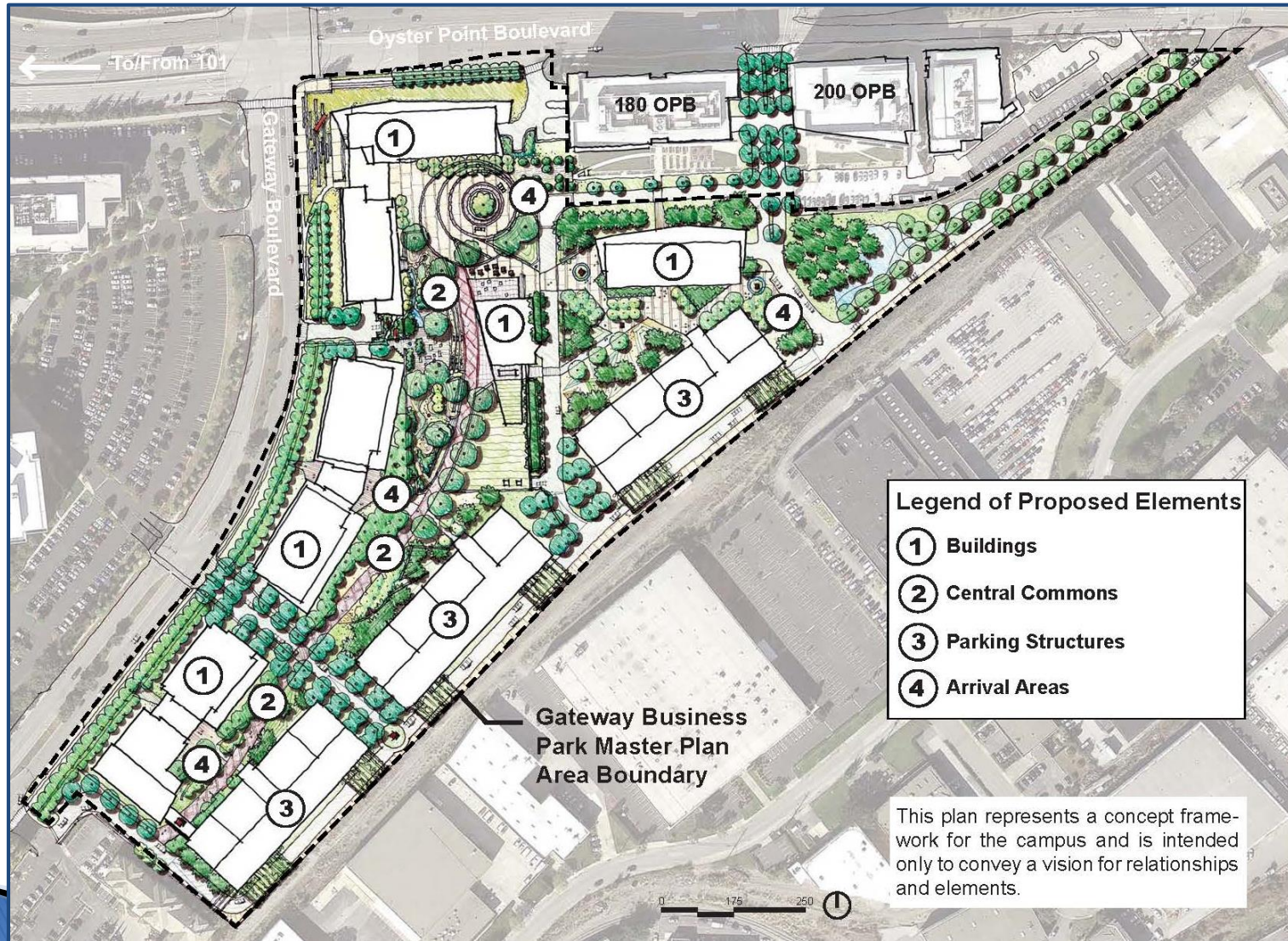


# Gateway Business Park Master Plan/ 475 Eccles Projects

City Council  
September 23, 2020

# Approved Master Plan





# Phase 1 – Gateway of Pacific (GOP)



# Phases 2 & 3





# GOP Campus Proposal





# Phase 4



# GOP Campus Proposal

- Integrate GOP Campus & 475 Eccles Project
  - Update design of 475 Eccles Project in keeping with GOP Campus
  - Incorporate former rail spurs between properties



# GOP Phase 5 / 475 Eccles





# Phase 5 – Aerial Image



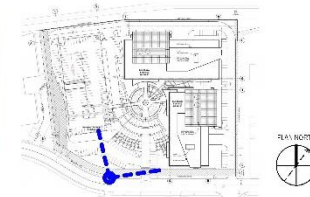


# 475 Eccles / Phase 5 Comparison



## PREVIOUSLY ENTITLED DESIGN - USE PERMIT

- FILE NUMBER: 16-343
- ENACTMENT NUMBER: RES 94-2016
- DESIGN BY CAS ARCHITECTS

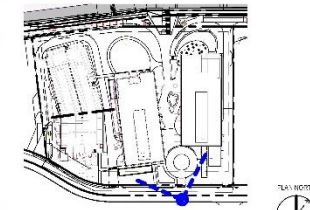


VIEW FROM ECCLES (PREVIOUSLY ENTITLED)



## UPDATED DESIGN - USE PERMIT MODIFICATION

- REVISIONS TO SITE PLAN LAYOUT TO FACILITATE CONNECTION TO OVERALL GOP CAMPUS
- FACADE DESIGN UPDATED TO ACCOMMODATE CONTEMPORARY LAB BUILDING STANDARDS
- EXPAND AREA TO ENCOMPASS RAIL SPURS AND PROVIDE PEDESTRIAN AND BICYCLE CONNECTIONS.



VIEW FROM ECCLES (UPDATED)



# Rail Spur – Rendering



# Proposed DA Amendments

- Extend the expiration date from 2028 to 2030
- Clarify that the 1.0 FAR does not currently include the rail spurs property
- Require public access easement for the rail spurs trail



# Zoning / Gen Plan Consistency

## Business and Technology Park Zoning District

- Provides zoning for the coordinated development of planning areas with various commercial and R&D uses
- Subject to previously approved exceptions, Project complies with all of the applicable Employment District development standards

## Gen Plan Designation Business and Tech Park

- Consistent with the guiding and implementing policies by creating a campus-style development of research and development uses

# GOP 5 Environmental Review

- City Council certified EIR on July 27, 2016, included MMRP and Statement of Overriding Consideration
- 2020 Addendum to the EIR was prepared for 475 Eccles/ GOP Phase 5 Project
- No further CEQA action required



# Planning Commission

- Reviewed the proposed entitlements on August 6, 2020
- Recommended approval unanimously

# Recommendation

That the City Council conduct a public hearing and take the following actions:

1. Adopt a Resolution determining that the Project is fully within the scope of environmental analysis in the 2012 EIR and 2020 Addendum
2. Introduce an Ordinance approving the First Amended and Restated Development Agreement, and waive further reading.
3. Adopt a Resolution approving the proposed entitlements.