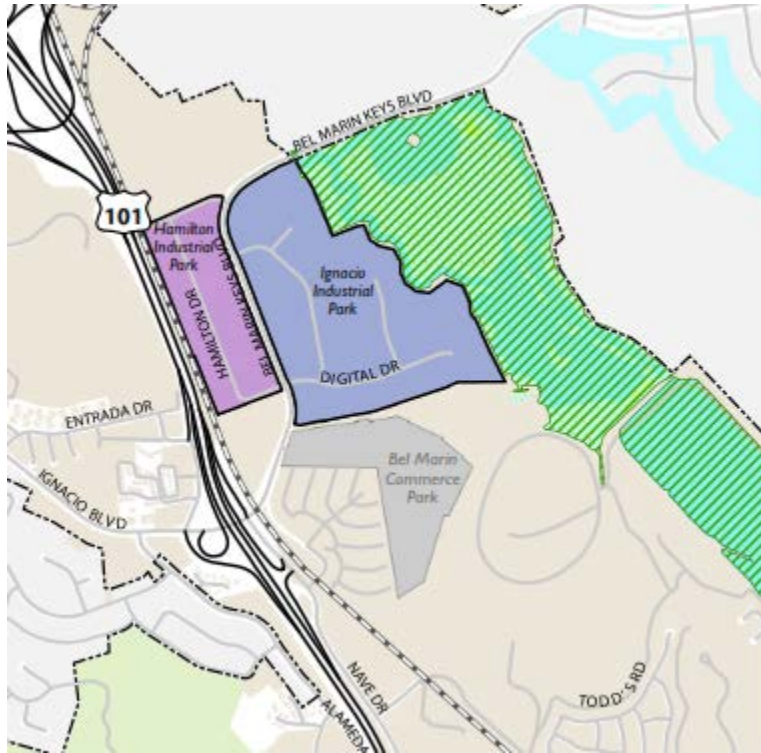


## Bel Marin Keys Industrial Park Master Plan Draft Revisions

### Applicability:

Proposed revisions to the Master Plan would be applicable to the Ignacio and Hamilton Industrial Parks, not the Bel Marin Commerce Park, as shown below:



### Proposed Revisions:

The Bel Marin Keys Master Plan would be amended to allow the designation of adjacent or proximate parcels as a biotechnology/life science campus through application by property owners or an applicant so authorized by property owner(s) and approval of a Precise Development Plan by the City Council, with review and recommendation by the Planning Commission. The campus designation would allow the application of zoning regulations over the entirety of the designated parcels.

Zoning allowances for designated biotechnology/life science campuses would be amended as follows:

	Existing	Proposed
Lot Coverage	60%	60%
Floor Area Ratio (FAR)	0.6	1.2
Maximum Building Height	35' (42' allowed through design review)	68'
Parking Requirements*		
Office	3.6 spaces/1,000 sf	3 spaces/1,000 sf
Laboratory	3.3 spaces/1,000 sf	1.3 spaces/1,000 sf

Manufacturing	1 space/1,000 sf	1 space/1,000 sf
Warehouse	0.7 space/1,000 sf	0.7 space/1,000 sf
Employee Amenities	n/a	1 space/1,000 sf

\* Reduced parking allowances are subject to approval of a campus-specific TDM (Transportation Demand Management) program establishing mitigation measures to reduce peak-hour traffic generation such as altered work schedules, funding shuttles to transit such as SMART stations, etc.

**Development Cap:**

To establish parameters for CEQA review, the utilization of the increased campus floor area ratio (FAR) allowance would be capped under provisions of the Master Plan (*e.g., the building square footage increase beyond the base 0.6 FAR*). This cap could be reconsidered by the City Council after a number of years, subject to further environmental review. The traffic impacts of the proposed development cap would be analyzed in the General Plan EIR as part of the consideration of amending the Master Plan.

The following demonstrates two options for establishing what is assumed to be a 10-year cap on campus development exceeding the base 0.6 FAR:

North Bay Life Science Alliance Proposal:

Existing biotech/life science jobs created in Novato in last 10 years: 2,000

Projected increase in biotech/life science jobs in next 10 years: 2,000

At 300 sq. ft. of building area/employee, an increase of 2,000 jobs requires an additional 600,000 square feet of building area.

By allowing a doubling of permitted FAR, half of the 600,000 sq. ft. of building area would utilize the expanded FAR, thereby resulting in a 10-year cap of 300,000 sq. ft. of development above the existing 0.6 FAR.

BioMarin Proposal:

BioMarin currently occupies 400,000 sq. ft. of building in Bel Marin Keys. They envision increasing their space needs up to 1,000,000 sq. ft., an increase of roughly 600,000 sq. ft. A doubling of allowable FAR would therefore constitute about 300,000 sq. ft. of building area exceeding the current 0.6 FAR.