

SIERRA POINT BIOTECH PROJECT

LSA

Sierra Point Biotech Project

January 24, 2008

PROJECT SITE

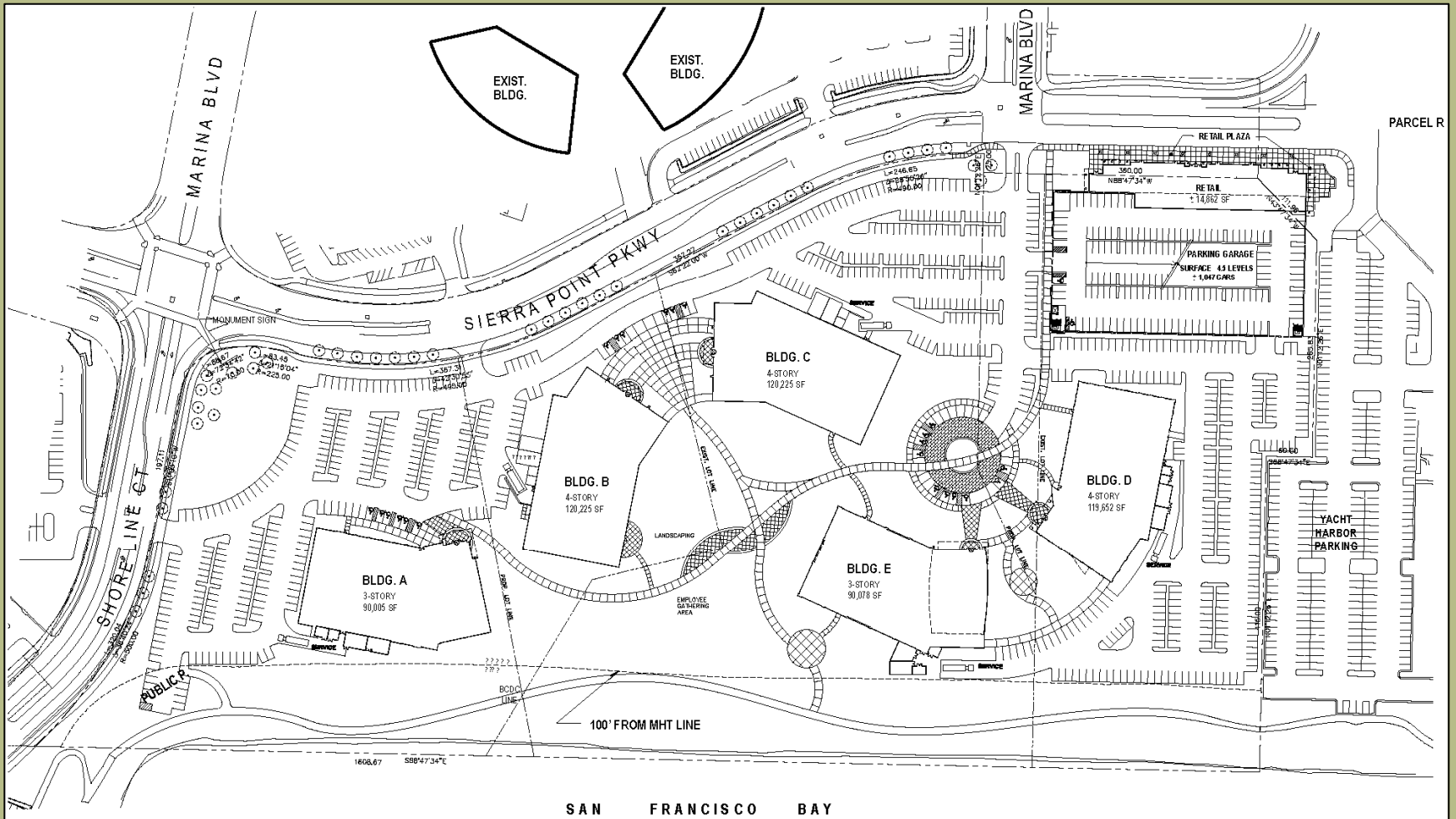
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- 22.8-acre site
- Surrounding development:
 - Marina
 - Office Towers
 - Hotel



PROPOSED PROJECT

LSA







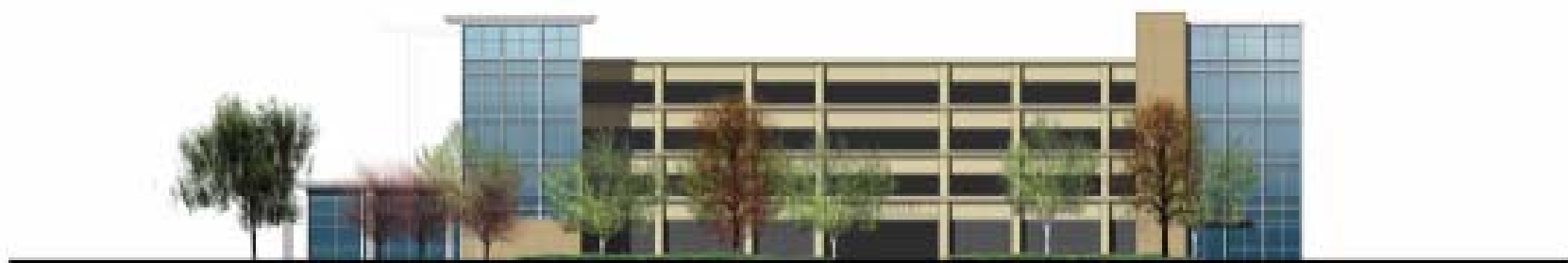
EARLY ELEVATION (FACING THE HARBOR)



SOUTH ELEVATION (FACING THE BAY)



NORTH ELEVATION (FACING SICRPA POINT PARKING)



WEST ELEVATION (FACING THE BUILDING)



EAST ELEVATION (FACING THE HARBOR)

LSA



LSA



LSA



LSA



PROPOSED PROJECT

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- Construction of 5 office/R&D buildings
 - 3- and 4-stories
 - Total 540,185 sq. ft.
 - Approx. 1,800 employees
- Construction of 1,799 parking spaces
 - 1 parking structure (5-levels, 961 spaces)
 - surface parking lots (840 spaces)
- Retail liner along garage (total 15,000 sq. ft.)
- Improvements to Bay Trail along shoreline
- Transfer of 12,500 sq. ft. of retail space from Parcel R
- Transfer of 89,815 sq. ft. of office space to Parcel 3

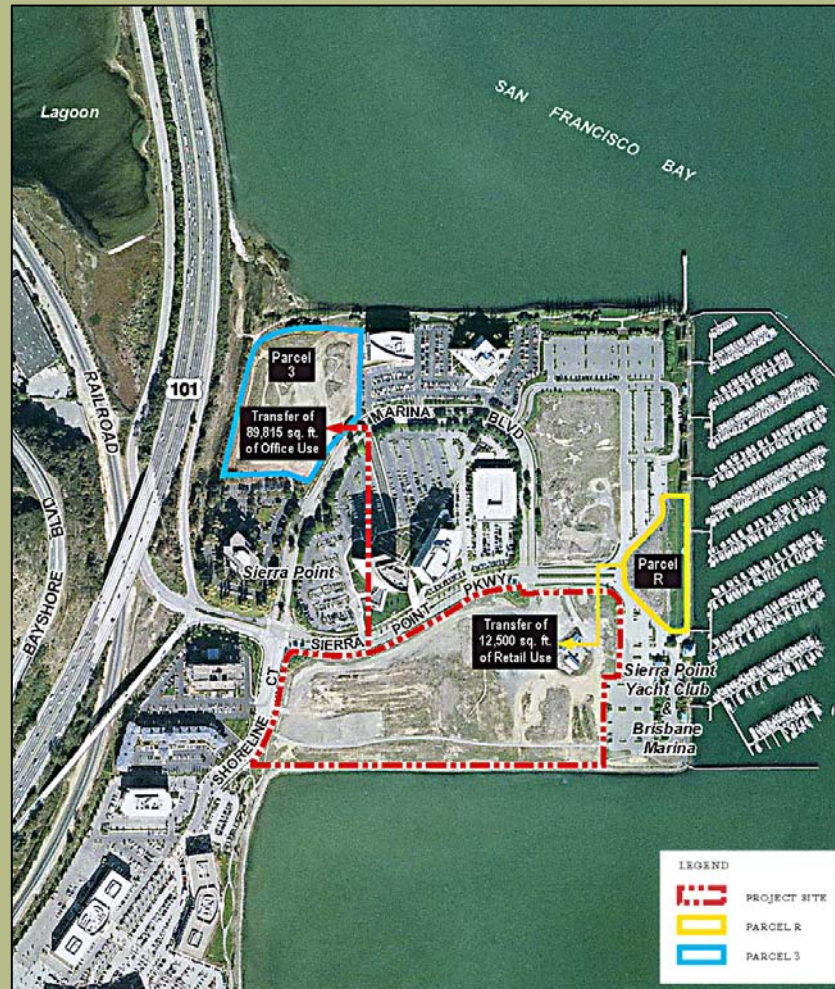
RECOMMENDATION

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- Recommend to the City Council
 - Certification of the Final EIR
 - Approval of:
 - General Plan Text Amendment
 - Approval of Zoning Text Amendment
 - Design Guidelines Amendment/Transfer of Square Footage
 - Design Permit
 - Parking Modification Use Permit
 - Development Agreement

SQUARE FOOTAGE TRANSFERS

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Plaza Design Concept

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Plaza Design Concept

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