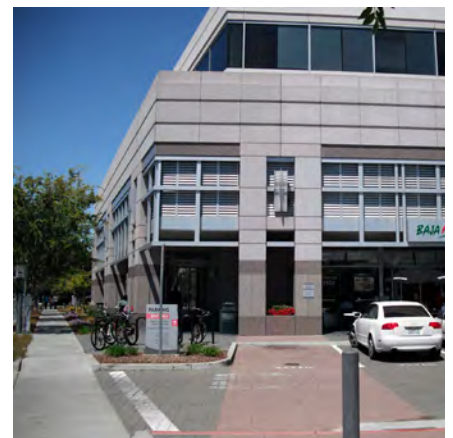


SECTION 4: Issues and Constraints

As the City seeks to increase and strengthen its economic, sales and property tax, and jobs base, allow existing businesses to expand within the City, and respond to its regional fair share housing needs and obligations, it will be faced with issues and constraints that will be influential with respect to the City's ability to (re)develop properties throughout the City. The most serious issues and constraints will challenge the City's ability to approve new land development projects and policies and programs should be included (with subsequent follow-up study) in the updated Land Use and Circulation Element of the City General Plan and its supporting Work Program.





City and District Infrastructure

Traffic Tolerance

The decision to allow (re)development will likely be driven less by market opportunities than by traffic impacts (real and imagined) and community (political) reaction to those impacts. The City's future (re)development potential will be affected by the City's tolerance for weekday, peak hour traffic. The City will have to determine what level of service trade-offs it will make in order to allow properties to redevelop at higher densities and intensities.



Potable Water Availability

The availability of potable water to serve the City's existing population (daytime/workforce and business and residential uses) and related land uses will be a challenge to the Estero Municipal Improvement District as regionally an increase in population and related supporting land uses (residential; industrial; commercial; recreational) put increased pressure on available supplies. The ability to additionally serve an expansion in the number of commercial and industrial firms that want to locate into or expand within the City's limits (which the City wants to encourage) and meet their water needs, without causing a diminution of water for existing residents and businesses will add to the problem of providing an adequate supply of water. This is a growing State wide problem and may become a significantly limiting growth factor.



Sewer System Capacity

The key component parts of the Estero Municipal Improvement District's sewer collection and treatment system consist of the sewer lateral lines (privately owned/maintained); sewer main lines (publicly owned/maintained); lift stations (required because the City is approximately four feet below sea level); and a 25 percent shared ownership in the San Mateo Sewer Treatment Plant. This very complex system is finite with regard to its ability to process sewage flow and expensive and time consuming to expand. Similar to EMID's water delivery system, the ability to serve commercial and industrial firms that want to locate into or expand within the City's limits may become a constraint to new development locating within the City or to the expansion plans of existing businesses.



Other Issues and Constraints

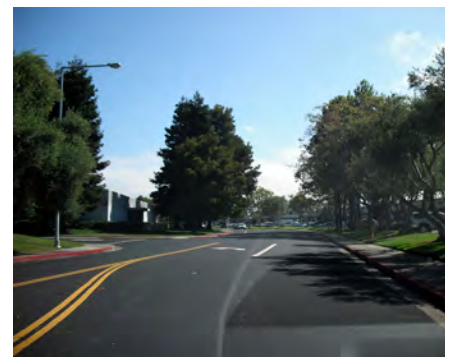
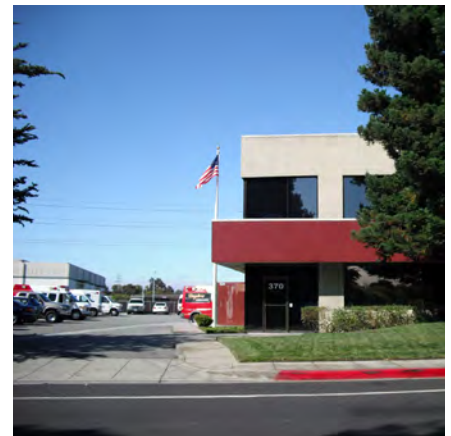
Financial Ability to Maintain City/District Infrastructure

As of the beginning of 2011 the City of Foster City and the Estero Municipal Improvement District have planned, constructed and maintained an extensive infrastructure network that supports the variety of land uses in the City at a very high and dependable level of service. The condition and reliability of infrastructure is an important element in how residents and residential neighborhood groups view the quality of life in their neighborhood.

Once constructed and accepted as public infrastructure, the ongoing operations and maintenance costs associated with the improvements or facilities that were constructed to serve or allow the construction of a particular land development project become the responsibility of the public entity/city. It therefore becomes essential that the public entity develop, maintain and fund the ability to service and as needed, repair the infrastructure over time as well as to plan for its future capital improvements and operational needs.

Parking Availability (Chess Drive/Hatch Drive Area)

Off-street parking availability for new projects is limited in this areas because the area was developed with and currently is predominantly comprised of small land parcels held in multiple ownerships. On most parcels there is not enough land area to justify the costs of razing the site, replacing old infrastructure, constructing a new building and related infrastructure; additionally, there is not enough land area on these small parcels to provide an adequate amount of off-street parking for a more intense land use than previously existed. Possible solutions such as aggregating smaller parcels into one large parcel, or creating a parking assessment district, must be identified to support redevelopment in this area.





Building Scale, Bulk, and Intensity (“Neighborhood Fit”)

Aside from the perceived impact of additional traffic on neighborhood and arterial streets, how a proposed land development or redevelopment project “fits” its site and neighborhood will (continue to) be the most critical aspect related to the redevelopment of property in the City. Such issues are frequently the cause and focus of opposition to new development and the primary reason at the end of a long and costly permitting process for the project being denied. While densification of a property is inevitable if it is to redevelop and add to the vibrancy of an area, the development of policies intended to guide how the issues of building height, bulk, and overall scale relative to the other developed properties in the immediate area will be addressed can mitigate some (not all) of the reasoned opposition and provide greater certainty to property owners, neighbors, City decision makers, and City staff.

Management of Large-Scale Public and Private Construction Projects (Minimizing Neighborhood Impacts and Avoiding Complaints)

Because Foster City is substantially “built-out” and much of the land in the City is developed with buildings and sites that are ± 35 to 40 years old, future economic and residential growth will likely be a result of the redevelopment and/or intensification of existing sites. Candidate sites that have the potential to redevelop and/or intensify are located throughout the City, including within residential neighborhoods (e.g. existing church properties; multifamily/apartment complexes) or along the edges of commercial zoning districts that abut residential zoning districts (e.g. shopping centers; buildings and sites in the commercial-office zoning district). Because of the close proximity of candidate redevelopment sites to residential neighborhoods and in order to avoid legitimate complaints from residents that, if not quickly addressed or occur too frequently could weaken the policy making environment for other such projects.