DATE: SEPTEMBER 16, 2008

STUDY SESSION STAFF REPORT

AGENDA ITEM NO. 3.A.

TO: FOSTER CITY PLANNING COMMISSION

PREPARED BY: RICHARD B. MARKS, COMMUNITY DEVELOPMENT DIRECTOR
KOHAR SHIRIKIAN, ASSISTANT PLANNER KAS

CASE NO.: UP-08-012

OWNER: GILEAD SCIENCES

PROJECT LOCATION: VINTAGE PARK – 331 LAKESIDE DRIVE - APN: 094-904-320, (NEIGHBORHOOD VP-VINTAGE PARK)

REQUESTED ACTION/PURPOSE

To review and discuss the proposed DRAFT Amended Vintage Park Design Guidelines for the Gilead Sciences Corporate Campus Master Plan and the proposed architectural plans for a proposed new 10 story, 164' tall, 305,000 sq. ft. new office building (NOB-1) to replace the existing 20,737 sq. ft. office building at 331 Lakeside Drive on the Gilead campus in the Vintage Park Planned Development.

The purpose of this Study Session is to allow the applicant's design team an opportunity to present building form and architectural concepts for the new office building to the Planning Commission and the public.

BACKGROUND

The applicant, Gilead Sciences Inc., submitted architectural plans for the proposed new office building (NOB-1) on August 19, 2008. There is also a concurrent application for a design concept and proposed General Development Plan for the Gilead Sciences Corporate Campus Master Plan which was submitted to the Foster City Community Development Department on December 26, 2007.

The proposed General Development Plan/Rezoning for the new Gilead campus includes the following actions, land uses and densities:

- Redevelopment of the existing 629,154 square foot campus currently housed in 17 buildings, served by 1,993 parking stalls to a total of ±1,200,480 square feet in 16 buildings served by a total of 3,069 parking stalls located in a combination of at-grade parking lots and 2 parking structures.

- The demolition of up to 8 of the existing 1- and 2- story office/R & D buildings and construction of 7 new buildings, including 3 new office buildings (between 8 -10 stories

each, located on the west edge of Vintage Lake); 4 new laboratory research and development buildings (2 - 4 stories in height, built between existing buildings on the southern half of the site) and; a new annex built on the front of building 322.

- Construction of parking structures including a structure located at the north end of the campus site, just south of Reef Drive designed as a 5 deck structure with a capacity to park up to 797 vehicles. A second parking structure would be located at the southeast corner of the site, behind the research buildings designed as a 3 deck structure with a capacity to park up to 518 vehicles. Service areas will be located adjacent to all new buildings.

- A main truck dock located at the southeast corner of the new laboratory building (NLB - 1) located at 362 Lakeside Drive, for deliveries to the campus with access off of the eastern portion of Lakeside Drive.

- Building architecture consistent with New Laboratory Building 1 (NLB-1), built in 2007.

- The partial closure of Lakeside Drive, conversion of the remaining sections of the public street to a private street owned and maintained by Gilead Sciences and conversion of the closed-off street to a landscaped area for the new campus.

- An increased employee count at build-out from 1,200 (2007/estimate) to 3,100 (10 year estimate).

This is the first Planning Commission Study Session to review the proposed design of NOB-1 for the Gilead campus.

STUDY SESSION PUBLIC NOTICING

The public was advised of this Study Session in the following ways:

- ½ page ad in the Islander on September 3, and September 10, 2008
- ½ page ad in the Daily Journal on September 2, and September 9, 2008
- ½ page ad in the Examiner on September 4, and September 11, 2008
- Electronic mailing to the property applicants, owners and persons who expressed interest in receiving project updates on September 2, 2008
- Mailing to property owners who own property within a 1000-foot radius on September 3, 2008
- Foster City web site: www.fostercity.org on September 2, 2008
- Foster City TV Channel 27 from August 29, through September 17, 2008
- Public posting places located at the Foster City Public Library, Recreation Center South Lobby, U.S. Post Office - Charter Square, Sea Cloud Park and Metro Center Kiosks (2) on August 29, 2008
- Electronic marquee at Leo Ryan Park from August 29, through September 17, 2008
- Posting on-site on August 29, 2008

ANALYSIS

Location

The proposed new office building will replace the existing office building located at 331 Lakeside Drive. The existing approximately 20,737 sq. ft., 1 story, 22.5 ft high office building will be demolished and is proposed to be replaced with a 305,000 sq. ft, 164 ft. tall, 10-story office building with first floor cafeteria and second floor training rooms.

The new office building is designed to be a part of the integrated campus; however as the Planning Commission has directed, it is also able to function independently from future improvements and will provide all the necessary parking (on-site, off-site and shared) to serve the building, including all necessary utility improvements. Parking requirements will be discussed at a second Study Session.

Amended Vintage Park Design Guidelines/Architecture

At the May 1, 2008, Planning Commission Study Session, the Commission received but did not comment about a DRAFT set of amended Design Guidelines for the proposed Gilead Sciences Corporate Campus Master Plan (prepared by DES Architects/copy attached) to be formally incorporated into the overall Vintage Park Design Guidelines when the General Development Plan/Rezoning for the Gilead Sciences Corporate Campus is approved by the City Council (RZ-07-004). At that meeting the Commission advised the applicant and staff that it would review the DRAFT Guidelines at a future Study Session. Staff has attached the relevant pages of the DRAFT Guidelines to this Staff Report. Staff has reviewed the proposed architectural plans for NOB-1 using the DRAFT amended Design Guidelines and finds that the proposed design for NOB-1 is consistent with the intent of the DRAFT Guidelines.

Staff requests that the Commission offer any comments or concerns it has regarding the DRAFT Guidelines at this Study Session.

Architectural Plans

In order to facilitate the Commission's review and understanding of the proposed Project Architectural Plans, staff asked the architect to prepare a narrative description of the design, a copy of which is attached to this Staff Report.

Staff requests that when reviewing the plans and perspective drawings, the Planning Commission focus on, and be prepared to offer comments on the following:

- Building scale, form and mass
- Architectural style
- Proposed materials and colors
- The design relationship to NLB-1 – (362 Lakeside Drive).

Building Dimensions

- Length --- 252 feet
- Height --- 164 feet (above grade)
- Depth --- 143 feet

On Plan sheets 7-9, the graphic scale was not included in the architectural plans submitted on September 10, 2008. Staff called the Architect and asked for the scale to be included in future plan submittals. For reference, the scale on Plan sheets 7-9 is 1": 40'.

Staff Comments/Recommendation:

The simple, slightly canted building form and the extensive use of spandrel glass, offset by full-and-partial height anodized vertical mullions (north, south, east , and west elevations) and horizontal anodized aluminum sunshades (north and south elevations) provide a simple but effective backdrop and design counterpoint to the intersecting 2nd wall planes on the north, south, and east elevations. These secondary wall planes create depth, scale, and the potential for shadowing to the building and offer the opportunity to introduce additional elements to the overall design and additional building materials to the materials palette including glass fiber reinforced concrete (GFRC) panels with 1" X 1" reveal joints, spandrel glass, and a repeating rhythm of half round columns. The introduction of clear anodized aluminum storefront glazing as a full-height vertical element on the west elevation and as a top piece on the east elevation add dimension and interest to the building flanks. The use of metal louvers to screen rooftop equipment placed underneath the GFRC fascia on all four elevations adds texture, shadowing and additional complexity to the building façades. The two-story, pedestrian scaled colonnade at the 1st and 2nd stories of the building off-set by the cantilever of the 2nd wall plane is attractive and helps to scale the overall mass of the building.

The main building entrance (north elevation) is announced by a "grand scale" horizontal element supported by two 3-story columns over an "eyebrow" canopy that has been placed over the actual entry doors and constitutes the only aspect of the design that staff questions. For a building of this overall scale and importance to the campus, the entrance doors and design of this element of the building appears to be very understated and out of scale with the grand scale horizontal piece/3-story columns and the building itself. The north elevation is the most public face of the building, accessed off of the circular special paving/entrance landscaping, and hosting the main entrance to the building, yet the entrance doors are of a size and character that they could well be secondary or side elevation doors to the building. Staff would appreciate receiving the Planning Commission's comments and direction regarding the entrance design.

Staff believes that the combination of building forms/planes, horizontal and vertical elements, the use of different glazing and building materials and the way the building is scaled is very attractive and provides an architectural motif (along with NLB-1) that offers the opportunity to create a distinct campus for Gilead Sciences while at the same time respecting the design of the Electronics for Imaging campus immediately adjacent to it.

At the time that this Staff Report was prepared a colors and materials board was not available to review. Staff therefore reserves its comments and recommendations regarding colors until it has a chance to review the colors in a future staff report for either a second study session (if needed) or when the project Use Permit is before the Planning Commission for its approval.

With the exception of the building entrance on the north elevation staff recommends approval of the building architectural design as proposed.

NEXT STEPS

Following this Study Session, the applicant's design team will amend their plans to incorporate the direction received from the Planning Commission. A second study session will be scheduled to review the proposed parking and site plan.

INDIVIDUALS, ORGANIZATIONS AND DOCUMENTS CONSULTED

Susan Eschweiler, DES Architects
Brian Cooper, DES Architects
Kirk Syme, Woodstock Development, Inc.
Project Architectural Plans
Gilead NOB-1 Architectural Description
DRAFT Amended Vintage Park Design Guidelines/Gilead Sciences Corporate Campus Master Plan

ATTACHMENTS

Project Architectural Plans dated September 10, 2008 *
Gilead NOB-1 Architectural Description submitted by DES Architects on September 10, 2008
DRAFT Amended Vintage Park Design Guidelines/Gilead Sciences Corporate Campus Master Plan
Vicinity Map

* Planning Commission packets only; available for review in the Community Development Department

Gilead NOB-1 Architectural Description

Gilead NOB-1 Architectural Description
September 10, 2008

DES
ARCHITECTS
ENGINEERS

The new, ten story office building at 331 Lakeside, referred to as NOB-1, has an architectural character inspired by 362 Lakeside Drive, the recent research laboratory building referred to as NRB-1. Many of the materials and components of the architecture are used again on the NOB-1 building to give a consistent character on the campus. The architectural language is interpreted in new ways to give the new taller building its own style yet recall the design character of the two story building in a way that will extend to other future buildings as well. The building has a variety of architectural expressions that are in direct response to solar orientation: the building changes on each face because its energy needs are different.

The building is designed to have 10 useable floors and a fully screened roof that includes a penthouse for some of the mechanical systems. The typical floor to floor height is 14'-6"; the exceptions are the first and second floors which are 16'-0" floor to floor because they house the more public areas of the building. The floors are anticipated to be used for:

- First floor: Lobby, Cafeteria seating 500, kitchen and servery
- Second floor: Training rooms serving the entire campus
- Third floor through tenth floors: Office space

The building will serve as the headquarters building for the company and visitors will arrive at this point before entering the rest of the campus.

Inspired by the design of Building 362, forms are created by the intersection of planes of materials. Solids are lightened by planar surfaces "flying-by" each other to express the relative thinness of the planes. This visually reduces the apparent mass of the building. This expression of planes offers the opportunity to add detail in the finishing of each of

399 Bradford Street Redwood City, California 94063 Tel 650-364-6453 Fax 650-364-2618 www.des-ae.com

the exposed plane's edges. Similarly, the subtle angles found in building 362's plan and elevations are recalled in the plan and details of the NOB-1 building.

The primary materials on the building are a creamy yellow GFRC (Glass Fiber Reinforced Concrete) and a blue-green reflective glass set in clear anodized, silver colored, aluminum storefront. The blue-green reflective glass will have a matching blue-green reflective spandrelite glass (opaque glass panels) used to conceal structural elements. This color palette coordinates with that of 362 Lakeside.

The building is oriented to have its long side on an east-west axis to maximize its energy efficiency. On the north side, vision glass and spandrelite are used extensively to take advantage of bay views, to maximize the use of natural lighting and because the relative heat gain is small. On the south, east and west side, GFRC panels with reveals create a rhythm similar to 362 Lakeside, with vision glass and half round columns at punched openings. On all elevations, aluminum sunshades are used at the 8' level of each floor for shading from the sun and to create shadow play on the elevation.

Each elevation is differentiated as follows:

<u>North Elevation</u>

This is the main entry to the building as one approaches from the Third Avenue. It has:

- Two story lobby denoted by a high canopy at the second floor level and a pair of cylindrical aluminum wrapped columns
- The elevation is expressed in two major bent planes to reduce the apparent mass of the building and to lighten it by reducing its scale.
- The aluminum and glazing system transitions to painted metal louvers at the top to screen the mechanical units but allow air to pass through. This integrated approach gives the building a strong and deliberate capping element.

West Elevation

This elevation faces Lakeside Drive.

- The exit stair is expressed on the outside of the building with a steel stair wrapped in vision glass to encourage the use of the stairs by employees. This activates the elevation as well as introduces a strong form that contrasts with the building's textures.
- The solid, creamy yellow, GFRC wraps the end of the building and folds up over the top of the building, to become the expressed overhanging roof plane element seen in the North Elevation and the South Elevation.

South Elevation

This elevation faces the main part of the campus. Because of the southern exposure, sunshades are used extensively to shade the midday sun.

- At the right side of the elevation, the first and second floors which are used for cafeteria and training rooms are expressed with full height glazing set back from the overhang of the upper floors. A colonnade of cylindrical columns supports the floors above and opens onto an at-grade dining terrace.
- A vertical fin wall terminates the colonnade near the middle of the building and creates a vertical break in the GFRC. The glass system from the north elevation is recalled here, with sunshades to tie the two major forms of the elevation together.
- The typical surface expression on the west, south and east walls is a banded punched window expression, accented with aluminum half-round columns to recall building 362.
- At the top of the building the tenth floor is expressed in glass and aluminum and transitions to the metal louvers screening the roof, similar to the north elevation.

- A concrete block screen wall, similar to that on 362 Lakeside, is introduced in the lower left to create a fully screened service yard for the emergency generator, compactor, and loading spaces. Louvers in the screen wall will allow air to circulate and will add a more pedestrian scale to these lower forms.

East Elevation

This elevation faces Vintage Lake.

- The rhythm of the GFRC with vision glass, sunshades and half round columns is used on floors 3 through 9 of this elevation
- The two story glass and colonnade expression of the first and second floor cafeteria and training rooms is continued to wrap around onto this elevation, which also opens onto the dining terrace.
- The top of the building recalls elements from the West elevation with the fascia and louvers wrapping the corner and a wall of aluminum and glass at the top similar to the expression of the stair on the west side.

Overall, NOB 1 is a next-generation development of building 362 because it recalls form, materials and surface relationships from that building. However, it understandably departs from and further develops these themes in order to meet the architectural demands of a much larger and more vertical building form. With this new building, the formal language of the Gilead campus is developed in a way that will give voice to a much larger range of building requirements that will occur on campus in future buildings.

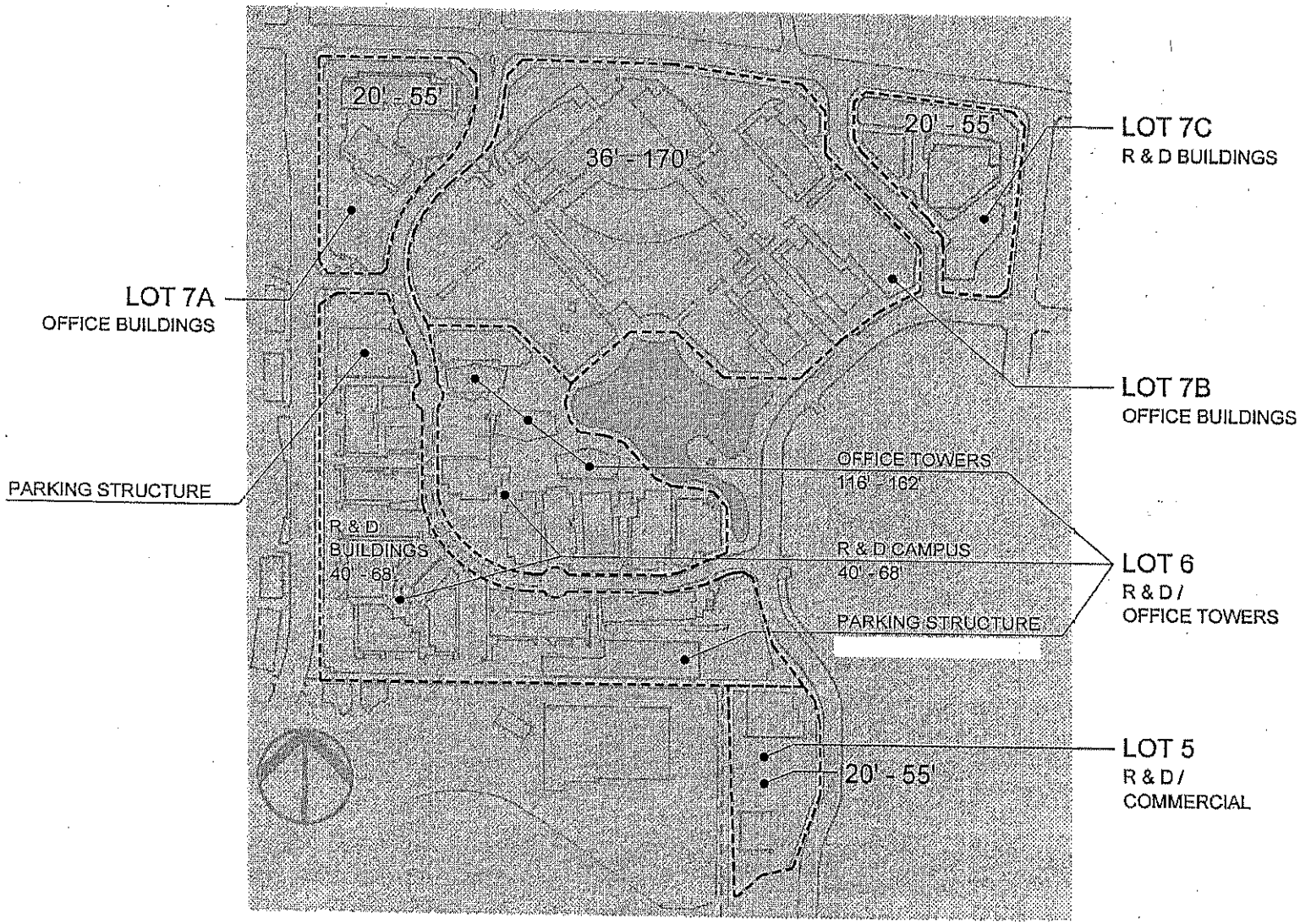
Excerpted DRAFT Amended Vintage Park Design Guidelines

Gilead Sciences Corporate Campus Master Plan

(Pages: 41c, 53c, 53d, 54b, 55a, 77a, 78a)

A2 BUILDING HEIGHT

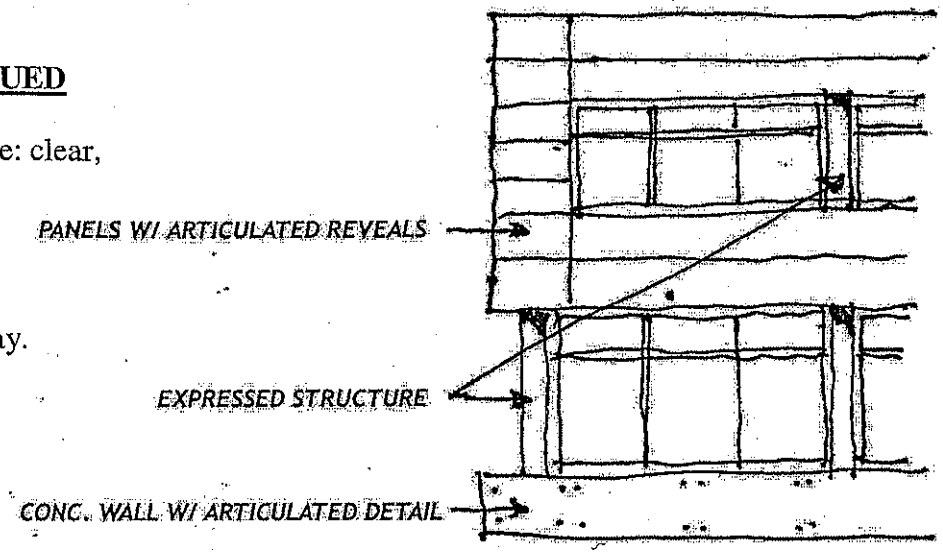
This section has been updated to reflect the new building / site layout. Design guideline text remains the same.

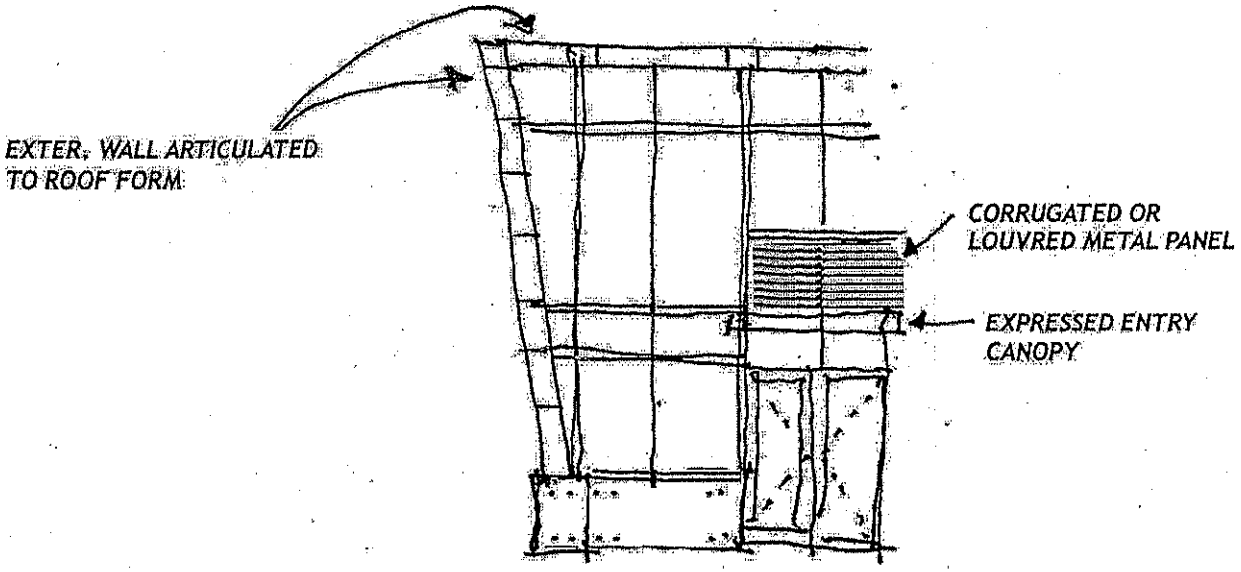


A5 FACADE TREATMENT-CONTINUED

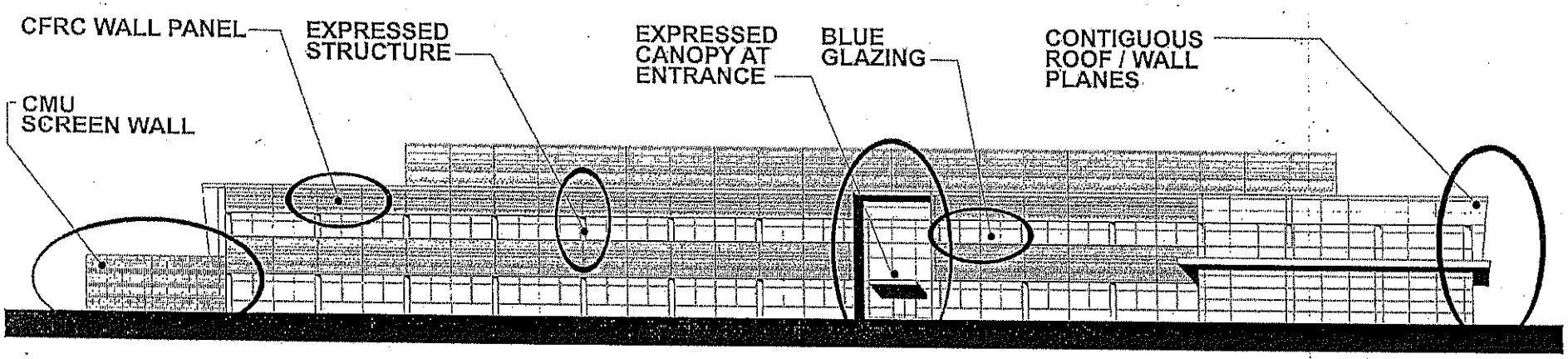
Replace Text "Acceptable glazing colors are: clear, reflective or gray" with

- Unacceptable glazing colors are: bronze, gold/yellow and rose.
- Acceptable glazing colors include: Blue, green, reflective, clear and gray.





A5 FACADE TREATMENT CONTINUED



A5 FACADE TREATMENT CONTINUED

Replace Text
"Examples of unacceptable exterior materials:
Brick or concrete block.
Rough textured stone veneer.
Wood siding." with

- Examples of acceptable exterior materials:

  Polished / honed stone veneer.

  CFRC panels.

  Composite Metal or Clad Resin panels.

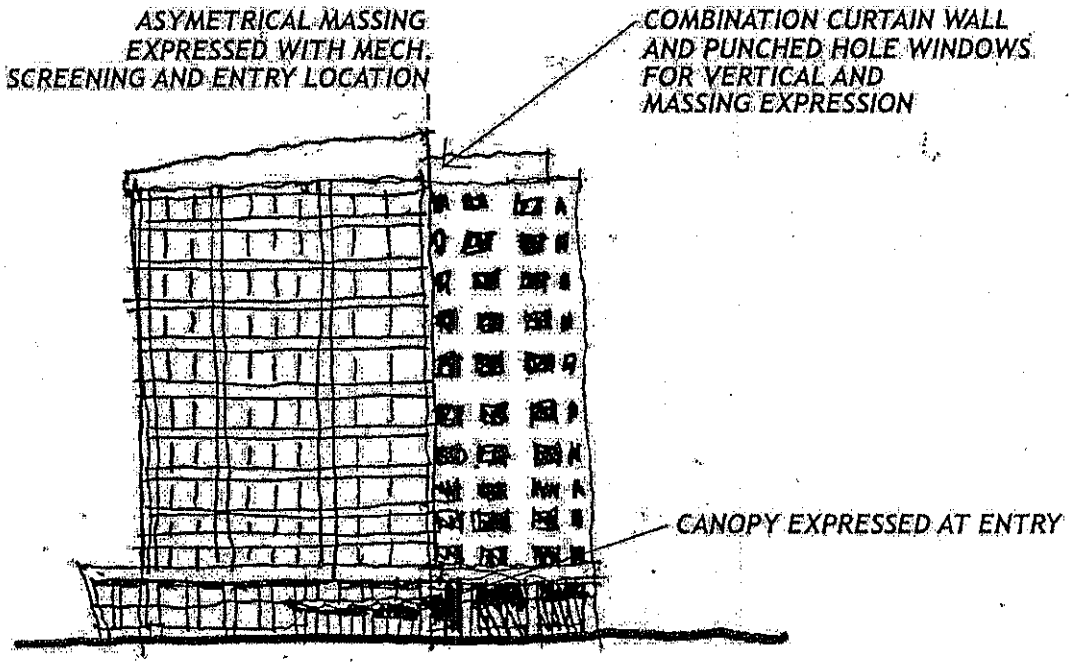
- Examples of unacceptable exterior materials:

  Brick or concrete block – ***except at Screen walls for equipment, trash etc.***

  Rough textured stone veneer. – ***except as accent at building base***

  Wood siding – ***except for wood panels as accents within a facade of regularly articulated panels of other primary material (metal panels, GFRC etc.)***

A5 FACADE TREATMENT-CONTINUED



(3) EXAMPLE OF FACADE TREATMENT

ACADE TREATMENT

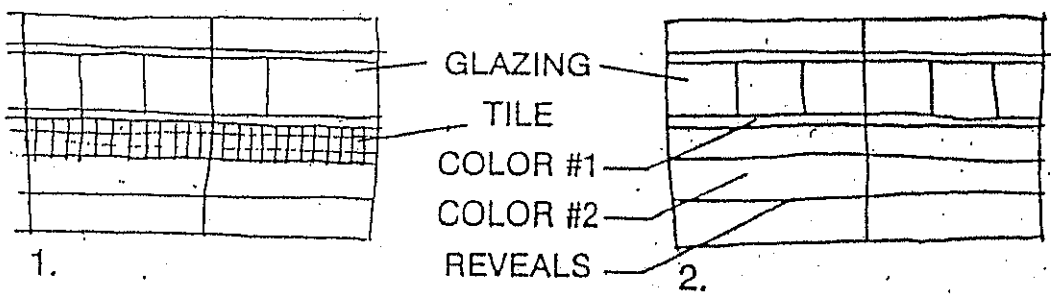
Revised Spring 2008

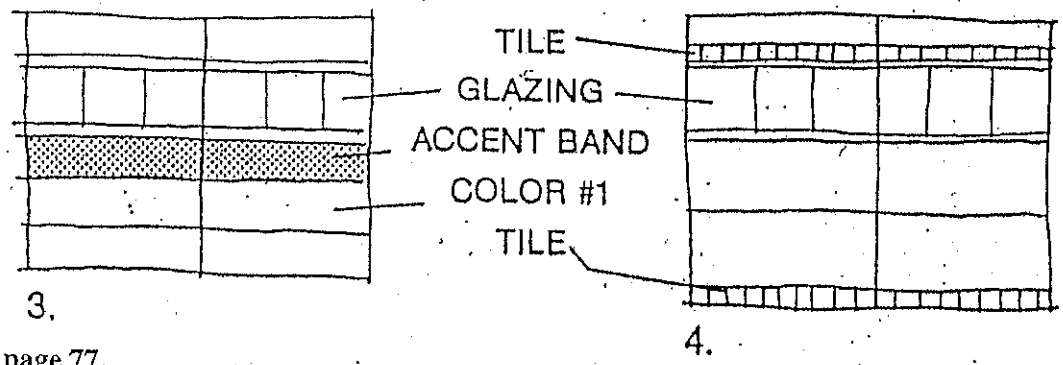
lowing guidelines apply to all lots.

5: **Create a strong building identity through use of consistent articulation of details, color and materials.**

rior wall materials should be predominantly ral light-colored concrete or metal wall ls, plaster, tile, or similar cementitious rials. Neutral colors are defined as light s, cool or warm grey, etc. (See Vintage Park er Color Board.) Accent stripes or bands ld be secondary to predominantly neutral s of the major wall materials. (See Vintage Master Color Board.)

culate the building facade with reveal joints, nt bands (ceramic tile, paint, marble or granite er, metal panels) balcony rails, louvers or y accent walls to provide a level of detail scale interest to the exterior elevation.



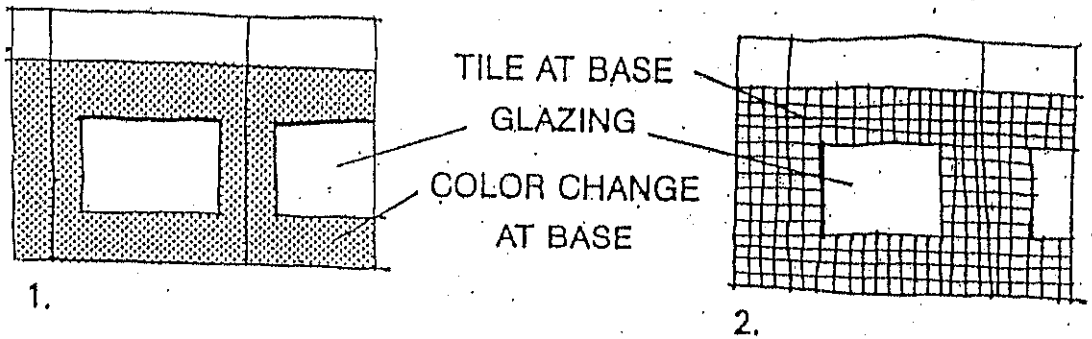


e 77a Text Revisions to 'C5 FAÇADE TREATMENT' on page 77.

EXAMPLES OF FACADE TREATMENT

ICE TOWERS

- Materials will reflect the contemporary use of glass, metal panels, wood and other panel materials to work in harmony with the existing buildings on Campus. To both update and create a design language for Gilead Sciences and the Campus locally.



EXAMPLES OF GROUND FLOOR WINDOW TREATMENT

C5 FACADE TREATMENT

Replace Text

"Examples of unacceptable exterior materials:
Brick or concrete block.
Rough textured stone veneer.
Wood siding." with

- Examples of acceptable exterior materials:

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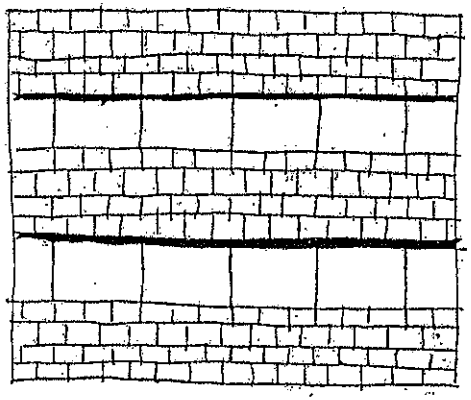
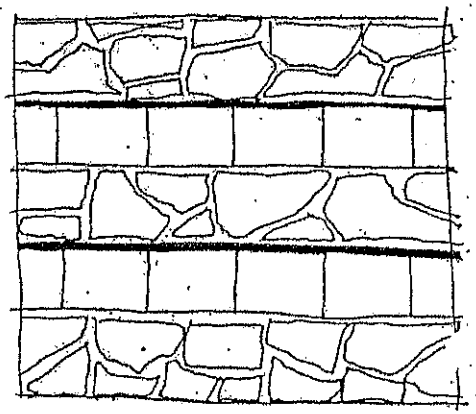
  Wood siding – ***except for wood panels as accents within a facade of regularly articulated panels of other primary material (metal panels, GFRC etc.)***



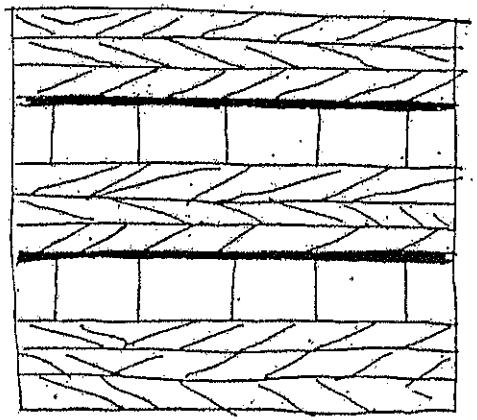
1. SLUMP STONE, BRICK, CONCRETE BLOCK

NO* SEE EXCEPTION IN TEXT



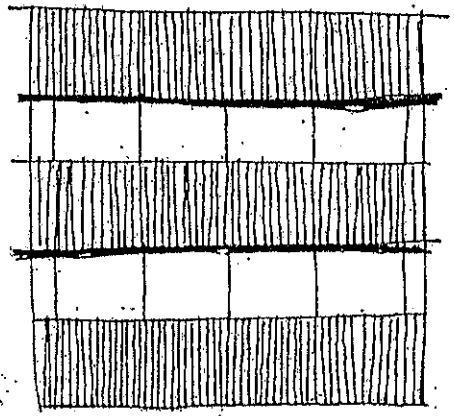
2. ROUGH STONE VENEER

NO* SEE EXCEPTION IN TEXT



3. WOOD SIDING

NO* SEE EXCEPTION IN TEXT



4. HEAVILY TEXTURED CONCRETE

NO*

EXAMPLES OF UNACCEPTABLE TREATMENT

Gilead Sciences UP-08-012
Vicinity Map
NOB-1