

Nine Fields Proposed

CARL. END 8/8/84
By Steven Stark

A tentative financial package which includes the construction of five lighted ballfields and four soccer fields has been worked out between the developers of a proposed hotel/office/housing complex east of the Bayshore Freeway and Belmont, according to Belmont city officials.

The Kuman Corp. is expected to submit a land-use and preliminary design review application in the coming week, according to City Manager Ed Everett.

Proposed in the package is a massive office and dwelling complex east of the Bayshore Freeway. Kuman will build the ballfields and hotel on city property, with the housing and office complex to be built on their own land.

After a 45-day review of the application by city staff, Everett said, public hearings will be held at both the planning commission and city council levels.

The financial package will be presented to the city - Kuman liaison committee August 13, Everett said, after which specific figures will be released to the public.

"It's been tough," Everett said, describing the negotiations and 15

drafts that led to the tentative financial package agreement.

"I'm real comfortable with the financial agreement as it stands now. I do expect there will be quite a bit of public discussion in the upcoming public hearings, however," Everett said.

City staff will hold informational meetings in September to prepare for the public hearings to follow.

Everett said the cons would include development of near-pristine baylands and additional traffic on the Bayshore overpass.

The pros, Everett said, would include the playfields, of which there is presently one on site. "Fairly substantial" revenues would come to city coffers through the occupancy taxes collected at the hotels and fees collected for lease of city land, he added.

The Redevelopment Agency would also receive funds to finance projects ranging from establishing a senior citizen's center to creating low to moderate income housing in the redevelopment areas, Everett said.

Neil Martin, San Carlos city planner, is assisting city staff in reviewing the design and use applications.

Developer to submit plans for Island Park in

By Phyllis Brown

Times Tribune staff

REC. Files 8/19/84

More than two years after the project first was proposed, the Kumam Corp. today is scheduled to submit development plans for Island Park.

The \$135 million project is perhaps the most hotly debated issue in Belmont. It has divided citizens along pro- and anti-development lines and been one reason cited in the move for a recall election against four of five city councilmen.

Neither side has known the specifics of the proposed development. Kumam has already been discussed as a concept. Firm plans for what the company wants to build on the 68-acre property between Highway 101 and San Francisco Bay never have been submitted.

Proposed by a Palo Alto-based subsidiary of the huge Japanese Kumagai Gumi Co. Ltd., Island Park would include a hotel and residential and commercial structures.

Though Everett would not reveal the economic details, a September 1983 Liaison

City and Kumam officials Wednesday declined to reveal the contents of the detailed development plan. However, Everett said the plan will not contain any surprises.

If that is so, then the numbers of homes, offices and hotel rooms discussed but

Committee meeting on the financial package set the benefits to Belmont at \$1 million in development fees and \$200,000 a year in rent for city-owned land slated for the hotel. The value of the Kumam-built ball fields was set at \$2 million.

City and Kumam officials Wednesday declined to reveal the contents of the detailed development plan. However, Everett said the plan will not contain any surprises.

If that is so, then the numbers of homes, offices and hotel rooms discussed but

Belmont

never verified during the past two years could be close to accurate.

The project has been described as including a 300-350 room hotel, 200-300 housing units and about 750,000 square feet of office space.

Everett said the plans include a 15.38-acre city sports complex, with five baseball diamonds and four soccer fields.

"It will be a park and sports complex, with a meeting room, concession stands and picnic tables, all of which will be made explicit in the development plans," Everett said.

The ball fields are desperately needed in the city, which has few parks, city officials say. Belmont School District efforts to sell for capital three closed school sites, which comprise many of Belmont's playgrounds, have made the need for park land more urgent.

The Kumam application will set in motion Planning Commission and City Council hearings that will culminate in a vote on whether to allow the project to be built.

Everett said the city wants to hold Planning Commission hearings on the project during the first week of October.

The hearings, to begin one month before the four councilmen face a recall vote, are certain to dredge up the pro- and anti-development forces that have been at odds over the project.

The two most notable instances were the June 1982 vote on whether land east of the Bayshore Freeway should be exempted from Belmont's 56 housing units-per-year growth limitation ordinance. Though it did not mention Island Park specifically, many citizens believed it to be a vote on Island Park. The exemption was defeated.

A citizens' group filed a lawsuit to seek a referendum on the city's conditional rezoning of the Island Park property. The lawsuit seeking approval of a referendum on the issue was thrown out of court, clearing the way for the city to continue negotiating with the developer on the project.

Island Park development



Kumam Corporation has graded the 45 acres it owns east of Bayshore Freeway and plans to

Financial windfall fo

S.H. TIMES
2/1/84

By ALAN QUALE
Times Staff Writer

BELMONT — This city will be a big financial winner if the proposed \$150 million Island Park development is completed on the east side of Bayshore Freeway.

"The Island Park Development will result in a positive fiscal impact on the city of Belmont," according to a fiscal impact analysis recently completed by Ralph Andersen & Associates.

"The city will receive revenues in excess of costs throughout the period of development as well as at build-out," according to the firm's report given to the City Council. By 1990, when Island Park is projected to be built out, the city's general fund could be boosted by more than \$417,000 in taxes and other revenues from the development, according to the report.

The huge 67-acre development is proposed by Kumam Corp., which plans to build several office buildings, 220 residences, a 330-room hotel and several retail buildings. Kumam has also agreed to

Ralph Anderson & Associates was hired by the city to complete a fiscal impact study of Island Park.

Jim Harrington, a vice president of the firm, told the Belmont council his company was "neither an advocate nor opponent of the project" in its study of Island Park.

The impartial study showed that "Island Park will clearly result in a revenue surplus (for the city)," according to Harrington.

The Island Park site is located within a redevelopment area established by the city. Therefore, when Island Park is completed, development could produce more than \$880,000 a year in tax income to the redevelopment agency, according to the report.

The report concludes that the city will make much more than it will spend in Island Park each year. According to the report Belmont City Hall will spend approximately \$223,000 a year for public safety administration and leisure services within Island Park.

Although there has been much discussion over Island Park, no specific plans for the development have been formally presented to



(Times Photo by Mike Spinelli)

ns to build a \$150 million project called Island Park.

or Belmont?

Councilman William Hardwick noted, when the council received the fiscal impact analysis, that "we are still looking to determine what the scope of the project will be."

The proposed development has sparked heated debates between opposing citizen groups who have different goals for the undeveloped land.

A group called Citizens for Orderly Growth (COG) has consistently attacked Kumam's plans for the project. COG is opposed to the construction of housing in Island Park and it also wants to limit the overall development to minimize traffic, pollution and environmental impacts.

Another group called Citizen's Support for City Council said housing is badly needed in this area and residences should be included in the development. The group said Kumam's development will also produce jobs and result in the construction of a badly need sports complex for the community.

Kumam Vice President Bernard Andres has said that his company has the necessary finances and is anxious to begin construction hopefully

In Belmont

Island Park project cut by developer

By Phyllis Brown
Times Tribune Staff
VEN. TIMES 8/10/84

The developer of the Island Park project Thursday submitted plans for a scaled-down version of the controversial development, proposed for 67.5 acres east of the Bayshore Freeway in Belmont.

Reduction of the project size is a concession to anti-development forces that have fought the project since its inception. But members of the key opposition group said they still believe the development is too big for Belmont.

Island Park would be one of the largest single developments built east of Highway 101 in southern Mateo County. It has been the subject of an anti-growth measure, referendum drive, a lawsuit and precipitated a recall drive against four of five city councilmen.

The plans are the first detailed renderings of the project, proposed in September 1981 by the Kumam Corp. of Palo Alto, a subsidiary of the massive Kumagai Gumi Co. of Japan. They show a net re-

duction in the size of the project compared to conceptual plans discussed in 1981.

The plans include:

- A total of 220 condominiums — 195,000 square feet of residential space. Kumam first proposed 350,000 square feet of residential space. It has cut the total amount of residential space by 37 percent.

- A total of 688,400 square feet of offices. Kumam first proposed building 800,000 square feet of offices, decreasing the amount of office space by 14 percent.

- A 330-room hotel with an associated restaurant and 10,000 square feet of commercial space. Kumam first described building a hotel with between 300 to 350 rooms.

- The proposal calls for a 15.38-acre city sports complex, with five baseball diamonds and four soccer fields, included in the development at the city's request. The city is in desperate need of playing fields.

Kumam originally proposed building the city 11 acres of ball fields.

The city limited the size of Kumam in its conditional rezoning of the property to planned development in September 1982. The limitations were 200-250 condos and 600,000 to 800,000 square feet of office space.

Kumam vice president Bernard Andres, project manager for Island Park, said not building as much as allowable is an attempt to lessen opposition to the project.

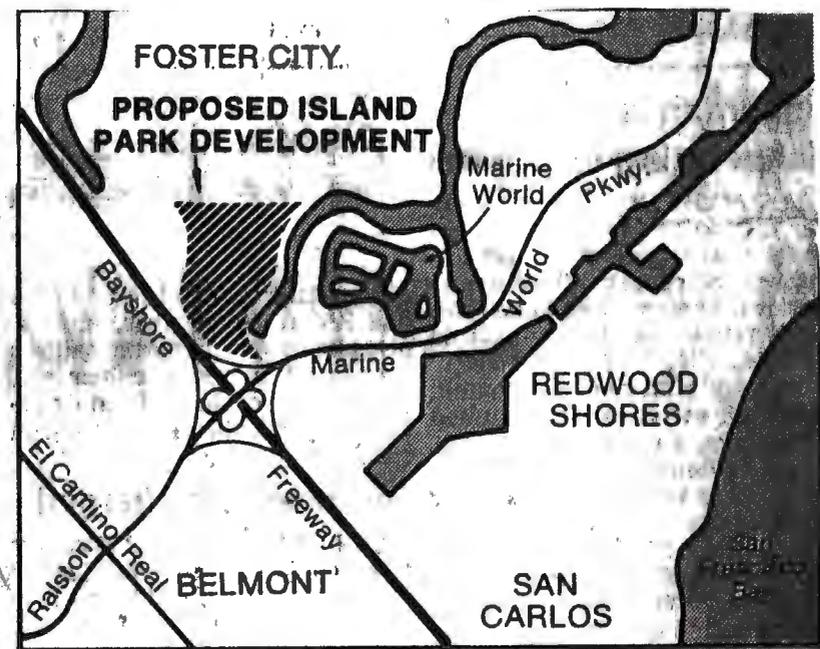
"It's a concession," Andres said.

"This project will genuinely meet community needs. We have increased the size of the park and reduced the density of the office and residential construction from the conceptual plan approved two years ago. In addition, the net revenue from this development to Belmont and its redevelopment agency will exceed \$1.4 million per year at build-out," Andres said.

City Council members have gone on record supporting the project because of the staggering revenues it would provide — \$305,566 annually to the general fund and \$381,182 annually to the redevelopment agency.

"I think Island Park would be a big plus for the city. I don't see any problems with it. Their proposal is in the vein that we have been talking about for the past three years," Councilman Donald Helman said.

"I have felt all along that development but there would be good for the community. We are going to get a lot of negative impacts from the development of Redwood



Times Tribune graphic by Elizabeth S. Lane

Plans for a scaled-down version of the controversial Island Park development were submitted Thursday to Belmont officials.

Mayor William Hardwick said.

Hardwick stressed, however, that Island Park will be held up to the same standards as other development in town. Councilmen Bob Hoffman and Joe Green were unavailable for comment. Councilman Bill Moore declined comment until after he has seen the plans.

Foes of the project, notably the Citizens for Orderly Growth, have been unimpressed with the revenues it would bring the city. They have said it is too big and would bottle up already snarled traffic on Ralston Avenue.

COG steering committee member Eve Sterry said the proposal is essentially the same project the group has been fighting for the past three years.

"My opinion is that it is basically

all along. The traffic that it would bring would be horrendous, the livability of the city will be vastly diminished. I feel that this is how the people of Belmont feel, too," Sterry said.

Lida Paetzke, a member of the COG steering committee and a leader of the Alert Belmont Citizens, which launched the drive to recall all the council members except Hoffman last December, echoed Sterry's concerns.

"I think the project is entirely too massive, the traffic impacts are going to be horrendous. It would become more palatable if it were cut in half," Paetzke said.

Both Sterry and Paetzke said they expressed their own opinions and that COG members will meet within the next several days to discuss the project.

Developer has big plans for Island Park

S. M. TIMES 8/10/84

By ALAN QUALE
Times Staff Writer

BELMONT — A high-rise luxury hotel, office buildings, 220 residences and 15 acres of public ballparks may soon be developed immediately east of Bayshore Freeway.

Kumam Corporation Vice President Bernard Andres arrived at City Hall on Thursday and submitted an application for the massive \$135 million development which he said "will genuinely meet community needs."

"We have increased the size of the park and reduced the density of office and residential construction from the concept plan approved two years ago," Andres added.

The 66-acre site called Island Park includes land owned by the city so a series of financial tradeoffs are planned to move the project forward. Kumam has agreed to pay for development of the ballparks and the corporation might also pay rent to the city for the land where the hotel is proposed.

The development is located within the eastern boundaries of Belmont's redevelopment area and "the net revenue from this development to Belmont and its redevelopment agency will exceed \$1.4 million per year at build-out," according to Andres.

Kumam's application calls for construction of several office buildings, including a 14-story tower, which

would include a total of 685,000 square feet.

The proposed high-rise hotel would include 330 rooms.

"This will be a first-class hotel with restaurant, meeting and banquet rooms, swimming pool and other recreational facilities," according to the development report.

A 3-acre lagoon would be located near the middle of the development and 220 condominiums would be built on the eastern side of the lagoon. The residential development could boost Belmont's population by 600 people, according to the report.

After review by city staff, Kumam's development plans could be brought to the Planning Commission in October. Final approval for such a massive project would not come, however, for several months.

Andres said it will take at least five years to complete Island Park and he said he's confident the project will be completed in 1989.

The 66-acre site is sandwiched between Bayshore Freeway to the west and Marine World/Africa USA to the east.

Thomas Adams, an attorney representing Kumam, said Island Park will produce 3,600 permanent jobs when all the office buildings are completed.

Andres claimed that Island Park will have little impact on Belmont traffic.



shown at lower bottom left).



Island Park would include 15 acres of ballparks

New financial plan for Island

S.M. TIMES 8/15/84
By ALAN QUALE
Times Staff Writer

BELMONT — After months of negotiations Kumam Corp. has reached a financial agreement with City Hall that could move forward plans for a \$135 million development east of Bayshore Freeway.

City Manager Ed Everett presented the financial agreement Monday night to a liaison committee which has been trying to expedite plans for the massive development.

Kumam filed a formal application Friday to develop a high-rise luxury hotel, office buildings, 220 residences and 15 acres of public ballparks on the 68-acre site. The proposed development is called "Island Park."

Since Belmont owns 22 acres within the proposed site, a series of financial tradeoffs are being proposed between the city and developer.

"Basically, the developer is going to build the ballparks," Everett said, adding that playing fields could cost \$3.4 million to develop.

Since the project is located within the boundaries of Belmont's redevelopment agency, that agency will contribute \$2 million for municipal improvements such as streets, sewer and water lines to the area, Everett said. The redevelopment agency will "front no money" for the improvements, however, because Kumam has agreed to loan the \$2 million to the redevelopment agency.

The redevelopment agency, in turn, will repay the \$2 million to Kumam "solely from the amount of tax-increment revenue generated from that project," Everett added.

Another major component of the agreement, Everett said, is that the city will lease the property for the hotel, receiving an estimated \$300,000 per year.

In order to assure that the ho-

tel will be built, the agreement states that Belmont must have a lease agreement with a hotel owner and construction must be started on the hotel before Kumam can begin Phase II construction of the development.

Kumam also has agreed to complete development of the 15 acres of public ballparks before Phase II construction begins.

Belmont owns approximately 22 acres at Island Park and Kumam owns about 46 acres.

If Island Park is completed as planned, the city's redevelopment agency would receive an estimated \$880,000 per year in tax-increment revenue, according to Everett.

Belmont also would get about \$300,000 per year in hotel room taxes (in addition to the \$300,000-per-year lease payment for the hotel property).

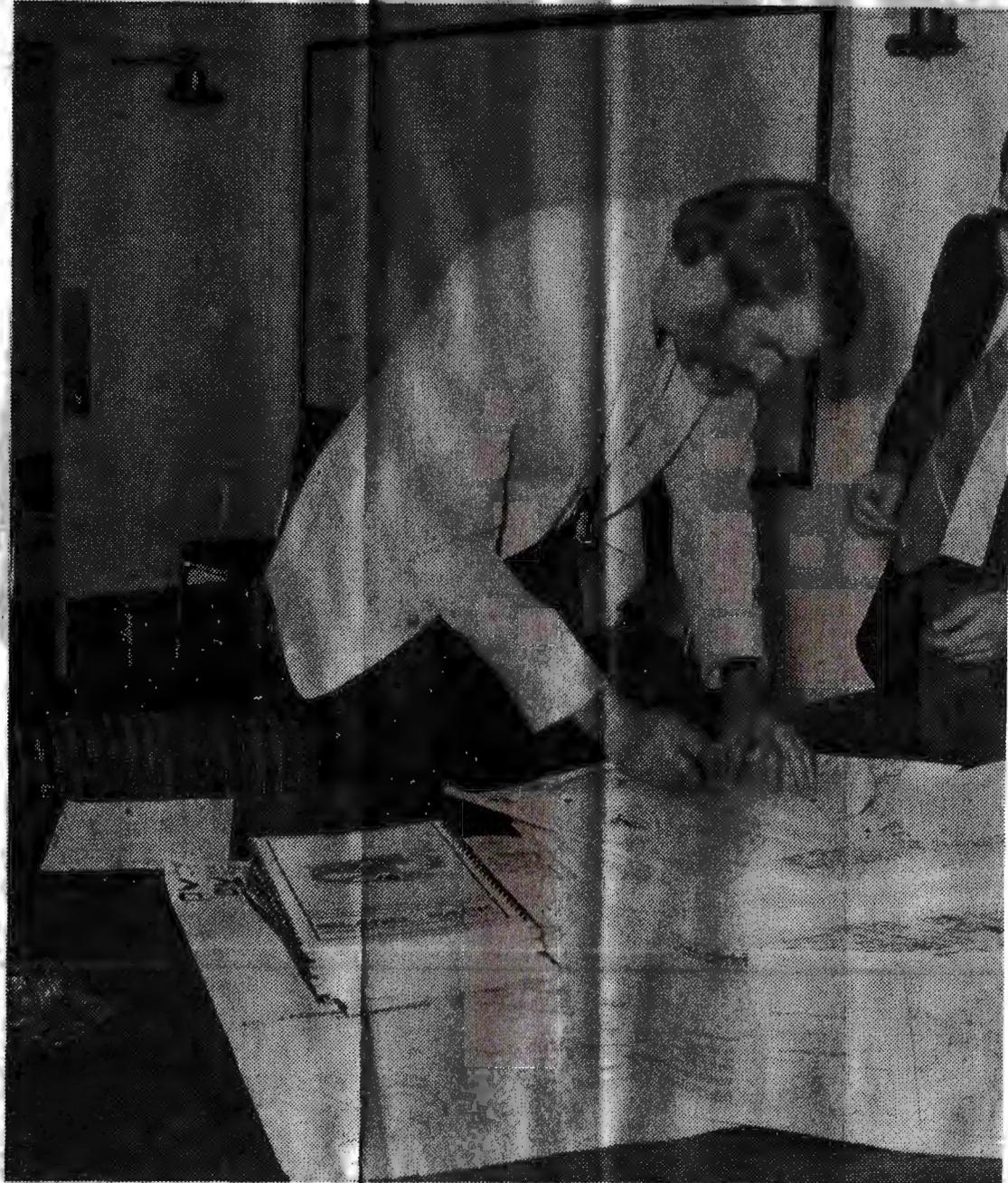
Now that the financial agreement has been presented to the liaison committee, the agreement will be forwarded to the various city commissions.

Everett said the Planning Commission may begin holding public hearings on the Island Park plans in October.

The proposed development has sparked heated debate between opposing citizen groups who have different goals for the undeveloped land.

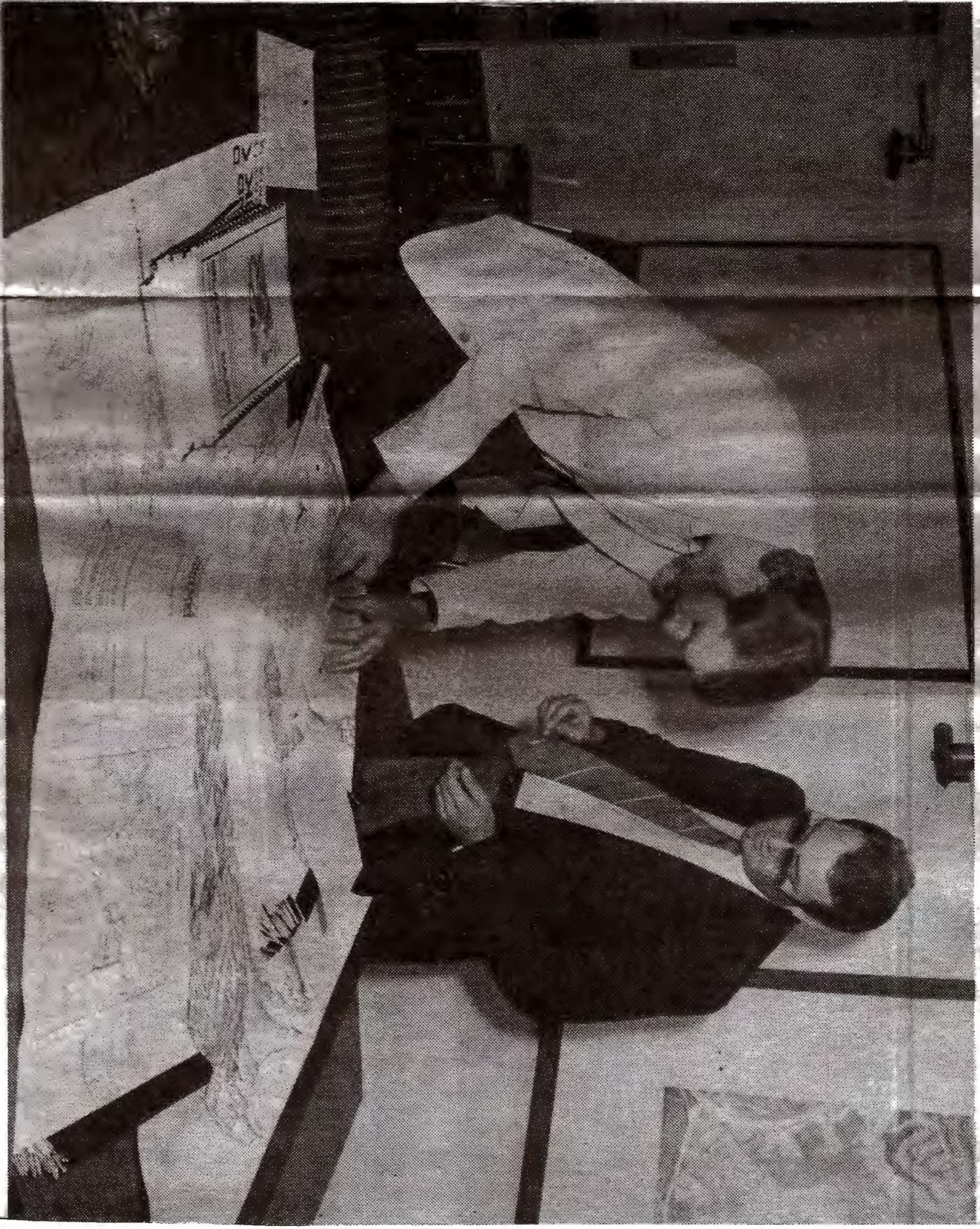
A group called Citizens for Orderly Growth (COG) has consistently attacked Kumam's plans for the project. COG is opposed to the construction of housing in Island Park and it also wants to limit the overall development to minimize traffic, pollution and environmental impacts.

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City Manager Ed Everett and Kumam Vice President Bernard J. Kumam

ial plan for Island Park



City Council and Chairman Vice President Kenneth Andrew look at plans

A look at economic benefits of Island

S.M. TIMES 10/13/84

By ALAN QAULE
Times Staff Writer

BELMONT — This city will be a big financial winner if the Island Park development is built east of Bayshore Freeway.

So said planning consultant Neil Martin when he addressed a recent breakfast meeting of the Belmont Chamber of Commerce.

Kumam Corp.'s proposal to build a mixed-use development of office buildings, condominiums, a high-rise hotel and a 15-acre complex of baseball and soccer fields will generate "considerable revenue to the City of Belmont," Martin told chamber members.

Since the 68-acre site is located within the boundaries of the city's redevelopment area, the building at Island Park and the resulting increases in assessed values in that area could generate \$680,000 per year in tax increments for the city's redevelopment agency, according to Martin.

He estimated that "this project would develop about \$21 million (total) to the Belmont Redevelopment Agency" and noted that the redevelopment agency would spend more than \$2 million for public improvements in the area. The net gain to the redevelopment agency, therefore, would be about \$19 million, he said.

In addition to the revenue for the redevelopment agency, Martin estimated that Island Park would produce more than \$300,000 in hotel room tax revenue for Belmont each year. Since the city owns the land where the proposed hotel would be built, the city would also get at least \$250,000 per year in land leases from the hotel, Martin added.

In addition to the above, Island Park could generate at least \$300,000 in tax revenue for Belmont's General Fund each year, according to Martin. This could grow to \$500,000 per year by the time Island Park is completed, he said.

The city, in turn, could end up

spending about \$200,000 per year providing increased police and fire protection and other municipal services for the newly developed area, Martin added.

Kumam has agreed to develop the 15 acres of baseball and soccer fields for public use at an estimated cost of \$3.4 million, the planning consultant said.

Kumam wants to build a total of "686,000 square feet of office space in 10 buildings ranging in size from three to 14 stories in height," Martin said.

The developer also proposes building "220 condominiums in 10 buildings from two to three stories in height," he added. The hotel might have up to 330 rooms and could be 12 stories high, Martin said.

The obvious benefits to the city from Island Park would be in the form of increased tax revenue and the development of public baseball and soccer fields at no city expense, Martin noted.

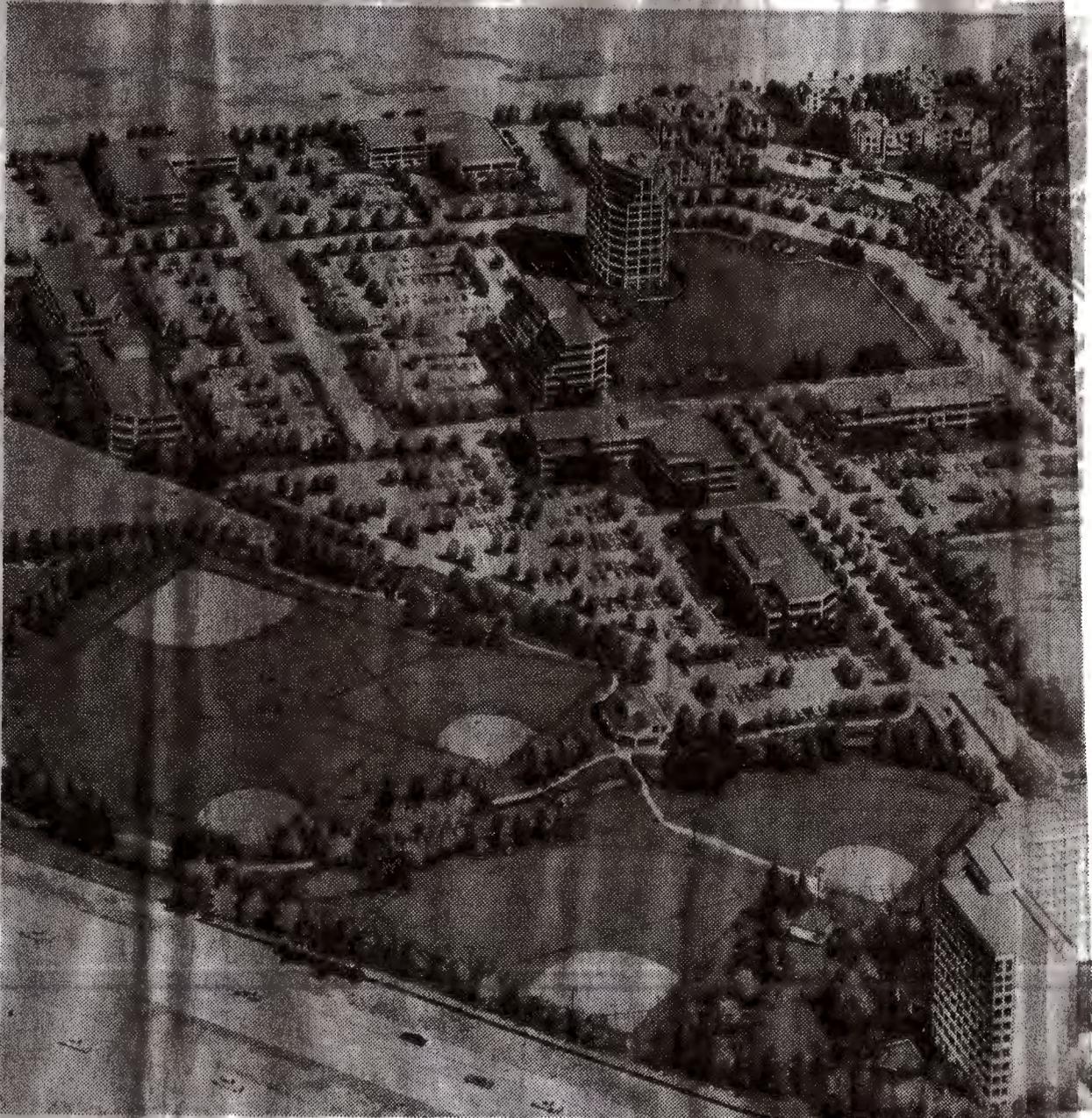
The disadvantages of Island Park, he continued, would be the increased traffic generated by the development, especially at the Ralston Avenue interchange and also on Bayshore Freeway. He noted that Kumam has agreed to pay more than \$3 million for traffic improvements to the interchange.

Martin added that some Belmont citizens might consider the "visual impact" of the Island Park a disadvantage to the community.

The planning consultant noted that other developments soon to be built in adjacent Redwood Shores also will increase traffic in the immediate area.

If the City Council approves the proposed development, Martin said the earliest construction could begin would be next summer.

Martin said Kumam Corp. "is an American subsidiary of a Japanese corporation that is a very large construction and development corporation."

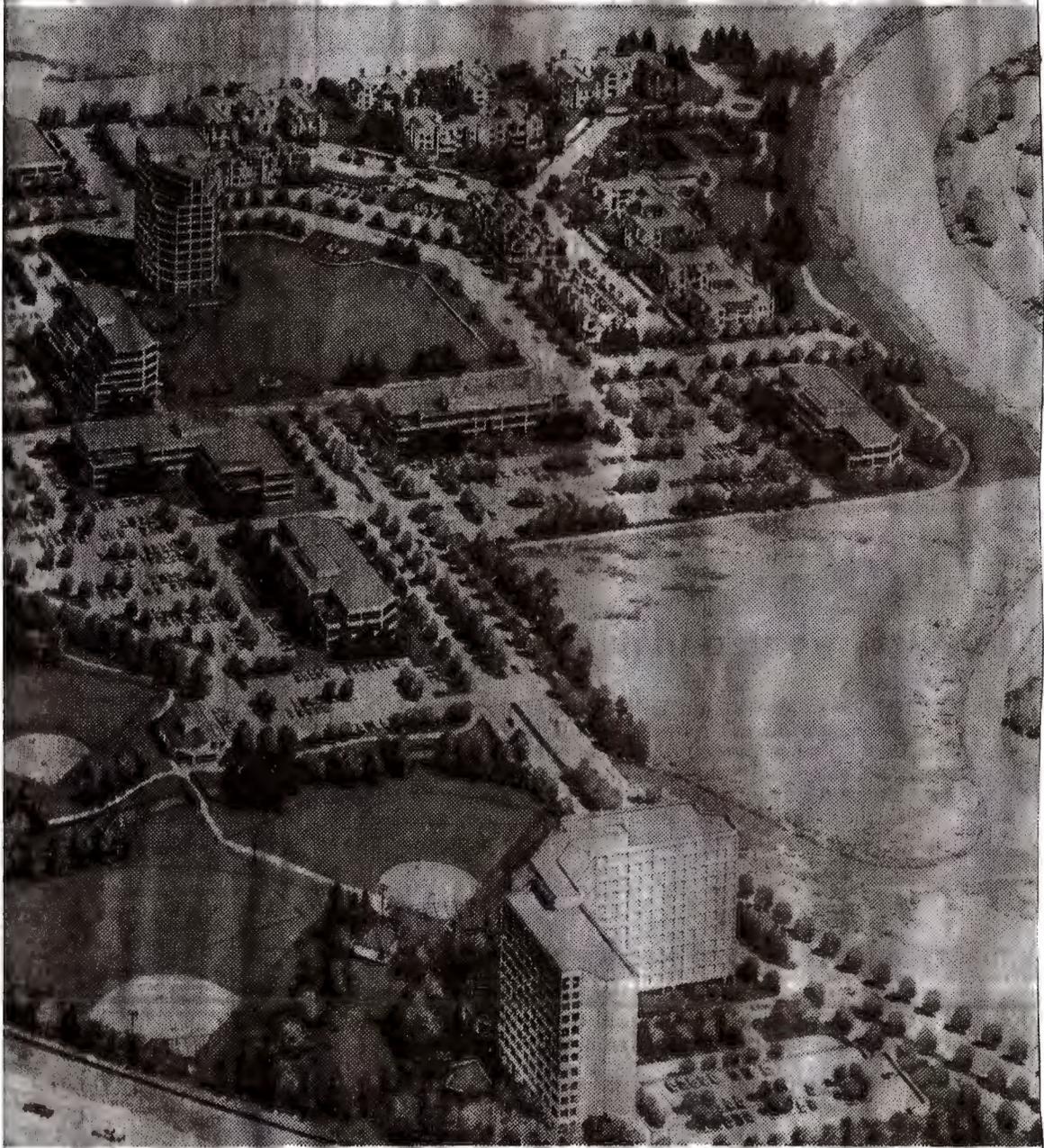


ISLAND PARK DEVELOPMENT

This is what the Island Park development would look like if plans are approved at Belmont City Hall. Plans include 15 acres of athletic fields (shown in foreground). A highrise hotel is at the

lower right and office buildings are at the upper right. A three-acre lagoon in the upper right is the property of the Corp. proposed development.

Benefits of Island Park



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ISLAND PARK DEVELOPMENT

nt would look like if plans
ans include 15 acres of
A highrise hotel is at the

lower right and office buildings and condominiums surround a
three-acre lagoon in the upper portion of the site. The Kumam
Corp. proposed development could cost \$135 million to build.

Projects boost business, traffic

CARL ENO tel 3184
By Maggie Scaroni

Regardless of whether or not the proposed Kumam project proceeds on land east of Highway 101, the City of Belmont and other communities in the area will be impacted greatly due to other developments, according to Neal Martin.

Development of the Marine World site and Redwood Shores, adjacent to Belmont in Redwood City, will bring in more bayside residents, commuting workers, business, and traffic.

Martin, a planning consultant retained by the City of Belmont to carry on negotiations with Kumam Corporation, made the statements last week before the announcement of yet another large project, the possible joint San Mateo County-San Francisco sports stadium to be located near the San Francisco Airport.

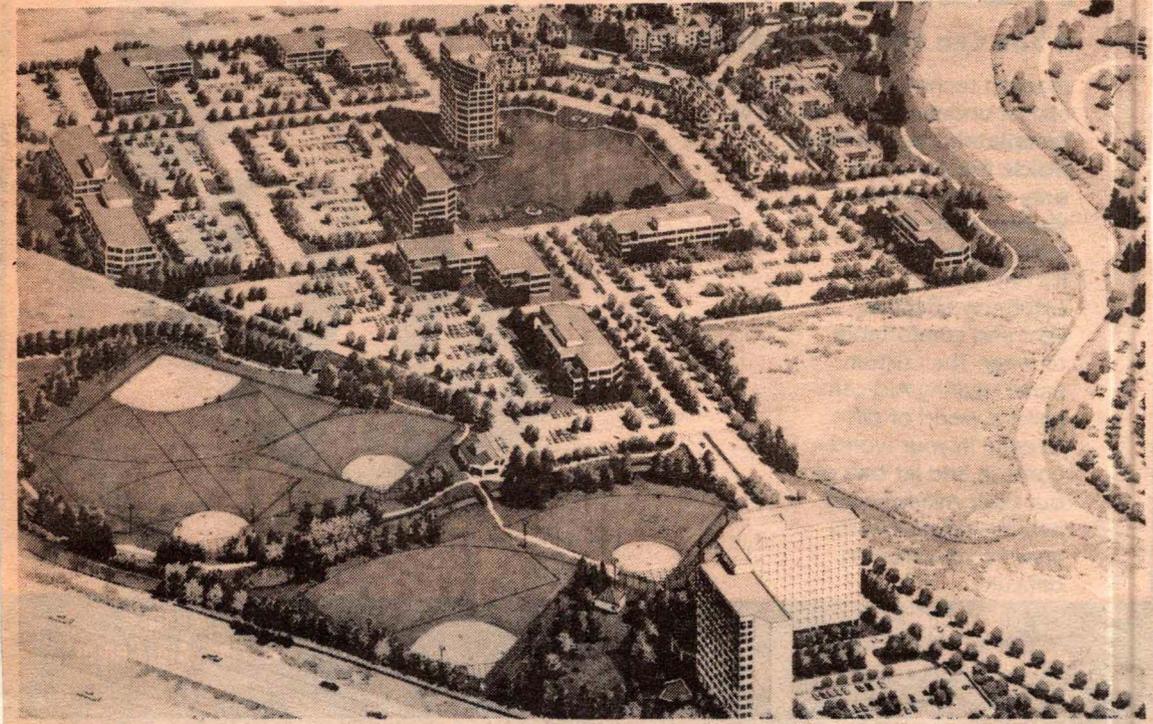
The occasion for Martin's talk was a Belmont Chamber breakfast meeting at the Pine Brook Inn.

Kumam Corporation has proposed the development of

office park, residential condominiums, and a 330-room hotel for the area to be named Island Park.

Belmont citizens are divided on whether the project should be built at all and the issue is one of those raised in the current campaign to recall four of five city councilmembers.

First hearings on the project are scheduled for the Oct. 16 meeting of the city council.



A BIRD'S EYE VIEW of the future Kumam project in Belmont.

Kuman Offers Playfields

By Steven Stark

CARL-EMD 8/22/84
Under the conditions of the proposed financial agreement and detailed development plan presented last week by the Kuman Corp., Belmont stands to reap enormous annual revenues while gaining a badly-needed sports complex.

Upon completion of the proposed office, residential, and commercial Island Park project, nearly \$1.4 million will accrue annually to Belmont's coffers, according to Bernard Andres, Kuman vice-president and project manager of Island Park.

Of this amount \$305,600 annually will go to the city's general fund and \$881,200 annually will be added to the city's redevelopment agency budget upon completion of the project.

Development fees of \$300,000 would be paid to the city while another \$300,000 will be paid to the city for lease of the hotel site, annually, upon completion.

Under the terms of the agreement,

which will not go into effect until city council adoption, Kuman will construct a \$3.4 million sports complex to include five ballfields and four soccer fields. Completion of the complex is set to coincide with completion of the offices and condominium complex.

The need for play fields in Belmont has been described as "overriding" and "urgent" by city officials in the past. A citizen's group called the "Park People" have succeeded in placing on the November ballot a measure asking citizens for financial support to purchase vacant school fields.

Development plans call for the construction of the park on 15.4 acres of city-owned land. Kuman will construct the facility at their cost, while Belmont will pay for some of the infrastructure costs.

In proposing construction of 220 condominiums, nearly 700,000 square feet of office space, and 10,000 square feet of commercial space, Kuman also agreed to con-

struct improvements to the Ralston Avenue interchange at Bayshore Freeway to help mitigate the expected increase in area traffic.

The financial agreement presented to the Island Park Laison Committee was the fruition of more than two years of negotiations since the project was first proposed. The agreement was presented with the recommendation for approval to the laison committee by City Manager Ed Everett, City Attorney Ken Dickerson, and planning consultant Neil Martin.

Everett described the agreement as a good one for Belmont. "I wouldn't have recommended it if I didn't feel it was in the city's best interest," Everett said.

Informational sessions with city civic and homeowner groups are slated for early September, Everett said, in order to present the project to citizens prior to public hearings at the planning commission and city council. Planning commission hearings are set for early October.

If all the various building and land use permits are granted, construction could begin as early as June 1985.

Council Summaries,

Page 2

City councilmen have supported the project because of revenues anticipated upon completion.

"An agreement is never one-sidedly in favor of one party. It always comes down to what you are willing to give up for what you want," Dickerson said. Explaining the finer points of the financial agreement and its ramifications, he added, "the City Fathers will have to decide if they think it's worth it."

Copies of the financial agreement and detailed plan of development can be obtained at the clerk's office, the city manager's office, or the city library.

Nine Fields Proposed

CALL ENQ. 8/8/84
By Steven Stark

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"It's been tough," Everett said, describing the negotiations and 15

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"I'm real comfortable with the financial agreement as it stands now. I do expect there will be quite a bit of public discussion in the upcoming public hearings, however," Everett said.

City staff will hold informational meetings in September to prepare for the public hearings to follow.

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The pros, Everett said, would include the playfields, of which there is presently one on site. "Fairly substantial" revenues would come to city coffers through the occupancy taxes collected at the hotels and fees collected for lease of city land, he added.

The Redevelopment Agency would also receive funds to finance projects ranging from establishing a senior citizen's center to creating low to moderate income housing in the redevelopment areas, Everett said.

Neil Martin, San Carlos city planner, is assisting city staff in reviewing the design and use applications.

Public hearings under way for Kuman project

By Steven Stark

The first round of public hearings on the proposed Island Park project east of Bayshore Freeway in Belmont was held at the planning commission level Oct. 16. The financial gains to the city could be as massive as the project.

According to Kuman Corp. representatives who spoke at the hearing, which was continued over to Nov. 5., Belmont would stand to reap nearly \$614,000 annually upon build-out of the 67.5-acre office, recreation, hotel and retail development.

The city would gain direly needed recreational space with the development of five ballfields and four overlay soccer fields at no expense, while also gaining some \$220,000 for the general fund from a \$1,000 per residential unit development fee.

In addition, a hotel constructed on city property would bring to city coffers additional annual revenues.

Kuman officials said some \$19.4 million would enter the city redevelopment Agency treasury during the next 26 years.

Neal Martin, planning consultant for the project, presented the detailed development plans to the commission,

in a lengthy discourse.

Traffic impacts from the project, a sore spot with opponents of the project, will be adverse, but Martin said this would occur even without the Kuman project, due to development along the Bayshore Freeway in Redwood City.

The Kuman Corp. has proposed as part of its development plan, to modify the Ralston Avenue-Highway 101 interchange to mitigate traffic problems in the area by aiding the flow into Island Park. Kuman tentatively set the cost of these modifications at \$3 million which they will pay.

"The most dramatic impact will be on traffic," Martin said, "and this depends to a great extent on development proposed in Redwood City."

Reduction of the project size originally proposed by Kuman, results in a 21 percent decrease in traffic generated during the evening rush hour, traffic studies indicate.

Some 60 conditions were recommended on the conditional use permit and the detailed development plan by Martin, who recommended the project for approval.

Twenty-five conditions were recommended, on the tentative subdivision map along with recommendation for approval by Martin.

Belmont set to review planned development

Times Tribune staff

PEN. TIMES 10/16/84
After four years of political debate and legal battles, Island Park, the huge mixed-use development proposed for land east of Highway 101, will go before the city of Belmont tonight for review.

The Planning Commission's hearing will be the first in a series on the merits of one of the largest

and the most controversial development in the city's history. The hearing will be held at City Hall at 7:30 p.m.

The 67.5-acre project, valued at \$135 million, is planned for marshland northeast of Highway 101 and Ralston Avenue. It would include a 330-room hotel with a restaurant, 220 condominiums, 10 multistory office buildings and a 15-acre ball-

park.

The developer, the Kumam Corp. of Palo Alto, has battled anti-development forces to keep the project alive since September 1981, when it presented the idea to the city.

The city has been receptive, since Island Park would bring in millions of dollars in revenues yearly. In return for allowing the

development to proceed, Belmont would receive:

- A 15.35-acre sports complex, including five baseball fields, four soccer fields, buildings, pathways, landscaping and other facilities. The complex is valued at about \$3.4 million.
- Development fees of \$220,000, to be paid to Belmont on the inception of the project's construction.

- Net annual revenues of \$305,000 to the Belmont general fund.

- Net annual revenues of \$880,000 to the city redevelopment agency, since the project is within the agency's boundaries.

- Construction of infrastructure

lion, in order to smooth east-west traffic flow.

- An estimated \$300,000 a year from the lease to an operator of a hotel that would be built on Belmont land.

But opponents of the project say the revenues would not offset the costs in traffic congestion if the project were to be approved.

for the project, including streets and sidewalks that would be deeded to Belmont.

- Improvement of the Ralston Avenue overpass at Bayshore Freeway, valued at \$3 million to \$4 mil-

Cost: \$135 million

Belmont endorses project

By Phyllis Brown

Times Tribune staff

PEN. TIMES 11/6/84

The Belmont Planning Commission on Monday unanimously approved the \$135 million Island Park hotel/office project for construction on 67.5 acres of land east of the Bayshore Freeway.

The decision was a milestone for the beleaguered development, the target of ballot initiatives and court battles mounted by anti-development forces opposed since 1981 to its construction.

Approval came the night before the City Council, which has final say on Island Park, faces the recall of four of its five members in part because it is considering the development.

The Planning Commission, including new members Dick Green and Milton Ciarlariello, deliberated before a small audience. Only three speakers, including two of the projects long-standing opponents, attempted to sway the panel.

Gary Orton of the Citizens for Orderly Growth, an organization opposed to Island Park, said the proposal needs more study because the developer has altered aspects

● First vote for two — A-3

of the project since a 1982 study.

David Bomberger, a member of Alert Belmont Citizens, which has targeted William Hardwick, William Moore, Donald Heiman and Joseph Green for recall in today's election, said the citizens of Belmont do not want Island Park. That argument is central to the recall effort.

But four years of studies and debate convinced the commissioners Island Park would be good for Belmont, they said.

"I have been on the commission for four years. In that time Kumam has been very supportive of the needs, the wants and the demands of the city. I think the commission, in approving this development, is approving a benefit to Belmont," Commissioner Mary Janet Collins said.

Bernard Andres, vice president of the Palo Alto-based Kumam Corp., said he looks forward to City Council discussion.

"I hope that within a few weeks the City Council will be as persuad-

would have an associated two- or three-story parking garage.

● A total of 686,000 square feet of offices would comprise the largest part of the project. The offices would be contained in 10 multi-story buildings ranging in height from three stories to 14 stories.

● A total of 220 condominiums would be developed in 10 buildings on 10.9 acres. The buildings would be constructed in a multiple family residential style with a maximum height of three stories.

● A 15.4-acre sports complex, to be constructed and landscaped by the Kumam Corp. without cost to Belmont. The complex would contain five lighted ballfields with four overlay soccer fields and associated buildings and equipment.

Belmont would receive millions of dollars in revenues from Island Park.

In addition to the ongoing revenues, Belmont would receive \$200,000 on the inception of project development; the ballfields, valued at \$3.4 million; and improvements to the Ralston Avenue/Bayshore Freeway/Marine World Parkway interchange.

Despite those benefits, Orton suggested that the city should prepare a supplemental environmental impact report to one completed in 1982 that explored the pros and cons of development.

Orton noted that since the document was prepared, numerous changes have been made in the proposed development.

"It's not the same project. A shell game is being played," he said.

Orton listed, among other alterations, an increase in the height of the proposed office buildings.

as the Planning Commission of the merits of Island Park," Andres said.

The Kumam Corp., a subsidiary of Kumagai Gumi Ltd. of Japan, purchased land east of the Bayshore Freeway in Belmont in April 1981. Shortly thereafter, it approached the city with the idea of building a hotel/restaurant complex.

If certified by the City Council, Island Park would be one of the largest single developments in Belmont history. It would include:

● A 330-room hotel with associated meeting and conference rooms and an estimated 2,700-

Belmont commission approves Island Park

S.M. TIMES 11/16/84
BELMONT — Longstanding plans to build the \$135 million Island Park development east of Bayshore Freeway won Planning Commission approval Tuesday night.

"Tonight was a major step," said Bernard Andres, vice president of Kumam Corp., the developer.

He noted, though, that the project must still win final approval from the City Council. Andres said he hopes the council will approve the final map within a few weeks so that construction can begin early next year.

Island Park, a mixed-use development, would include a high-rise hotel, 10 office buildings ranging from three to 14 floors, 20 residences and a 15-acre public park with several athletic fields.

The 68-acre site includes 23 acres owned by the city, 10 acres owned by the state and nearly 35 acres owned by Kumam. A series of financial tradeoffs has been tentatively agreed to among the landowners to enable the project to move forward.

When the public hearing for the project reopened Tuesday, the project came under attack by citizens for Orderly Growth (COG).

Gary Orton, a COG spokesman,

criticized Kumam's plans for residential development and said a smaller project "is feasible with the same economic benefits to the city."

David Bomberger, also from COG, said the project is inappropriate for Belmont and will create a bigger traffic crunch on Bayshore Freeway.

He also said that its housing will be too expensive for the average office worker in the development.

"It is cynical to say that the project will provide new housing," he said.

Bomberger appealed for the city to "stop a badly imbalanced project. We need to look at alternatives."

Others, including longtime resident Rose Ozwirk, favored the development.

"This project has been going on for almost four years," she said. "I hope we get off the dime and get going on this project which will be beneficial to the city."

Some commissioners cautioned against moving too quickly. Joseph Hannauer said, "Mr. Orton's concerns could be legitimate."

He added that because of some changes in the proposed development plan, it might be premature to close the public hearing until

the environmental impact report is reviewed once again.

Neal Martin, planning consultant for the project, agreed the project has changed, with reductions in office space and residences. He added, however, that "the EIR is adequate as it is written."

Tom Adams, an attorney representing Kumam, said the current plan "is consistent with the planning process Belmont has established."

"We submitted our plan, and your staff completed an exhaustive examination and has recommended your approval. We ask that you take action and approve this project."

The commissioners approved the conditional use permit and tentative subdivision map as well as the proposed agreement with the city, Kumam and the redevelopment agency.

Under terms of the agreement, Kumam will develop the 15-acre public park for more than \$3 million. The corporation will also make \$3 million in traffic improvements to Ralston Avenue interchange at Bayshore Freeway.

The redevelopment agency will fund about \$2 million in public improvements for the area and will receive an estimated \$21 million in tax increments from the development over the life of the redevelopment agency.

Belmont will lease part of its acreage for the hotel, earning an estimated \$250,000 a year, plus \$300,000 a year in hotel tax revenue.

The city, according to recent estimates, would also receive more than \$500,000 in general tax revenue each year from the project.

DIT. TIMES 12/1/84

Editor, The Times:
On Dec. 11 we witnessed a controversial temporary "Tale of Two Cities." In the one, the people spoke; in the other, the people were muffled.

Voters in San Carlos used the referendum to overturn by a margin of 2-1 a City Council decision to turn a school site into an industrial area. The council had dangled the lure of increased tax revenues; the citizens turned down increased traffic, destruction of a neighborhood and the lure of "growth."

In Belmont, in contrast, Councilmen Hardwick, Green, Heiman and Moore approved the massive Kumam project despite unarguably strong public opposition to the development. The people of Belmont never had a clear cut, up-down vote on the Kumam project because the council sought refuge in a redevelopment district that was immune to the people's right of referendum.

Despite the council's vote, three questions won't go away.

What happens to the single major artery in Belmont when the Kumam-generated traffic is added? When people daily experience near gridlock conditions on Ralston Avenue and the first emergency vehicle fails to pass, what will the councilmen then propose?

Belmont will pay in excess of \$2 million to reconstruct the 101 interchange to accommodate the Kumam traffic. Developers and the city of Redwood City in Redwood Shores are major beneficiaries of the new overpass. Why does Belmont make them such a lavish gift of public funds?

Who can name those who gain when what is left of Belmont's small-city ambience drowns in traffic and congestion?

A city council serves as an immune system for the body politic of a small city. Sad, indeed, that in Belmont, when faced with a foreign invader, the immune system failed.

G.J. SEELY
Belmont

Island Park gets its final approval

By ALAN QUALE
Times Staff Writer

BELMONT — Growth control forces battled pro-development groups Tuesday night as the beleaguered City Council gave its approval for the \$135 million Island Park project.

The development — one of the largest and most controversial to ever be proposed for this city — will now move forward on a 68-acre site east of Bayshore Freeway.

The council voted 4-1 to approve the mixed-use development which will include a high-rise hotel, 10 office buildings ranging from three to 14 floors, 220 residences and a 15-acre public park with several athletic fields.

The "no" vote was cast by Councilman Robert Hoffman who said the council should delay action on the project until Belmont citizens are polled to "let us know if the community wants the project."

The other four councilmen, who recently survived a bitter recall campaign in which only Hoffman was not a recall target,

said the majority of Belmont citizens have already indicated their support for Island Park and a poll is not necessary.

"We have been talking about this (development) for three and one-half years," said Mayor William Hardwick. "This is a representative form of government. We have to reach a decision."

The crowd, which swelled to more than 100 people as the meeting dragged on past midnight, hurled occasional verbal taunts as a string of public speakers went to the podium.

Robert Estrada, a Bay Area native who moved to Belmont several years ago, declared that "the quality of life is being destroyed very slowly" as developments continue to crowd the area. "There is a limit on the number of people you can put in the area," he added, noting that's one reason why Belmont voters approved a residential growth control ordinance several years ago.

"The Kumam project will have an irreversible effect on Belmont citizens now, and in the future," said Cora Feierbach, a member of Alert Belmont Citizens (ABC) the group which recently tried to recall four council members.

Mrs. Feierbach asked the council to hire "an independent, well-known pollster to poll the Belmont citizens whether they want the Kumam project or not."

Gary Orton, a member of Citizens for Orderly Growth (COG), said his group is opposed to any residential construction at Island Park, but he added that COG is "not opposed to moderate development."

There were also several staunch supporters of the project, including Frank O'Neill who said, "I welcome Island Park to Belmont. . . It will be a good neighbor."

Joan Peceimer, referring to the recent recall election, said the majority of Belmont citizens have shown their support for the City Council so a special poll is unnecessary.

Turning towards the growth control supporters in the audience, Mrs. Peceimer said, "I moved here 18 years ago and if I had the view of a lot of people here tonight, there wouldn't be as many people here tonight." She added that there is a need for continued development because "we do repopulate."

David Bomberg, a member of ABC, said the majority of Belmont residents want their com-

munity to retain its small town atmosphere. "We do not wish to grow rapidly."

Lida Paetzke, another member of ABC, said that according to recent studies, traffic on Bayshore Freeway will soon be severely congested and she asked where the traffic from Island Park might go when "it can't get onto the freeway."

The council listened quietly to the string of speakers before voting to close the public hearing.

Councilman William Moore said, "Island Park is an incredibly positive project and I'm ready to move forward."

City officials had already proposed a series of financial tradeoffs with Island Park's developer, Kumam Corp., because the city owns 23 acres at the Island Park site.

Under terms of the agreement, Kumam will develop the 15-acre public park for more than \$3 million. Kumam will also spend \$2 million in traffic improvements to Ralston Avenue interchange on Bayshore Freeway.

Officials have estimated that the city's Redevelopment Agency will receive \$21 million in increments from Island Park development over the life of the agency. The redevelopment agency, in turn, will fund about \$2 million in improvements to the area.

Under the agreement, Belmont will also lease part of its 23 acres at the site for the proposed hotel, earning about \$250,000 per year in lease revenue from the land. The city could also gain \$300,000 a year in hotel tax revenue.

According to recent estimates, the city could eventually also receive more than \$500,000 in general revenue each year from the project.

Councilman Moore moved for approval for the subdivision map for Island Park, but as the council prepared to vote Hoffman interrupted the proceedings, stating the council had failed to address several questions raised by the crowd.

Hoffman also noted that the Peninsula has "excessive open space" and he questioned whether the new office buildings proposed in Island Park are feasible.

After several minutes of questions by Hoffman, the council majority moved the motion forward again, voting 4-1 for the subdivision map; the agreement between the city, developer Kumam; and the use permit for the project.

Hoffman voted no on all of his motions.

Council approves park project

By Steven Stark

PARL. ENQ. 12/19/84
Island Park, the largest since development proposal for Belmont and the source of years of battle among the citizenry, was approved Dec. 1 by a 4-1 city council vote.

The project, a \$135 million office, hotel, condominium and sports complex planned for a 67.5 acre site east of the Bayshore Freeway, was a battle to the end between pro and slow-growth proponents of the city.

The lone council dissenter, Councilman Robert Hoffman, arose because he felt the public was entitled to a longer public hearing. "This project is too large for Belmont and needs to be scaled down," Hoffman said. "The community should decide its own destiny, and there is a controversial issue, such as this one is, where there should be some way the community can express their desires."

A telephone poll, conducted by members of Alert Belmont Citizens, received wholehearted support by the council dissenters.

"A poll would have been even better than an election," Hoffman said. "We talked with the developers for three years but we only talked to the public for two (city council public) hearings. I foresaw a longer public hearing."

In approving the conditional use permit, the tentative subdivision map for the site and the financial agreement between the city, the city redevelopment agency and the Kumam Corporation, Belmont stands to reap financial and recreational benefits in the years ahead. Some \$26 million is expected to enter city and redevelopment agency coffers in the next 26 years, according to Tom Adams, Kumam attorney.

In addition, a 15.4-acre sports complex of five lighted ball fields and four overlay soccer fields will be constructed at no city cost. The complex, valued at \$3.4 million, will go a long way toward addressing the acute lack of recreational space in the city, according to city officials.

Also at Kumam expense will be the renovation of the Ralston Avenue-U.S. Highway 101 interchange. According to Neil Martin, planning consultant, proposed development along the Bayshore in Redwood Shores and Foster City will adversely impact traffic in the area. The modification to the interchange was devised to lessen impacts of these projects, Martin said.

According to traffic studies and projections, the Bayshore Freeway will be at a virtual

standstill at the evening rush hour by the year 2000 unless mass transit, car pooling and other solutions are implemented.

Citizens opposing and favoring the project both termed the opposition's actions as "immortal."

"I don't like to think that the viewpoint of Belmont is negative, but I'm beginning to feel this is a selfish, self-centered immoral community," an 18-year resident said, speaking in favor of the project.

"The housing proposed is for the rich, and it's immoral that the average worker or Belmont resident cannot afford them," another citizen said.

"I just don't believe there is all the opposition that there is claimed to be against this project," Councilman Bill Moore said casting his vote. "There are tremendous benefits to the city and I am ready to vote for it."

"This project will give us revenues to deal with our problems," Mayor William Hardwick said, "it would be ridiculous not to take advantage and create revenues to help defray taxes."

"I guess I'll have to be a minority again" Hoffman said. "We are elected to represent the city. We were not elected to be dictators."

Island Park may be Belmont's only chance for new overpass

By Phyllis Brown

Times Tribune staff

PEN. TIMES 10/17/84

A new freeway overpass that would be included in the Island Park project may be the only chance Belmont has to save itself from traffic headed its way from developments planned by Redwood City, city officials were told Tuesday.

Island Park itself would generate plenty of traffic, but without the project Belmont probably would not have the money to make the road improvements to make increased traffic tolerable.

The projection was presented in the first public hearing on the controversial 67.5-acre development proposed northeast of the Bayshore

Freeway-Ralston Avenue-Marine World Parkway interchange.

For nearly four years, Island Park has spurred a series of controversies, including lawsuits, referenda and the drive to recall four of five City Council members on the Nov. 6 ballot.

However, there essentially was no comment from about 50 people who listened as the Kumam Corp. of Palo Alto, the project developer, made its pitch to the Belmont Planning Commission. The issue will be on the commission agenda again Nov. 5.

Island Park, the largest single development ever planned for Belmont, would include a 12-story hotel, 10 multistory office buildings

(including one 14-story building), condominiums, a man-made lagoon and a 15-acre sports complex.

The project would bring Belmont millions of dollars in revenues and other benefits well into the next century.

It also would bring thousands of cars that, without upgrading the roads that would serve the project, would clog the freeway overpass and Ralston Avenue to El Camino Real, planning consultant Neal Martin said.

But traffic on those roads will worsen, with or without Island Park, because of projects planned for Redwood City about which Belmont can do nothing, Martin said.

The projects include the Marine World Executive Park that will replace Marine World/Africa U.S.A., residences planned for Redwood Shores, the South Shores residential office project and the Port of Redwood City office-retail complex.

As part of its development agreement with the city, Kumam would construct the road improvements to ease traffic from Island Park. Among the improvements would be widening the Bayshore Freeway-Ralston Avenue-Marine World Parkway interchange and improving its cloverleaf configuration. Changing the cloverleaf would alone cost about \$3 million.

It is unlikely that Belmont could come up with the money to make such an improvement. City officials already are unable to finance another public-works project, the repair of the city's storm drains, esti-

mated at \$15 million.

The road improvements "would benefit Belmont by providing increased capacity to accommodate the traffic generated by several east-side projects," Martin said.

An attorney for the Kumam Corp., Thomas Adams, stated the situation succinctly.

"The interchange is something that the citizens of Belmont will need regardless of whether Island Park is developed," he said. "The funds can't be obtained from development in Redwood City. By having Kumam build the development, Belmont has the opportunity to have the interchange built without any cost to Belmont."

The largest part of Island Park would be offices. Ten buildings, from three to 14 stories tall, would contain about 686,000 square feet of office space.

What kinds of businesses would occupy the offices has not been determined. Officials of the Kumam Corp. said only that the lessees would be in the "general office" category.

Island Park would feature a 12-story, 330-room hotel with associated meeting and conference rooms and an estimated 2,700-square-foot restaurant with a two- to three-story parking garage.

The hotel would be built on Belmont-owned land.

The sports complex, included in the deal as an incentive for city approval, would be built by Kumam but deeded to Belmont. It would have five lighted ball fields and four overlay soccer fields with associated buildings and equipment, including a storage building, dugouts, backstops and goals. A 90-space parking lot would serve the playing fields.

The residential portion of Island Park would be built on 10.9 acres in the northwest portion of the development. A total of 220 homes would be built in 10 condominium-style buildings.

Each building would be divided into one- or two-bedroom multifamily residences up to three stories tall, with 16 to 28 units in each building.

Planning commission approves Kuman project

CARL ENR 11/14/84

The hugest single development ever proposed for Belmont has received the go-ahead by the planning commission for review to city council.

With commission strength back to seven, the commission granted approval for the Kumam Corp.'s Island Park mixed use development on 67.5 acres east of the Bayshore Freeway at their Nov. 5 meeting.

New commission members Dick Green and Milton Ciarlariello joined a unanimous commission in granting the developers a conditional use permit for their proposed hotel, park, office, commercial, retail and residential development.

The commission voted 5-0 in granting Kumam tentative subdivision maps and in approving the city Redevelopment Agency agreement with

the developers. Green and Ciarlariello abstained.

If okayed by the city council, Island Park would provide millions of dollars to city coffers. A 15.4-acre sports field for softball and soccer would also be built at no expense to the city.

"Kumam has been very supportive of the needs, the wants and the demands of the city," Commissioner Mary Janet Collins said, "we'd be acting in good accord in approving this development for Belmont."

"I don't have any problems going ahead with this project," Commissioner Joseph Hanauer said.

The public hearing, held over from October, was sparsely attended.

Gary Orton of the Citizens for Orderly Growth (COG) said the proposal needs more study because the developer has altered aspects of the pro-

ject since the 1982 Environmental Impact Report was completed. COG is opposed to the development.

David Bomberger of Alert Belmont Citizens, which had unsuccessfully targeted four of five city councilmen for recall, said the citizens do not want Island Park. This issue was central to the recall issue.

Bernard Andres, vice president of the Palo Alto-based Kumam Corp., called the commission action a "major step."

"I hope the city council will be as well persuaded as the planning commission on the merits of Island Park," Andres said.

Andres made a verbal commitment to "absorb" any additional costs incurred in the construction of the proposed sports complex.

Anticipated costs for the construction of the sports

complex is 3.4 million, the cap set in the tentative financial agreement. Commissioner Dallas Knudson had asked Andres what would happen if the cap was exceeded prior to the verbal promise.

In addition to the five diamond ball field, four soccer-field sports park, Kumam will construct a partial overleaf at the Ralston Avenue-U.S. 101 interchange.

Other features of the proposed development include: a 330-room hotel, from which Belmont would receive \$300,000 annually, a total of 686,000 square feet of offices, comprising the largest part of the project, and 220 condominiums.

Projected net annual revenues to the city exceed \$610,000 at build-out.

The Belmont Planning Commission next meets Nov. 20 in council chambers, 1365 Fifth Ave.

Poor turnout at hearing:

Kumam Island Park passes

CARL ENO 12/12/84

By Steven Stark

"With all the heartaches this project has caused the community and this council...I am really disappointed at the turnout we see here tonight," an angry Belmont Councilman Joe Green raged following round one of public hearings on the proposed Island Park development.

Only three residents spoke on the proposed office, residential, hotel, sports and commercial development project at the public hearing held Nov. 27, giving rise to Green's outburst.

The project has generated much debate in this oft-divided community and was an issue in the recent recall drive against four of the city's five councilmen. The recall drive narrowly failed at the polls Nov. 6.

The project, to be constructed on 67.5 acres east of the Bayshore Freeway, includes, 686,000 square feet of office space in ten buildings ranging in height from three to 14 stories, a 15.4-acre sports

park valued at \$3.4 million, 220 condominiums to be built on 11 acres, and a 330-room hotel to be built on city property at Kumam Corp. expense.

Projected revenues, upon completion of the project, total more than \$1.1 million annually, with \$800,000 anticipated to go to the city Redevelopment Agency annually and \$300,000 anticipated to go to the city general fund annually, according to project and city officials.

Additionally, modifications to the 101-Ralston Avenue interchange are expected to help mitigate detrimental affects of development along the highway in Redwood Shores. Planning consultant Neal Martin said without the Kumam project and without modifications to the interchange, the interchange will be the site of traffic tie-ups anyway.

The city planning commission approved the project's conditional use permit, detailed development plan, tentative

subdivision map and the proposed financial agreement between the city, the city redevelopment agency and the Kumam Corp. at its Nov. 5 meeting, following scant public comment at two public hearings.

Of those citizens speaking at the city council public hearings, two spoke in favor of the project.

Gary Orton, representing Citizens for Orderly Growth (COG), spoke against the project, decrying the lack of assurance that Kumam will be able to locate an operator for the hotel.

Under the agreement of construction, Kumam will construct a replacement ballfield and the hotel prior to completing the majority of their project. The agreement stipulates the owner/operator of the hotel must be satisfactory to the city.

Kumam representatives told the planning commission that the project would not be financially feasible should construction stop for lack of an acceptable hotel operator, thus, providing the development company incentive to carry their end of the agreement.

COG was instrumental in passing the city growth ordinance, of which Island Park is not exempt. The city growth ordinance allows the granting of only 54 residential construction permits per year, with a limit of 32 to any one developer in a year.

Should Kumam Corp. obtain the maximum residential permits in the coming years, it will still take seven years to obtain all the permits necessary for their proposed condominium construction.

Orton said at the Nov. 5 planning commission meeting that his group believes development, without housing, is feasible. Orton said a smaller-scale project with the same benefits to the city is also possible.

Kuman Offers Playfields

By Steven Stark

CARL END 8/22/84

Under the conditions of the proposed financial agreement and detailed development plan presented last week by the Kuman Corp., Belmont stands to reap enormous annual revenues while gaining a badly-needed sports complex.

Upon completion of the proposed office, residential, and commercial Island Park project, nearly \$1.4 million will accrue annually to Belmont's coffers, according to Bernard Andres, Kuman vice-president and project manager of Island Park.

Of this amount \$305,600 annually will go to the city's general fund and \$881,200 annually will be added to the city's redevelopment agency budget upon completion of the project.

Development fees of \$300,000 would be paid to the city while another \$300,000 will be paid to the city for lease of the hotel site, annually, upon completion.

Under the terms of the agreement,

which will not go into effect until city council adoption, Kuman will construct a \$3.4 million sports complex to include five ballfields and four soccer fields. Completion of the complex is set to coincide with completion of the offices and condominium complex.

The need for play fields in Belmont has been described as "overriding" and "urgent" by city officials in the past. A citizen's group called the "Park People" have succeeded in placing on the November ballot a measure asking citizens for financial support to purchase vacant school fields.

Development plans call for the construction of the park on 15.4 acres of city-owned land. Kuman will construct the facility at their cost, while Belmont will pay for some of the infrastructure costs.

In proposing construction of 220 condominiums, nearly 700,000 square feet of office space, and 10,000 square feet of commercial space, Kuman also agreed to con-

struct improvements to the Ralston Avenue interchange at Bayshore Freeway to help mitigate the expected increase in area traffic.

The financial agreement presented to the Island Park Liaison Committee was the fruition of more than two years of negotiations since the project was first proposed. The agreement was presented with the recommendation for approval to the liaison committee by City Manager Ed Everett, City Attorney Ken Dickerson, and planning consultant Neil Martin.

Everett described the agreement as a good one for Belmont. "I wouldn't have recommended it if I didn't feel it was in the city's best interest," Everett said.

Informational sessions with city civic and homeowner groups are slated for early September, Everett said, in order to present the project to citizens prior to public hearings at the planning commission and city council. Planning commission hearings are set for early October.

If all the various building and land use permits are granted, construction could begin as early as June 1985.

Belmont council will resume Island Park hearing Dec. 11

Michael Winks, Belmont City Councilman, said he was disappointed that the council will not go into effect until after the election. He said that the council will not go into effect until after the election. He said that the council will not go into effect until after the election.

Kuman Offers Playfields

Kuman Corp., a subsidiary of Kumagai Gumi Ltd. of Japan, bought the land in 1981, suggesting that the poor weather were factors in the low turnout. Orton, however, did raise the issue of a hotel operation before a hearing on the proposal called for a hotel operation before a hearing on the proposal called for a hotel operation before a hearing on the proposal.

The plans include: 686,000 square feet of office space in 10 buildings ranging in height from three to 14 stories. A 15.4-acre sports complex, up from the original proposal of 11 acres, to include five lighted ball fields and four overlay soccer fields with additional buildings and equipment. 220 condominiums on 11 acres, set aside in one area of the development. The buildings would be constructed in a multiple-family residential style with a maximum height of three stories. A 330-room hotel with a restaurant and additional commercial space for convenience stores. Working with the Department of Transportation for improvements to the Rte. 1A/Bayshore Freeway. The development change. The development change. The development change.

Three-year struggle Belmont approves Island Park

By Daniel J. Silva

Times Tribune staff

TIMES TRIB. 12/12/84

After more than three years of court battles and bitter opposition, the Belmont City Council early this morning approved the controversial Island Park project, a \$135 million office and hotel complex planned for a 67-acre site east of the Bayshore Freeway.

The Island Park project, one of the largest developments ever approved in Belmont, passed by a 4-1 vote.

The dissenting vote was cast by Councilman Bob Hoffman, who questioned the effect the large complex would have on Belmont traffic and the amount of tax revenue the developers promised the project would return.

The deep divisions the proposal has caused in Belmont during the past 3½ years were apparent during Tuesday night's council session.

Opponents of the giant complex charged it would destroy Belmont's

ly needed tax rev

Several opponents made in that the council p of the developer taken to determine jority of Belmont ported the project

An example of t bited at the meeti minutes before t Belmont resident the development Hoffman's probin challenged the co outside for a brow

"We've talked a past 3½ years," A wick said mome council approved think it would be r up this opportunity source that this cc create revenues."

According to To rtorney for Kumar Alto, the project d land Park complex most \$28 million

Times Tribune graphic

using office project has been on — and off — the drawing boards for about three years

Belmont during the next 26 years.

Once the project is completed in 1989 or 1990, Adams said, the city will earn approximately \$613,000 in revenue each year.

However, those revenue projections were questioned by Hoffman and several members of the audience, who charged there were no guarantees the development would be completed and return the tax dollars promised.

Hoffman focused his attack on the proposed hotel and restaurant complex, which officials said will reduce the most revenue for the city but is not scheduled to be constructed until after several office buildings and condominiums are built.

According to Kuman officials and consultants who advised the city on the project, the Island Park development will produce about 3,000 in tax revenue during the upcoming fiscal year and about 6,000 the next.

Since it was first proposed in 1980, the controversial development has politically shredded Belmont, a community that has been unusually committed to maintaining a slow-growth policy.

Opposition to the Island Park development has been led by two slow-growth groups, Alert Belmont Citizens and Citizens for Orderly Growth.

Leaders of both groups restated their position Tuesday that a majority of Belmont residents opposed the development and called on the council once again to place the proposal before the electorate.

"We are convinced that you feel the public hearing process we are having tonight is enough citizens' input in order to make your decision and that no election or opinion poll is needed," the leaders of Alert Belmont Citizens said in a written statement before the council. "This can't be further from the truth."

The citizens group asked the council to hire a "well-known professional pollster to poll the Belmont citizens whether they want the Kuman project or not."

A majority of the council dis-

missed the call for an opinion poll, arguing that the city had received enough testimony from Belmont residents during the long development process.

"A poll citywide is not required," said Councilman Donald Heiman. "This council was elected to make decisions and this council should make this decision."

Hoffman, however, disagreed. "There is a time and a place, and this is the time and the place, to start to ask (the citizens) and listen to them. There is a simple way to find out once and for all," he said.

In 1979 Belmont voters passed Measure A, a slow-growth initiative that placed a ceiling on the number of new housing units that could be constructed each year at 56.

The proposed Island Park development, located northeast of the Ralston Avenue Bayshore Freeway interchange, includes:

- A 330-room hotel and conference center and a 2,700-square-foot restaurant. The hotel complex would be equipped with a three-story parking garage.

- A total of 686,400 square feet of office space, the largest portion of the development. The offices would be contained in 10 structures, ranging in height from three stories to 14 stories.

- A 220-unit condominium development housed in 10 structures on 10.9 acres. The buildings will have a maximum height of three stories.

- A 15.4-acre sports complex to be constructed and landscaped by Kuman Corp. without cost to Belmont. The complex will contain five lighted ballfields and several structures.

Island Park apathy upsets councilmen

By Phyllis Brown

Times Tribune staff

VEN. TIMES 12/10/84
Frustrated members of the Belmont City Council said they may vote to approve the \$135 million Island Park project Tuesday if citizens fail to show up to discuss it as they did last week.

Only a handful of people attended the first council discussion of the 67.5-acre development, proposed by the Kumam Corp. of Palo Alto for land east of the Bayshore Freeway and north of Ralston Avenue.

The project has been one of the most controversial issues in Belmont's history, sparking ballot measures, lawsuits and a campaign to recall councilmen William Moore, Joseph Green, William Hardwick and Donald Heiman. That effort narrowly failed at the polls in November.

Opponents of Island Park, including the Citizens for Orderly Growth, have criticized the project, saying it is too big and will result in intolerable traffic and other ad-

minutes before the vote, when a Belmont resident who supported the development grew angry at Hoffman's probing questions and challenged the councilman to step outside for a brawl.

"We've talked about this for the past 3½ years," Mayor Bill Hardwick said moments before the council approved the project. "I think it would be ridiculous to pass up this opportunity. This is the one source that this community has to create revenues."

According to Tom Adams, an attorney for Kumam Corp. of Palo Alto, the project developer, the Island Park complex will produce almost \$26 million in revenue for Belmont during the next 26 years.

Once the project is completed in 1989 or 1990, Adams said, the city will earn approximately \$613,000 in revenue each year.

However, those revenue projections were questioned by Hoffman and several members of the audience, who charged there were no guarantees the development would be completed and return the tax dollars promised.

Hoffman focused his attack on the proposed hotel and restaurant complex, which officials said will produce the most revenue for the city but is not scheduled to be constructed until after several office buildings and condominiums are built.

According to Kumam officials and consultants who advised the city on the project, the Island Park development will produce about \$3,000 in tax revenue during the upcoming fiscal year and about \$6,000 the next.

Since it was first proposed in 1980, the controversial development has politically shredded Belmont, a community that has been unusually committed to maintaining a slow-growth policy.

Opposition to the Island Park development has been led by two slow-growth groups, Alert Belmont Citizens and Citizens for Orderly Growth.

Leaders of both groups restated their position Tuesday that a majority of Belmont residents opposed the development and called on the council once again to place the proposal before the electorate.

"We are convinced that you feel the public hearing process we are having tonight is enough citizens' input in order to make your decision and that no election or opinion poll is needed," the leaders of Alert Belmont Citizens said in a written statement before the council. "This can't be further from the truth."

The citizens group asked the council to hire a "well-known professional pollster to poll the Belmont citizens whether they want the Kumam project or not."

A majority of the council dismissed the call for an opinion poll, arguing that the city had received enough testimony from Belmont residents during the long development process.

"A poll citywide is not required," said Councilman Donald Heiman. "This council was elected to make decisions and this council should make this decision."

Councilman Bill Moore similarly objected to the opinion poll, saying "This has been going on for four years. I just don't believe there is the opposition that people say there is."

In 1979 Belmont voters passed Measure A, a slow-growth initiative that placed a ceiling on the number of new housing units that could be constructed each year at 56.

Three years later they voted down a referendum that would have amended Measure A to allow heavier housing development east of the Bayshore Freeway, the area where Island Park is to be constructed.

Kumam developers plan to construct 220 condominium units at Island Park, and opponents believe the results of the 1982 election defended their claim that a majority of Belmont residents disapprove of the development.

In March 1983, a San Mateo County Superior Court ruled invalid a petition prepared by Citizens for Orderly Growth that sought to block construction of the project.

The ruling cleared the way for Kumam, a subsidiary of the giant Kumagai Gumi Ltd. of Japan, to begin final development preparations.

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PEN. TIMES 12/19/84

BELMONT
Residential burglaries

Date	Location	Time	Loss	Entry
12/12	1900 block of Alden	noon-2 p.m.	none	attempted
12/14	2100 block of Pullman	12:30 p.m.	miscellaneous	force

Police log

Burglary/non-residential	9
Thefts more than \$400	1
Thefts less than \$400	6
Vandalism	7
Auto accidents	16

Arrests

Drunken driving	4
Misdemeanor	5
Warrants	4

Fire log

Medical calls	11
Miscellaneous	10

PEN. TIMES 12/26/84

BELMONT
Residential burglaries

Date	Location	Time	Loss	Entry
12/19	600 block of Middle	noon-5:30 p.m.	none	window smash
12/20	1600 block of 5th Ave.	9 days	bicycle	no force

Police log

Burglary/non-residential	5
Thefts less than \$400	3
Vandalism	1
Auto accidents	9

Arrests

Drunken driving	3
Misdemeanor	5
Warrants	5

Holiday parking:

Belmont helps

CARL ENP 11/28/84

In order to provide equitable use of curb space for on-street parking, in both business and residential areas of Belmont, an intensified Parking Enforcement Program has been introduced.

Operations Division Captain Don Davis has implemented a city-wide program designed to remove abandoned vehicles from the public right-of-way. Parking Enforcement Officer Judi Snodgrass will be visiting all residential and business streets. According to City Ordinance 311, if the vehicle is

not moved within the next 72 hours, a citation will be issued and abatement procedures initiated, if necessary.

Abandoned vehicles on the public right-of-way are a growing problem in our community, reports Davis. Abandoned vehicles have a negative impact on water drainage, a city wide problem, and makes street sweeping activities impossible.

The removal of abandoned vehicles is designed to enhance community beautification and allow for free access of Belmont's limited curb-side parking, Davis said.

Retired police lieutenant honored

Retired 20-year veteran police Lt. James Scales was honored by the Belmont City Council Tuesday for his devoted and efficient service to the city.

Scales joined the department in September 1964, was proficient in the use of hypnosis in the line of duty, using the skill as a means of identifying and arresting burglary, rape and other criminal suspects.

A dinner in honor of Scales will be held Friday. For further information about the dinner, contact the Police Department.