

PROPOSED CHESS RETAIL BUILDING



LOCATION

1297 CHESS DR.
FOSTER CITY, CA-94404

APN: 094-901-361

DEVELOPER

1297 CHESS RESTAURANT GROUP, INC.
1221 CHESS DR.
FOSTER CITY, CA-94404

ARCHITECT

SKL ASSOCIATES, INC.
CONCORD, CA

The 1297 Chess Drive project is a proposed restaurant and retail building that will replace the existing Harry's Hoffbrau building, which is currently closed. The subject property is contiguous with 1299 Chess Drive, where the TownePlace Suites hotel is under construction. The zoning is currently "Planned Development-Commercial Mixed-Use" and the General Plan designation is "Research/Office Park".

The design scheme presented with this application shows the current restaurant building is to be demolished and the new building placed closer to the Chess Drive frontage. The remainder of the lot consists of surface parking spaces and landscaping.

Site Design

The site is bounded by Chess Drive on the north, by Vintage Park Drive over-pass to the east, hotel site on the south and Estero Municipal Improvement District easement on the west, bordering with the City of San Mateo and Bridgepointe Shopping Center.



View from Chess Drive

The lot on which the new retail building is proposed is occupied by a vacant restaurant building (Harry's Hoffbrau) and is accessed from Chess Drive by an ingress/egress driveway that is shared with the adjacent Hotel site. A mutual ingress/egress and parking agreement is currently recorded for the benefit of both properties.

Vehicular access to the site is provided by the existing driveway on Chess Drive. The new retail building is placed along the Chess Drive frontage. Parking areas are placed in the remainder of the lot between the new building and the hotel property. The site layout will allow for parking to be accessed easily from either the hotel or restaurant

properties. Parking will be provided for 105 vehicles along with 16 bicycle parking and two motorcycle parking spaces. The hotel has 103 parking spaces along with 51 spaces in the lot under the Vintage park overpass. This totals to 259 spaces to be shared between the hotel and new retail building. Since the peak parking demand times of the hotel and restaurant/retail do not coincide, the developers feel there is adequate parking available to serve the hotel and retail uses due to the following circumstances:

- Most tenants of the retail building are food related business and the peak time for them is lunch 11:30 am to 2:30 pm. and dinner time 6:00 pm to 8:00 pm. For the hotel peak times for parking demand are between 8:00 pm to 8:00 am. Therefore, most of the available parking spaces will be available for the retail building customers.
- For the dinner service, majority of the fast casual will be shutting down by 8:00 pm and only the full service restaurant will be in operation and therefore there will be enough parking spaces for their use. In addition, the restaurant may provide valet parking and thereby provide an additional 20-25% additional parking spaces.
- Based on the developer's 25+ years experience, operating both with the Crowne Plaza and Hilton Garden Inn San Mateo, the actual parking spaces required for the hotel would be less than 70% of the total room counts; this will mean the actual required hotel parking space would be around 85 spaces (121 rooms X 70%). Since a significant number of the hotel guest arrive from the airport, a shuttle bus to and from SFO will be provided. Majority of our hotel clients are in the close vicinity (Visa, Gilead Sciences) which allow the guests to walk to their office or be picked up by their colleagues.

- Many hotel guests (including Crowne Plaza and Hilton Garden Inn) will also be the restaurant guests too. Due to the close distance of these three hotels, the hotel guests will fully utilize the convenience of the restaurants nearby, this result in no additional parking spaces needed for the same users.
- The calculated parking requirement (restaurant and fast casual) for this project is proposed so that other less intense retail type uses will not impact the amount of parking provided.

The main frontage of the of the center faces south and the building fronts a generous plaza area, part of which used be used for outdoor dining. An access path is also provided around the building to the east and north, to allow for service entrance and fire exits. This frontage will also have planting designed to screen the service entrances.

Building Design

The retail building will consist of 11,650 s.f. gross leasable area with about 550 s.f. of outdoor dining. The developer anticipates to have sit down restaurants as well as fast casual. However, other types of retail such as those listed under C-1 zoning would be permitted as tenants. Approximately, 5195 s.f. will be dedicated to full service restaurants and the remainder would be either fast casual or other forms of retail. The space configuration is to allow for a variety of restaurant , fast casual dining and retail tenants.

The structure consists of a one-story building of about 24 feet height parapets and two towers that rise to 31 feet. The overall design of the building takes design cues from the hotel building, but allowing for a fresher expression by use of distinct color and detailing. The south, east and west facades have generous amounts of glass storefronts that wrap around to the northern facades. Although the north façade has service entrance it has been designed to provide an attractive frontage along Chess drive. The towers have features that recall the design of the hotel towers and provide opportunity for signage placement for the end cap tenants.

The building design is contemporary themed to fit into the Vintage Park Business Park. The design provides for articulation of the façade with storefronts, metal sunshades and trellises. Each section of the building has a slightly different treatment to distinguish between tenants and uses and provides for customization areas by each tenant.

The exterior finish consists of stucco, GFRC, fiber-cement and aluminum composite panels. Colors have been arranged such that each space has distinguishing color with a common background color.

Conclusion

The building design developed for this project provides a building form that is derived from the hotel architecture. However, material placement and color allow for a fresh visual appeal. The material selection is of high quality so that the buildings aesthetic appeal holds up well into the future. The building will provide a much need amenity that fills the need for smaller retail spaces that is lacking in Bridgepointe Shopping Center and in this part of Foster City.

Prepared by:

Sharad Lal, AIA, LEED AP BD+C
Architect