



Planning Commission Study Session

Gilead Sciences Proposed Campus Master Plan

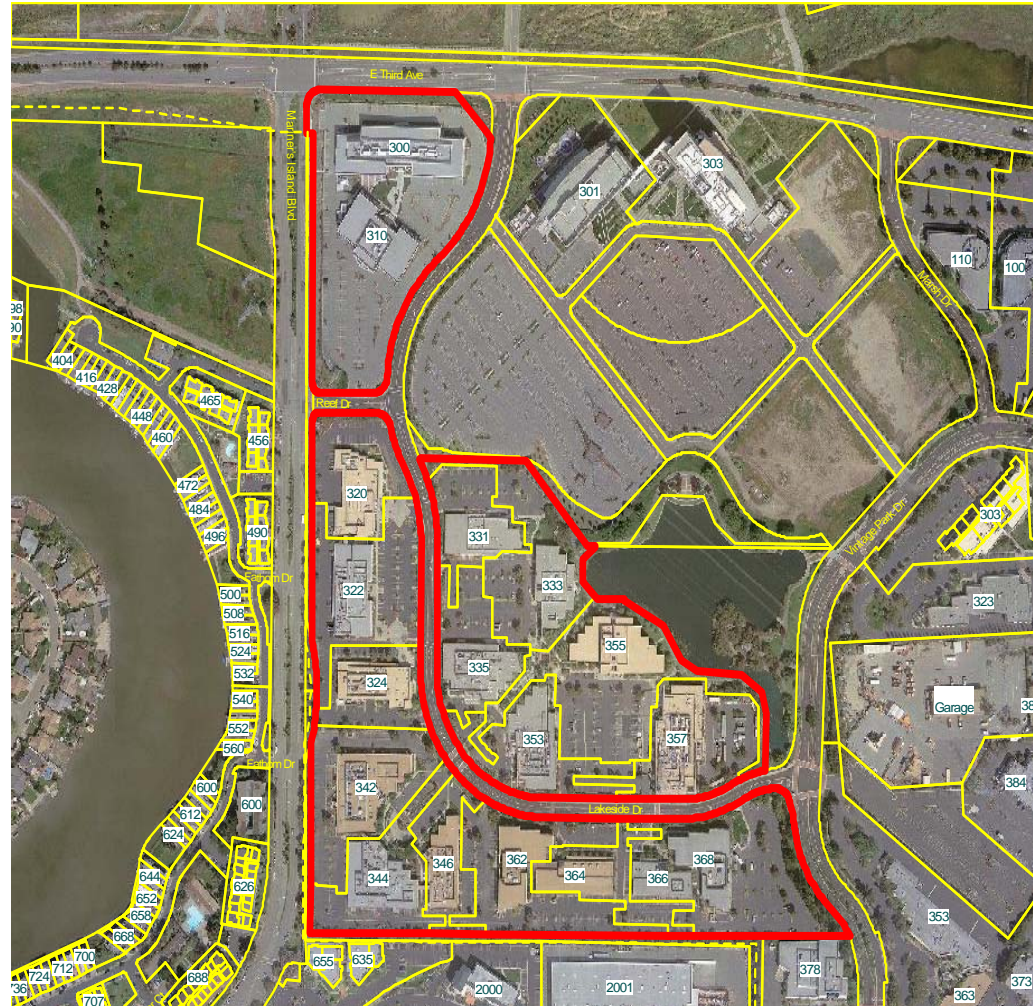
City of Foster City

May 1, 2008

Project Site

Existing

- 17 Buildings
- Neighborhood Vintage Park
- 629,154 sq. ft.
- 1 & 2 Stories
- Surface parking – 1,993 stalls
- ±40 acres



Gilead Sciences Proposed Campus Master Plan

- Requested Action/Proposal:
 - **Amend the Vintage Park General Development Plan to develop a new Campus Master Plan for this growing bio-pharmaceutical company**
 - **Increase allowable square footage from 629,154 sq. ft. to 1,200,480 sq. ft. housed in 16 Buildings with an annex in front of Building 322**
 - **Building architecture consistent with latest laboratory at 362 Lakeside Drive built in 2007**
 - **Increase parking from 1,993 stalls to 3,069 stalls within the next 10 years (at-grade stalls and in two parking structures)**



Gilead Sciences Proposed Campus Master Plan

- Employee count projected to increase from 1,200 to 3,100 employees
- Separate vehicular and pedestrian circulation in order to create a pedestrian-oriented campus by closing off Lakeside Drive to through-traffic and conversion of this portion of the public street to a private street owned and maintained by Gilead Sciences
- Main truck dock located at southeast corner of NLB-1 for deliveries to the campus with access from eastern portion of Lakeside Drive

Background from Study Session #1

- At the First Study Session, the Planning Commission addressed the following comments and concerns:
 - **Closure and Privatization of Lakeside Drive**
 - Timing and Sequencing
 - **Parking**
 - Timeline for Parking Strategy & Compliance with Municipal Code (deficit)
 - **Landscape Plans accompanied by photographs**



Study Session #1 - Background Cont...

- **Revisions to the Vintage Park Design Guidelines**
 - Provide specific design criteria, architectural motifs and dimension maximums
- **Notification**
 - Planning Commission requested that the Applicant notify and receive comments from other Vintage Park owners regarding the closure of Lakeside Drive
- **Lot Line Adjustments**
 - Phasing and Sequencing
- **Vehicular and Pedestrian Circulation**
 - Reciprocal Easements and Shared Parking



Purpose

- Provide the Planning Commission an opportunity to review the additional information requested at the February 5, 2008 Study Session #1
- Review the Proposed Amendments to the Vintage Park Design Guidelines, parking plan, partial closure and privatization of Lakeside Drive, conceptual Landscape Plans, exit strategy and lot line adjustment
- Raise concerns or issues that should be evaluated during the review process and the Environmental Review process



Applicant's Efforts

Neighborhood & Community Notification

- On March 27, 2008, the applicant met with the Vintage Park Community Association in order to discuss the proposed General Development Plan and the Amendments to the Vintage Park Design Guidelines.
 - Amendments were approved by the Board 3 to 1



Vintage Park Design Guidelines Amendments

- Proposed Amendments to the Vintage Park Design Guidelines include:
 - Façade treatments for both office and lab buildings consistent with the existing lab building at 362 Lakeside Drive
 - Guidelines for parking structures in Vintage Park
 - Building Heights
 - Roadways and Traffic Calming measures
 - Modifications to Lakeside Drive (partial closure)
 - Modifications to Plant List



Massing Study

- Maximum Building Heights at Build-Out
 - (Sheet 4 of GDP Plans)
- Minimum Building Heights at Build-Out
 - (Sheet 5 of GDP Plans)

Partial Closure & Privatization of Lakeside Drive

- Portions will be abandoned as a public-street
- City's Public Works Department indicated that upon City Council approval, the City can abandon the portion of Lakeside Drive from Reef Drive to Vintage Park Drive including:
 - Public utilities will be privatized and Gilead would assume maintenance, replacement and upkeep
- A public easement is necessary for the existing water line along the south property line

Emergency Vehicle Access

- North Entrance from E. Third Ave. & Reef Drive via Lakeside Drive, stubbing into a 100' diameter (50' radius) cul-de-sac
- South Entrance from Vintage Park Drive via Lakeside Drive stubbing into another 100' diameter (50' radius) cul-de-sac
- Connecting the two proposed cul-de-sacs will be a 24' wide emergency vehicle access drive constructed of material capable of supporting the weight of fire vehicles
- Foster City Fire Department stated that this is sufficient Emergency Vehicle Access



Landscape Plans

- Conceptual Landscape Plans have been submitted
 - See Sheets L1-L4 of the Proposed GDP
- Photographs of proposed plant materials have been provided
 - See Proposed Plant List dated April 15, 2008



Lot Line Adjustments

- Lot line adjustments will be proposed as needed by applicant.
- Lot line adjustments will be processed and reviewed through each Specific Development Plan/Use Permit proposal.

Parking

- The existing 17 buildings are parked with 1,993 parking spaces. The phased parking plan proposed by Gilead include 3,069 parking stalls, ± 759 (20%) below the Foster City Municipal Code Requirements as shown below:

Type of Use	Municipal Requirements Code	Proposed Gilead Campus* Sq. Ft.	Parking Stalls Required
Offices	1 stall/250 sq. ft.	755,000 x 85% = 641,750*	2,567
Labs	1 stall/300 sq. ft.	445,480 x 85% = 378,658*	1,262
Total		1,200,480 x 85% = 1,020,408*	3,829

Rationale for Parking Deviation

- Gilead's Goal: One (1) space for each full time employee
 - Assumption that on average 10-20% will be vacant
- Biopharmaceutical lab
 - Square footage allotment per employee is greater
 - Density of employees is less
- Relative to peers in the bio-tech industry campus/uses, City of Foster City should consider new standards for parking

Proposed Parking Options -

Proposed Modifications to Section 17.62.060 Off-Street Parking Regulations, for Foster City to consider.

Option 1 Parking as Proposed by Applicant

Type of Use	Ratios Proposed by Applicant	Proposed Gross Square Footage	<i>Parking Calculated by Staff assuming 85% Efficiency</i>
Offices	1/250 GSF	755,000 x 85% = 641,750*	2,567
Labs	1/830 GSF	445,480 x 85% = 378,658*	454
TOTAL:		1,200,480 x 85% = 1,020,408*	3,021

Proposed Parking Options -

Proposed Modifications to Section 17.62.060 Off-Street Parking Regulations, for Foster City to consider.

Option 2 Parking as Proposed by Applicant

Type of Use	Aggregate Ratio Proposed by Applicant	Proposed Gross Square Footage	<i>Parking Proposed With Option 2 Assuming 85% Efficiency</i>
Campus Aggregate Ratio	3/1000 GSF	1,200,480	3,060

Phasing of Parking

- Triggers
 - Parking supply falls below the proposed campus parking ratio
 - Employee count has fully utilized the available parking on site
- Additional Parking solutions will be proposed at the time of each Specific Development Plan/Use Permit application is submitted
- Shared Parking –
 - All parking will be accessible to all Gilead employees

Exit Strategy

- If the campus is sold or occupied with multiple parties, parking ratios proposed by Gilead may not provide adequate parking for future uses.
- Exit strategies were included in the staff report that would be required by the City through the permitting process or a Development Agreement.
- The Planning Commission could suggest any and/or all of the tactics to be a part of the exit strategy.



Traffic Demand Management

- Gilead is not currently proposing to use a TDM program for parking mitigation as a part of the General Development Plan
- Required to provide a TDM plan for traffic mitigation pursuant to the City/County Association of Governments (C/CAG) Congestion Management Plan



Next Steps

- Notice of Preparation for an Environmental Impact Report will be issued soon
- Scoping Meeting Tentatively scheduled for June 5, 2008
- Additional information will be reviewed at a Third Planning Commission Study Session
 - DATE – To Be Determined