



**Gladstone Institutes**  
Proposed Expansion Building

CAC Meeting  
March 14, 2024



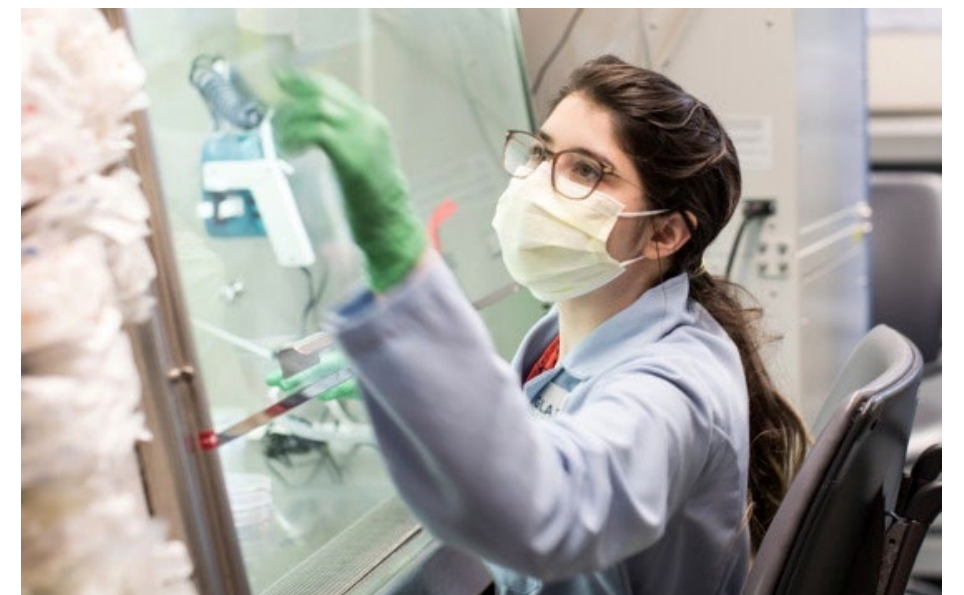


# About Gladstone Institutes

**Vision:** To overcome unsolved diseases through transformative biomedical research.

## History:

- J. David Gladstone established a trust with funds raised through commercial real estate.
- Three trustees were named to manage his assets when he died in 1971.
- The trustees formed a relationship with UCSF in 1979, and Gladstone was established focusing on cardiovascular research.
- During the AIDS epidemic, Gladstone launched the Institute of Virology and Immunology.
- Gladstone constructed and moved into their facility in Mission Bay in 2004.
- Today Gladstone has five research Institutes:
  1. **Cardiovascular Disease**
  2. **Data Science & Biotechnology**
  3. **Genomic Immunology**
  4. **Neurological Disease**
  5. **Virology**

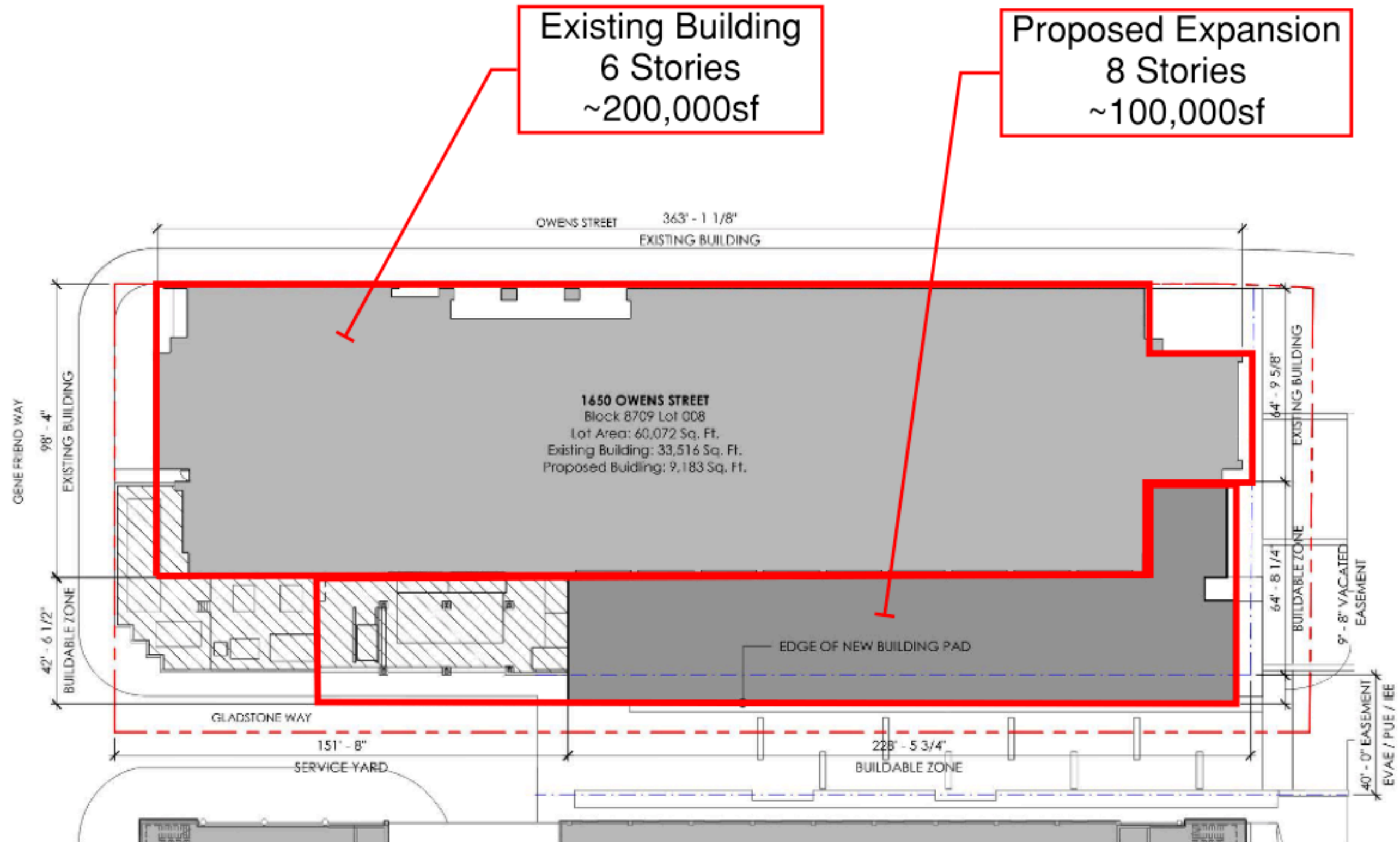


# About Gladstone Institutes



Mission Bay Map

# Proposed Expansion Project



Site Plan



# Proposed Actions

- Amend the **Mission Bay South Redevelopment Plan** to increase the Office/Commercial leasable floor area and Floor Area Ratio (FAR)
- Amend the **Mission Bay South Design for Development** to add a Midrise Height classification, introduce an allowable Midrise Height floor area, introduce a maximum plan length for midrise buildings, and allow for two architectural fins/blades on the exterior of the proposed project
- Amend the **Mission Bay South Owner Participation Agreement** to increase the Office/Commercial square footage and specify a maximum FAR for the project site
- Amend the **Major Phase Application for Blocks 41-43** to reflect the proposed project
- Approval of the Amendment to the **Basic Concept Design/Schematic Design**







View from 280 Freeway







Proposed Southwest Corner







Proposed North Side







Proposed West Entrance



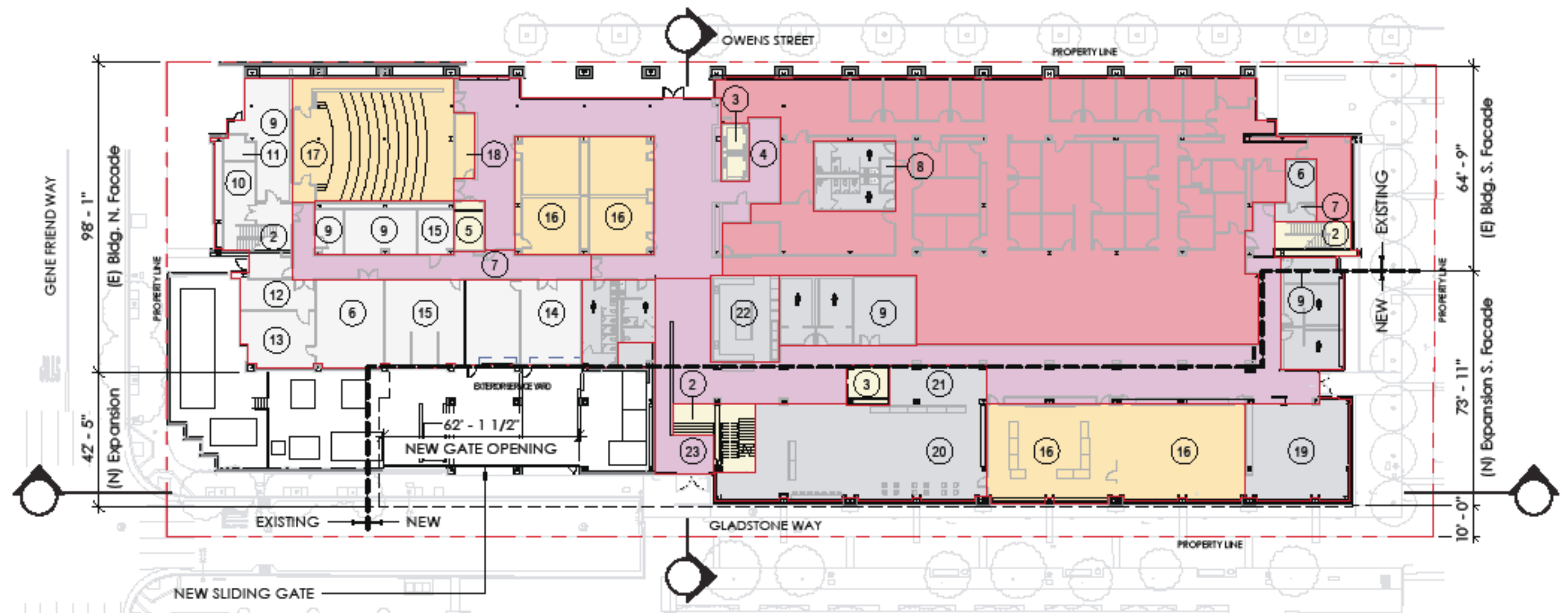




Proposed West Entrance







#### PROGRAM USE AREAS

Existing SF	New SF	
12,316 SF		Office
3,734 SF	2,493 SF	Life Science Meeting
		Life Science / Science Support
		Science Support
1,427 SF	5,984 SF	Tenant / Occupant Support
3,954 SF	4,203 SF	Ground Floor Circulation / Service
609 SF	590 SF	Vertical Circulation
4,996 SF		Mechanical & Operational

#### ROOM IDENTIFICATIONS

1 Floor opening/shaft	10 Shop	19 Study lounge
2 Stairs	11 MPOE	20 Dining
3 Elevator	12 Fire pump	21 Warming kitchen
4 Elevator lobby	13 Utility pump	22 Grab-n-go retail counter
5 Freight elevator	14 Shipping / receiving	23 Building lobby
6 Electrical	15 Maintenance office	
7 Corridor	16 Conference	
8 Janitor	17 Lecture hall	
9 Storage	18 Projection control room	



BUILDING DEVELOPMENT

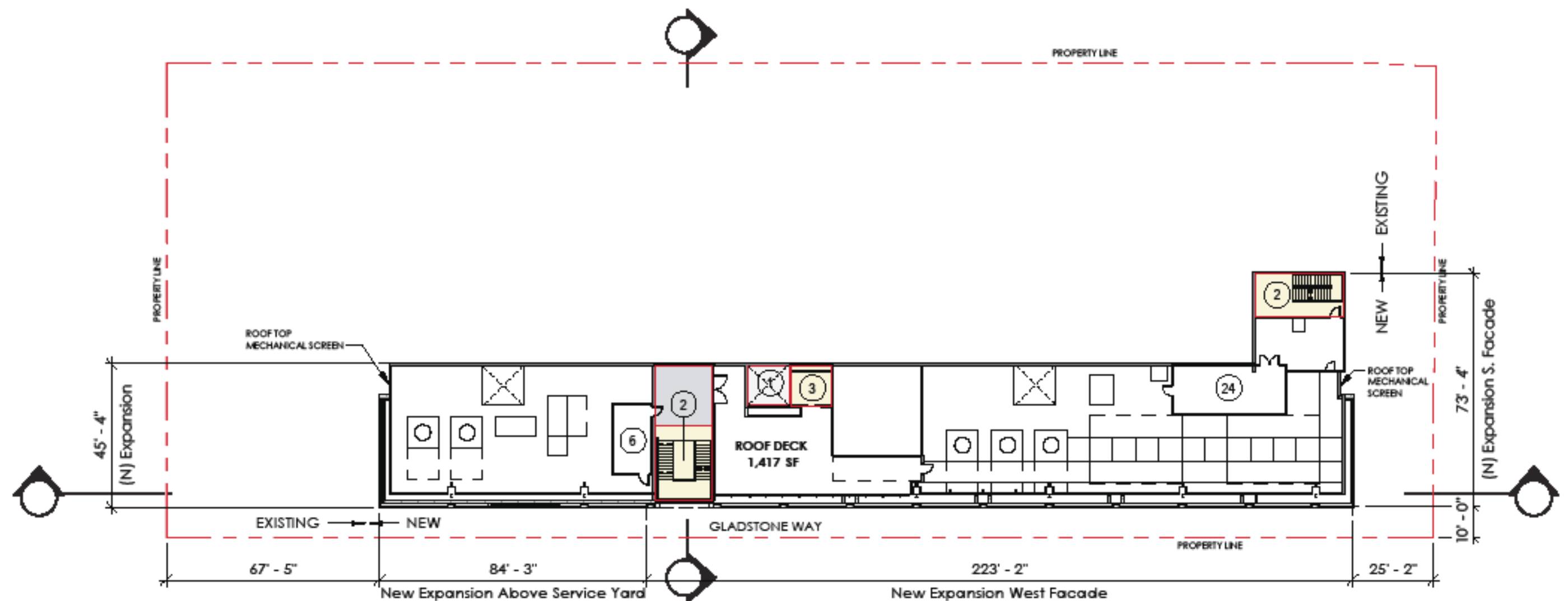
First Floor Plan











PROGRAM USE AREAS		
Existing SF	New SF	
		Office
		Life Science Meeting
		Life Science
		Science Support
	335 SF	Tenant / Occupant Support
	960 SF	Ground Floor Circulation / Service
	167 SF	Vertical Circulation
		Mechanical & Operational

ROOM IDENTIFICATIONS		
1	Floor opening/shaft	10 Shop
2	Stairs	11 MPOE
3	Elevator	12 Fire pump
4	Elevator lobby	13 Utility pump
5	Freight elevator	14 Shipping / receiving
6	Electrical	15 Maintenance office
7	Corridor	16 Conference
8	Janitor	17 Lecture hall
9	Storage	18 Projection control room
		19 Study lounge
		20 Dining
		21 Warming kitchen
		22 Grab-n-go retail counter
		23 Building lobby
		24 Pump Room

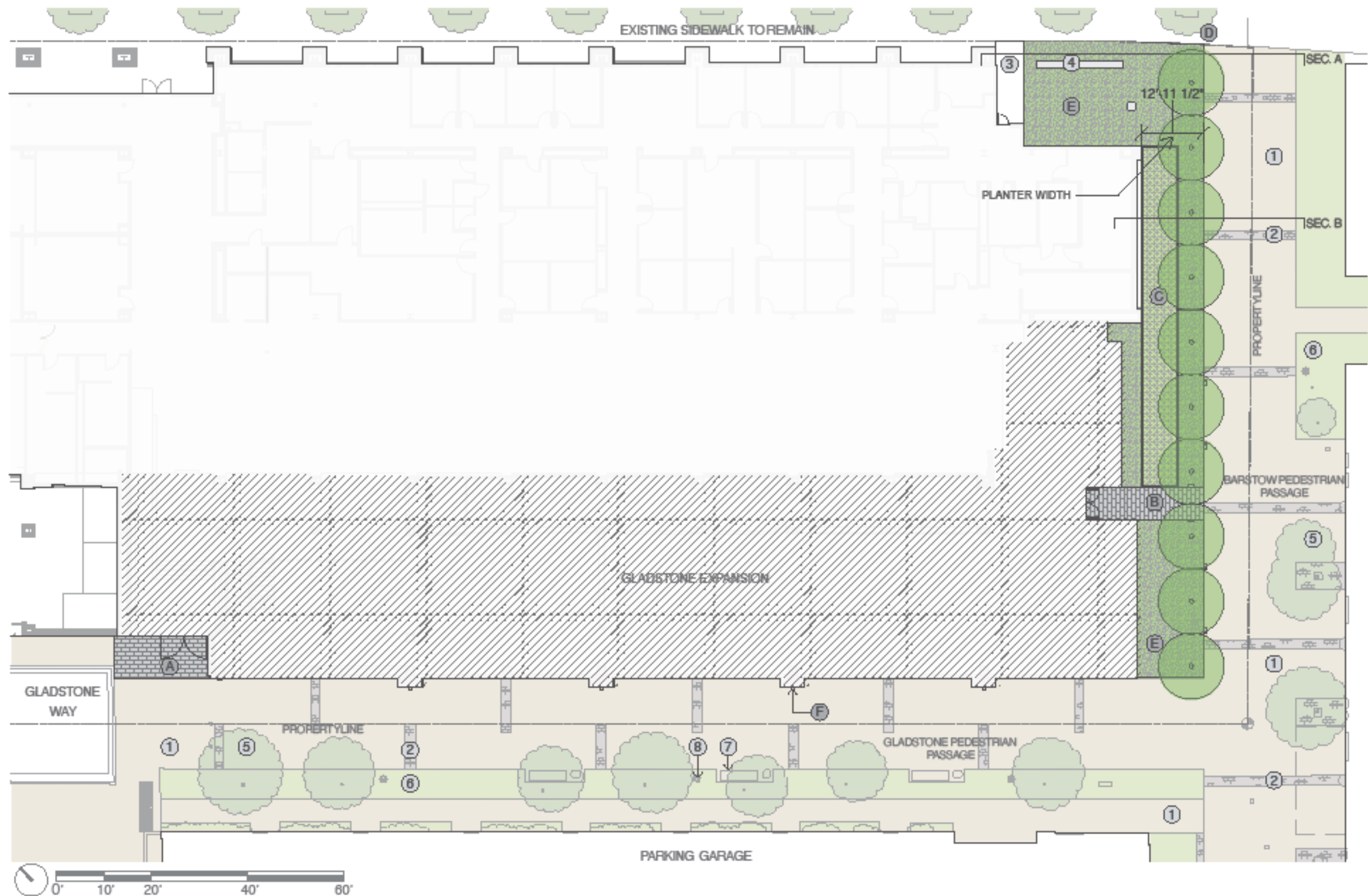


BUILDING DEVELOPMENT

Roof Deck Plan







#### EXISTING TO REMAIN

1. WALKWAY
2. PAVING BAND
3. STONE PAVING
4. SITE WALL
5. TREE
6. PLANTING AREA
7. BENCH
8. LIGHTING

#### PROPOSED

- A. STONE PAVING
- B. STONE PAVING
- C. BIOPRETNETION PLANTER
- D. TREES
- E. PLANTING AREA
- F. SITE LIGHTING

SITE DEVELOPMENT

## Landscape Site Plan

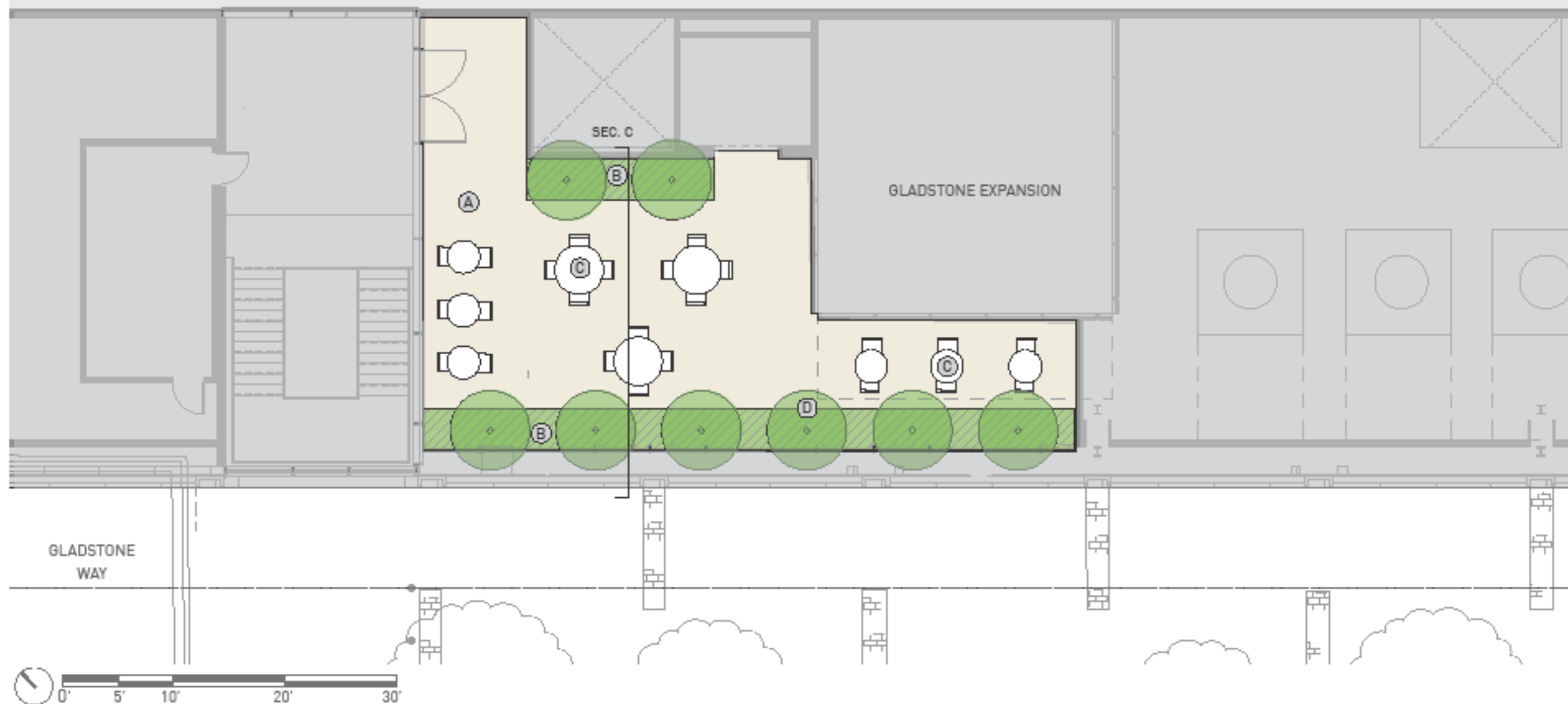


**GLADSTONE**  
INSTITUTES



PROPOSED

- A. PAVING
- B. RAISED PLANTER
- C. SEATING
- D. TREES



SITE DEVELOPMENT

Roof Deck Landscape Plan







- ① Wall mounted wide distribution light at columns
- ② Wide distribution wall sconces for pathway lighting
- ③ Recessed downlight at soffit
- ④ Existing light pole
- ⑤ Illuminate interior walls and ceiling at feature stair to create glowing lantern effect

BUILDING DEVELOPMENT

## Lighting Elevation







Questions?





# CAC Recommendation

Gladstone asks the CAC to recommend that the following items move forward to OCII Commission for approval:

- Amendment to the Mission Bay South Redevelopment Plan
- Amendment to the Mission Bay South Design for Development
- Amendment to the Mission Bay South Owner Participation Agreement
- Amendment to the Major Phase Application for Blocks 41-43
- Approval of the Amendment to the Basic Concept Design/Schematic Design

