



GILEAD SCIENCES CORPORATE CAMPUS MASTER PLAN PROJECT

SUMMARY FACT SHEET

Current as of 9/22/08

What is the Gilead Sciences Corporate Campus Master Plan project?

- **Property Owner:** Gilead Sciences Inc.
- **Location:** A 40 acre portion of the Vintage Park business park.
- **Financing:** 100% privately financed redevelopment; no City or Community Development Agency funding.
- **Approved Land Uses:** Office; cafeterias; meeting spaces; laboratories; research development; pilot plant; manufacturing and warehouse; fitness facilities; increased parking spaces (at grade and in structures); and separate vehicular and pedestrian circulation to create a pedestrian-oriented campus by partially closing off Lakeside Drive to through traffic.
- **Proposed Size:** The proposal calls for the redevelopment of 629,154 square feet in 17 buildings, served by 1,993 parking stalls to 1,200,480 square feet in 16 buildings served by 3,069 parking stalls in lots and structures. The project includes demolition of up to 8 of the existing 1-2 story buildings and construction of up to 7 new buildings, including up to 3 new office buildings between 8-10 stories in height, up to 4 new laboratory buildings between 2-4 stories in height, two parking structures (5-deck and 3-deck each) and a new annex in the front of an existing building.

What is the status of this project?

- **Master Plan.** The property owner submitted an application for a design concept and proposed General Development Plan for the Corporate Campus Master Plan in December 2007. The Master Plan guides the future physical development of the campus; it does not mandate any specific buildings or activities, but rather describes the entire anticipated development through buildout of the campus. If the Master Plan is approved, the project applicant would be required to apply for individual Use Permits for each proposed building.
- **Phasing.** Buildout of the Master Plan would be completed over a 10-year period. Pending City approval, construction of the first building is anticipated to begin in February 2009 and construction for each building would last approximately 12-18 months. The proposed Lakeside Drive closure would be implemented as soon as it is approved by the City. The property owner has submitted architectural plans for one new office building (NOB-1) in the project (Phase I.) The proposed new 305,000 sq. ft., 10-story (164 ft.) office building will replace the existing 20,737 sq. ft., 1-story (22.5 ft) office building located at 331 Lakeside Drive. (By comparison, VISA I & II are 165'-175' or 12 stories.)
- **Zoning.** The property owner has applied for rezoning in order to amend the General Development Plan for Vintage Park to increase the maximum square footage allowed on the campus.
- **Draft Environmental Impact Report (EIR).** A Draft EIR is being prepared and is expected to be available for public comment in late October 2008.
- **Traffic.** Traffic impacts from the proposed Gilead Sciences Corporate Campus Master Plan 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/city_hall/docs/PC-Presentation-Sept-4-2008.cfm and the written report can be found at www.fostercity.org/city_hall/docs/upload/Draft%20Report.pdf.

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 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.

- These new jobs will be available in town for qualified Foster City residents, offering the opportunity 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 about this project?

- All public documents, including the Environmental Impact Report, Traffic Studies, Staff Reports and other documents are or will be available when completed at the **Community Development Department counter** at City Hall, 610 Foster City Boulevard, and many of them are available at: www.fostercity.org/city_hall/docs/Gilead-Sciences-General-Development-Plan-Project.cfm.
- Regularly **check the City's web page** dedicated to the Gilead project: www.fostercity.org/city_hall/docs/Gilead-Sciences-General-Development-Plan-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 first and third Monday nights of each month at 7:30 PM and Planning Commission meetings are held on the first and third Thursday nights of each month at 7:30 PM. Planning Commission study sessions are held as needed on the first and third Tuesday nights of each month at 7:30 PM.
- Call **650-286-3232** or **e-mail planning@fostercity.org**.

How can I stay informed? (Find out about meetings/milestones)

- Meeting notices, press releases and other updates are regularly sent to the City's free Gilead e-mail subscription list. To subscribe, send an e-mail to Gileadproject-subscribe@lists.fostercity.org or visit <http://lists.fostercity.org/mailman/listinfo/gileadproject>
- Many meetings are publicized in the local newspapers, on the FCTV Bulletin Board, and the electronic marquee at the corner of East Hillsdale and Shell Boulevards.
- Several permits and approvals are required before development of the proposed Gilead Sciences Corporate Campus Master Plan can proceed. Upcoming opportunities for public input are shown below:

Milestone	Date
Planning Commission Study Sessions on the General Development Plan and the Use Permit Application for Office Building 1 (NOB-1)	Fall and Winter 2008
Draft Environmental Impact Report released for public comment	Late October 2008
Planning Commission Public Hearing on Draft Environmental Impact Report	Late November 2008

What can I do?

- ✓ *Take the time to learn the facts about **Gilead Sciences Corporate Campus Master Plan** and other projects 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 or incorrect information, innuendos, and personal opinions stated as facts.*
- ✓ *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!