



# San Mateo-Foster City School District

RECEIVED

JUN 25 2009

CITY MANAGER

June 24, 2009

Jim Hardy, City Manager  
City of Foster City Council Members  
City of Foster City  
610 Foster City Blvd.  
Foster City, CA 94404

Dear Mr. Hardy and City of Foster City Council Members,

This letter will serve as follow up to our May 21, 2009 Joint Subcommittee meeting. These are the four properties the District is interested in pursuing to build a fourth elementary school and that have been discussed with the City. In addition, this letter provides several viable options for acquiring the property to build a fourth elementary school in Foster City.

Results of Additional Site Assessments:

**1. 4-6 acres of the 15-acre site adjacent to City Hall (area away from power lines)**

**Advantages**

- Public Facilities District (PFD) is reserved for construction, use and occupancy of governmental, public utility and educational buildings and facilities, and other uses compatible with the semipublic character of the district
- Zoning permits use by public school district
- Lot size is suitable for a school population of 450-500 students
- Only a portion of the site would be required for an elementary school
- Allows for proper north/south orientation of buildings. This orientation makes the buildings more energy efficient as they benefit from natural light and thermal exposure
- No access issues
- No present use of site
- Existing utilities and infrastructure are available in close proximity to the site

**Board of Trustees:**

Jack E. Coyne, Jr.  
Mark D. Hudak  
Lory Lorimer Lawson  
Cathy Rincon  
Colleen Sullivan

Superintendent:  
Pendery A. Clark, Ed.D.

1170 Chess Drive  
Foster City, CA 94404  
(650) 312-7700  
FAX (650) 312-7779  
[www.smfc.k12.ca.us](http://www.smfc.k12.ca.us)

- Opportunities for joint use if outdoor activity areas and multiuse buildings are developed as community facilities

#### **Disadvantages**

- Although centrally located, the population growth is at the southern portion of the City
- It is not in the proposed attendance area and does not encourage student walking or neighborhood students attending neighborhood schools
- Not a residential neighborhood
- Cannot build within a 100 yards of power lines
- Foster City recently negotiated a developer agreement for 11 of the 15 acres

#### **City Hall Site Questions:**

1. What is the current status of the property and its availability for school use?
2. Please provide a copy of the developer agreement for District information and review.
3. Is the City aware of any additional information that can assist the District in assessing the City Hall site?

## **2. Boothbay Park**

#### **Advantages**

- Location within proposed attendance area would encourage student walking
- Its southern location is in proximity to the area of projected growth
- Area is suitable for proper north/south orientation of buildings. This makes the buildings more energy efficient as they benefit from natural day light and thermal exposure
- Site area meets with California Department of Education guidelines for site selection
- Vehicular access on three sides and served by major vehicular arterial
- Existing utilities and infrastructure
- Promotes joint use of park with neighborhood and opportunities for development of a multi-purpose building to benefit the community
- Surrounding neighborhood is residential

#### **Disadvantages**

- Displacement of some existing park facilities

#### **Boothbay Park Question:**

1. Is the City aware of any additional information that can assist the District in assessing Boothbay Park site?

### **3. Port Royal Park**

#### **Advantages**

- Its southern location is in proximity to the area of growth
- Existing utilities and infrastructure
- Promotes limited joint use of park with neighborhood
- Surrounding neighborhood is residential
- Location within proposed attendance area would encourage student walking
- Opportunities for development of a multi-purpose building to benefit the community

#### **Disadvantages**

- Displacement of some existing park facilities
- Vehicular access is through residential neighborhood
- Narrow shaped site restricts placement of buildings
- Requires two-story building to allow for adequate outdoor activity areas
- Limited street frontage results in heavy vehicular traffic through the neighborhood
- Lot size is not suitable for student population of 450-500 students
- Site access is limited to a single side of the property

#### **Port Royal Park Site Question:**

1. Is the City aware of any additional information that can assist us in assessing the Port Royal Park site?

### **4. 3.9 acres at terminus of Halibut and Beach Park Boulevard**

#### **Advantages**

- Unobstructed views of the bay
- Generous street frontage
- Use of undeveloped land

#### **Disadvantages**

- Hazardous risk of site adjacent to levee and its susceptibility to deterioration
- Site soil infrastructure is subject to catastrophic failure due to seismic liquefaction
- Further soils analysis needs to be conducted
- Its northern location is not in the proposed attendance area
- The triangular shaped site restricts placement of buildings
- Area is not suitable for student population of 450-500 students
- No existing utilities and infrastructure are available
- Restrict view of bay from residential area
- Undeveloped state would require significant additional construction cost and time compared to other sites

**Questions:**

1. Are there wetland issues?
2. Are there permitting issues?
3. How long would it take to collect this information?
4. Please provide any information on the research and analysis that was completed for “Destination Park” (in addition to information that was already provided)
5. Is the City aware of any additional information that can assist the District in assessing the Halibut/Beach Park Boulevard site?

The San Mateo-Foster City School District would propose the following options for securing the land for a fourth elementary school in Foster City.

**Options to Obtain Land to Build Fourth Foster City Elementary School:**

Below we provide several viable options to acquire the land to build the fourth Foster City Elementary School.

- City donating the land to the District
- District leasing the property from the City
- District/City developing a Joint Use Agreement (JUA) between the District and the City, similar to the agreement currently in effect at some of our Foster City schools. Currently, the City jointly uses specified school facilities for City programs provided to City residents, as a result of the District/City existing JUA
- District General Obligation Bond (GOB) funds to purchase the land
  - There are three (3) GOB options, subject to informational polling:
    1. Using a portion of Measure L funds, which would result in a reduction of available funds and resources for already planned Measure L projects
    2. Placing a GOB on the ballot for Foster City and San Mateo district-wide facility projects not currently planned under Measure L
    3. Placing a GOB on the ballot in Foster City only for construction of a fourth elementary school and an addition to Bowditch Middle School

As was agreed at our last meeting, this letter represents the outcome of our Joint Subcommittee meetings. It is our understanding that the City of Foster City will (1) respond to the District’s questions and (2) conduct a public discussion regarding whether any of these properties can be considered for a fourth elementary school site in Foster City.

We respectfully request a response to this letter and any other information you believe we need in order to make a recommendation to the San Mateo-Foster City School District Board of Trustees by September 17, 2009.

We would like to pursue formal negotiations on the identified sites as soon as possible.

Sincerely,



Pendery A. Clark, Ed.D.  
Superintendent

cc: Kristi Chappelle, Assistant City Manager, City of Foster City  
Richard Marks, Director of Community Development, City of Foster City  
San Mateo-Foster City School District Board Members  
Micaela Ochoa, Chief Business Official, San Mateo-Foster City School  
District  
Joan Rosas, Assistant Superintendent, Human Resources, San Mateo-Foster  
City School District