

Attachment A

**Location of Property:**

Undeveloped land between Beach Park Boulevard and the San Francisco Bay, south of the San Mateo Bridge, adjacent to the Beach Park Boulevard intersections with Swordfish Street and Halibut Street.

**New or Additional Building Square Footage for Phase 1:**

Commercial: 27,500 square feet

Residential: 273 Units

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Attachment B

**Foster City Marina Center Project Description**  
(February 24, 2014)

The Foster City Marina Center is a proposed new residential, commercial, and marina development (the "Project"). The Project site is currently undeveloped and is located at the eastern edge of the City of Foster City (the "City"), San Mateo County (the "Project Site").

The residential and commercial development will be located on approximately 13 acres of the Project Site situated on land between Beach Park Boulevard and the San Francisco Bay, south of the San Mateo Bridge, adjacent to the Beach Park Boulevard intersections with Swordfish Street and Halibut Street (the "Development Area"). The proposed marina is planned to cover approximately 23 acres of privately-held submerged land situated in the waters of the San Francisco Bay (the "Marina Site"). Collectively, the Development Area and the Marina Site are the Project Site.

The surrounding land uses include the City's undeveloped Destination Park and the Redwood Shores Ecological Preserve located to the south of the Project Site and single-family residential uses located to the west of the site. Three Conceptual Plans depicting the Project Site are attached.

The Development Area is generally at a higher elevation than Beach Park Boulevard. The proposed entrance to the Project Site for vehicular, bicycle, and pedestrian access would be from Beach Park Boulevard at the intersection of Beach Park Boulevard and Swordfish Street. Construction of the entrance driveway access would require a portion of the levee located along Beach Park Boulevard to be shifted eastward in order to provide acceptable grades into the Project Site from Beach Park Boulevard, provide continued public access along the bay front trail, and maintain flood control requirements. The driveway into the Project Site would be on an incline from Beach Park Boulevard rising to an elevation of approximately 11 feet and then leveling off. Further flood control for the Development Area would be provided by a general increase in elevation across the Development Area to achieve an approximately 13-foot elevation along the eastern edge of the Development Area. A publicly accessible bicycle and pedestrian trail will be provided around the perimeter of the Development Area to provide greater public access to the Bay. Surface elevations from the outboard side of the trail toward the San Francisco Bay will slope gently (1:10 maximum) until the elevations return to the existing grade at approximately a 9-foot elevation. This area will be planted with native vegetation to provide a naturally appearing buffer between the Project and adjacent wetlands.

The proposed development of the Project Site would occur in two phases.

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"Phase One" would include the following uses/improvements in the Development Area:  
(all square footages are approximate)

- Residential:
  - 273 Apartment Units (including studios, one-bedrooms, and two-bedroom units) distributed over seven buildings.
  - Five of the residential buildings would be four-stories. The residential building with the two-bedroom units would be five-stories. The mixed-use residential/commercial building would be four-stories.
- Commercial:
  - 27,500 square feet, distributed over two buildings, including:
    - A one-story 5,000 square foot building, and
    - A four-story mixed-use residential/commercial building of which 22,500 square feet of the total square footage in that building would be for commercial uses.
- On-site parking:
  - Garage parking spaces: 348
  - Surface parking spaces: 317
  - Total parking spaces: 665
- Public pier that accommodates recreational uses, such as small craft launching and fishing.
- A 2,500 square foot public pier serving building with restrooms.
- Landscaping improvements addressing the practical and aesthetic aspects of the Development Area.
- Open space and any required wetland restoration and habitat improvements for the area located between the San Francisco Bay and the new bay front trail with the possible reconstruction of the "Foster City" sign, if allowed by the agencies with jurisdiction over the land adjacent to the San Francisco Bay.
- Internal circulation/streets for vehicles, bicycles, and pedestrians.
- Installation of utilities such as electricity, water, and sewer to serve the Phase One uses.
- A new perimeter bay front public access trail for pedestrians and bicyclists.

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"Phase Two" would include the following uses on the Marina Site:

- Harbor facilities to serve the marina, such as a building on piers with a harbor master facility, restaurant(s), and marina restrooms.
- The marina: 214 boat slips with breakwater.

The Project would include design features to minimize effects to adjacent wetlands and the Bay, such as:

- UV-reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting films on glass.
- Decorative grills, screens, netting or louvers, with openings no more than 2 inches horizontally, 4 inches vertically or both adjacent to clear glass. Internal screens or external grills over non-reflective glass shall be installed as close to the glass as possible for birds to perceive windows as solid objects.
- Awnings, overhangs, sunshades or light shelves directly adjacent to clear glass.
- Glass panes angled toward the ground or sky so that the reflection is not in a direct line-of-sight.
- Structural features to break-up large expanses of glass.
- No antennas, guy wires, and other rooftop structures would be included.
- Building designs shall avoid creating horizontal surfaces and covered nooks, cavities, and crevices which can provide perch and nesting sites for birds. Where horizontal surfaces cannot be avoided, these surfaces shall be fitted with bird-roosting deterrent devices.

The Project's outdoor lighting will include features, such as:

- Generally following the International Dark-Sky Association guidelines for minimizing light pollution. Outdoor lighting will be provided in a manner that provides for nighttime safety, utility, security, and enjoyment while preventing light trespass into natural areas surrounding the Project Site.
- The design objective is to preclude any net increase in ambient lighting into the marshes and associated Bay/mudflat habitats and outer 50 feet of the buffer area adjacent to the commercial and residential areas.
- All external lighting should meet the "full-cutoff" classification defined by the Illuminating Engineering Society of North America (IESNA).
- Bayside trail safety lighting, if needed, shall be limited to low-bollard style lights that limit illumination to the trail surface.

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The Project will include landscaping design features, such as:

- Native and naturalized non-native species that are not identified as problematic invasive species by the California Invasive Plant Council's Invasive Plant Inventory.
- Buffer-landscaping shall be limited to native bayside herbaceous and sub-shrub species.
- For the Development Area landscaping, the following guidelines are applicable:
  - Low-growing vines or other dense shrubby cover shall be avoided as this can provide cover for pest species.
  - Acceptable trees shall have at least two of the following characteristics in order to minimize potential for raptor and raven nesting: generally less than 25 feet in height at maturity, columnar shape, fine limbs, or a close dense crown structure. No palm trees will be planted.

The Project objectives include the following:

- Maximize public access to the San Francisco Bay, while protecting adjacent valuable wetland and aquatic habitats.
- Provide public facilities such as the new bay front trail, public pier, and marina to increase and facilitate the public's use and enjoyment of the San Francisco Bay.
- Create a sense of place near the San Francisco Bay with the commercial and residential uses.
- Build the Development Area with a density and range of uses that can financially support the public improvements, including the new bay front trail, public pier, and marina.
- Provide desirable apartment homes for people who work and live in the City.
- Increase the City's availability of affordable housing units at a level that is economically viable for the Project.
- Ensure that the Project is economically viable by containing sufficient market rate housing units to support the affordable housing units.
- Provide utilities and other infrastructure to accommodate the Project's development.
- Maintain flexibility in timing of development.

The following agencies are expected to review the Project:

- The City;
- San Francisco Bay Conservation and Development Commission ("BCDC");

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- Army Corps of Engineers;
- National Marine Fisheries Service;
- U.S. Fish and Wildlife Service;
- Regional Water Quality Control Board (San Francisco Bay);
- State Department of Fish and Wildlife; and
- State Lands Commission (Phase One (public pier), Phase Two (marina)).

The Project may include the following City entitlements/permits:

- California Environmental Quality Act ("CEQA") review;
- General Plan Amendment;
- Rezoning, if needed;
- General Development Plan;
- Vesting Tentative and Final maps (or Vesting Tentative and Final Parcel maps);
- Use Permit;
- Specific Development Plan; and
- Grading, construction and building permits.

The Project may include the following State and Federal permits/consultations:

- BCDC permit;
- Army Corps of Engineers Section 404 permit;
- Regional Water Quality Control Board 401 certification/Waste Discharge Requirements;
- Army Corps Endangered Species Act Section 7 consultation with U.S. Fish and Wildlife Service and National Marine Fisheries Service;
- City/BCDC consultation with California Department of Fish and Wildlife; and
- State Lands Commission authorization (Phase One (public pier), Phase Two (marina)).





Phase 1	
Commercial	27,500 sf
Apartment Units	273 Units
Parking - Garage	348 spaces
Parking - Surface	317 spaces
<b>Total Parking Spaces</b>	<b>665 spaces</b>
Phase 2	
Boat Slips	214
Harbor Master Building on piers w/ Restaurant	

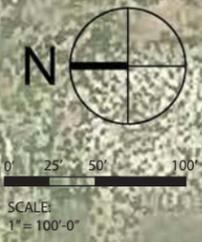
Public pier accommodates recreational use, fishing, small craft launch

Marina - 214 boat slips  
Harbor master building on piers with restaurant

High tide line

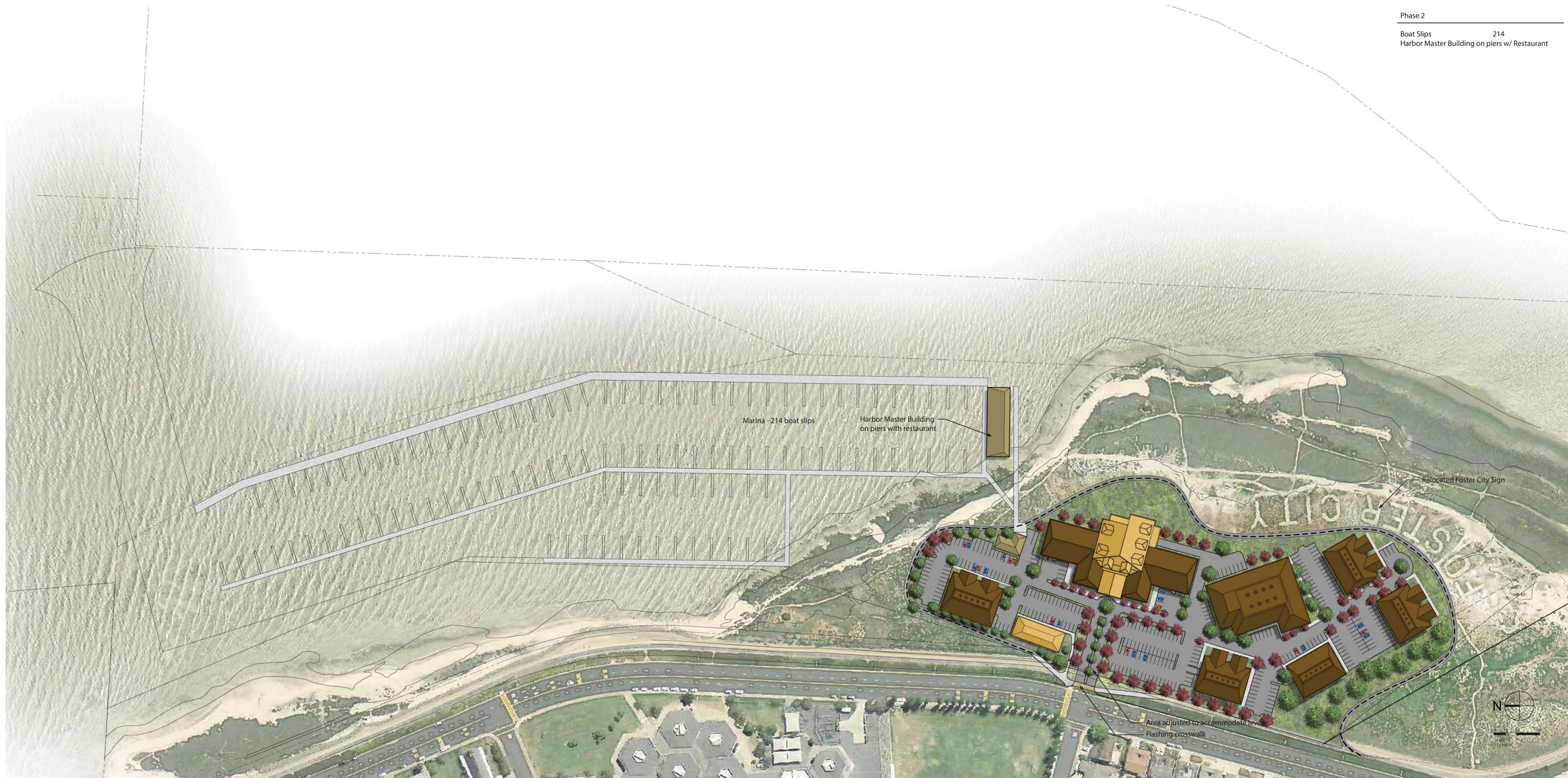
Relocated Foster City Sign

Area adjusted to accommodate level  
Flashing crosswalk



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## Foster City Marina Center

February 20, 2014