



CHESSE DRIVE OFFICE BUILDINGS SUMMARY FACT SHEET Current as of 9/17/08

What is the Chess Drive Office Buildings Project?

- **Property Owners:** Northwestern Mutual Life and Sea Cliff Properties
- **Developer:** Sares Regis Group of Northern California, a privately held commercial real estate development, project management, investment, and property management firm
- **Location:** 11.89 acres with Chess Drive to the northwest, State Route 92 to the southeast, Foster City Boulevard to the southwest and part of the Foster City Lagoon to the northeast
- **Financing:** 100% privately financed redevelopment; no City or Community Development Agency funding
- **Proposed Land Uses:**
 - Up to 800,000 sq. ft. of office space (currently 190,000 sq. ft. of commercial / industrial space)
 - Open space areas with water features and a pedestrian walkway along the lagoon channel
 - At-grade parking lots and a large, shared parking structure
 - Demolition of 11 existing 1 and 2 story buildings
 - No housing proposed for the site
- **Proposed Size:** The project site plan and architecture will be refined during the project approval process. At this time, the proposal is for the phased construction of 3 buildings ranging from 150-195 feet in height (up to 10 stories over 4 levels of parking) arranged with the taller sections/buildings toward the project interior and set back from the street. (By comparison, Metro Tower is 272' or 22 stories, VISA I & II are 165'-175' or 12 stories, Parkside Towers is 115' or 8 stories, and VISA III & IV are 103' or 6 stories.)

What is the status of this project?

- **Environmental Impact Report (EIR).** The EIR is being prepared and the Draft EIR will be released for public review and comment in late fall 2008. Two (2) public meetings were held in spring 2008 to authorize the preparation of the EIR and one (1) meeting was held to solicit input from the Planning Commission and public on what should be studied in the EIR.
 - **Traffic.** Traffic impacts from the proposed Chess Drive Office Buildings project were studied in the recently released Multi-Project Traffic Analysis. This study offers a series of recommendations for improving traffic congestion. The developers of the projects included in the study are each expected to fund the recommended improvements that pertain to their site. The traffic consultant's September 4, 2008 presentation to the Planning Commission can be viewed at www.fostercity.org and the written report can be found at www.fostercity.org/city_hall/docs/upload/Draft%20Report.pdf.
- **General Development Plan and Use Permit / Specific Development Plan.** The Planning Commission held 2 study sessions in the summer and fall of 2007 to review preliminary plans to redevelop the 11.89 acre Chess Drive Office Buildings site. Further refinement of the General Development Plan and the Use Permit / Specific Development Plan will occur after the EIR is studied and certified.

How will this project benefit the entire community?

- The development and retention of new office buildings and research / development facilities and the well paying jobs they bring help raise the value of all property in the Foster City.
- Good paying jobs and a growing local payroll are critical to attracting and keeping successful retail stores, restaurants and service providers in the community to serve more people shopping in local stores and eating in local restaurants.

- These new jobs will be available in town for qualified Foster City residents, helping to reduce traffic, improve the environment, and save the time and cost of commuting for locally employed residents.
- Additional property tax revenue from this project helps the City continue to provide the high quality police, fire, and recreation services and well-maintained parks and public infrastructure that Foster City residents have come to expect.

Where can I get factual information on this project?

- Review public documents at the Community Development Department counter at City Hall, 610 Foster City Boulevard, and online on the City's web page dedicated to the Chess Drive Office Buildings project: www.fostercity.org/city_hall/docs/Chess-Drive-Offices-Project.cfm
- Attend **City Council and Planning Commission meetings** or watch them from home on FCTV, Comcast Channel 27 or AT&T Channel 99. City Council meetings take place on the 1st and 3rd Monday nights of each month at 7:30 PM and Planning Commission meetings are held on the 1st and 3rd Thursday nights of each month at 7:30 PM. Planning Commission study sessions are held as needed on the 1st and 3rd Tuesday nights of each month at 7:30 PM.
- Call **650-286-3232** or e-mail planning@fostercity.org if you have questions or need more information.

How can I find out about meetings and milestones?

- Subscribe to the City's free Chess Drive Office Buildings **e-mail subscription list**. Meeting notices, press releases and other updates are regularly sent to this list. To sign up:
 - send an e-mail to: chessofficeproject-subscribe@lists.fostercity.org
 - visit: <http://lists.fostercity.org/mailman/listinfo/chessofficeproject>
- Many meetings are also publicized in the local newspapers, on the FCTV Bulletin Board, and the electronic marquee at the corner of East Hillsdale and Shell Boulevards.
- Community concerns will be studied and addressed during the project's extensive review and approval process. A summary of opportunities for future public input are shown below:

Milestone	Date
Draft Environmental Impact Report Released for Public Review & Comment	Late November 2008
Draft Environmental Impact Report Planning Commission Public Hearing	December 2008
Final Environmental Impact Report Published	Early March 2009
Final Environmental Impact Report & Project Applications Planning Commission Public Hearing	March-April 2009
Final Environmental Impact Report & Project Applications City Council Public Hearing	April 2009

What can I do?

- ✓ *Take the time to learn the facts about Chess Drive Office Buildings project and other development being proposed for Foster City.*
- ✓ *Read the source documents, attend or watch public meetings and ask questions of City staff, Planning Commissioners and City Council Members.*
- ✓ *Watch out for misleading, incomplete/incorrect information, innuendos, and personal opinions stated as fact.*
- ✓ *Verify what you read or hear by calling (650) 286-3232 or e-mailing planning@fostercity.org.*
- ✓ *Do the research, ask good questions, and make an independent and informed decision.*

You owe it to yourself, your family and the future of Foster City to be informed!