



Implementing the Downtown Streetscape Plan:
Update for Downtown Merchants
Where We Are Today



DOWNTOWN MERCHANTS MEETING

October 8, 2026

SAN CARLOS CITY STAFF



**Welcome new City Manager Kathy Kleinbaum
(May 11, 2026 - present)**

Al Savay
**Community and Economic
Development Director**

Community
Development
Department

Lisa Porras
Planning Manager

Community
Development
Department

Sajuti Haque
**Economic Development
and Housing Manager**

Community
Development
Department

Andrew Douglass
**Senior Management
Analyst**

Community
Development
Department

Grace Le
City Engineer

Public Works
Department

THIS MORNING'S AGENDA | We are here to Listen & Inform

1. Welcome: Every voice matters
2. The Journey So Far
3. Spotlight Updates: Harrington Park & 700 Block Laurel Street
4. Looking Ahead: Other Upcoming Initiatives
5. Stay Involved: How to Participate and Stay in Touch
6. Your Turn: Open Q&A and Feedback

Ground Rules for Today's Discussion

1. Everyone gets a chance to speak.
2. One person at a time.
3. Please don't interrupt or talk over others.
4. Make room for voices that haven't been heard.
5. Keep comments focused on the topic.
6. Our goal is to listen, understand, and move the conversation forward.

DOWNTOWN PLANNING INITIATIVE OVERVIEW

2022 – February

City Council **selects consultant** team kickstarting a 4-year process to adopt Specific Plan and Streetscape Master Plan.

2025 – Feb, March, April, May, June, October

Council held **five study sessions** to adopt the final design of Harrington Park and 700 Block of Laurel St.
Downtown Streetscape Master Plan **adopted** April.

2026 – February

Contractor selected to construct Harrington Park.

**WE ARE
HERE!**

2024 - October

Council authorized the initiation of **final design** and **construction drawings** for the entire span of the 700 Block of Laurel Street, plus Harrington Park.

2025 - November

Council **adopts** the Downtown Specific Plan.



2026 - May

Official **Groundbreaking Ceremony** for Harrington Park

Construction underway and expected to be completed early 2027.

2026 –Oct

Downtown Merchants Meeting

Spotlight Updates

Harrington Park & 700 Block Laurel Street

HARRINGTON PARK

A Park for Everyone,
Built by Everyone



Harrington Park Construction Progress

- Completed: Utility connections, storm drainage & soil cells, bioretention curbs, mechanical, electrical, & plumbing for the building, building foundation and walls
- What's coming up in 3 months: Lighting, furnishings, pavers, landscaping, and wood canopy
- PG&E upcoming pole replacement that will require nighttime power outage is currently scheduled for Oct 26, 10pm to 6am
 - ✓ *Notice emailed on Oct 5 and a reminder notice will go out Oct 19*
 - ✓ *PG&E is required to send notices separately*
 - ✓ *Schedule is subject to change based on other PG&E obligations*
- Project completion: On track for early 2027

Downtown's Living Room

LAUREL STREET

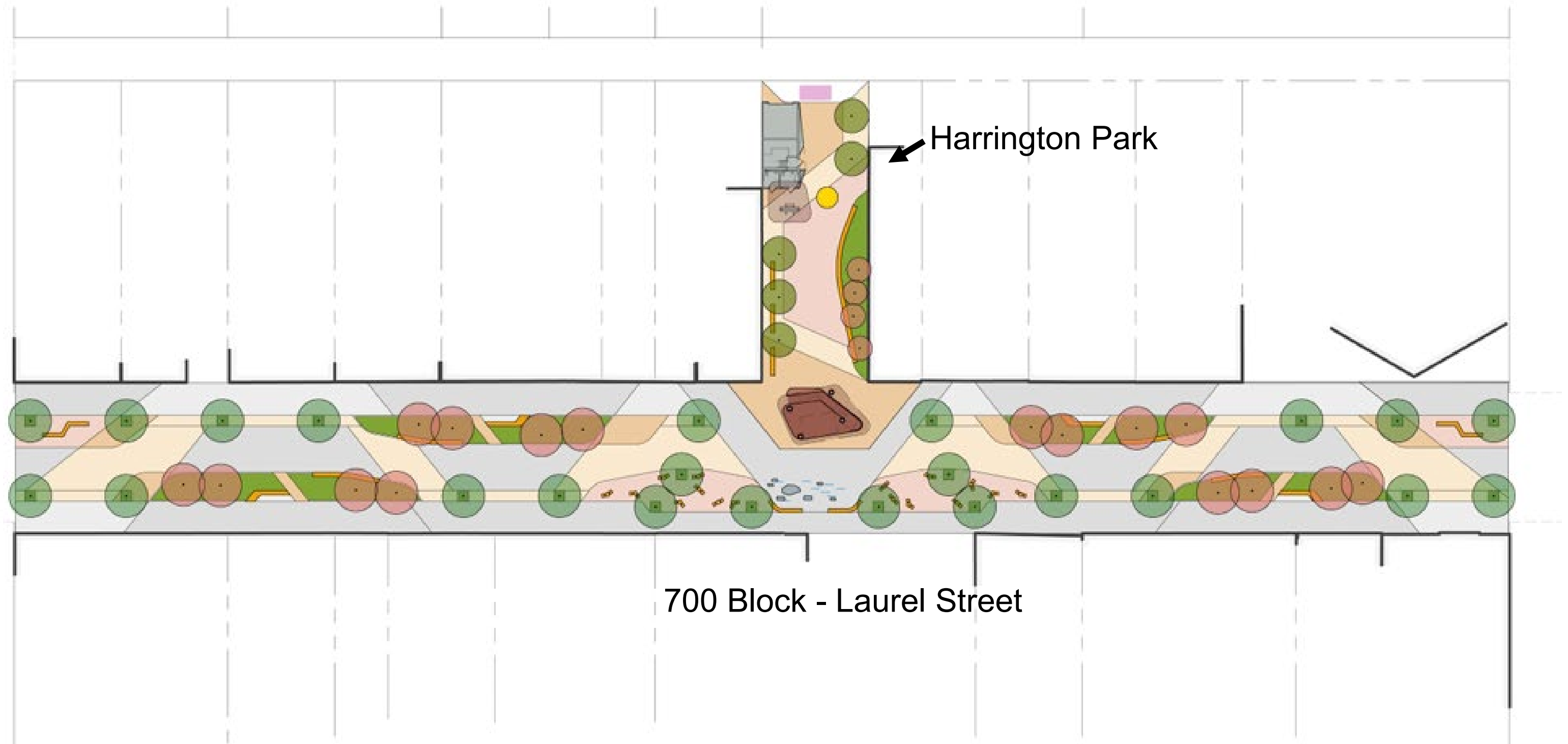
VIEW WALKING TOWARDS
OLIVE STREET



Phase 1B: Next Steps and Approach

- Construction design underway
- Present a progress update to the City Council in January 2027
- Council may consider possible revisions to Phase 1b based on current community/business feedback and rising cost environment
- Council to review construction timing based on financing and other considerations

Phase 1a and Phase 1b Birdseye View



Looking Ahead:

Other Upcoming Initiatives

Looking Ahead:

Entertainment Zone:

- City Council study session - October 13, 2026

Parklets:

- Program is still based on temporary pandemic-era guidelines
- Current look and layout outlasted previous needs
- Council Study Session to consider establishing new standards – January/February 2027

Formula Business:

- Maintain, remove, or relax standards
- Community outreach underway (now – January 2027)
- Public meetings with Planning & Transportation Commission and City Council - Spring 2027

Stay Involved:

How to Participate and Stay in Touch

Participate and Stay In Touch (websites, phone #s, emails)

City Council | (650) 802-4222

CityCouncil@cityofsancarlos.org

City Manager | (650) 802-4228

citymanager@cityofsancarlos.org

Downtown Renovation Website & Blog

www.cityofsancarlos.org/community/downtown_revitalization/index.php

Downtown Specific Plan & Streetscape Master Plan

www.sancarlosdowntownplan.com/

Advance Planning (long-range planning) | (650) 802-4256

AdvancePlanning@cityofsancarlos.org

Current Planning Division | (650) 802-4263

planning@cityofsancarlos.org

Economic Development Division | (650) 802-4267

econdev@cityofsancarlos.org

Parks | (650) 802-4130

Recreation@cityofsancarlos.org

Police (San Mateo County) | (650) 802-4321 (non-emergency)

OfficeOfTheSheriff@smcgov.org

Fire | (650) 780-7400 (general line)

secretaries@redwoodcity.org

Public Works | (650) 802-4200

Publicworks@cityofsancarlos.org

Building Division | (650) 802-4261

building@cityofsancarlos.org

County Health (Vector Control) | (650) 344-8592

www.smcmvcd.org/request-services

Your Turn:

Open Q&A and Feedback