

LINCOLN CENTRE LIFE SCIENCES RESEARCH CAMPUS

The City of Foster City invites you to attend a Public Scoping Session on Thursday, November 6, 2014 at 7:00 p.m. in the City Council Chambers, 620 Foster City Boulevard, Foster City, California on the Lincoln Centre Life Sciences Research Campus Proposal.

The purpose of the meeting is to introduce the project and to accept comments from the public on the scope of the Environmental Impact Report that will be prepared for the project. Comments on the scope should focus on the potential effects the project might have on the environment – the physical conditions including land, air, water, minerals, flora, fauna, noise and objects of historic or aesthetic significance. All comments regarding the design of the proposed buildings should be held for later meetings.

Project Applicant: BioMed Realty Trust (BMR-Lincoln Centre LP)

Project Location: Approximately 200 through 850 Lincoln Centre Drive – (APNs: 094-532-170; 180; 190; 200; and 250). The approximately 20-acre project site is bounded by East 3rd Avenue to the north; Highway 92 (San Mateo Bridge approach) to the south; the Foster City lagoon outflow channel to the west; and a parking lot and office buildings to the east. The figure below depicts the location of the project site.



Project Description: The proposed project would develop an approximately 20-acre site that includes 19 acres owned by BMR-Lincoln Centre LP and one (1) acre currently occupied by Lincoln Centre Drive. The project proposes life sciences research and office facilities in a campus setting. The site was previously developed with seven one- and two-story office/warehouse buildings (approximately 280,000 square feet), which were part of a previous,

larger project that also included one six-story office building (approximately 94,148 square feet) located outside the current project site. All buildings on the current project site were recently demolished. Key project components would include 555,000 square feet of laboratory and office space housed in three buildings of up to 185,000 square feet and seven stories each, as well as 40,000 square feet of employee- and visitor-serving amenities (which might include a cafe or childcare facility) housed in a fourth building up to three stories high. Consistent with other uses in the area, these uses could include assembly of equipment used for life sciences research and medical treatment. Of the proposed 555,000 square feet of gross floor area, a maximum of 388,500 square feet (70 percent) could be used for office and the remainder 166,500 square feet (30 percent) would be laboratory use. The four buildings would surround a centralized landscaped area that would include outdoor recreational amenities, and a landscaped feature along the western edge of the project site would be designed to complement the neighboring canal. The proposed project would also provide approximately 1,793 parking spaces (which reflects a 15 percent reduction due to a Transportation System Management plan), located in three, open-air parking structures with up to four levels of parking (one ground level and up to three stories above ground level). Access to the proposed project would be through a main driveway located where Lincoln Centre Drive meets the northern boundary of the site. An external loop road would encircle the entire site, and a smaller, internal loop would encircle the central landscaped area. The project site is not included in the Hazardous Waste and Substances Sites (Cortese) List.

The project includes development of a portion of Lincoln Centre Drive. The applicant has requested vacation and privatization of the portion of Lincoln Centre Drive that is within the project site, and seeks that vacation regardless whether this project is approved.

If you have any questions, please contact the project planner, Marlene Subhashini at msubhashini@fostercity.org or (650)-286-3244.