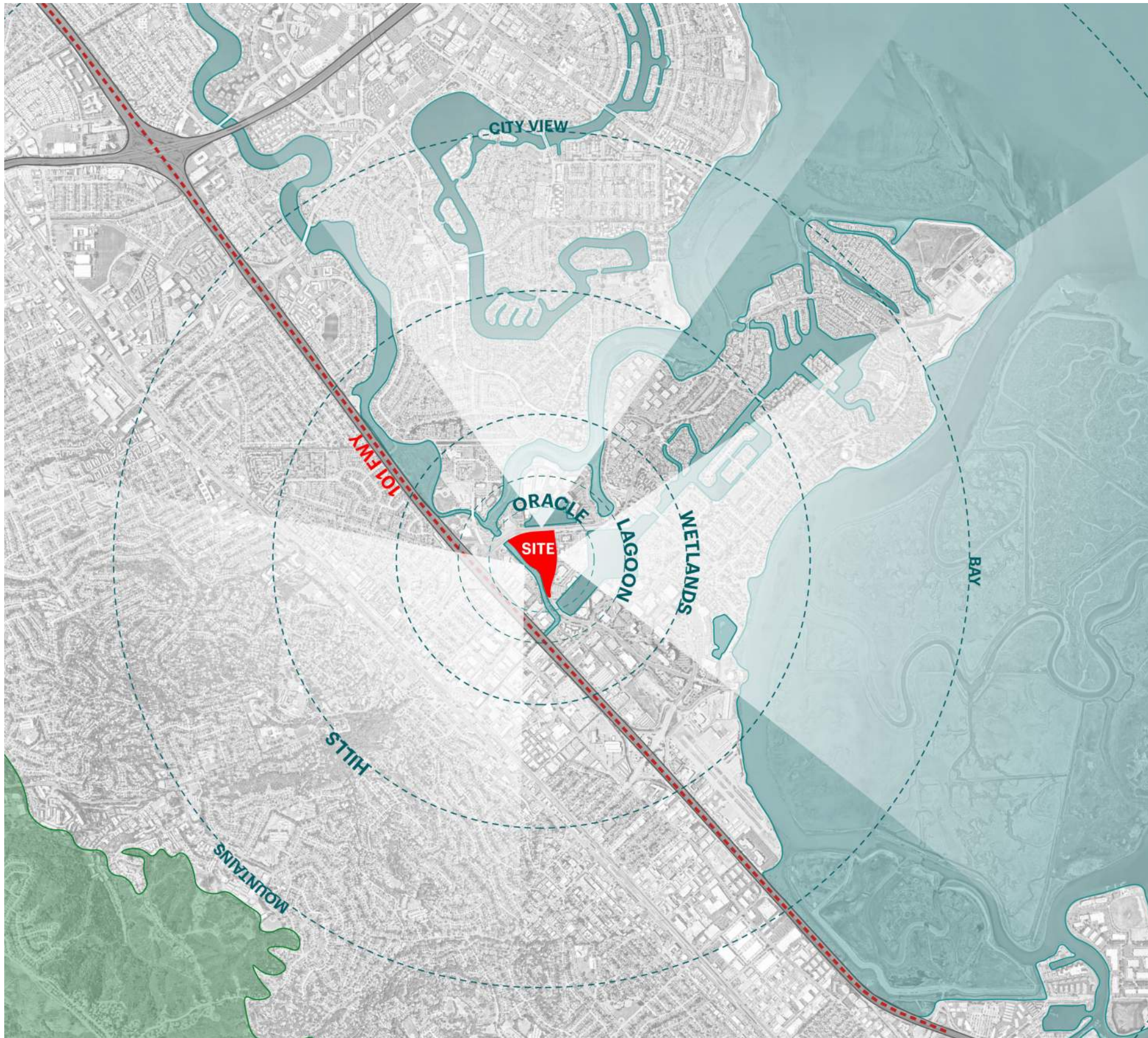


10 Twin Dolphin





Site Info

PROPERTY ADDRESS:	10-12 TWIN DOLPHIN DRIVE, REDWOOD CITY, CA 94065
SITE AREA:	654,178 sf
ZONING DISTRICT:	COMMERCIAL PARK (CP)
ZONING MAXIMUM FAR:	0.80 (BASE) + 0.20 (BONUS)
2010 GENERAL PLAN:	OFFICE PROFESSIONAL / TECHNOLOGY
GP MAXIMUM FAR:	1.0
PROPOSED FAR:	1.0
LAND USE:	LAB / OFFICE

Project Info

- THE PROJECT INCLUDES:
- DEMOLITION OF A FIVE STORY 262,000 SF EXISTING OFFICE BUILDING WITH REMOVAL OF ASSOCIATED SURFACE PARKING
 - CONSTRUCTION OF A WORLD CLASS LIFE SCIENCE CAMPUS CONSISTING OF THREE COMBINED LAB OFFICE BUILDINGS SUPPORTED BY TEANANT AMENITIES TOTALING 654,000 SF
 - SURFACE PARKING TO THE NORTH BENEATH AN EXTENSIVE LANDSCAPED PODIUM AND MULTILEVEL PARKING STRUCTURE TO THE SOUTH.
 - SITE IMPROVEMENTS INCLUDE GENEROUS LANDSCAPED AREAS, PUBLIC ACCESS TO BELMONT SLOUGH AND OFFSITE IMPROVEMENTS ALONG EXISTING SHORE TRAIL.
 - IMPROVEMENTS TO PEDESTRIAN ACCESS ALONG TWIN DOLPHIN DRIVE AND MARINE PARKWAY

SITE INFORMATION

• ADDRESS:

10 TWIN DOLPHIN DRIVE, REDWOOD CITY

• ZONING:

DISTRICT DESIGNATION: COMMERCIAL PARK CP
DEV. STANDARDS: 0.8 FAR, 0.2 FAR BONUS; 1.0 FAR MAX

• SITE:









PARCEL: PTR 2&3
AREA: = 15.02 ACRE (654,191 SF)

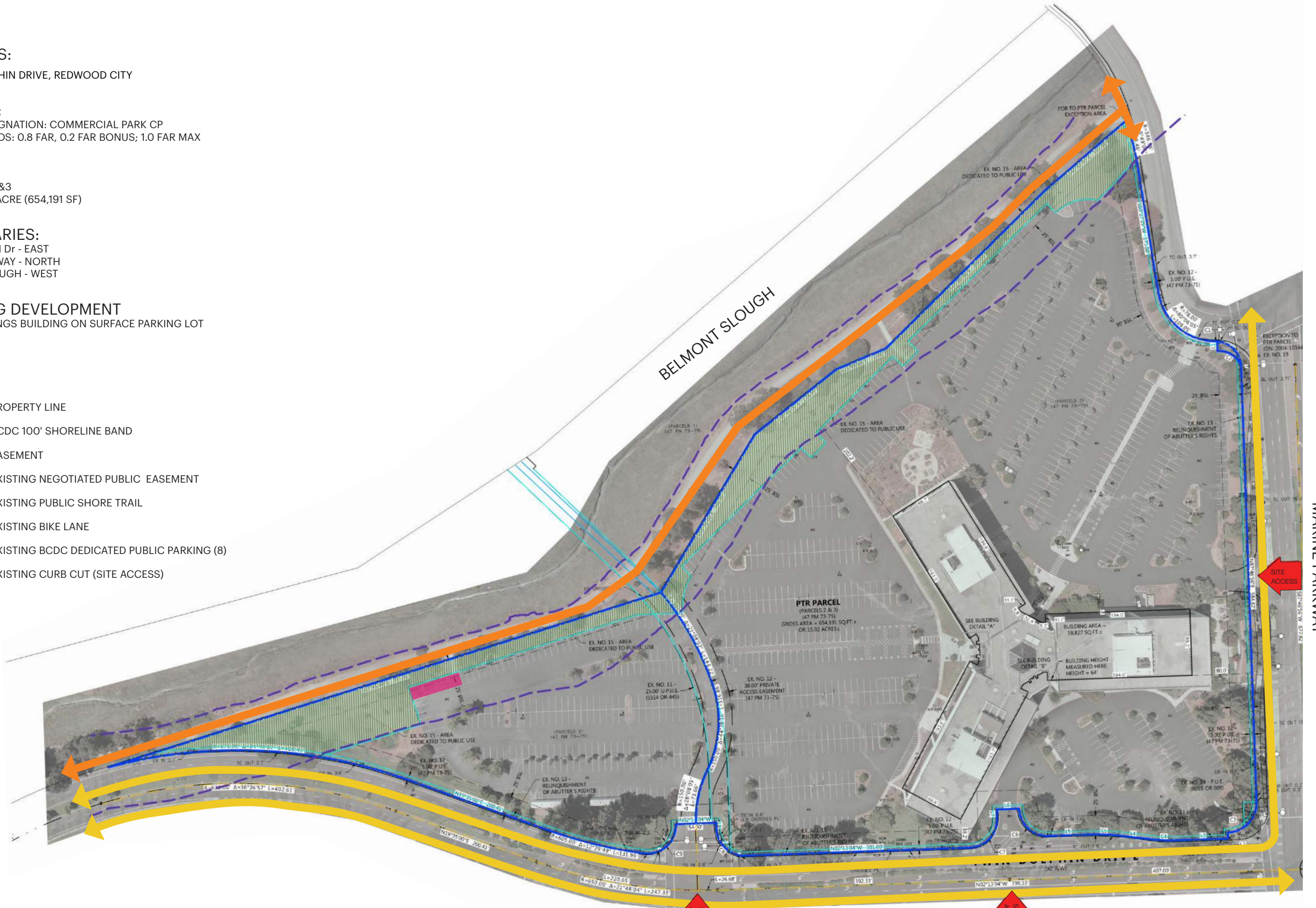
• BOUNDARIES:

TWIN DOLPHIN Dr - EAST
MARINE PARKWAY - NORTH
BELMONT SLOUGH - WEST

• EXISTING DEVELOPMENT

5 STORY, 3 WINGS BUILDING ON SURFACE PARKING LOT

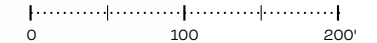
-  PROPERTY LINE
-  BCDC 100' SHORELINE BAND
-  EASEMENT
-  EXISTING NEGOTIATED PUBLIC EASEMENT
-  EXISTING PUBLIC SHORE TRAIL
-  EXISTING BIKE LANE
-  EXISTING BCDC DEDICATED PUBLIC PARKING (8)
-  EXISTING CURB CUT (SITE ACCESS)



EXISTING CONDITION



TWIN DOLPHIN DRIVE



• **PROPOSED DEVELOPMENT:**

LIFE SCIENCE CAMPUS
FLOOR AREA: 650,000 SF FAR 1.0

• **PUBLIC ENHANCEMENTS & ACCESS:**











PUBLIC USABLE SPACE 10% OF PROJECT AREA

• **PARKING:**

ON GRADE PODIUM PARKING - NORTH
ON GRADE SURFACE PARKING - NORTH
PARKING GARAGE - SOUTH

• **ANTICIPATED PERMITS:**

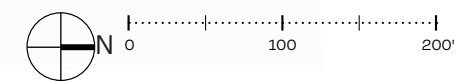
ARCHITECTURE PERMIT
CEQA REVIEW
BCDC REVIEW

-  PROPERTY LINE
-  BCDC 100' SHORELINE BAND
-  EASEMENT
-  BUILDING SETBACK LINE
-  EXISTING NEGOTIATED PUBLIC EASEMENT
-  EXTENT OF PROPERTY
-  EXISTING PUBLIC SHORE TRAIL
-  EXISTING BIKE LANE
-  PROPOSED BCDC DEDICATED PUBLIC PARKING (20)
-  EXISTING CURB CUT (SITE ACCESS)



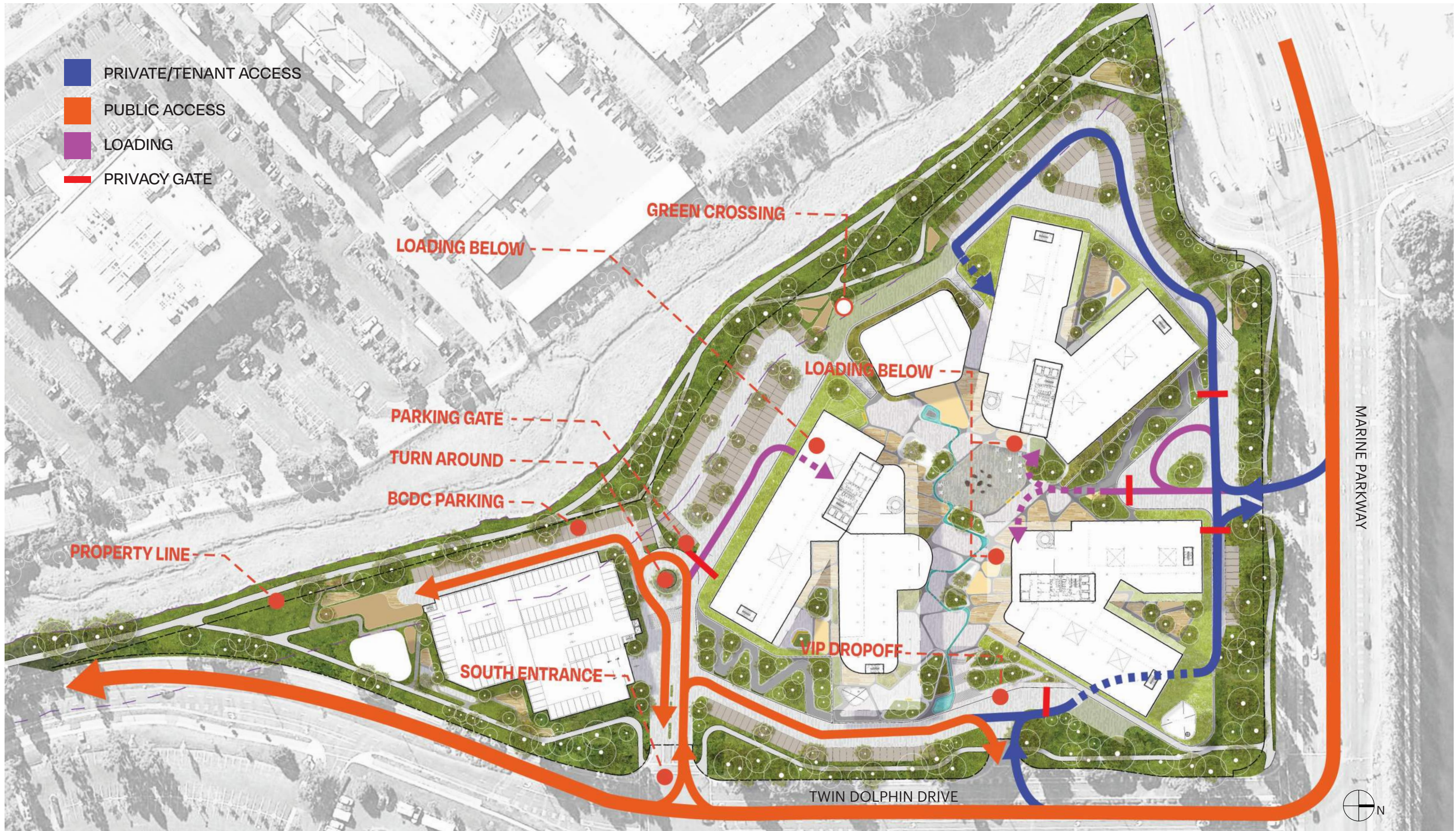
PROPOSED DEVELOPMENT

TWIN DOLPHIN DRIVE

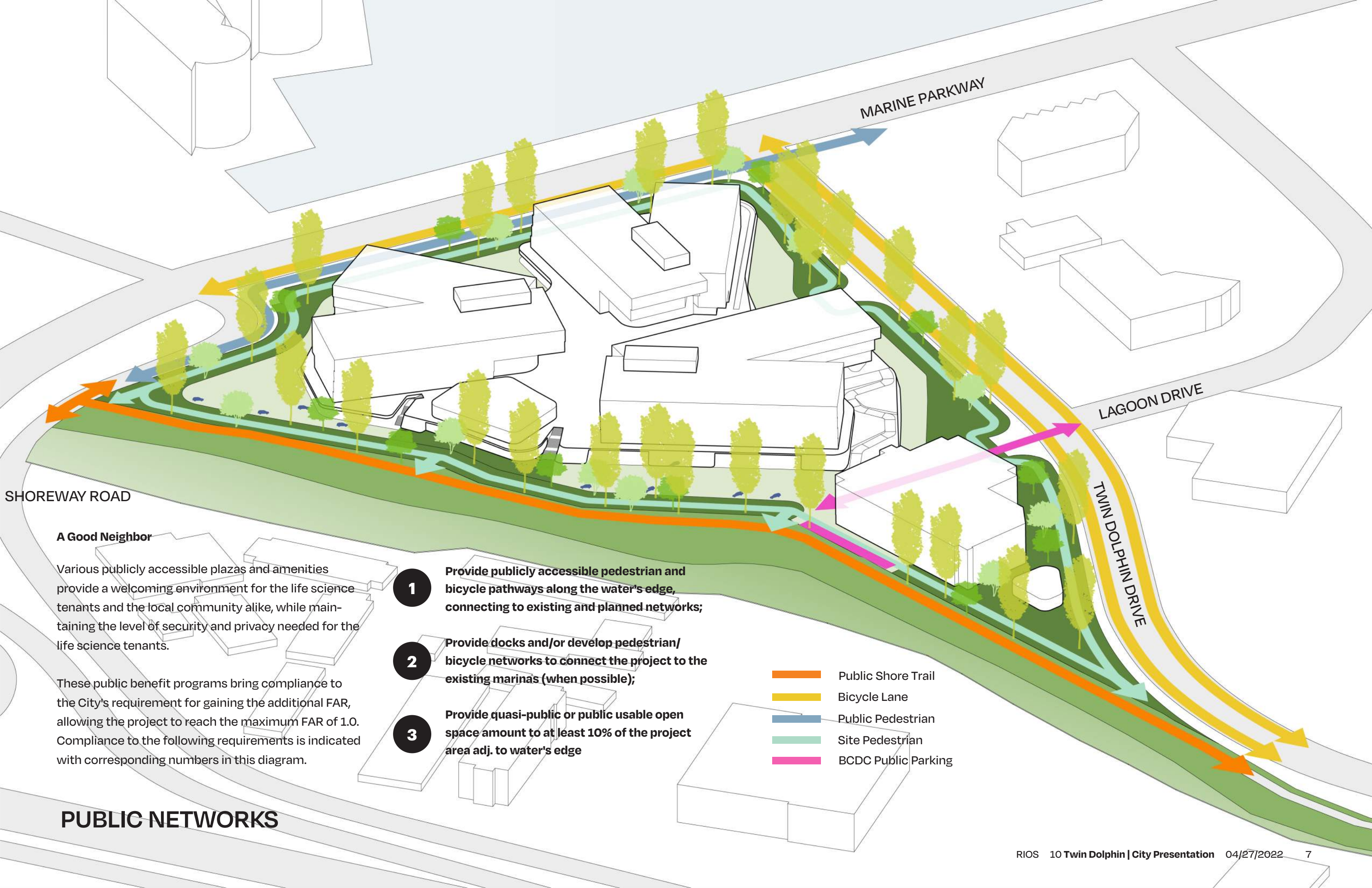




SITE PLAN



SITE DIAGRAM - VEHICULAR ACCESS



MARINE PARKWAY

LAGOON DRIVE

TWIN DOLPHIN DRIVE

SHOREWAY ROAD

A Good Neighbor

Various publicly accessible plazas and amenities provide a welcoming environment for the life science tenants and the local community alike, while maintaining the level of security and privacy needed for the life science tenants.





These public benefit programs bring compliance to the City's requirement for gaining the additional FAR, allowing the project to reach the maximum FAR of 1.0. Compliance to the following requirements is indicated with corresponding numbers in this diagram.

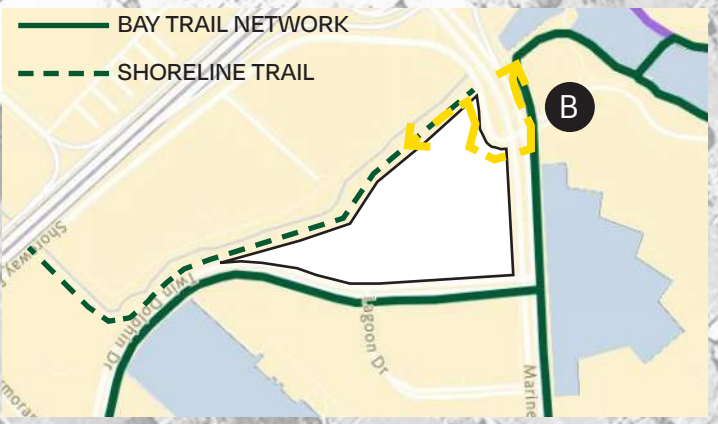
- 1** Provide publicly accessible pedestrian and bicycle pathways along the water's edge, connecting to existing and planned networks;
- 2** Provide docks and/or develop pedestrian/bicycle networks to connect the project to the existing marinas (when possible);
- 3** Provide quasi-public or public usable open space amount to at least 10% of the project area adj. to water's edge

- Public Shore Trail
- Bicycle Lane
- Public Pedestrian
- Site Pedestrian
- BCDC Public Parking

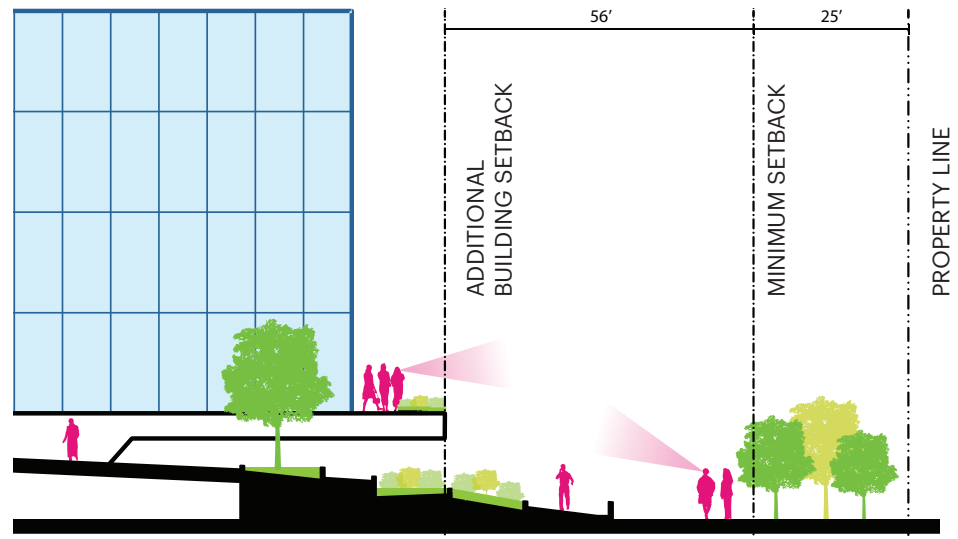
PUBLIC NETWORKS



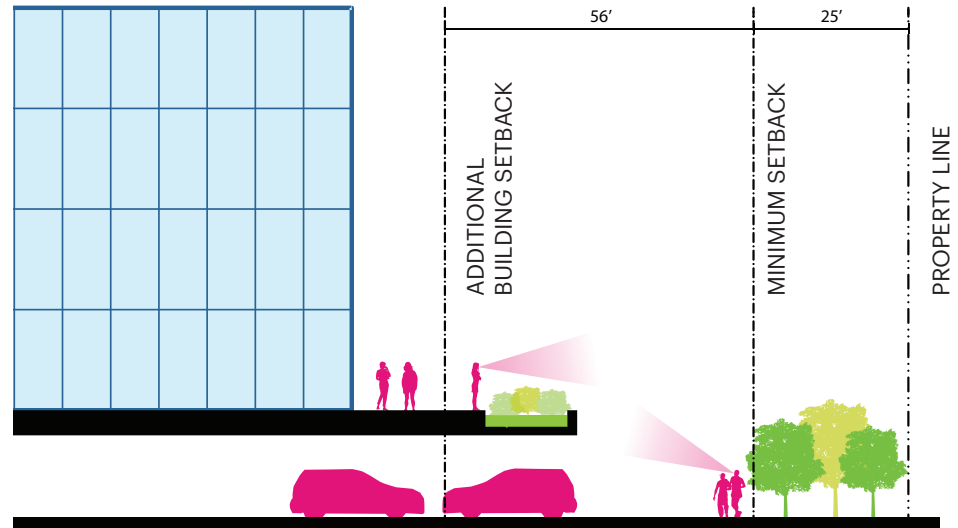
-  65,000 SF REPRESENTING 10% OF PROJECT AREA DEDICATED TO PUBLIC USEABLE SPACE PER ARTICLE 16.3.B.2.C
-  **A** PEDESTRIAN AND BICYCLE PATHWAYS THAT CONNECTS PUBLIC PARKING DESIGNATED FOR BCDC TO THE SHORE TRAIL
-  **B** PEDESTRIAN AND BICYCLE PATHWAYS THAT SERVE TO CONNECT THE EXISTING SHORE TRAIL TO THE BROADER EXISTING BAY TRAIL NETWORK AT PEDESTRIAN CROSSWALKS AT MARINE PARKWAY TO THE NORTH AND TWIN DOLPHIN DRIVE AND LAGOON DRIVE TO THE SOUTH
- C** QUASI PUBLIC USEABLE OPEN SPACES THAT FOSTER NATURE PLAY, FITNESS AND RECREATION, AND EDUCATION TO REGIONAL ECOLOGY. THIS WILL INCLUDE GENEROUS LANDSCAPING, SITE FURNITURE AND INTERPRETIVE SIGNAGE
-  **D** PUBLIC ENHANCEMENTS OUTSIDE PROPERTY LINE ALONG WATERS EDGE



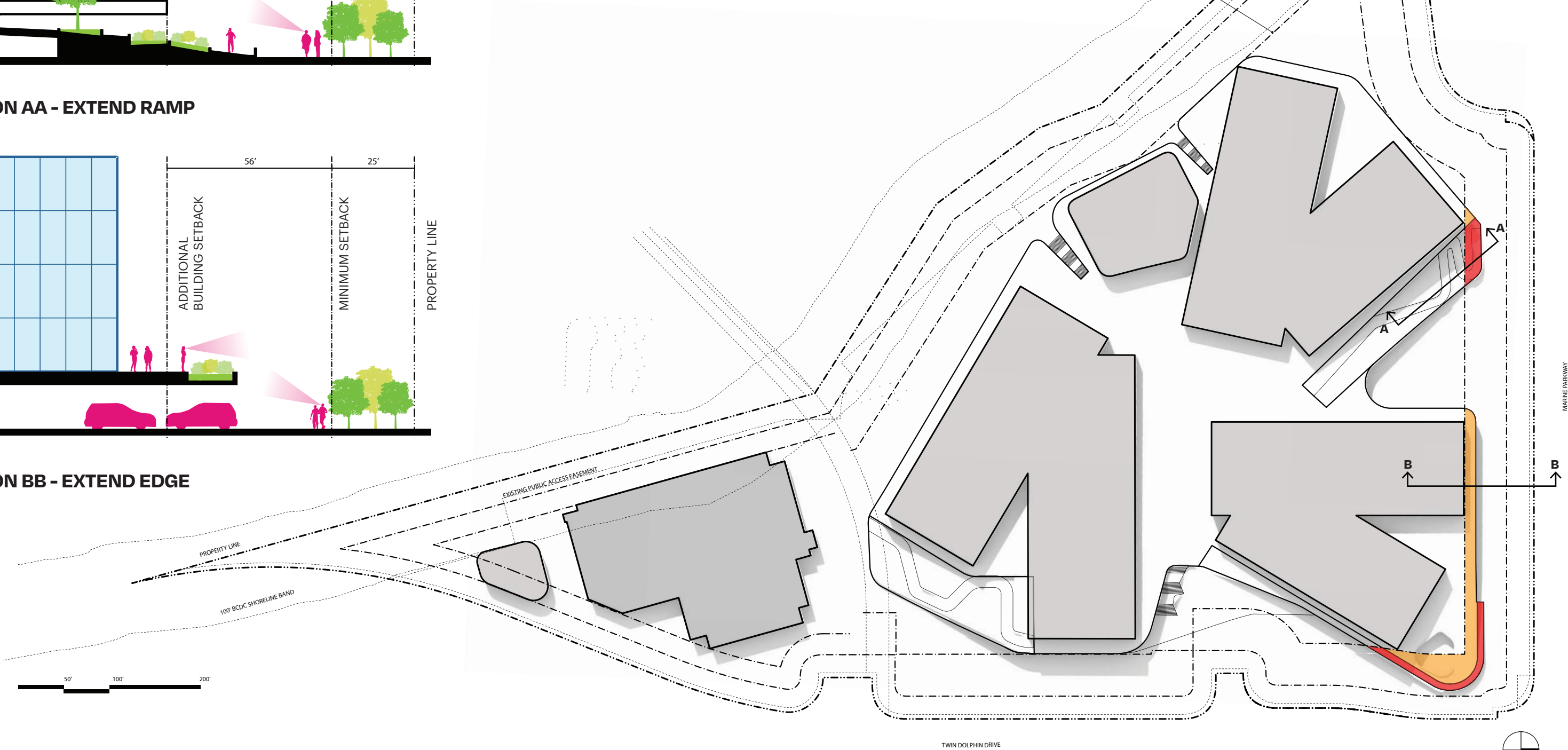
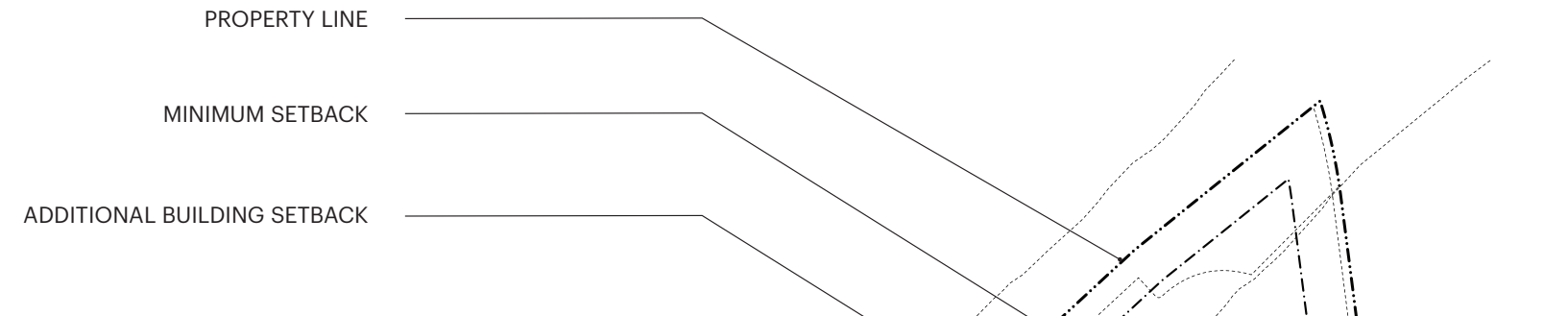
PUBLIC ENHANCEMENTS & ACCESS



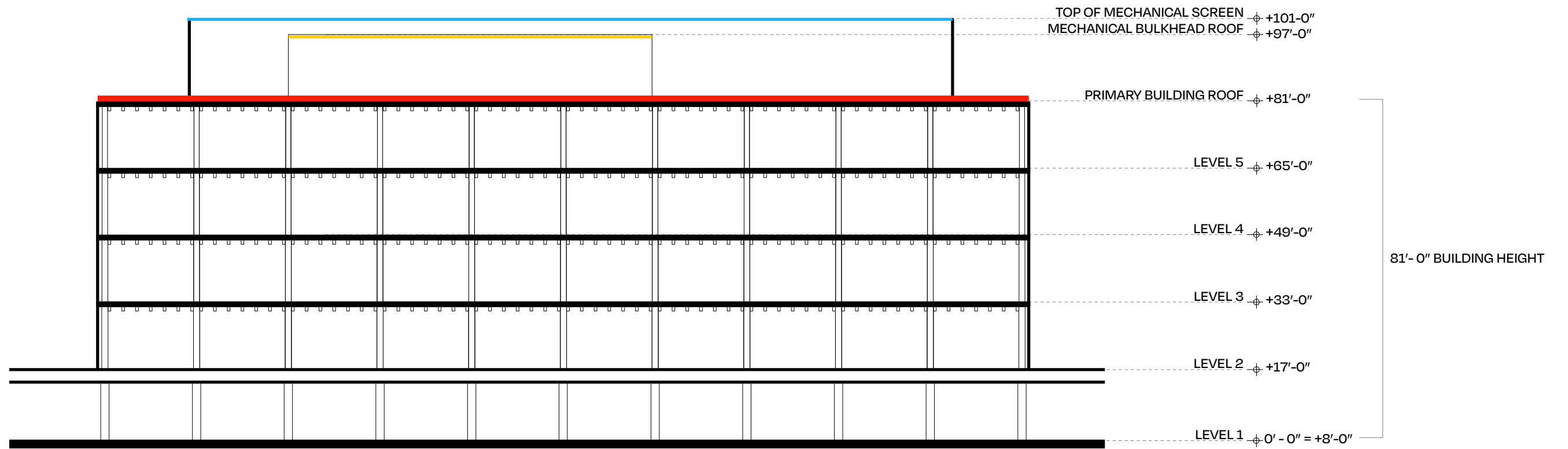
SECTION AA - EXTEND RAMP



SECTION BB - EXTEND EDGE



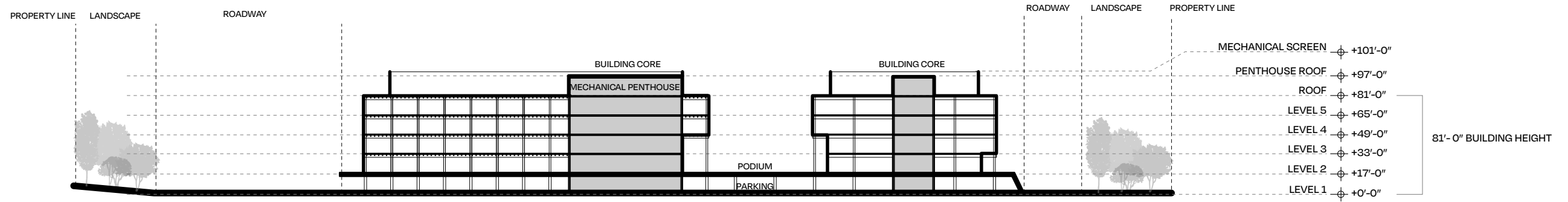
SETBACK DIAGRAM



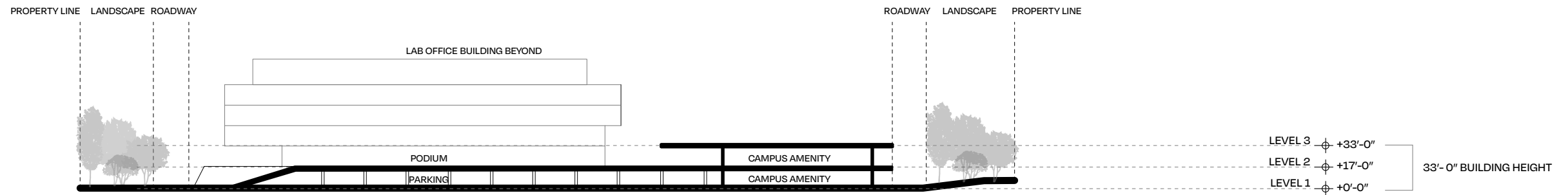
BUILDING HEIGHT EXHIBIT



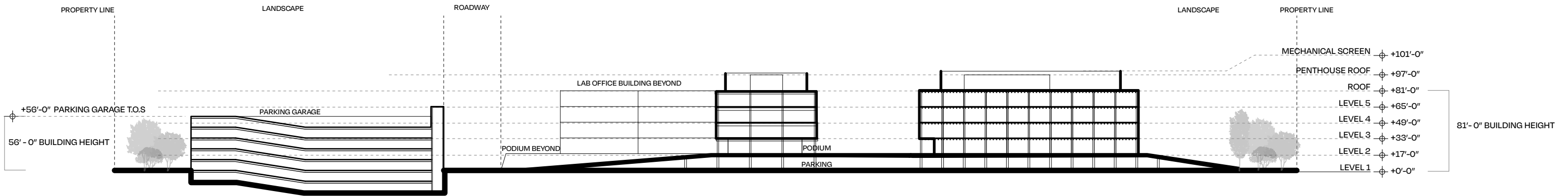
CURB CUT ALTERATIONS



SECTION AA

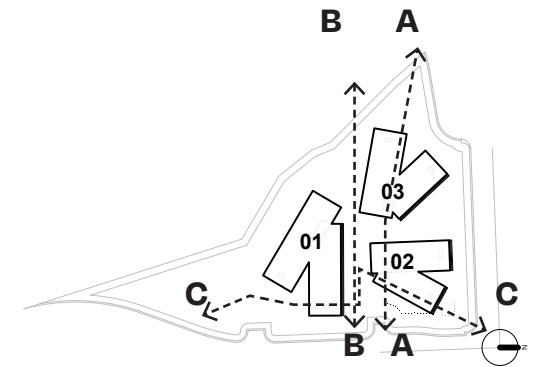


SECTION BB



SECTION CC

OVERALL SECTIONS





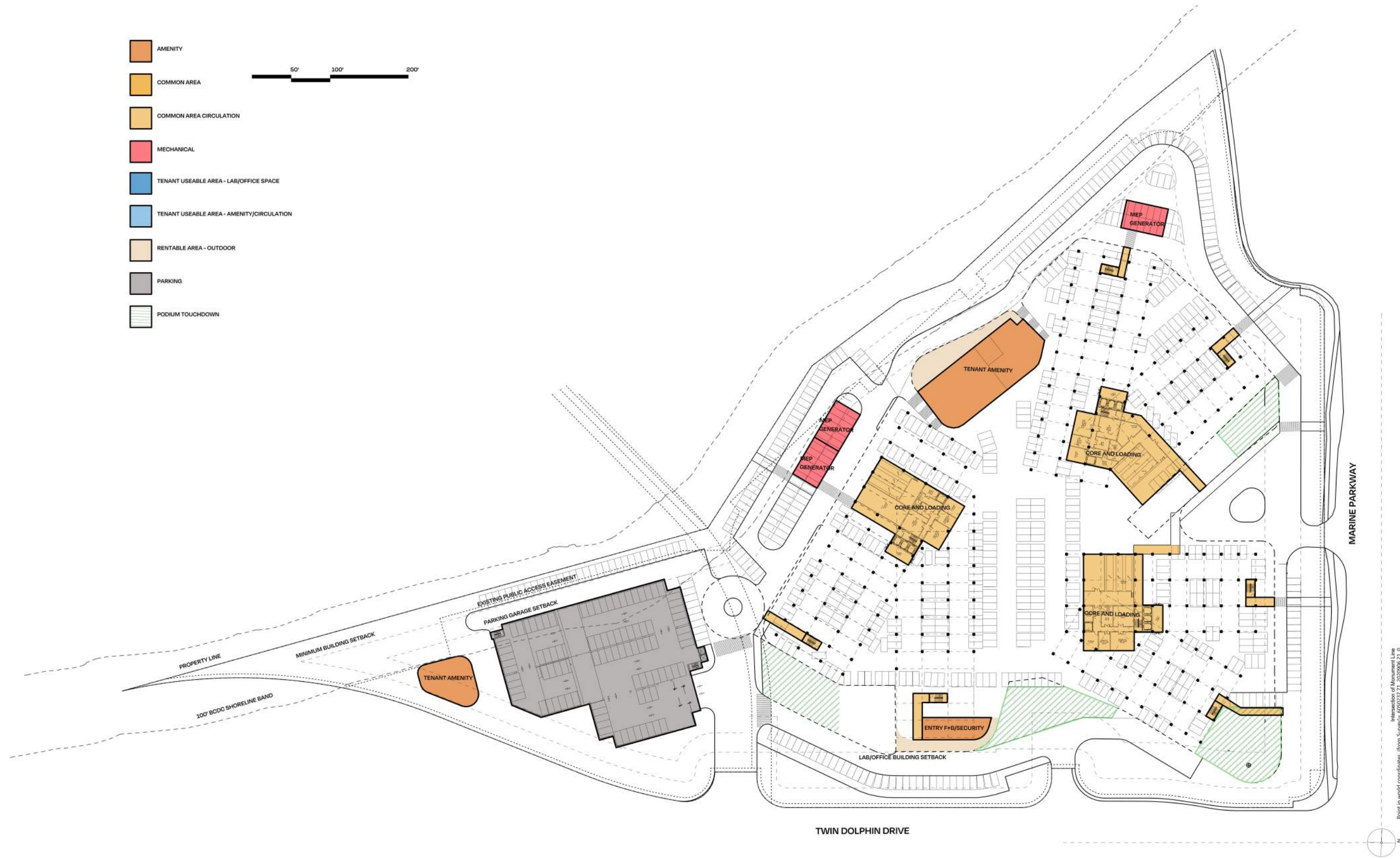
AERIAL VIEW TOWARDS SOUTHWEST



VIEW FROM LAGOON AND TWIN DOLPHIN TOWARD NORTHWEST

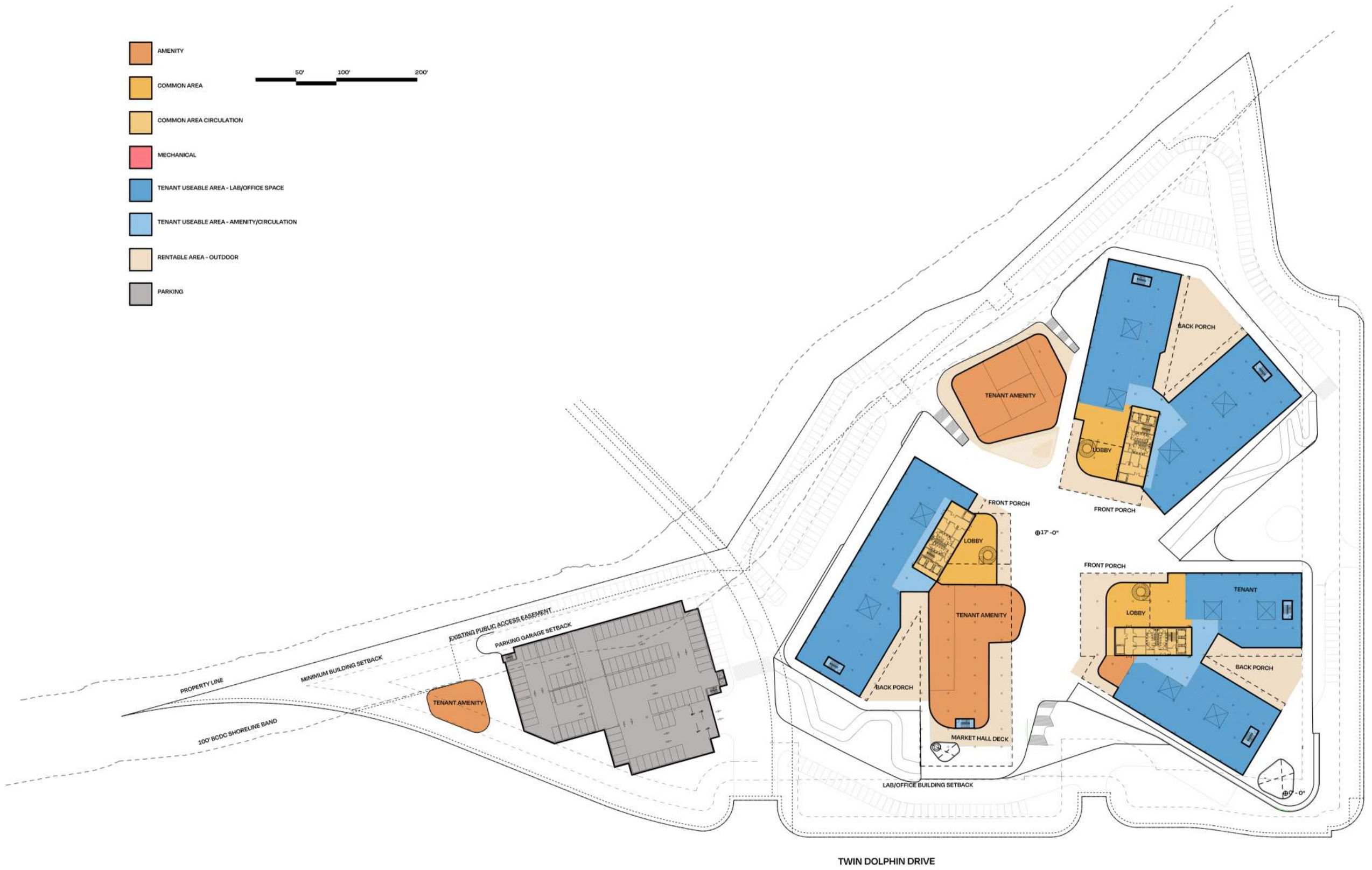
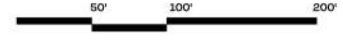


VIEW FROM TWIN DOLPHIN TOWARD WEST



OVERALL PLAN - LEVEL 01

- AMENITY
- COMMON AREA
- COMMON AREA CIRCULATION
- MECHANICAL
- TENANT USEABLE AREA - LAB/OFFICE SPACE
- TENANT USEABLE AREA - AMENITY/CIRCULATION
- RENTABLE AREA - OUTDOOR
- PARKING

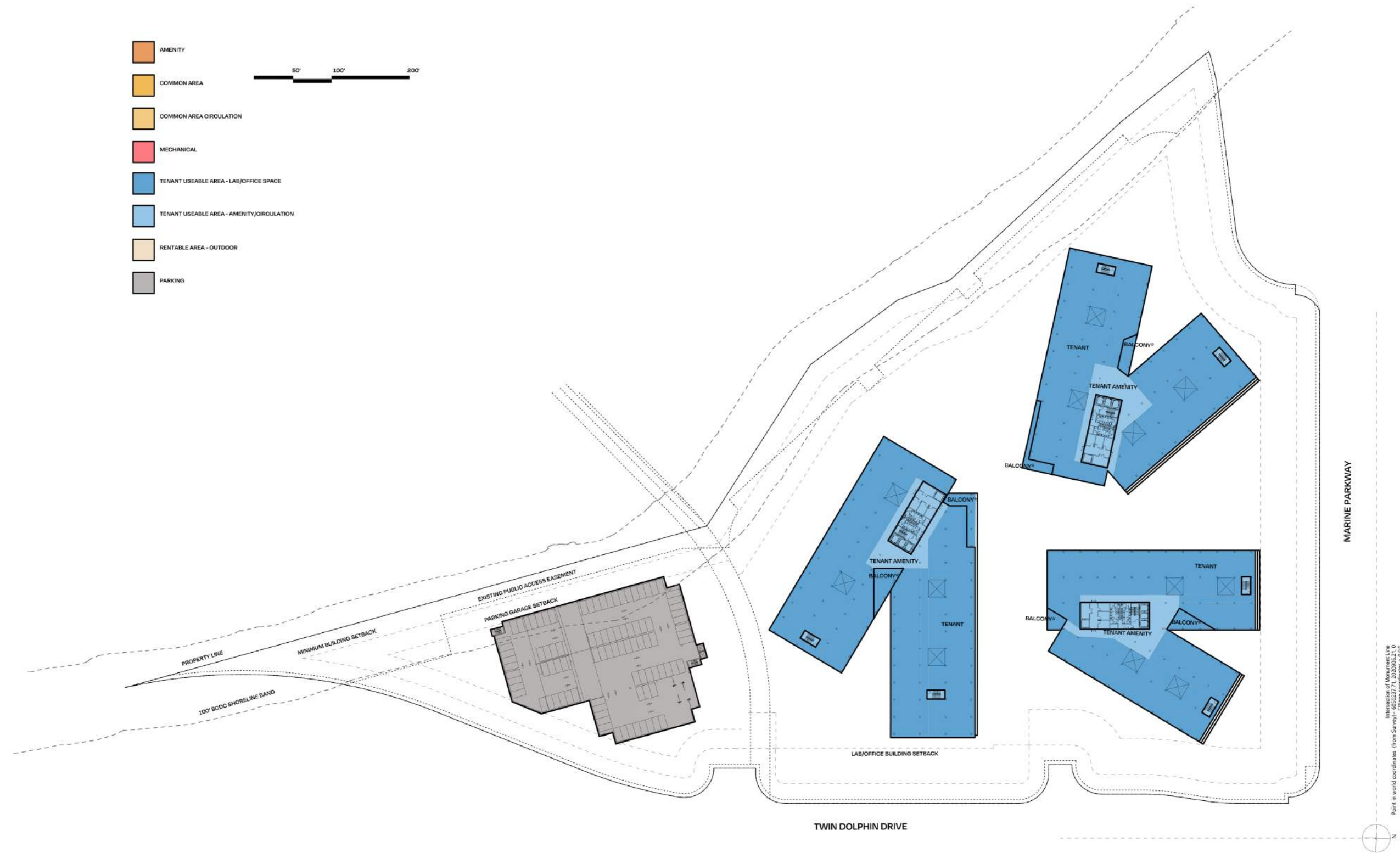


Intersection of Monument Line
 Point in world coordinates: (from Survey) = 65502327.71, 2020906.21, 0
 CPlane coordinates = 0.0, 0

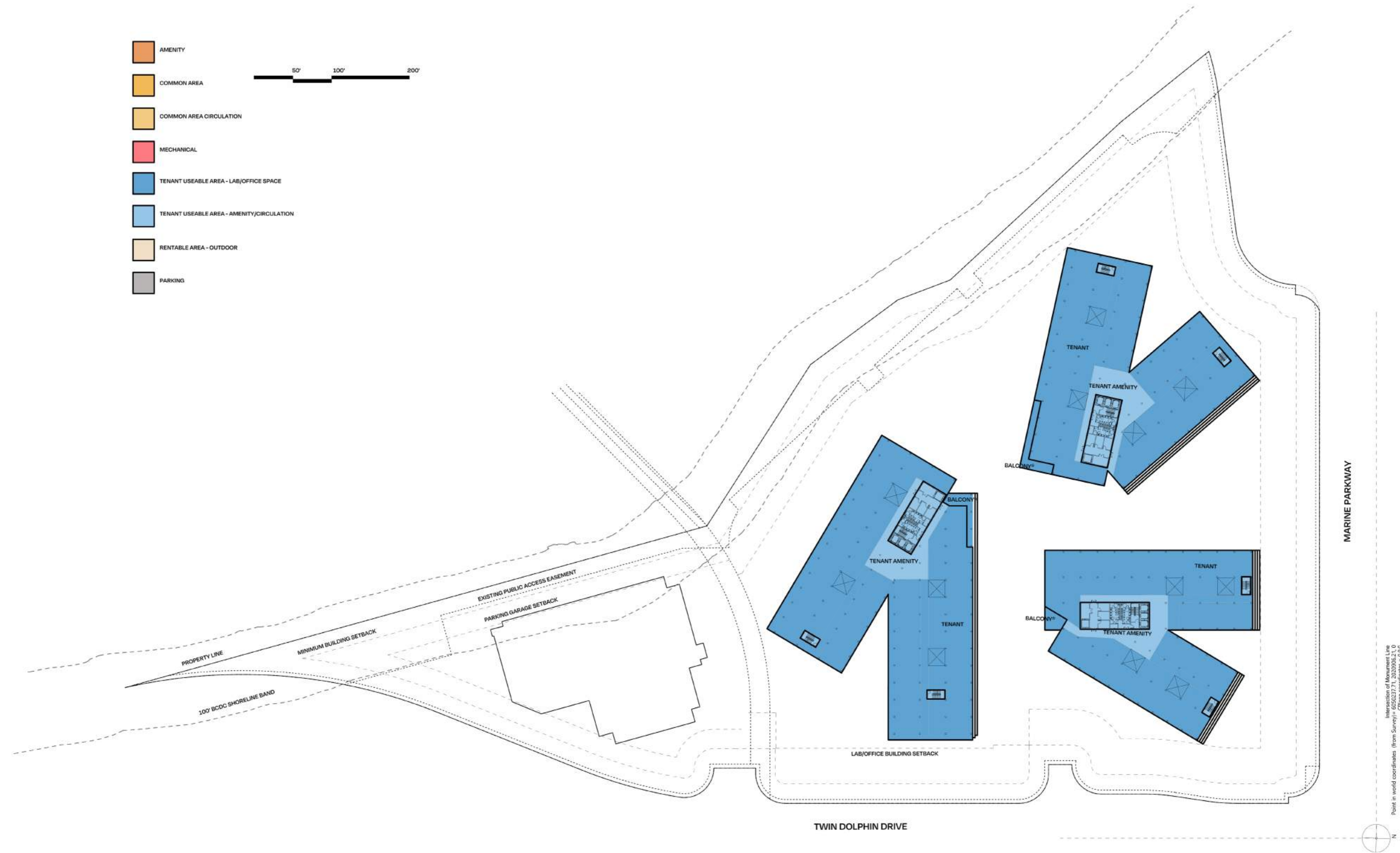
OVERALL PLAN - LEVEL 02



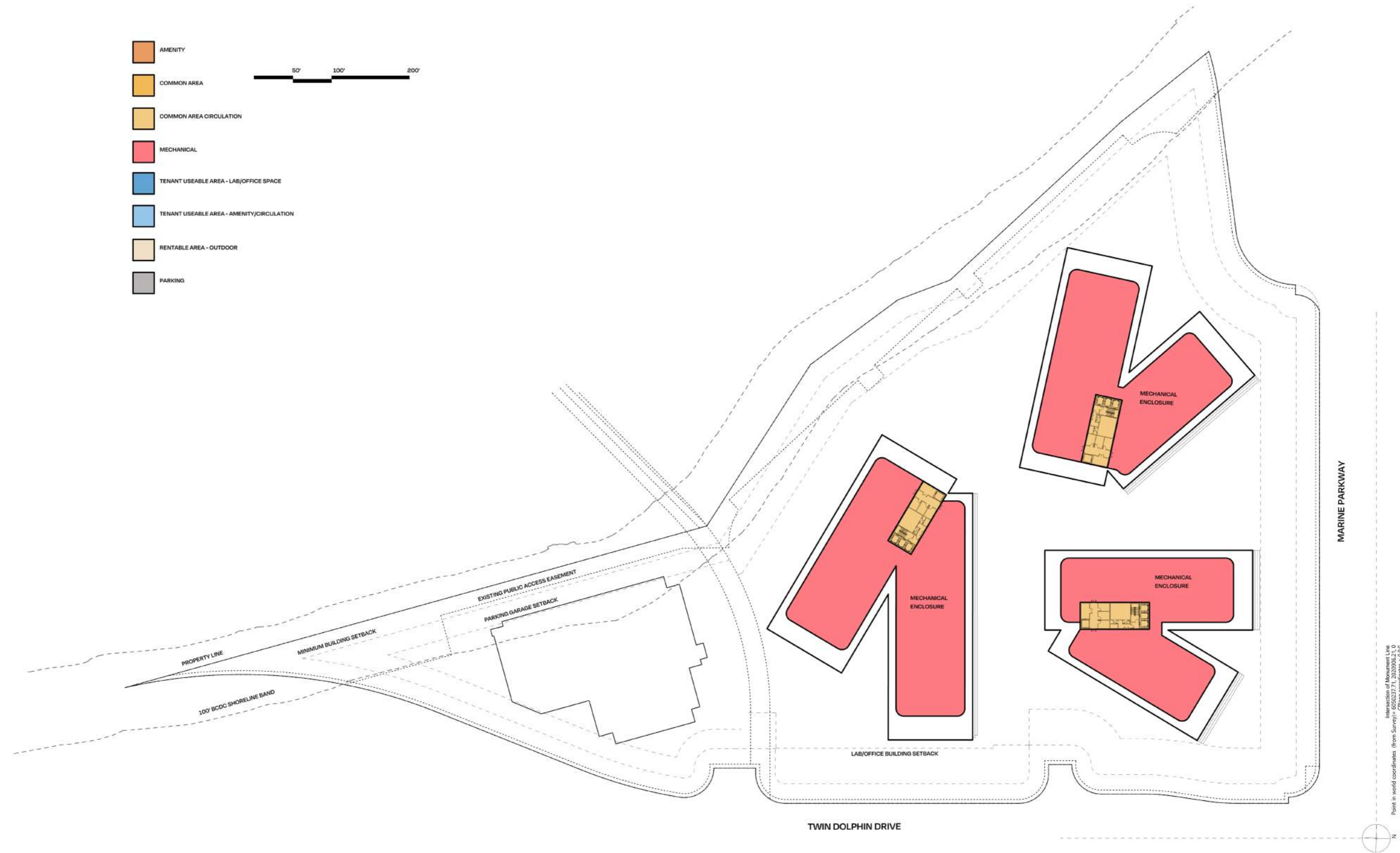
OVERALL PLAN - LEVEL 03



OVERALL PLAN - LEVEL 04

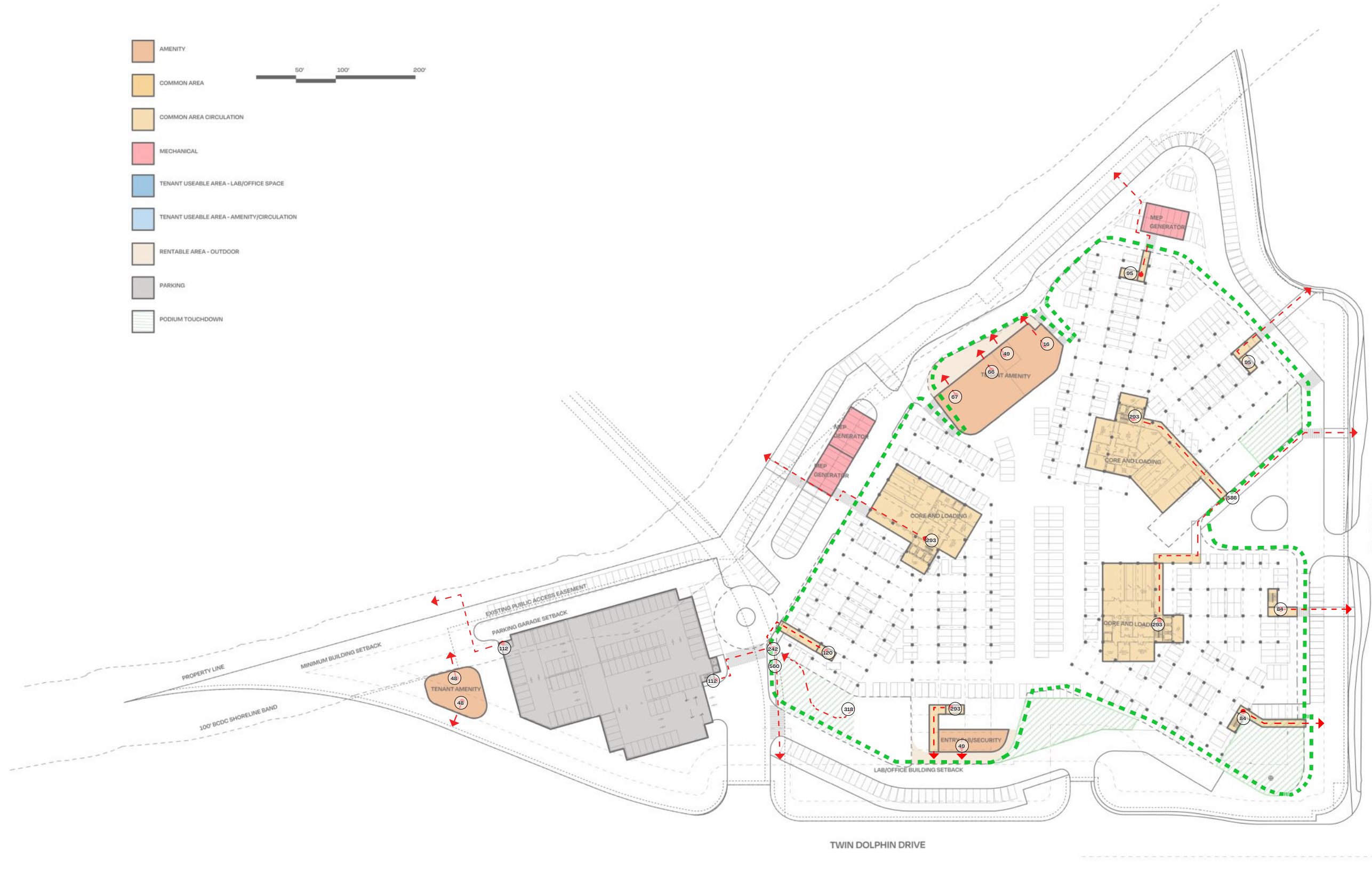


OVERALL PLAN - LEVEL 05



OVERALL PLAN - ROOF

- AMENITY
- COMMON AREA
- COMMON AREA CIRCULATION
- MECHANICAL
- TENANT USEABLE AREA - LAB/OFFICE SPACE
- TENANT USEABLE AREA - AMENITY/CIRCULATION
- RENTABLE AREA - OUTDOOR
- PARKING
- PODIUM TOUCHDOWN

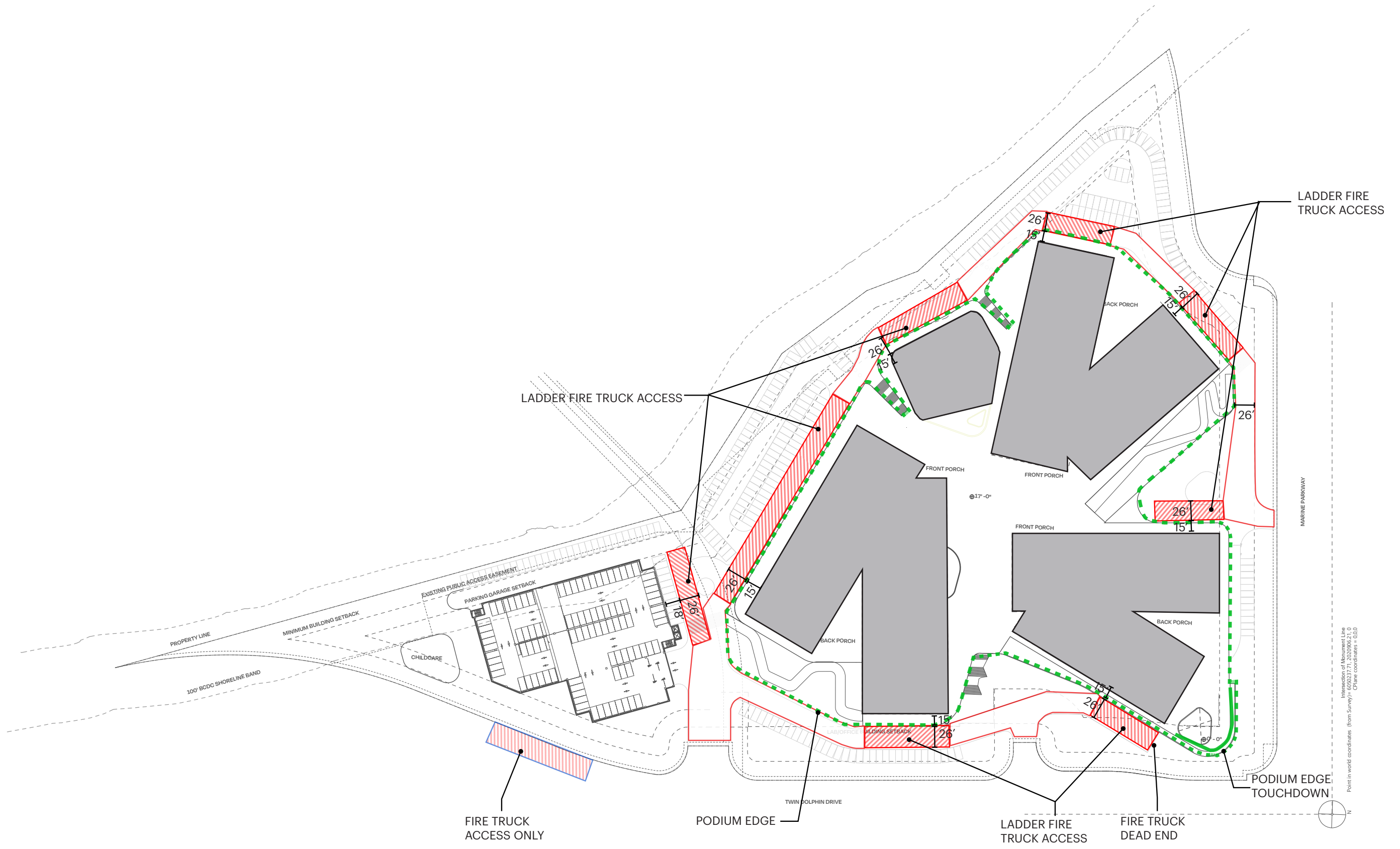


Intersection of Measurement Line
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LEVEL 1 EGRESS



LEVEL 2 EGRESS



FIRE LANE ACCESS