



September 22, 2023

City of Foster City
Community Development Department
610 Foster City Boulevard
Foster City, CA 94404
(650) 286-3225

RE: COURTYARD BY MARRIOTT – HOTEL EXTERIOR REIMAGE

**COURTYARD BY MARRIOTT – SAN MATEO FOSTER CITY
550 SHELL BLVD., FOSTER CITY, CA 94404**

To Ms. Helen Gannon:

The Courtyard by Marriott in Foster City, California is an existing hotel in which we are proposing to do an exterior reimagining at the front entry, the front stair towers, the side and rear entries. This includes removing the existing porte cochere and replacing with new, and building a new parapet feature at the main entry. The new façade finishes at the front entry and front stair towers include EIFS and metal panels with a wood-look. We are removing the existing bay windows and installing new aluminum storefront windows at the main entry. We are also painting the existing stucco building. Work includes modifications to the landscaping and existing lighting.

Building Modifications:

At the main entry of the existing building, we will be removing the existing gable roof porte cochere and the entry canopy at the vestibule. We will install a new dark bronze aluminum flat roof porte cochere and canopy over the entry by McGee Company. The posts and wide-flange beams receive a 1-hour intumescent mastic fireproof coating that matches the dark bronze of the porte cochere ceiling panels. The post bases are a gray toned El Dorado Stone base (Cliffstone Banff Springs finish).

We will also remove three existing bay windows and replacing with new flat white aluminum framed storefront windows to match the existing building windows. This work will enhance the arrival experience by opening up views into and out of the lobby space.

At the roof line, we will be installing a new Fine Texture EIFS parapet (SW 7069 Iron Ore color) and new 8” Knotwood wood-look metal panels (Custom Cedar Tan color) to modernize the main entry. The same Knotwood wood-look metal panel is installed near the entry vestibule.

The driveway under the porte cochere gets replaced with a new broom finish concrete driveway with 1'-0” linear bands (SW 9097 Soft Fawn color).

The two existing stair towers near the front of the building are to receive the same Fine Texture EIFS surrounds (SW 7069 Iron Ore color) and 8” Knotwood metal panels with a wood-look (Custom Cedar Tan color) as the front of the building.

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
Phone 206.766.8300

The existing side entries, one on each side of the building near the middle, are to receive new paint (SW 7069 Iron Ore accent and SW 7655 Stamped Concrete). The existing low shed roof is to receive a new RMP Metal Products metal standing seam roof (Charcoal Grey color).

The existing rear entries, on each end of the hotel wings, are to receive new paint (SW 7069 Iron Ore accent and SW 7655 Stamped Concrete). The existing low shed roof is to receive a new RMP Metal Products metal standing seam roof (Charcoal Grey color).

The entire building gets painted with the main field paint of SW 6252 Ice Cube and accents colors of SW 7069 Iron Ore accent and SW 7655 Stamped Concrete, and some trim color near the Knotwood metal panel of SW 6095 Toasty. All paint finishes are Flat finishes on existing or new EIFS texture, wood trim boards, metal flashings and previously painted doors. The existing balcony handrails, and all existing gutters and downspouts also get painted with a Metal Enamel Paint to match SW 7069 Iron Ore.

New Finishes/Materials:

- StoLit Lotusan Fine Texture EIFS
- Sherwin Williams SW 6252 Ice Cube, Acrylic Flat Finish Paint
- Sherwin Williams SW 7655 Stamped Concrete, Acrylic Flat Finish Paint
- Sherwin Williams SW 7069 Iron Ore, Acrylic Flat Finish Paint
- Sherwin Williams SW 7069 Iron Ore, Metal Enamel Paint
- Sherwin Williams SW 6095 Toasty, Metal Enamel Paint
- Knotwood 8" Wood-Look Metal Panel, Custom KEC200 Cedar Tan
- Astroflame LTD Intumescent Mastic Fireproofing, Dark Bronze or Sherwin Williams Pro-FireTex FX5090 Waterbased Intumescent Coating to match Dark Bronze
- Ed Dorado Stone, Cliffstone Banff Springs
- RMP Metal Products, Pro-Finish 500 Charcoal Gray Standing Seam Metal Roof
- Sundek Products, Classic Texture, 1'-0" Wide Stripe, Match Sherwin Williams SW 9097 Soft Fawn concrete drive
- McGee Corporation 20 GA Embossed Grand Span Steel Decking Dark Bronze Porte Cochere ceiling panels
- Kawneer TriFab VersaGlaze 451T, White Aluminum Storefront with 1" Insulated Tempered Glazing

Landscape Modifications:

The landscape design is a refresh of the existing landscape in service of the new architectural design. We focus our work on the front façade/entry and the side guest entries, focusing on enhancing the guest experience. Our work removes the existing planting in select areas to provide an open space for the updated planting. The trees that are proposed to be removed have been evaluated by an arborist confirming their existing condition. We have proposed removing 8 trees in total (3 in poor condition, 3 juvenile/insignificant, and two in fair condition) The two trees in fair condition are younger and are paired in the existing landscape with trees in poor condition. In

order to provide a cohesive landscape design we have proposed their removal. All trees have been replaced at a minimum of a 1:1 ratio with new medium/large trees.

The plant palette was selected to provide a more modern design oriented in a rectilinear fashion focusing on impactful masses of planting. The plant palette is composed of native and native adaptive planting and focusses on using a balance of evergreen shrubs, grasses, and perennial plantings to provide year round color, texture, and interest. Particular attention was given to the proposed planting and its relationship to the retained planting on site.

The proposed landscapes water use will be reduced, or remain equivalent to the existing water use, but will not be increased. The proposed landscape plan reduces the amount of lawn on site and removes higher water use planting in favor of low water use plantings. The existing irrigation is to be evaluated and modified in areas previously occupied by lawn, now planted with shrubs and perennials. The planting palette utilized is composed of native and native adaptive plants that qualify as low or very low water use per the WUCOLS data base.

Lighting Modifications:

We will also be replacing like-for-like the exterior light fixtures to include bollards and lighting at the entries. The new parapet at the front entry will have new linear strip lighting and the porte cochere and entry canopy will have new can lights.

Conformance with Approved Development Plans:

The exterior changes are in-line with the approved Development Plan P-40-86 and Use Permit UP-14-85 and conditions of approval. The use of the space remains the same, a Hotel still operated by Marriott; the construction documents and construction will follow all City codes and standards; the new building signage will be submitted as a separate permit by the sign vendor for approval; we are not adding any rooftop equipment or additional height to the building; the work will not change the parking requirements or the existing parking spaces provided for the building; the landscaping plans are neatly and accurately drawn to scale types, quantities and locations of plant materials and is prepared by a licensed landscape architect with the State of California; planting is protected from vehicular traffic; and construction activities will meet all of the City regulations for time of day, noise, equipment operation and maintenance, and dust control.

Conformance with Ch 17.26 of Municipal Code:

The exterior modifications to the existing building meet the regulations outlined in Chapter 17.26 of the Foster City Municipal Code, since none of the work to the building or site will modify the lot area, building footprint, overall height, setbacks, or open green area required.

Existing Parking:

The existing hotel has 147 guest rooms and 185 existing parking spaces, none of which are affected by this exterior reimagining. According to the last renovation documents and Google maps, there are currently 76 compact spaces, 103 standard parking spaces and 6 accessible parking spaces (1 van and 5 standard accessible).

Conclusion:

These exterior reimagining updates will enhance the look of the existing hotel and give it a modern look with the linear lines that the porte cochere and the metal cladding at the new features bring. The impacts on the surrounding businesses are minimal, since we are not increasing the height of the building, the new cooler colors give the hotel an updated feeling, and the building will have nice ambient updates to the nighttime lighting at the new features.

Please see the submitted plans, elevations and digital color board for more information on the details of the proposed exterior reimagining.

Sincerely,



Eli Tuttle, Principal
for Seth S. Terry, Architect

