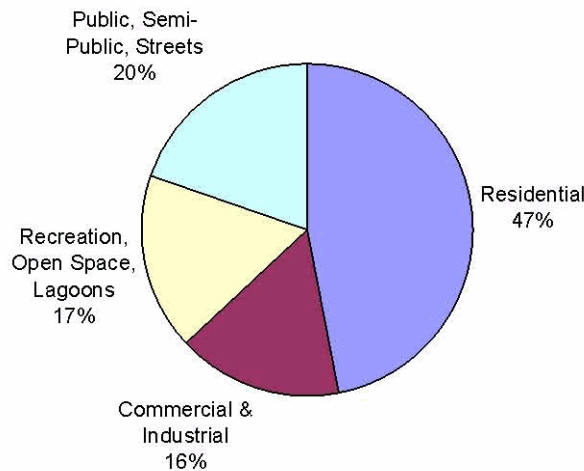


Chapter Six: Land Use

LAND USE

Existing Land Use

The distribution of land uses as provided in the Foster City General Plan is shown below. Since construction during the early years of Foster City was largely residential, the City has actively pursued commercial and light industrial development over the past fifteen years to achieve a more balanced mix of uses. 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 nearby communities.

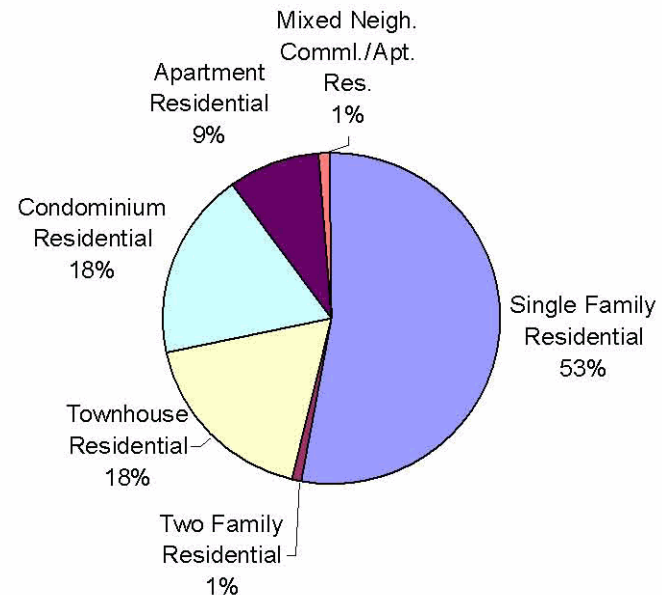


Source: Community Development Department

Figure 36: General Plan Land Use (Acres) 2001

Residential Land Use

The majority of the residential land in the City is designated for single-family detached units (53%) as indicated in the chart below. Condominiums and townhouses comprise about 18% and 18% respectively. Apartments comprise about 9%. Land designated for two-family dwellings or duplexes comprises less than 1% of the residential land.



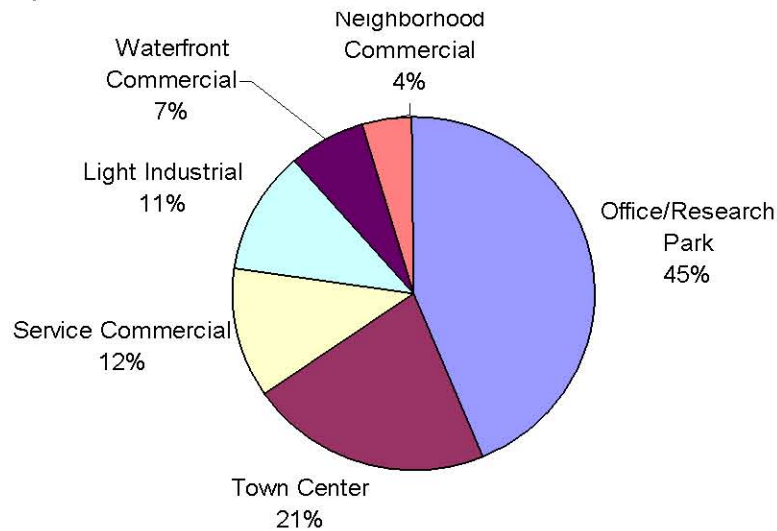
Source: Community Development Department

Figure 37: General Plan Residential Land Use (Acres) 2001

Community Profile

Commercial and Industrial Land Use

Almost all of the non-residential uses anticipated to exist at buildout have been constructed or approved. In Metro Center, office buildings were constructed on a majority of the vacant land that existed through the 1990's. To date, one site remains vacant in Metro Center for a restaurant or retail use. In Vintage Park, construction of the 5-building campus for Electronics for Imaging has begun on the 35-acre site that was vacant through much of the 1990's. To date, two of the office buildings have been completed and Use Permit approvals have been issued for the other three. Combined, approximately 1,000,000 sq. ft. of office space will be constructed on the 35-acre site at buildout.



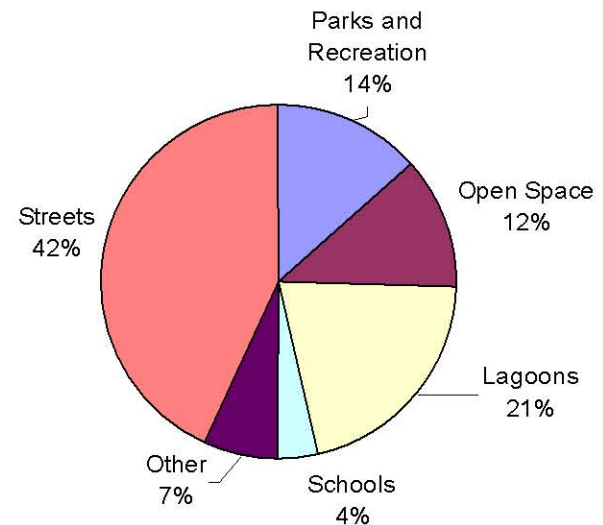
Source: Community Development Department

Figure 38: Commercial and Industrial General Plan Land Use (Acres) 2001

Public and Semi-Public Land Use

A major vacant site included in Figure 41 is the 27-acre site owned by the City south of the Civic Center complex. This land is part of the Civic Center Master Plan approved in the late 1990's.

A portion of the campus is currently under construction by the North Peninsula Jewish Center and will include an early education facility, indoor pool, cultural arts center, and a K-5 private elementary school when completed. The remaining portion of the Civic Center is zoned for a public or private high school.



Source: Community Development Department

Figure 39: Public and Semi-Public General Plan Land Use (Acres) 2001

Chapter Six: Land Use

Shopping Centers

Foster City currently has six retail shopping areas: five neighborhood commercial centers and a more regional-serving retail area along Metro Center Boulevard that includes a Costco Wholesale and Orchard Supply Hardware store.

The five existing neighborhood commercial centers are located throughout the residential neighborhoods. The centers are intended to provide every City resident with convenience and close access to retail shopping which provides goods and services meeting their everyday needs.

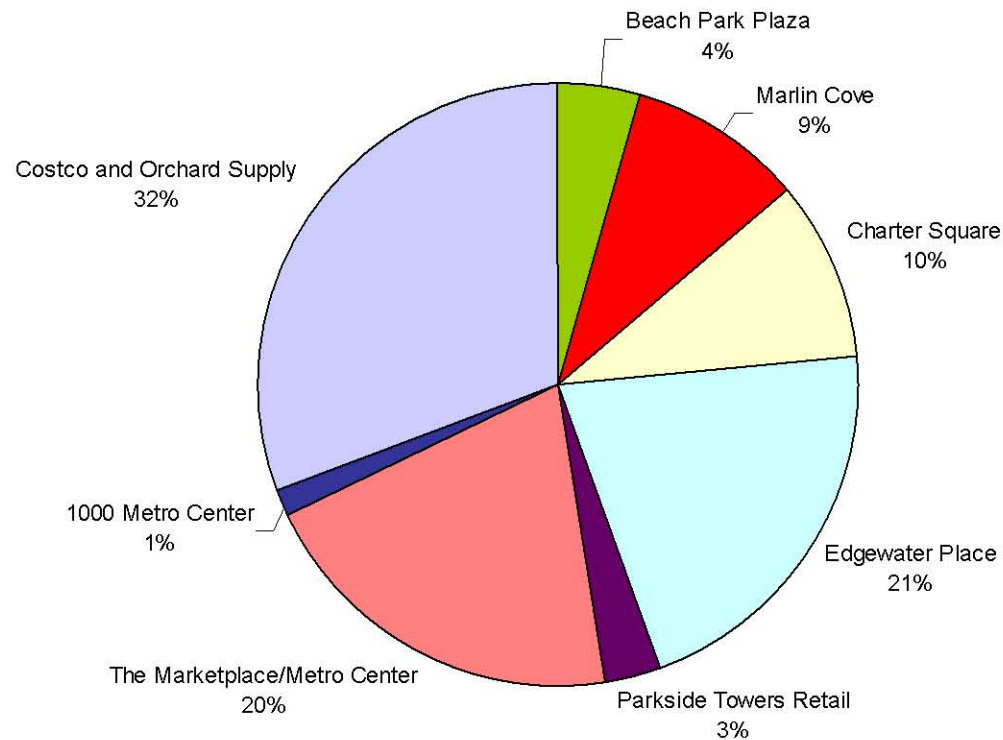


Figure 40: Size Comparison of Shopping Centers in Foster City by Square Feet (2001)

Community Profile



Figure 41: Shopping Center Map