

Chess/Hatch Redevelopment Plan
Submittal for Planning Commission Study Session #2

Introduction

On the evening of July 19th 2007 the Foster City Planning Commission held a special study session to evaluate a developer proposal for the Chess/Hatch area of Foster City. This plan included a redevelopment scenario for properties owned by Northwestern Mutual and SeaCliff Properties. At this meeting there were items specifically requested for follow up. A list of the items is captured below and is broken down into two categories: 1) those that were requested for immediate follow up 2) items that were to be submitted prior to the next study session.

For Immediate Follow Up:

1. **Traffic Report** Previously Submitted
2. **Mike's market survey slides** Previously Submitted
3. **VDT's site plan and design concept images** Previously Submitted
4. **Schedule for the potential development** Previously Submitted

For the Next Planning Commission Study Session

1. Commission would like to have a 3-D model that would show context of other buildings in Foster City.
STATUS: In Progress, model will be available at study session.
2. Developer needs to provide information on how they will address small businesses.
STATUS: Enclosed
3. Provide information on mass transit and other sustainable opportunities on site.
STATUS: Enclosed
4. Building height comparisons to other buildings in FC.
STATUS: Enclosed
5. Table of all project square footages being proposed in Foster City .
STATUS: Enclosed
6. Developer needs to provide additional articulation to break up the 800' façade along Chess Drive.
STATUS: Enclosed

7. Need to provide a view from the Hwy 92 West Bound approach that shows the South of 92 Development to create context.

STATUS: Enclosed

8. More fully develop program and design for the water feature and space along Chess Drive. Develop plan to see if 40' setback will be acceptable to City.

STATUS: Enclosed

9. Address edge conditions and provide vignettes of the water frontage along the canal, the middle green space and the passive green space at the entry.

STATUS: Enclosed

1. Commission would like to have a 3-D model that would show context of other buildings in Foster City

The developer and their design team is currently developing a 3-D model that will be easily manipulated and aide in understanding the massing. This model will be ready and available on the evening of the next study session assumed to be some evening in October of 2007.

2. Developer needs to provide information on how they will address small businesses

The proposed Chess/Hatch project is a redevelopment project. This means that an existing land use is going to be modified to enable a new land use to take place. In this case it will require that the existing buildings constructed on the Northwestern Mutual Life and SeaCliff properties will be demolished to enable new construction. This process could potentially relocate some of the businesses currently on that site in the new development and/or other areas around Foster City. The following information is provided to more clearly express the strategies and opportunities that will be utilized to assist those businesses.

Background and Complexion of the Current Occupants

The majority of the businesses located in the Chess/Hatch properties owned by SeaCliff Properties and Northwestern Mutual Life are occupying lease space from 1500-5000 square feet. As these existing office parks have evolved through the years many of them have transitioned into heavier tenant improvement packages with more straight office space. This is a maturation away from the commercial/industrial mix previously seen. This combination of tenants and the suite size will be readily accommodated in the redeveloped area and in other parks in the Foster City area.

Project Design Considerations:

During the design development phase of this project the development team will pay special attention to the potential accommodation of smaller tenants. One way this will be done is on the lower floors the buildings. Since lower floors must contain all the building core and circulation elements, this allows them to be easily divided into smaller suites. These multi-tenant design strategies help the overall project's success by insulating the property from market fluctuation.

We endeavor to design flexible space so we can respond to the dynamic real estate market. This goal requires the ability to divide space for accommodating smaller tenants.

The Foster City Market Place

In addition to considerations within the project site, there are also opportunities for these tenants to be accommodated elsewhere in the Foster City market place. After the study session the developer had a representative of the commercial brokerage community conduct a vacancy study for comparable space in the area. This market study has been attached for your review. This study indicates there is roughly 50,000 sf of comparable space currently being marketed in the Foster City area.



Prepared For: SARES REGIS
Prepared By: Mike Moran

1 Beach Park

1473 Beach Park Drive

Foster City

Retail

Unit Desc:

General Comments...

Available SF: 0

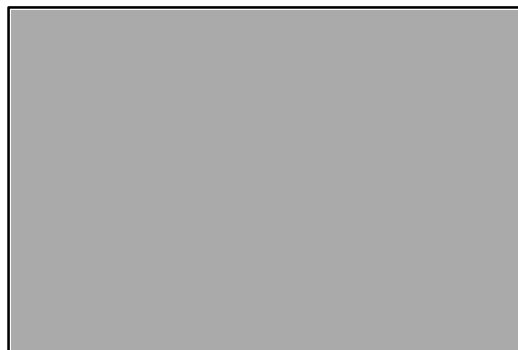
Lease Price: \$1.35 NNN

NNN Cost: \$0.00

Available Date: Sep 20, 1999

Spot Type:

Retail Anchors... _____



2 1118 Chess

1118 Chess Dr

Foster City

Warehouse Unit:

Zone: San Mateo/Foster City

General Comments...

Available SF: 4,500

Lease Price: \$1.70 Ind. Gross

Office SF: 0

Available Date: Jan 25, 2005

Sublease: No

Clear Height:

Loading Doors... _____

Dock High Doors: 0

Grade Level Doors: 1



3 Foster City Business Park

1155 Chess Dr

Foster City

Warehouse Unit:

Zone: San Mateo/Foster City

General Comments...

3 offices and R Room, 70% warehouse. 2 year max term.

Available SF: 1,200

Lease Price: \$1.15 Ind. Gross

Office SF: 360

Available Date: Jan 31, 2007

Sublease: No

Clear Height:

Loading Doors... _____

Dock High Doors: 0

Grade Level Doors: 0



4 Commerce Park

1185 Chess Dr

Foster City

Warehouse Unit: 200

Zone: San Mateo/Foster City

General Comments...

1 Private office and Open Area.

Available SF: 721

Lease Price: \$0.00 Full Service

Office SF: 0

Available Date: Jul 26, 2007

Sublease: No

Clear Height:

Loading Doors... _____

Dock High Doors: 0

Grade Level Doors: 0





Prepared For: SARES REGIS
Prepared By: Mike Moran

5 Foster City Executive Park
551 Foster City Blvd
Foster City
R&D Unit: E
Zone: San Mateo/Foster City

General Comments...

Available SF: 1,200
Lease Price: \$1.25 **Ind. Gross**

Office SF: 0
Available Date: May 23, 2007
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0



6 Foster City Executive Park
551 Foster City Blvd
Foster City
R&D Unit: D
Zone: San Mateo/Foster City

General Comments...

Office/Warehouse. Suites F, L, M & N can be leased together or separate.

Available SF: 1,200
Lease Price: \$1.20

Office SF: 0
Available Date: Nov 10, 2003
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0



7 Foster City Executive Park
551 Foster City Blvd
Foster City
R&D Unit: L
Zone: San Mateo/Foster City

General Comments...

Office/Warehouse. Suites F, L, M & N can be leased together or separate.

Available SF: 1,300
Lease Price: \$1.20

Office SF: 0
Available Date: Nov 10, 2003
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0



8 Foster City Executive Park
551 Foster City Blvd
Foster City
R&D Unit: M
Zone: San Mateo/Foster City

General Comments...

Office/Warehouse. Suites F, L, M & N can be leased together or separate.

Available SF: 1,300
Lease Price: \$1.20

Office SF: 0
Available Date: Nov 10, 2003
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0





Prepared For: SARES REGIS
Prepared By: Mike Moran

9 Foster City Executive Park
551 Foster City Blvd
Foster City
R&D Unit: N
Zone: San Mateo/Foster City

General Comments...

Office/Warehouse. Suites F, L, M & N can be leased together or separate.

Available SF: 1,300
Lease Price: \$1.20
Office SF: 200
Available Date: Nov 10, 2003
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0



10 330 Hatch
330 Hatch Dr
Foster City
R&D Unit:
Zone: San Mateo/Foster City

General Comments...

Office features: +/- 3335sf, 9 private offices, Private restrooms, Furniture available. Warehouse features: +/- 2010sf, 18' clear height, Exclusive use drive in door, 12 parking spaces, Drive in loading.

Office: \$1.35/sf IG & Industrial:\$.99/sf IG

Available SF: 5,345
Lease Price: \$0.99 Ind. Gross
Office SF: 3,335
Available Date: Dec 18, 2006
Sublease: Yes
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 1



11 330 Hatch
330 Hatch Dr
Foster City
R&D Unit:
Zone: San Mateo/Foster City

General Comments...

Available SF: 3,335
Lease Price: \$1.35 Ind. Gross
Office SF: 0
Available Date: Jun 6, 2007
Sublease: Yes
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0



12 Century Plaza I
1065 Hillsdale Blvd, E.
Foster City Floor #: 3
Office Class: B Suite: 300
Zone: San Mateo/Foster City

General Comments...

Kitchen, 1 private office and open area.

Available SF: 2,460
Lease Price: \$2.95 Full Service
Min Divisible: 2,460
Max Contig: 2,460
Available Date: Jan 10, 2007
Sublease: No
Building Information...
Total Size: 115,511 SF
Total Floors: 4



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 Prepared By: Mike Moran

13 Century Plaza I
 1065 Hillsdale Blvd, E.
 Foster City *Floor #:* 3
 Office *Class: B Suite:* 303
 Zone: San Mateo/Foster City

General Comments...

Available SF: 1,653
Lease Price: \$2.95 Full Service
Min Divisible: 1,653
Max Contig: 1,653
Available Date: Jul 9, 2007
Sublease: No
Building Information...
Total Size: 115,511 SF
Total Floors: 4



14 Century Plaza I
 1065 Hillsdale Blvd, E.
 Foster City *Floor #:* 1
 Office *Class: B Suite:* 105
 Zone: San Mateo/Foster City

General Comments...

Available SF: 2,335
Lease Price: \$2.95 Full Service
Min Divisible: 2,335
Max Contig: 2,335
Available Date: Jul 31, 2007
Sublease: No
Building Information...
Total Size: 115,511 SF
Total Floors: 4



15 Century Plaza I
 1065 Hillsdale Blvd, E.
 Foster City *Floor #:* 4
 Office *Class: B Suite:* 400
 Zone: San Mateo/Foster City

General Comments...

Available SF: 2,498
Lease Price: \$2.95 Full Service
Min Divisible: 2,498
Max Contig: 2,498
Available Date: Jul 9, 2007
Sublease: No
Building Information...
Total Size: 115,511 SF
Total Floors: 4



16 Foster City Executive Park
 1125 Hillsdale Blvd, E.
 Foster City
 R&D *Unit: #105-106*
 Zone: San Mateo/Foster City

General Comments...

Office/warehouse. 3 year max term.

Available SF: 2,800
Lease Price: \$1.25 NNN
Office SF: 0
Available Date: Aug 12, 2005
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0





Prepared For: SARES REGIS
Prepared By: Mike Moran

17 FC Professional Plaza
1289 Hillsdale Blvd, E.
Foster City Floor #: 1
Office Class: Suite: 5
Zone: San Mateo/Foster City

General Comments...

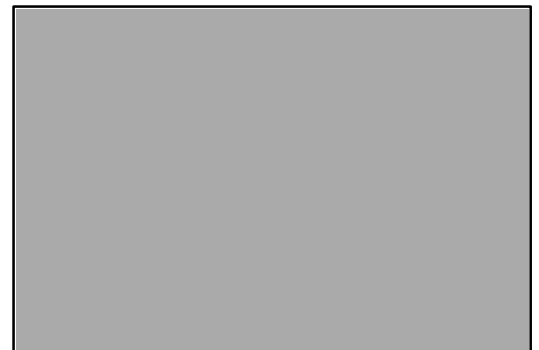
Available SF: 1,105
Lease Price: \$1.50 NNN
Min Divisible: 1,105
Max Contig: 1,105
Available Date: Nov 23, 2004
Sublease: No
Building Information...
Total Size: 12,350 SF
Total Floors: 1



18 FC Professional Plaza
1289 Hillsdale Blvd, E.
Foster City Floor #: 1
Office Class: Suite: 6
Zone: San Mateo/Foster City

General Comments...

Available SF: 845
Lease Price: \$1.50 NNN
Min Divisible: 845
Max Contig: 845
Available Date: Mar 24, 2003
Sublease: No
Building Information...
Total Size: 12,350 SF
Total Floors: 1



19 FC Professional Plaza
1289 Hillsdale Blvd, E.
Foster City Floor #: 2
Office Class: Suite: 7
Zone: San Mateo/Foster City

General Comments...

Dental space.

Available SF: 1,528
Lease Price: \$1.50 NNN
Min Divisible: 1,528
Max Contig: 1,528
Available Date: Mar 24, 2003
Sublease: No
Building Information...
Total Size: 12,350 SF
Total Floors: 1



20 FC Professional Plaza
1289 Hillsdale Blvd, E.
Foster City Floor #: 0
Office Class: Suite: 3B
Zone: San Mateo/Foster City

General Comments...

Zone Update.

Available SF: 811
Lease Price: \$0.00
Min Divisible: 811
Max Contig: 811
Available Date: Dec 15, 2006
Sublease: No
Building Information...
Total Size: 12,350 SF
Total Floors: 1





Prepared For: SARES REGIS
Prepared By: Mike Moran

21 Hillsdale Office Center
1291 Hillsdale Blvd, E.
Foster City Floor #: 2
Office Class: C Suite: 207
Zone: San Mateo/Foster City

General Comments...
1 private office.

Available SF: 571
Lease Price: \$2.25 Full Service
Min Divisible: 571
Max Contig: 571
Available Date: May 30, 2007
Sublease: No
Building Information...
Total Size: 39,329 SF
Total Floors: 3



22 Hillsdale Office Center
1291 Hillsdale Blvd, E.
Foster City Floor #: 2
Office Class: C Suite: 210
Zone: San Mateo/Foster City

General Comments...

Available SF: 710
Lease Price: \$2.25 Full Service
Min Divisible: 710
Max Contig: 710
Available Date: Feb 7, 2007
Sublease: No
Building Information...
Total Size: 39,329 SF
Total Floors: 3



23 Hillsdale Office Center
1291 Hillsdale Blvd, E.
Foster City Floor #: 2
Office Class: C Suite: 213
Zone: San Mateo/Foster City

General Comments...
Can be combined with Suite 217 - 321 RSF.

Available SF: 711
Lease Price: \$2.25 Full Service
Min Divisible: 711
Max Contig: 1,032
Available Date: Feb 7, 2007
Sublease: No
Building Information...
Total Size: 39,329 SF
Total Floors: 3



24 Hillsdale Office Center
1291 Hillsdale Blvd, E.
Foster City Floor #: 2
Office Class: C Suite: 209
Zone: San Mateo/Foster City

General Comments...

Available SF: 1,104
Lease Price: \$2.25 Full Service
Min Divisible: 1,104
Max Contig: 1,104
Available Date: Jul 31, 2007
Sublease: No
Building Information...
Total Size: 39,329 SF
Total Floors: 3





Prepared For: SARES REGIS
Prepared By: Mike Moran

25 Hillsdale Office Center
1291 Hillsdale Blvd, E.
Foster City Floor #: 2
Office Class: C Suite: 225
Zone: San Mateo/Foster City

General Comments...

Available SF: 1,642
Lease Price: \$2.25 Full Service
Min Divisible: 1,642
Max Contig: 1,642
Available Date: May 1, 2007
Sublease: No
Building Information...
Total Size: 39,329 SF
Total Floors: 3



26 Vintage Park
353 Vintage Park Dr
Foster City
R&D Unit: D
Zone: San Mateo/Foster City

General Comments...

Reception area, break room, 6 private offices, and open area.

Available SF: 4,819
Lease Price: \$1.65 NNN
Office SF: 4,819
Available Date: Apr 1, 2005
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0



27 Vintage Park
373 Vintage Park Dr
Foster City
R&D Unit:
Zone: San Mateo/Foster City

General Comments...

Available SF: 3,924
Lease Price: \$1.65 NNN
Office SF: 0
Available Date: Apr 9, 2007
Sublease: No
TI Amount\$:
Loading Doors...
Dock High Doors: 0
Grade Level Doors: 0



28 Vintage Park
393 Vintage Park Dr
Foster City Floor #: 2
Office Class: B Suite: 210
Zone: San Mateo/Foster City

General Comments...

Available SF: 2,167
Lease Price: \$0.00 Full Service
Min Divisible: 2,167
Max Contig: 2,167
Available Date: Jul 12, 2007
Sublease: No
Building Information...
Total Size: 39,000 SF
Total Floors: 2



3. Provide information on mass transit and other sustainable opportunities for the site

Background

The entire development team including owners, developers and designers have identified sustainability as a major goal for the Chess/Hatch redevelopment project. This means that even in the preliminary development phase we are in, we have begun considering and pursuing sustainable strategies in project delivery. Some of initial considerations have included building program and design as well as the inclusion of public transportation opportunities for the site.

Building Program Considerations

From inception, the vision for this project has been to create a “best in class” project for Foster City. With the condition of the world today that requires a sustainable development process and project. Sustainability requires a holistic approach to real estate development and involves everything from site selection, building configuration all the way through material selection and commissioning processes. It is our intention to pursue best practices in green building with this project including a minimum LEED Silver certification.

The proposed policy changes recommended by the planning commission and endorsed by City Council called for “an increase in the density and intensity of allowable uses.” The foresight of the Planning Commission to recommend this policy lays the necessary foundation for sustainable design because increasing density and intensity of uses for a given plot of land is a big part of the sustainable equation. This redevelopment will result in an increased tax base, more open space, more jobs within Foster City and be an example of sustainable building on the Peninsula.

Public Transportation Considerations

Many of the sustainable features of a project must be considered and planned for very early in the development process. One of these early considerations is public transportation. As a part of the preliminary design and site planning process Sares Regis Group of Northern California has been in contact with the Peninsula Traffic Congestion Relief Alliance (PTCRA). This is a local non-profit group that facilitates shuttle services, sponsors mass transit programs and provides information on alternative transportation options.

It is our intention to partner with PTCRA on the Chess/Hatch project and create infrastructure that will support alternative transportation options. PTCRA also has provided a document on mass transit guidelines that should be followed for site planning. This document will be used to inform our site plan so that immediate and future transit options in Foster City can be accommodated on the Chess/Hatch project.

4. Building height comparisons to other buildings in FC

Please see the Comparison of Building Heights table below as provided by Foster City Staff.

COMPARISON OF BUILDING HEIGHTS

PROJECT	NO. OF FLOORS	HEIGHT	SQUARE FEET	SITE AREA (Acres)	FAR (Sq. ft./ Acre)
Metro Tower	22 (includes 4 floors of parking)	272'	393,000	4.4	2.1
VISA I & II	12 (includes 4 floors of parking)	165' - 175'	580,000	7.5	1.8
Parkside Towers	8 (includes 3 floors of parking)	114'6" (including penthouses)	386,181	5.99	1.48
Crowne Plaza Hotel	7	71' (top of mansard)	NA	6.4	NA
VISA III	6	102' 6" (top of penthouse)	168,337	3.18	1.2
VISA IV	6	102' 6" (top of penthouse)	199,404	5.32	0.9
Bayside Towers I and II	6	94'3"	290,000	15.9	0.6
Bayside Towers III (not constructed)	4	79'6" (top of roof screen)	92,914		
1065 E. Hillsdale Blvd.	4	58' 9"	120,000	5.13	0.5
919 E. Hillsdale Blvd.	4	49' 2" (top of penthouse)	141,636	5.24	0.6
989 E. Hillsdale Blvd.	4	49' 2" (top of penthouse)	141,636	5.86	0.8
Marriott Courtyard Hotel	3	42' 10"	81,946	4.08	0.5
Costco	1	40'	122,552	11.6	0.2

5. Table of all project square footages being proposed in Foster City

Pilgrim/Triton: Land Use Information Sheet

EXISTING						CURRENT MASTER PLAN		
Owner	Developer	Acres	Existing Commercial	Land%	Open Space SF	Comrc/ Retail	Open Space SF	Housing
Dewey Land Company	Dewey Land Company and Legacy Partners	6.098	92,800	29.4%	0	55,000	50,000	244
Northwestern Mutual Life	Sares Regis	9.707	142,418	46.8%	0	185,000	50,000	320
Foster City Executive Park Partners	Beals/Martin	4.939	60,100	23.8%	0	56,000	10,000	166
TOTAL		20.744	295,318			296,000	110,000	730

Fifteen Acre Parcel Adjacent to Civic Center: Land Use Information Sheet*

EXISTING						CURRENT MASTER PLAN		
Owner	Developer	Acres	Existing Commercial	Land%	Open Space SF	Comrc/ Retail	Open Space SF	Housing
City of Foster City	Sares Regis and Pacific Retirement Services	14.5	0	100.0%	631,620	31,000	78,408	350
TOTAL		14.5	0			31,000	78,408	350

Chess/Hatch: Land Use Information Sheet

EXISTING						CURRENT MASTER PLAN		
Owner	Developer	Acres	Existing Commercial	Land%	Open Space SF	Comrc/ Retail	Open Space SF	Housing
Northwestern Mutual Life	Sares Regis	8.97	0	75.4%	-	550,000	65,340	0
SeaCliff Properties	Sares Regis	2.92	0	24.6%	-	200,000	21,780	0
TOTAL		11.89	0			750,000	87,120	0

*Information is provided for general reference only and may differ from formal submittals.

6. Need to provide additional articulation to break up the 800' façade along Chess Drive

Definition of the Massing Along Chess Drive

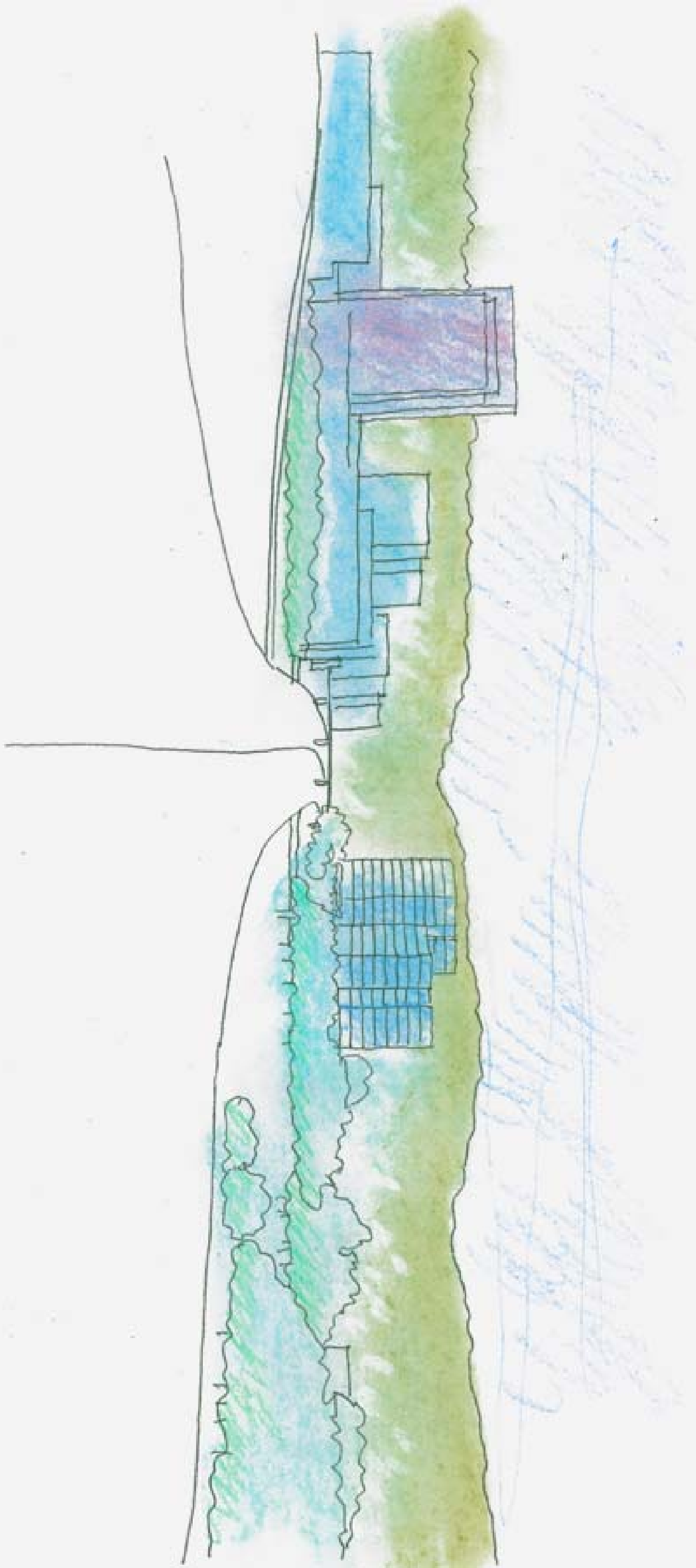
We understand and agree that our preliminary massing shows a continuous architectural wall, roughly 40' in height, running from one end of the project to the other along Chess Drive. Quite properly you asked how can the scale of this wall be managed. We ask that we delay answering this question until the project design is more advanced.

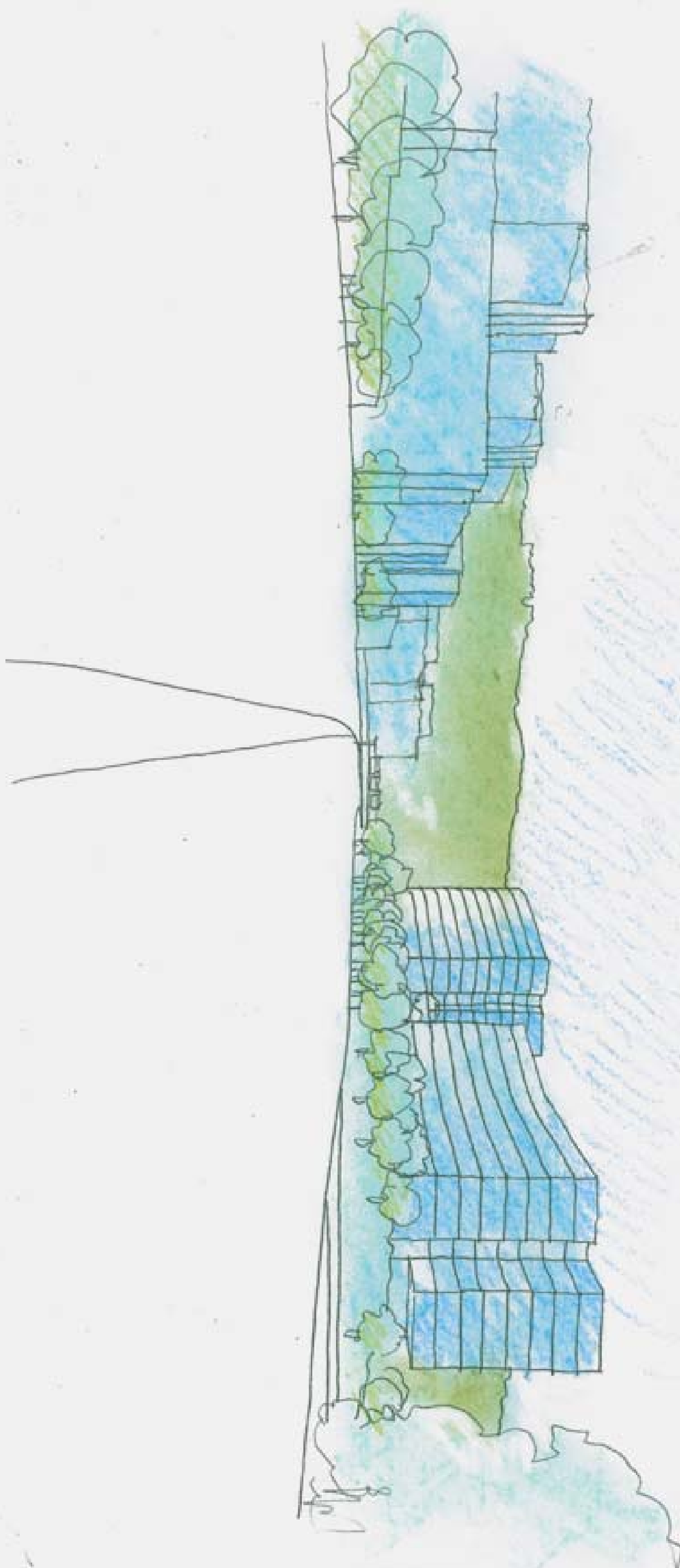
Our thinking follows this logic. At this time all that we have done is develop a proposed massing concept and site-plan for the site. In a way, with only massing to work with we only have one card in our hand. As we develop the design, we will begin making decisions about the architectural skin, new program elements may be added, the landscape design will be advanced, and a variety of other elements of the final project will come into focus, including of course the building massing and these can all be used to address this issue. In the future, we will hold many cards in our hand, all of which should be brought into play to develop a successful project which does not feature a very long un-interrupted architectural wall.

We think the issue is easily solved – the latest thinking in urban design celebrates the great American street, where two parallel building walls define an important urban space. There is no secret to this the success of the street, it depends on a lively mix of forms, materials and landscape. At present our design is simply not advanced enough to engage in this discussion.

7. Need to provide a view from the Hwy 92 West Bound approach that shows the South of 92 development to create context

Please see attached photographs and corresponding drawings highlighting the massing of the proposed master plan as you approach from the San Mateo Bridge. The first image shows the project from a distance with Metro Center in view and the second image shows the project from a closer vantage point.





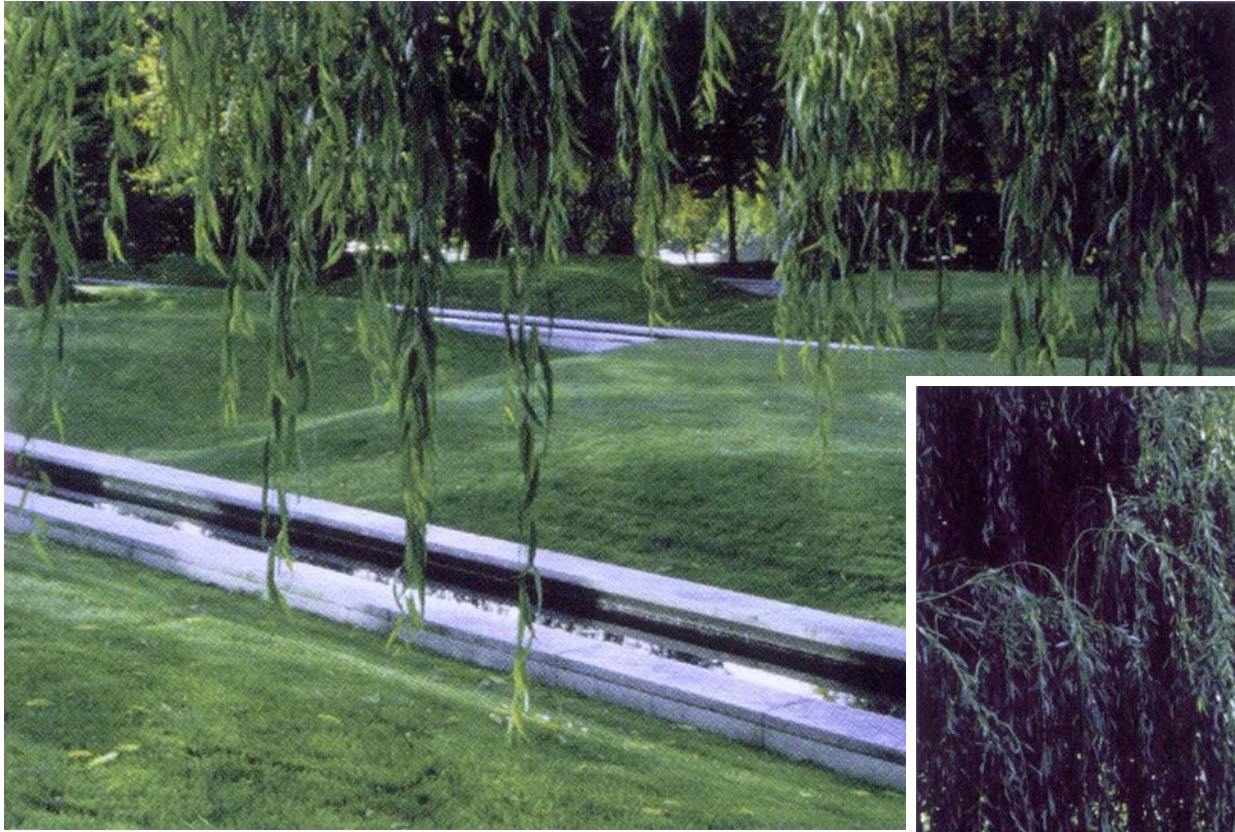
8. More fully develop program and design for the water feature and space along Chess Drive. Develop plan to see if 40' setback will be acceptable to City.

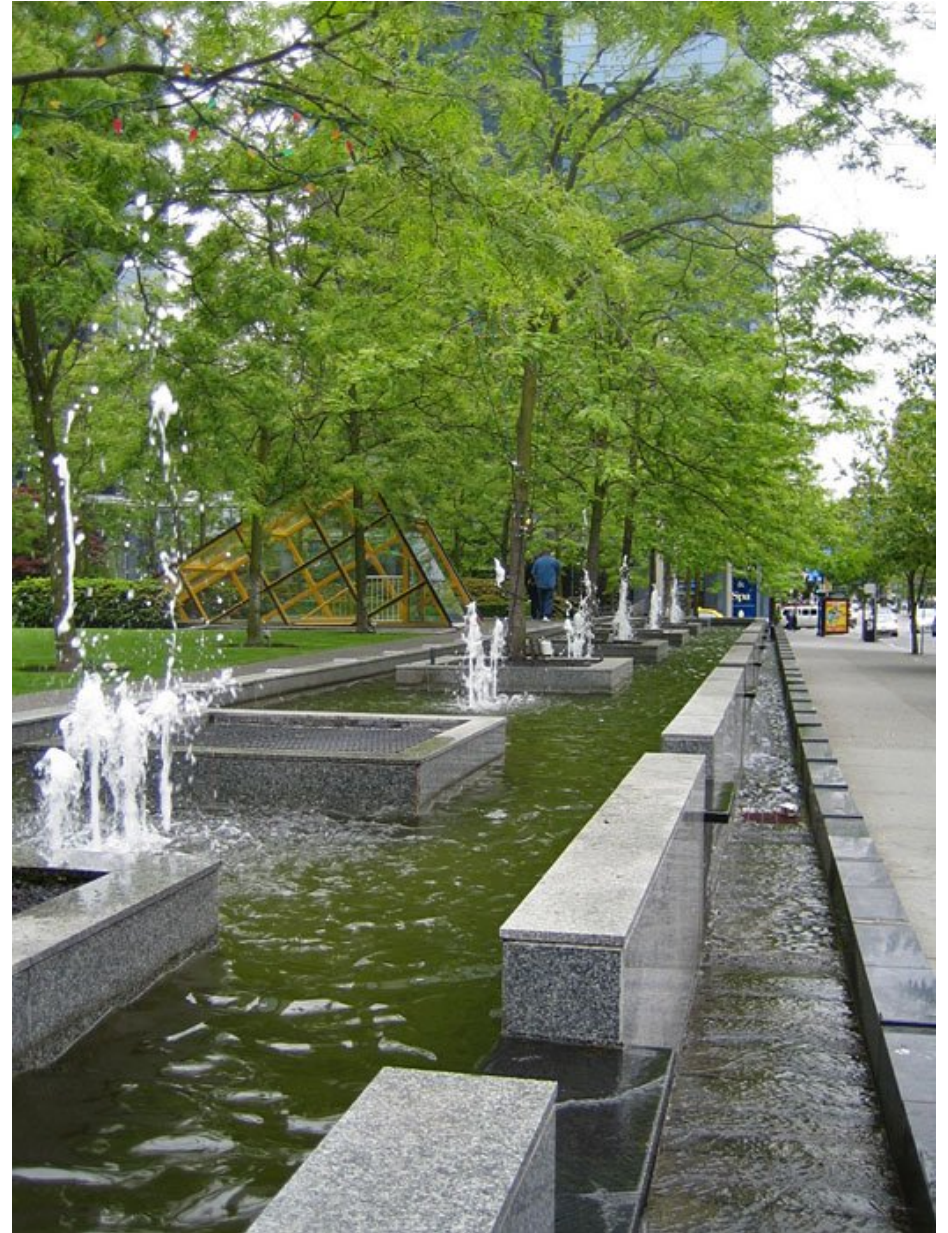
Attached are a series of "Look and Feel" photographs that attempt to capture the vision for what the space along Chess Drive will be like. These are provided for your review to facilitate more meaningful discussion after they are presented during the next study session.

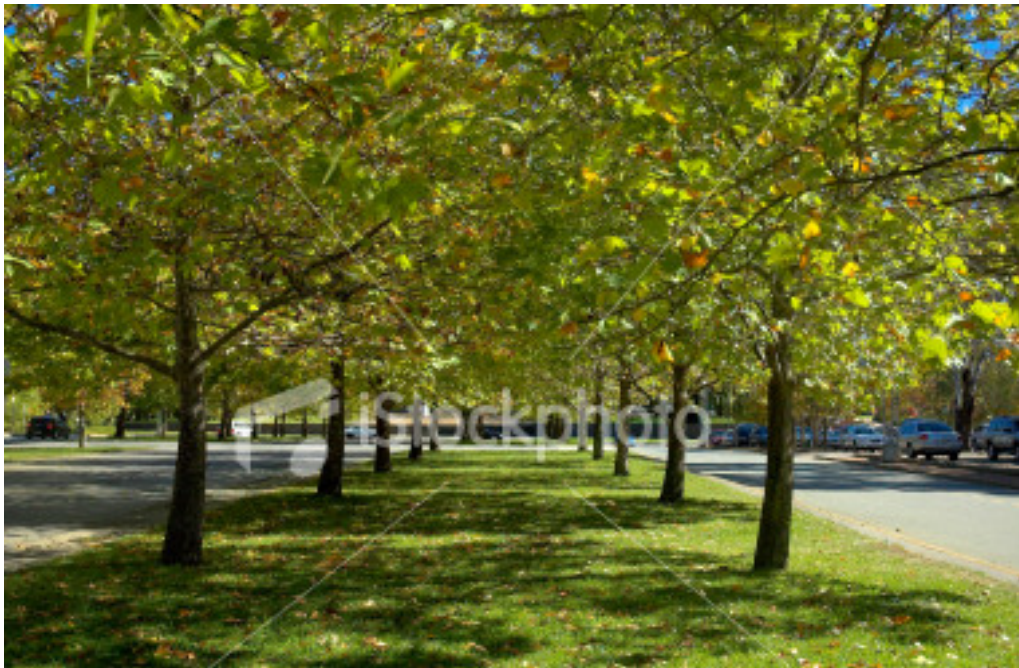














9. Address edge conditions and provide vignettes of the water frontage along the canal, the middle green space and the passive green space at the entry

Also attached are four vignettes that more fully develop the design concepts for the Restored Orchard at the Canal, the center portion of the Chess Drive Frontage, the Initial Focal Point of the open space along Chess Drive, and a concept drawing of what the Chess Drive Frontage would look like as experienced from the first floor of the proposed building along Foster City Blvd.

Vignettes and Photography:

