

JAMES
CORNER
FIELD
OPERATIONS

nbbj

oyster point

LIFE SCIENCES COMPLEX
BCDC DESIGN REVIEW BOARD
2/10/2020

OYSTER POINT
LIFE SCIENCES COMPLEX
SAN FRANCISCO BAYFRONT



OYSTER POINT LIFE SCIENCES COMPLEX TODAY



Kilroy has hosted monthly outreach meetings at Oyster Point since May 4th 2017. These meetings create a public forum for the Oyster Point community.

OYSTER POINT LIFE SCIENCES COMPLEX TODAY



① Existing Salt Marsh and San Bruno Hill Beyond



② Existing Coastline Vegetation



③ Existing Bay Trail Looking North



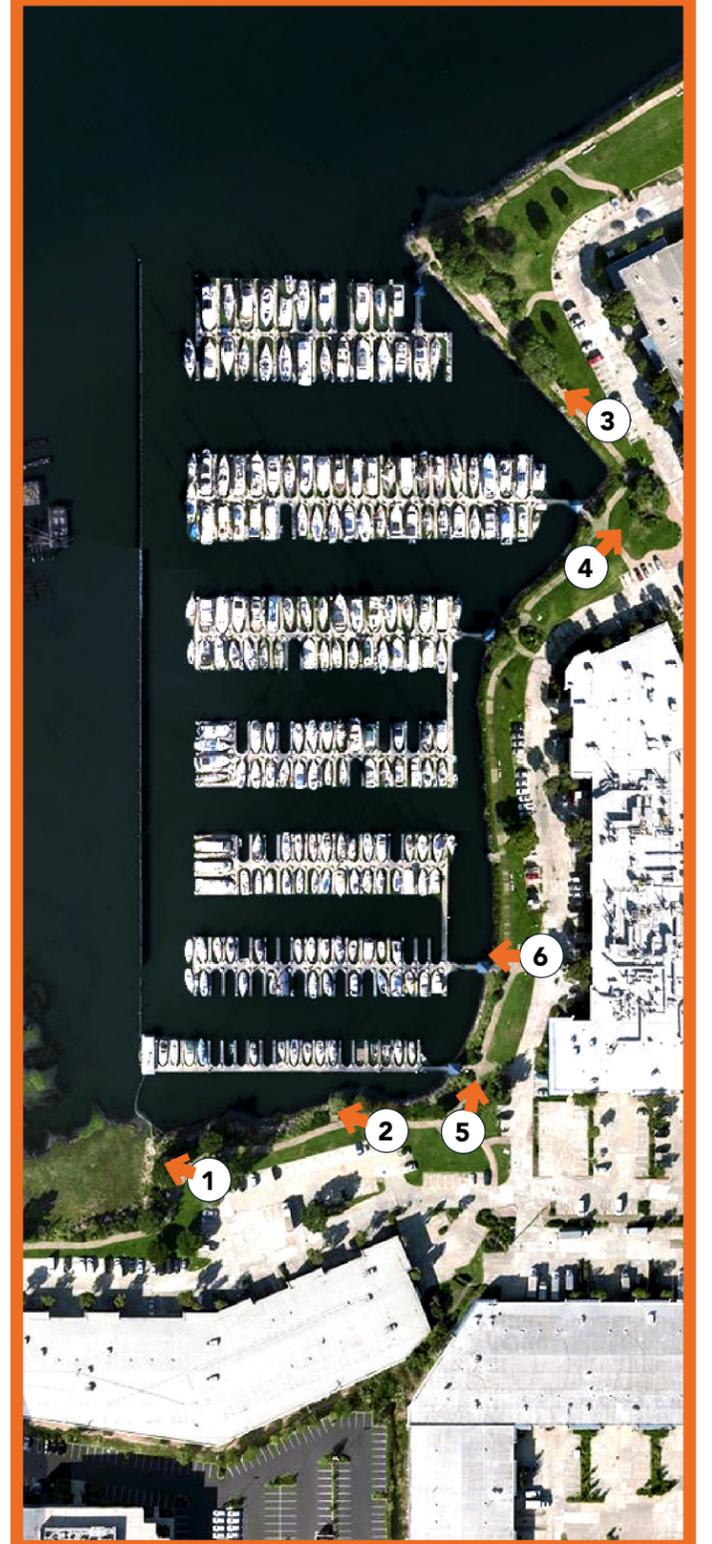
④ Existing Tree Groupings and Open Space



⑤ Existing Oyster Point Coast Looking North



⑥ Existing Oyster Point Marina Looking West

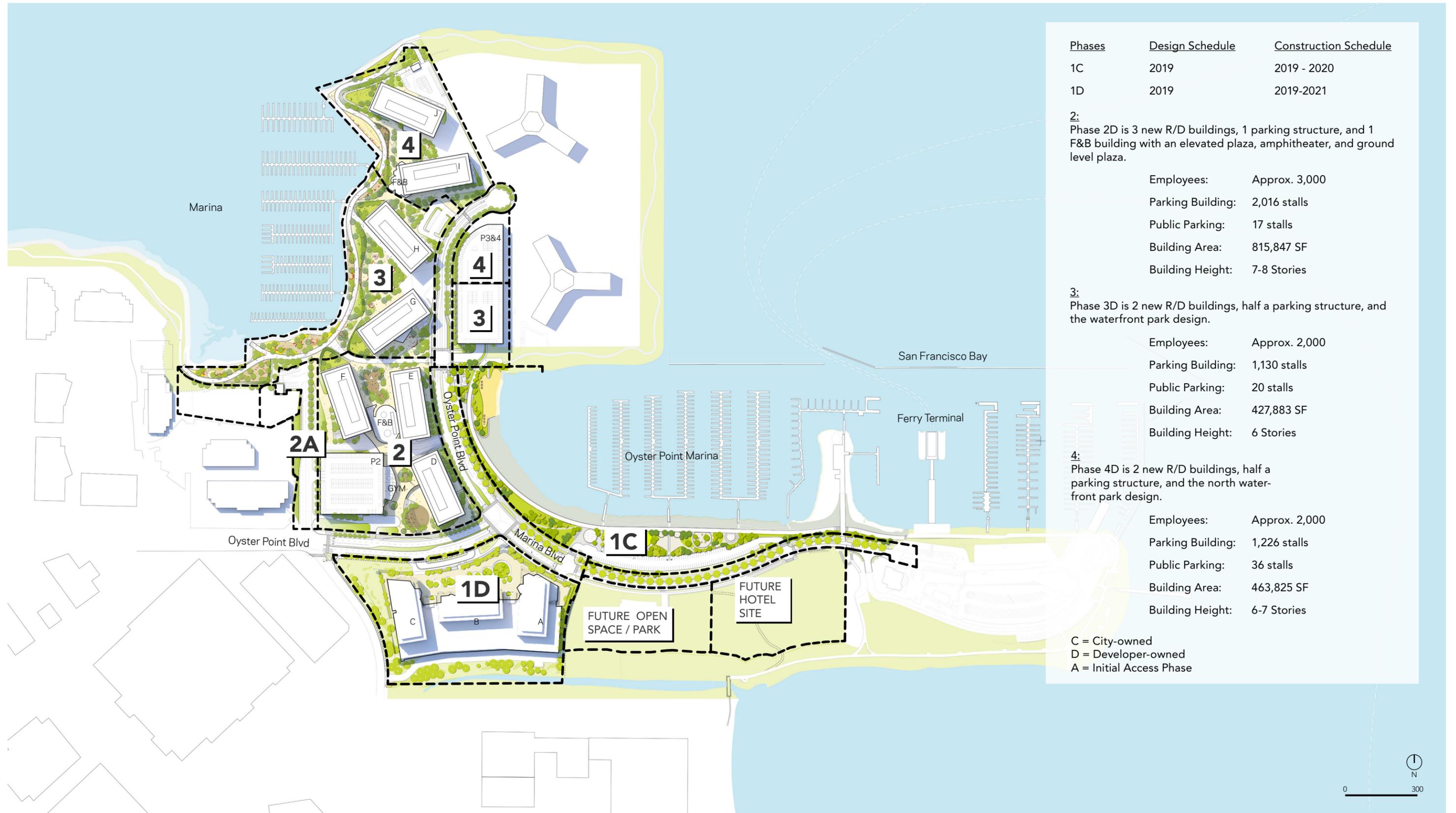


Key Plan

OYSTER POINT LIFE SCIENCES COMPLEX MASTER PLAN



OYSTER POINT LIFE SCIENCES COMPLEX MASTER PLAN PHASING

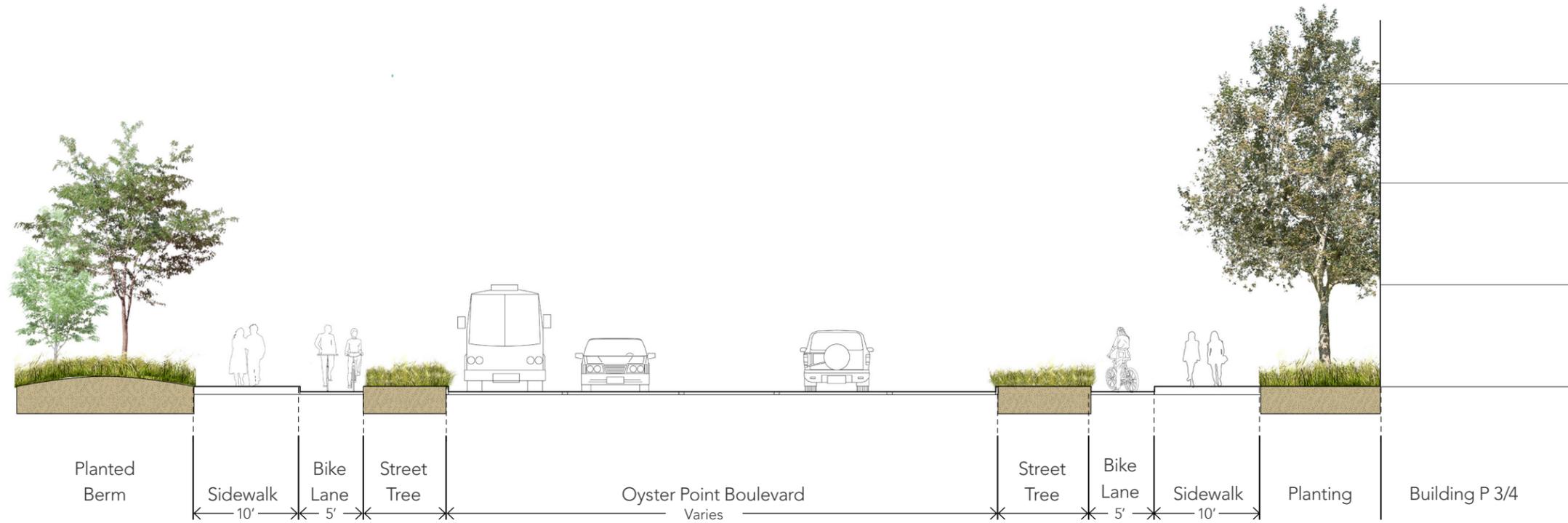
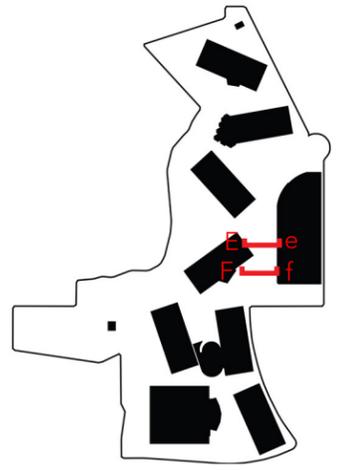


Phases	Design Schedule	Construction Schedule
1C	2019	2019 - 2020
1D	2019	2019-2021
2: Phase 2D is 3 new R/D buildings, 1 parking structure, and 1 F&B building with an elevated plaza, amphitheater, and ground level plaza.		
	Employees:	Approx. 3,000
	Parking Building:	2,016 stalls
	Public Parking:	17 stalls
	Building Area:	815,847 SF
	Building Height:	7-8 Stories
3: Phase 3D is 2 new R/D buildings, half a parking structure, and the waterfront park design.		
	Employees:	Approx. 2,000
	Parking Building:	1,130 stalls
	Public Parking:	20 stalls
	Building Area:	427,883 SF
	Building Height:	6 Stories
4: Phase 4D is 2 new R/D buildings, half a parking structure, and the north waterfront park design.		
	Employees:	Approx. 2,000
	Parking Building:	1,226 stalls
	Public Parking:	36 stalls
	Building Area:	463,825 SF
	Building Height:	6-7 Stories
C = City-owned D = Developer-owned A = Initial Access Phase		

OYSTER POINT LIFE SCIENCES COMPLEX MASTER PLAN CIRCULATION



OYSTER POINT
LIFE SCIENCES COMPLEX
TYPICAL STREET SECTIONS

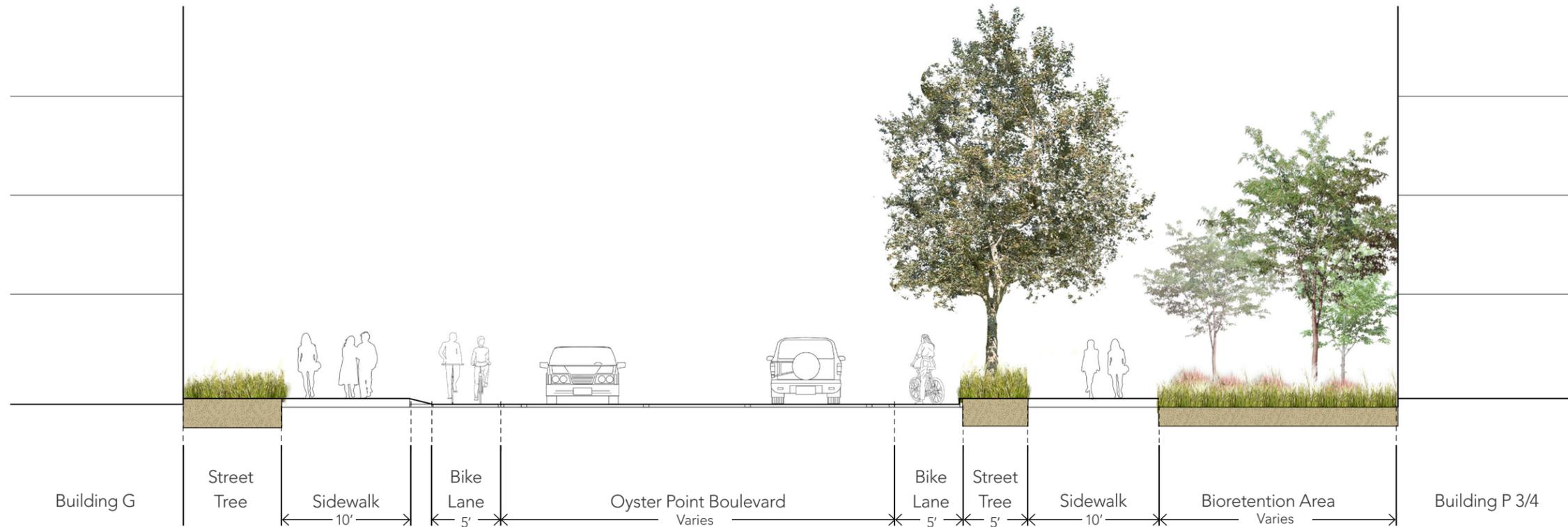


0 5'

SECTION F

F

f



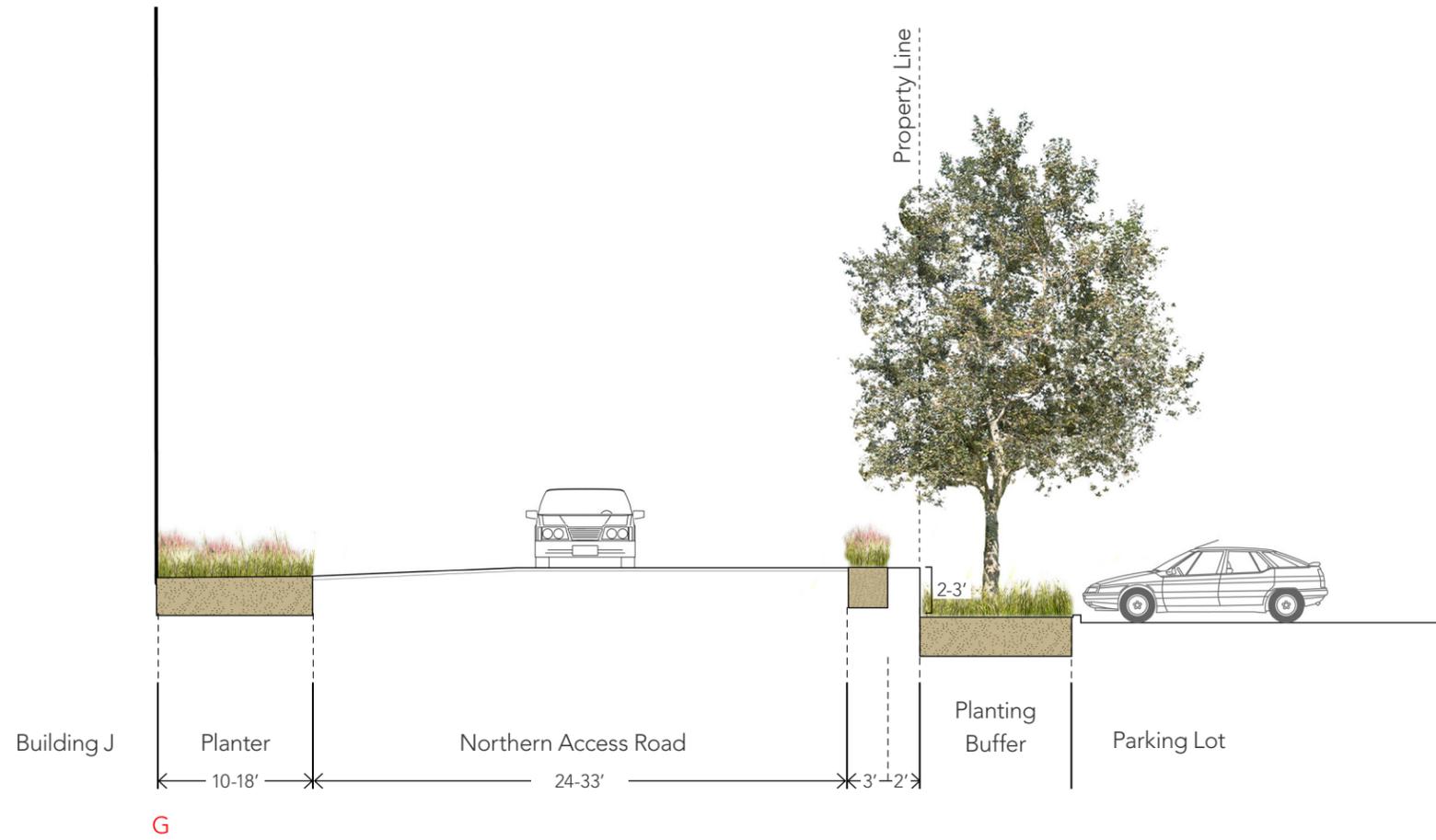
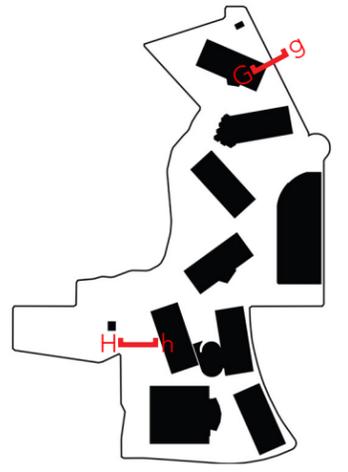
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SECTION E

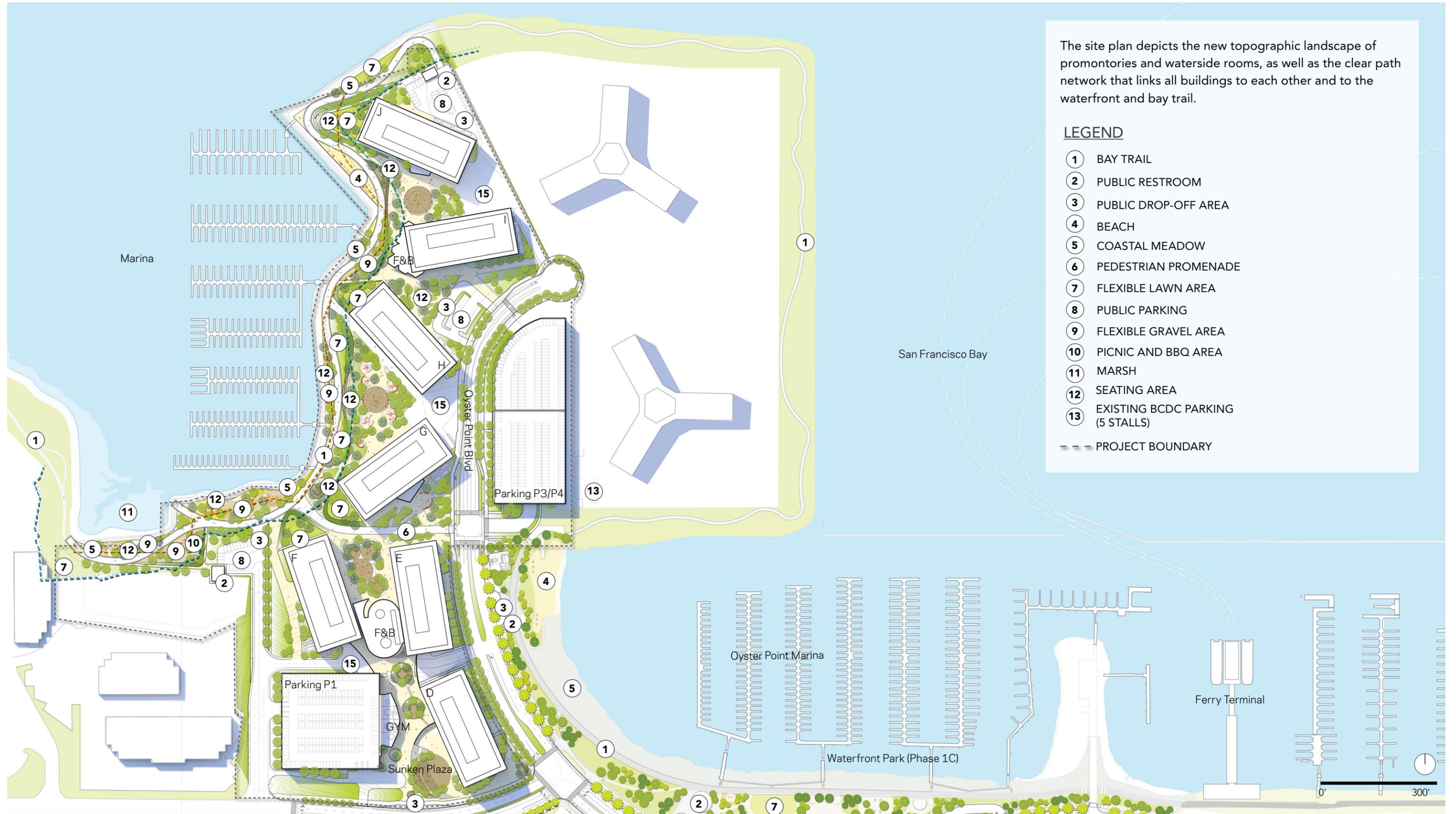
E

e

OYSTER POINT LIFE SCIENCES COMPLEX STREET SECTIONS



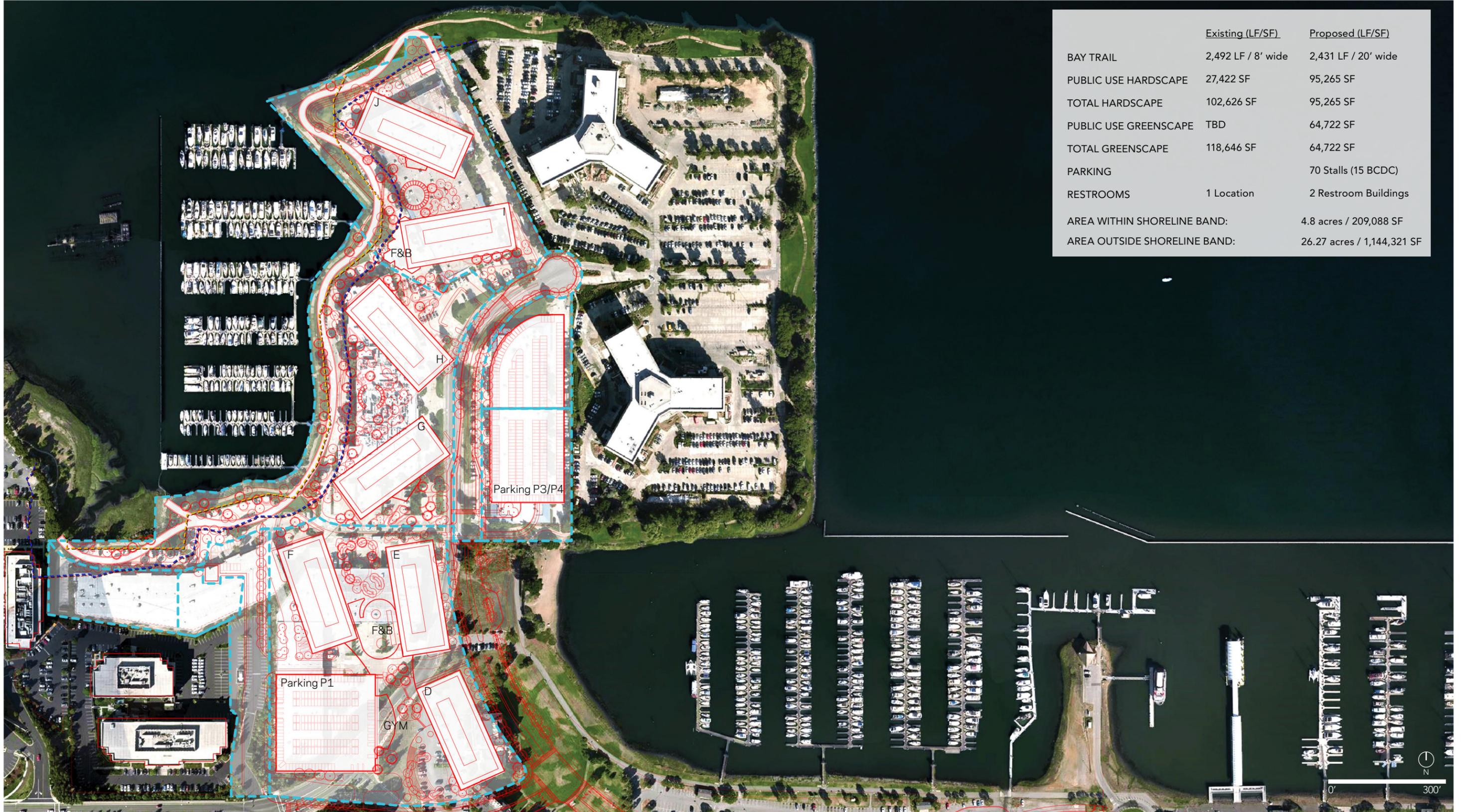
OYSTER POINT LIFE SCIENCES COMPLEX SITE PLAN



OYSTER POINT
LIFE SCIENCES COMPLEX
AERIAL RENDERING



OYSTER POINT LIFE SCIENCES COMPLEX PLAN OVERLAY

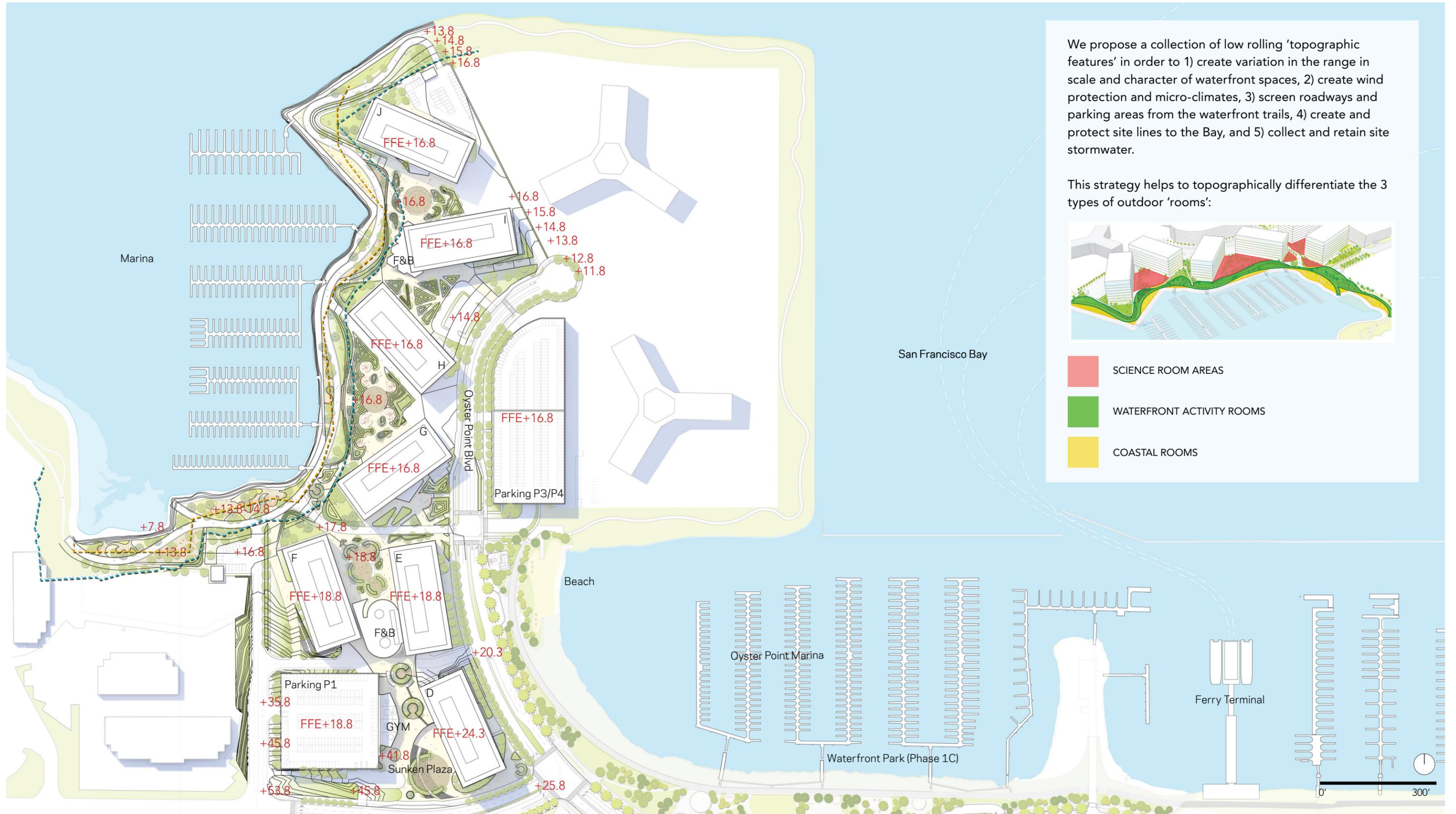


	Existing (LF/SF)	Proposed (LF/SF)
BAY TRAIL	2,492 LF / 8' wide	2,431 LF / 20' wide
PUBLIC USE HARDSCAPE	27,422 SF	95,265 SF
TOTAL HARDSCAPE	102,626 SF	95,265 SF
PUBLIC USE GREENSCAPE	TBD	64,722 SF
TOTAL GREENSCAPE	118,646 SF	64,722 SF
PARKING		70 Stalls (15 BCDC)
RESTROOMS	1 Location	2 Restroom Buildings
AREA WITHIN SHORELINE BAND:		4.8 acres / 209,088 SF
AREA OUTSIDE SHORELINE BAND:		26.27 acres / 1,144,321 SF

OYSTER POINT LIFE SCIENCES COMPLEX SITE PLAN PEDESTRIAN CIRCULATION



OYSTER POINT LIFE SCIENCES COMPLEX SITE TOPOGRAPHY



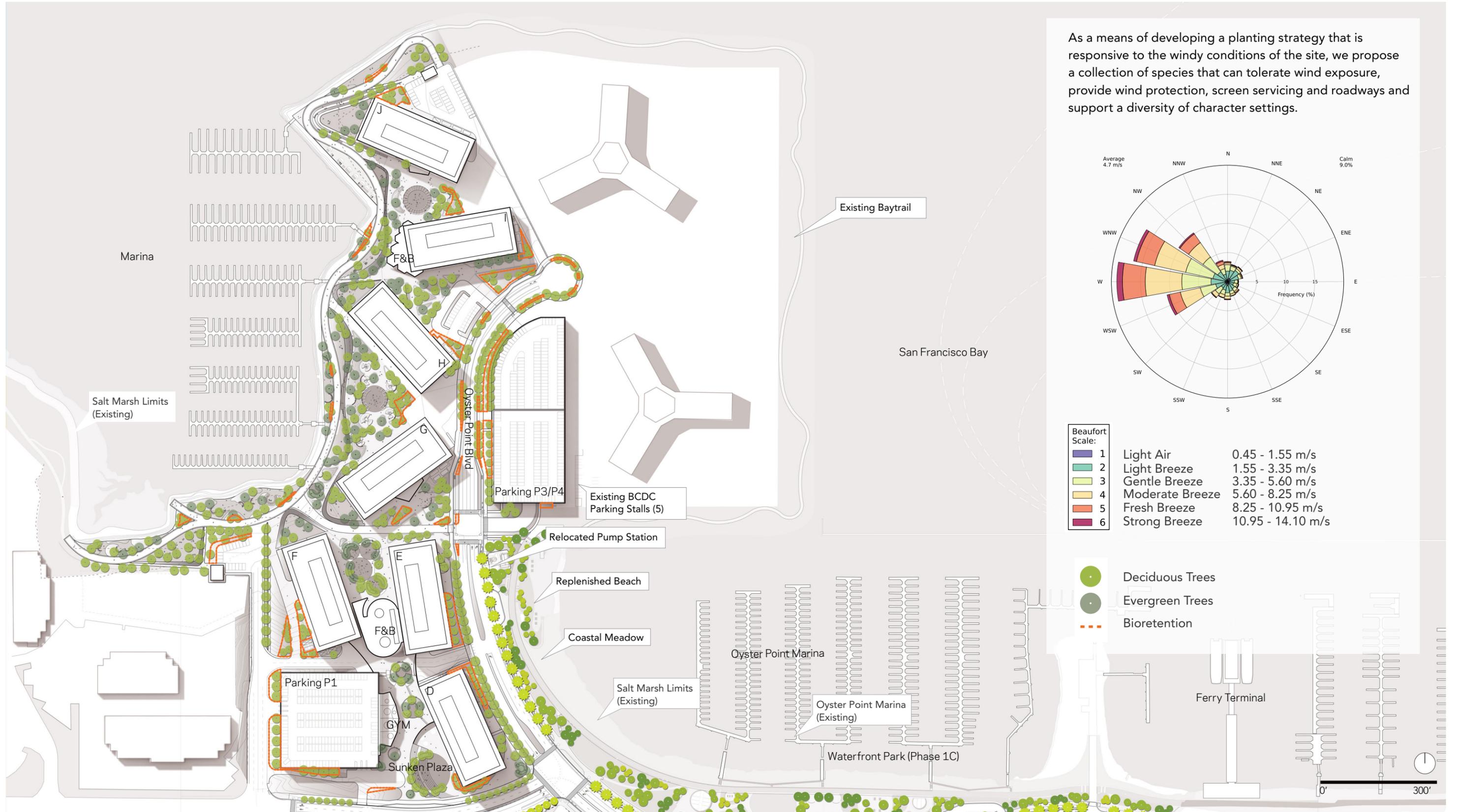
We propose a collection of low rolling 'topographic features' in order to 1) create variation in the range in scale and character of waterfront spaces, 2) create wind protection and micro-climates, 3) screen roadways and parking areas from the waterfront trails, 4) create and protect site lines to the Bay, and 5) collect and retain site stormwater.

This strategy helps to topographically differentiate the 3 types of outdoor 'rooms':

A 3D cutaway diagram illustrates the proposed topographic features and how they differentiate the three types of outdoor 'rooms'. The diagram shows a low-lying green ridge (Waterfront Activity Rooms) separating a red area (Science Room Areas) from a yellow area (Coastal Rooms) near the waterfront. A legend below the diagram identifies the colors:

- Red: SCIENCE ROOM AREAS
- Green: WATERFRONT ACTIVITY ROOMS
- Yellow: COASTAL ROOMS

OYSTER POINT LIFE SCIENCES COMPLEX CANOPY IMPROVED PLAN



As a means of developing a planting strategy that is responsive to the windy conditions of the site, we propose a collection of species that can tolerate wind exposure, provide wind protection, screen servicing and roadways and support a diversity of character settings.

OYSTER POINT LIFE SCIENCES COMPLEX PLANTING

TREE PLANTING PALETTE



Araucaria araucana



Cupressus macrocarpa



Aesculus californica



Crataegus phaenopyrum



Araucaria heterophylla



Merosideros excelsa



Cassia leptophylla



Parrotia persica



Pinus pinea



Cedrus deodara



Chilopsis linearis



Koelreuteria bipinnata



Acer macrophyllum



Alnus rubra



Fraxinus latifolia



Tristaniopsis laurina 'Elegant'

GRASS PLANTING PALETTE



Pennisetum 'Fairy Tails'



Bouteloua gracilis 'Blonde Ambition'



Chionochloa rubra



Festuca rubra



Calamagrostis nutkaensis



Muhlenbergia rigens



Chondropetalum tectorum



Pennisetum spathiolatum



Carex praegracilis



Poa cita



Muhlenbergia dubia



Muhlenbergia reverchonii

OYSTER POINT
LIFE SCIENCES COMPLEX
PLANTING & PAVING

BULB & PERENNIAL PLANTING PALETTE & PAVING PALETTE



Crocsmia 'Lucifer'



Eschscholzia californica



Baptisia



Digitalis purpurea



Ageratum houstonianum



Gilia capitata



Salvia microphylla 'Hot Lips'



Mimulus 'Jelly Bean Orange'



Bulbinella



Helianthemum 'Wisley Pink'



Baptisia australis



Veronica spicata



Achillea 'Terracota'



Kniphofia



Oenothera biennis



Gaura lindheimeri 'Siskiyou Pink'



Asclepias fascicularis



Francoa ramosa



Lavandula



Verbena bonariensis



Erigeron karvinskianus



Zephyranthes candida

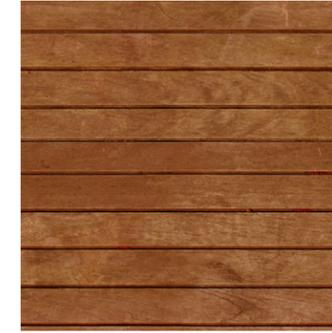


Gaura lindheimeri 'Whirling Butterflies'



Fragaria chiloensis

PAVING PALETTE



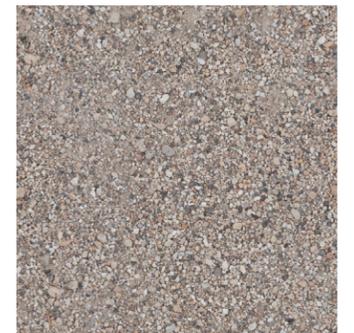
Ipe Wood Decking



Sand



Asphalt



Composed Granite



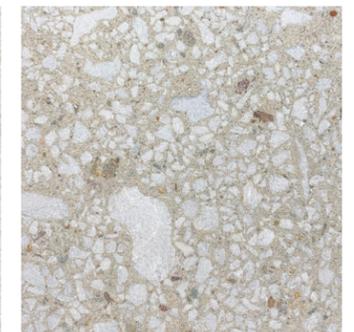
Sidewalk Concrete



Precast Concrete Seating



Precast Concrete Paving

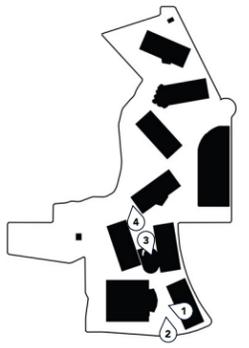


Cast in Place Concrete Plaza

OYSTER POINT LIFE SCIENCES COMPLEX SCIENCE ROOM CHARACTER



OYSTER POINT
LIFE SCIENCES COMPLEX
PHASE 2



1. CIRCULAR SUNKEN AMPHITHEATER



2. ENTRY PLAZA

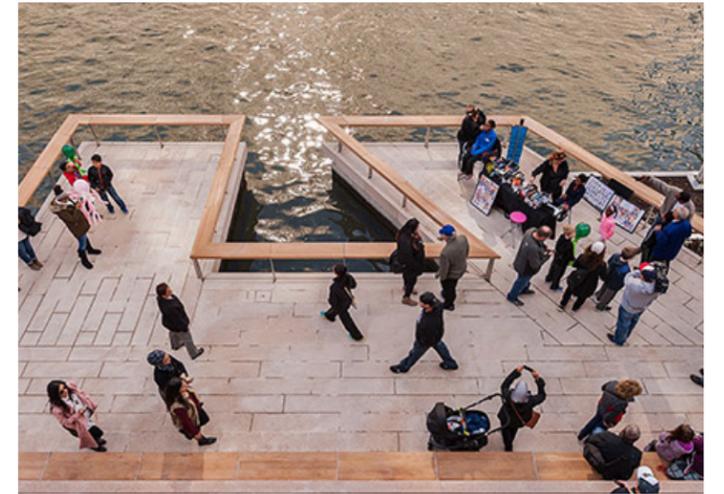
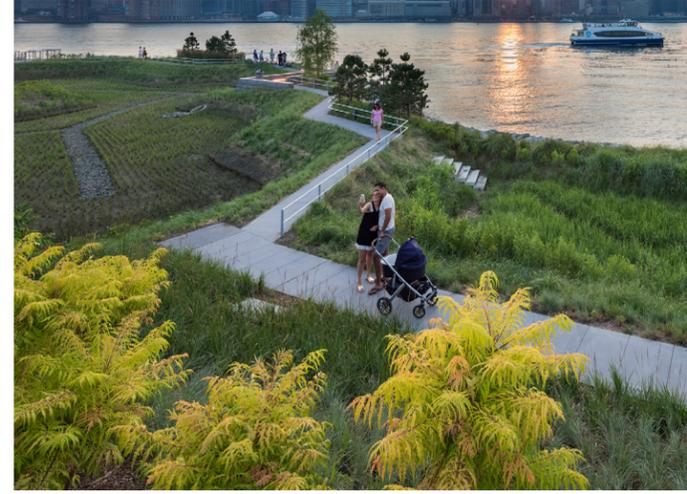


3. SCIENCE ROOM LOWER PLAZA - SOUTH

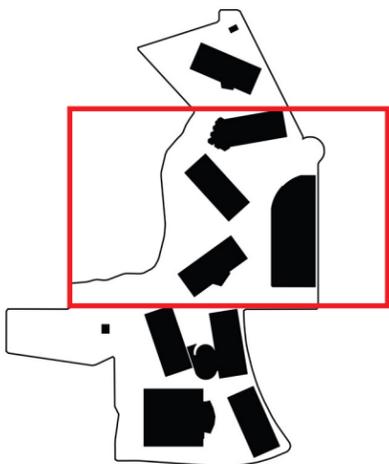
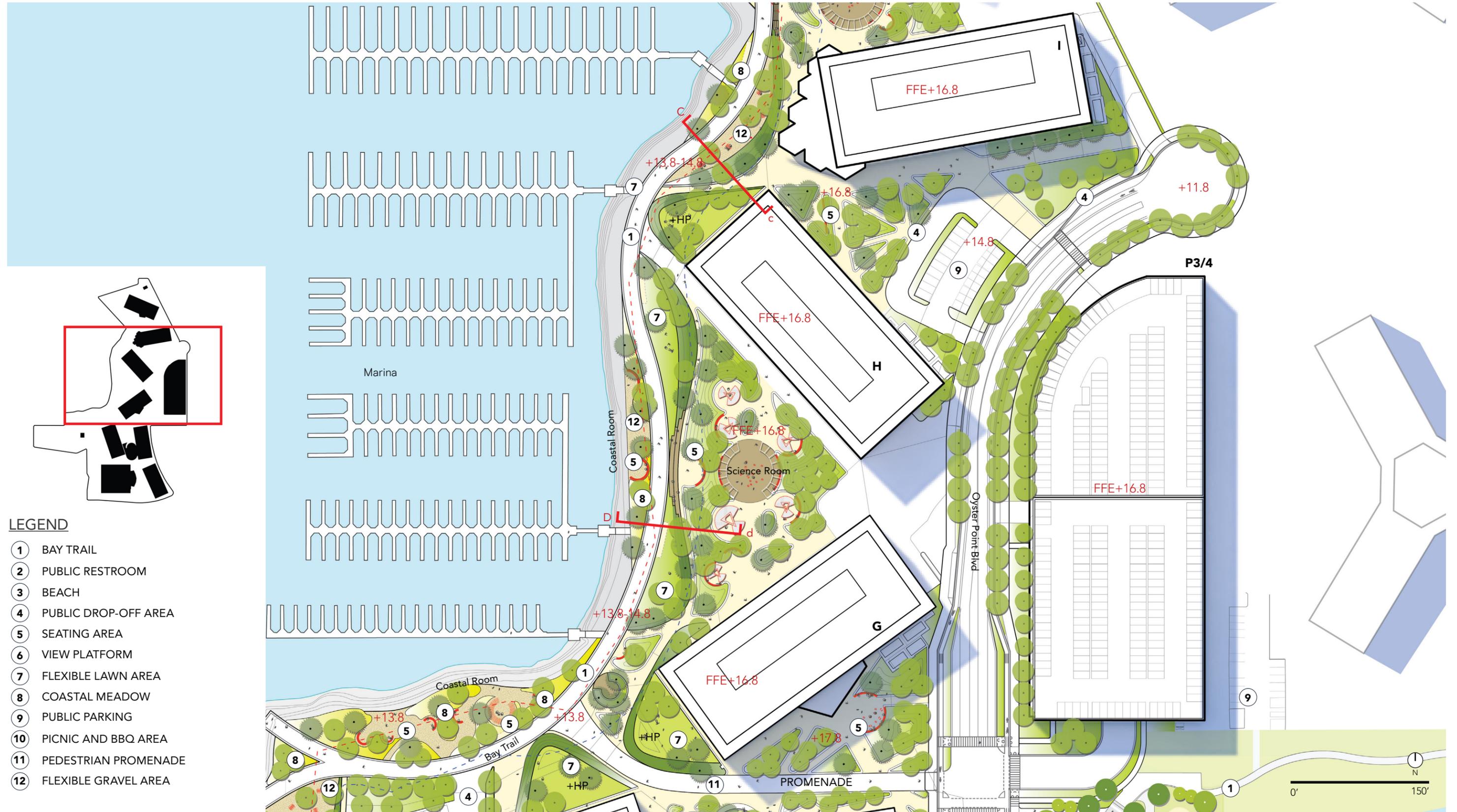


4. SCIENCE ROOM LOWER PLAZA - NORTH

OYSTER POINT LIFE SCIENCES COMPLEX WATERFRONT PARK CHARACTER



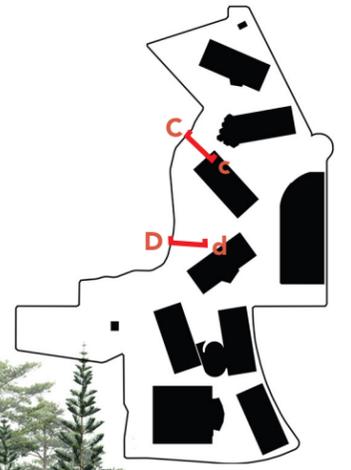
OYSTER POINT LIFE SCIENCES COMPLEX PHASE 3



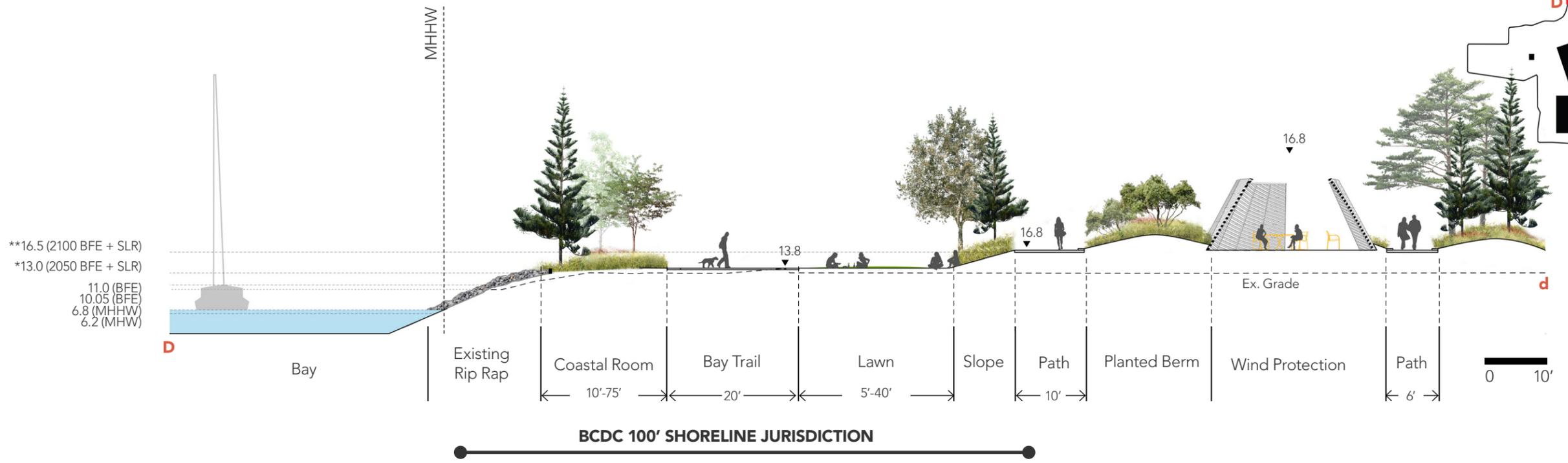
LEGEND

- ① BAY TRAIL
- ② PUBLIC RESTROOM
- ③ BEACH
- ④ PUBLIC DROP-OFF AREA
- ⑤ SEATING AREA
- ⑥ VIEW PLATFORM
- ⑦ FLEXIBLE LAWN AREA
- ⑧ COASTAL MEADOW
- ⑨ PUBLIC PARKING
- ⑩ PICNIC AND BBQ AREA
- ⑪ PEDESTRIAN PROMENADE
- ⑫ FLEXIBLE GRAVEL AREA

OYSTER POINT LIFE SCIENCES COMPLEX PHASE 3 SITE SECTIONS

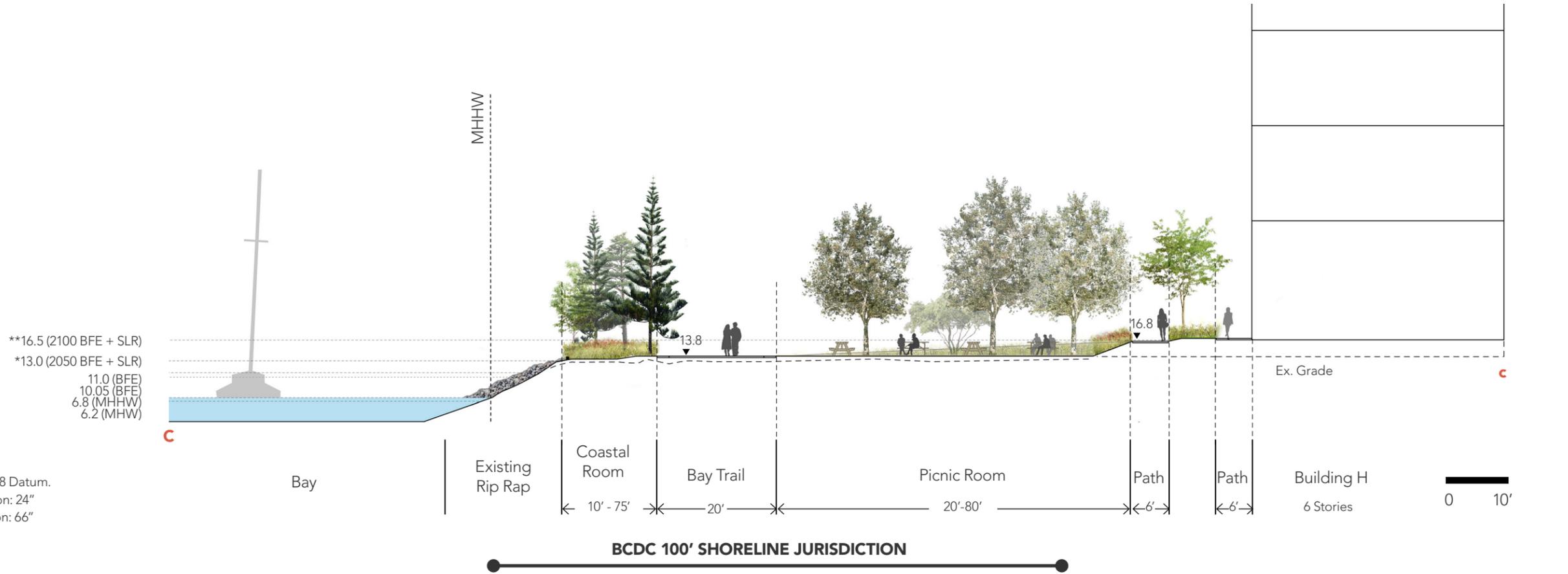


SECTION D

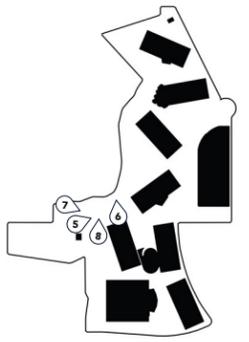


SECTION C

Elevations are based on NAVD88 Datum.
 *2050 SLR Estimated Projection: 24"
 **2100 SLR Estimated Projection: 66"



OYSTER POINT
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PHASE 3



5. BAY TRAIL



6. OVERLOOK LAWN

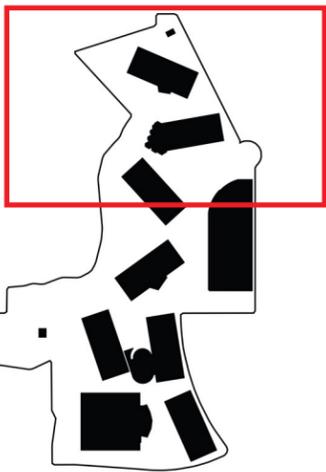
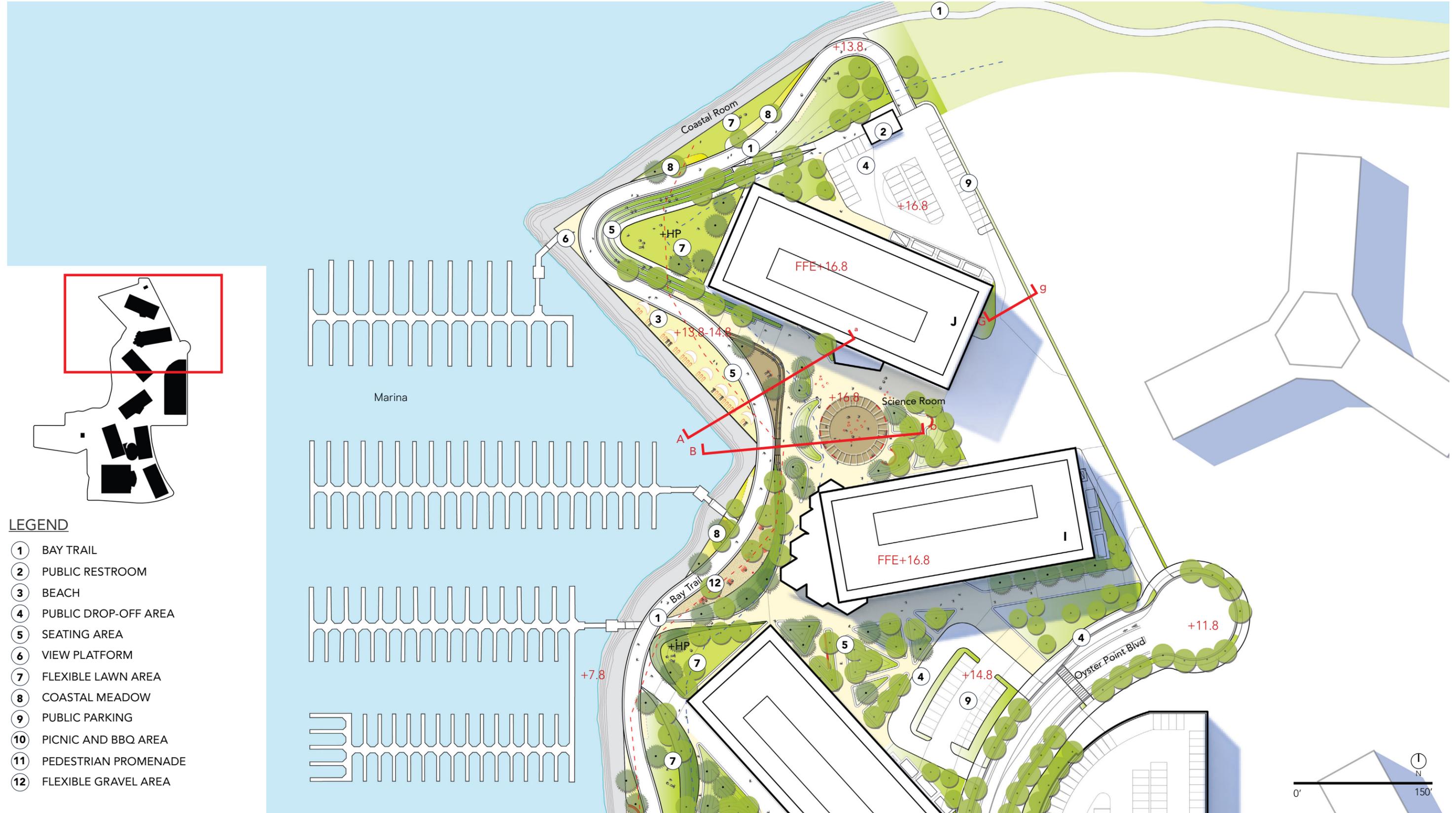


7. COASTAL ROOMS



8. BAY TRAIL APPROACH

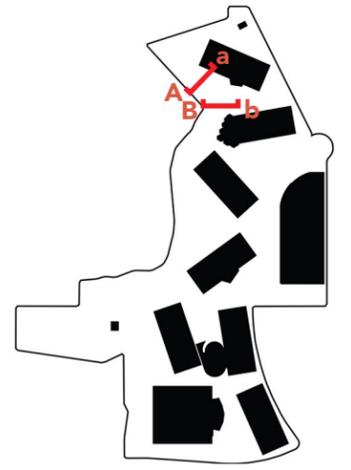
OYSTER POINT LIFE SCIENCES COMPLEX PHASE 4



LEGEND

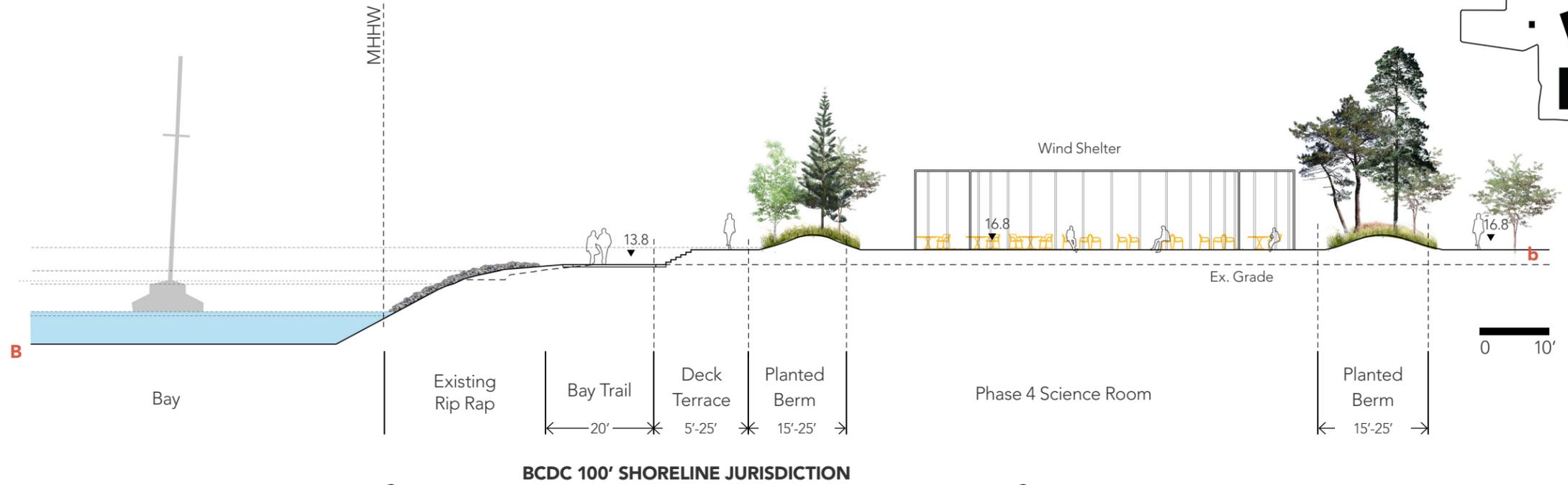
- ① BAY TRAIL
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- ⑪ PEDESTRIAN PROMENADE
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OYSTER POINT LIFE SCIENCES COMPLEX PHASE 4 SITE SECTIONS



SECTION B

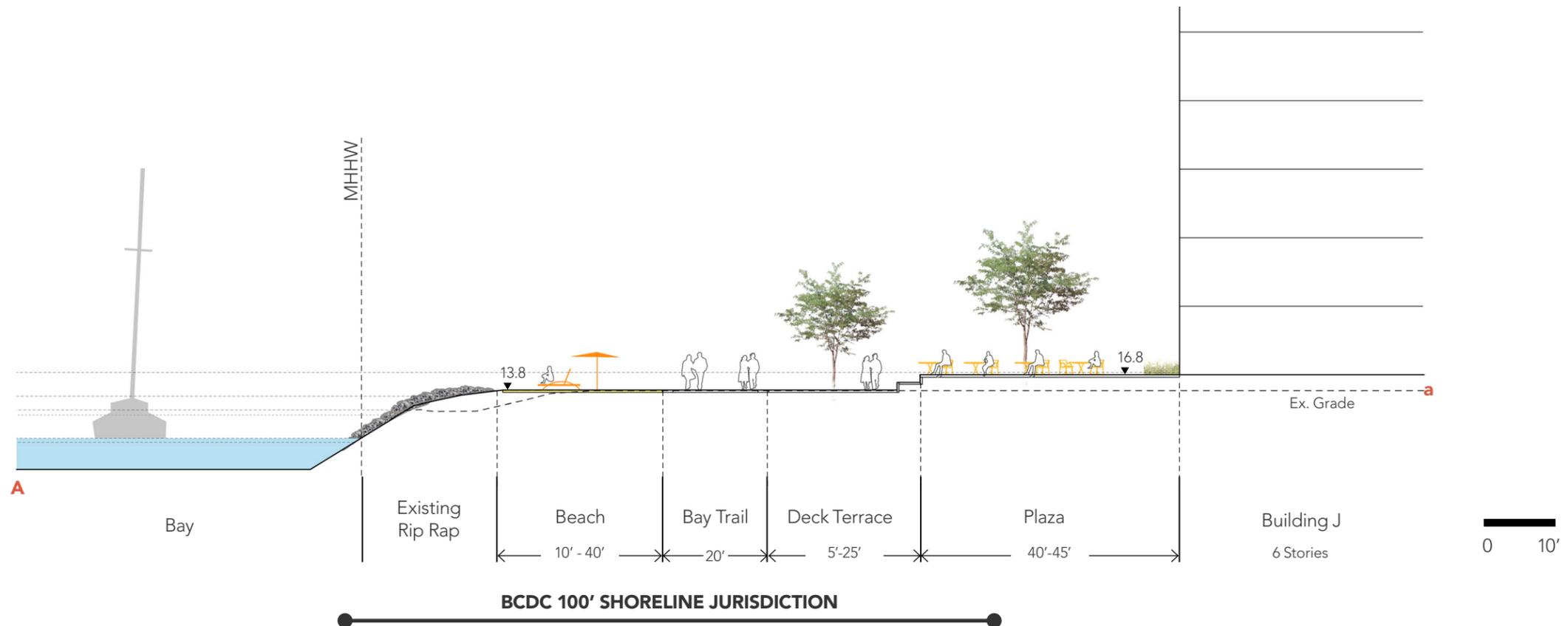
**16.5 (2100 BFE + SLR)
*13.0 (2050 BFE + SLR)
11.0 (BFE)
10.05 (BFE)
6.8 (MHHW)
6.2 (MHW)



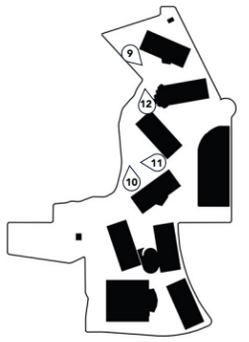
SECTION A

Elevations are based on NAVD88 Datum.
*2050 SLR Estimated Projection: 24"
**2100 SLR Estimated Projection: 66"

**16.5 (2100 BFE + SLR)
*13.0 (2050 BFE + SLR)
11.0 (BFE)
10.05 (BFE)
6.8 (MHHW)
6.2 (MHW)



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PHASE 4



9. BAY TRAIL BEACH



10. ACTIVITY ROOM STEPS



11. SCIENCE ROOM



12. BAY TRAIL DECK