

THE FOLLOWING ATTACHMENTS: 1) EDGEWATER PLACE NARRATIVE OVERVIEW DATED SEPTEMBER 16, 2014; 2) FISCAL ANALYSIS AND 3) CONCEPTUAL PLANS

HAVE BEEN PREPARED AND SUBMITTED BY THE APPLICANT. THEY SOLELY REPRESENT THEIR VIEWS ON THE PROPOSAL AND HAVE NOT YET BEEN REVIEWED BY THE CITY. THE PROPOSAL WILL BE REVIEWED FOR THE FIRST TIME BY THE CITY COUNCIL AT THEIR OCTOBER 13 PUBLIC MEETING.

Edgewater Place

Narrative Overview

Edgewater Place Shopping Center will be redeveloped and reconfigured as a mixed-use retail and residential property. The existing development will be replaced with a newer, more contemporary shopping center together with residential units.

Built in 1973 Edgewater Place Shopping Center is in need of a substantial upgrade to remain viable. The center is located in a residential district and is not situated on a main entrance road and exit point for Foster City residents and workers. This position makes it a secondary location for major retail, but suitable as a location for daily-needs retail and services for city residents. To create a better performing and more attractive retail location requires a significant capital investment. In the past two decades there has also been a shift in shoppers' preferences away from shopping centers in favor of "Main Street" environments that emulate the experience of a more urban downtown location. In these Main Street-style configurations, stores are oriented directly to surrounding streets rather than parking lots, or are oriented towards internal roadways that are designed to have the appearance of a public street. Wide sidewalks are provided in front of stores, and are outfitted with shade trees, benches, and outdoor dining.

The concept is to provide a mixed-use environment that is perceived to be more varied and lively than what might be associated with a neighborhood shopping center. Main Street centers have been particularly popular in suburban locations where traditional downtown districts did not originally exist. The addition of housing to the site enhances the vitality of the Main Street concept and provides a transition to the adjacent residential neighborhood.

Retail

The primary concept for the retail is to create a contemporary Main Street with retail at the ground level and housing over. Retail would be anchored with a +/- 33,600square foot grocery store and with other retail shops surround a parking court. Wide sidewalks, seating and landscaping would create a lively pedestrian experience. All of parking for the retail is on grade; most of it is surrounded by the retail with the balance on the lower floor of an adjacent two-story parking structure.

Housing

The residential element of the master plan is integrated into the total development but oriented at a horizontal axis to retail, creating some separation of noise and traffic. Most housing units face the lagoon and are accessed from an ancillary internal residential street. The housing that is not directly on the lagoon will be placed over the podium parking structure to provide views over the housing along the lagoon. Parking for the "lagoon" housing is located in separate individual garages for most of the units and accessed on the internal residential street.

Some of the housing units form a "wrapper" around the parking structure in order to diminish the visual intrusion of the parking structure on the site. Like all new housing developments in Foster City, the Edgewater Place development will have a 20% affordable housing requirement where 20% of each unit type is set aside for low to moderate income residents. Supporting the housing development will be a central community center with a meeting space, kitchen, and other amenities.

Schedule and Phasing

The owners of Edgewater Place Shopping Center are interested in securing Foster City approvals at the earliest possible time and proceeding directly with detailed architectural and engineering studies, building permits and construction.

Program Summary

Retail:			
Existing Area			115,460
Proposed			59,300
Residential:			
Proposed			
	Waterfront Townhomes		33
	Flats (street level)		10
	Townhomes above Flats		52
	Townhomes on Roof		24
	Affordable Units		31
		Total Units	150
Parking:			
Proposed			
	Residential Structure		167
	Townhome Units		33
	Street Level		44
	Retail Surface		130
	Retail Garage		60
	Roof over Retail		82
		Total Spaces	516

Redevelopment of

EDGEWATER PLACE SHOPPING CENTER

A Model Community for Sustainable Living



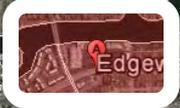
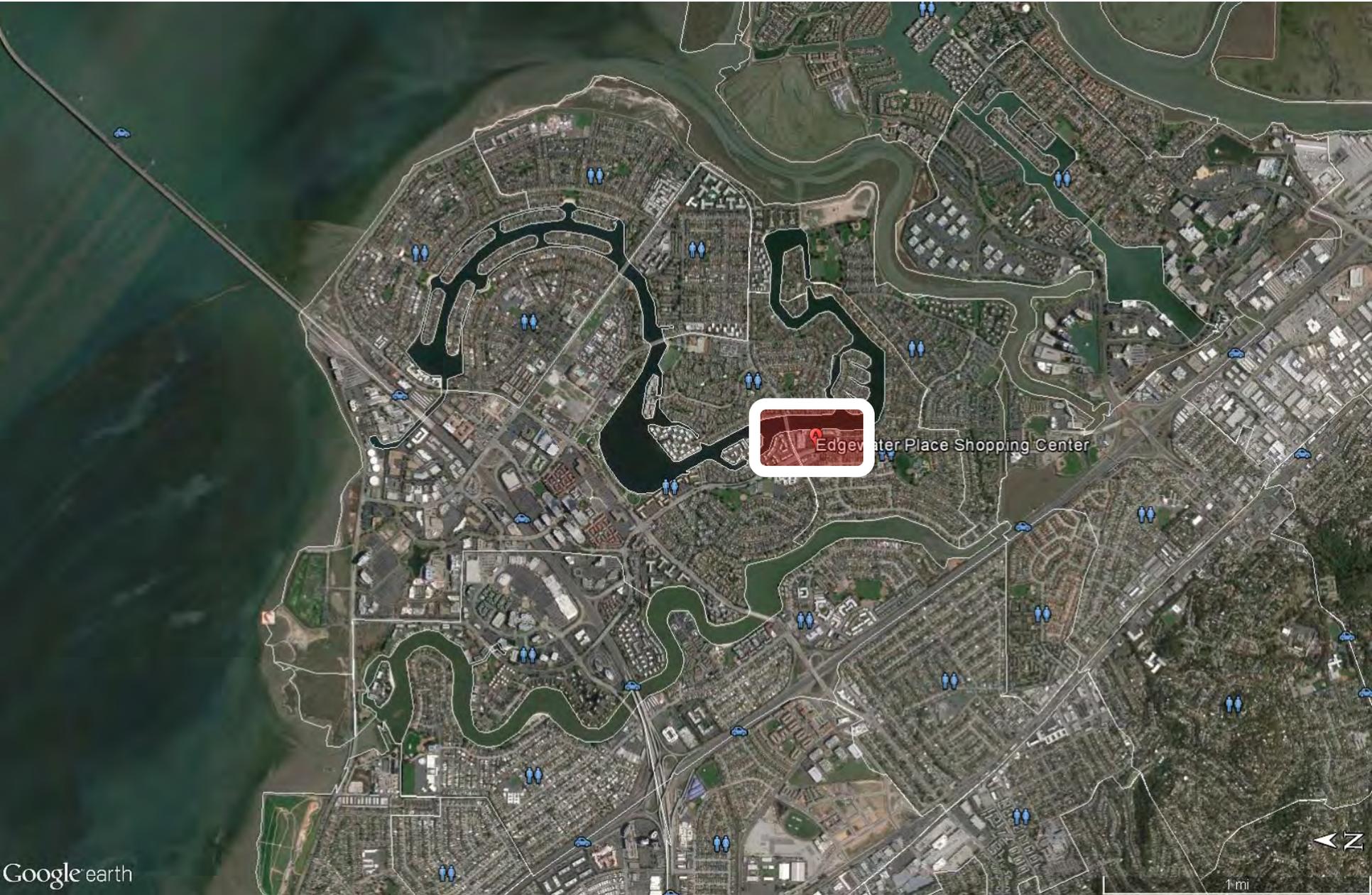
RMW

Architecture and Interiors

September 16, 2014

Edgewater Place Shopping Center



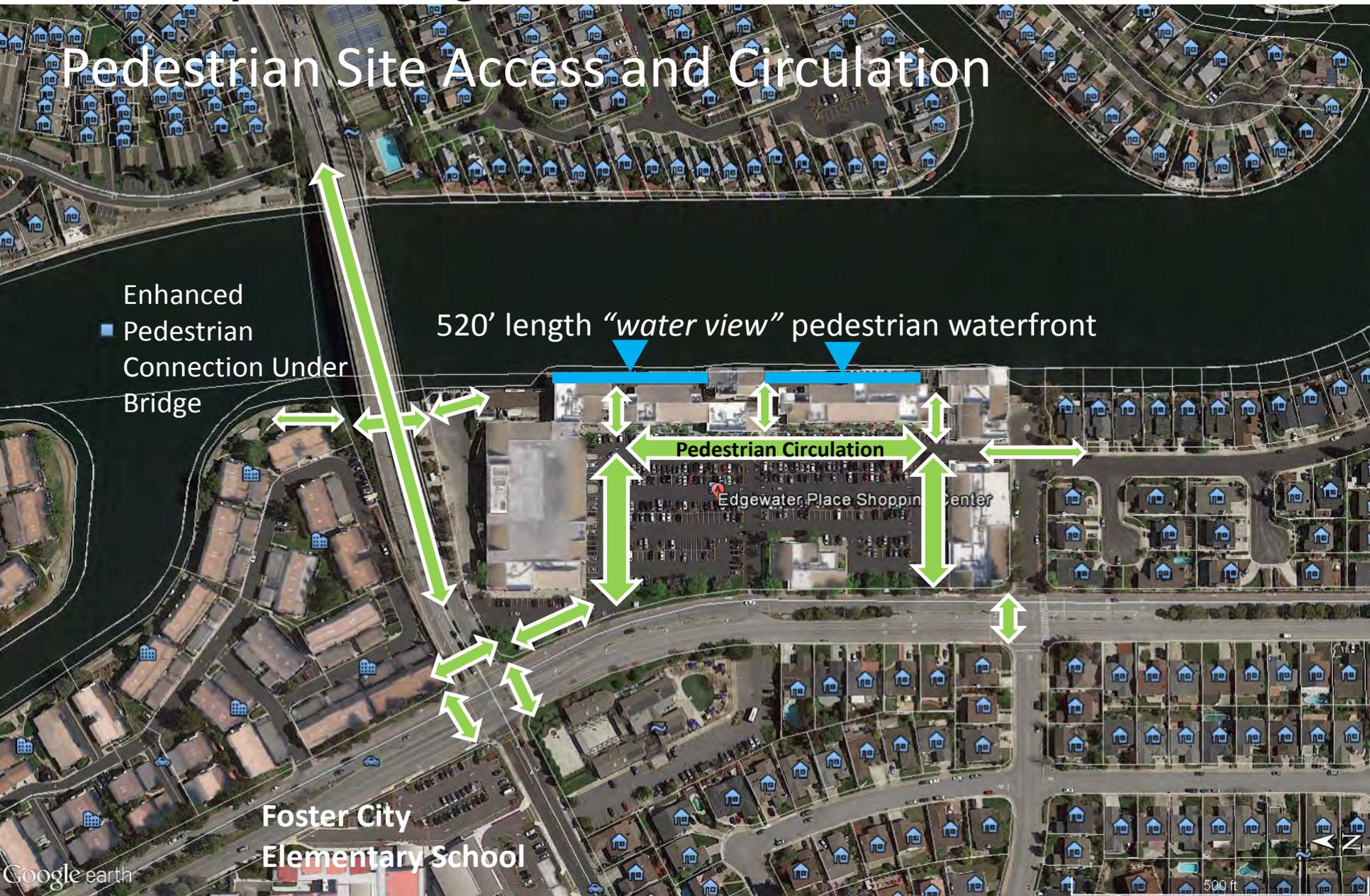


Edgewater Place Shopping Center



Site Analysis - Existing

Pedestrian Site Access and Circulation



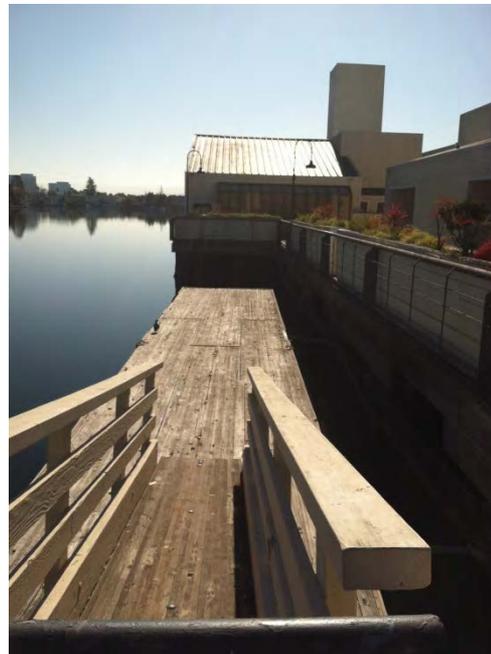
Site Analysis - Existing

Accessible Waterfront

Narrow and in need of repair



Some areas Hidden



Site Analysis - Existing

Small Water Craft Culture

Water Connections are very Important



Site Analysis - Existing

Vehicular Access, Circulation, **Main Service** and **Transit Connections**

Grocery
Main Service area for
Large Trucks

500 Cars
Nearly 4 Acres of Asphalt
All surface parking

Yellow Full Function Access

Red Limited to
Right in / Right out

Transit Bus line in Blue

Samtrans
Bus 256 & 251 to Bus M
Stop @ Foster City Elementary



Site Analysis - Existing

Environmental Concerns



Site Analysis - Existing

Neighborhood Scale

Whalers Isle

2-story Single Family Residential, 20-25' tall

Whalers Isle

20-25' Tall

Bicentennial Bridge
30' tall

Port Royal / Monterey

2-story Single family
20-25' Tall

Isle Cove

2-story Townhomes
25' tall

St Ambrose

20-25' tall

Edgewater Boulevard

2-Story Single
Family
20-25' Tall

Edgewater Boulevard

2-Story Single
Family
20-25' Tall

Foster City Elementary

25' tall

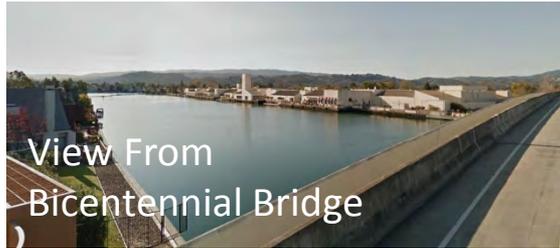
Edgewater Place Shopping Center

Site Analysis - Existing

Neighborhood Scale



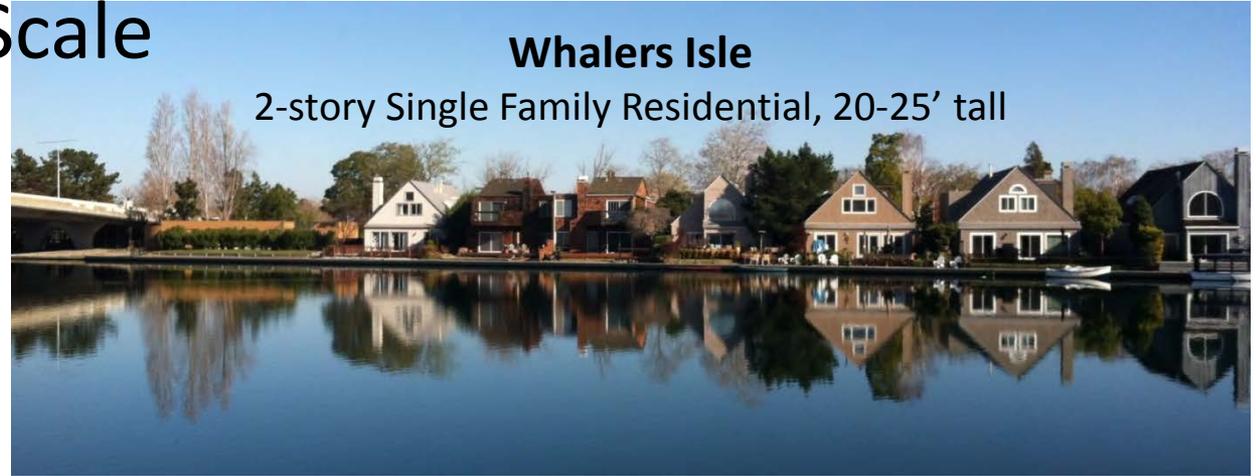
Bicentennial Bridge - 30' tall



View From
Bicentennial Bridge



Isle Cove
2-story Townhomes - 25' tall



Whalers Isle

2-story Single Family Residential, 20-25' tall



Port Royal /

Poor Street Relationship



Monterey

2-story Single family
20-25' Tall

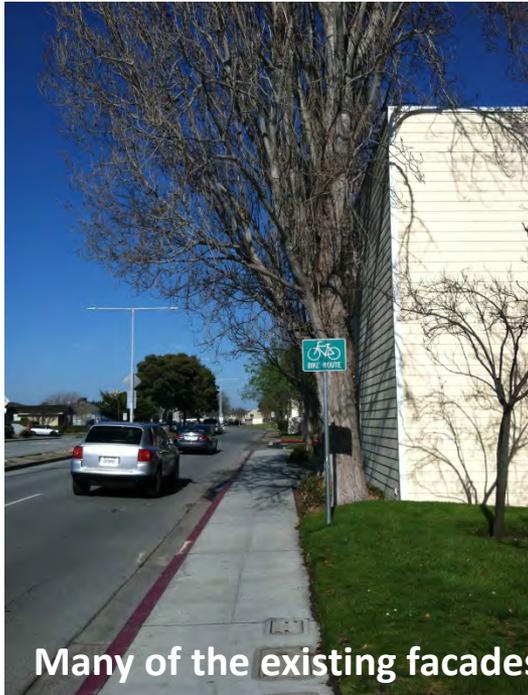


Edgewater
Boulevard
2-Story Single
Family
20-25' Tall

Site Analysis - Existing

Existing Conditions

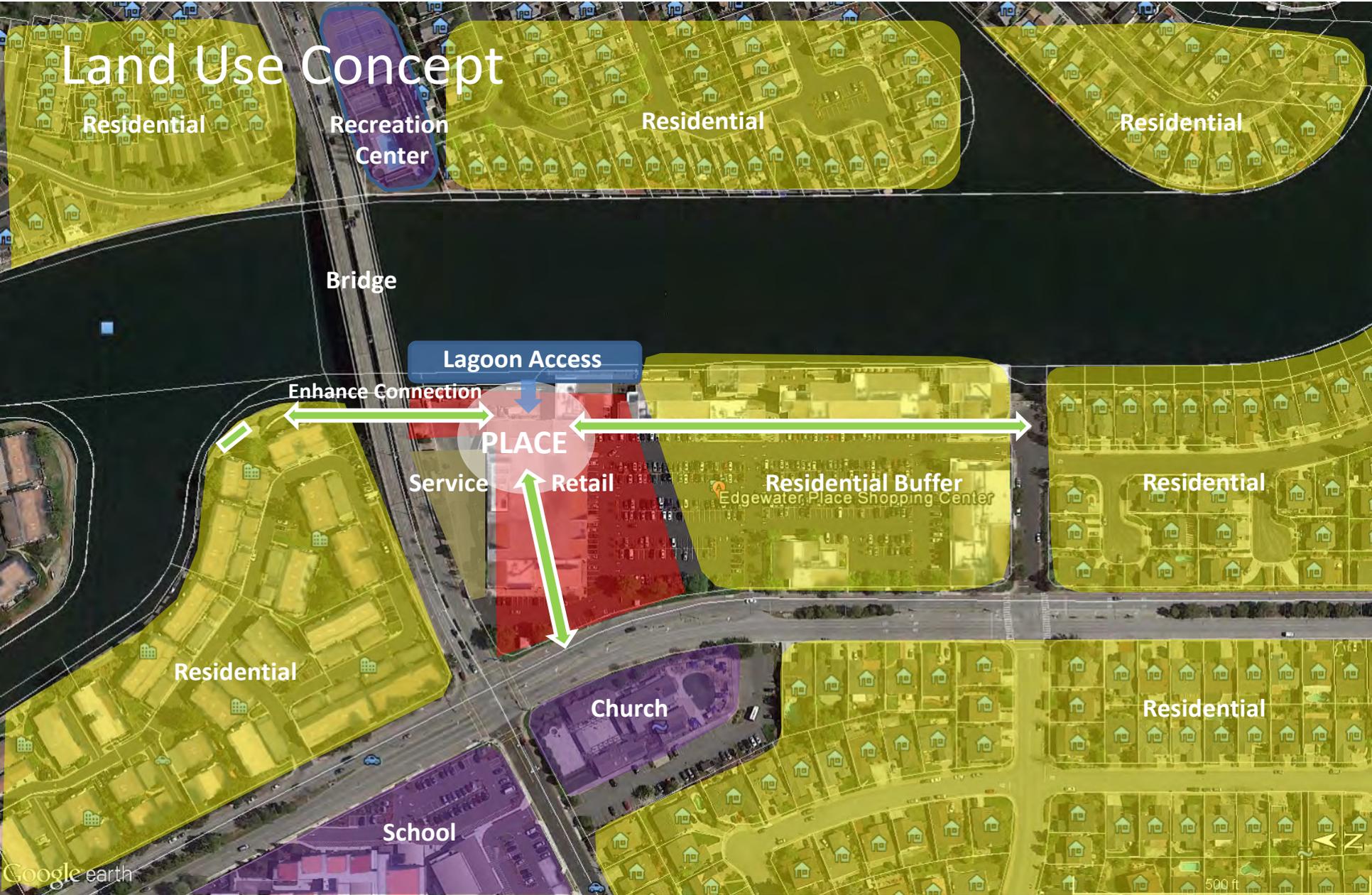
Facing the Public Right of Way



Many of the existing facades are blank, non pedestrian friendly and very close to the street

Edgewater Place Proposal – a model community for sustainable living

Land Use Concept



Edgewater Place Proposal – a model community for sustainable living

Recreating a Place on the Water



Edgewater Place Proposal – a model community for sustainable living

Recreating a Place on the Water



Edgewater Place Proposal – a model community for sustainable living

Recreating a Place on the Water



Edgewater Place Proposal – a model community for sustainable living

Recreating a Place on the Water



Enhance Water Connections

Edgewater Place Proposal – a model community for sustainable living

Recreating a Place on the Water



Enhance Pedestrian Connections

Edgewater Place Proposal – a model community for sustainable living

Fitting In - Overview in Google Earth



Edgewater Place Proposal – a model community for sustainable living

Fitting In - Overview in Google Earth



Edgewater Place Proposal – a model community for sustainable living

Fitting In - Overview in Google Earth



Edgewater Place Proposal – a model community for sustainable living

Fitting In - Overview in Google Earth



Edgewater Place Proposal – a model community for sustainable living

Parking For Shopping



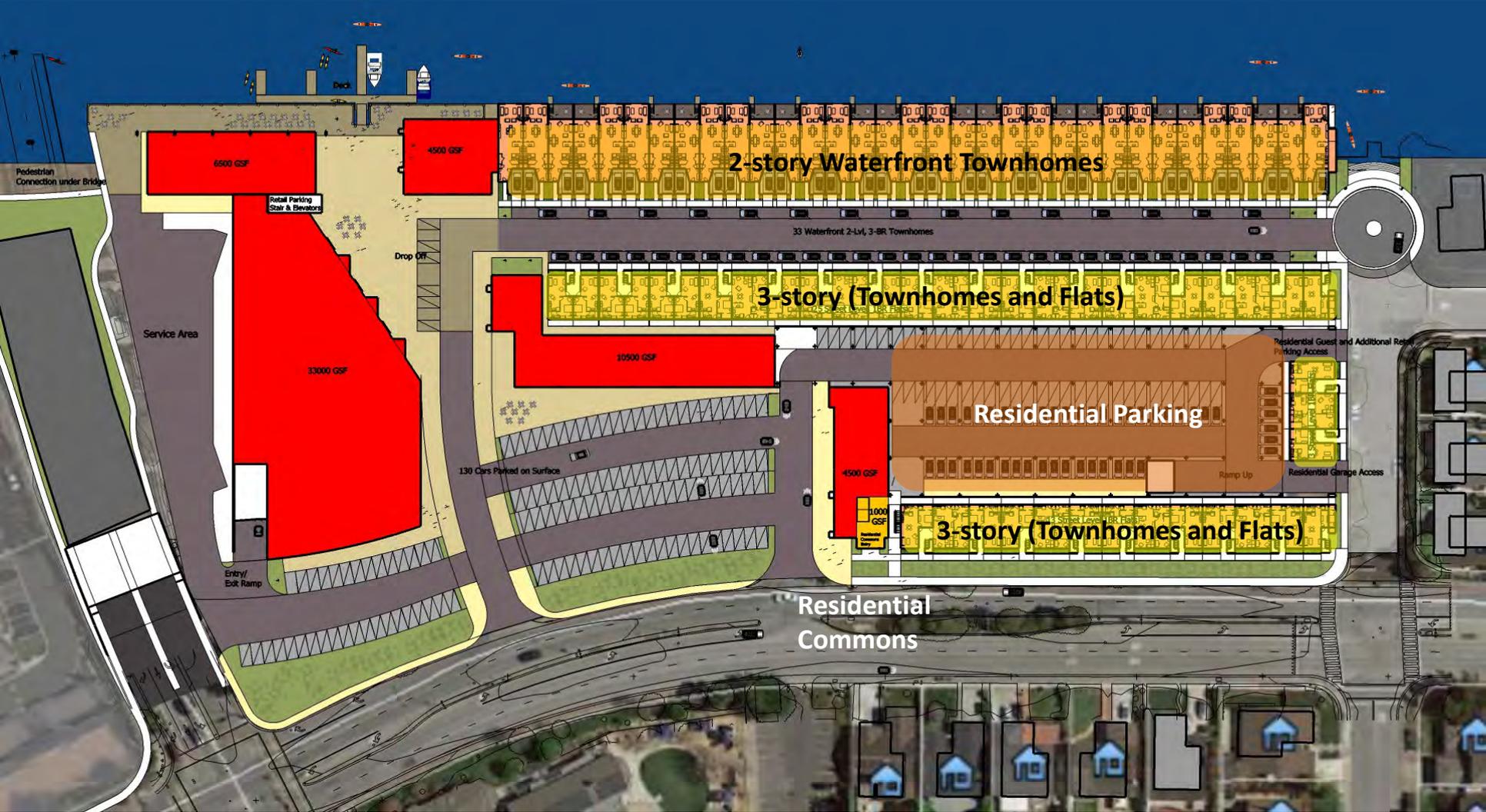
Edgewater Place Proposal – a model community for sustainable living

Residential Neighbors – Scale



Edgewater Place Proposal – a model community for sustainable living

Residential Parking... *is mostly hidden*



Edgewater Place Proposal – a model community for sustainable living

Roofs are Functional



Edgewater Place Proposal – a model community for sustainable living

Roofs are Functional

Generating Power



Recreation

Gardening

Edgewater Place Proposal – a model community for sustainable living

Active Residential Scale at the Street



Save Healthy Mature Trees

Renewable Energy Generation

3rd story set back

Resilient Landscape

3-story (Townhomes and Flats)

Edgewater Place Proposal – a model community for sustainable living

Active Residential, Engages the Street, Not Auto-Focused



Save Healthy
Mature Trees

Sustainable
Materials

Promotes a walkable Lifestyle

Resilient Landscape Buffer along Edgewater

3-story (Townhomes and Flats)

Edgewater Place Proposal – a model community for sustainable living

Residential Scale on the Water



Massing Steps back from Lagoon

Port Royal
Access

2-story Waterfront Townhomes

Edgewater Place Proposal – a model community for sustainable living

Active Residential Scale on the Street



Renewable Energy Generation

Sustainable Materials

Permeable Paving

2-story Waterfront Townhomes

Edgewater Place Proposal – a model community for sustainable living

Active Residential Scale on the Street



Residential Commons

Save Healthy
Mature Trees

Edgewater Commons

Resilient Landscape

Permeable Paving

Commons Building Entrance

Edgewater Place Proposal – a model community for sustainable living

Residential Commons – a Sustainable Lifestyle



Edgewater Place Proposal – a model community for sustainable living

Residential Scale



Port Royal Relationship to Neighbors

Existing Relationship at Port Royal cull de sac

Edgewater Place Proposal – a model community for sustainable living

Sustainable Goals

A Model For Sustainable Living

- Goal for compliance with State of California's 2020 Residential Zero Net Energy goals
- Community edible gardens
- Promote a walkable community through connectivity
 - Transit friendly
 - Pedestrian oriented
 - Lagoon access

Energy

- On-site energy generation
- High efficiency light fixtures
- Abundant access to natural light
- High SRI Pavement

Water

- On-site storm-water treatment
- Minimize potable water use
- Drought tolerant Landscaping
- Potential gray water system
- Solar hot water heating potential
- High efficiency water fixtures
- Potential rain water harvest system

Features

- Electric Vehicle Charging stations
- Integration of Passive building systems
- Efficient building technologies



Edgewater Place Proposal – a model community for sustainable living

Sustainable Features

Solar Tower

- Houses the elevator and stair that accesses the central plaza from the garage
- Generates electricity
- Promotes a sustainable educational message
- Marks the site, provides identity
- Replaces the old clock tower



Replaces the old clock tower

Edgewater Place Proposal – a model community for sustainable living

Sustainable Features

Community Gardens

- Local Food source
- Promotes a sustainable educational message
- Creates a community activity
- Healthy Lifestyle



Community Rooftop Gardens

Edgewater Place Proposal – a model community for sustainable living

Sustainable Features

Renewable Energy

- Over 800,000 SF of PV potential
- Potential to Integrate into all homes
- Promotes a sustainable educational message
- Generates clean Power



Renewable Energy Potential

Edgewater Place Proposal – a model community for sustainable living

Sustainable Features

Sustainable Landscape Features

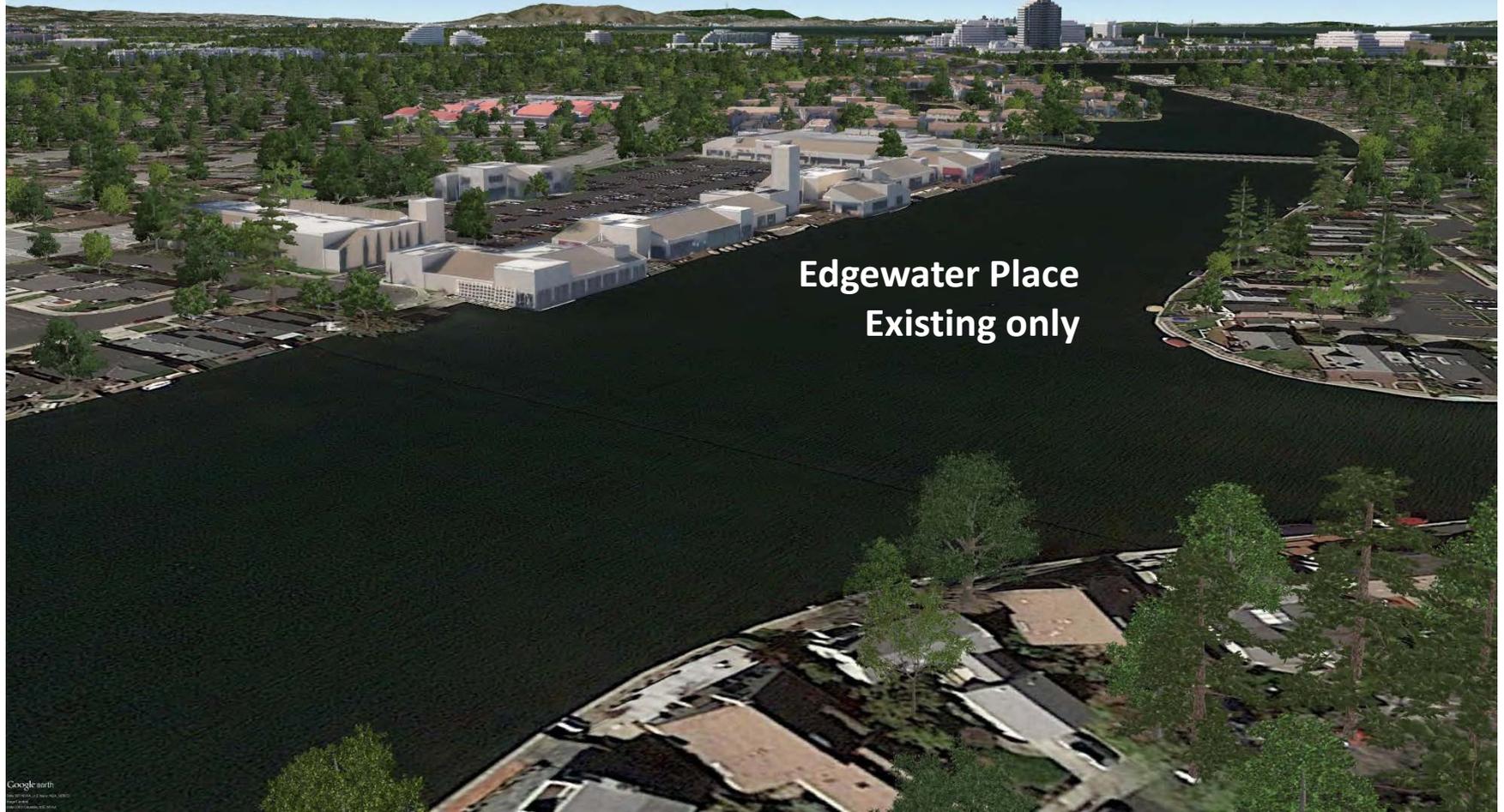
- Onsite storm-water treatment
- Drought tolerant planting
- Greatly reduces non-permeable surfaces as compared to existing
- Saves Mature landscape
- Encourages a walkable Foster City



Edgewater Place Proposal – a model community for sustainable living

Comparison in Google Earth

View 1

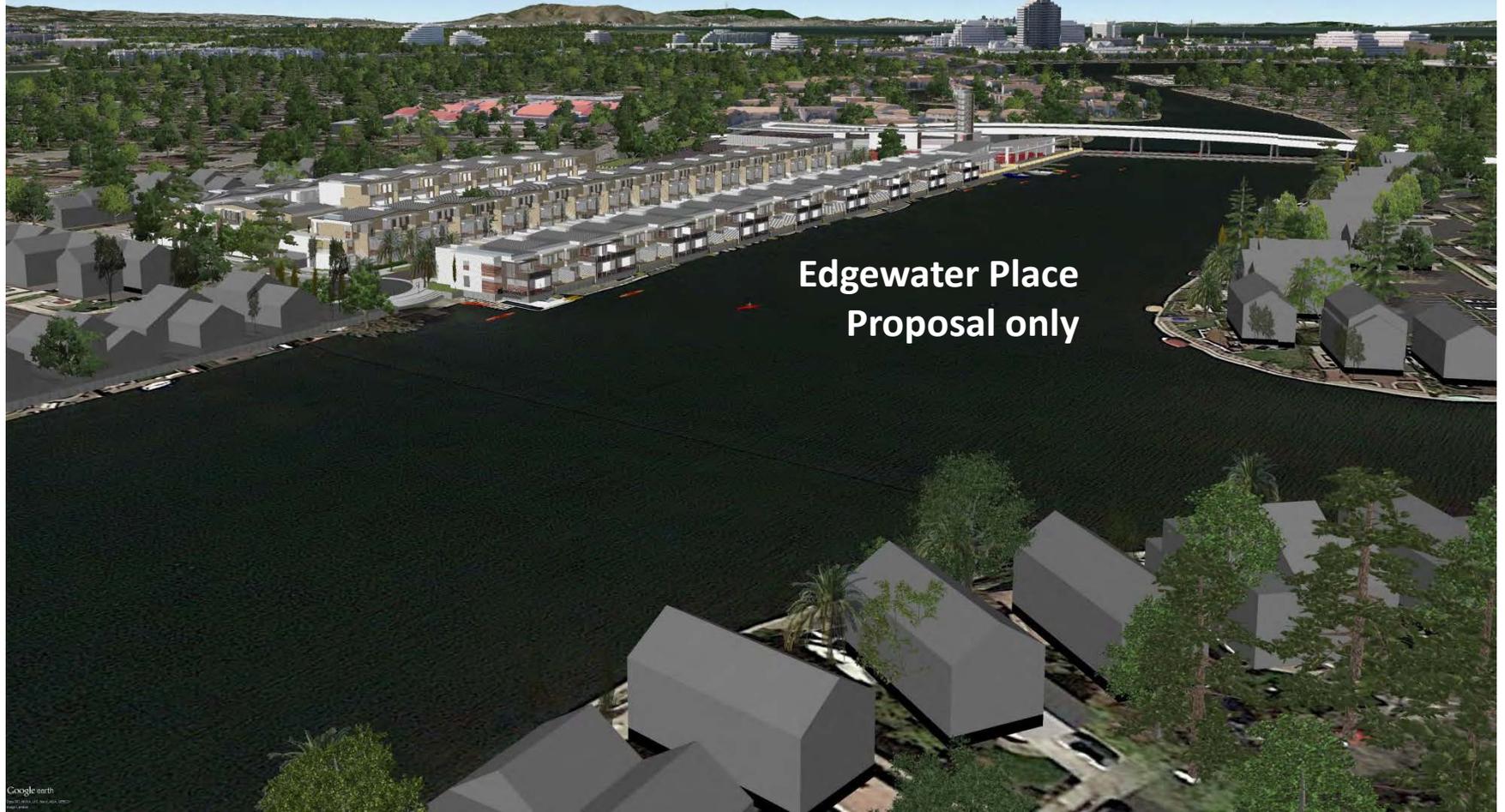


Edgewater Place
Existing only

Edgewater Place Proposal – a model community for sustainable living

Comparison in Google Earth

View 1



**Edgewater Place
Proposal only**

Edgewater Place Proposal – a model community for sustainable living

Comparison in Google Earth

View 2

Edgewater Place
Existing only

Edgewater Place Proposal – a model community for sustainable living

Comparison in Google Earth

View 2



Edgewater Place
Proposal only

Edgewater Place Proposal – a model community for sustainable living

Comparison in Google Earth

View 3



**Edgewater Place
Existing only**

Edgewater Place Proposal – a model community for sustainable living

Comparison in Google Earth

View 3



**Edgewater Place
Proposal only**

Redevelopment of

EDGEWATER PLACE SHOPPING CENTER

A Model Community for Sustainable Living



RMW
Architecture and Interiors