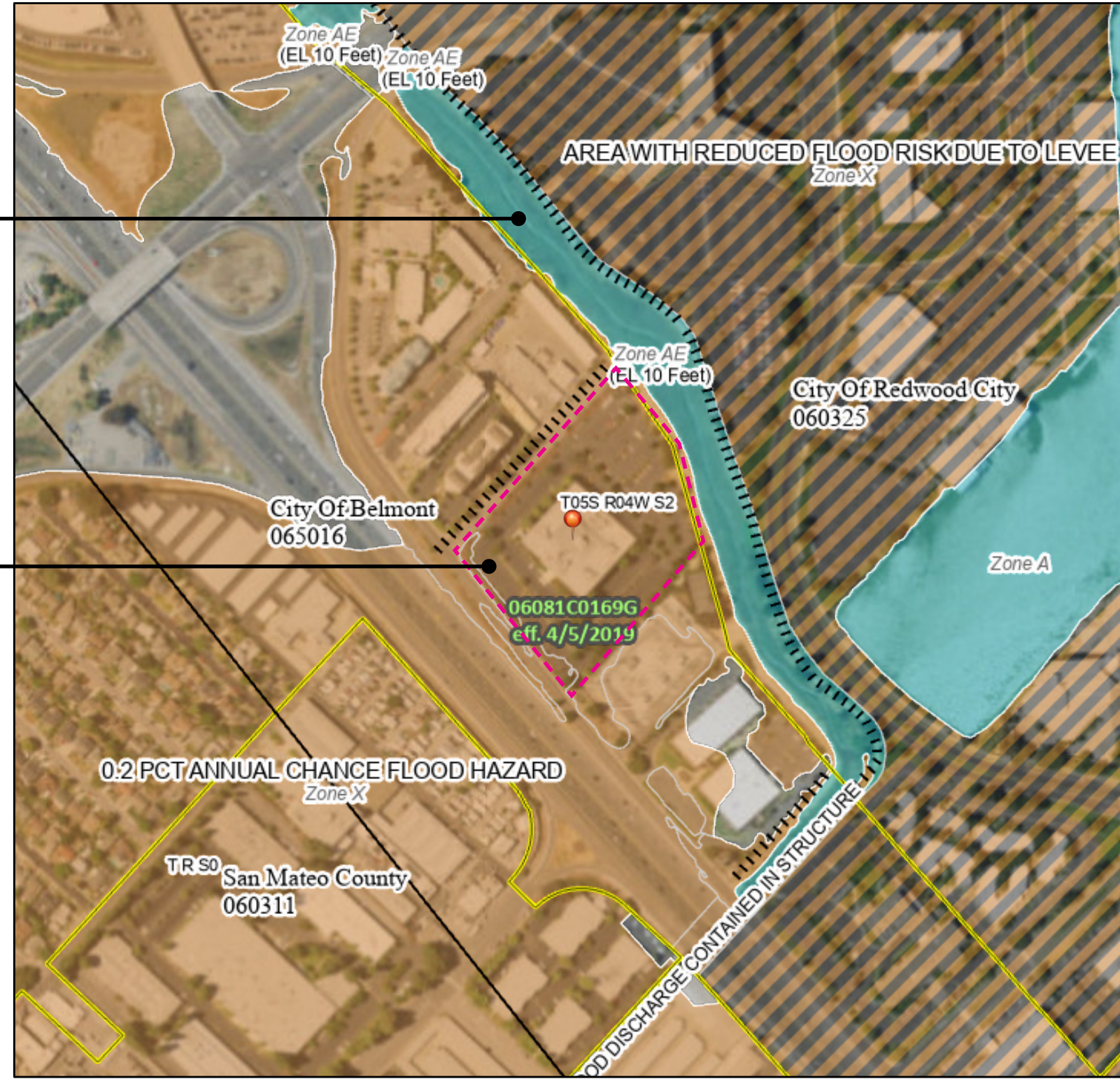
- No Arrival Sequence at End of Sem Ln.
- Lack of Public Bike and Vehicular Parking
- No Interpretive or Wayfinding Signage



# National Flood Hazard Layer FIRMette



122°16'16"W 37°31'42"N



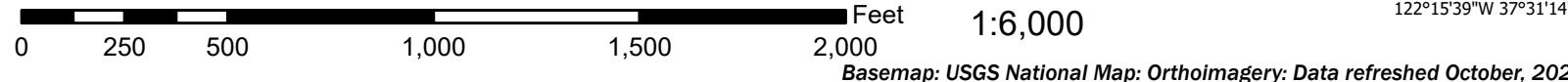
Flood Zone AE

Flood Zone X

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
    - Without Base Flood Elevation (BFE) Zone A, V, A99
    - With BFE or Depth Zone AE, AO, AH, VE, AR
    - Regulatory Floodway
  - OTHER AREAS OF FLOOD HAZARD**
    - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
    - Future Conditions 1% Annual Chance Flood Hazard Zone X
    - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
    - Area with Flood Risk due to Levee Zone D
  - OTHER AREAS**
    - NO SCREEN Area of Minimal Flood Hazard Zone X
    - Effective LOMRs
    - Area of Undetermined Flood Hazard Zone D
  - GENERAL STRUCTURES**
    - Channel, Culvert, or Storm Sewer
    - Levee, Dike, or Floodwall
  - OTHER FEATURES**
    - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
    - 17.5 Coastal Transect
    - Base Flood Elevation Line (BFE)
    - Limit of Study
    - Jurisdiction Boundary
    - Coastal Transect Baseline
    - Profile Baseline
    - Hydrographic Feature
  - MAP PANELS**
    - Digital Data Available
    - No Digital Data Available
    - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

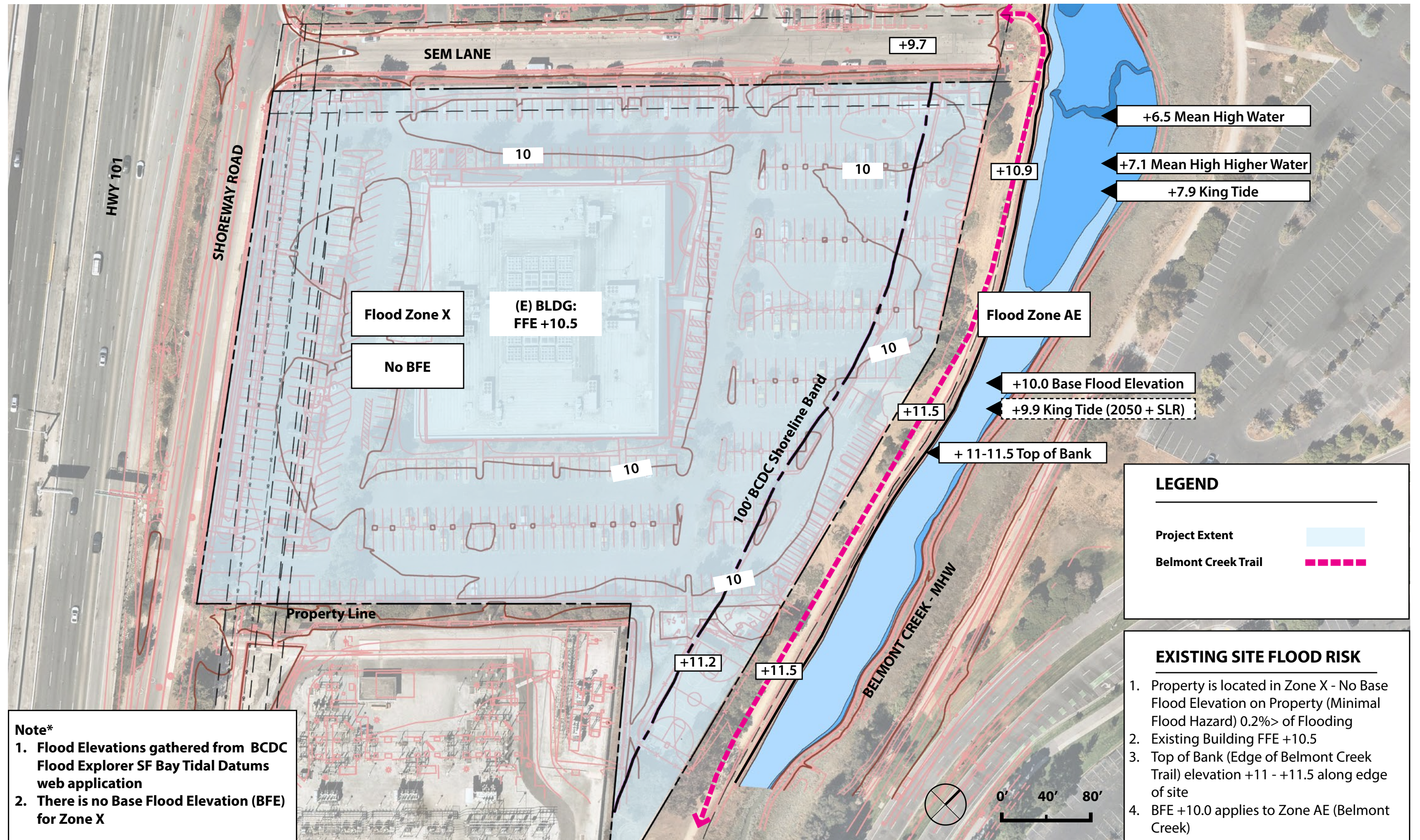


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2022 at 12:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.







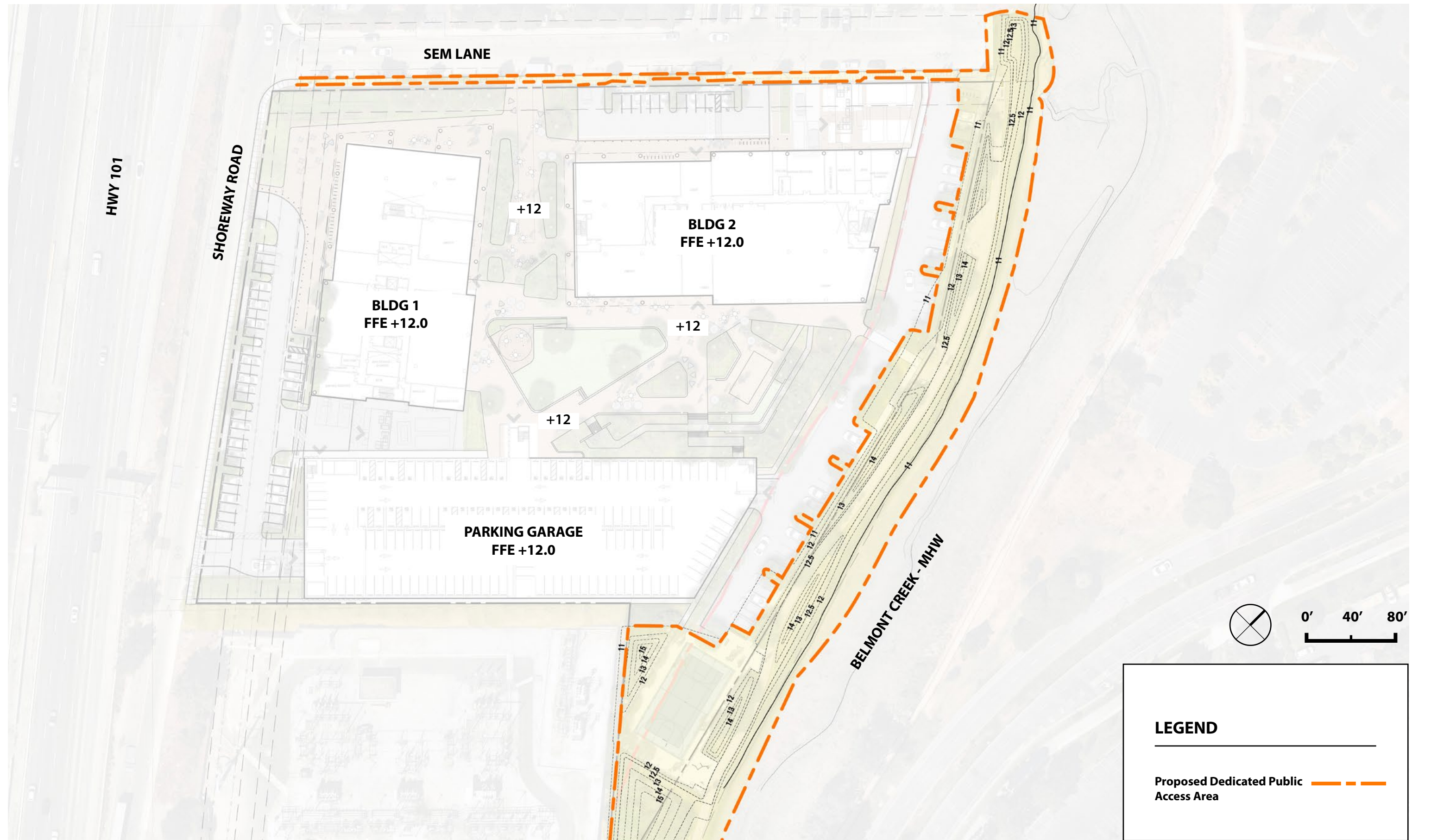


**Note\***  
 1. Flood Elevations gathered from BCDC Flood Explorer SF Bay Tidal Datums web application  
 2. There is no Base Flood Elevation (BFE) for Zone X

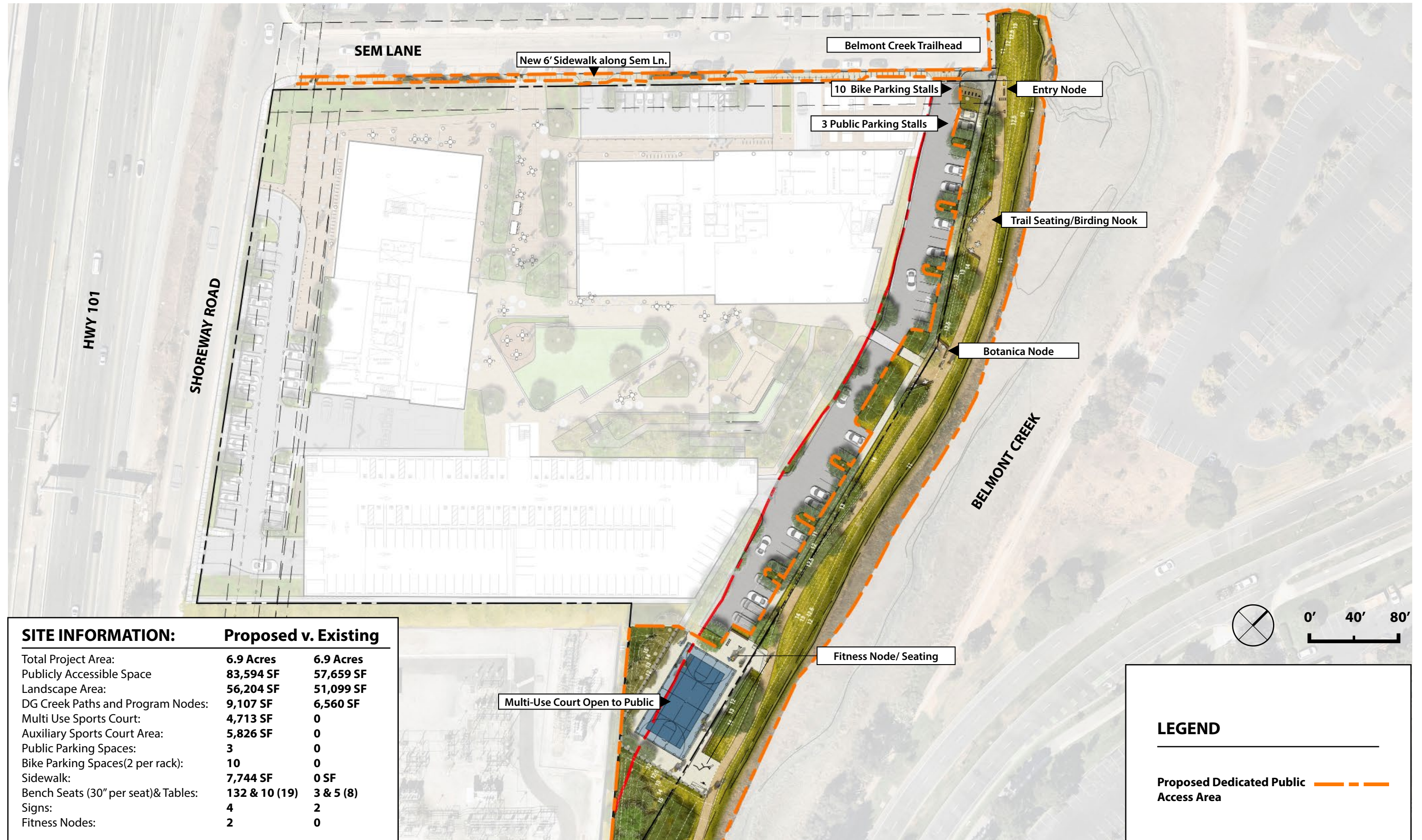
**ADAPTION PLAN**

1. City of Belmont Requirement - Raise building FFE to +12.0 (Per San Mateo County Seal Level Rise Vulnerability Assessment Final Report)
2. Elevating Belmont Creek Trail to +12.5
3. Grade off-site to remain









SITE INFORMATION:		Proposed v. Existing	
Total Project Area:	6.9 Acres	6.9 Acres	
Publicly Accessible Space	83,594 SF	57,659 SF	
Landscape Area:	56,204 SF	51,099 SF	
DG Creek Paths and Program Nodes:	9,107 SF	6,560 SF	
Multi Use Sports Court:	4,713 SF	0	
Auxiliary Sports Court Area:	5,826 SF	0	
Public Parking Spaces:	3	0	
Bike Parking Spaces(2 per rack):	10	0	
Sidewalk:	7,744 SF	0 SF	
Bench Seats (30" per seat)& Tables:	132 & 10 (19)	3 & 5 (8)	
Signs:	4	2	
Fitness Nodes:	2	0	

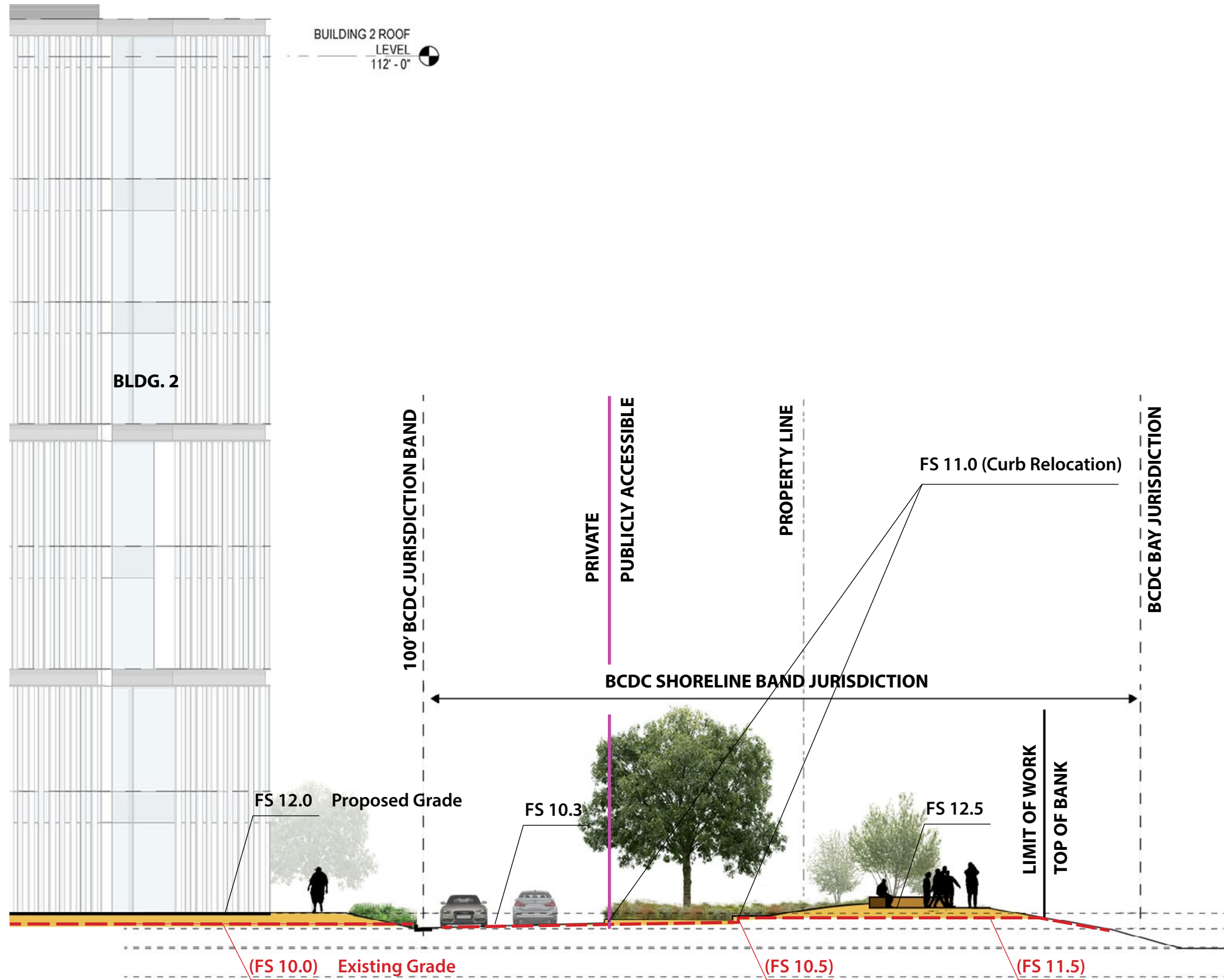
**LEGEND**

Proposed Dedicated Public Access Area -----



# 1301 Shoreway Road

# Section at Seating/ Birding Node

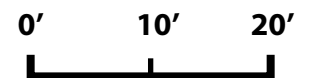
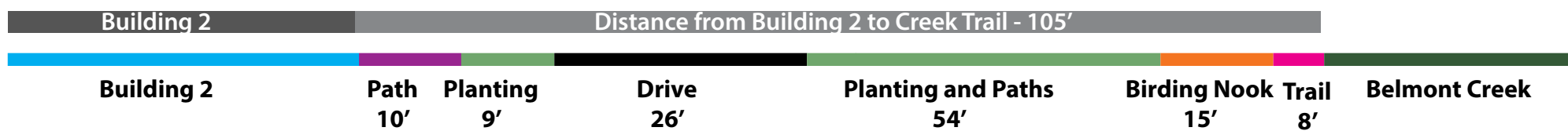


**Note 1\***  
Flood Elevations gathered from BCDC Flood Explorer SF Bay Tidal Datums web application

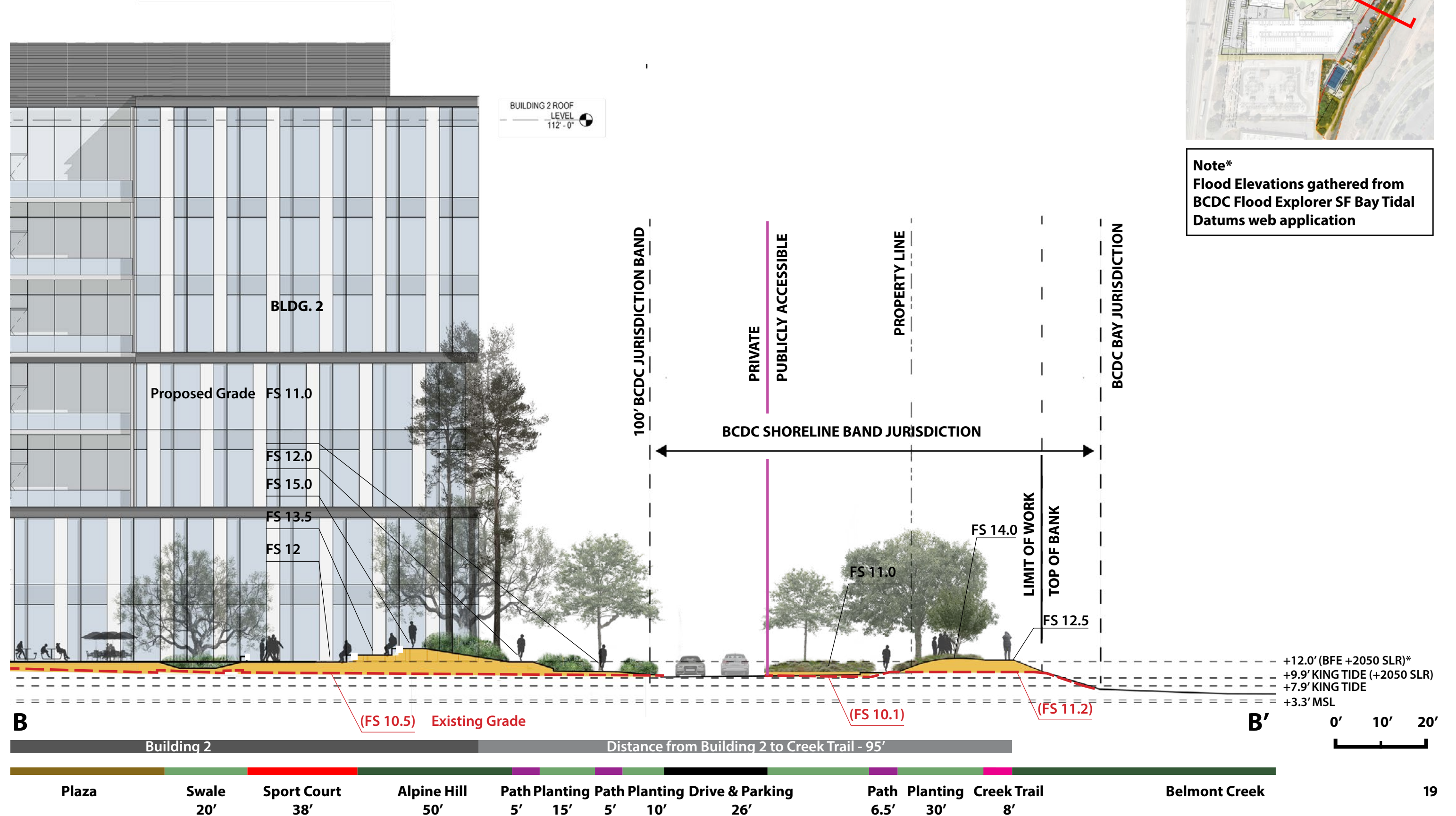
**Note 2\***  
BFE +10.0 applies to Zone AE (Belmont Creek)

- +12.0' (BFE +2050 SLR)\*
- +9.9' KING TIDE (+2050 SLR)
- +7.9' KING TIDE
- +3.3' MSL

**A** **A'**





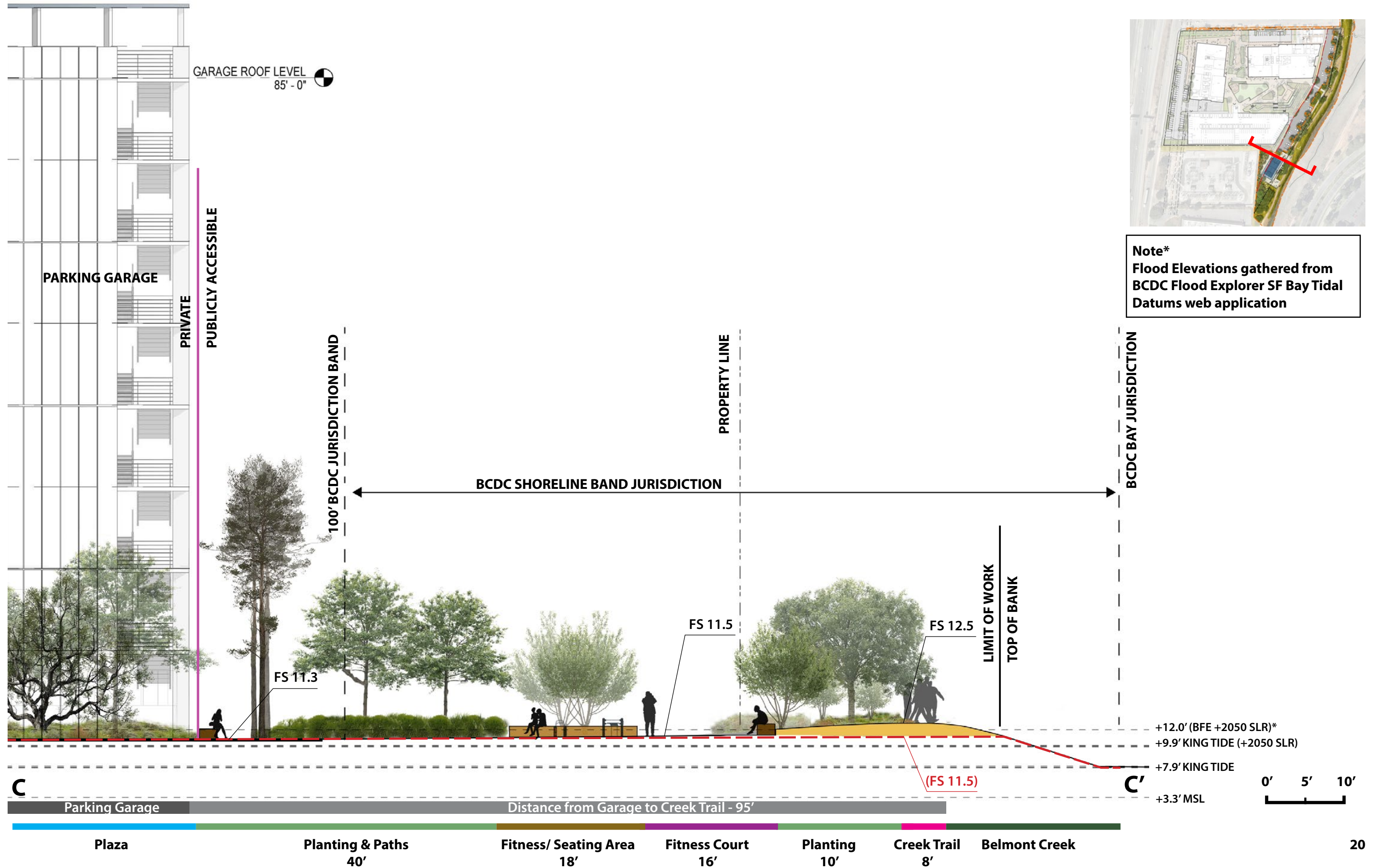


**Note\***  
Flood Elevations gathered from BCDC Flood Explorer SF Bay Tidal Datums web application



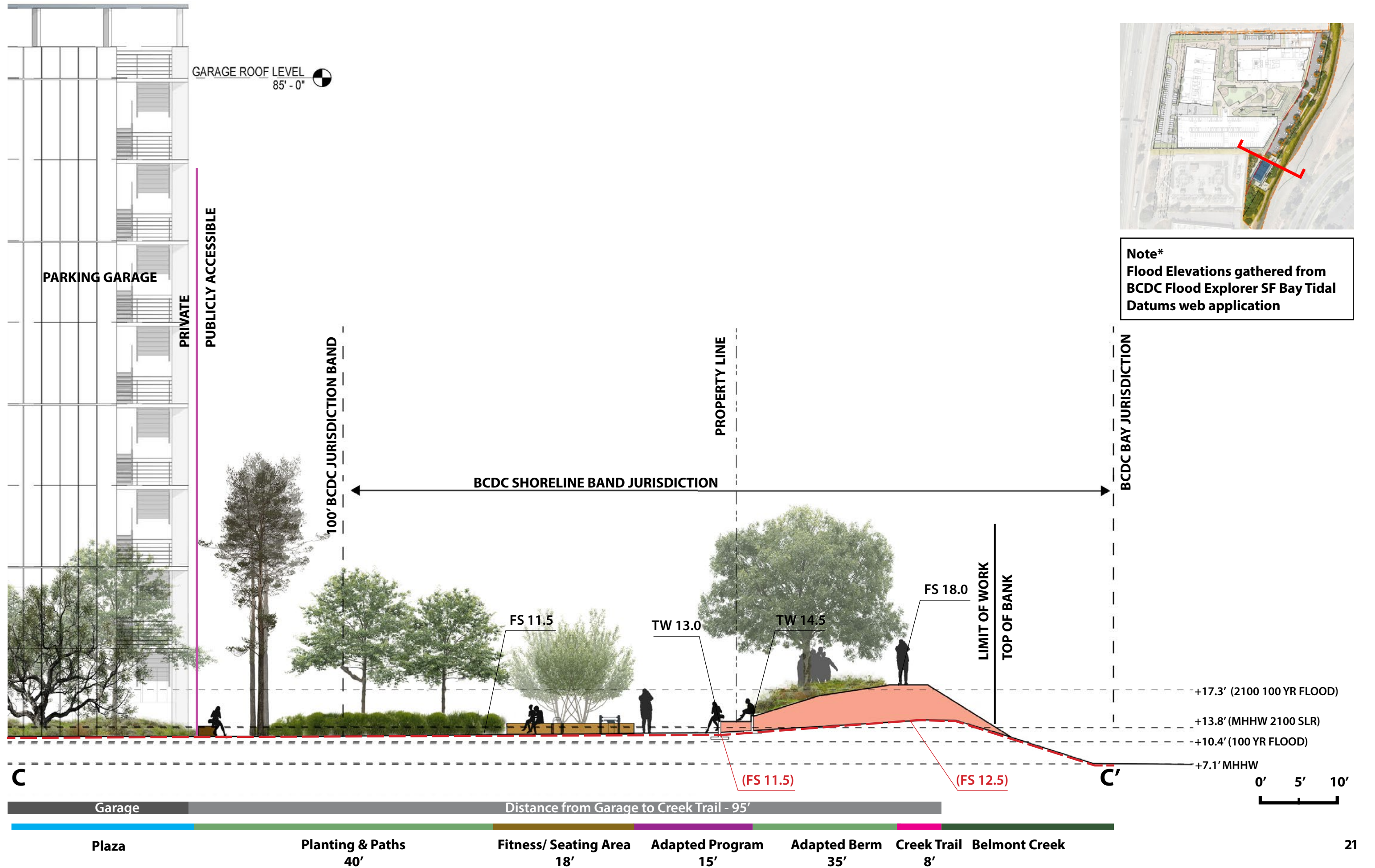
# 1301 Shoreway Road

# Section at Fitness Node



**Note\***  
Flood Elevations gathered from BCDC Flood Explorer SF Bay Tidal Datums web application

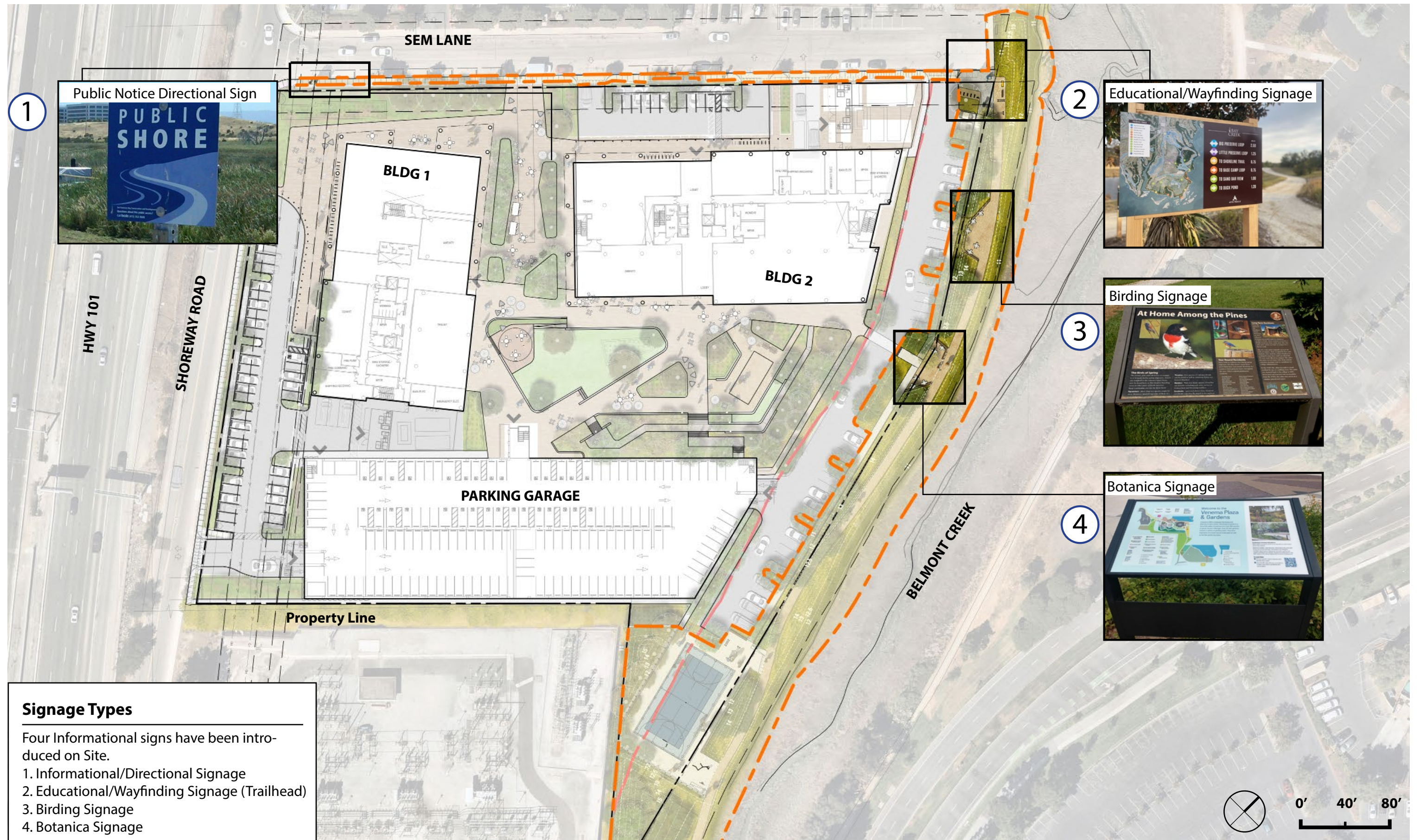




**Note\***  
 Flood Elevations gathered from  
 BCDC Flood Explorer SF Bay Tidal  
 Datums web application



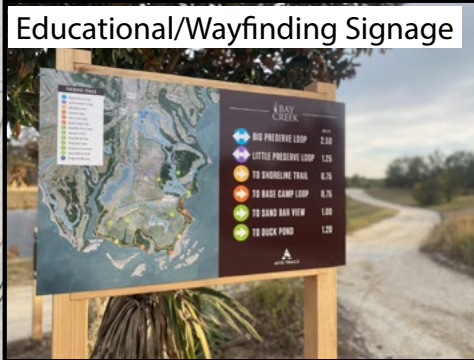
# 1301 Shoreway Road



1



2



3



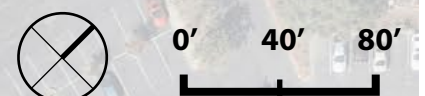
4



**Signage Types**

Four Informational signs have been introduced on Site.

1. Informational/Directional Signage
2. Educational/Wayfinding Signage (Trailhead)
3. Birding Signage
4. Botanica Signage



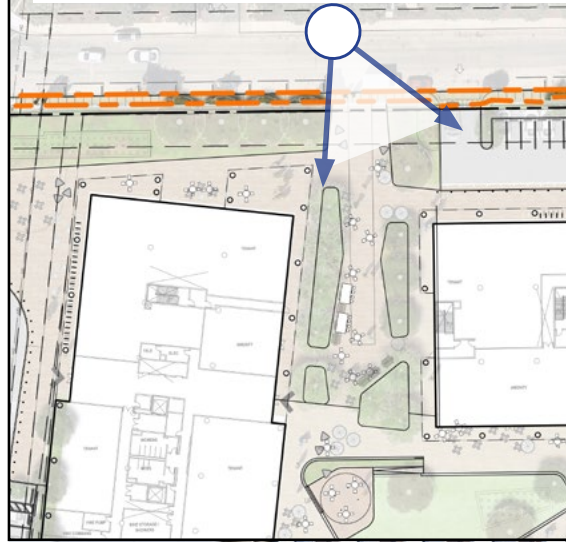












Clear pedestrian connection to creek trail along Sem Lane



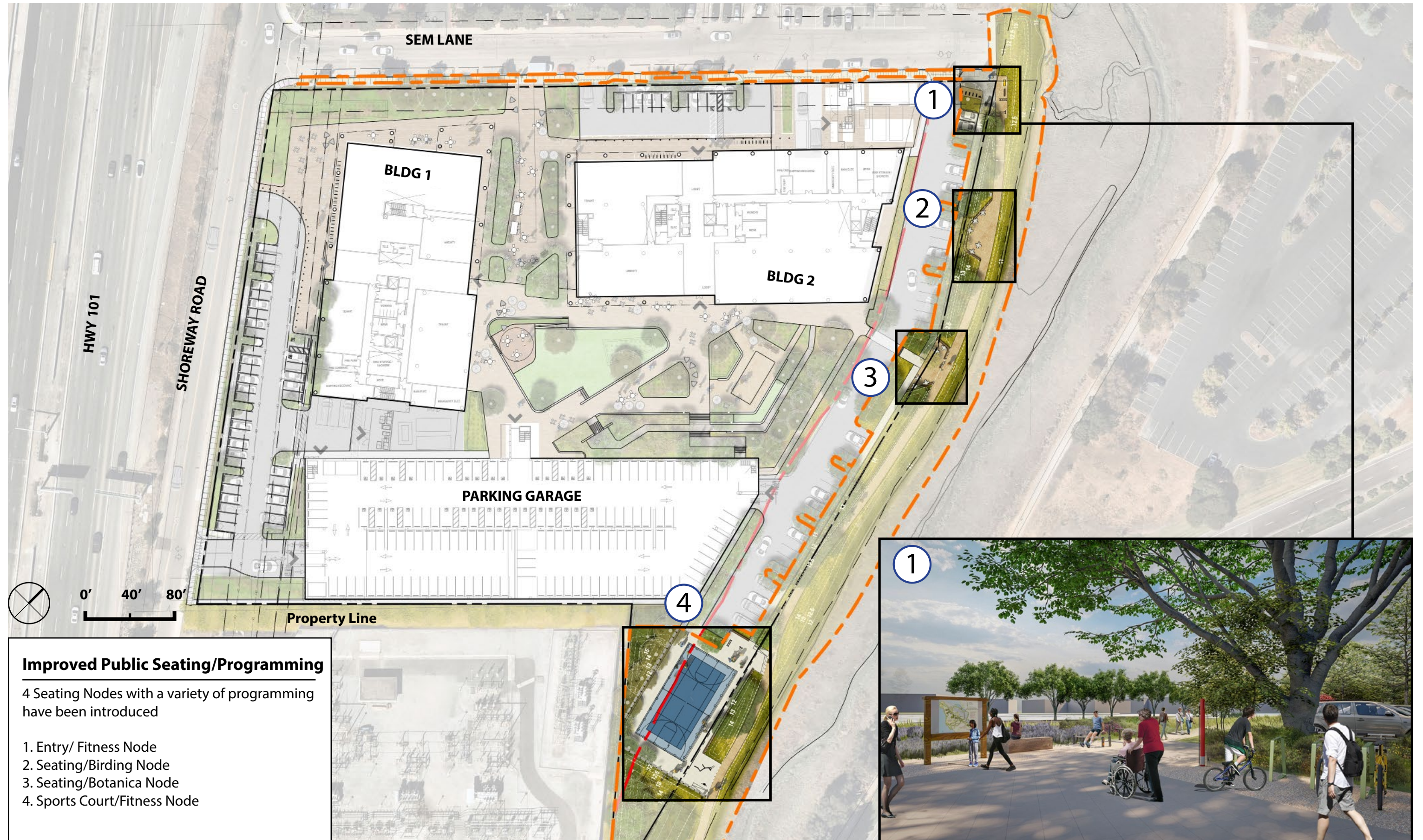


**FITNESS STATIONS**

Two Fitness Stations have been introduced on Site

1. Bike Station 10 Parking Stalls/ Repair Station with Workout Equipment
2. Multi-Use Sports Court with Workout Equipment



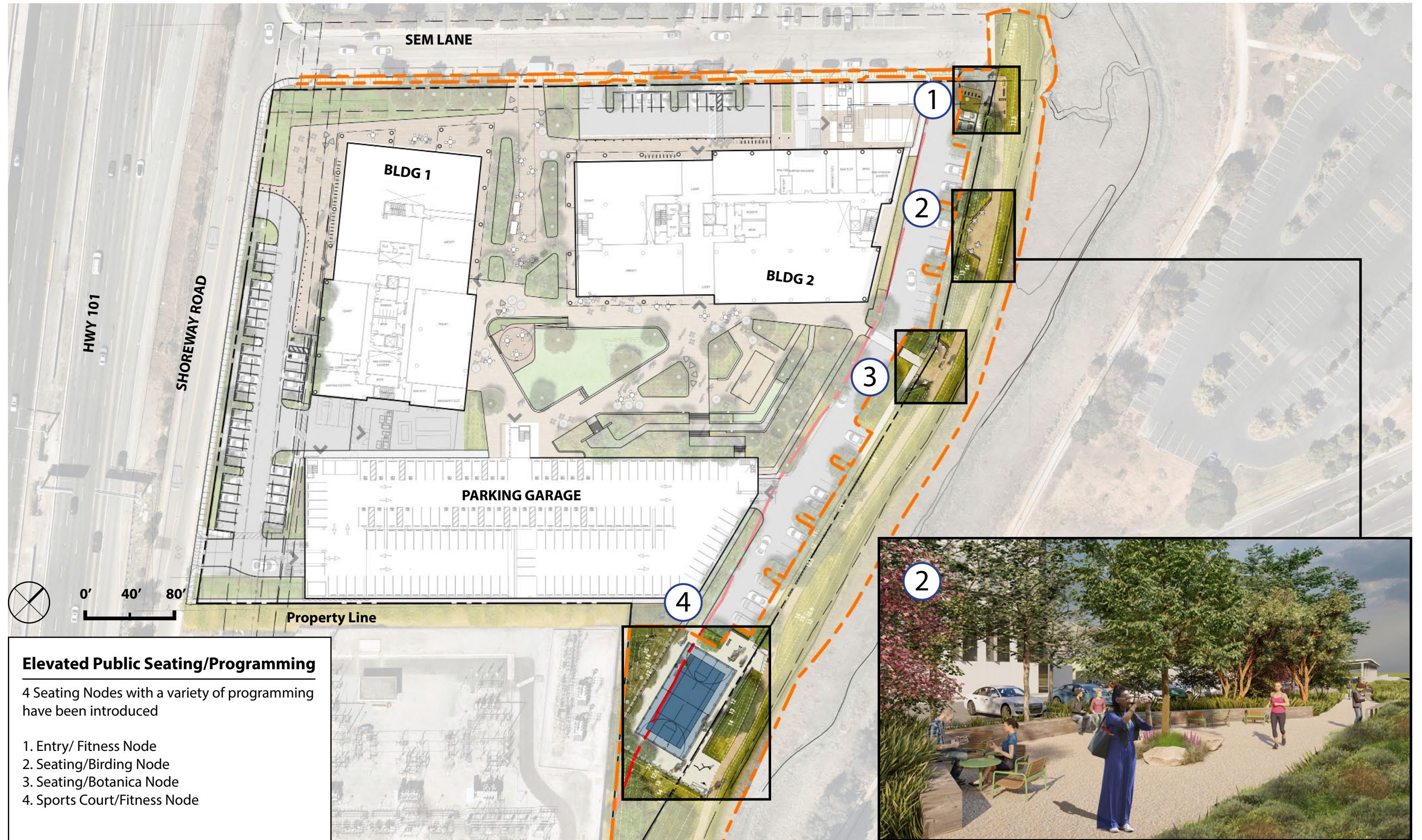


**Improved Public Seating/Programming**  
 4 Seating Nodes with a variety of programming have been introduced

- 1. Entry/ Fitness Node
- 2. Seating/Birding Node
- 3. Seating/Botanica Node
- 4. Sports Court/Fitness Node





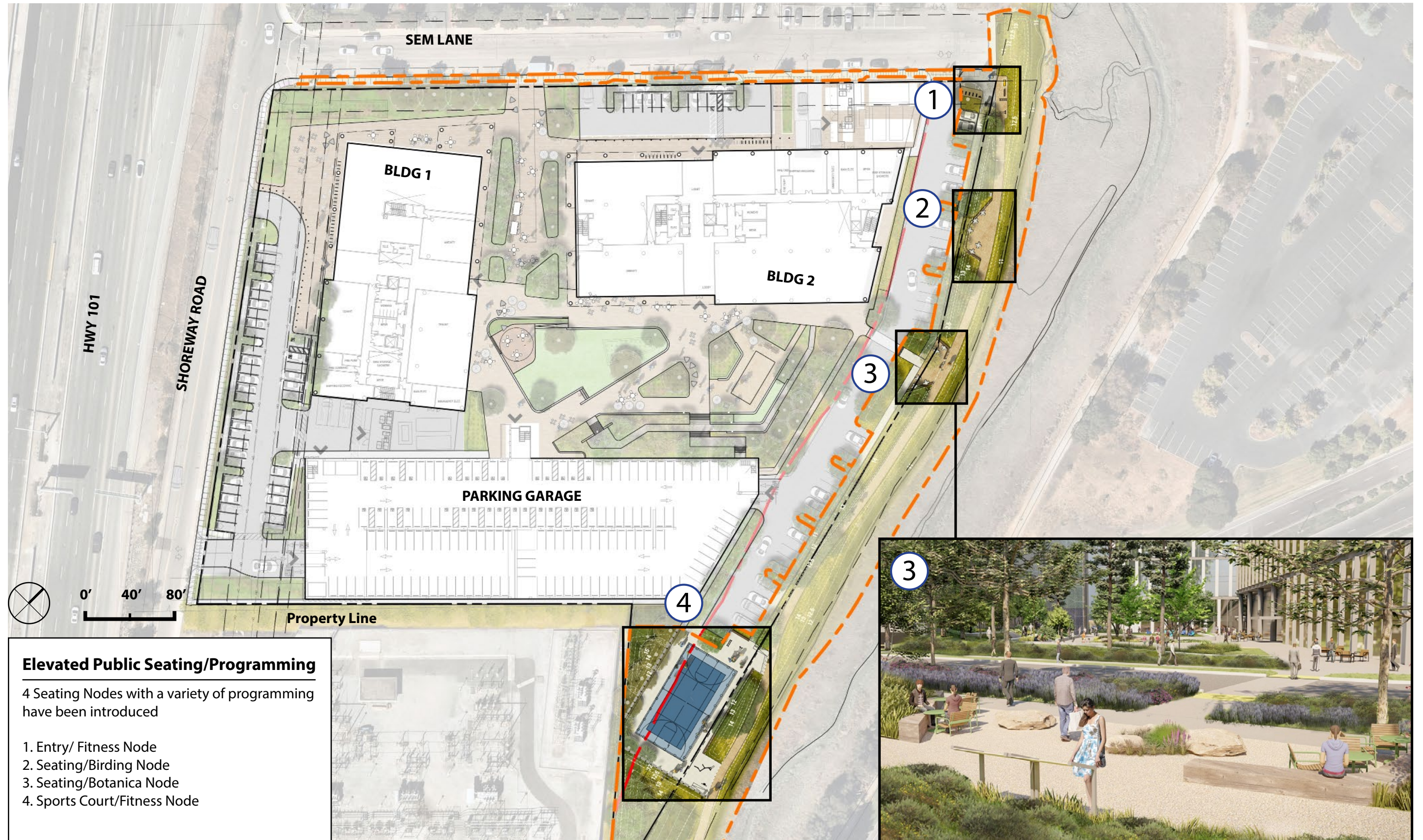


**Elevated Public Seating/Programming**

4 Seating Nodes with a variety of programming have been introduced

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- 4. Sports Court/Fitness Node



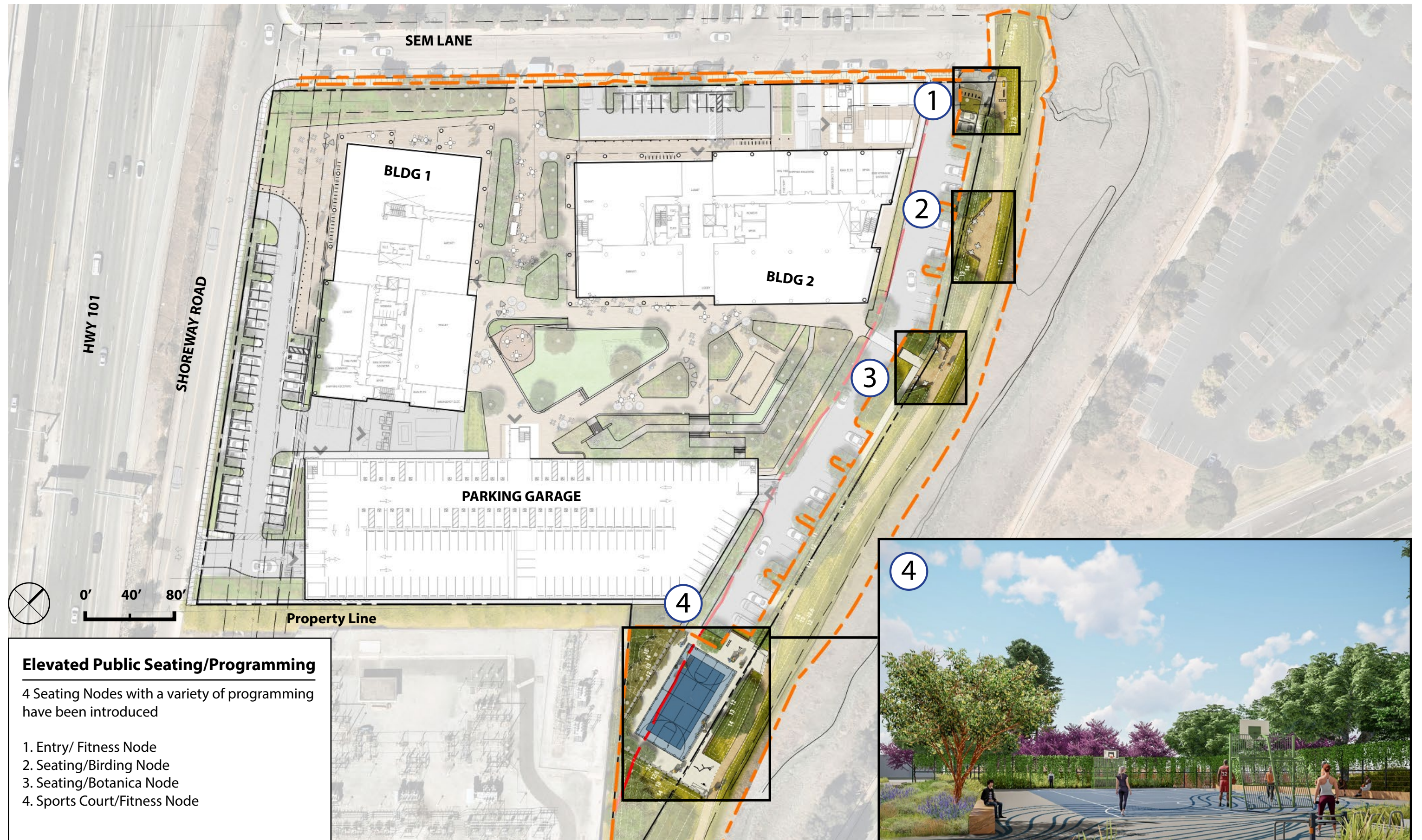


**Elevated Public Seating/Programming**

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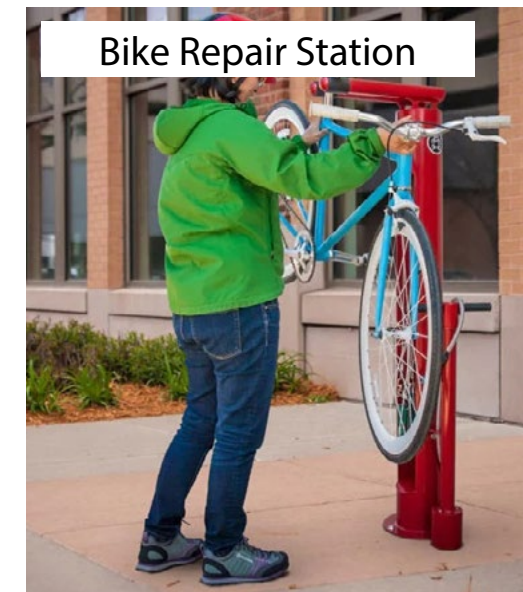
**Elevated Public Seating/Programming**

4 Seating Nodes with a variety of programming have been introduced

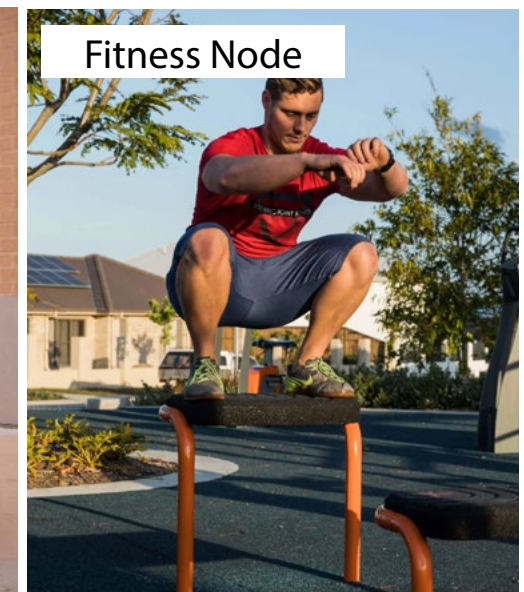
- 1. Entry/ Fitness Node
- 2. Seating/Birding Node
- 3. Seating/Botanica Node
- 4. Sports Court/Fitness Node



# 1301 Shoreway Road



Bike Repair Station



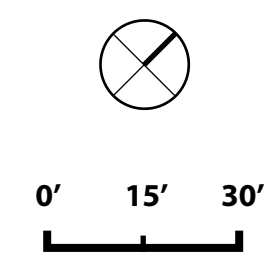
Fitness Node



Educational/Wayfinding Signage



Public Bike Parking





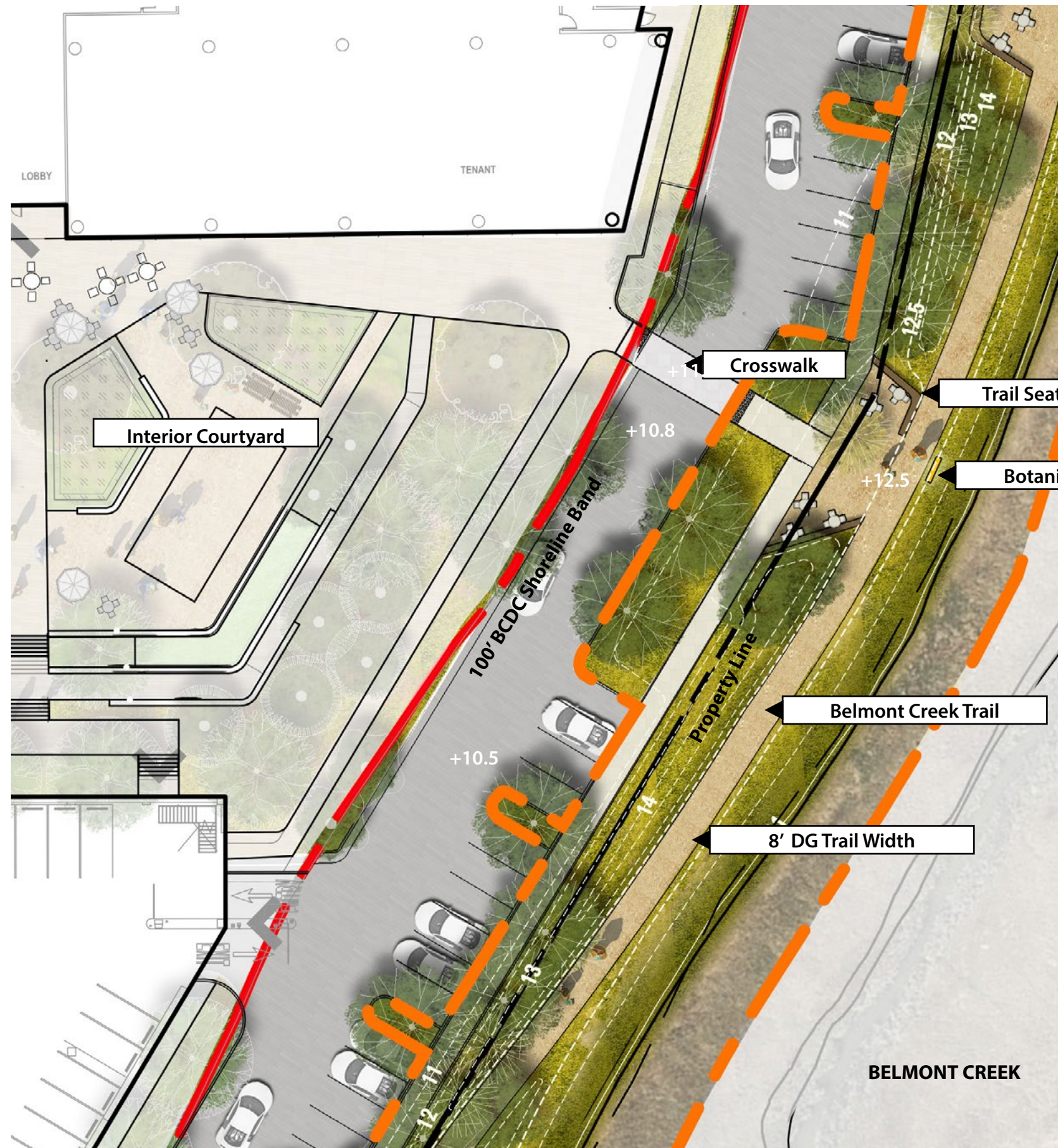




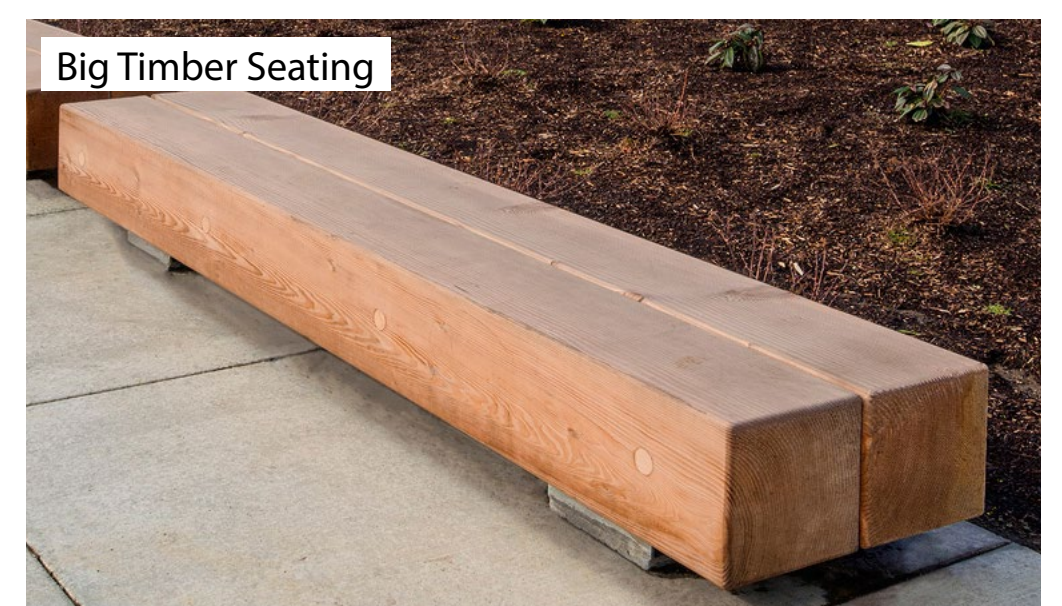




# 1301 Shoreway Road



# Belmont Creek Trail: Proposed Upgrades

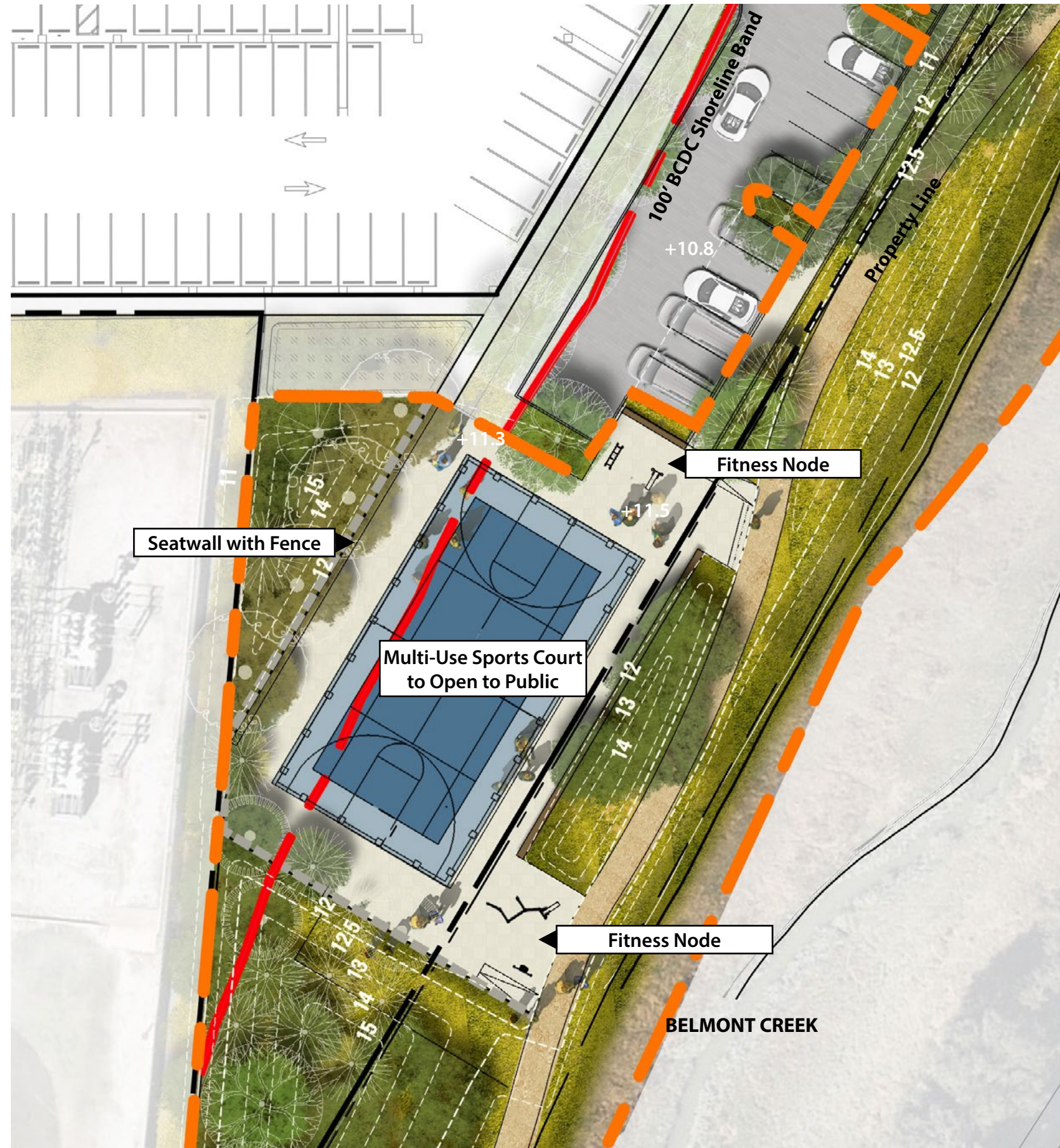




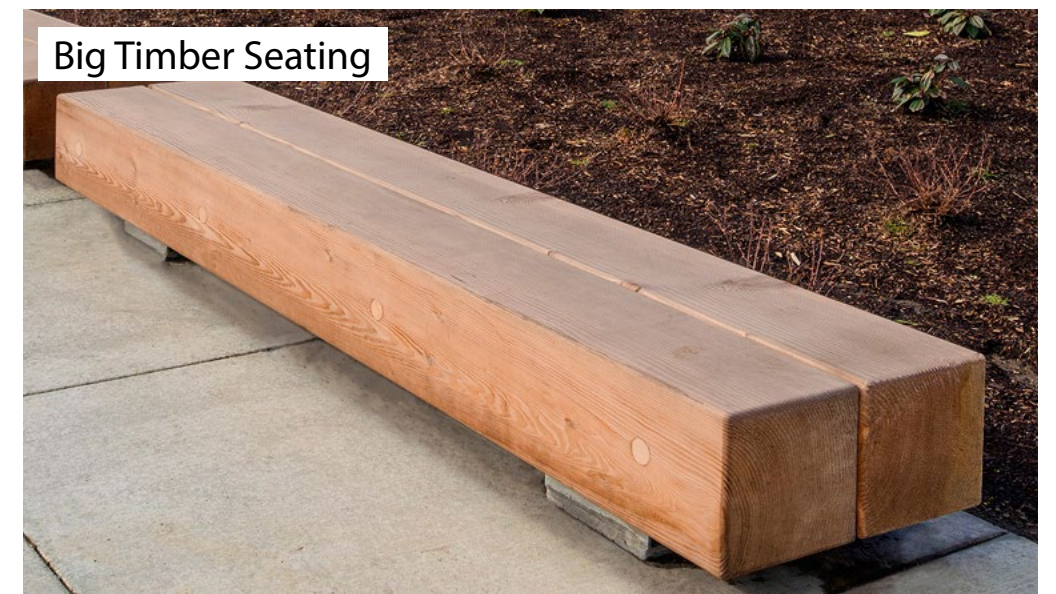
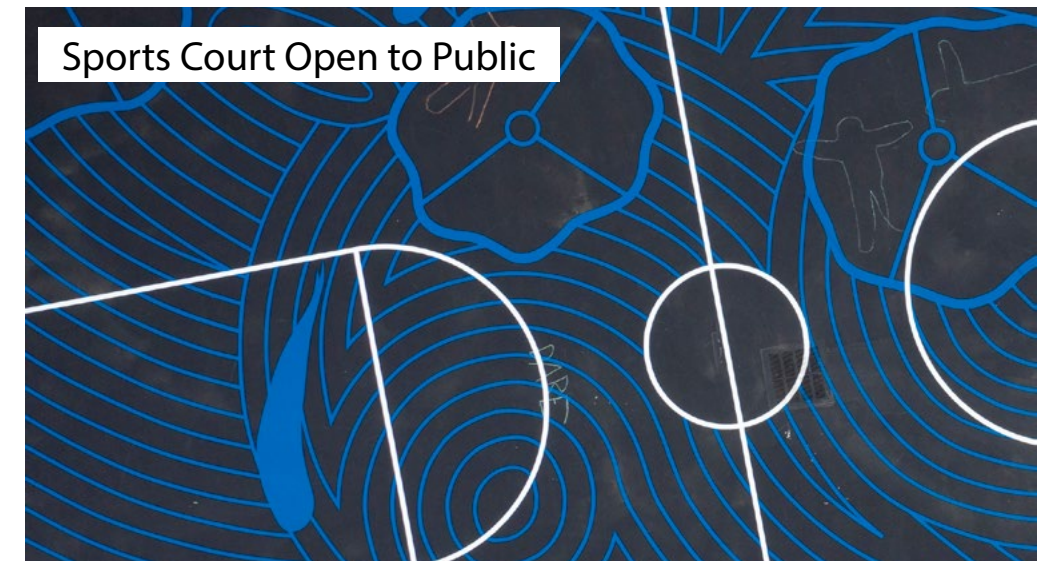
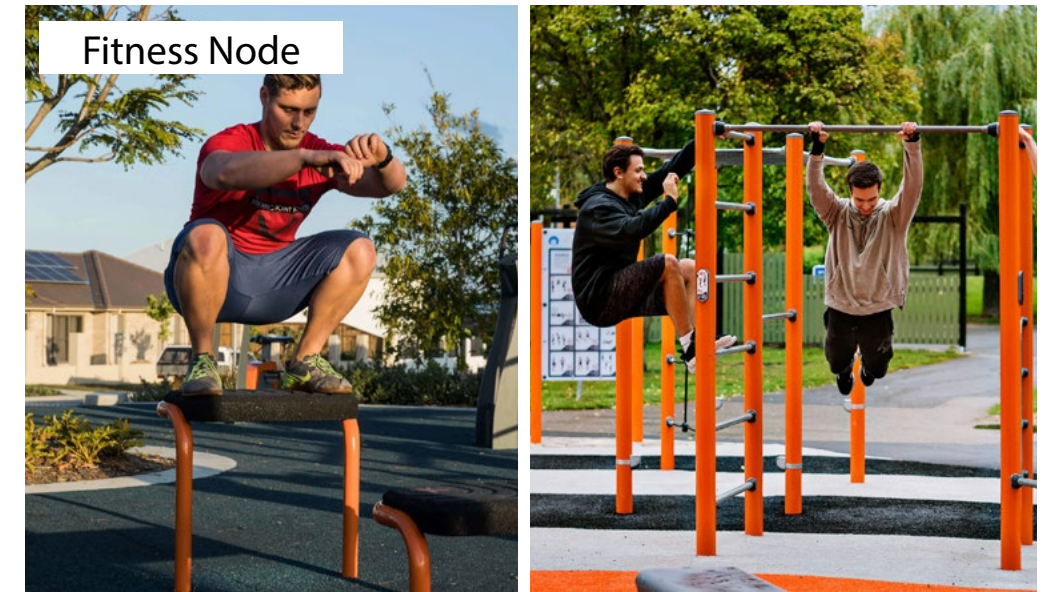




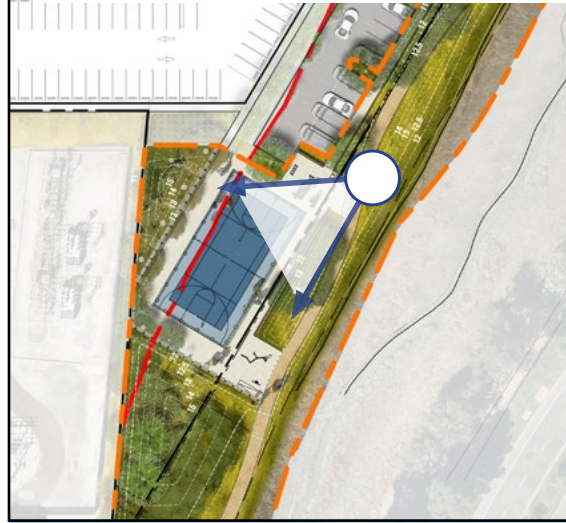
# 1301 Shoreway Road



# Belmont Creek Trail: Proposed Upgrades

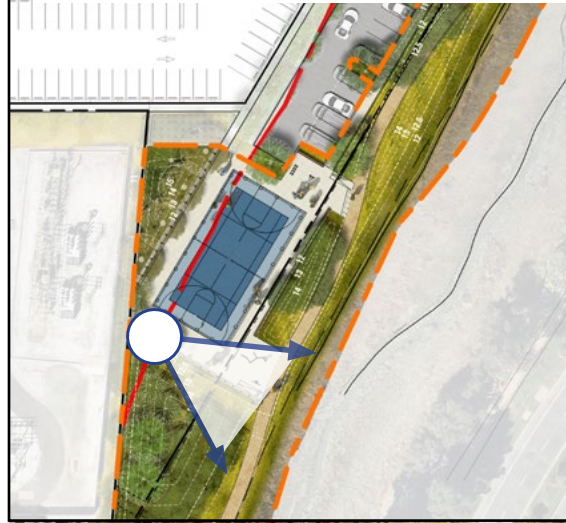




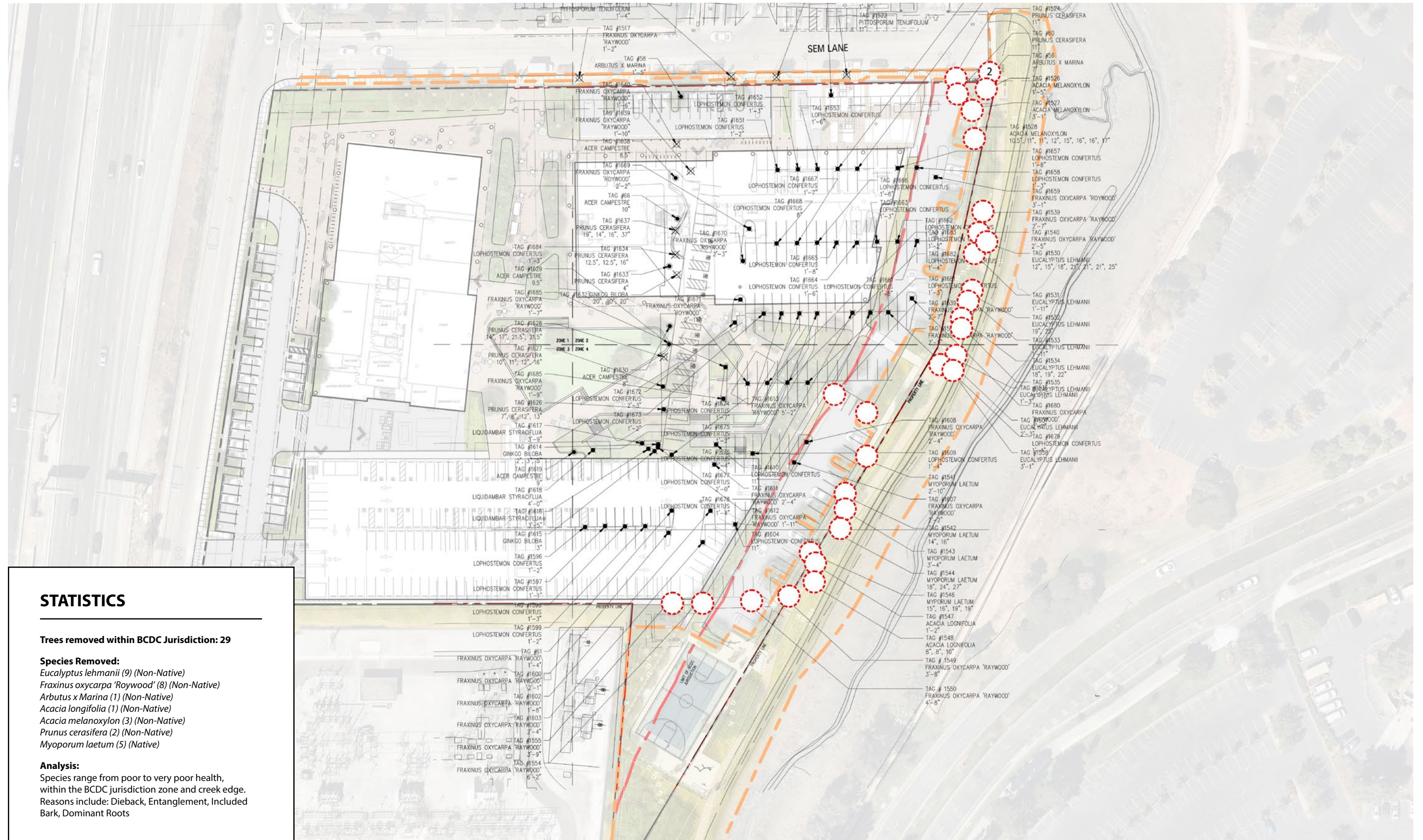




# 1301 Shoreway Road







## STATISTICS

Trees removed within BCDC Jurisdiction: 29

### Species Removed:

- Eucalyptus lehmanii* (9) (Non-Native)
- Fraxinus oxycarpa* 'Raywood' (8) (Non-Native)
- Arbutus x Marina* (1) (Non-Native)
- Acacia longifolia* (1) (Non-Native)
- Acacia melanoxylon* (3) (Non-Native)
- Prunus cerasifera* (2) (Non-Native)
- Myoporum laetum* (5) (Native)

### Analysis:

Species range from poor to very poor health, within the BCDC jurisdiction zone and creek edge. Reasons include: Dieback, Entanglement, Included Bark, Dominant Roots





**STATISTICS**

Trees Planted within BCDC Jurisdiction: 60

Species Planted:

See Page 34 for details.  
Minimum 36" box

**Analysis:**

A series of all native trees are planted along the edge of Belmont creek, in-line with palettes seen at 200 twin-dolphin project, establishing cohesion, and strong wildlife diversity. 8 different trees were selected.

**BELMONT CREEK EDGE/TRAIL CANOPY**








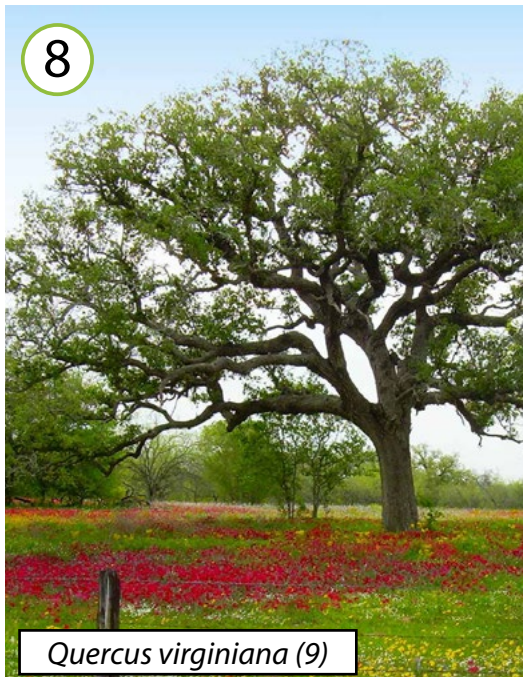


**BELMONT CREEK EDGE/TRAIL UNDERSTORY**





**BELMONT CREEK EDGE/TRAIL**

 <p>1</p> <p><i>Aesculus californica</i> (7)</p>	 <p>2</p> <p><i>Arbutus marina</i> (6)</p>	 <p>3</p> <p><i>Arctostaphylos tomentosa</i> (13)</p>	 <p>4</p> <p><i>Cercis Canadensis</i> (8)</p>
 <p>5</p> <p><i>Chionanthus retusus</i> (4)</p>	 <p>6</p> <p><i>Pinus canariensis</i> (8)</p>	 <p>7</p> <p><i>Quercus agrifolia</i> (5)</p>	 <p>8</p> <p><i>Quercus virginiana</i> (9)</p>



**BELMONT CREEK EDGE/TRAIL AND INTERIOR COURTYARD**





1301 Shoreway Road

**swa**

