

GATEWAY BUSINESS PARK **Master Plan**

South San Francisco, CA

May 2013

Prepared for:



Prepared by:



KEN KAY ASSOCIATES

Master Planning, Urban Design,
& Landscape Architecture

1045 Sansome Street - Studio 321
San Francisco, CA 94111
(415) 956-4472
kenkayst.com

Collaborators:

City of South San Francisco

Fehr & Peers Traffic Consultants

BKF Engineers Surveyors Planners

FLAD Architects

GNU Group Signage Consultants

Treadwell & Rollo Geotechnical Engineers

The creation of this new working campus has many benefits for a wide array of stake holders.

- The City of South San Francisco will experience the benefits of economic development, maximize potential redevelopment revenues and strengthen the City's employment-base. The City will also further cement its reputation as a world leader in the concentration of life science / biotechnology research and development.
- Corporations that will occupy the campus will benefit from modern, efficient and flexible facilities within a high quality environment that will significantly contribute to their potential for long term success and their ability to recruit and retain talented employees in an increasingly competitive local and global market.



Bird's Eye View over Existing Site Looking Northeast

- Employees will benefit from an enjoyable and attractive workplace that provides an environment in which both the internal building and external open space systems foster connectivity and community to enable more opportunity to share ideas and collaborate.
- The owner and developer of this property will benefit from its long term investment, beginning with the creation of the original business park to its transformation into an asset capable of keeping pace with opportunities and demands of the current and future markets.

Master Plan Goals and Objectives

The following is a summary of the primary goals and objectives that shape the intent of this site's redevelopment:

- Utilize the site's existing zoning potential by increasing use from the existing 284,000 square feet (approx .29 FAR) to up to the site's permitted 1.25 FAR capacity, and develop additional density in limited circumstances as provided in Section 2.2.
- Form a cohesive working campus environment that is capable of accommodating one or multiple tenants with a meaningful and clear organization of buildings, structured parking and network of high quality pedestrian circulation and open spaces.
- Emphasize the pedestrian environment with well designed and useful landscape spaces that respond to the unique challenges of the South San Francisco micro-climate.
- Encourage high quality architecture, landscape architecture and sustainable design elements.
- Connect to and foster the use of various modes of transit such as Caltrain, BART and future Ferry service.
- Allow for the incremental and phased redevelopment of the existing buildings while maintaining a functioning working environment for those areas of the site not yet being redeveloped.

II. Development Program & Development Standards

2.1 Existing Development Program and Use

The 22.6 acre site is comprised of 4 legal parcels. The existing development model consists of 6 single-story buildings (Buildings 700 through 1,000 Gateway Boulevard) associated surface parking and landscape comprising an aggregate of approximately 284,000 square feet of use operating for various purposes including Research and Development, Office, Light Distribution and Day Care.

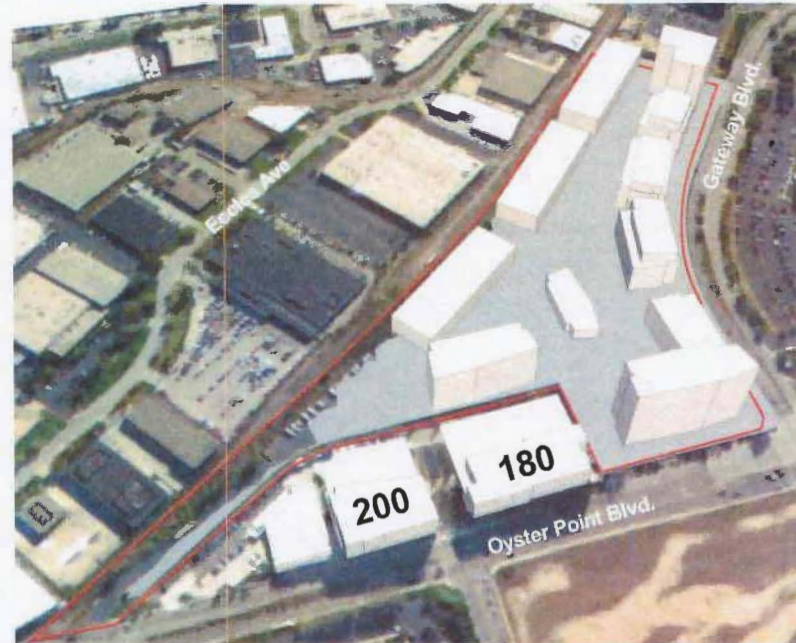
2.2 Proposed Development Program

The Master Plan proposes to densify the development site to achieve up to the permitted 1.25 FAR capacity by the phased incremental redevelopment of the existing buildings with new buildings and associated parking structures. Notwithstanding any other provisions of this Master Plan, the development of density exceeding 1.25 FAR is allowed to the extent such density would otherwise be available on immediately adjacent property that is (a) subject to a FAR limitation of 1.25 or less; (b) part of the same research and development campus; and (c) deed-restricted to preclude development of the transferred FAR.

10



Aerial View of Existing Development With Parcel Lines - Looking South



Aerial View of Proposed Redevelopment - Looking South

II. Development Program & Development Standards

2.3 Development Standards

This development standards table outlines the allowable uses, building limitations, setbacks and off street parking requirements proposed for this Master Plan area and their relationship to the existing governing municipal code.

Development Standards

	Existing Municipal Code Gateway Specific Plan District	Proposed Gateway Business Park Master Plan
Permitted Uses	Per Section 20.57.200	Per Section 20.57.200
Building Limitations	Per Section 20.57.210	The Gateway Business Park Master Plan retains building limitations per municipal code with the following conditions:
Building Coverage (1)	= or < than 50% of site area	A. Building coverage and gross floor area ratio limitations shall apply only to aggregate calculations for the site's permitted 1.25 FAR within the total 22.6 acres. Individual building developments within the Gateway Business Park shall be allowed to exceed these limitations during the phased incremental redevelopment. <u>Additional density is allowed as set forth in Section 2.2.</u>
Building Height	= or < than 250'	
Gross Floor Area Ratio (1)	= or < than 1.25	
Setbacks	Per Section 20.57.220	The Gateway Business Park Master Plan retains setbacks per municipal code with the following conditions:
Buildings	40' from any property line on any street	A. 0' from all property lines not adjacent to a street.
Off Street Parking	Per Section 20.57.240	The current anticipated range of total parking provided for the Master Plan at ultimate buildout is between a parking ratio of 2.0 to 2.83 per 1,000 SF. Parking ratios will vary for new development projects within the 22.6 acre site during its phased incremental redevelopment. Total parking counts for the campus during phased redevelopment shall be an aggregate of new structured parking, below grade parking, new interim surface parking (if necessary), and existing surface parking.

11

Notes:

(1) Per 20.57.210 Building Limitations, parking garages are excluded from building coverage and gross floor area ratio site calculations.