



Foster Square

WHAT IS FOSTER SQUARE?

The Foster Square project is a new mixed use neighborhood with senior oriented housing, neighborhood retail/commercial and community amenities that will serve as a focal point and gathering place for the entire Foster City Community. Here are some of the goals for the development:

1. Develop 15 acres of undeveloped property with senior oriented housing, commercial, neighborhood retail and community gathering places that will activate the Foster City Government Complex area
2. Build on and enhance the array of community assets and amenities that exist near the project site
3. Create attractive and vibrant public spaces for Foster City residents of all ages to enjoy
4. Create a new innovative venue for festivals, events and a farmers market in the form of a new town square and Shell Boulevard park
5. Allow an opportunity to retain retail tax dollars and create new taxable properties
6. Provide much-needed affordable housing for seniors
7. Provide a variety of senior housing residential living choices: market rate for sale, rental and assisted living
8. Enhance connections for both pedestrians and vehicles from the existing neighborhood and provide clear access points
9. Provide an opportunity for aging Foster City residents to remain in Foster City
10. Provide a mix of neighborhood retail uses in a unique setting around a Town Square setting

WHAT WILL THE PROJECT INCLUDE?

Market Rate Senior For Sale Housing

Approximately sixteen new buildings totaling 200 units will be built by Lennar Homes. The buildings will be 3 and 4 stories, and each unit will have 2 assigned covered parking spaces and elevator access to each floor. Guest parking will be provided on-street and in the shared surface parking lot on Foster City Boulevard. All of the market rate for sale housing will be for active adults 55 years of age and older. Units are currently for sale. For more information, visit Lennar's website at www.lennar.com/new-homes/california/san-francisco-bay-area/foster-city/foster-square or call Brian Applegarth or Janet Soto at (855) 561-8927.



WHAT WILL THE PROJECT INCLUDE? (continued)

Assisted and Independent Living (Atria)

One new stand-alone building with 155 units including 24 units designed for Memory Care services. This building will be programmed as an assisted and independent living apartment community in which residents pay rent on a month to month basis, and will not require a significant financial entry fee. These units will be for adults 62 years of age and older. The ground floor of this structure facing the Town Square will consist of a variety of neighborhood retail uses. Parking for the facility will be provided through a mix of dedicated parking within the building's garage and shared parking within the adjacent parking lot. Atria is scheduled for completion in late 2016 or early 2017. For more information go to <http://www.atriaseniorliving.com/sites/atRIA-at-foster-square-foster-city-ca/> or call (661)200-0556.



Affordable Senior Housing Apartments (Alma Point)

One new stand-alone building totaling 66 affordable units will be built by MidPen Housing. This building will be for adults 62 years of age and older who earn up to 50% of the Area Median Income. Alma Point includes ground level commercial and residential community space, which contain offices and meeting rooms, a computer lab, laundry room, and a balance studio. Residents will enjoy a landscaped terrace and other outdoor areas. 39 dedicated parking stalls as well as shared parking will be provided in the adjacent parking lot. The apartments opened in June, 2016.

Neighborhood Retail - The retail component of the project comprises up to 35,000 square feet of neighborhood-serving retail uses and is provided in the ground floors of the Atria Assisted Living and Alma Point Affordable Apartment buildings, together with a stand-alone pavilion in the center of the square. The retail component will be owned and operated by Blake Hunt Ventures who will be responsible for leasing and managing the new center.

Town Square/Plaza – Located adjacent to the parking lot and Foster City Blvd and between the Assisted Living and Affordable Apartment Buildings, a public gathering place or “Town Square/Plaza” is designed to activate the retail center and provide a vibrant venue for City wide events, festivities and farmers market opportunities. Special attention to pedestrian amenities and scale, paving, seating, flush curbs at key locations and well defined entries will enhance the experience and promote activity. A stand-alone single story 1,000 square foot retail pavilion building will be constructed within the Town Square to further activate the space. The Town Square will be privately owned and maintained.

Shell Gathering Space – Located adjacent to Shell Boulevard, an approximately 21,500 square foot space will act as a 75 foot building setback from Shell Boulevard and an activity space which, together with Central Street, will create the opportunity to extend special events from Leo Ryan Park to the Town Square . The new open space amenities of Foster Square will complement the existing community assets on all sides (City Hall, the Library, Community Center, Recreation Center, PJCC and Leo J. Ryan Park), and add to the existing synergy, creating a dynamic hub for the community in the center of the City. As residents flow between the active plazas within Foster Square and the adjacent facilities, this vibrant space will come to life as a complete active leisure experience.



Foster City Contact

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