

An aerial night photograph of a park renovation project. The scene features a winding concrete path, lush green trees, and warm white string lights strung across the area. Several people are seen walking and sitting on the path. In the background, a parking lot with a few cars is visible. The overall atmosphere is vibrant and modern.

# FOSTER CITY RECREATION CENTER REBUILD SCHEMATIC DESIGN

CITY COUNCIL

City of Foster City September 2023



GROUP 4



City of Foster City



# AGENDA

1. Requested Action
2. Work Plan & Schedule Update
3. Project Budget Update
4. Schematic Design Overview
5. Next Steps



## *Requested Actions:*

*Receive summary presentation and provide direction on:*

- 1. The Schematic Design for the Foster City Recreation Center Rebuild Project (FCRCRP).*
- 2. The project budget for the FCRCRP.*
- 3. Authorization to proceed with design development and construction documents.*

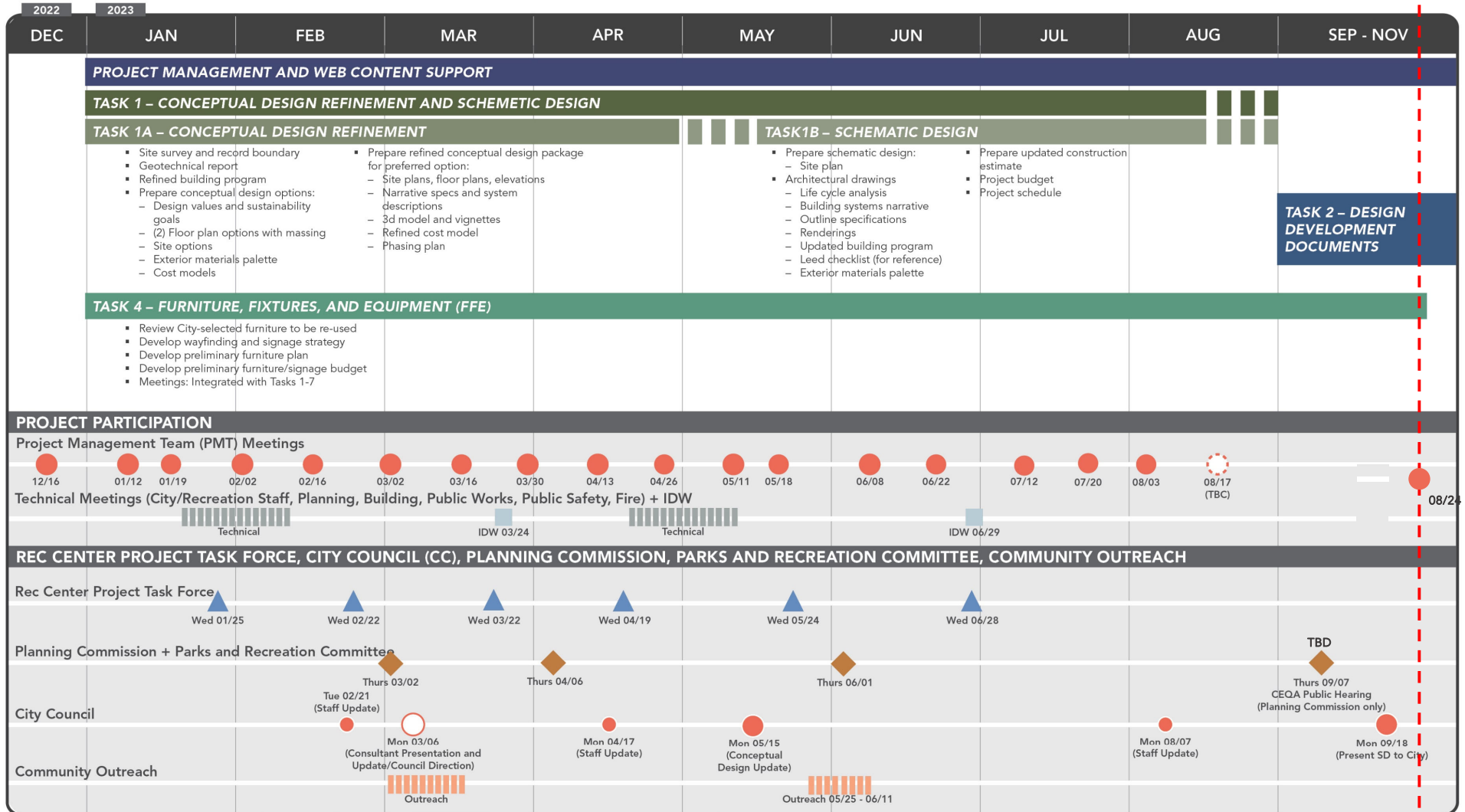


# FOSTER CITY RECREATION CENTER

## DRAFT WORK PLAN revised 2023-07-30



TODAY



\*Typical City meeting dates: City Council - 1st and 3rd Monday of the month, Planning Commission - 1st and 3rd Thursday of the month, Parks and Recreation Committee - 1st Tuesday of the month

SEPTEMBER 2023

CITY COUNCIL

Foster City Recreation Center

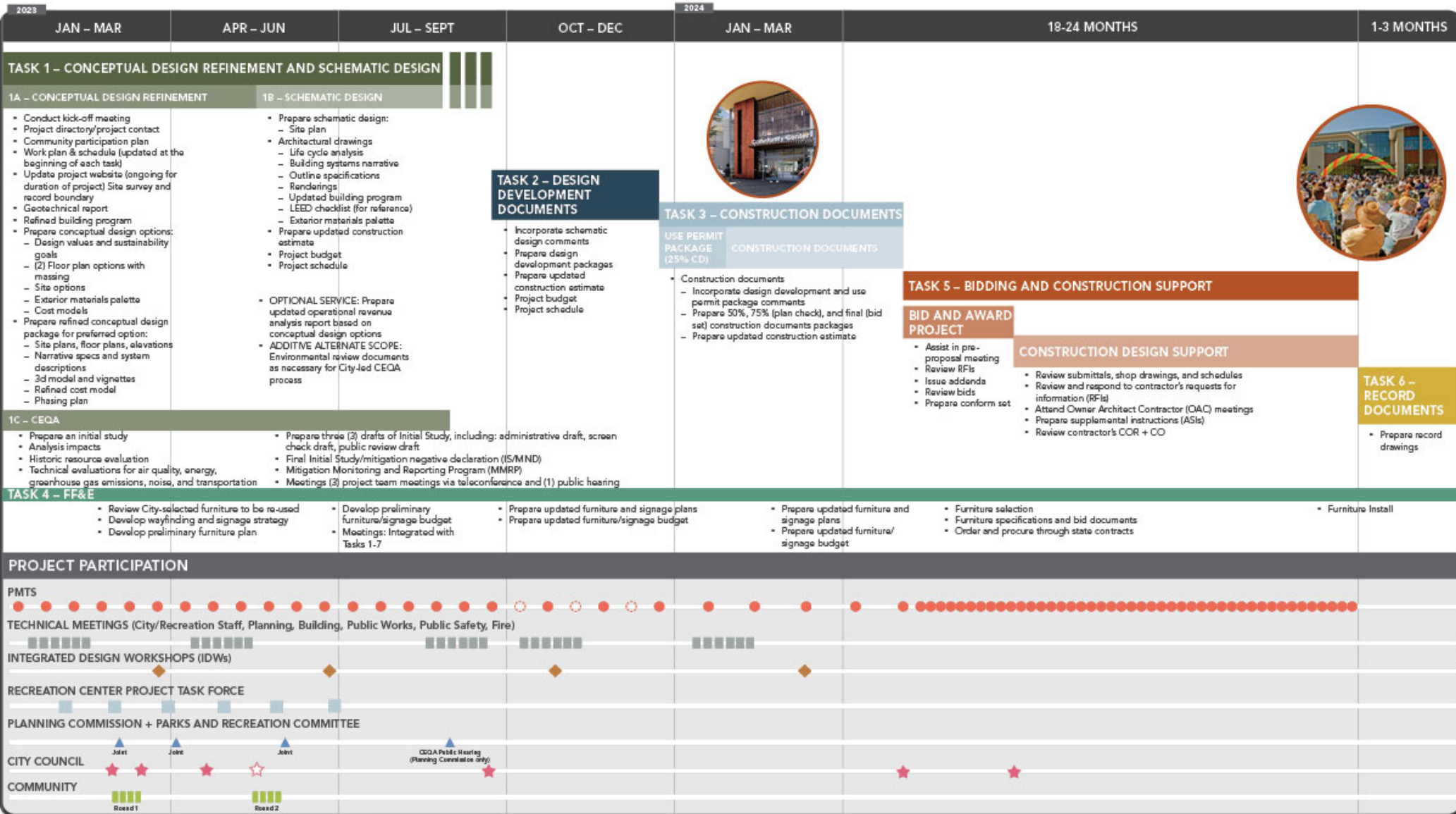




# FOSTER CITY RECREATION CENTER

## DRAFT WORK PLAN

2023-08-03





# MEETINGS- Conceptual thru Schematic Design

## Project Management Meetings (PMT)

- ✓ 20 PMT Meetings

## Technical Meetings

- ✓ 11 Total Technical Meetings with Building, Planning, Public Works, Park and recreation + Fire

## Integrated Design Workshop (IDW)

- ✓ 2 IDW's

## Task Force Meetings

- ✓ 6 Task Force Meetings

## Joint Park and Recreation Committee, + Planning Commission Meetings

- ✓ 3 Joint Committee/Commission Meetings

## Park and Recreation Committee Meetings

- ✓ 1 Parks and Recreation Committee Meeting: Recreation Center Boardwalk Master Plan

## City Council Meetings

- ✓ 3 Joint City Council Meetings





# SCHEMATIC DESIGN WORK PLAN – AREAS OF FOCUS

## PROGRAM & DESIGN

- ✓ Site and Building Program
- ✓ Site Plan
- ✓ Site Elements + Amenities
- ✓ Floor Plans
- ✓ Massing
- ✓ Exterior Colors and Materials
- ✓ Interior Finishes- floor and ceiling
- ✓ Lighting Exterior and Interior

## BUILDING SYSTEMS

- ✓ Site drainage strategy
- ✓ Structural System
- ✓ Mechanical System
- ✓ Generator requirements
- ✓ Security
- ✓ Audiovisual





# SCHEMATIC DESIGN WORK PLAN – AREAS OF FOCUS

## CEQA

- ✓ AB 52/ Historic Resources Tasks
  - ✓ Tribal
  - ✓ Historic Resource Evaluation
  - ✓ DPR 523 Forms
  - ✓ AB 52 Tribal Consultation Invitation
  - ✓ Trip Generation/Level of Service
  - ✓ Administrative Draft IS/MND
  - ✓ Publish Public Review Draft IS/MND-
  - ✓ Response to Comments (RTC) memo
- 
- ☐ Public Hearing to be scheduled during Design Development Phase (date TBD)





# CEQA: Public Review period- comments

## 1. Jon Froomin- Mayor:

**From:** Jon Froomin-Mayor <[jfroomin@fostercity.org](mailto:jfroomin@fostercity.org)>  
**Sent:** Wednesday, July 26, 2023 11:41 AM  
**To:** Foster City Webmaster Account <[webmaster@fostercity.org](mailto:webmaster@fostercity.org)>  
**Subject:** Re: [Planning] Notice of Intent (NOI) for Public Review of Initial Study/Mitigated Negative Declaration for the Rec Center Rebuild Project (File No. UP2023-0003/ CIP 301-678)

The first sentence in the Proposed Project Section is incomplete.

Jon

Jon Froomin, Mayor  
City of Foster City  
650-286-3502 - voicemail

## 2. Greg Koss:

**From:** [Greg Koss](#)  
**To:** [Thai-Chau Le](#); [Derek Schweigart](#)  
**Subject:** Rec Center Rebuild Project  
**Date:** Wednesday, July 26, 2023 7:10:27 PM  
**Attachments:** [image.png](#)

Hi,

The plan looks like its shaping up nicely. But I notice there's no consideration for pedestrian traffic crossing Foster City Blvd to and from the parking at the Library or City Offices parking lot. Here's a snippet from your architectural rendering in the plan document to illustrate the crossing I'm talking about.



I suggest it would help all the people parking at the Library and points east to have a crosswalk with pedestrian activated signalling. The idea being that normally traffic would not be impacted by this crossing outside of events at the amphitheater or at the Rec Center itself. In the high-traffic periods when events are happening it would be a great help to a lot of people parking in those lots by the Library, City Offices, and Foster Square.

Please consider this suggestion to assist everyone that parks across the street and has to navigate FCB traffic across 6 lanes of traffic.

Thanks for listening.



# CEQA: Public Review period- comments

## 3. Khalaf Hirmina

**From:** [Khalaf Hirmina](#)  
**To:** [Thai-Chau Le](#)  
**Subject:** Two story building at the lagoon to replace the one story building is not acceptable.  
**Date:** Monday, July 31, 2023 5:05:03 PM

---

Hi Mr. Thai-Chau Le,

I am an owner at Foster Square. I live in Building 738 Eppleton lane, unit 204, facing Shell Blvd and the Lagoon. I moved here on February 2019.

The existing low profile building at the Lagoon is purposely designed for keeping the nature's beauty wide open at all the surroundings. The 40 feet high two story building is going to block the view and degrade the attractiveness of the Lagoon and its surrounding areas.

Highly recommended to discard the two story design and build a one story building of the same height as the existing one. The existing height is the right design and should be followed.

Thank you so much for your cooperation.

Khalaf (Kal) Hirmina  
738 Eppleton Lane, Unit 204, Foster City, CA 94404  
Email: [hirminak@aol.com](mailto:hirminak@aol.com)  
Mobile: 650-245-3407

## 4. Melvin Lee:

**From:** Melvin Lee <[melandjean@comcast.net](mailto:melandjean@comcast.net)>  
**Sent:** Wednesday, July 26, 2023 3:16 PM  
**To:** Foster City Webmaster Account <[webmaster@fostercity.org](mailto:webmaster@fostercity.org)>  
**Subject:** Re: [Pilgrim-Triton] Notice of Intent (NOI) for Public Review of Initial Study/Mitigated Negative Declaration for the Rec Center Rebuild Project (File No. UP2023-0003/ CIP 301-678)

Thank you for the NOI.

I'd like to alert Foster City's Park & Recreation Department.

If a landscape architectural firm by the name of Van Dorn & Abed responds to any RFPs for design services, they may be using projects Sea Cloud Park and Booth Bay Park as reference for work performed in Foster City.

This firm did not design Sea Cloud Park or Booth Bay Park including Civic Centers or Public Space projects for the cities of Atwater, Gilroy, Lompoc, Morgan Hill and South San Francisco. They may also list many Centex Homes projects in Foster City, they were not involved in any Centex Homes projects.

They were my employees at Melvin Lee Associates but not while these projects were designed in the 1980's. They joined my firm many years after.

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Thank you,  
Melvin Lee  
Retired Landscape Architect.



# SITE SECTION

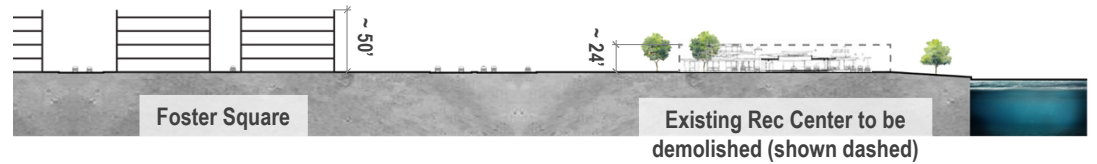
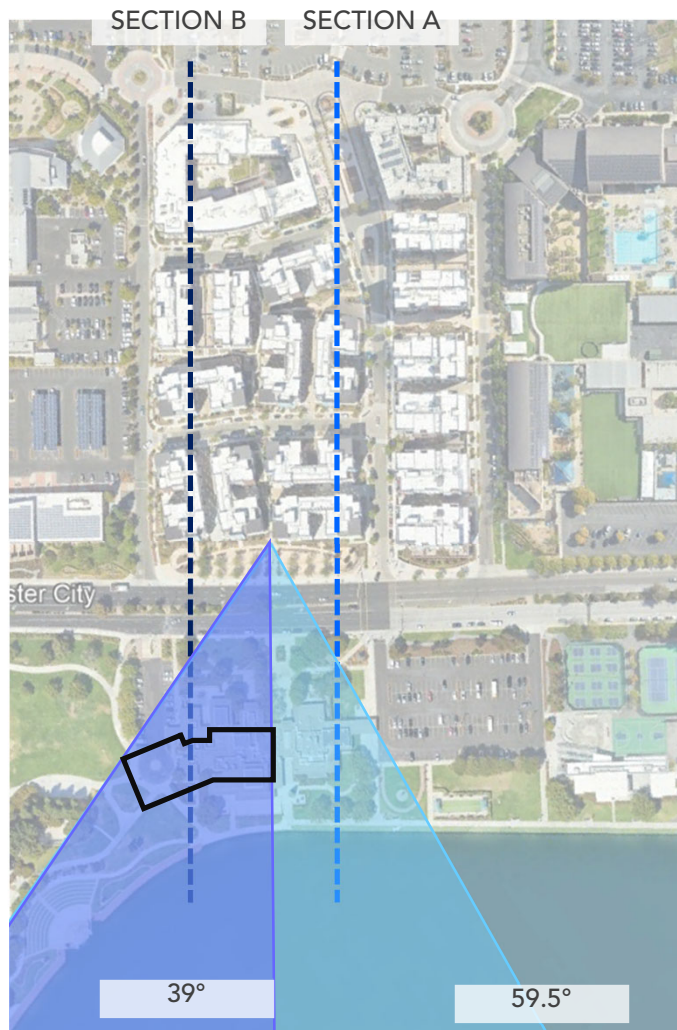


SEPTEMBER, 2023

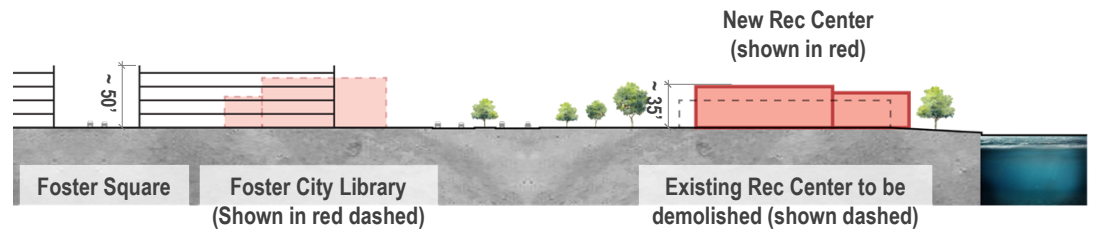
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Foster City Recreation Center

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SECTION A



SECTION B

# COMMUNITY ENGAGEMENT

## 2 Rounds

- Online Surveys
- Open House Drop-in Meeting
- Pop up Kiosk
- Planning Commission and Parks + Recreation Committee
- Project Task Force
- Project website
- Advertised on city website
- Email blasts
- Social media posts
- News outlets





# COMMUNITY OUTREACH ROUND 1

- ✓ **Project Task Force Meeting**
- ✓ **Joint Planning Commission and Parks & Recreation Committee Meeting**
- ✓ **Little League Opening Day**
- ✓ **Open House**
- ✓ **Little League Opening Day**
- ✓ **Farmers Market**
- ✓ **Holi Festival**



## OUTREACH RESULTS

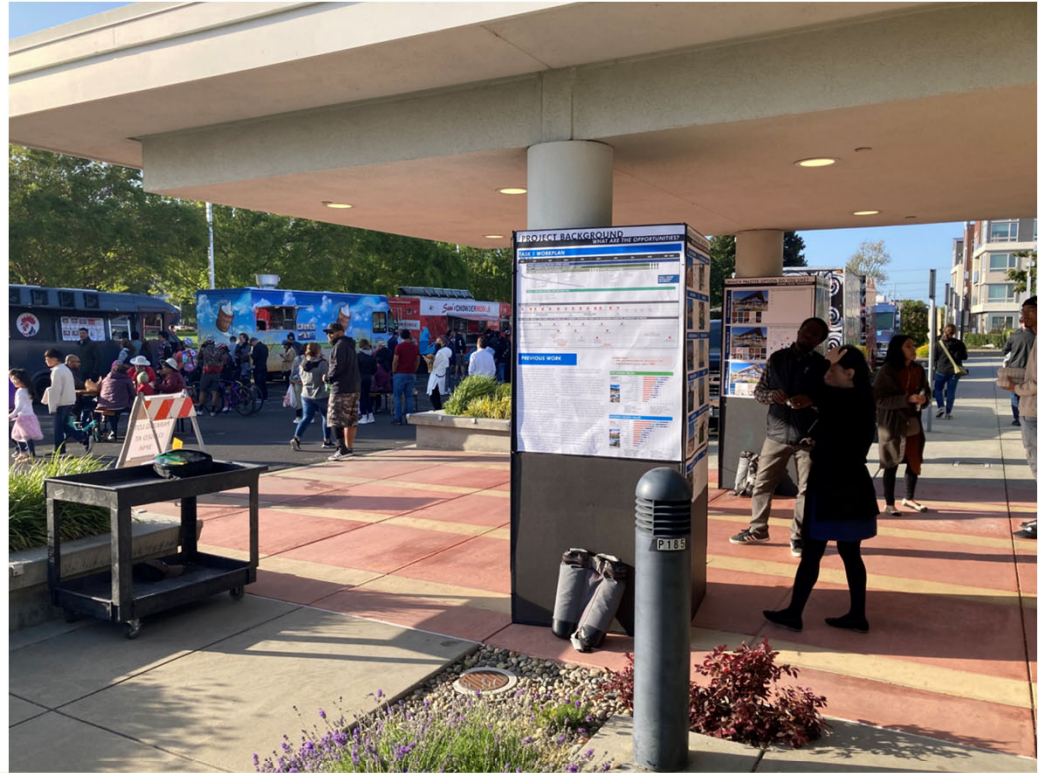
Online survey (March 3 to March 19) – 488 responses as of 3/20

**TOTAL PARTICIPANTS (in person + online) ~1009 responses**



# COMMUNITY OUTREACH ROUND 2

- ✓ **Project Task Force Meeting**
- ✓ **Joint Planning Commission and Parks & Recreation Committee Meeting**
- ✓ **Outreach at Off The Grid**
- ✓ **Public meetings**
- ✓ **Library Outreach Events**
- ✓ **Outreach at Senior Meals**
- ✓ **Outreach at Movie Night**



## OUTREACH RESULTS- ROUND 2

Online survey (May 25 to June 11) – 402 responses

**TOTAL PARTICIPANTS (in person + online) ~ 850 responses**

**TOTAL ROUND 1+2 = ~1,852 responses**



## GOALS – PMT/TASK FORCE/ PARK + REC COMMITTEE





# JOINT PLANNING + PARK & REC; TASK FORCE MEETINGS



SEPTEMBER 2023

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Foster City Recreation Center

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## PARKING OPTIONS EVALUATION

WHAT ARE YOUR THOUGHTS?

		
	OPTION 1 3-BAY PARKING W/1 NEW BAY ON LAGOON	OPTION 2 3-BAY PARKING W/1 NEW BAY ON SHELL BLVD
JOINT COMMITTEE	9	1
TASK FORCE MEETING	7	1

## BUILDING DESIGN EVALUATION

WHAT ARE YOUR THOUGHTS?

		
	1-STORY SAILS CONCEPT	2-STORY GULLWING CONCE
JOINT COMMITTEE	1	9
TASK FORCE MEETING	0	8

## JOINT PLANNING + PARK & REC, TASK FORCE MEETINGS, CITY COUNCIL



### SINGLE STORY: SAILS CONCEPT



City Council confirmed 2-Story  
massing/plan and Gullwing design  
concept per Task Force, and Joint  
Planning and Park and Recreation  
Committee's selection  
May 15, 2023, City Council Meeting



### TWO STORY: GULLWING CONCEPT





# COMMUNITY OUTREACH - Exterior Materials Palette



- Blues and lighter colors seem to be preferred.
- Community positive reactions to C and lighter, **more “nautical” colors.**
- Lots of support for concrete “wavy” accent panels from B all-around.





# REFINED MATERIALS PALETTE – Task Force





# AGENDA

1. Requested Action
2. Work Plan & Schedule Update
- 3. Project Budget Update**
4. Schematic Design Overview
5. Next Steps





## SCHEMATIC DESIGN PROJECT BUDGET

### 2023 City of Foster City Capital Improvement Projects Budgets

- Recreation Center Rebuild Project (CIP 301-678):  
\$55,375,000
- Bocce Courts (CIP 301-655): \$925,000
- Playground Replacement (ERP Fund): \$70,200

### New Projects and scope *(no current funds allocated to these)*:

- Recreation Center Boardwalk Master Plan
- Park Restroom Building



# SCHEMATIC DESIGN PROJECT BUDGET

## Recreation Center Rebuild Project Budget Components

- **Hard Cost**
  - New Recreation Center Building
  - Site
  - Temporary Facilities
- **Construction Contingency (Building + Site)**
- **Furniture, Fixtures, + Equipment**
  - Hard Cost
- **Soft Cost & Soft Cost Contingency**
  - 2018 Study
  - Architectural and Engineering Fees
  - Construction Management
  - Surveys, special inspections, testing
  - Utility Connections
  - Fees and Administration

# SCHEMATIC DESIGN PROJECT BUDGET

## Recreation Center Rebuild Project Estimate Components

### **Hard Cost:**

Includes cost for General Contractors Overhead (site requirements, jobsite management, insurance, bonding, profit), and construction cost for the building and sitework.

### **Soft Cost:**

Includes cost for purchasing the building and sites furnishings, fixtures, and equipment that are not “built-in” and included in the project hard costs above.

### **Escalation:**

Is the change in cost or price of specific goods or services in a given economy over a period. Inflationary trends in economy get reflected through escalation in prices of units. It is the increase in cost of any construction elements of the original contract or base cost of a project due to passage of time. Typical escalation is estimated in the 3-5% range, in the last 3 years escalation has ranged from 5-7% per year.

### **Bid Alternates:**

Bid alternates are portions of a project that are bid separately. They help manage costs in a public bidding environment. They can be used for identifying separate funds for specific portions of a project and can provide flexibility and a buffer for the project during periods of economic fluctuations. Ideal bid alternates are standalone items that require minimal coordination between trades.



# SCHEMATIC DESIGN COST MODEL

- Schematic Design is \$4.7-\$5.3M over \$42M November 2022 Escalated Construction Budget

FOSTER CITY RECREATION CENTER REBUILD					
SCHEMATIC COST MODEL 8/24/2023					
	Hard Cost*	Escalation**		Hard Cost* + Escalation**	
		11.0%	12.5%	11.0%	12.5%
<b>Building &amp; Sitework</b>					
Building	<b>\$33,900,000</b>	\$3,729,000	\$4,237,500	\$37,629,000	\$38,137,000
Sitework	<b>\$8,150,000</b>	\$896,500	\$1,018,800	\$9,046,000	\$9,168,800
<b>SUBTOTAL</b>	<b>\$42,050,000</b>	\$4,625,500	\$5,256,300	<b>\$46,675,500</b>	<b>\$47,306,300</b>
RCRP CIP				\$42,000,000	\$42,000,000
(delta)				<\$4,675,500>	<\$5,306,300>
* Hard Costs includes direct costs, markups + design contingency					
**Escalated to mid-point of Construction <b>July</b> 2025 (Construction Sept. 2024 to June 2026)					



## SCHEMATIC DESIGN AREAS OF COST INCREASES

	ITEM	INCREASE / ADDED COST	TOTAL
1)	Escalation from longer schedule than anticipated (additional 6 months)	~ \$1,300,000	
2)	Structural System Foundation (Auger Piles)	~ \$1,195,000	
3)	Fixtures, Furniture, and Equipment Budget updated from \$100K to \$1,190,000.	\$1,090,000	
4)	Special Inspections allowance increased from \$330,000 to \$800,000.	\$470,000	
5)	Site Electrical: Food Truck Hookups & EV Charging Stations + Future Chargers	\$359,000	
	<b>TOTAL</b>		<b>~\$4,414,000</b>





# FOSTER CITY RECREATION CENTER REBUILD – PROJECT BUDGET

## SCHEMATIC DESIGN

		2022 PROJECT ESTIMATE	2023 SCHEMATIC
1)	2018 Study + Outreach	\$242,172	\$242,172
2)	Architecture + Engineering (incl. A+E contingency)	\$6,208,200	\$5,958,207
3)	Surveys (included in 2)	\$0	\$0
4)	Environmental	\$0	\$70,000
5)	Special Inspections + Testing	\$330,000	\$800,553
6)	Direct Construction Cost	\$46,200,000	\$52,026,875
a.	Building		\$33,900,000
b.	Site		\$8,150,000
c.	Escalation		\$5,256,250
d.	Construction Contingency		\$4,730,625
7)	Temporary Facilities	\$210,000	\$380,000
8)	Fixtures, Furnishings, + Equipment (FF+E)	\$100,000	\$1,190,000
9)	Electronic Systems and Special Equipment	\$0	\$115,000
10)	Construction Management	\$2,173,500	\$2,173,500
11)	Utility Company Connections Services + Fees	\$100,000	\$135,000
12)	City Fees + Administration	\$400,000	\$102,814
13)	Soft Cost Contingency	\$0	\$151,777
	<b>TOTAL</b>	<b>\$55,964,000</b>	<b>\$63,356,000</b>



## FOSTER CITY RECREATION CENTER REBUILD – PROJECT BUDGET

### SCHEMATIC DESIGN

		2022 PROJECT ESTIMATE	2023 SCHEMATIC
1)	2018 Study + Outreach	\$242,172	\$242,172
2)	Architecture + Engineering (Incl. A+E contingency)	\$6,208,200	\$5,958,207
3)	Surveys (included in 2)	\$0	\$0
4)	Environmental	\$0	\$70,000
5)	Special Inspections + Testing	\$330,000	\$800,553
6)	Direct Construction Cost	\$46,200,000	\$52,026,875
a.	Building		\$33,900,000
b.	Site		\$8,150,000
c.	Escalation	Escalation + Contingencies= \$10.13M ~20% Escalated Construction Estimate	\$5,256,250
d.	Construction Contingency		\$4,730,625
7)	Temporary Facilities	\$210,000	\$380,000
8)	Fixtures, Furnishings, + Equipment (FF+E)	\$100,000	\$1,190,000
9)	Electronic Systems and Special Equipment	\$0	\$115,000
10)	Construction Management	\$2,173,500	\$2,173,500
11)	Utility Company Connections Services + Fees	\$100,000	\$135,000
12)	City Fees + Administration	\$400,000	\$102,177
13)	Soft Cost Contingency	\$0	\$151,777
	<b>TOTAL</b>	<b>\$55,964,000</b>	<b>\$63,356,000</b>



# FOSTER CITY RECREATION CENTER REBUILD

## SCHEMATIC COST MODEL 8/24/2023

	Hard Cost*	Escalation**		Hard Cost* + Escalation**	
		11.0%	12.5%	11.0%	12.5%
<b>Building &amp; Sitework</b>					
Building	<b>\$33,900,000</b>	\$3,729,000	\$4,237,500	\$37,629,000	\$38,137,000
Sitework	<b>\$8,150,000</b>	\$896,500	\$1,018,800	\$9,046,000	\$9,168,800
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RCRP CIP				\$42,000,000	\$42,000,000
(delta)				<\$4,675,500>	<\$5,306,300>

\* Hard Costs includes direct costs, markups + design contingency

\*\*Escalated to mid-point of Construction **July** 2025 (Construction Sept. 2024 to June 2026)

## ADD ALTERNATES

A1 Expanded Trellis	\$625,000
A2 Café (Equipment & Space)	\$428,000
A3 Fitness Room Operable Partition	\$128,000
L1 Expanded Preschool Patio + Playground	\$385,000
L2 Terrace Wind Break	\$154,000
E1 Photovoltaic Array Allowance	\$1,500,000 to \$1,745,000
E2 Enhanced Sustainability LEED Gold	\$ TBD
E3 Net Zero Performance	\$ TBD

## ADDITIONAL PROJECTS

L3a Bocce Court Expansion and Improvement	\$1,009,000
L3b Park Restroom	\$ TBD
L4 Recreation Center Boardwalk Masterplan	\$ TBD



# PROJECT COST MODEL – Add Alternates



	Alternate	Cost*	Other Funding	Direction Required	Description
A1	Expanded Entry Trellis [first 10' in base bid]	~\$625,000	No	At award of bid	
A2	Café (Equipment and Space)	~\$428,000	No	At end of schematic (now)	Because of complexity of kitchen equipment and infrastructure too complicated to carry as an alternate.
A3	Fitness Room Operable Partition	~\$128,000	No	At award of bid or later	Structure and track are in the base bid, partition can be installed at any time when funding is available.
L1	Expanded Preschool Patio + Playground	~\$385,000	\$70,200	At award of bid or later	Equipment Replacement Fund <\$314,800>.
L2	Terrace Wind Break	~\$154,000	No	At award of bid or later	
E1	Photovoltaic Array Allowance	~\$1,500,000 - \$1,745,000	Possibly	At award of bid or later	Low interest loan from State Energy Commission, Purchase Power Agreement, Grant Funding
E2	Enhanced Sustainability LEED Gold	TBD		TBD	
E3	Net Zero Performance	TBD		TBD	

\*Including markup, contingency and 12.36% escalation

SEPTEMBER, 2023

CITY COUNCIL

Foster City Recreation Center



# PROJECT COST MODEL – Additional Projects



	Project	Cost*	Other Funding	Direction Required	Description
L3a	Bocce Court Expansion and Improvements	\$1,009,000	\$925,000 CIP 301-655	At end of schematic (now), if part of RCRP.	If not included in recreation Center Rebuild project now this work could be completed as a separate/future project. <\$84,000>.
L3b	Park Restrooms	~TBD	No	At end of schematic (now), if part of RCRP.	If not included in Recreation Center Rebuild project now this work could be completed as a separate/future project.  Can provide stub outs for future installation
L4	Recreation Center Boardwalk Master Plan	~TBD	No	No	

\*Including markup, contingency and 12.36% escalation

SEPTEMBER, 2023

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Foster City Recreation Center

# SD COST MODEL – ALTERNATES FOR COUNCIL CONFIRMATION

- **A1** Expanded Entry Trellis [first 10' in base bid]
- **L1** Kids' Patio + Playground
- **L2** Terrace Wind Break
- **L3** Bocce Court Site + Park RR
- **L4** Boardwalk/Waterfront Improvements



# AGENDA

1. Requested Action
2. Work Plan & Schedule Update
3. Project Budget Update
- 4. Schematic Design Overview**
5. Next Steps

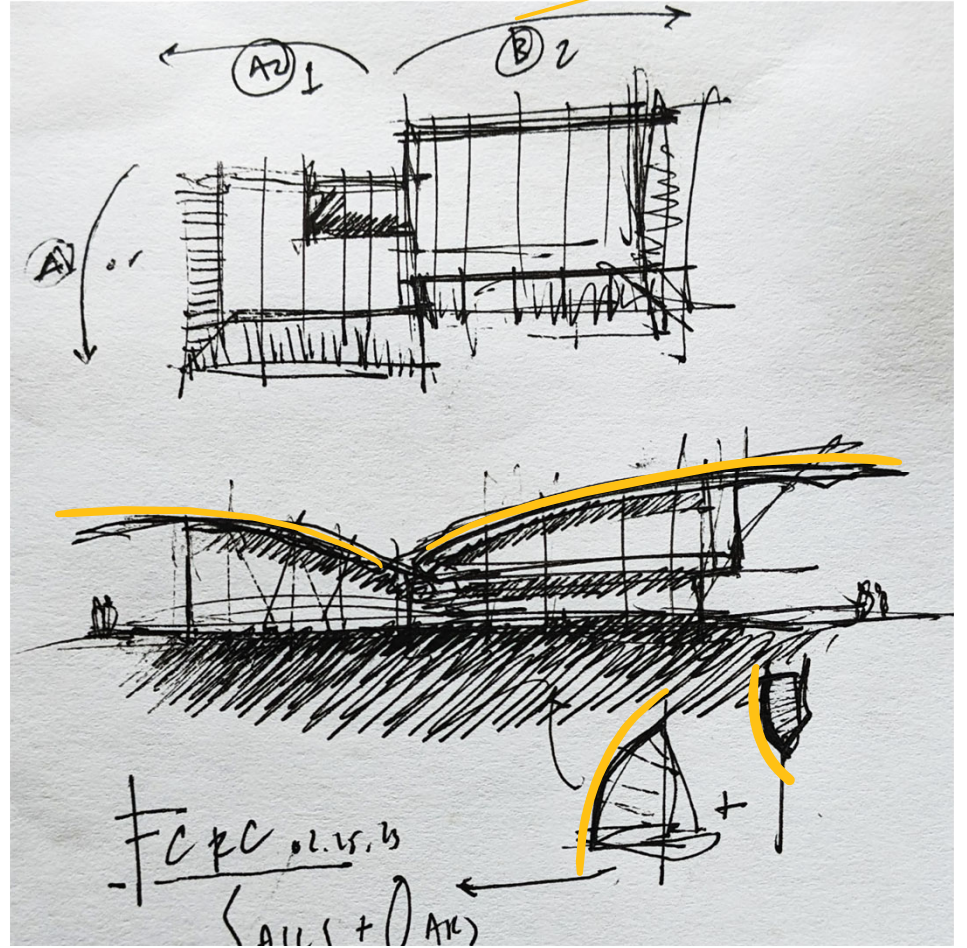






### **Comments and questions:**

- 1) How does the design reflect the unique character of Foster City and its location within Leo J. Ryan Park?**
- 2) How does the building address Shell Boulevard?





# BUILDING EXTERIOR MATERIALITY





# SITE PLAN





# OUTDOOR AMENITIES



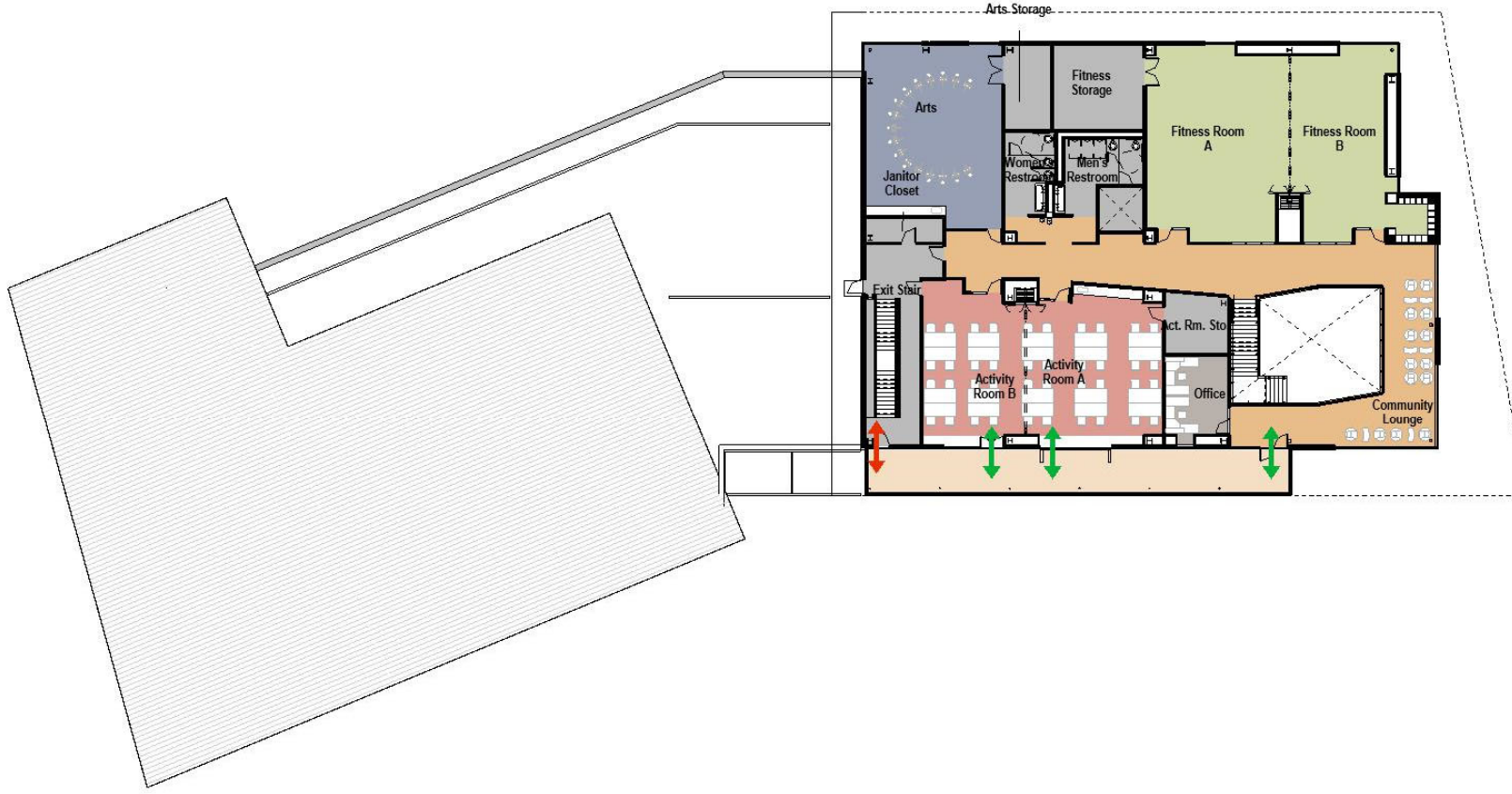


## FIRST FLOOR PLAN





# SECOND FLOOR PLAN





# SUSTAINABLE STRATEGIES- LEED CHECKLIST (8/2023)



## Integrative Process

- Owner Project Requirements, Basis of Design

## Location & Transportation

- Sensitive Land Protection- locate on previously developed site
- Surrounding Density and Diverse Uses
- Access to Quality Transit
- Bicycle Facilities
- Reduce parking footprint
- Electric Vehicles



## Sustainable Sites

- *Prereq: Construction Activity Pollution Prevention*
- Open Space
- Heat Island
- Light Pollution Reduction



## Water Efficiency

- *Prereq: Outdoor/Indoor water use reduction*
- *Prereq: Building Level Water Metering*
- Outdoor/Indoor water use reduction
- Water metering



## ENERGY & Atmosphere

- *Prereq: Fundamental Commissioning*
- *Prereq: Min. Energy Performance*
- *Prereq: Building-level energy metering*
- *Prereq: Fundamental refrigerant management*
- Enhanced Commissioning
- Optimize Energy Performance
- Advanced Energy Metering
- Renewable Energy Production (**REQUIRES PV ALTERNATE**)



## Materials & Resources

- *Prereq: Storage, Collection of Recyclables*
- *Prereq: Construction, Demolition Waste Management*
- Building Product Disclosure and Optimization
  - Environmental Product Declarations
  - Sourcing of Raw Materials
  - Material Ingredients
- Construction Waste Management



## Indoor Environmental Quality

- *Prereq: Min. Indoor Air Quality*
- *Prereq: Environmental Tobacco Smoke control*
- Enhanced Indoor Air Quality Strategies
- Low-emitting materials
- Construction indoor air quality management plan
- Indoor air quality assessment
- Interior lighting
- Daylight
- Quality views
- Acoustic performance



## Innovation

LEED Accredited Professional



## Regional Priority

(for Foster City)  
Indoor Water Use  
Optimize Energy



# BIRDS EYE – VIEW FROM SHELL TO LAGOON



023





# RECREATION CENTER FROM ROSE GARDEN





# RECREATION CENTER WING FROM LAGOON TERRACE





# EVENTS WING FROM BOARDWALK





# EVENTS WING FROM MEADOW



**DRAFT**



# RECREATION CENTER FROM LAGOON



# DRAFT FLYTHROUGH ANIMATION



SEPTEMBER 2023

CITY COUNCIL

Foster City Recreation Center





### **Comments and questions:**

- 1) How does the design reflect the unique character of Foster City and its location within Leo J. Ryan Park?
- 2) How does the building address Shell Boulevard?**



# EXISTING SITE PLAN



SEPTEMBER, 2023

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# PROPOSED SITE PLAN





# HILLSDALE + SHELL - VIEW FROM SIDEWALK TO MEADOW





# RECREATION CENTER FROM SHELL + FOSTER SQUARE LN





# SHELL BOULEVARD FAÇADE – WITH EXISTING TREES





# SHELL BOULEVARD FRONTAGE – TREES HIDDEN



SEPTEMBER 2023

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# SHELL BOULEVARD FAÇADE – WITH EXISTING TREES





# SHELL BOULEVARD FAÇADE – WITH EXISTING + PROPOSED TREES





# SHELL BOULEVARD FAÇADE – WITH EXISTING + PROPOSED TREES







# BIRDS EYE PERSPECTIVES FROM SHELL BOULEVARD

*View from Shell @ Entry*





# BIRDS EYE PERSPECTIVES FROM SHELL BOULEVARD

*View from Shell @ Hildale Intersection*





# QUESTIONS/COMMENTS?





An aerial night photograph of a park renovation project. The scene features a winding concrete path, lush green trees, and numerous warm-white string lights strung across the area. Several people are seen walking and sitting on the path. In the background, a parking lot with a few cars is visible. The overall atmosphere is warm and inviting.

# FOSTER CITY RECREATION CENTER REBUILD SCHEMATIC DESIGN

CITY COUNCIL

City of Foster City

September 2023



GROUP 4

