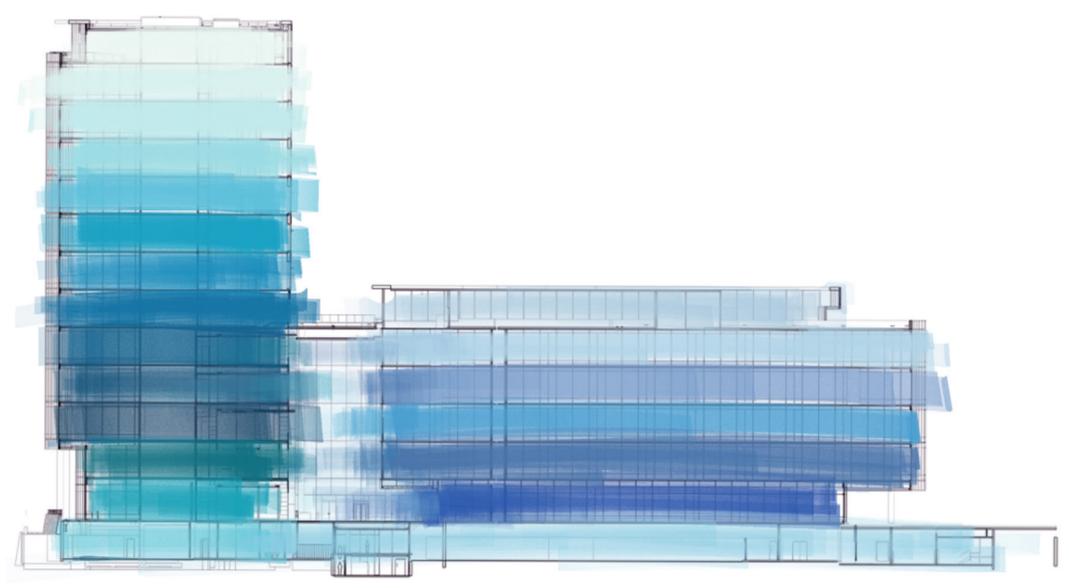




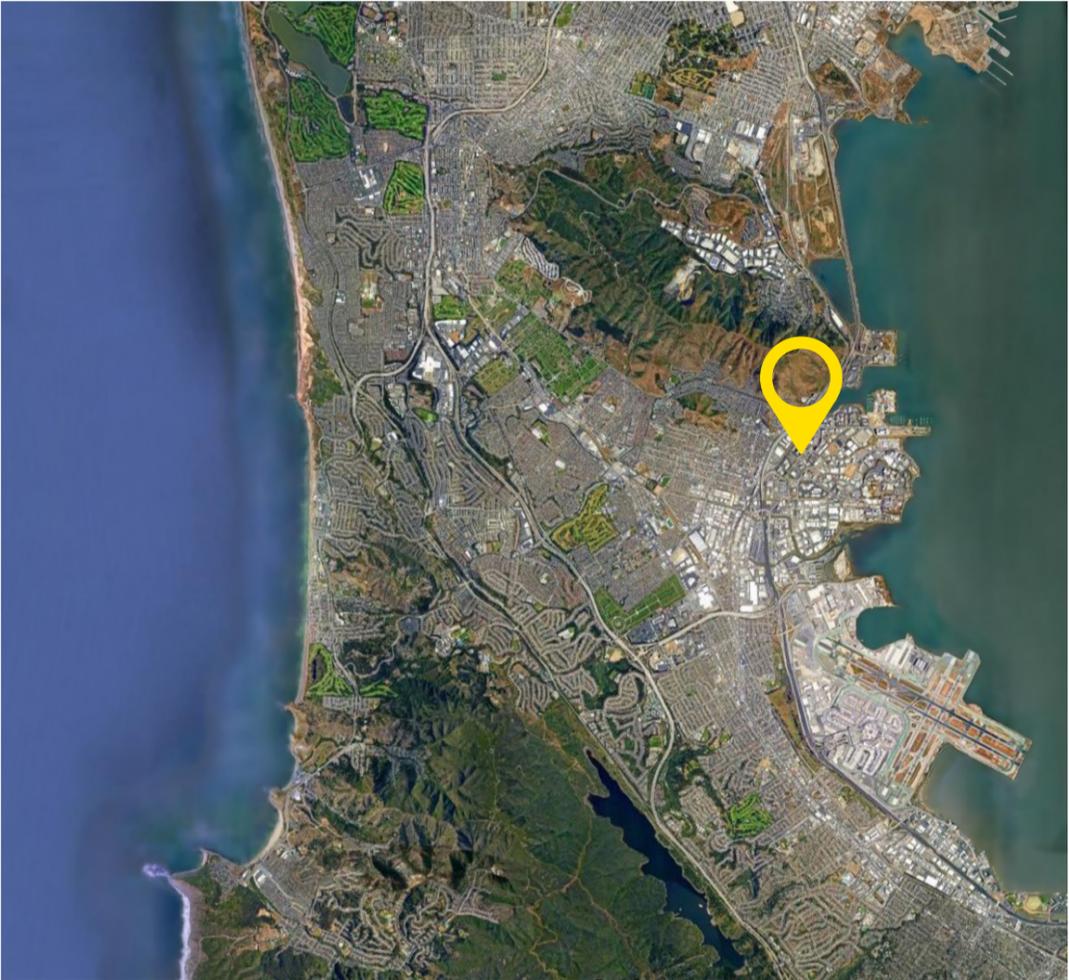
GATEWAY
OF PACIFIC



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BIOMED REALTY



GATEWAY OF PACIFIC

For more than 50 years, the commercialization of genetic engineering has dominated life science research. Standing on the shoulders of efforts started by researchers at the University of California, San Francisco and Stanford University, the city of South San Francisco has experienced an incredible pace of growth with the founding of Genentech and the subsequent commercial applications of their discoveries. Low-density, low-scale construction and relatively economical land values have made this an ideal location for the emerging biotech industry, which today numbers over 200 companies.

Now a new phase of development is emerging, designed precisely to serve the needs of modern science in this *birthplace of biotechnology*. Recognizing the potential of an underdeveloped but highly visible location just off the freeway between San Francisco and Silicon Valley, BioMed Realty acquired this 22-acre parcel and transformed it into a signature, high-rise gateway that boldly announces biotechnology's future.

WELCOME TO GATEWAY OF PACIFIC.



GATEWAY OF PACIFIC

A NEW BENCHMARK

ICONIC, WORLD-CLASS, GAME CHANGING.

We sit at a moment where science and technology offer life-altering solutions for today's grand challenges – and on the cusp of unlocking answers that will propel innovation forward at an ever-increasing pace.

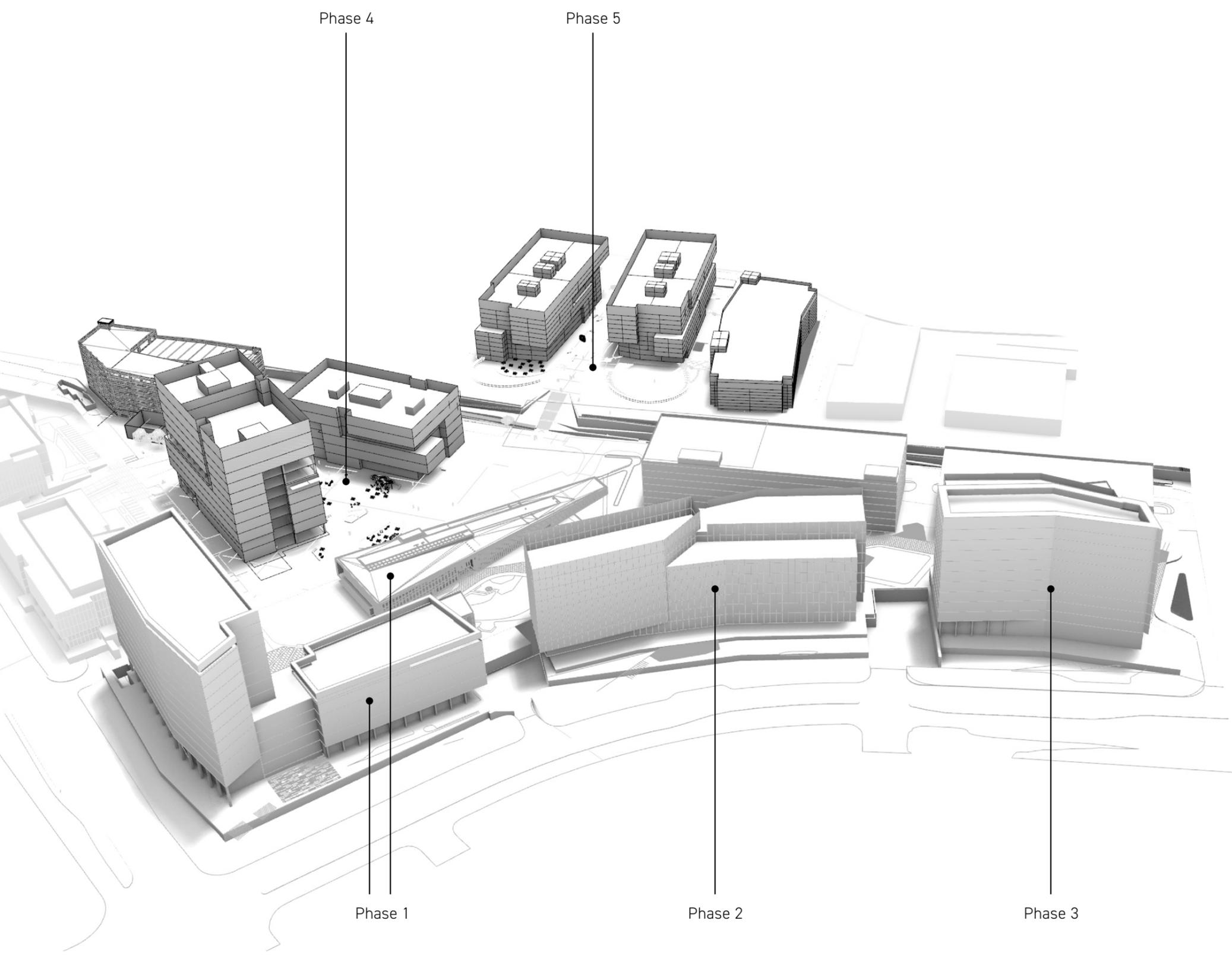
BioMed Realty's Gateway of Pacific biotechnology campus presents a new paradigm for understanding laboratory spaces and how they can be designed to support the intensity of this research. Focused foremost on creating

an environment dedicated to a collaborative approach to discovery, Flad developed a master plan vision for this campus to grow and expand into one of the world's largest life science developments. Located on a highly prominent corner in South San Francisco, a cluster of elegant laboratory towers have reclaimed what was once underutilized space occupied by low-scale structures – a fundamental shift in design thinking that has transformed the site into one of the most valued destinations for biotech.



This new vision of the site reinvents the science campus experience to achieve the property's highest and best use. Incremental and phased development, coupled with a plan that pushes the high-rise buildings up to the street's edge, has created a dense, highly urban experience with a human-centric core. The community of laboratory buildings integrate seamlessly with an interior central park, creating a flipped front door experience that is specific to the pedestrian's view.

With abundant landscaping and uninterrupted by vehicles, this social outdoor space is open to all on campus as well as the public and surrounding businesses, weaving this place for research further into the urban experience. A centralized amenities building and structured outdoor seating evolve the idea of a biotech campus even further, creating an extension of the workplace and infusing new meaning into the idea of what a scientific community can be.



MASTER PLAN

A PHASED APPROACH

For this endeavor, BioMed Realty was not interested in a uniform approach. Instead, this campus represents a significant shift in location, in scale, and in the culture of scientific research.

Five phases of development connected by an open, park-like landscape form a collection of designs that evoke the feeling of a connected neighborhood, rather than a secluded laboratory complex.

Flad approached each phase with a new team of designers, retaining knowledge of campus infrastructure but allowing a fresh look at each building form. Inventive, modern structures – each with individual aesthetic appeal – are the result.



PLANNING THE SITE

- (A)** The master plan recognized the site’s location as a gateway to the well-established biotechnology hub and its emerging urbanization. Laboratory and office buildings are organized tightly along the site’s perimeter, engaging the adjacent streets to avail the campus interior for a landscaped, pedestrian-centered park.
- (B)** Enabling this pedestrian-friendly campus is an open space free of roadways and a parking solution that places vehicles out of view below-grade and in structures that contribute as design elements – another departure from typical campus planning.
- (C)** A central amenities building – the Traverse – offers dining, fitness, and conference facilities that welcome all tenants on the campus. Leveraging these common areas allows leased space to be used for a company’s own research functions.

This strong social network also extends beyond the campus borders, welcoming the public and surrounding businesses to provide needed amenity choices to this area of South San Francisco.

CREATING A SUSTAINABLE COMMUNITY

Environmental sustainability, occupant wellness, and availability of healthy lifestyle choices are crucial elements of the campus mission. On-site stormwater capture and energy reduction strategies, in addition to design for human well-being, have contributed to LEED certification at the Platinum and Gold levels as well as Fitwel certification for numerous building phases – with a minimum goal of LEED Silver campus wide.

Science Around a Park Mature trees and native plants promote biodiversity, forming a continuous pedestrian pathway through the site.

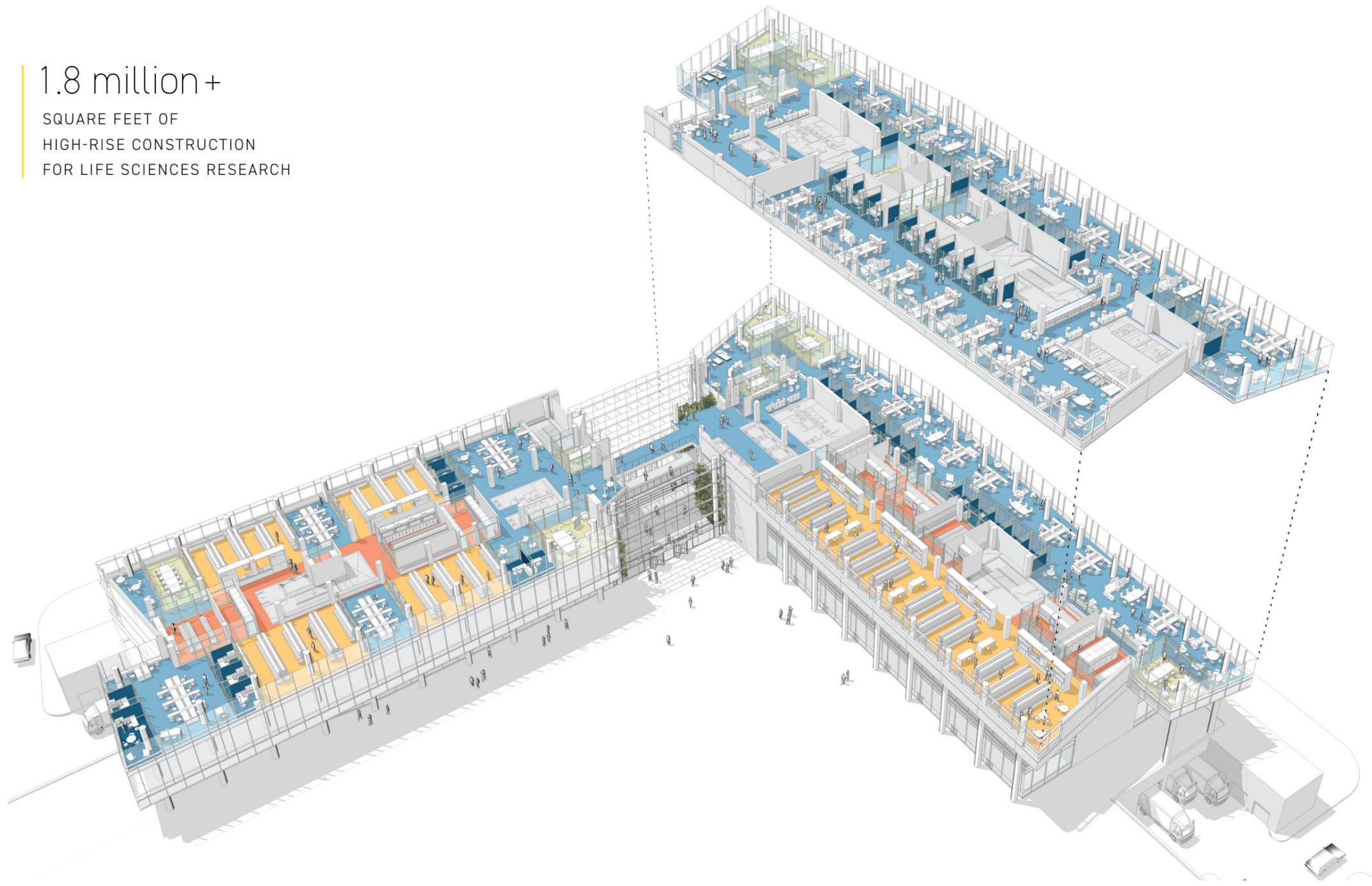
Unbounded Workplace Relaxed outdoor seating choices – from highly social to quiet contemplation – support staff throughout their workday. Harnessing technology enables greater choice; staff are no longer tethered to the bench or office and can seek out the best environment for their focus needs – including a sunny spot outside.

Connection to Nature Extensive glazing connects interior environments to outdoor experiences, increasing not only access to natural daylight but providing visual access to incredible views of the surrounding rolling hills and beyond to the San Francisco Bay.

Commuter Choice Considerations for wellness extend beyond the campus, supporting the choice of transportation that best serves each individual. The site maintains connectivity via pedestrian paths that link with Caltrain commuter rail service as well as trail and parking options for bicycle commuters.



1.8 million+
SQUARE FEET OF
HIGH-RISE CONSTRUCTION
FOR LIFE SCIENCES RESEARCH



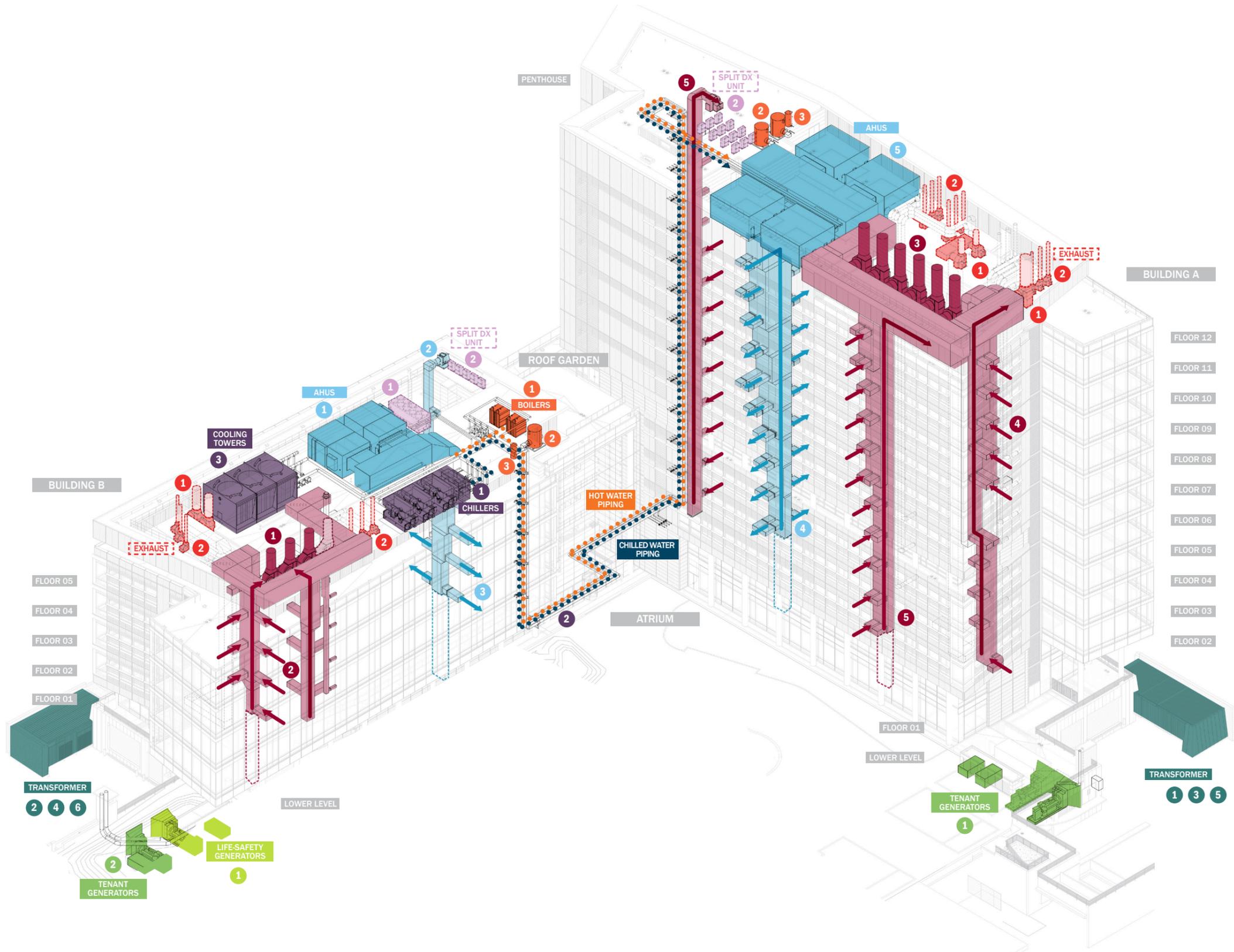
FLEXIBLE HIGH-RISE SCIENCE

All of the buildings at the Gateway of Pacific are designed to fully support the needs of prospective life science tenants, whether that means a few thousand square feet or multiple floors.

Rapid changes in workplace behavior combined with continuous advances in technology and research processes – such as CRISPR, robotics, and data analytics – are affecting the way the scientific workplace is being organized, equipped, staffed, operated, and maintained.

In response, the infrastructure enables any company to organize their space to best suit programmatic needs and allow changes to the configuration over time with minimal disruption and cost. Some of the key features include:

- 16-foot floor-to-floor heights to support the functional requirements of biological and chemistry laboratories, L-Suites, and cGMP space
- Shafts dedicated to tenants provide long-term flexibility to accommodate changing equipment needs with minimal disruption and cost
- Robust structure to accommodate heavy equipment and vibration-sensitive instruments throughout the floor plates
- Narrow floor plates and full-height exterior glazing allow ample daylighting, reducing energy costs and providing views of nature to enhance occupant well-being



EFFICIENT BUILDING SYSTEMS

A few of the key building system features that enable tenants to optimize space usage based on their program drivers include:

- A high-performance Dedicated Outside Air System (DOAS) that supports the needs of both laboratory and office spaces, resulting in limitless options for tenant program arrangement on every floor
- Robust mechanical and electrical systems that support a broad array of demanding life science researcher needs including heavy chemistry labs and cGMC programs

WHERE THE ENERGY IS

Ultimately, this business campus is about fully supporting the scientific community – offering an environment where researchers can find energy and a sense of camaraderie similar to their time spent on an academic campus.

It is a space where individuals from related industries are not isolated but brought together, finding in this common place the opportunity to strike up interesting conversations that spin off exciting new ideas.

And, with all it has to offer, the Gateway of Pacific will continue its evolution, providing support for an industry constantly striving for success in an era of rapid change.

“UNDERSTANDING HOW LIFE SCIENCE TENANTS PLAN AND USE SPACE IS A PRIMARY AREA OF EXPERTISE AT FLAD. THINKING ABOUT THEIR RESEARCH AND WORKPLACE NEEDS AND HOW THE SPACE WILL FUNCTION NOW AND INTO THE FUTURE IS CRUCIAL.”

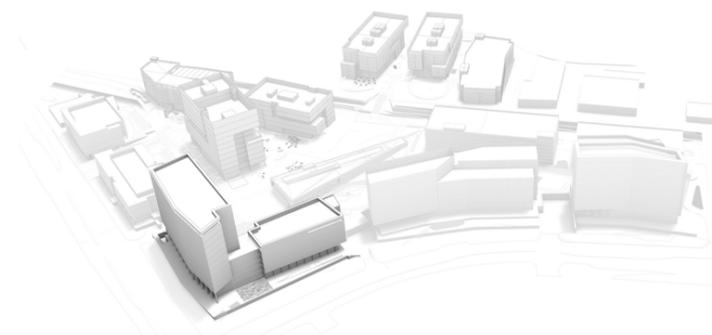
Russ Drinker AIA, LEED AP BD+C, WELL AP
Director of West Coast Science & Technology
Flad Architects





PHASE ONE

GATEWAY CORNER

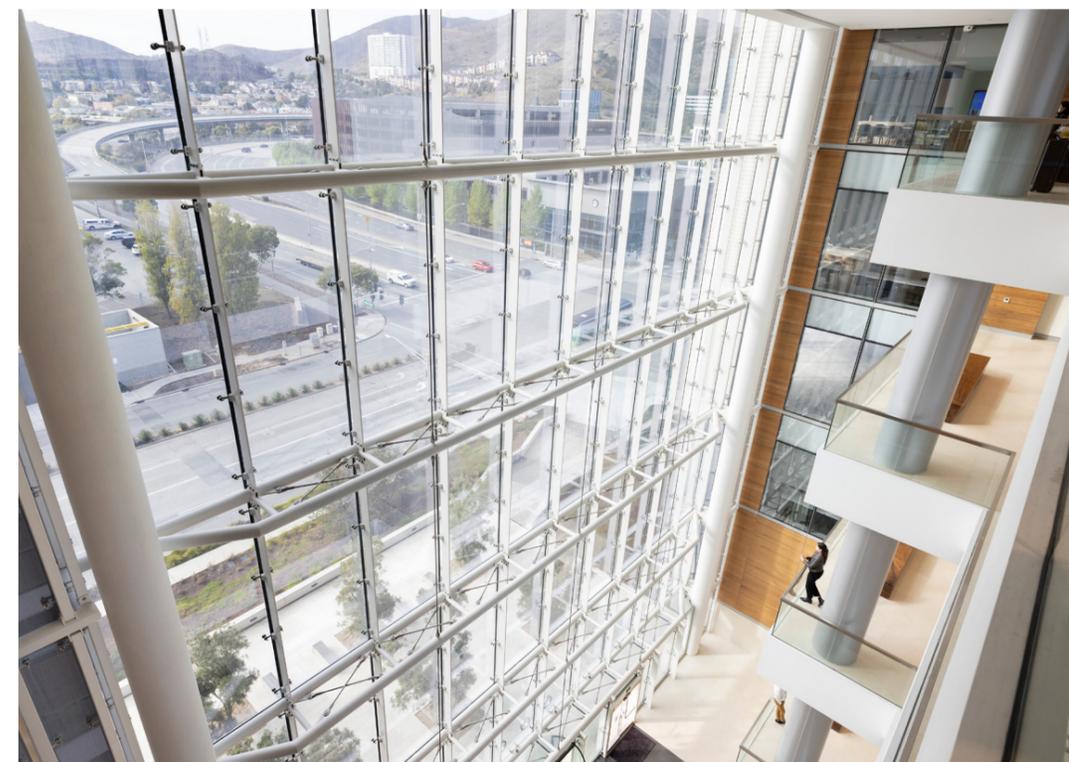


As the campus flagship, phase one of the development needed to make an impact and a statement – it had to be the foundation from which subsequent phases could grow. Defining the intersection of Gateway and Oyster Point Boulevards, phase one achieves this landmark stature.

Comprised of a twelve-story tower and five-story mid-rise, the building's strong physical presence anchors this corner and is highly visible from the interstate. Joined by a vaulted, glassy atrium, the complex boasts next-generation laboratory and office space with flexibility built in to accommodate any tenant's needs.

483,500
SQUARE FEET

Q1 2021
COMPLETION



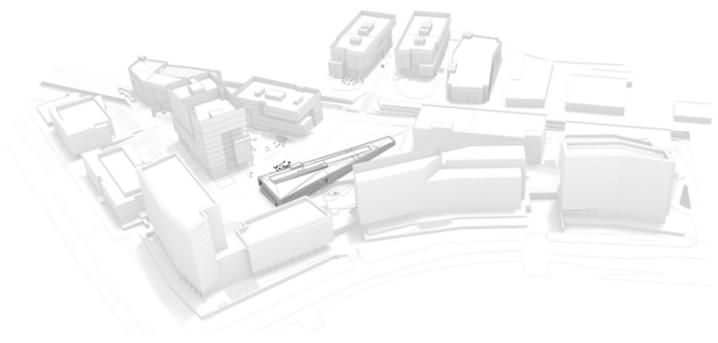
In addition to the core-shell design for phase one, Flad has worked with the tenant to create a fully customized interior environment that effectively responds to their company mission and cultural values. The laboratory and office spaces are organized to optimize space utilization and critical adjacencies with the goal of supporting long-term flexibility while enhancing their overall R&D capabilities.

CENTRAL HUB

As a defining element of Gateway of Pacific's central park, the Traverse amenity building is a convenient central hub open for use by all campus tenants as well as the public.

The facility maintains a strong connection to each phase of development, activating the entry plaza with a bustling café and dedicated social spaces, fitness center, and conference facilities.

43,700
SQUARE FEET





LEED PLATINUM

The architecture is an expression of culture and climate – a humane and optimistic vision of discovery and collaborative innovation that has received LEED Platinum certification. This vision is thoughtfully expressed through several design features:

- Openness and transparency in the overall design maximizes natural daylight and views to outside
- A protective façade reduces solar glare while lending a strong aesthetic texture to the exterior
- Rainwater is harvested for non-potable use in building systems and for toilet flushing

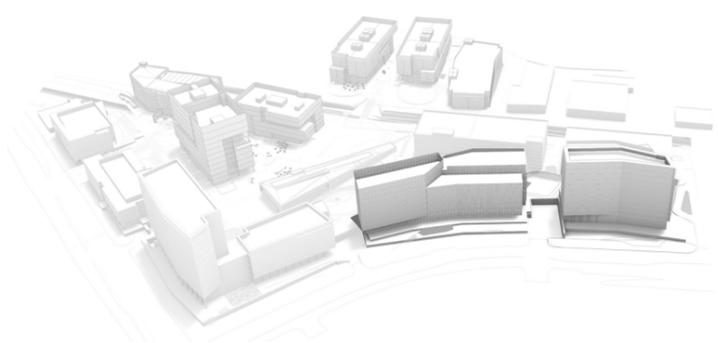
In addition to LEED Platinum, the Traverse is targeting Net-zero Energy and Living Building Challenge Petals certifications. This building's sustainable design features include:

- A vegetated roof that further contributes to open green space on campus
- Water and energy conservation strategies
- Rooftop photovoltaics to harness renewable energy



PHASES TWO AND THREE

DISTINCTIVE IDENTITY



Enhancing the vision of this landmark destination campus, phases two and three continue to define the site's urban edge along Gateway Boulevard.

Situated just south of the signature phase one development, these laboratory towers heighten the established design vocabulary of materials and landscape texture of the larger site while branding their own architectural identity.

754,000
SQUARE FEET

Q4 2022
COMPLETION

This edge of the site also frames the southern entryway to campus for both vehicular and pedestrian traffic. Diverse, abundant landscaping along the building façades leads into the central park with opportunities for outdoor seating and socializing – including a bocce court – reinforcing a commitment to the people-centric design while further extending the open, park-like setting.

***“THE DESIGN IS ABOUT A
BALANCED ARCHITECTURAL
DIALOGUE BETWEEN
THE BUILDINGS AND LANDSCAPE
- COMPLEMENTING ONE ANOTHER
WITHOUT OVERPOWERING OR
UNDERWHELMING ANY ONE PART.
EACH BUILDING OWNS A DESIGN
IDENTITY WHILE COEXISTING
WITHIN A CAMPUS.”***

Philip Ra AIA, LEED AP BD+C
Principal, Design Director, Flad Architects





SUSTAINABILITY AND WELL-BEING

Sustainability and wellness features have earned phases two and three LEED Gold certification. Among these is achievement of the Whole-Building Life-Cycle Impact Reduction credit.

Aiding in this accomplishment, phase two employed Smart Stacks technology at the roof level to reduce energy consumption.

This system detects the real-time air quality of the building's exhaust stream and adjusts laboratory exhaust fans to match the level of contamination, thereby optimizing energy usage by not running at a higher capacity than needed.





DESIGNED FOR RESEARCH

Strongly influenced by the local climate and a science-focused culture, the open floor plates are articulated for sculptural quality while maintaining the high efficiency and flexibility needed for advanced research with evolving needs.

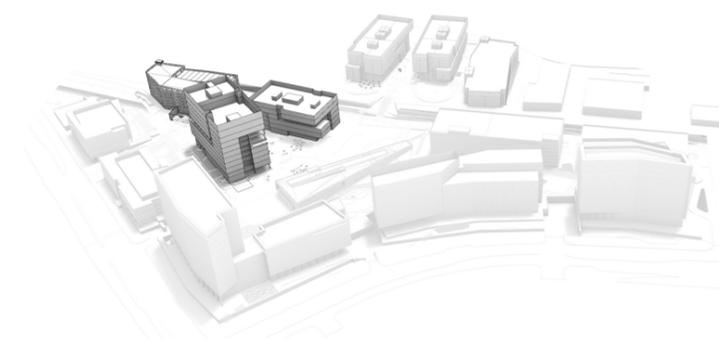
Flad has worked with one of the tenants to create a dynamic, next-generation workplace that supports the biopharmaceutical company's unified science culture. Open office and laboratory spaces enhance collaboration and communication across highly multidisciplinary teams.

These work environments are supported by a variety of amenities and considerations for occupant health and well-being that have earned the space LEED Gold certification and a Fitwel 2 Star Rating.



PHASE FOUR

INTERIOR FRONT DOOR



Development of the east side of the campus began with purchase of a rail corridor and parcel of land along Eccles Avenue. This additional site allowed BioMed Realty to expand the campus beyond its original boundary, paving the way for development of phases four and five. While phase four will form the northern vehicular entrance, its formal front door is planned to face inward toward the Traverse, embracing the established campus principle of a pedestrian-centric environment.

226,000
SQUARE FEET

2010
ENTITLED



NEXT GENERATION DESIGN

Phase four presents opportunities for the forward-thinking story of Gateway of Pacific to continue evolving. Designs that embrace the opportunity for all-electric options are being explored as the next generation of sustainability and decarbonization advances unfold.

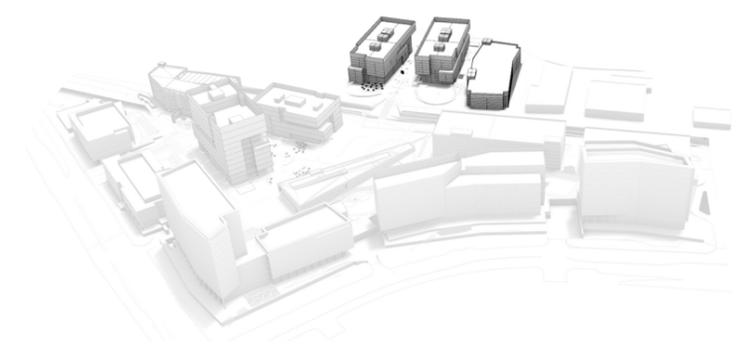
As with the earlier phases, the buildings maintain a continuity of familiar materials and features but with distinctive articulation, resulting in a cohesive campus palate that preserves individual character and interest.

The structures planned for phase four continue the modern language of glass and metal panel with the north building rising above the others. Lending texture to the overall site, it marks a visual point of orientation for pedestrians while creating a strong architectural presence at the entry point from Oyster Point Boulevard.



PHASE FIVE

ELEVATED EXPERIENCE



Located along Eccles Avenue on the site's east edge, the phase five buildings sit almost 40 feet above the other phases on campus. Resolving this incline for all pedestrians, Flad designed a landscaped universal access stairway with multiple connection opportunities that link the parcel to the central park space and its amenities.

296,000
SQUARE FEET

Q2 2024
SCHEDULED
COMPLETION



GRAND ARRIVAL

The vertical path terminates at a plaza between two buildings, each presenting its welcome with vaulted multistory entries for a grand sense of arrival – another common design theme woven throughout the campus.

In addition to the signature stair that extends walking and recreation options around campus, the hilltop site includes plenty of landscaped social space to unite this community of scientists and innovators, a basketball court, and ample parking space for cyclists.

Phase five also evaluates opportunities to incorporate all electric systems and equipment, striving for the next generation of decarbonizing projects to create a healthier environment for occupants inside the buildings and across the campus.



A TEAM APPROACH

“THE PARTNERSHIP FORMED BETWEEN THE DESIGN TEAM, OWNER, AND CONTRACTORS HAS RESULTED IN AN EXCITING, WORLD-CHANGING CAMPUS FOCUSED ON SCIENCE. THE COLLABORATIVE SPIRIT OF THIS TEAM REFLECTS THAT OF THE SCIENTISTS WHO WILL WORK HERE TO DEVELOP LIFE-CHANGING PRODUCTS AND DISCOVERIES.”

Jill Kuper AIA, LEED BD+C
Associate Principal, Project Architect, Flad Architects



FLAD WOULD LIKE TO EXPRESS GRATITUDE FOR THE INTEGRAL ROLE THAT THE BIOMED REALTY TEAM CONTRIBUTED TO THE DESIGN PROCESS.

THEIR VISION AS COLLABORATIVE PARTNERS PROVIDED VALUABLE INFLUENCE OVER THE SHAPE AND PURPOSE OF THIS DYNAMIC CAMPUS – CREATING A SPACE LIKE NO OTHER FOR THE ADVANCEMENT OF SCIENTIFIC DISCOVERY.

FLAD ARCHITECTS

Architect of Record // Master Planning and Full Architectural Services

Flad Architects is a national, integrated planning and design firm committed to creating environments that enhance human potential. Drawing on a rich diversity of perspectives, our team designs innovative facilities that enable our clients to improve the world through cutting-edge healthcare, world-class education, and innovative sciences that drive discovery.

We achieve our highest potential by weaving together all perspectives, experiences, and cultures. We nurture a community of belonging, trust, and respect. We embrace the diversity of our colleagues, clients, and communities. Together, we stand committed to design environments that shape a better world.

BIOMED REALTY

Owner

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed Realty owns and operates high quality life science real estate comprising 16.8 million square feet concentrated in leading innovation markets throughout the United States and the United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, UK. In addition, BioMed maintains a premier in process development platform with 2.7 million square feet of Class A properties in active construction to meet the demand of the life science and technology industries.



DESIGN + BUILDING

Contractor

Turner Construction Company (phase 1)
Hathaway Dinwiddie Construction Company (phases 2, 3, 5)

Construction Manager

Nova Partners

MEP Design Engineering + Energy Modeling

Affiliated Engineers, Inc.

Structural Engineering

Rutherford & Chekene (phase 1)
Magnusson Klemencic Associates (phases 2, 3)
KPFF (phase 5)

Exterior Façade Design

RDH Building Science

Civil Engineering

BKF Engineers

Environmental Design

Atelier Ten

Landscape Architecture

CMG

Parking Structure Design

International Parking Design

Signage

Propp + Guerin

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