



Land Use Background

Physical Characteristics of Foster City

Land Characteristics

Foster City occupies land that is typical of many of the tidal marshes and small embayments fringing San Francisco Bay that have been reclaimed for urban development. Such low-lying regions typically receive alluvial materials from the more elevated and tributary drainage basins. They are characteristically regions of marshes, swamps, levees, and other deltaic land forms and tidal flats, interconnected by tributaries and tidal streams, and bordered by shallow estuaries.

The area now known as Foster City was reclaimed some **90** ~~80~~ years ago by the construction of perimeter dikes. The area was used for salt ponds and dairy farming prior to the development of the community. The salt ponds were drained and dried in the early 1960's, and some 18 million tons of fill were added to raise the ground level of the future city by four feet. The native soil consists primarily of soft compressible silty clay (bay mud) with varying amounts of decayed vegetation to an estimated depth of between 45 to 80 feet below the original ground surface. These soft soils are probably underlain by stiff clayey soils and will compress under the weight of fill and building loads.

The present appearance of the City has been dictated by the natural, mainly water-oriented constraints of the island. To develop the City,

Unique Characteristics of Foster City

Foster City's water-orientation is a unique attribute of the City. Preserving attributes which reinforce the City's water-orientation and views of those attributes are important goals of the Foster City General Plan. Special attributes include:

Natural Water-Oriented Features

- (1) San Francisco Bay
- (2) Belmont Slough
- (3) Bay lands and wetlands
- (4) Wildlife preserves

Human-Made Water-Oriented Features

- (1) Levees and dikes
- (2) Lagoon system
- (3) Lakes (Vintage Park and Lantern Cove)
- (4) Bridges

Other Human-Made Features

- (1) Flat topography
- (2) Buildings of various types (residential, commercial, religious, schools, etc.)
- (3) Prominence of Metro Center
- (4) State Route 92 bisecting the community
- (5) Street network and street medians
- (6) Landscaping treatment
- (7) Parks
- (8) Overhead transmission wires
- (9) Islands
- (10) Pedway a-top the levee.

marshes and sloughs on the island were diked and filled, and an artificial lagoon and lake were then created. Marina Lagoon and Belmont Slough, which are natural waterways bordering the City, have been incorporated into the City design.

Water Features

The City's image as a "water-oriented" community is a major community identifier and focal point. The original master plan for Foster City stated as one of its major development policies that the City "will take advantage of its bayside location by providing recreational areas and marina lots adjacent to the water and by developing a lagoon system for boating and other aquatic activities." There are five water systems, each serving different functions, that comprise the city's water resource base.

San Francisco Bay. Obviously, the Bay is the primary source of all the other water systems. It provides the water for tidal action and drainage to Belmont Slough, Marina Lagoon, and Foster City

Lagoon. San Francisco Bay provides important recreational opportunities with the development of the City bayshore pathway/park system.

An extensive levee system protects Foster City from the tidal action of San Francisco Bay. Because of the levees, none of the land area of the inside the City's levee lies within a 100 year flood plain, and, consequently, flood hazards do not pose a significant constraint to land development. Flooding could potentially occur as a result of a rupture in the levee system, however, this hazard affects the entire community as opposed to representing constraints to development on any specific parcel of land. For this reason, such hazards are more appropriately discussed in the Safety Element of the Foster City General Plan.

Belmont Slough. This system serves three important functions. First, it provides a source of flushing action to the Foster City Lagoon, which maintains the viability of the lagoon; second, it provides a similar action in the Marina Lagoon; and, third, it provides a natural wildlife refuge as a result of its tidal action, mud flats, and marshland vegetation.

Approximately 57 acres of wetlands along Belmont Slough were established as a wildlife sanctuary in 1976. The refuge provides feeding and resting habitat for numerous and diverse migratory shorebirds and some species of waterfowl of the Pacific flyway.

Foster City Lagoon. This lagoon was artificially constructed and is functionally a storm drainage retention basin with tide gates at the south end and pumps at the north end and additionally offers opportunities for recreational use. The development of the lagoon paralleled the development of the residential neighborhoods. The first segment of the lagoon was completed in Neighborhoods 2 and 3 in 1964. Development of the lake at Leo J. Ryan park followed. The final phases were completed in Neighborhoods 6 and 7. The lagoon was designed with a number of "islands" in order to create as many waterfront lots as possible.

Marina Lagoon. Marina Lagoon forms part of the western boundary of Foster City and the City of San Mateo. The Marina Lagoon was originally a slough converted by the City of San Mateo to a lagoon. It serves as a storm water basin and boating area for people owning homes along its shoreline. Its frontage in Foster City provides public access via a pathway system.

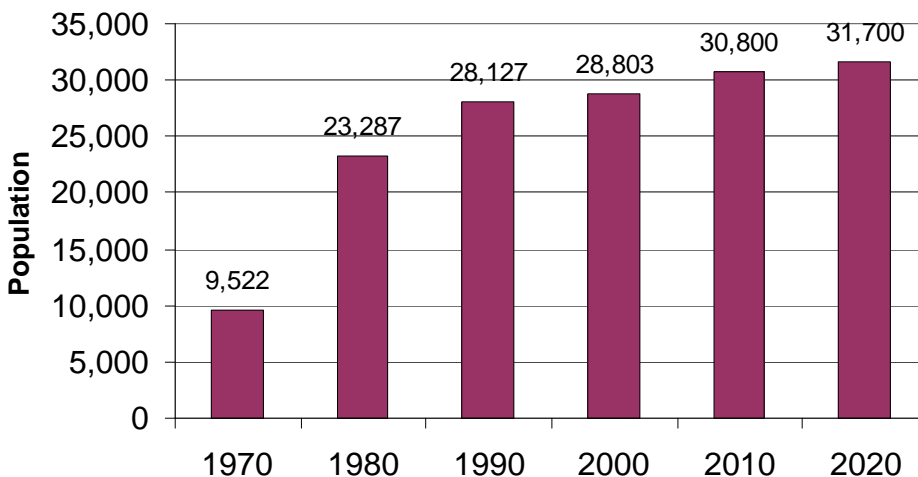
Vintage Park Lake. Since the completion of Foster City Lagoon, a second artificial water system has been developed as part of the Vintage Park development. The Vintage Park Lake has a public access easement along it and also serves as a drainage catch basin. The completion of this lake completed the City's waterway system.

Population and Employment Characteristics

Population Growth

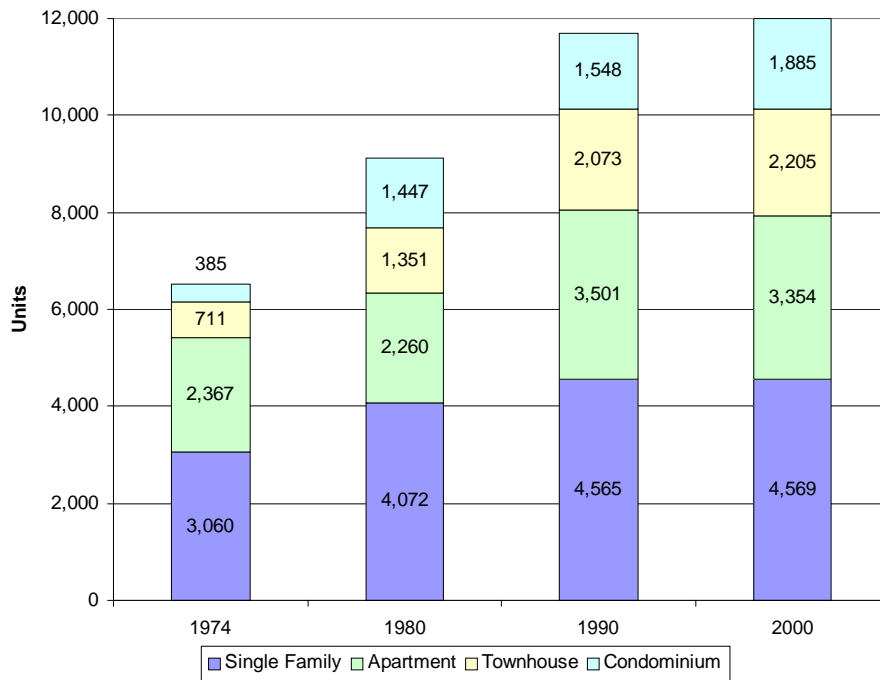
Foster City was virtually undeveloped in 1961 when T. J. Foster submitted his first plan to the County. Foster City experienced major growth in the 1970's. Growth during the 1980-1985 time period was at a much slower pace, however, growth accelerated again between 1985-1990. In comparison, San Mateo County experienced significant growth in the 1960's, with much slower growth in the 1970's and 1980's. The Bay Area growth rate, as a whole, has been steadily

Population (1970-2020)



Sources: 1975-2000 Census and the Association of Bay Area Governments Projections 2003

Housing Mix (1974-2000)



Source: U.S. Census, 1974, 1980, 1990 and 2000

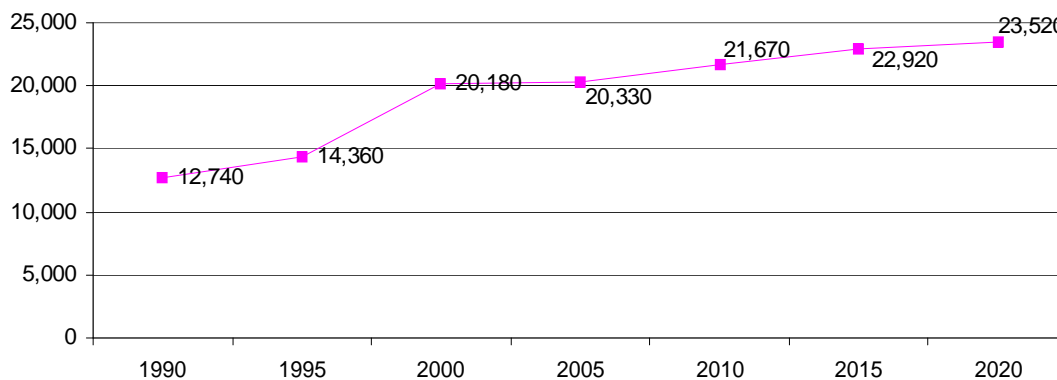
declining. The City's population on ~~April 1991 was estimated to be 28,268~~ **January 1, 2004 was 29,450.**

~~At build-out~~ **In the year 2020, the City is expected to contain have a population of approximately 31,470 31,700.**

~~Average household size in Foster City is expected to continue to edge downward as single adults, childless couples, elderly households and small families assume a larger percentage of the population. The Plan recognizes that there is much more diversity in family types than when the original plan was prepared and thus a need for more than one type of housing (single family) to respond to those needs.~~ **The**

general trend in household size in Foster City is toward smaller households, echoing trends in the County, Bay Area, and the United States. As more households are comprised of single adults, childless couples, and fewer children per family, the household size has declined. Foster City's household size declined from to 2.64 in 1980, 2.59 in 1985, and 2.50 in 1990. The 2000 Census indicated a household size of 2.47, continuing the trend of declining household size.

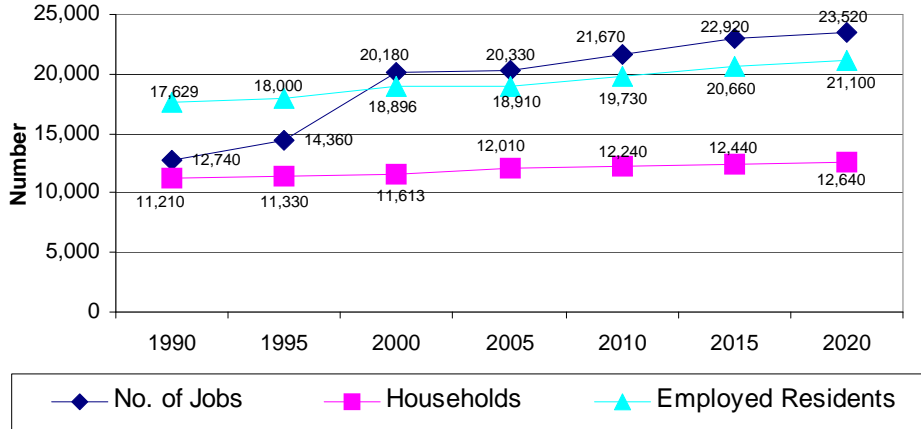
Jobs Projections (1980-2000)



Source: Association of Bay Area Governments Projections 2003

~~Presently~~ **By the year 2005, the average household size is expected to be only 2.45 persons. The city's population could increase further if non-residential lands are rezoned for residential uses or residential lands are rezoned for higher density.** The Foster City Community Profile contains additional population data regarding Foster City's residents.

Residents Vs. Jobs 1990-2020



Employment Growth

During the initial stages of Foster City's development, new growth was mainly residential or residential-serving in nature. Residents have historically commuted to work in other communities. However, since 1980, several major commercial and industrial developments have been completed, adding a substantial daytime work force population to the City, and providing employment opportunities to Foster City residents.

Source: U.S. Census 1990 and 2000 and Association of Bay Area Governments Projections 2003

Existing and projected employment for the City has been estimated by both the Association of Bay Area Governments (ABAG) and by City staff. City staff estimates that there is approximately **3.5** ~~4.53~~ million sq. ft. of office space, **2.01** ~~1.84~~ million sq. ft. of industrial/research and development space, **641,000** ~~588,600~~ sq. ft. of retail space and **509** ~~394~~ hotel rooms currently built in the City.

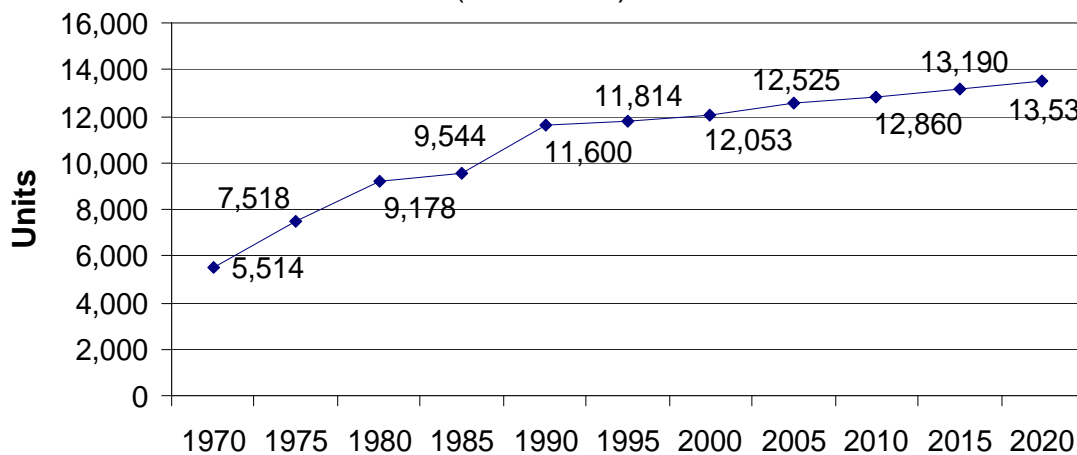
In 2000, ABAG determined that businesses in the City employed 20,180 people. Based on a 1989 survey of business in Foster City, City planning staff determined that existing businesses employ approximately 13,000 persons. Based on the estimated increase in office, industrial and retail space, total employment in Foster City is projected to be approximately **20,440** ~~23,520~~ **persons in 2020 or an increase of 3,340 jobs.** ~~In comparison, ABAG has estimated total buildout employment at 20,050 persons in 2005.~~

Jobs To Housing Relationship

The term jobs/housing balance is one heard often when discussing the Bay Area's housing problems. Basically, it refers to the ratio of jobs in a city in relation to the number of housing units. In general,

problems result when a community provides more job opportunities than housing opportunities, resulting in the need for greater numbers of residents to commute between their jobs and homes. However, the jobs/housing relationship is a complex issue. This is especially important when housing costs as compared to worker income are factored in, which has region-wide

Housing Unit Growth (1970-2020)



Source: U.S. Census 1970, 1974, 1980, 1990 and 2000 and the Foster City Community Development Department

rather than just community-wide impacts.

Foster City has historically been a residential community, providing limited local job opportunities. The ~~1980 U.S. Census indicated that only 12% of the City's employed residents worked in the City. Because of this,~~ One of the goals of Foster City's commercial and industrial development strategy has been to increase employment opportunities for City residents, and, therefore reduce the incidence of commuting outside the City. Prior to 1980, housing growth outpaced job growth. Since 1980, however, job growth has outpaced housing production and **has** increased the balance between jobs and housing in Foster City.

~~In 1987, the Association of Bay Area Governments (ABAG) estimated there were 1.6 workers per household in Foster City, up slightly from the 1.5 workers per household reported in the 1980 Census. In 2000, the Association of Bay Area Governments (ABAG) estimated there were 1.62 workers per household in Foster City, which is a small change from the 1.57 workers per household in 1990.~~ Based on the recent ABAG

BENEFITS OF A JOBS/HOUSING BALANCE

- (1) Reduced regional traffic impacts.
- (2) Maintenance of community diversity and provision of services for local residents.
- (3) Maintenance of residential diversity.
- (4) Reduced long-distance commuting that degrades air quality and wastes energy.
- (5) People feel more a part of and have a strong identity with communities in which they both live and work.
- (6) Increased choice for local residents in where they work.

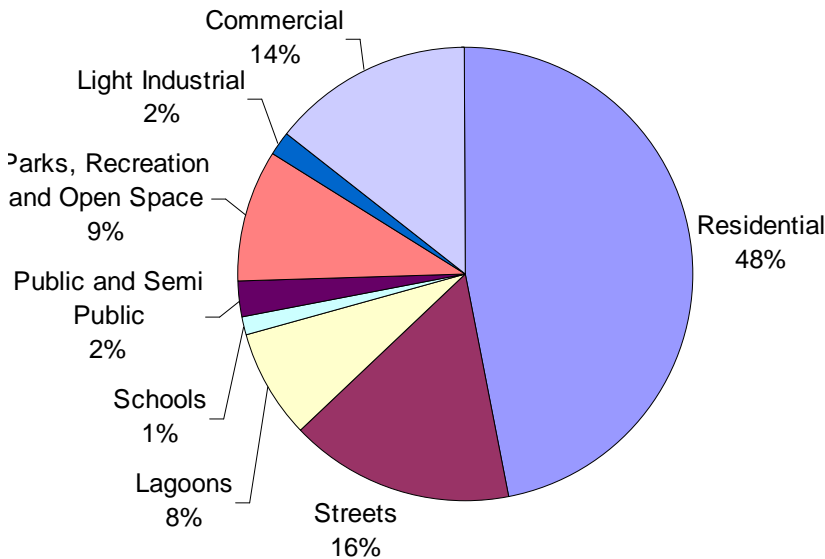
projections for the number of households and the number of jobs, the City has closed the gap between households and jobs in the City. The gap between the number of employed workers who live in the City and the number of jobs available here has also been reduced significantly. **There is insufficient information to determine the precise level of**

Distribution of Land Use by Acreage

Land Use Category	General Plan Existing		General Plan Proposed		Percent Change
	Acres	Percent	Acres	Percent	
Single Family Residential	646.70	24.69%	646.70	24.74%	0.00%
Two Family Residential	10.00	0.38%	10.00	0.38%	0.00%
Townhouse Residential	221.50	8.46%	221.50	8.47%	0.00%
Condominium Residential	224.50	8.57%	224.50	8.59%	0.00%
Apartment Residential	112.00	4.28%	112.00	4.28%	0.00%
Mixed Neighborhood Commercial/Apartments	12.00	0.46%	12.00	0.46%	0.00%
Neighborhood Commercial	19.00	0.73%	19.00	0.73%	0.00%
Service Commercial	50.80	1.94%	46.10	1.76%	-9.25%
Town Center	91.40	3.49%	91.40	3.50%	0.00%
Light Industrial	48.80	1.86%	48.80	1.87%	0.00%
Office/Research Park	185.60	7.09%	117.90	4.51%	-36.48%
Waterfront Commercial	29.60	1.13%	29.60	1.13%	0.00%
Parks and Recreation	131.30	5.01%	160.00	6.12%	21.86%
Open Space	115.30	4.40%	154.30	5.90%	33.82%
Schools	35.20	1.34%	35.20	1.35%	0.00%
Public & Semi-Public	64.10	2.45%	64.10	2.45%	0.00%
Lagoons	202.20	7.72%	202.20	7.73%	0.00%
Streets	419.00	16.00%	419.00	16.03%	0.00%
TOTAL	2,619.00	100.00%	2,614.30	100.00%	-0.18%

Source: City of Foster City Community Development Department

Existing Land Use

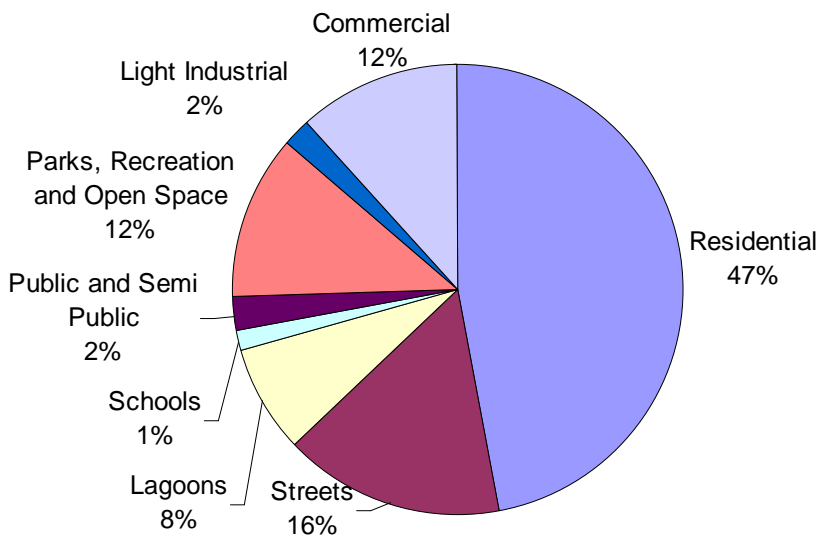


Source: Community Development Department

match between job skills of existing and new residents and the job skills required by the new firms locating in Foster City.

Additionally, workers choose jobs based on a variety of personal, financial and locational reasons, not just commute distance and time. Census data on employment and income show that a high percentage of Foster City's employed residents are professional level workers. Many of the businesses created by commercial and industrial development in Foster City employ this type of worker. ~~Since 1980, the number of City residents who work here has increased slightly from 12% to 13%.~~

Proposed Land Use



* Approximately 26.86 acres of existing commercial land has been designated as "Housing Overlay." This means that housing could be developed on these properties in the future.

Source: Community Development Department

Land Use Patterns

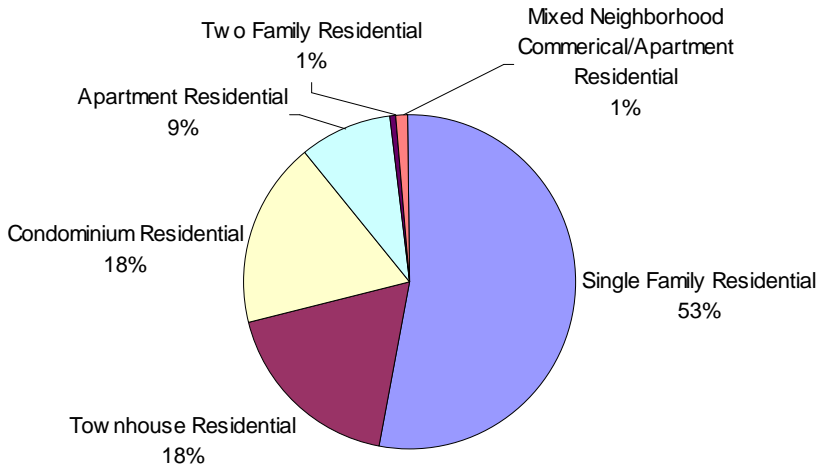
The benefits of providing a balance of land uses which serve a wide range of community needs are many. Since Foster City was planned largely as a residential community, the City has actively pursued **research and development and commercial and light industrial** development over the past 10 years to achieve a more balanced mix of uses. Providing adequate opportunities for commercial development allows more flexibility for the business community, thus resulting in a wide range of goods and services available to the City's residents. Commercial, office and industrial development not only provides a healthy and stable tax base, it also provides job opportunities within the City, which in turn can help reduce commuting by residents of Foster City and other nearby communities.



Houses in the Whaler's Island Planned Development

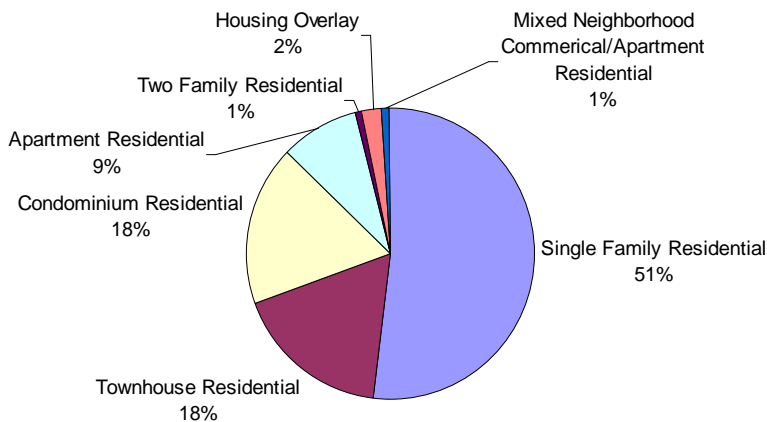
The area approximately southeast of East Hillsdale Boulevard consists of nine, predominantly residential neighborhoods, most containing a mixture of single-family detached units, townhouses, condominiums, and rental apartments.

Existing Residential Land Use



Source: Community Development Department

Proposed Residential Land Use



* Housing Overlay refers to 26.86 acres of existing commercial land which has designated as "Housing Overlay" meaning that housing could be constructed on these properties in the future.

Source: Community Development Department

Commercial uses in these nine neighborhoods are limited to those found in **5** the neighborhood shopping centers. City administrative offices, recreation facilities, and emergency services are also located southeast of East Hillsdale Boulevard.

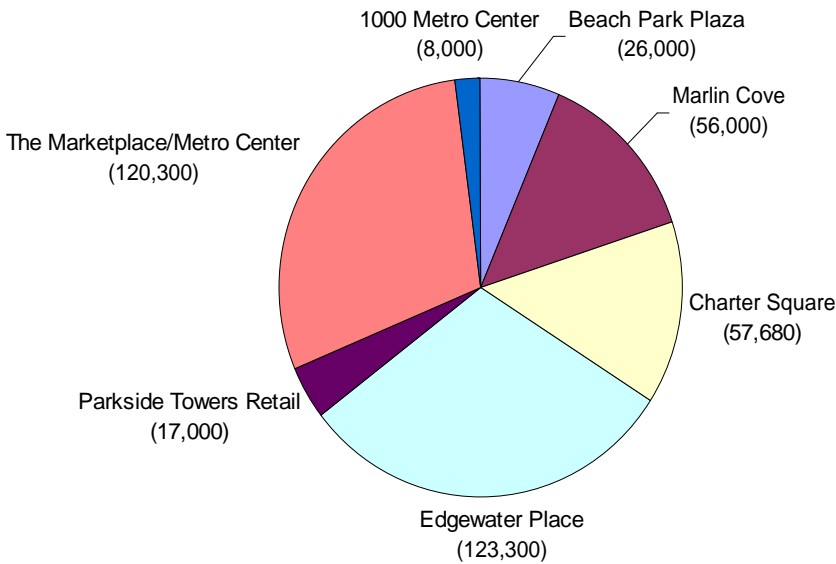
The lands approximately northeast of East Hillsdale Boulevard consist mainly of offices, retail uses, and light industry. This portion of Foster City is dominated by two master planned projects, Metro Center and Vintage Park, and two older light industrial parks. Metro Center plans also include retail and office uses, while Vintage Park plans include office/research and development uses.

The table on the ~~next page~~ previous page shows the distribution of land uses in the adopted 1993 General Plan (including all amendments since ~~1974~~ 1993), and as adopted in this plan. Pie charts show the land use distribution in the City. Contained below is a more detailed description of land uses.

Residential Neighborhoods

The original Foster City Master Plan envisioned a mix of housing types in each neighborhood in order to achieve a range of design, housing costs and tenure types, including apartments, townhomes, condominiums and single family detached homes (as depicted on the original Land Use and Circulation Plan map). Single family detached housing currently comprises the largest single type of housing in the City with ~~53%~~ ~~39%~~ of all units. Multi-family comprises ~~47%~~ ~~61%~~ of the housing in Foster City, including townhouses, condominiums and apartments, which comprise ~~18%~~, ~~18%~~ and ~~10%~~ ~~18%~~ ~~15%~~ and ~~28%~~ respectively. The smallest segment of the housing mix is duplex units, comprising only ~~1%~~ ~~2%~~ of the total. By providing such a wide range of housing types, the City ensures a healthy diversity among its

Shopping Centers by Square Feet



Source: Community Development Department

population. The total housing mix has fluctuated over time, but the overall objective has been achieved. Based on approved projects and projections for use of vacant lands, a total of approximately **13,535** ~~13,230~~ housing units of various types are anticipated **at buildout**.

Retail Commercial

Foster City currently has 6 retail shopping areas **with 2 additional areas planned for the near future**. These retail areas generally fall into one of two categories — neighborhood commercial or specialty

ISSUES RELATED TO THE CITY'S NEIGHBORHOOD SHOPPING CENTERS

- (1) Provide a range of shopping facilities to keep local dollars in Foster City.
- (2) Provide a balance between retail services and goods available to City residents and businesses.
- (3) Increase opportunities for people to purchase goods in Foster City to maintain the economic viability of shopping centers located in the City
- (4) Enhance the physical condition and maintenance of local shopping centers.

intended as a commercial Town Center which would function as the hub of the City's commercial community. Metro Center includes a mix of retail, office and residential and open space uses.

The existing neighborhood commercial centers, which are located throughout the residential neighborhoods, are intended to provide City residents with convenient and close access to retail shopping for goods and services meeting everyday needs.

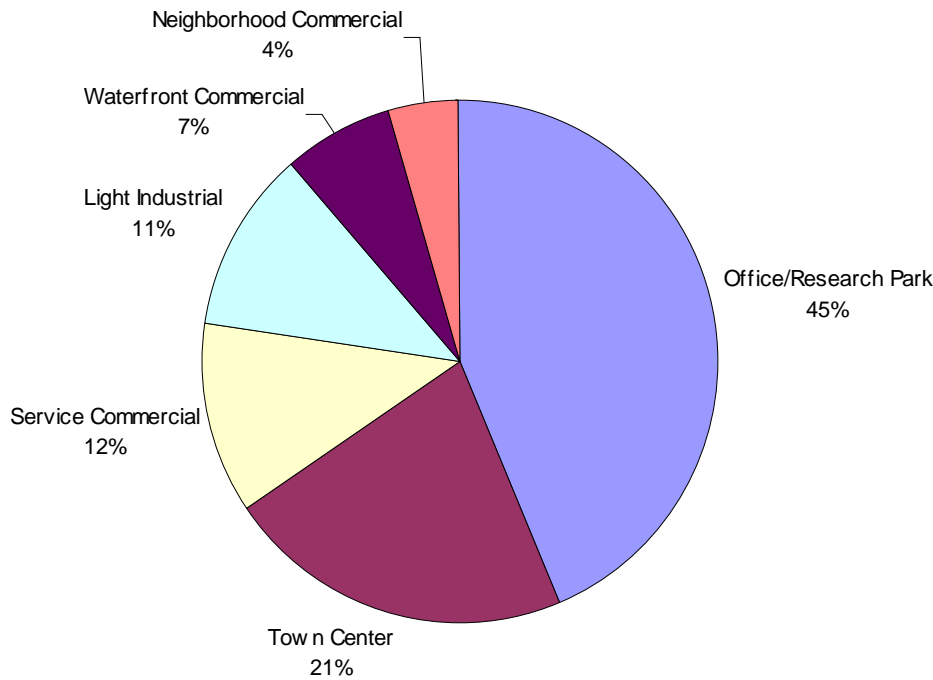
While this concept of neighborhood centers was a part of the City's original master plan, there is growing evidence that **some several** of the centers are experiencing problems. High turnover, extended vacancies and lack of diversification among the centers have demonstrated the need to allow for some portion of each commercial center to provide uses which are community serving, rather than neighborhood serving, in nature. This plan establishes policy to allow the neighborhood centers to provide such uses.

The ability of **some of the several** neighborhood commercial centers to remain viable in the face of changing economic patterns is questionable. If any of these centers should fail, or become severely underutilized, public or private reuse could be considered. Uses appropriate for these sites would include housing or a mixed use project of housing and small scale neighborhood retail uses. The City has identified several sites for consideration as potential housing opportunity sites (see **Housing Development Potential** in the **Chapter Four of the General Plan "Housing Element Program H-o, "Housing Sites Study"**). Any reuse would be considered in terms of compatibility with existing adjacent land uses, supporting infrastructure capacity and overall City needs.

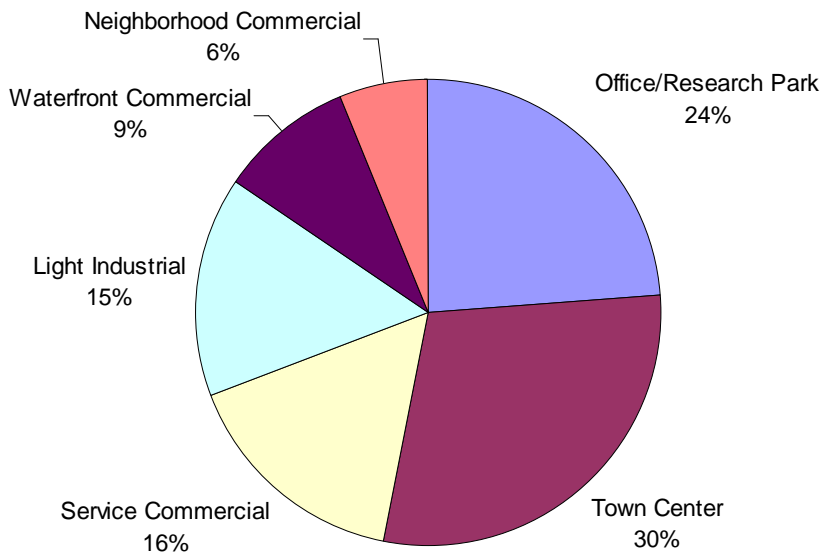
Office Commercial

Regionally-oriented commercial office uses are located on the northwest side of East Hillsdale Boulevard and include two areas: (1) Metro Center, a 100 acre mixed use development; and, (2) the East Hillsdale Boulevard corridor which includes those uses located along East Hillsdale between Metro Center and the County (Werder) Fishing Pier.

Existing Commercial and Industrial Land Use



Proposed Commercial and Industrial Land Use

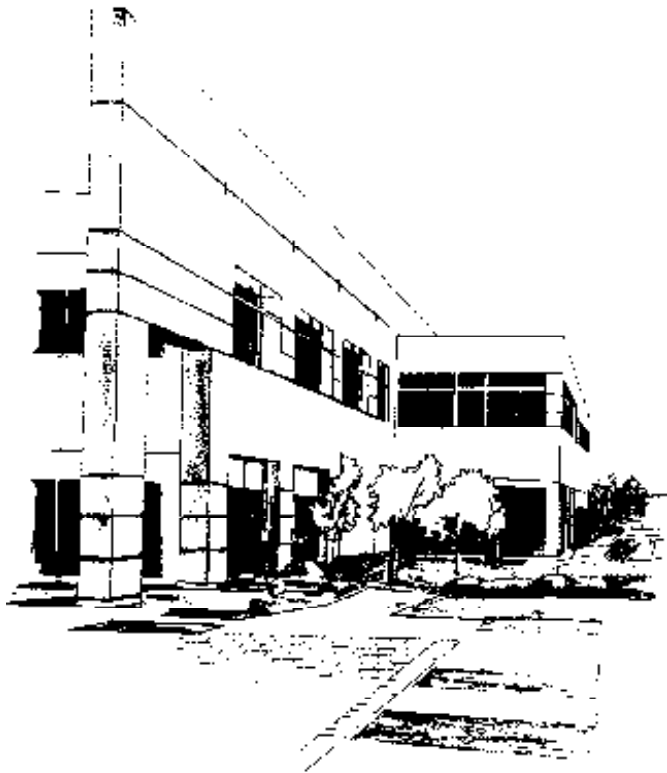


The East Hillsdale Boulevard corridor west of Metro Center includes office commercial uses. The area extends along East Hillsdale Boulevard between Shell Boulevard to the west and Beach Park Boulevard to the east, especially that area on the north side of East Hillsdale Boulevard east of the Rainbow Bridge. This area contains some of the first commercial buildings constructed in Foster City which tend to contain a small amount of square footage relative to site area. Because of its location along and adjacent to major streets, this area could be the focus of requests to redevelop sites with higher density commercial development than currently exists. The City is currently considering some of these sites for housing (see **Housing Development Potential" in the Chapter Four of the General Plan Housing Element Program H-o, "Housing Sites Study"**). While an intensification of the land uses would provide additional opportunity for transit service in the corridor as well as the adjacent Metro Center, and bring additional economic benefits to the City, higher density uses may not be viable due to street network capacity and infrastructure constraints. The City will maintain a policy of evaluating any requests for intensification of uses in this area based on street network capacity, architectural design, infrastructure and service constraints, but will balance decisions with the need to provide space for "incubator" or fledgling businesses, or housing.

Metro Center and the East Hillsdale Boulevard corridor east of Foster City Boulevard are discussed in different sections below.

Metro Center

Metro Center was intended to establish a commercial Town Center which would function as the hub of the City's commercial community and provide a central focal point for the City. In keeping with the vision of providing a city core, Metro Center has emerged as a diverse mixed-use development.



~~Additional research and development uses are proposed in the area of East Third Avenue/Bridge Landing.~~

~~Hatch Drive; and Chess Drive, Lincoln Centre and Lincoln Executive Park.~~ This area consists of **light industrial** and **manufacturing** uses in the **Hatch Drive and Chess Drive area** ~~and the adjacent Lincoln Centre and Lincoln Executive Park developments.~~ The City's first industrial uses began locating in the Chess Drive area in the late 1960's and early 1970's. Although the area has remained primarily light industrial, there has been a trend towards locating offices and small personal services in some of the multi-tenant buildings. Title 17 (Zoning) of the Foster City Municipal Code, is recommended to be amended to allow a wider range of uses which include commercial offices and personal services. ~~Additionally, as part of this plan, the light industrial land use designation has been redefined to include these uses as being compatible with the industrial uses.~~

~~Currently, the low-rise hotel, 661,000 sq. ft. of office space, 125,000 sq. ft. of retail space and all of the Townhomes are complete. Phase I of the VISA office project is under construction.~~

~~A new retail center is planned to be located in Metro Center, between State Route 92 and Metro Center Boulevard. This center will be more regionally-oriented than any of the other shopping areas in Foster City. It may contain several large anchor stores as well as smaller specialty clothing, home accessory and similar stores, or it may host a large discount store and some smaller retail uses.~~

Metro Center contains a 147 room hotel, two retail centers, townhomes, the 21 story 393,305 sq. ft. Metro Tower and is home to the VISA International headquarters.

Light Industrial, Research and Development

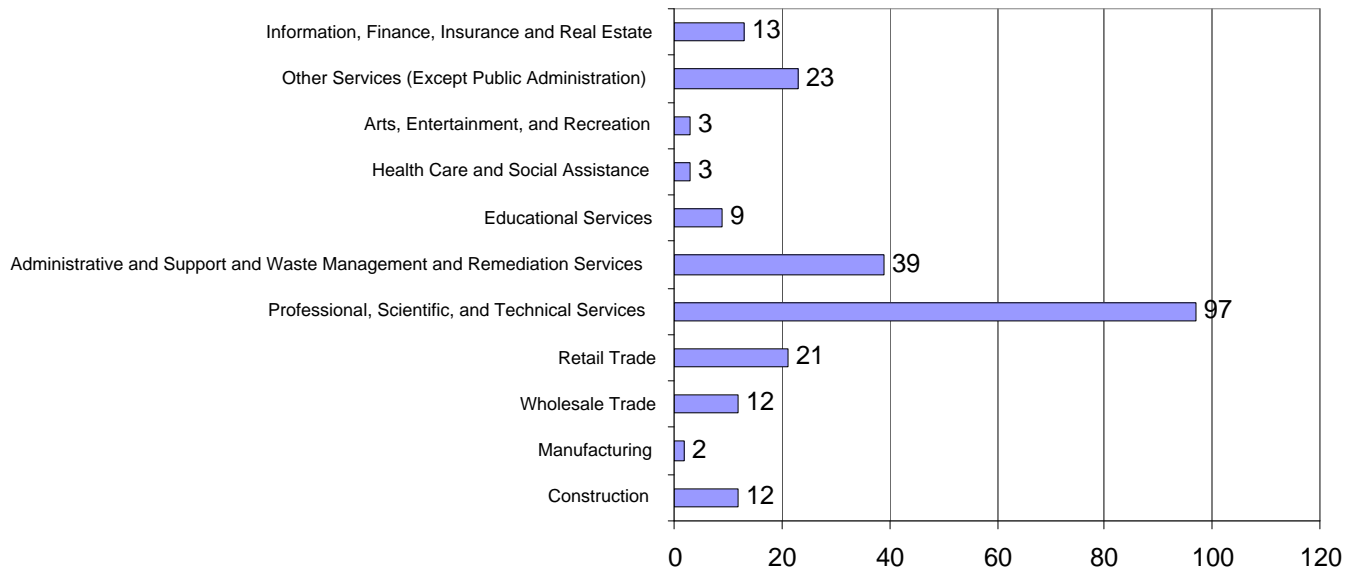
Almost all industrial uses in Foster City are located on the north side of State Route 92. There are **four** ~~three~~ distinct areas which include light industrial and research and development uses: Hatch Drive/Chess Drive, Lincoln Centre ~~and Lincoln Executive Park~~; Vintage Park; **Bayside Towers**; and the Pilgrim/Triton and East Hillsdale Boulevard area.

In addition to the issue of zoning for this area, some of the older buildings are in need of renovation, repair and, in some cases, perhaps replacement. ~~Several proposals for building redesign have already been considered by the City, and more are likely due to the area's location and potential for revitalization. To ensure that future improvements in this area result in a unifying and cohesive development and design pattern, the Chess Drive area has been designated as a special "Study Area" on the Land Use Map. A study to establish appropriate design guidelines for use of landscaping, colors and materials, architectural themes, building densities, heights, setbacks, roof styles and other site amenities will be prepared and adopted by the City.~~

Lincoln Centre and Bayside Towers. The Lincoln Centre development, located at the east end of East Third Avenue, is a mix of one story concrete tilt-up buildings and a ~~newer~~ six story office structure. It is physically separated from the Chess Drive area by a lagoon channel.

Bayside Towers was completed in 2000. This complex features two buildings with 262,000 sq. ft. of office space. The property owners of Bayside Towers are also considering

Home Occupations by Category 2002



constructing a new 92,900 sq. ft. additional office building on this parcel.

Vintage Park. Vintage Park consists of 132 acres located north of State Route 92 between Foster City Boulevard and the San Mateo City border. Vintage Park is a diverse mixed-use development. The area is developed ~~and planned for~~ with primarily office and **research and development R&D** uses, **including the corporate campus for Electronics for Imaging and is home to Gilead Sciences.**

Pilgrim Drive/Triton Drive and East Hillsdale Boulevard East of Foster City Boulevard. This area is located between East Hillsdale Boulevard and State Route 92, east of Foster City Boulevard and extending west to Beach Park Boulevard. The area was originally intended to be a light manufacturing district and has evolved into a mixed commercial area containing a mix of banks, restaurants, gas stations, self-storage warehouses, business services and offices. The area overlaps somewhat with the East Hillsdale Boulevard corridor as described above for office commercial uses. The Pilgrim/Triton area includes several large buildings separated into tenant spaces suitable as "incubator" spaces for start-up businesses.

Similar to the East Hillsdale Boulevard corridor described above, the area contains some of the first commercial buildings constructed in Foster City which tend to contain a small amount of square footage relative to site area. Because of its location along and adjacent to major streets, this area could be the focus of requests to redevelop sites with higher density commercial development than currently exists. While an intensification of the land uses would provide additional opportunity for transit service in the corridor and bring additional economic benefits to the City, higher density uses

School	Students
Audubon School 841 Gull Avenue	528
Foster City Elementary 461 Beach Park Boulevard	778
Bowditch Middle School 1450 Tarpon Street	980
Brewer Island 1151 Polynesia	497
Source: San Mateo-Foster City School District, 2004-05	

may not be viable due to street network capacity and infrastructure constraints. The City will maintain a policy of evaluating any requests for intensification of uses in this area based on street network capacity, architectural design, infrastructure and service constraints, but will balance decisions with the need to provide space for "incubator" or fledgling businesses.

~~this area.~~

Home Occupations

At the "small-scale" end of the business spectrum are home occupations. These are businesses operated in houses. Home occupations typically involve services or product sales which are provided on a limited basis or off-site, and are regulated on a performance basis. There are just over ~~500~~ **234**

home occupations in Foster City. The graph above indicates the breakdown by general type of business of home occupations in Foster City.

The large number of home occupations indicates that a substantial amount of economic activity occurs in Foster City outside of commercial and industrial zones. If properly controlled, home

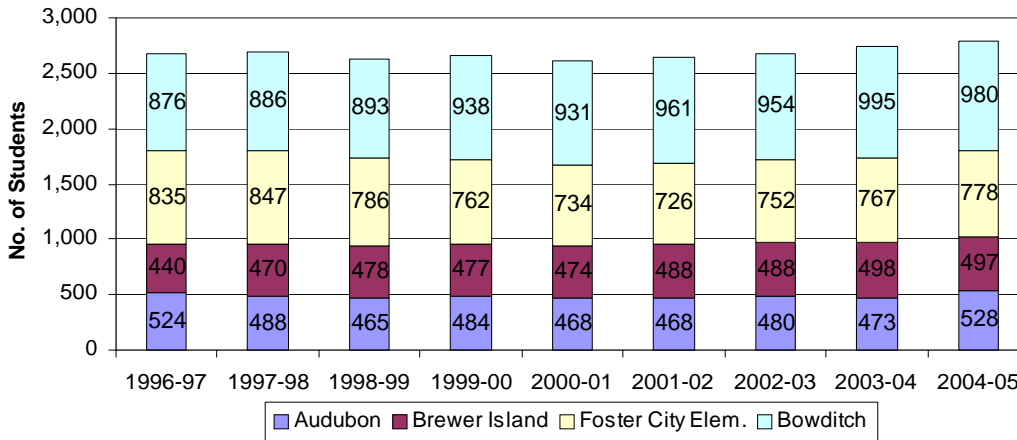
occupations can augment the City's economic diversity while maintaining the residential character of the neighborhoods in which these businesses are operated.

Schools

Approximately ~~35.2~~ **36.0** acres of Foster City's land area is currently devoted to **public** schools. There are currently ~~four~~ **3** operational schools, ~~two~~ **three** elementary K-5 and one middle school, which are under the jurisdiction of the San Mateo-Foster City School District. ~~An additional elementary school is closed at this time but planned to reopen as explained below. Information regarding each school is given in the table on the next page.~~

~~In order to meet this projected buildout demand and replace aging facilities, the improvements are planned by the district. The City of Foster City/EMID and the San Mateo-Foster City School District signed a settlement agreement on December 16, 1991 related to school facilities. According to the agreement, the School District will construct and open an elementary school at the Polynesia site and will make improvements to Foster City School, Audubon School and Bowditch School. The School~~

K-8 School Enrollment



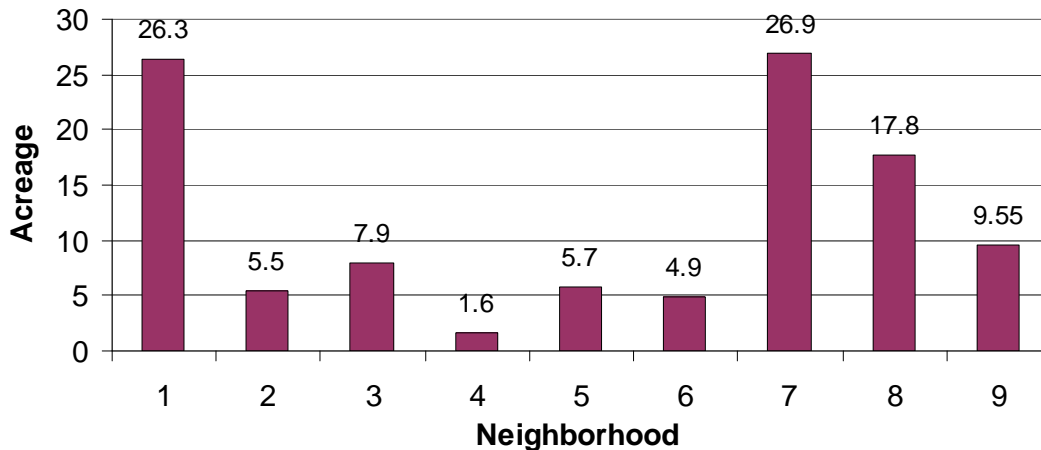
Source: San Mateo - Foster City School District

~~East Third Avenue/Bridge Landing. In addition to the two developed areas discussed above, there are two vacant sites which may be developed with a mixture of industrial, research/ development and commercial uses in the future. The larger site is approximately 103 acres located north of East Third Avenue, bordered by the San Mateo City limits and San Francisco Bay. This property is partially owned by the State Department of Transportation (Caltrans) and partially by the City. While fill permits have already been approved for site improvement, actual development on this site may not occur for years due to road network capacity, infrastructure problems and other unresolved issues.~~

~~The second site, known as Bridge Landing, approximately 14.5 acres in size, is located at the terminus of East Third Ave, at the foot of the San Mateo Bridge.~~

~~In order to reinforce Metro Center and the adjacent uses on East Hillsdale Boulevard as the City's central commercial district and focal point, uses, densities and activities which promote day, night and weekend uses should be encouraged to locate in~~

Parks Acreage by Neighborhood



Source: Community Development Department

~~District expects to adopt a master plan for proposed improvements, which is expected to be implemented over the 1993-1996 time period. Issues related to site selection and design for facilities will entail a joint effort of the City and the School District. Facilities usage and maintenance will also be shared.~~

There is no high school located within the City's boundaries; the majority of Foster City students attend either San Mateo or Hillsdale High Schools located in San Mateo. Although a high school **was has been** a part of the ~~plan for Foster City since the original master plan for Foster City was developed~~, actual development of a high school has never occurred. The San Mateo Union High School District has projected that their district will not need a high school in Foster City. It therefore has no plans to construct one. The Foster City City Council has designated a portion of the Civic Center to be used for a public or private high school.

Private Schools

Currently there are two private schools located in Foster City. The Kids Connection School educates children from K-5 and the North Peninsula Jewish Campus educates children from K-8. Phase I of the North Peninsula Jewish Campus was recently completed and the remainder of the campus will be complete by 2015.

Parks and Recreation

Foster City currently has approximately ~~105~~ **136.9** acres of land dedicated to community and neighborhood parks. This includes the approximately 7.9 mile long pedestrian pedway atop the levee which runs along the perimeter of the City. More passively used open space areas are also found in the City. These areas include a wildlife refuge, which borders Belmont Slough on the

south west side of the City, established in 1976 and owned by the State. An undeveloped marina site (of which a portion consists of submerged lands) and a 1/2 mile long fishing pier lie adjacent to the levee. All of these park and open space areas are described and shown in the Parks, Open Space and Conservation Element.

The proposed marina site is located adjacent to the wildlife refuge.

The land use designation for this site allows waterfront commercial uses. Much of the present passive open space value of this property would be changed to active recreational use upon development of a marina.

Werder Pier, and the associated parking area, is located on land owned by San Mateo County adjacent to the San Mateo Bridge entrance and is operated by the County under an agreement with the state. **Werder Pier is currently closed due to safety concerns. The County of San Mateo is currently reviewing the feasibility of making repairs to the fishing pier.**

An additional open space area is located along the

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a measure of the intensity of development of commercial structures. The FAR is calculated as the total gross building square footage divided by the project land area. FAR's do not include adjacent public streets.

Existing and Proposed Land Use Designations for Vacant Lands

Site	Size (acres)	Existing Designation	Proposed Designation
Shell Blvd Property (portion of the Civic Center Master Plan)	15.00	Public and Semi-Public	Public and Semi-Public
Marina Site	60.00	Waterfront Commercial and Open Space	Waterfront Commercial and Open Space
Metro Center	1.36	Town Center Commercial	Town Center Commercial
Vintage Park	22.90	Office/Research Park	Office/Research Park
Fire Station Site	0.20	Public and Semi-Public	Public and Semi-Public
Caltrans E. Third Avenue Site	39	Office/Research Park	Open Space
Caltrans Werder Pier Site	4.7	Service Commercial	Recreation
Total Acreage	143.16		

northern boundary of the City, north of East Third Avenue and adjacent to lands in San Mateo. The entire area north of East Third Avenue with the exception of a continuous strip of land along the bayfront, has been designated for industrial uses since the original master plan was developed. However, permits for filling have been obtained only for a portion of this area **(the area currently occupied by the Mariners Point Golf Facility and adjacent parking area)**, because the remaining lands have been identified as unsuitable for development due to wetland and other environmental concerns. **The area occupied by the Mariners Point Gold facility and the adjacent public parking lot are not designated as Parks and Recreation on the Land Use Map.** The area ~~now~~ designated as open space is adjacent to existing wetlands in San Mateo, as shown on the Land Use Plan, Map GP-4. The intention of this designation is to preserve this area as passive open space, with the City pursuing opportunities to improve and enhance the wetlands **(see additional discussion below under "Vacant Land")**.

Recreation and parks play an important role in Foster City. Each neighborhood has an easily accessible park or open space area. Additionally,

the extensive lagoon system, 202 acres of waterways, and the San Francisco Bay provide water-oriented recreation such as boating and windsurfing and passive enjoyment, to all City residents. The lagoons can be reached from, and represent the major focus of many of Foster City's parks.

Public and Semi-Public Facilities

Uses located on lands designated for Public and Semi-Public uses include 8 churches, the Civic Center complex (including the City's Government Center, library, ~~Episcopal School of the Peninsula [future]~~ **the 15 acre vacant high school parcel** and the **North Peninsula Jewish Campus Community Center [future]**), and the City's water treatment and corporation yard maintenance facilities located on East Third Avenue. One vacant public facility site is located at the corner of Edgewater Boulevard and Hawksbury Lane in Neighborhood 7, and is reserved for a fire substation to serve the south end of the City.

The City's need for land designated for religious, emergency service and public works facilities appears to be fulfilled for the near future. ~~One church has vacant land which could be used for~~

~~housing or other public uses.~~

The Civic Center includes the City's Government Center as well as the private educational, recreational and cultural facilities ~~recently to be~~ constructed by the **North Peninsula Jewish Campus (NPJC) Community Center (PJCC)** and **the vacant 15 acre portion of the Civic Center which is designated for a public or private high school Episcopal School of the Peninsula (ESP), including a cultural arts center, gymnasium with indoor pool, and outdoor pool, a soccer field and track, and other educational facilities.** The City's lease agreements with the **NPJC PJCC and ESP** include provisions for public access to the facilities.

Vacant Land

The following discussion of vacant sites in Foster City examines the type and approximate density of development which is likely to occur on each site. ~~It is important to note that although a density range is given for two sites, the City/State owned property north of East Third Avenue and the Bridge Landing sites, the actual density of development allowed on these sites will be measured against road network capacity and possible infrastructure constraints.~~

By avoiding premature development of public lands until an appropriate development opportunity arises, the City will forego immediate revenues. However, a carefully crafted land banking program can provide the City with greater revenue generating potential in the long-run and also meet other important social and land use goals.

Most of the densities shown below are expressed in terms of floor area ratios (FAR), in order to provide a basis of comparison. The specific development assumptions on which the densities were based are provided in the General Plan appendices.

Shell Boulevard Site. The **vacant 15 27**-acre site is included in the Civic Center Master Plan prepared for the 36-acre Civic Center site by the City in 1998-99. ~~The Peninsula Jewish Community Center has leased 12 acres and the Episcopal School of the Peninsula will lease the other 15 acres. General Development Plan/Rezoning actions were approved by the City Council in June 1999 which establish the allowed uses on the site. The NPJC and the Government Center began construction of their~~

facilities in 2002. The Episcopal School of the Peninsula leased a 15 acres portion of the site, however the school never materialized. The vacant 15 acres of the Civic Center has been designated for use by a public or private high school. Specific Development Plan/Use Permits will be required for ~~the each~~ development.

~~**Bridge Landing Site.** Given the nature of adjacent commercial/industrial development, the proximity of State Route 92 (and its' associated noise), and the waterfront location, this site is suitable for a mixed use development incorporating office, open space/ recreation and high end restaurant uses. Development with a total FAR ranging from .33 (similar in density to the Vintage Park office/industrial development) to 1.00 (similar in density to the recently approved Vintage residential development is anticipated for this site. Development at a density greater than .33 FAR will only be possible if road network capacity and other infrastructure impacts can be mitigated to acceptable levels and wetland habitat protected.~~

Bayside Towers Site. The property owners of the Bayside Towers development have applied for a Use Permit to construct a new 92,900 sq. ft. office building at Bayside Towers. The new building will be constructed on the existing parking lot and additional parking spaces would be constructed on the vacant .7 acre parcel.

East Third Avenue Site. The total land area of the site is approximately 103 acres. Of this total, approximately ~~40 10~~ acres located along the bay are currently designated for open space to ensure public shoreline access. ~~As part of this element, an additional area of approximately 30 acres has also been designated as open space. This additional area is land located beyond a fill limit line agreed to by the City and the Bay Conservation Development Commission (BCDC). Because the land west of the fill limit may not be filled any further, development potential is extremely limited. It is intended that these open space lands be preserved in their natural state and that opportunities to enhance their wetland value be pursued.~~

~~It was is~~ anticipated that ~~the remainder of the site (approximately 63 acres) will~~ of the site **would be**

developed with a mixed use development which may include but not be limited to multi-family residential, hotel, office, research and development, retail and open space/recreation uses **in the 1993 General Plan. Development with a total FAR ranging from .33 to 1.00 is also anticipated for this site. However, as noted above, development at a density greater than .33 FAR will only be possible if road network capacity and other infrastructure impacts can be mitigated to acceptable levels. In 1995, the VB Golf Course was constructed on 24 acres of this land. As part of this Element, this parcel has been redesignated as Parks and Recreation. Of the remaining 39, acres of surplus Caltrans land, Caltrans has proposed to use this area as wetlands mitigation for several state projects. As part of this element, this parcel has been redesignated as open space.**

~~**Lutheran Church Site.** This 1.5 acre property was owned by the adjacent Lutheran Church until 1992. The Church recently sold the vacant portion to a private developer. The Plan proposes that this site remain designated Public/Semi-Public. The new property owner has submitted an application to have the land use map designation changed to single family residential.~~

~~**Former Foster City School Site.** An elementary school on this site was closed when the new Foster City School was opened in 1985. The buildings are currently used for various recreation and adult education classes. This site is proposed to be designated Schools. The City and the San Mateo-Foster City School District signed a settlement agreement in December, 1991 which calls for the school district to construct and open an elementary school on the site.~~

Marina Site. This site has long been considered as a location for a Foster City Marina, and several marina designs have been reviewed in the past. Ownership of the 60 acre site (some of which is submerged) is divided between the City, the State and a private landholder. At this time, several environmental issues remain to be resolved prior to any development.

Although the site has been designated for commercial uses since 1984, a **new** designation of "Waterfront Commercial" **was** ~~has~~ been applied to a

portion of this site **in 1993 as part of this Element.** This new designation clarifies that uses on the site are to be commercial, non-residential marine-and recreation-oriented, capitalizing on the waterfront location and eliminating the one time proposed housing units. The remained of this site is designated as Open Space.

~~**Senior Lifecare Site.** A 212 unit elderly life care facility was approved for this 5.2 acre site in 1987 but was not constructed. The land use designation was amended to Apartment with a Senior Housing Overlay District (as allowed in the Foster City Municipal Code) to allow a higher density development (41.6 units per acre) than normally found in the City. The site is proposed to be changed from Apartment to Condominium.~~

~~**Werder Pier Site.** This site is partly owned by the State of California and partly by the County of San Mateo. A portion of the 9.4 acre site is used as a parking lot serving the County's 1/2 mile long fishing pier. The County of San Mateo is in the process of preparing a recreation plan for this site. The plan involves adding a restroom, improving the parking lot, improving the pier and adding landscaping.~~

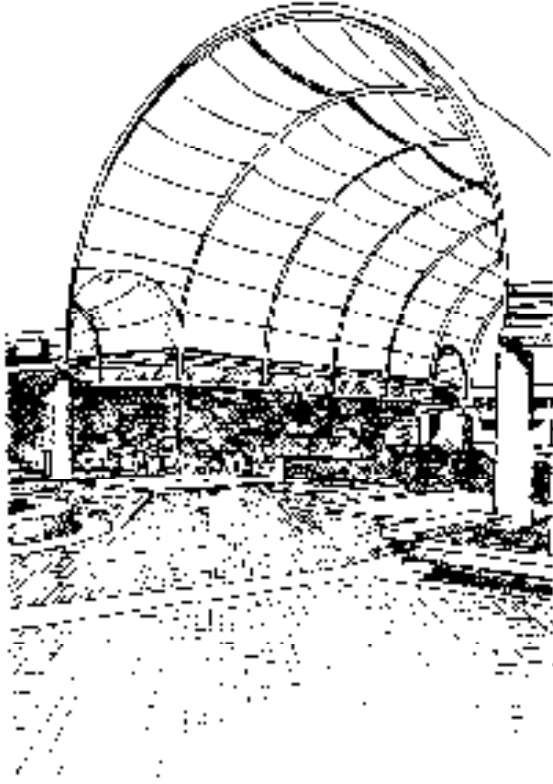
~~**Metro Center Sites.** All of the vacant sites in Metro Center have been approved for development as part of the Metro Center Master Plan, as described earlier. The vacant land includes 34.2 acres, with 5.32 additional acres under construction for VISA's Phase I building. A small 1.36 acre site in Metro Center is still vacant. This site is owned by VISA International and VISA has no plans for this property at this time.~~

~~**Vintage Park Sites.** All of the vacant sites in Vintage Park are proposed for development. The vacant sites as of 1997 comprise approximately 43 acres. Currently there are 22.9 acres of vacant land in Vintage Park which are part of the Electronics for Imaging Corporate Campus. Electronics for Imaging has approval to construct three additional office buildings at this campus.~~

Land Use Categories

Land Use Map

Foster City's Land Use Plan, Map GP-4, illustrates the intent of the Land Use policies in graphic form. The Plan and Map are designed to be flexible to permit changes in land uses over time, while maintaining consistency with adopted City goals and



policies. Prior General Plans and subsequent development have largely shaped the overall form of Foster City. The land uses shown on Foster City's Land Use Map, and adopted as part of this plan, follow existing patterns with only a few exceptions. Most basic facilities are already in place. As a result, only a few notable land use changes have been made to the General Plan map as it existed prior to this update.

Definitions of Land Use Categories

Background information is provided below for the land use categories which appear on the Land Use Map. These categories are broad and are intended to indicate the general type of activity which may occur on a site. Specific standards for development, such as height, setbacks and lot coverage, are established by the City's Zoning Ordinance.

Residential Categories

Single Family Residential: Up to 8 dwelling units per acre (du/ac). This is the single largest residential category, and single family homes are located in every residential neighborhood except one.

Two Family Residential: Up to 10 du/ac. This is a new designation created to recognize a small percentage of existing duplex homes in the City. The designation has been applied to a small area in the northeastern portion of the City, on Comet Drive (neighborhood #1). Duplexes serve as a transition area between traditional single family detached homes and higher density multi-family developments.

Townhouse Residential: Up to 15 du/ac. Townhomes in Foster City generally function as attached single family homes and usually provide some private open space in addition to common areas.

Condominium Residential: 15-35 du/ac. Condominium developments are usually constructed at a higher density than townhomes. Any open space areas are common to all residents.

Apartment Residential: 20-35 du/ac. Apartment developments in Foster City generally provide the highest density living environment, although some apartment and condominium developments are very similar with respect to density and amenities.

Commercial and Industrial Categories

Town Center Commercial: This designation is reserved for the area located northwest of East Hillsdale Boulevard, bounded by Foster City Boulevard to the north and State Route 92 to the north. The area includes a 100 acre development known as Metro Center, in addition to other office developments. Because Metro Center is intended to serve as Foster City's downtown core, higher intensity uses are found here than elsewhere in the City, with the FAR for office developments ranging from .55 to 2.0 (including developments which are approved, but not yet constructed). Town Center office developments located outside Metro Center have a lower FAR which range from .18 to .54.

Neighborhood Commercial: Reserved for small

neighborhood convenience shopping centers whose primary focus is serving the immediate neighborhood. Although uses allowed in the centers are mostly limited to neighborhood-serving uses, a percentage of the floor area of each center may be occupied by uses which are community-serving in nature. In addition, ~~the City will allow~~ housing or a mix of housing and commercial development at specifically designated "housing opportunity sites" **is allowed consistent with Policy LUC-5 ("Potential Housing Sites")**. ~~However, neighborhood commercial sites shall only be so designated after a site-specific study and rezoning.~~ The FAR of neighborhood commercial centers generally range between .20 and .30. **Housing density ranges from 20-35 du/ac depending on site conditions and the availability of affordable housing. The density of housing will be determined at the time a specific site study is complete.**

Service Commercial: Includes a mix of uses providing general services. The area bounded by Foster City Boulevard, East Hillsdale Boulevard, and State Route 92 is designated Service Commercial and contains a mix of research and development firms, storage and professional offices. Also located in this area are food establishments, including several fast food restaurants, and a community theatre (Hillbarn). Land use intensities vary greatly in this area, from relatively low FAR's of .03 to .12 for restaurant and gas station uses, to higher intensity office developments with an FAR ranging from .20 to .98 (although most fall in the lower end, .20 to .40, of this range).

Waterfront Commercial: This designation allows only for commercial development which is directly related to, and enhances the public use of, the waterfront. Appropriate commercial uses include restaurants, marine-related retail and offices and marina berths. At the present time, only the proposed Foster City Marina site is designated for waterfront commercial uses.

Light Industrial: Includes wholesale facilities, storage warehouses and the manufacturing, processing, repairing, or packaging of goods. Emission of fumes, noise, smoke or other pollutants or nuisances are strictly controlled. A limited amount of general office use is acceptable in this area provided the uses meet the requirements

established for the General Industrial Commercial Office ~~M-1 (Light Industrial)~~ zoning district. The M-1 district is proposed to be ~~removed~~ **amended and a new zoning designation of General Industrial Commercial Office will be created** to allow general office **and service commercial** uses as part of this element. The FAR for developments in the industrial area range from .20 to .60.

Research/Office Park: Areas with this designation contain office, research and development, and manufacturing establishments whose operations are clean and quiet. Mixed-use projects which include some retail and residential uses in addition to office and research uses may, under certain conditions, be considered compatible with this designation. Such conditions include compatibility of uses and project design (land planning, architecture, etc.). A large portion of Vintage Park, the vacant lands north of East Third Avenue and the Lincoln Centre area are all designated for Research/Office Park use. The intensity of development found in Vintage Park and Lincoln Centre are very similar, with an FAR generally ranging from .20 to .60 in Vintage Park, and .26 to .56 in Lincoln Centre. The intensity of development for the East Third Avenue, **Bridge Landing** and vacant Vintage Park sites is anticipated to have an FAR up to 1.0.

Other Categories.

Schools. Letters are used on the map to designate grade levels as either (E) elementary, or (S) secondary.

Parks and Recreation. This designation is for improved open space lands whose primary purpose is recreation, and includes all local and regional parks.

Open Space. Open lands which are vacant of structures and improvements, and which are primarily maintained in their natural condition, are designated as open space. In some cases, maintained pathways which enhance access to the open space areas are considered compatible with

this designation. The pedway along the perimeter of the City which provides access to San Francisco Bay is designated open space, as well as a large parcel of land located north of East Third Avenue along the northern boundary of the City and adjacent to San Mateo City wetlands.

Public and Semi-Public: Reserved for uses which are generally public serving in nature, including religious institutions, City offices, publicly owned recreation facilities, **private schools** and fire and police facilities.

~~**Study Area:** This designation is for areas which are in need of additional study. A specific plan or a special study will be prepared for the areas designated as "Study Area" in this plan: (1) Chess Drive Industrial; (2) the Marina site.~~

Appendices

~~*General Plan Update: Policy Paper #1 - Determination of Unmet City Needs (June 20, 1989).*~~

~~*General Plan Update: Policy Paper #2 - Land Use Designations for Vacant Lands (August 1, 1989).*~~

~~*General Plan Update: Policy Paper #3 - Land Use and Circulation Element, Draft Goals, Policies and Programs (October 3, 1989).*~~

~~*General Plan Update: Policy Paper #3 - Revised "Draft Goals, Policies and Programs" Document for Land Use and Circulation Element (October 5, 1989).*~~