

An architectural rendering of a park plaza. The foreground features a paved area with a hexagonal tile pattern. Several white, stylized human figures are scattered throughout the scene: some are sitting on wooden benches, others are standing or walking. The benches are made of light-colored wood and are placed along the edges of the plaza. In the background, there are several large trees with green foliage and red flowers. A modern building with large glass windows and white columns is visible on the left. The sky is blue with white clouds and several birds are flying. In the distance, a body of water and a small island are visible.

1499 BAYSHORE

BCDC DESIGN REVIEW BOARD MEETING

NOVEMBER 6, 2023

PROJECT TEAM


OWNER



King
Street
Properties

HELIOS
REAL ESTATE PARTNERS

ARCHITECT



DGA

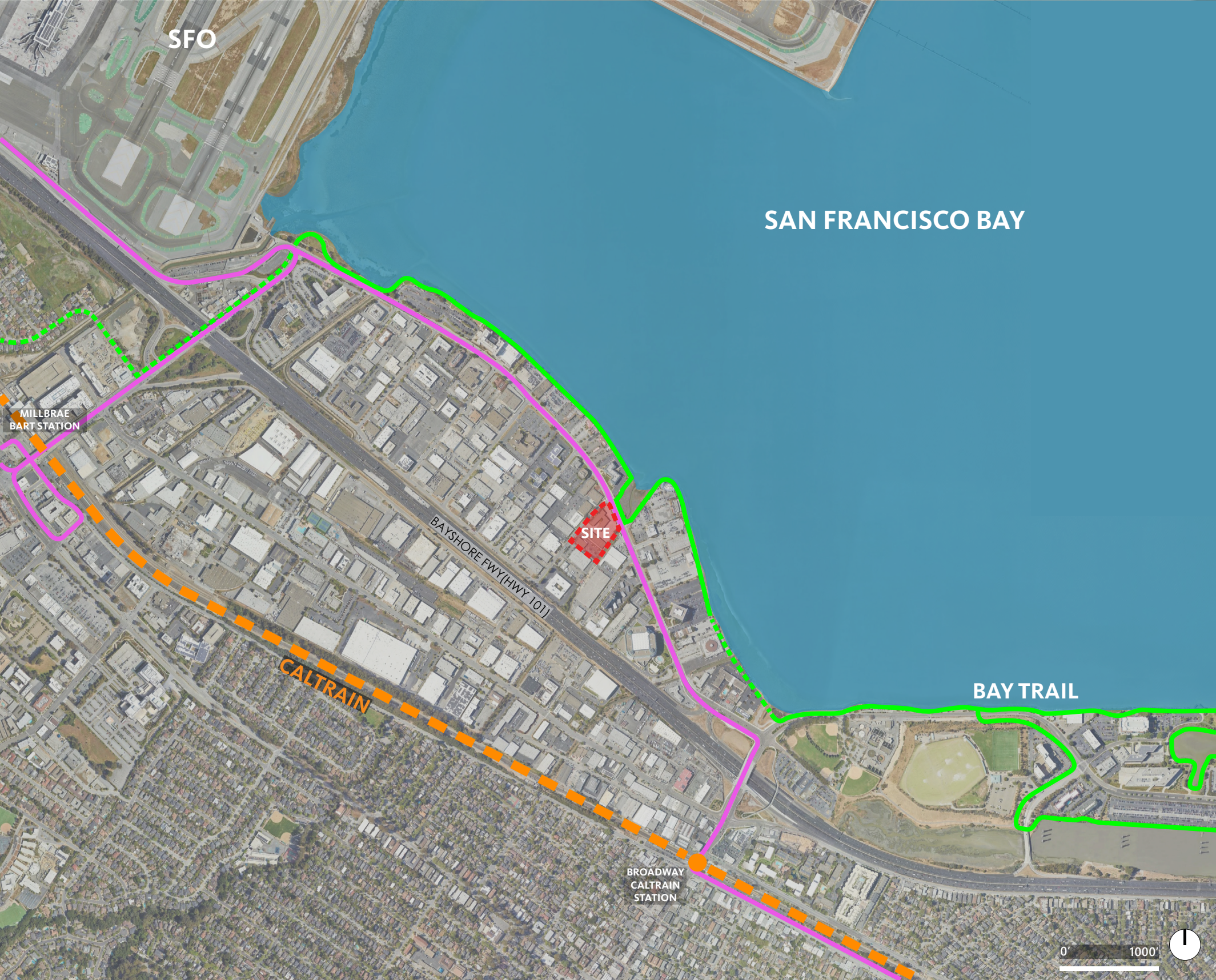
planning | architecture | interiors

LANDSCAPE ARCHITECT

PETERSEN STUDIO

LANDSCAPE ARCHITECTURE | PLANNING

VICINITY MAP



PROJECT LOCATION



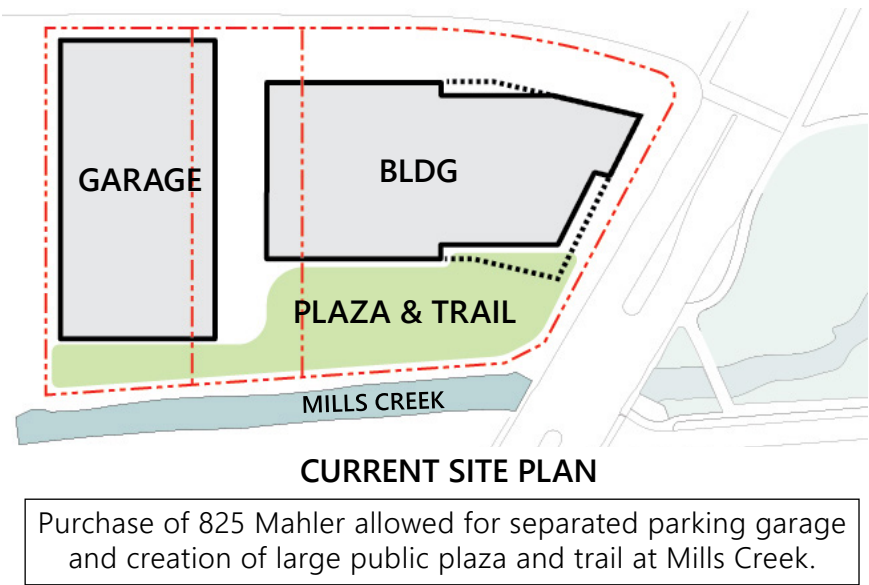
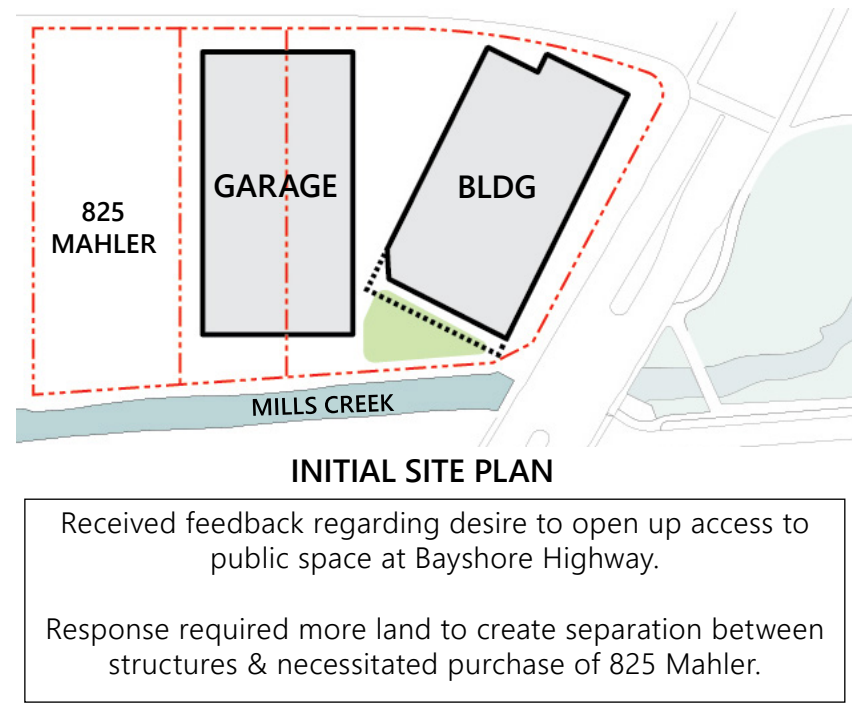
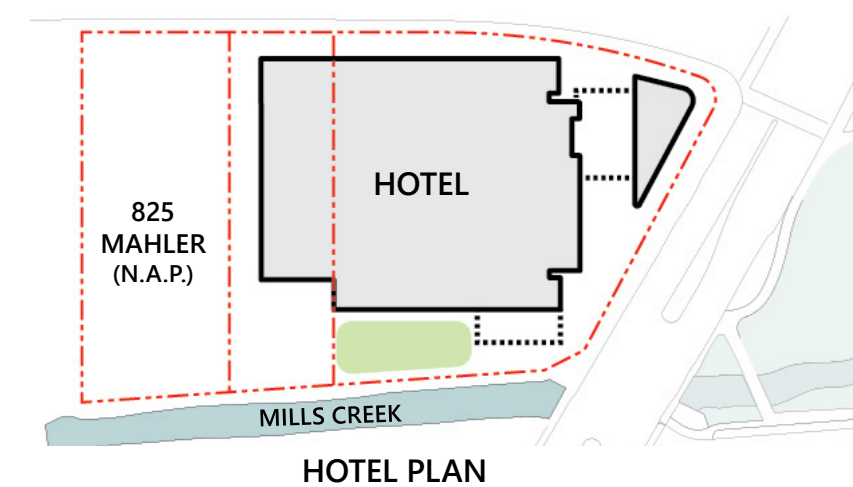
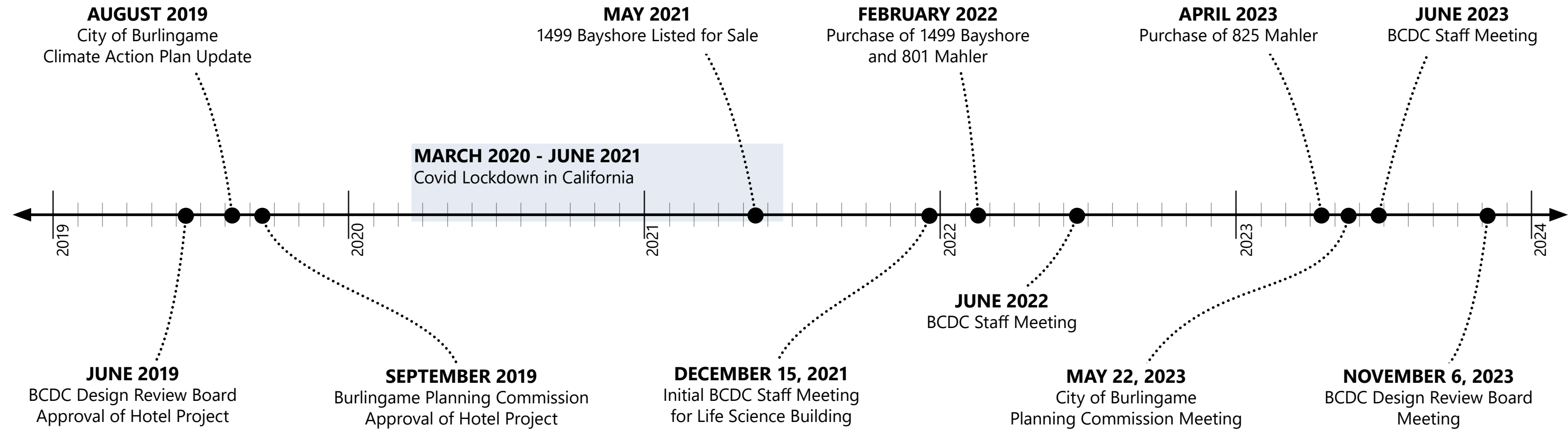
EXISTING AERIAL VIEW LOOKING SOUTH



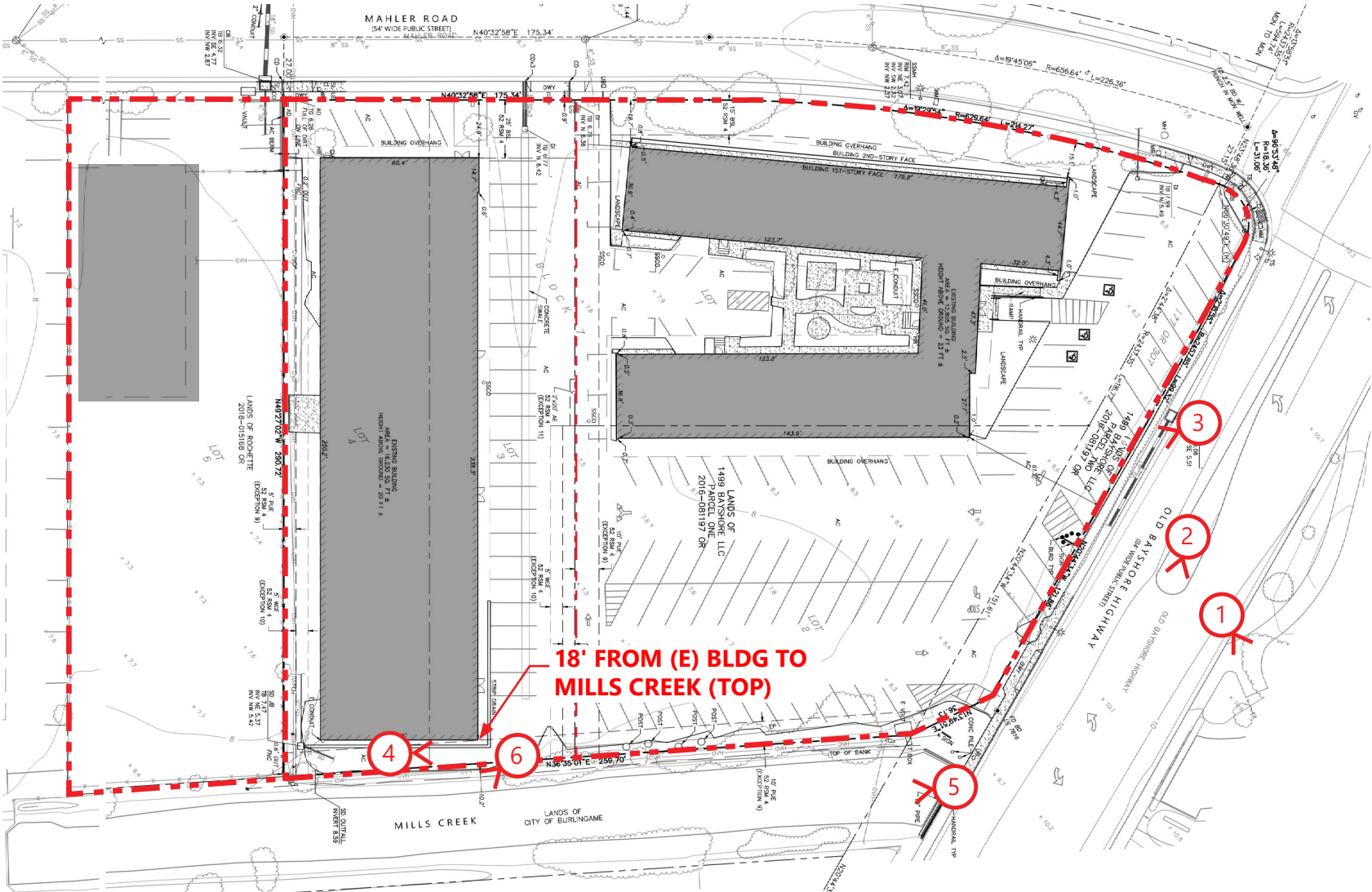
AERIAL VIEW LOOKING WEST



SITE HISTORY

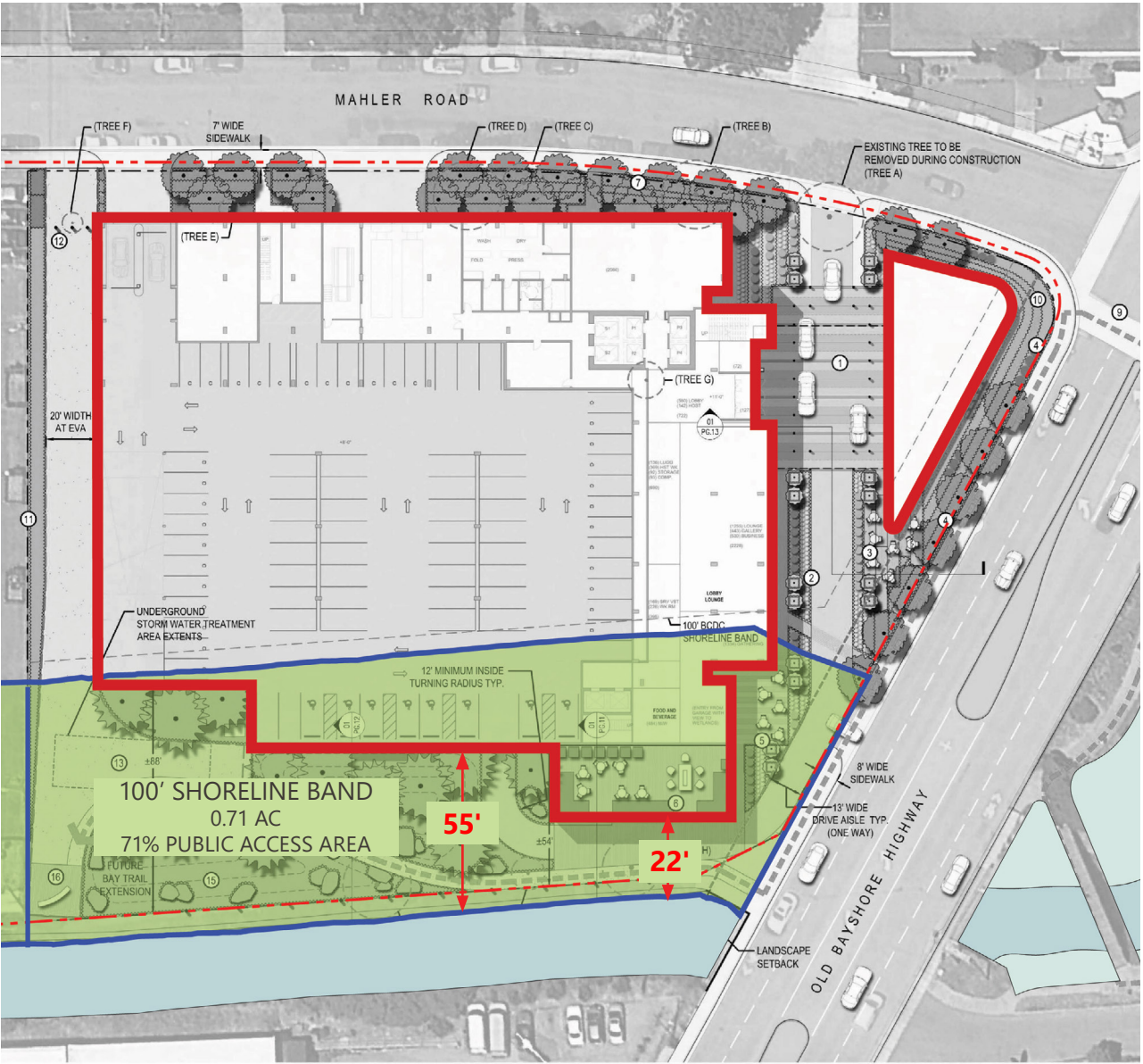


EXISTING SITE CONDITIONS

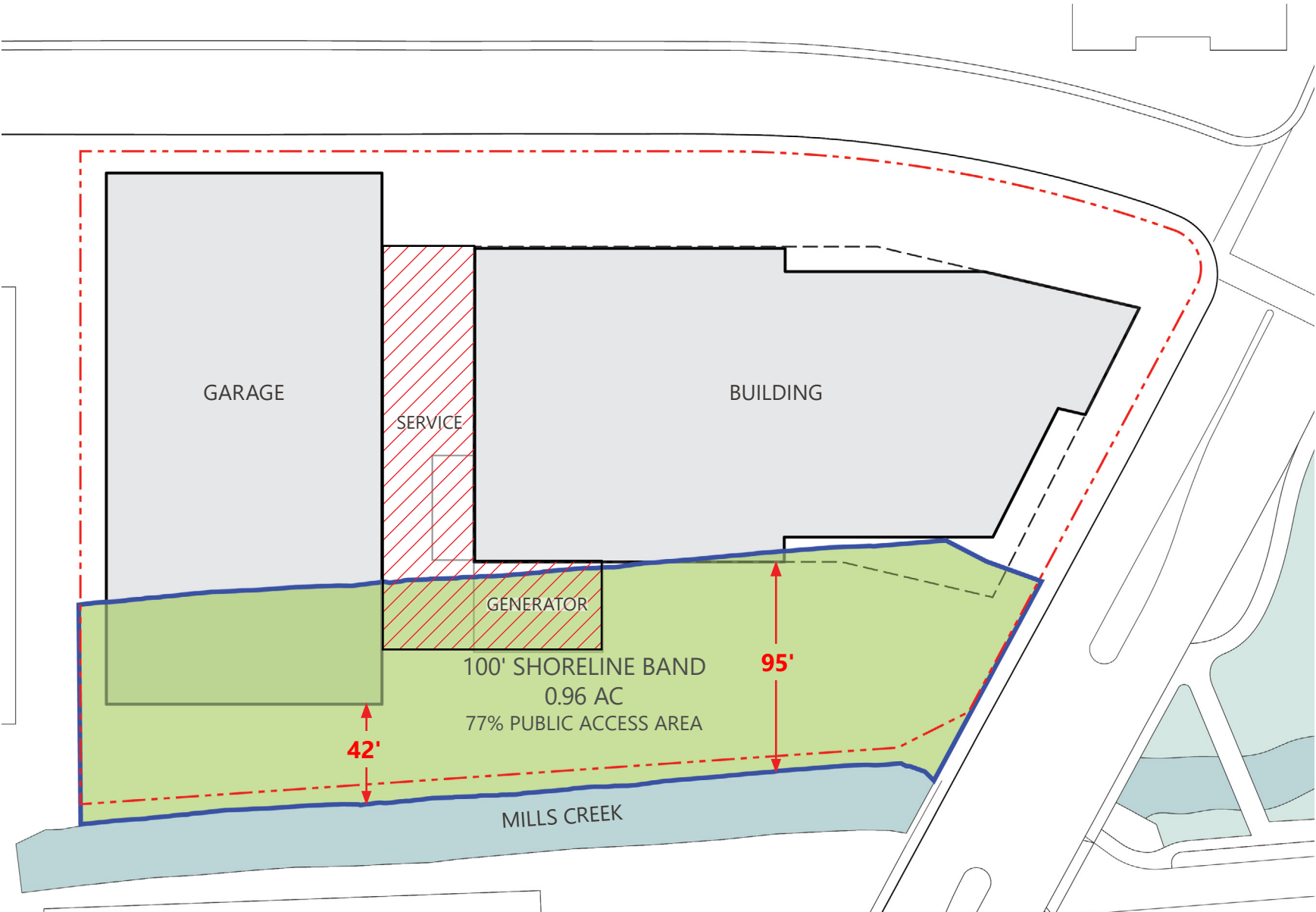


NTS

PREVIOUS & CURRENT DEVELOPMENT PROPOSALS



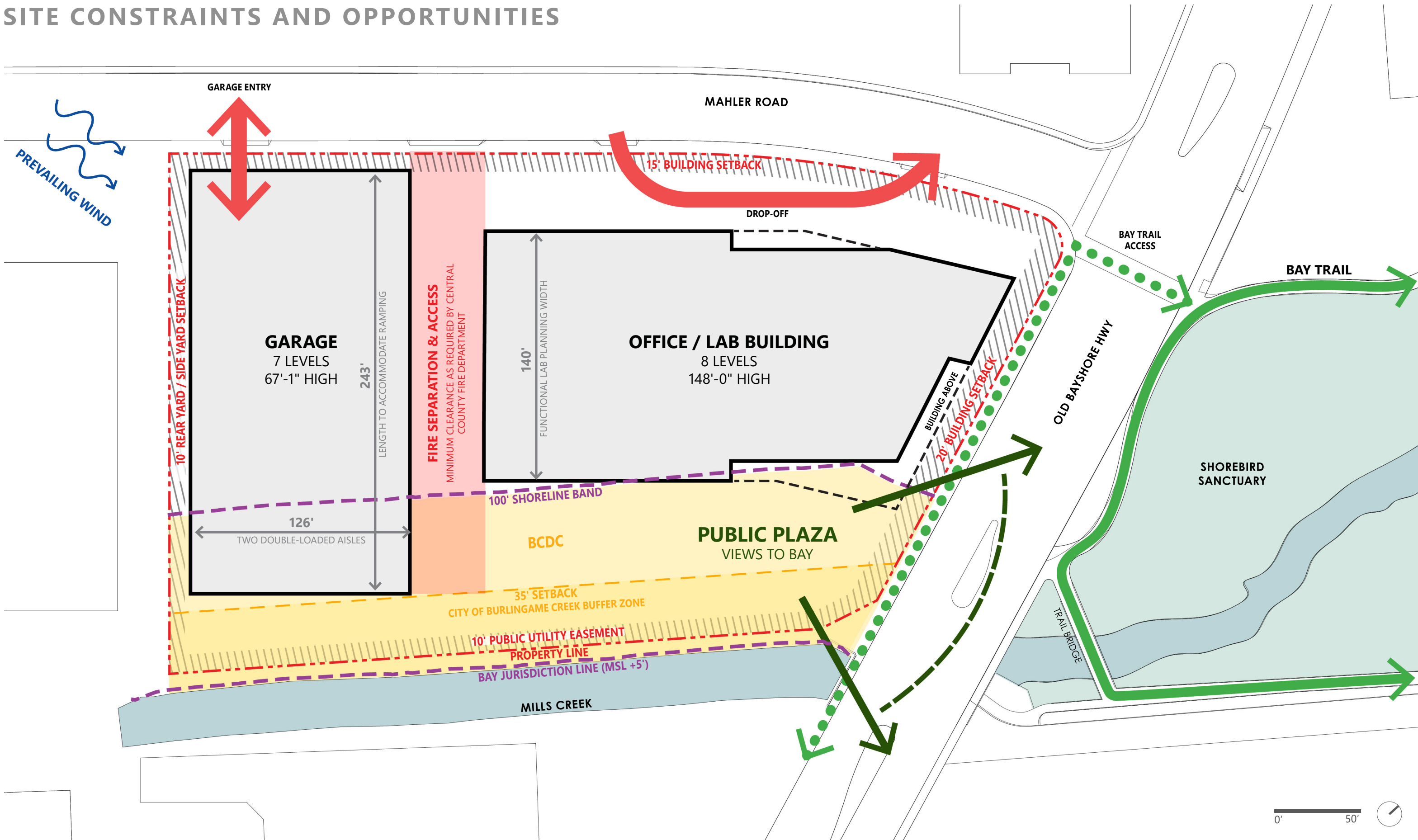
2019 HOTEL DEVELOPMENT PROPOSAL
*825 Mahler Not Included in Proposal



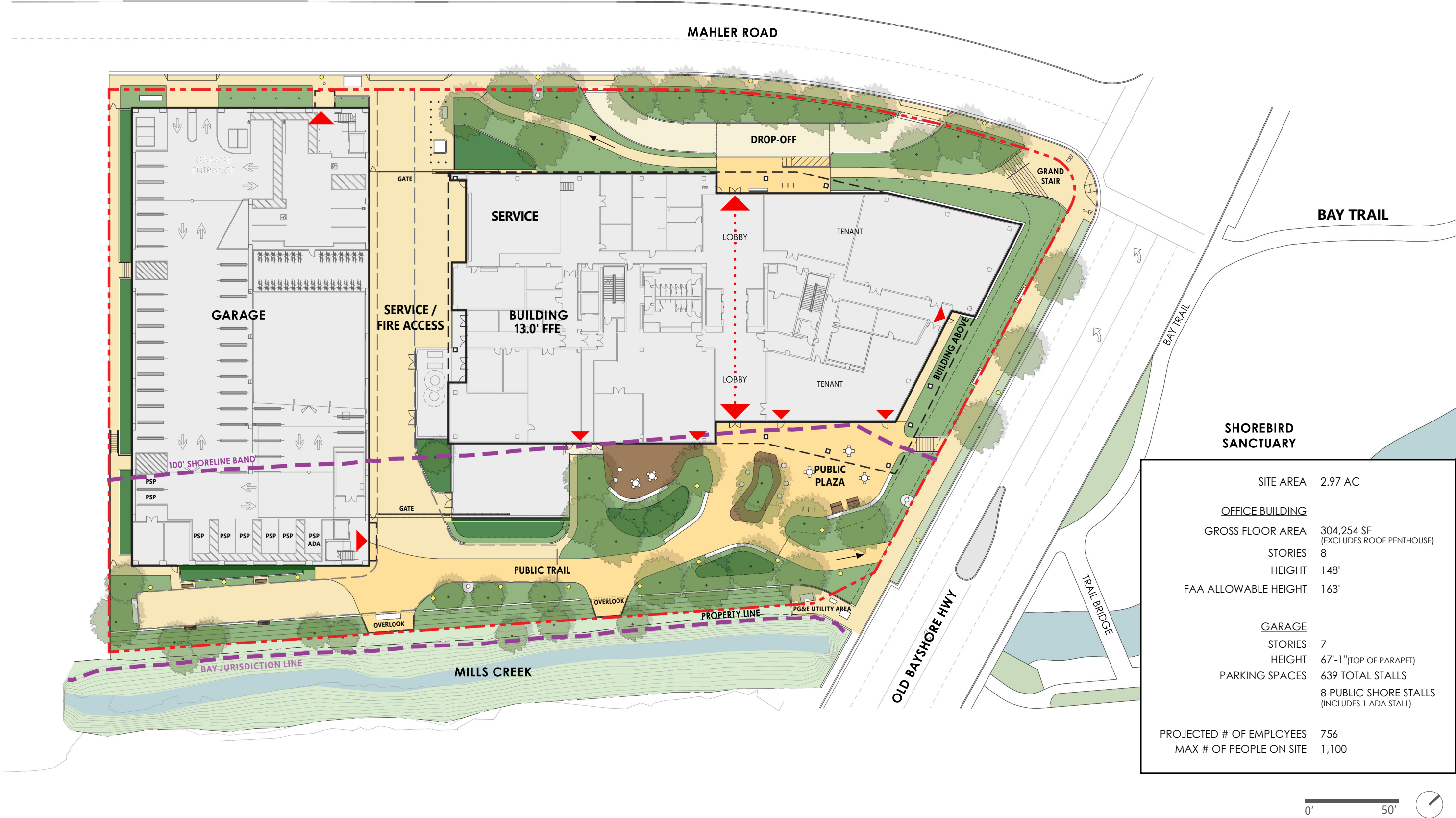
CURRENT DEVELOPMENT PROPOSAL



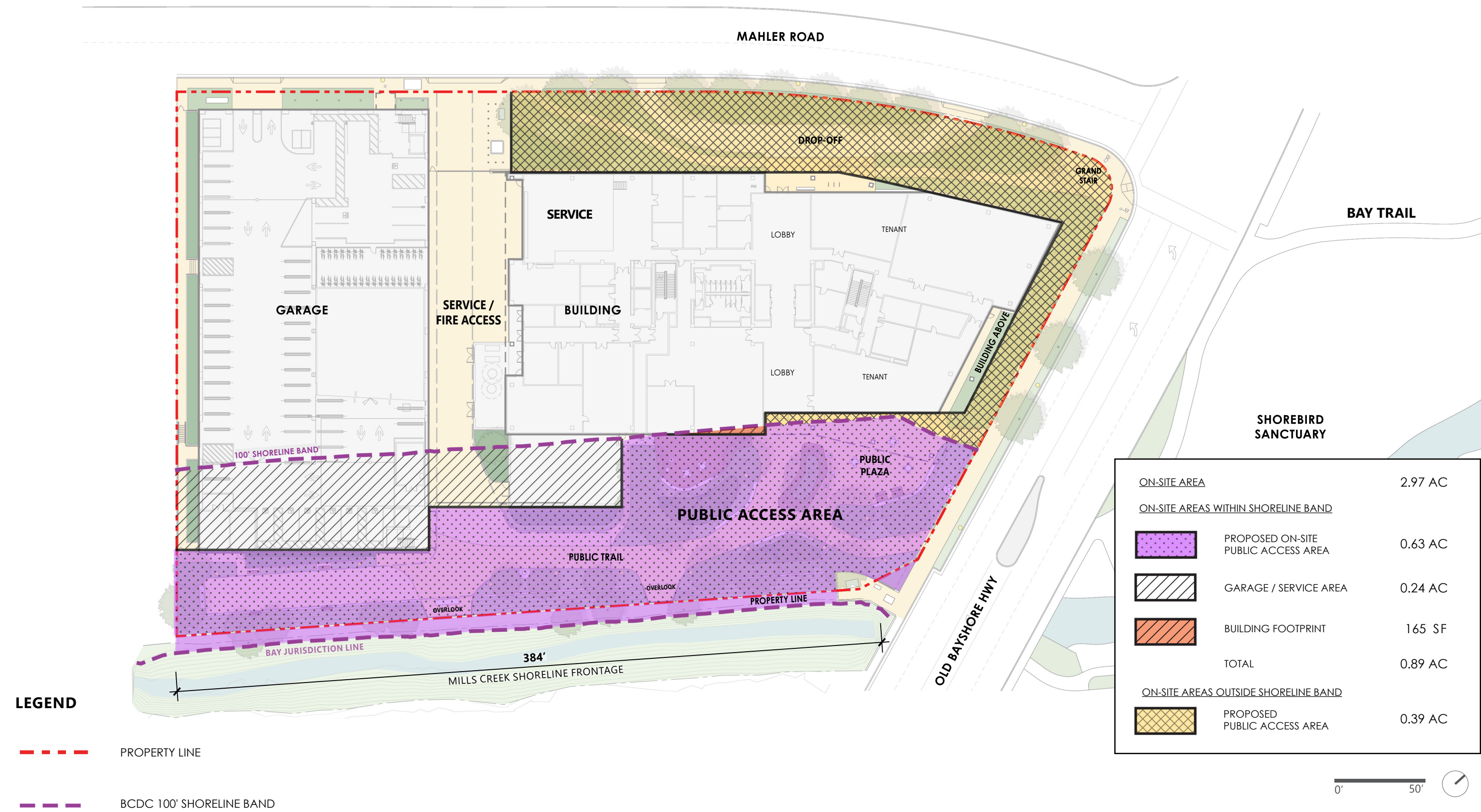
SITE CONSTRAINTS AND OPPORTUNITIES



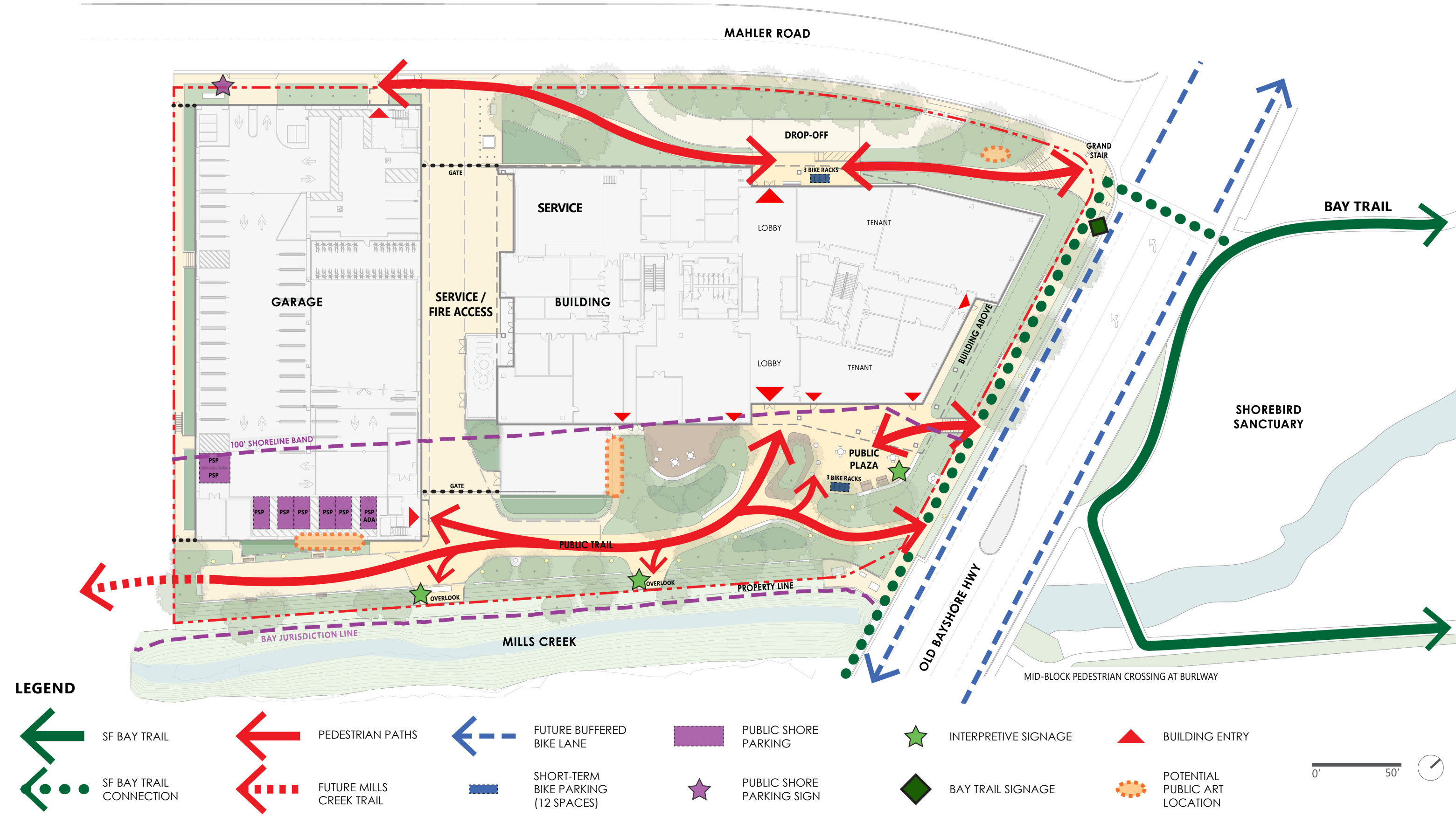
PROPOSED SITE PLAN



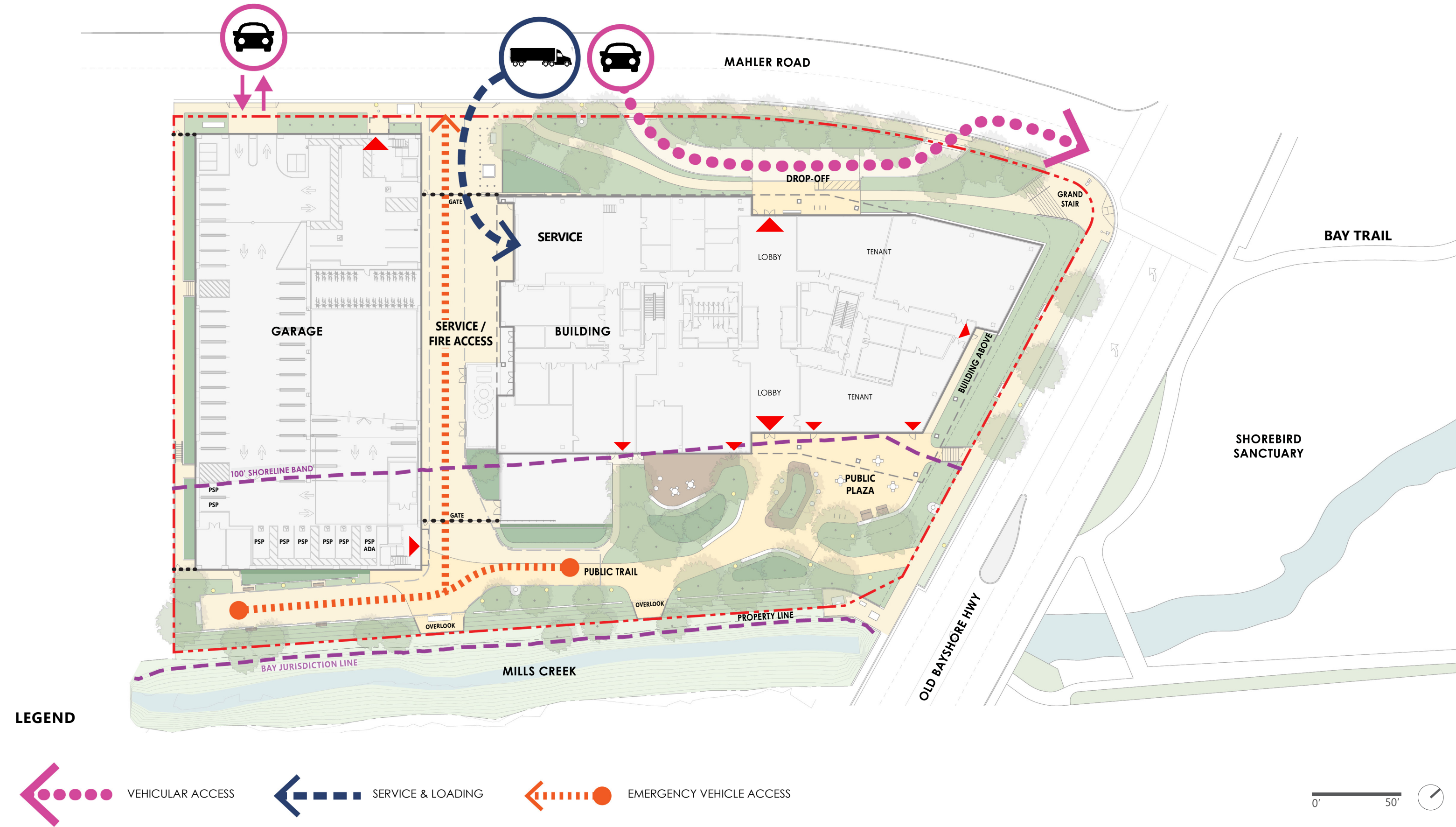
PUBLIC ACCESS AREA



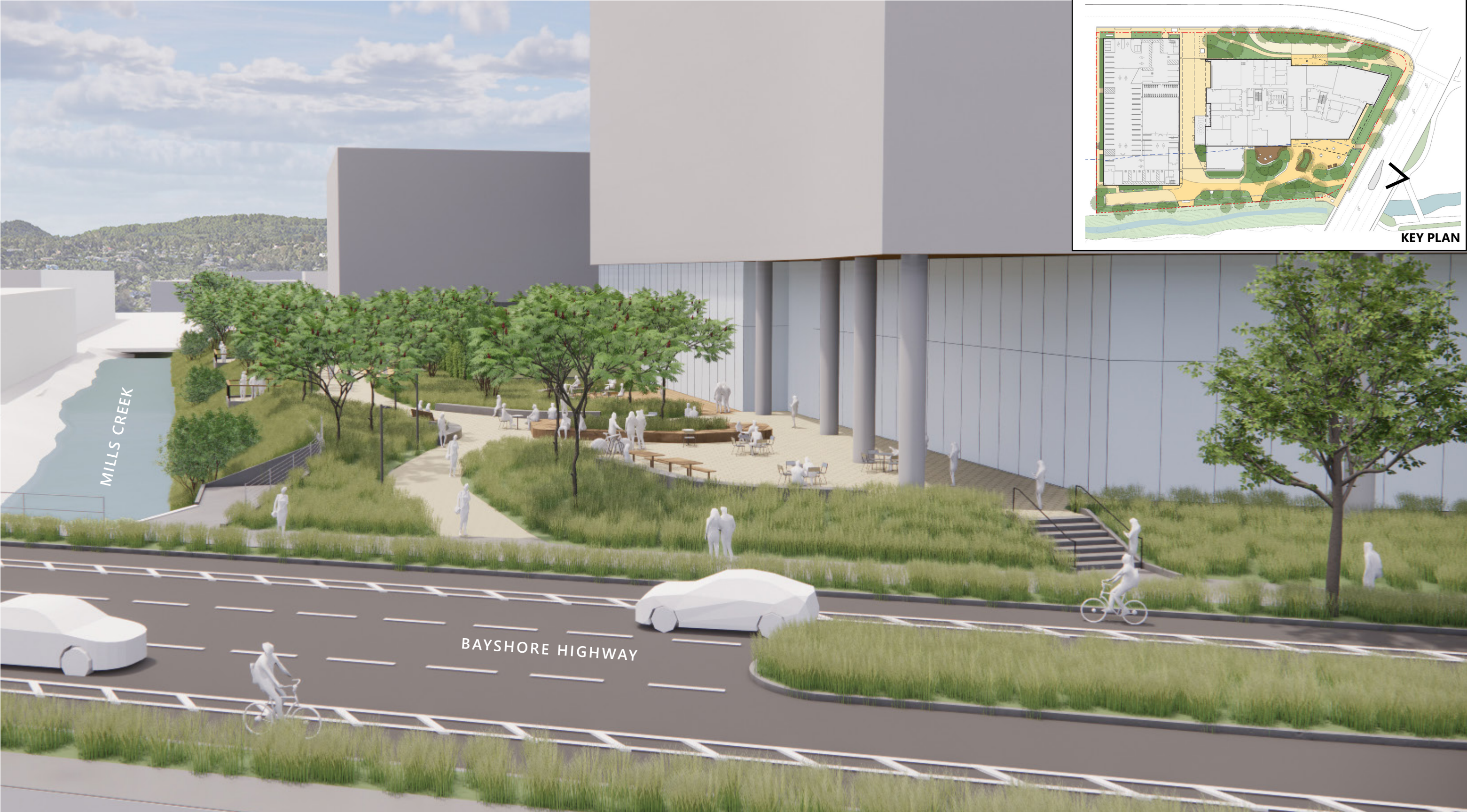
SHORELINE ACCESS



VEHICULAR CIRCULATION



AERIAL VIEW FUTURE BAYSHORE HIGHWAY IMPROVEMENTS IN FOREGROUND



VIEW PUBLIC PLAZA OVERLOOKING SHOREBIRD SANCTUARY AND BAY TO NORTHEAST



PUBLIC PLAZA PRECEDENT IMAGES



VIEW MILLS CREEK PUBLIC TRAIL AND OVERLOOK



VIEW MILLS CREEK PUBLIC TRAIL AND GARAGE



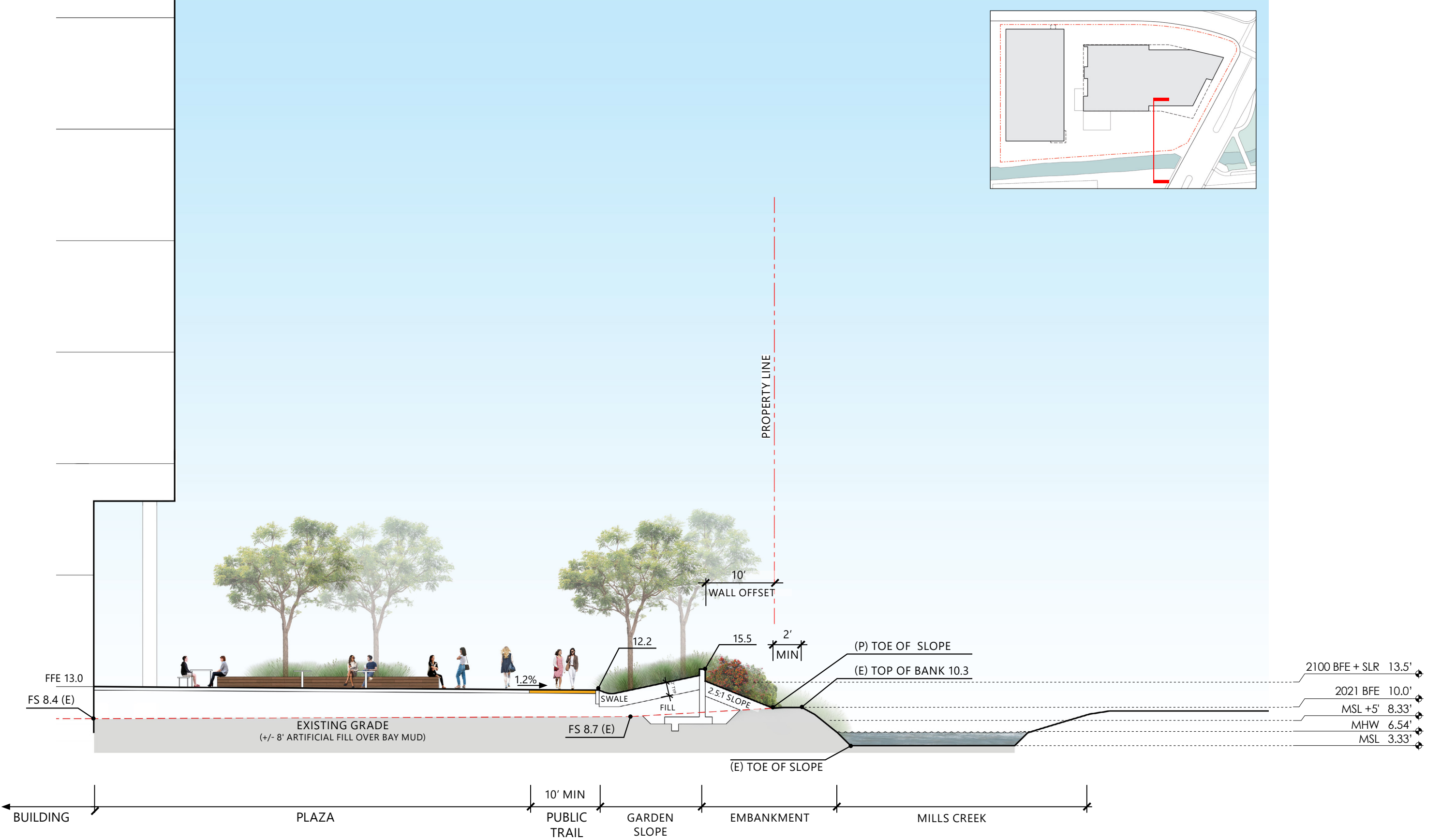
MILLS CREEK PUBLIC TRAIL AND OVERLOOK PRECEDENT IMAGES



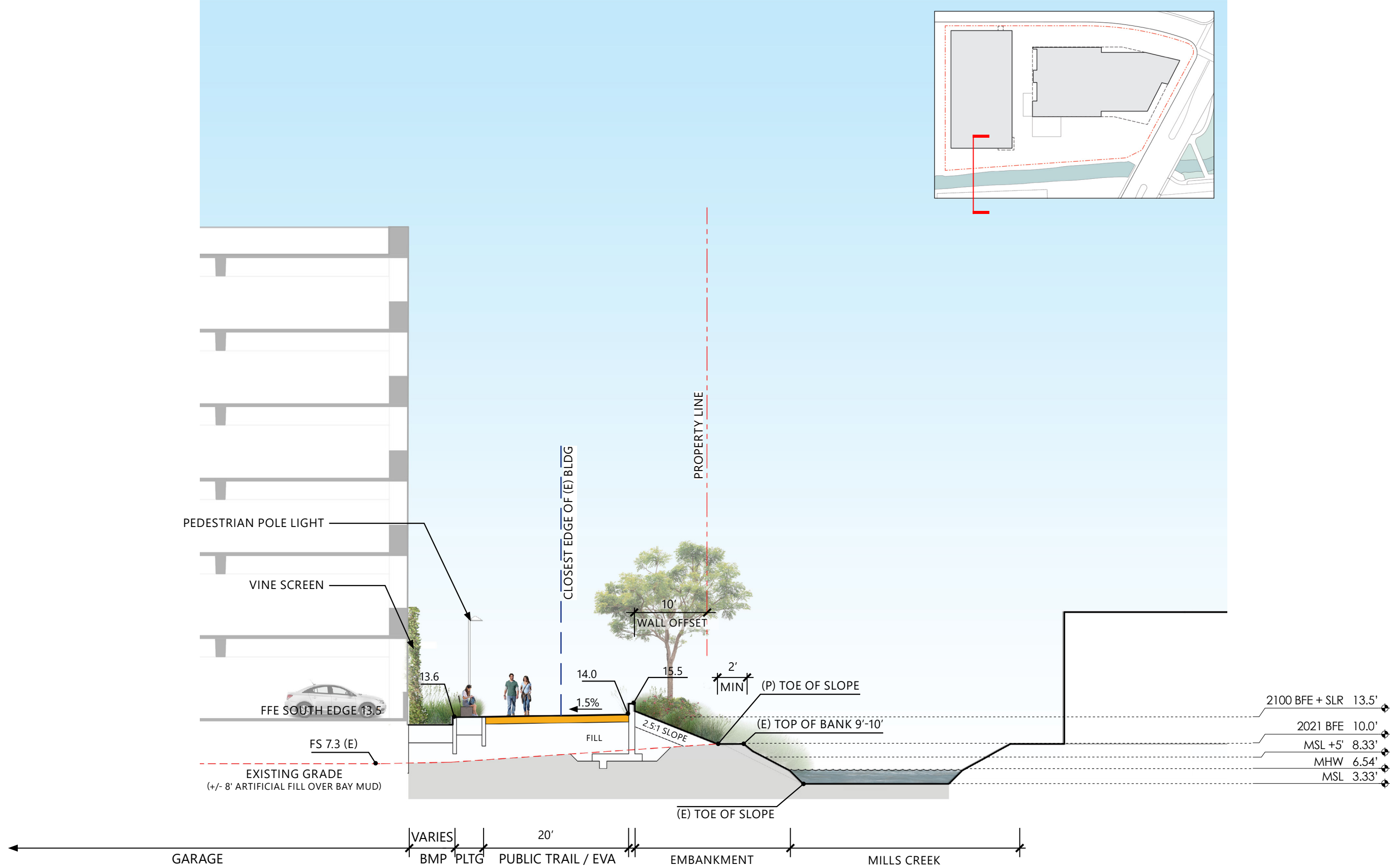
MILLS CREEK OVERLOOK PRECEDENT IMAGES



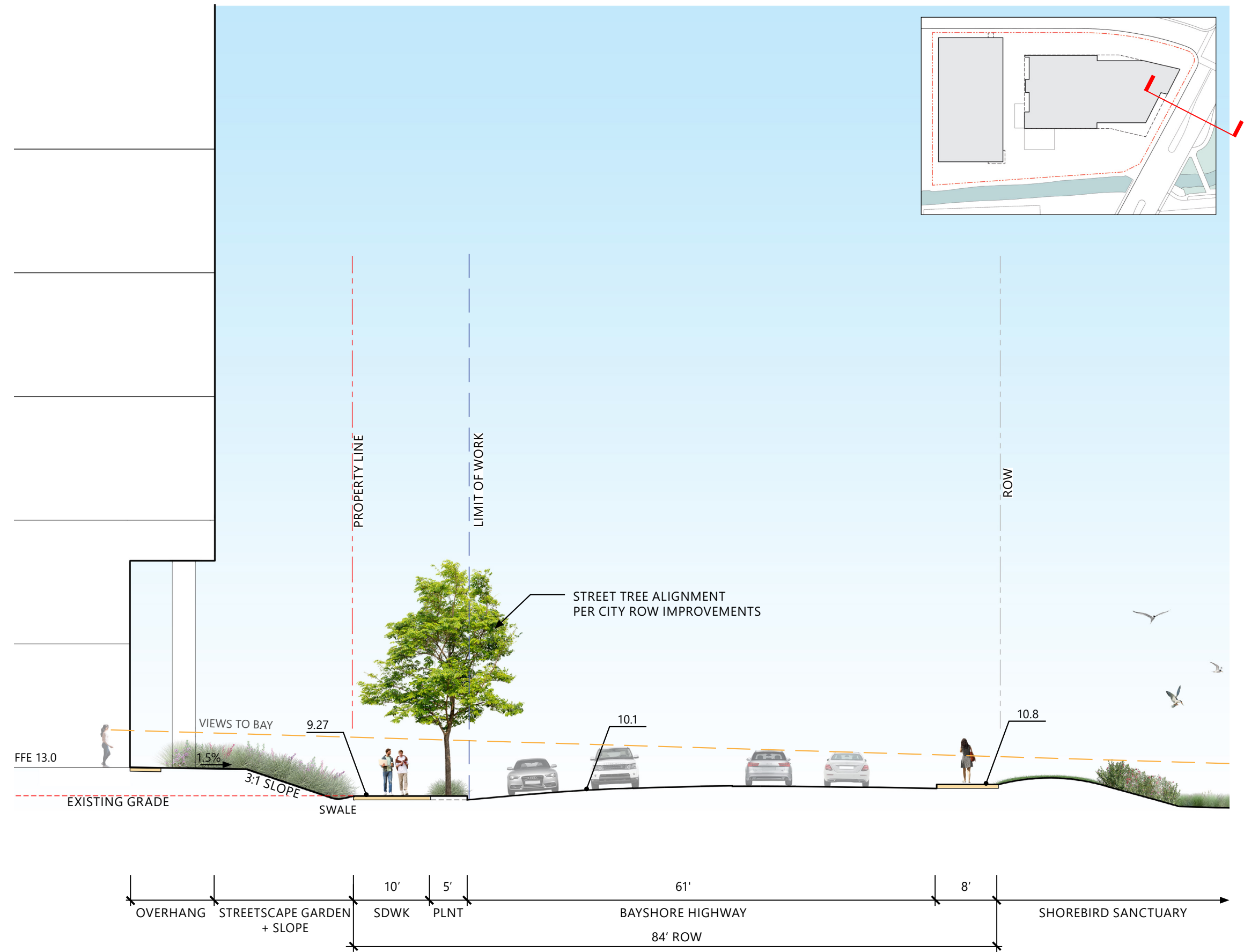
SITE SECTION - MILLS CREEK & PLAZA



SITE SECTION - MILLS CREEK & GARAGE



SITE SECTION - BAYSHORE HWY



BUILDING ELEVATIONS

LEGEND

1 VISION GLASS "A"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

2 SPANDREL GLASS "A"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

3 VISION GLASS "B"
BIRD-SAFE, WHERE OCCURS.
LAMINATED, WHERE OCCURS.
INSULATED, LOW-E
NEUTRAL COLOR

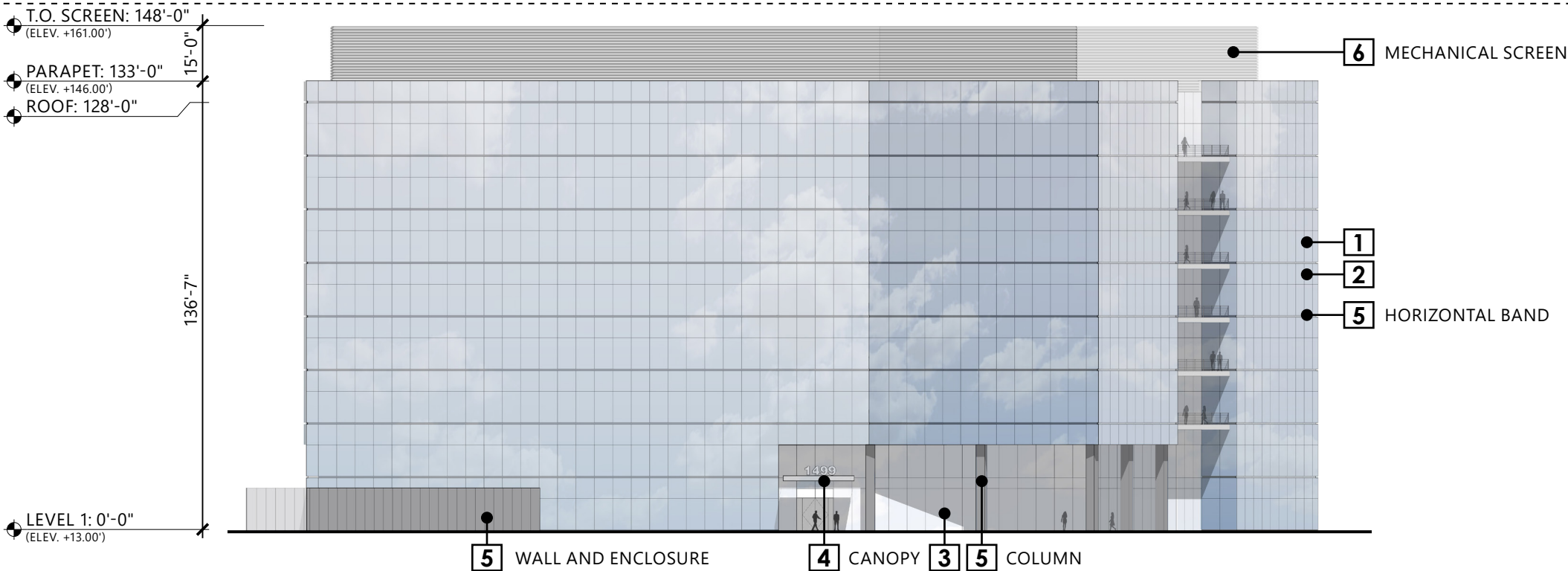
4 METAL PANEL "A"
FACTORY PAINTED,
LIGHT COLOR

5 METAL PANEL "B"
FACTORY PAINTED,
GREY COLOR

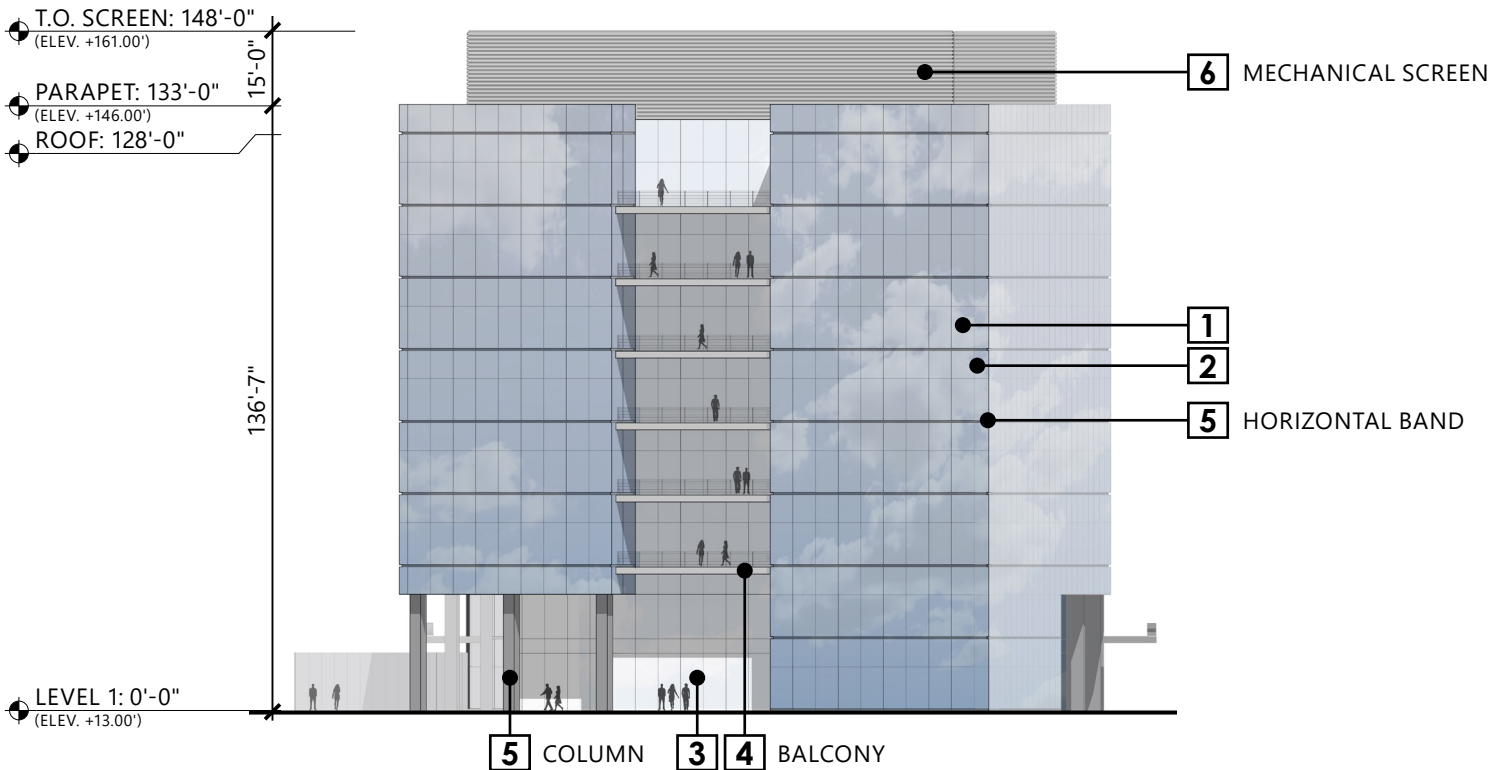
6 CORRUGATED PERFORATED METAL PANEL "B"
SILVER/GRAY COLOR

0' 50'

FAA HEIGHT LIMIT AT 150'-2" (163.2' MSL)



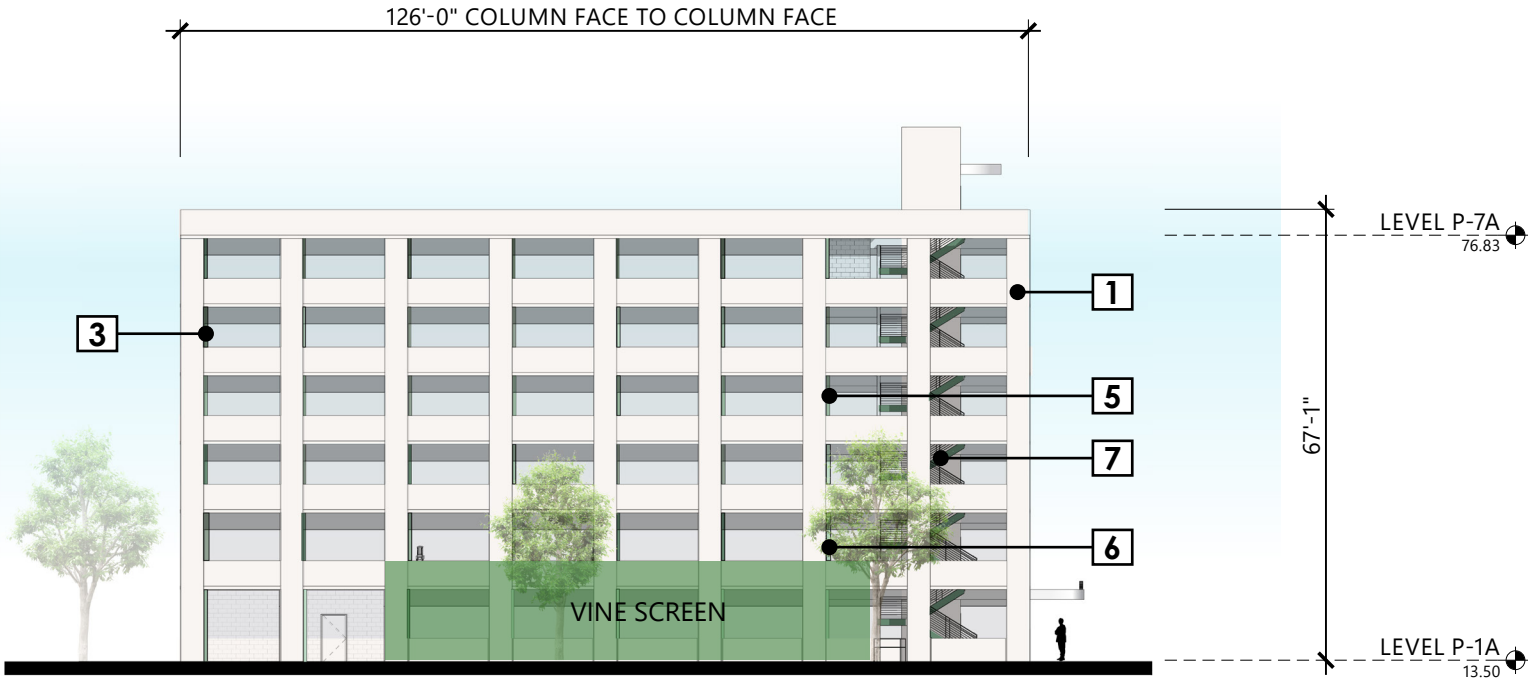
SOUTH ELEVATION



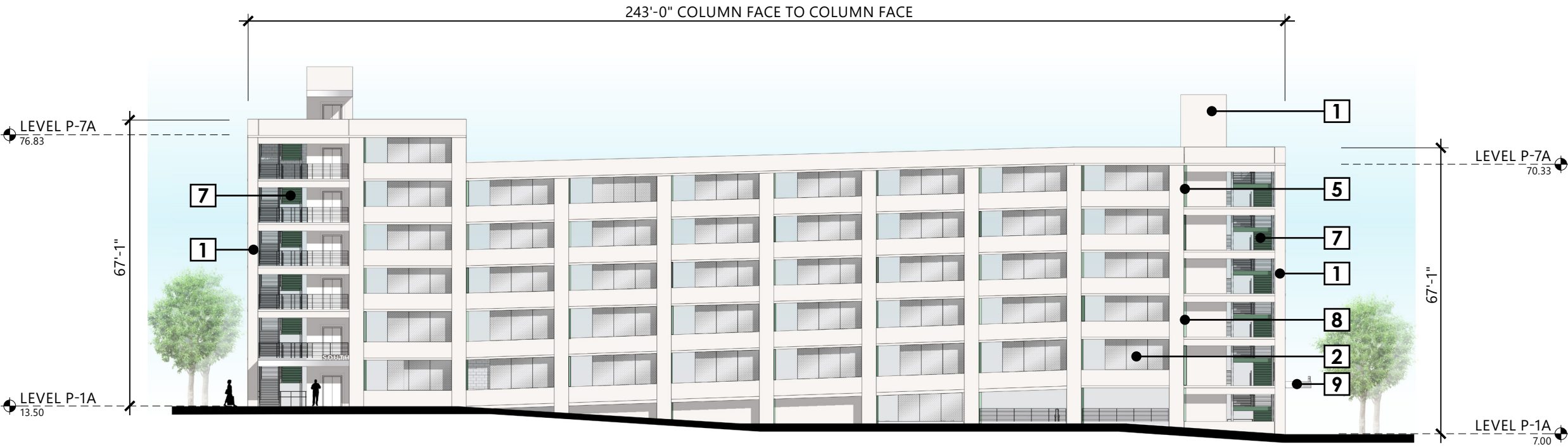
EAST ELEVATION

BIRD SAFE DESIGN has been employed due to the project's proximity to the Shorebird Sanctuary. While Burlingame requires bird-safe design, no prescriptive requirements are given. The project has therefore treated the glass curtain wall surfaces with bird-safe frit patterns that meet the requirements of the City of San Francisco Standards for Bird-Safe Buildings.

GARAGE ELEVATIONS












SOUTH ELEVATION



EAST ELEVATION

LEGEND

-  **1** PAINTED CONCRETE
-  **2** CORRUGATED PERFORATED METAL PANEL SILVER/GRAY COLOR
-  **3** PAINTED CONCRETE ACCENT COLOR - 2
-  **4** PAINTED CONCRETE ACCENT COLOR - 3
-  **5** PAINTED CONCRETE ACCENT COLOR - 4
-  **6** PAINTED CONCRETE ACCENT COLOR - 5
-  **7** PAINTED CONCRETE ACCENT COLOR - 6
-  **8** PAINTED CONCRETE ACCENT COLOR - 7
-  **9** PAINTED METAL ACCENT COLOR - 8



SHORELINE PLAN RESILIENT THROUGH MID-CENTURY



KEY

- ① Concrete Floodwall at 15'-6"
- ② Planted Embankment
- ③ Overlook with Interpretive Signage

- ④ Public Trail
- ⑤ Fixed Seatwalls And Benches
- ⑥ Stormwater Gardens (BMPs)

- ⑦ Bike Parking (6 Spaces)
- ⑧ Communal Tables
- ⑨ Platform Island With Raised Planting And Trees

- ⑩ Movable Furnishings
- ⑪ Pedestrian Pole Lighting
- ⑫ Flush Wood Deck At Garden Room

SHORELINE PLAN ADAPTATION FOR RESILIENCE THROUGH END OF CENTURY



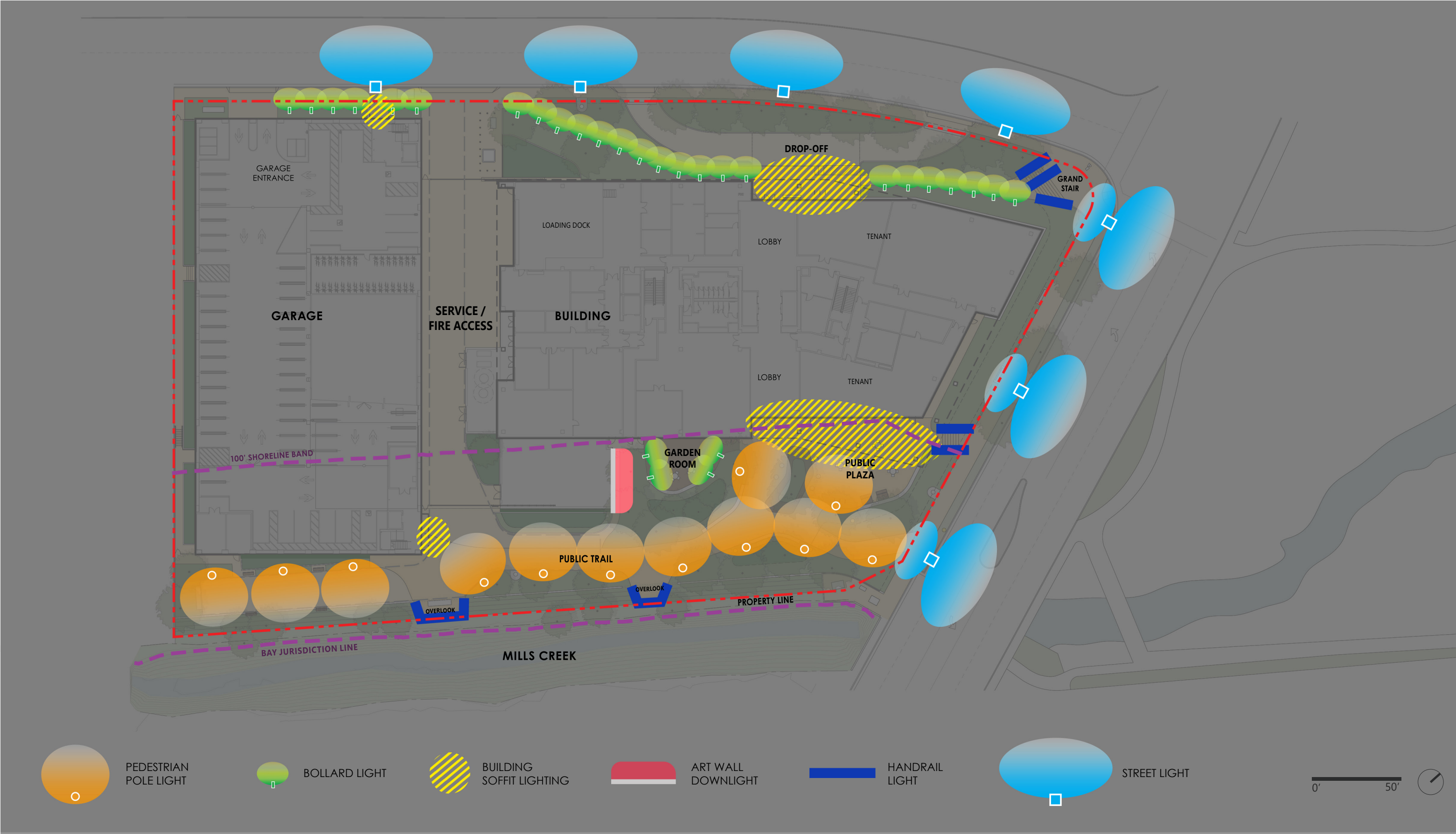
The top of floodwall at elevation 15'-6" provides flood protection through 2100. At Mid-Century, the Mills Creek Overlooks are adapted to include a solid wall up to 30" high in place of the transparent rail, in order to provide continuous flood protection to elevation 15'-6" along the Mills Creek edge.



SITE MATERIAL PLAN



LIGHTING DIAGRAM



FURNISHING CHARACTER



Concrete Unit Pavers



Mills Creek Overlooks and Interpretive Panels



Cast-in-place Concrete and Decomposed Granite Paving



Stainless Steel Bike Racks



Seatwalls at Garden Edge



Movable Furnishings at Public Plaza



Tree Shaded Communal Tables at Public Plaza



Wood Deck at Restorative Garden Room



Full Cutoff Pole Luminaires



Seating Platform



Bollard Lights



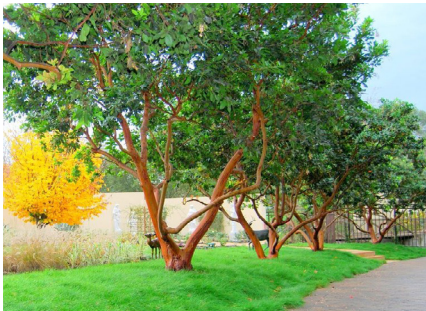
Backed Benches

PLANT PALETTE

TREE PLANTING OPTIONS



Hesperocyparis macrocarpa
Monterey Cypress



Arbutus 'Marina'
Marina Strawberry Tree



Aesculus californica
California Buckeye



Robinia 'Purple Robe'
Purple Robe Locust



Pinus torreyana
Torrey Pine



Tristaniopsis laurina 'Elegant'
Elegant Water Gum



PLANTING PALETTE



Heteromeles arbutifolia
Toyon



Arctostaphylos 'Howard McMinn'
Howard McMinn Manzanita



Eriogonum fasciculatum
California Buckwheat



Callistemon 'Little John'
Little John Dwarf Bottlebrush



Salvia c. 'Winnifred Gilman'
Winnifred Gilman Sage



Muhlenbergia rigens
Deer Grass



Dietes bicolor
Fortnight Lily



Epilobium canum
California Fuchsia



Artemisia californica
California Sagebrush



Mimulus 'Jelly Bean Gold'
Jelly Bean Gold Monkey Flower



Juncus patens 'Elk Blue'
California Gray Rush



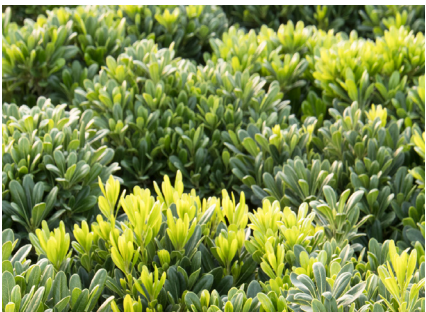
Festuca mairei
Atlas Fescue



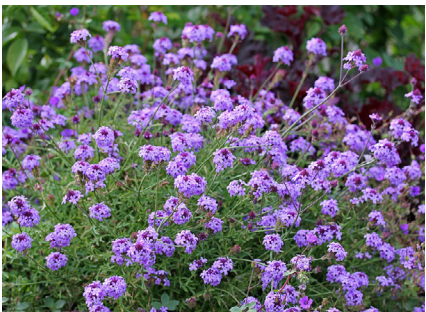
Leymus c. 'Canyon Prince'
Canyon Prince Wild Rye



Encelia californica
Coast Sunflower



Pittosporum t. 'Wheeler's Dwarf'
Wheeler's Dwarf Pittosporum



Verbena lilacina 'De La Mina'
De La Mina Verbena





Salvia greggii
Autumn Sage



Rhamnus c. 'Mound San Bruno'
California Coffeeberry



Notes:
1. This planting palette represents a range of species under consideration for each planting area. Tree and plant selections are not comprehensive and have not yet been finalized.
2. All trees with canopies over paving areas to be selected for minimal fruit and leaf drop.

KEY  CA NATIVE PLANT SPECIES
 REGIONALLY ADAPTED PLANT SPECIES



THANK YOU