



DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT  
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**CITY COUNCIL 2021**

MARK ADDIEGO, MAYOR  
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EDDIE FLORES, MEMBER  
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**DESIGN REVIEW BOARD RECOMMENDATIONS**

Date: November 29, 2021

Applicant: Alexandria Real Estate

Site Address: 100 East Grand Avenue

Project No.: P21-0087: UP21-0011, DR21-0038,  
EIR21-0003 & TDM21-0010

On Tuesday, November 16, 2021, the Design Review Board reviewed your plans for a Use Permit, Design Review, Transportation Demand Management Program, and CEQA Review to construct a new R&D Campus and a parking structure, 100 East Grand Avenue in the Transit Office / R&D Core Zoning District in accordance with Title 20 of the South San Francisco Municipal Code.

The Chief Planner and the Design Review Board have determined that this application is complying and pursuant to Title 20, Section 20.480 of the South San Francisco Municipal Code and Design Guidelines after the following changes have been made to the plans:


1. The Board liked the design concept, but has concerns about a project of this size and the traffic impacts.
2. The boxy roof lines are not showing any articulation. There is no creativity in the views to this campus from the surrounding city, especially along the freeway frontage.
3. How do pedestrians access the downtown and the new train station from this development.
4. On sheet A2-01G, the following needs to be addressed.
  - The pedestrian routes from the accessible stalls to the elevators do not appear to be continuous. It appears access for some of the accessible stalls may be through the driveway on both the west and east accessible parking stalls.
  - How do bicyclists access the bike storage? It appears per the plans that they have to go through the gated entry & exit.
  - Where is the trash storage and how will it be accessed?

- Check with the Building or Fire Department if detectable warnings are required at each elevator landing.
5. On sheets, A2-09G, A3-11G, A4-12G - Solar panels are too close to the edge of the building and will be unattractive viewed from street level, consider a setback.
  6. The view to the power station to the east is unattractive and will always be unattractive. The design at grade and at upper levels highlights this view. Is there a creative way to mitigate this view at grade using screen trees along Sylvester Road? Can something be done at the various upper floor decks to direct views out and over the power station?
  7. The main courtyard will be a wind tunnel. Confirm a wind wall 18' or taller to screen the truck dock, and that it will be designed with 5-10% openings to mitigate the wind without a wind swirl over what appears to be a solid wall down into the pedestrian zone. Please do a wind tunnel study to determine there won't be a negative impact.
  8. The existing landscape along the freeway on the west side is not effective to provide the height and continuity needed for buildings of this height. The design does not provide plantings of tall trees on the west side. The design should address this.
  9. Give some thought to the landscaping along the freeway off-ramp.
  10. Plant comments –The trees as a group are too small for the height of the buildings. The planting design is weak around the perimeter and there is no attempt to provide screening or lend scale to these large buildings. The service yards are not screened when viewed from SR 101. The overall perimeter landscape design is weak and nearly missing.
    - QUE SUB is native to W. Europe and N Africa, not CA.
    - AGO FLE is a short species.
    - AES CAL is deciduous for a very long time and is not good in the wind. It is also a short species.
    - Olive is native to Europe, but is terrific in pedestrian zones where building scaling is not required.
    - KOE BIP is native to China and is a medium water species. Consider a low or very low water species that is taller.
    - CEA RAY will not grow successfully in SSF and it is too small. Consider a taller tree species.
    - Cistus is short lived and requires sandy soil. Consider a different species.
    - CAR PAC, Stary Sedge is not shown in the image, which is Chondropetalum techtorum, a much better species in SSF.
    - PHO TEN – avoid 3 colors Flax, which revert to the parent plant and change over time.
    - HEBE – avoid due to short life span and poor success in SSF.

- Spirea prunifolia, Bridal Spirea is listed, but the image is Salvia leucantha, Mexican Sage, which is a much better species in SSF.
  - Which Sedums and Succulents are proposed? They vary in their success in SSF.
  - Submit a final planting palette for the Board to review.
11. How does the bio-retention work? It appears to be insufficient for the area of roofs + plazas + roads and sidewalks.
  12. Need to add some landscaping feature off the freeway ramp.
  13. The Board likes the building, incorporating the spatial approach to the double helix.
  14. Consider providing more detail on the freeway side, to make that elevation more exciting.
  15. Consider carrying the ziggaraut design around to the freeway side.
  16. How do pedestrians access the pedestrian tunnel from this site?
  17. Will there be a traffic study to determine traffic issues surrounding the new intersection with cars coming off the freeway?.
  18. Is there consideration for a new roadway between Gateway Blvd and Sylvester Avenue?
  19. Is Solar being consider for the development, as the plans do not note any solar panels on building A and B.
  20. Resubmittal of landscaping plan is required. Send an updated response to comments for the DRB Board to review by email.

Attached is a copy of the department comments for you to include into your Planning Commission submittal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

  
Adena Friedman  
Principal Planner

  
Tony Rozzi  
Chief Planner

Cc: ZGF Architects



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**CITY COUNCIL 2022**

MARK NAGALES, MAYOR (DIST. 2)  
FLOR NICOLAS, VICE MAYOR  
MARK ADDIEGO, MEMBER  
JAMES COLEMAN, MEMBER (DIST. 4)  
EDDIE FLORES, MEMBER

MIKE FUTRELL, CITY MANAGER

**DESIGN REVIEW BOARD RECOMMENDATIONS**

Date: June 1, 2022  
Applicant: Amanda Snelson for Alexandria Real Estate (ARE)  
Site Address: 100 East Grand Avenue  
Project No.: P21-0087: Signs22-0008

On Tuesday, May 17, 2022, the Design Review Board reviewed your plans for a Master 100 East Grand Avenue in the Transit Office / R&D Core Zoning District in accordance with Title 20 of the South San Francisco Municipal Code.

The Chief Planner and the Design Review Board have determined that this application complies and pursuant to Title 20, Section 20.480 of the South San Francisco Municipal Code and Design Guidelines after the following changes have been made to the plans:

1. The Board liked the sign design concept.
2. The Board has determined that the sign on the west façade of the parking structure is too tall and out of scale with the structure. Consider reducing the size of sign.
3. Look at other building signs within the surrounding area.
4. Provide detailed information on the proposed monument sign showing the height and how the berming and landscaping works with the sign.
5. Continue to work with staff on the proposed recommendations and share an updated sheet with DRB via email, showing the revised west façade of the parking structure

Please include these comments and any others into your Planning Commission submittal. If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,

Adena Friedman  
Principal Planner

Tony Rozzi  
Chief Planner