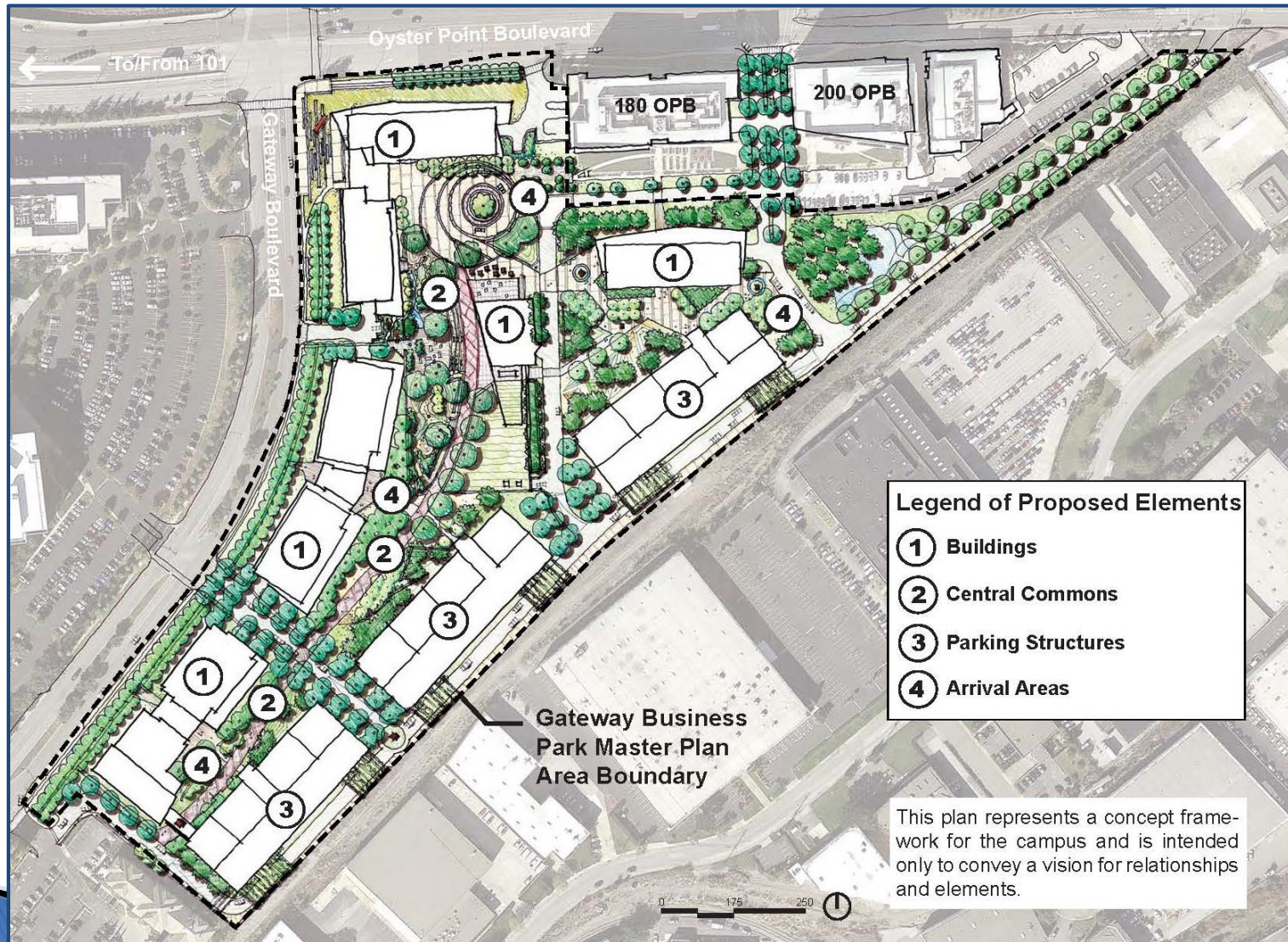


# Gateway Business Park Master Plan/ 475 Eccles Projects

City Council  
September 9, 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
  - GOP Phase 4 Precise Plan (approved by Planning Commission on August 6, 2020)
  - Update design of 475 Eccles Project to be in keeping with GOP Campus (consider as GOP Phase 5)
  - Incorporate former rail spurs between properties to allow connection between upper and lower campus, provide improved bike/ped connections with larger area
  - Minor amendments to Development Agreements for both projects



# GOP Phase 5 / 475 Eccles

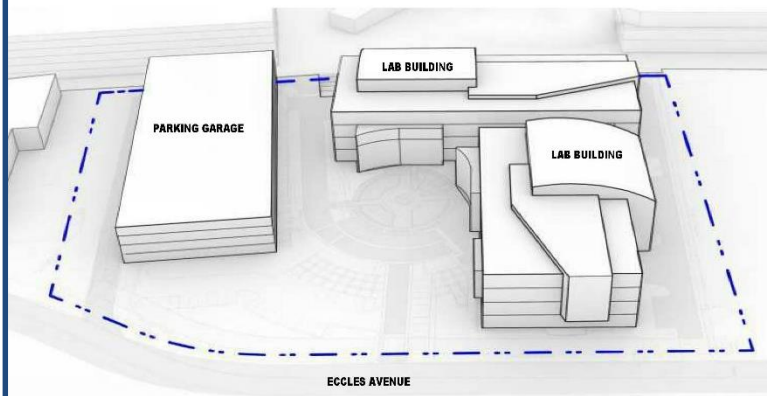




# Phase 5 – Aerial Image

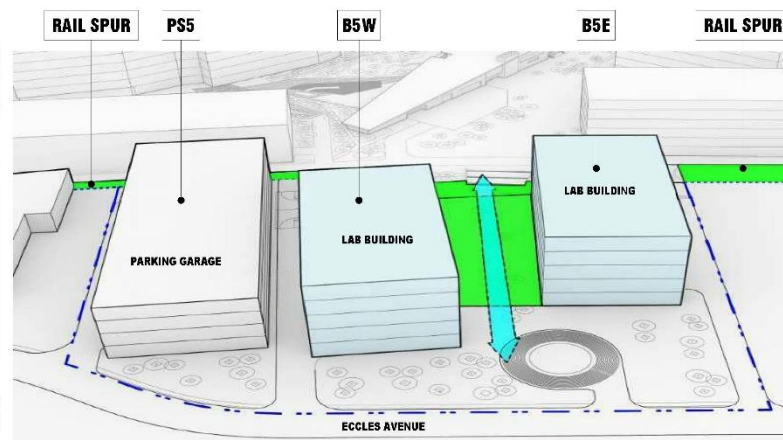


# 475 Eccles / GOP Phase 5



## PREVIOUSLY ENTITLED DESIGN - USE PERMIT

- FILE NUMBER: 16-343
- ENACTMENT NUMBER: RES 94-2016
- DATE: MARCH 2016



## 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.
- DATE: JUNE 2020

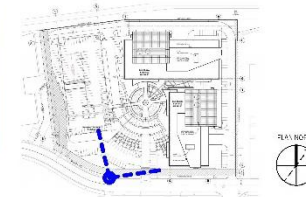


# 475 Eccles / Phase 5 Comparison



## PREVIOUSLY ENTITLED DESIGN - USE PERMIT

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

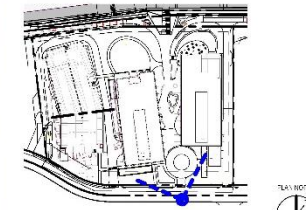


VIEW FROM ECCLES (PREVIOUSLY ENTITLED)



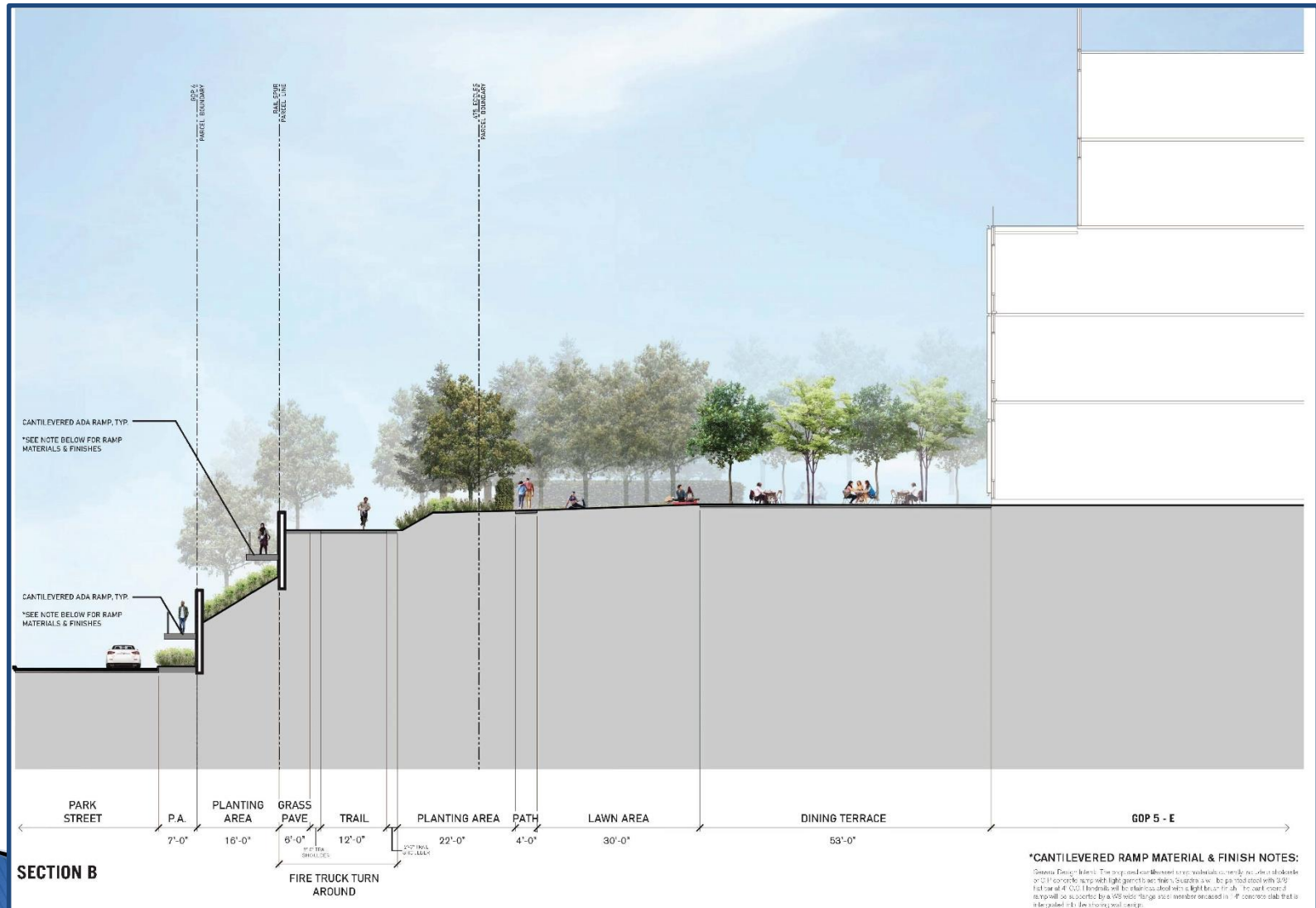
## UPDATED DESIGN - USE PERMIT MODIFICATION

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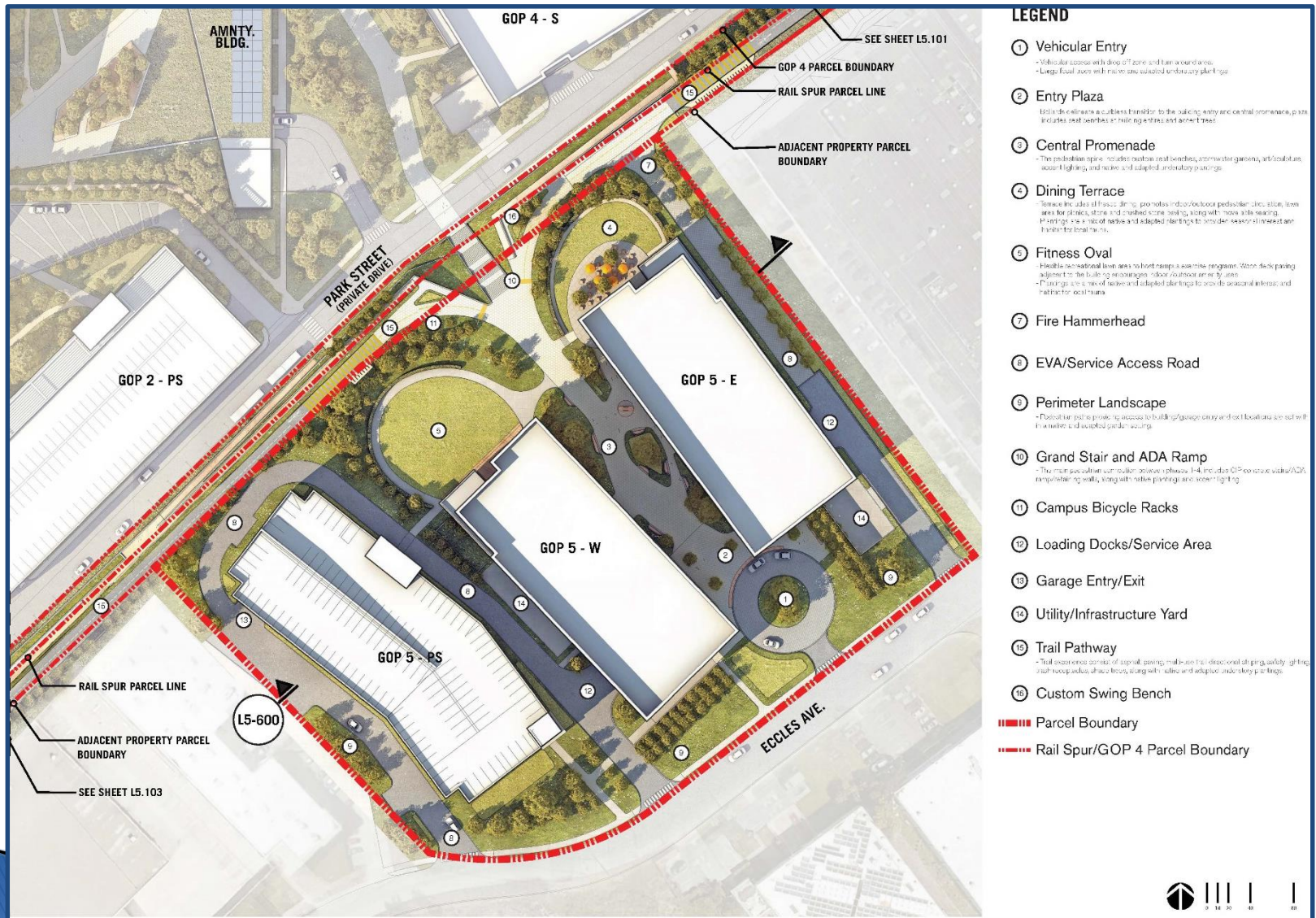
VIEW FROM ECCLES (UPDATED)

# Rail Spur Section





# Rail Spur – Mid





# Rail Spur – Rendering





# Proposed DA Amendments

- Update the Project Description
- Extend the expiration date from 2028 to 2030
- Expand the area of property covered by the DA to include the rail spurs property
- Clarify that the 1.0 FAR does not currently include the rail spurs property
- Require a public access easement for the trail improvements on the rail spurs

# 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

- Environmental Impact Report
  - City Council certified the EIR on July 27, 2016
    - Included Mitigation Monitoring and Reporting Program 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 making findings and determining that the Phase 5 Project is fully within the scope of environmental analysis in the 2012 EIR and that the 2020 Addendum to the EIR is the appropriate environmental document for the Project; and,

# Recommendation (cont'd)

2. Introduce an Ordinance approving the First Amended and Restated Development Agreement between BMR Gateway of Pacific V LP and the City, and waive further reading.
3. Adopt a Resolution approving the Use Permit and Design Review Modifications to the previously entitled project.