



Kilroy – Public Outreach Meeting # 25

Time: 5:30 PM Thursday, April 16, 2020

Location: Webex Conference Call

Agenda

1. COVID-19
2. Activities Completed Since February Outreach Meeting (No meeting was held in March due to COVID-19)
 - a. An additional 200 tokens (4 tokens for 4min) Car wash tokens have been purchased for distribution to Marina tenants.
 - i. **Clearwater Car Wash:** 227 Hillside Blvd South San Francisco, Ca 94080
 - b. Pothole's fixed on temp road.
 - c. Hydroseed installed.
3. Construction site track out
 - a. Sweepers are constantly sweeping road to clean away any track out from construction site
4. High Tides

Next high tide is coming in May
Teichert will be onsite to assist people traveling through the high tides.
5. Upcoming Work Events
 - a. Bay Trail Improvements to start Summer 2020.
 - b. Concrete work to continue through June 2020.
 - c. Joint Trench work will continue through June 2020.
 - d. Comcast disruption
 - e. Water line installation in Marina
 - f. Temporary road and Bay Trail realignment
6. Kilroy Future Phases
 - a. Team presented the attached figures
7. Next Meeting: Thursday, May 15, 2020 as Webex meeting
8. Q&A
 - a. A member from the public asked what "joint trench" work means. The Team explained that joint trench work includes dry utility installation, such as PG&E, AT&T, and comcast conduits.

Claim Procedure: OPDpublic@teichert.com or mail to 384 Oyster Point Blvd Suite 16

Step 1: Provide documentation with photos as proof of claim to this email address.

Step 2: KOP team will review the claim and documents (allow 7-10 business days to review the document)

Step 3: KOP will contact the tenant to schedule the inspection

Step 4: KOP will make a decision based on the inspection report

01 Project Overview

Project Description

Phase II, III, IV Precise Plan, (“Precise Plan”) follows the previously approved Phase I Precise Plan and is development contemplated in the Oyster Point Specific Plan District under the Zoning Ordinance of the City of South San Francisco (“Specific Plan”).

The purpose of the Specific Plan is to transform 81 acres of under-utilized, under-developed, and environmentally challenged Bay front land into a sustainable mixed-use development, including a state-of-the-art life sciences/research and development campus, a park and recreation destination, and a vibrant marina environment, which can accommodate compatible commercial and hotel uses.

The Precise Plan implements Phase II, III, IV of the Specific Plan, which includes the following:

- Construction of approximately 1,707,000 gross square feet of office/research and development buildings, 48,000 gross square feet of amenity spaces and two parking garage structure to accommodate 4,445 parking spaces.
- Improvement of the waterfront trail and open spaces within the parcel.
- Improvements to roads and utility within the parcel.

Each phase will be constructed as described in the Construction Phasing drawings, A-001 and A-002 in this drawing set.

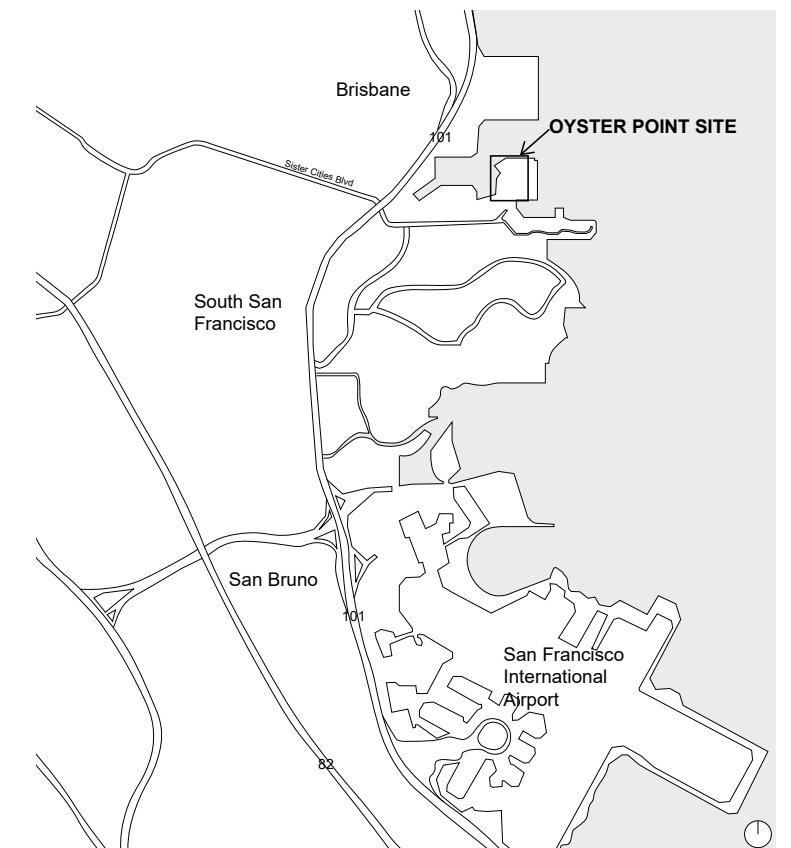
The Precise Plan also implements, in part, (1) a Development Agreement with the City for construction of an office/R&D campus, open space amenities and related infrastructure improvements, and (2) a Disposition and Development Agreement between the developer and the Redevelopment Agency of the City of South San Francisco, which establishes specific requirements, timing, and funding arrangements for construction of improvements within the Added Area of the Downtown-Central Redevelopment Project Area. In compliance with the California Environmental Quality Act, the City has certified an Environmental Impact Report addressing the redevelopment of the Oyster Point Specific Plan District at a program level, and the Phase I Precise Plan at a project level. The City has also adopted appropriate findings concerning both the Specific Plan and this Precise Plan, and a Mitigation Monitoring and Reporting Program for each. Phase III and IV of the parcel falls within 100-foot shoreline band of The San Francisco Bay Conservation and Development Commission (BCDC) and the site plan has been developed in accordance to their requirements and recommendations.

Project Data:

Phase II, III, IV Parcel Acreage:	29.9 acres
Total Allowable Building Area	1,707,629 GSF
Total Building Area (GSF)	1,707,609 GSF
Total Parking Count:	4,445
Allowable FAR	1.25
Parking Space Standards based on 8.5 FT x 18FT with 25'	



Aerial view of proposed Oyster Point Phase 2, 3, & 4 looking South East



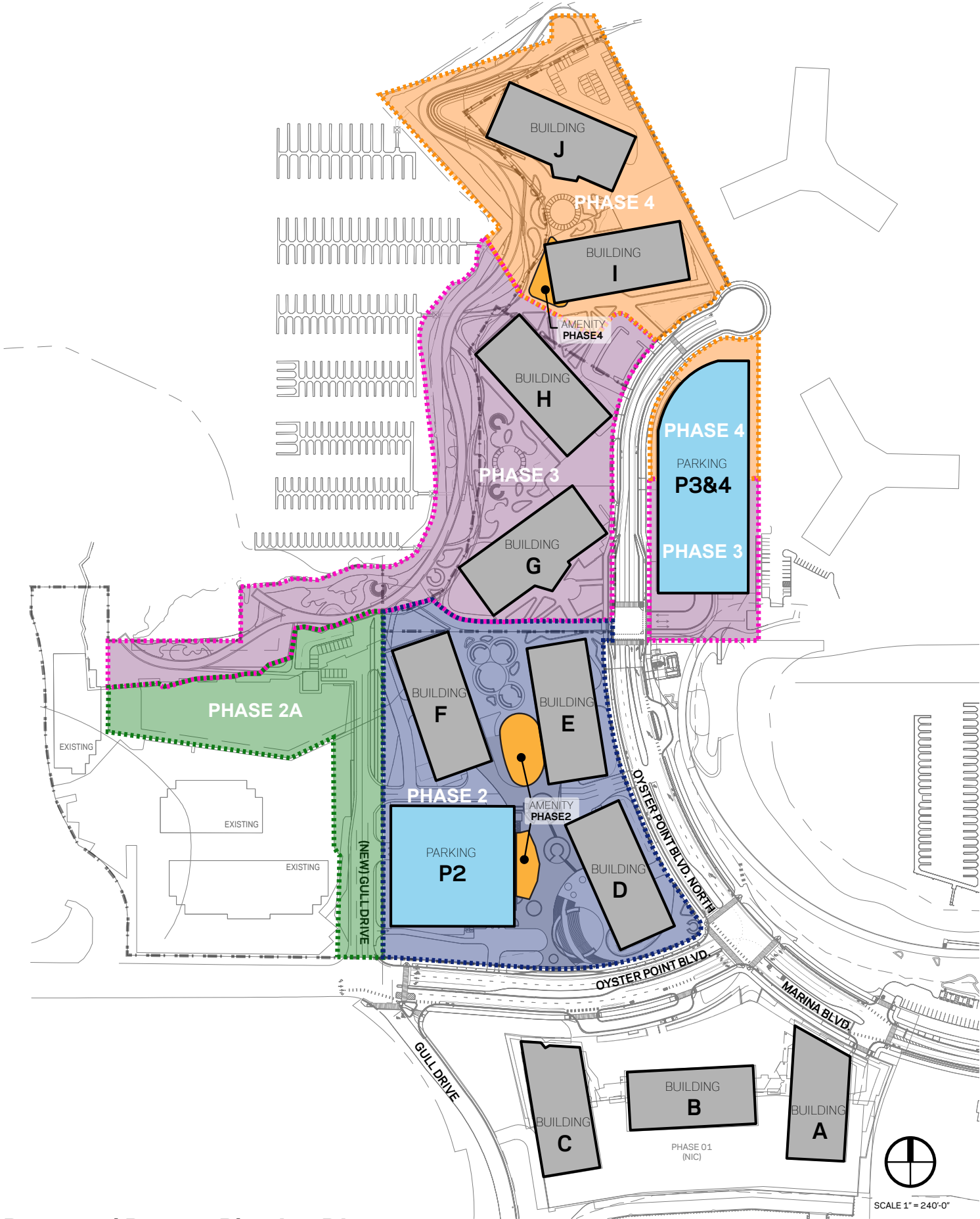
01 Project Overview

Project Summary

Area Summary Table

Phase	Building	# floors	GFA	# Parking
2	D	8	282,164	
	E	7	247,409	
	F	7	247,409	
	Phase 2 Amenity	1	38,865	
			815,847	
	P2	10.0		2,016
3	G	6	215,229	
	H	6	212,654	
			427,883	1,130
4	I	6	205,762	
	J	7	249,462	
	Phase 4 Amenity	1	8,655	
			463,879	1,226
	P3/4	9.0		2,356
Marina+BCDC				73
2+3+4+Amenity			1,707,609 (1,707,629 allowable)	4,445
Phase 2/3/4	Ground Floor GFA	35,379		
	Typ. Floor GFA	34,755		
	Penthouse GFA	3,500		

1. Phase 2, 3 & 4 Parcel Acreage : 29.9 acres
2. Phase 1 Total Building Area : 546,601 sqft
3. Allowable FAR : 1.25 (calculated over entire future development)
4. Allowable GFA : 2,254,230 sqft (phase 1, 2, 3 & 4 combined)
1,707,609 sqft (phase 2, 3 & 4 combined)
5. Typical Floor Area : Ground Floor 35,379 sqft
Office/Lab Floor 34,755 sqft
Mechanical Penthouse 3,500 sqft



Proposed Project Phasing Diagram

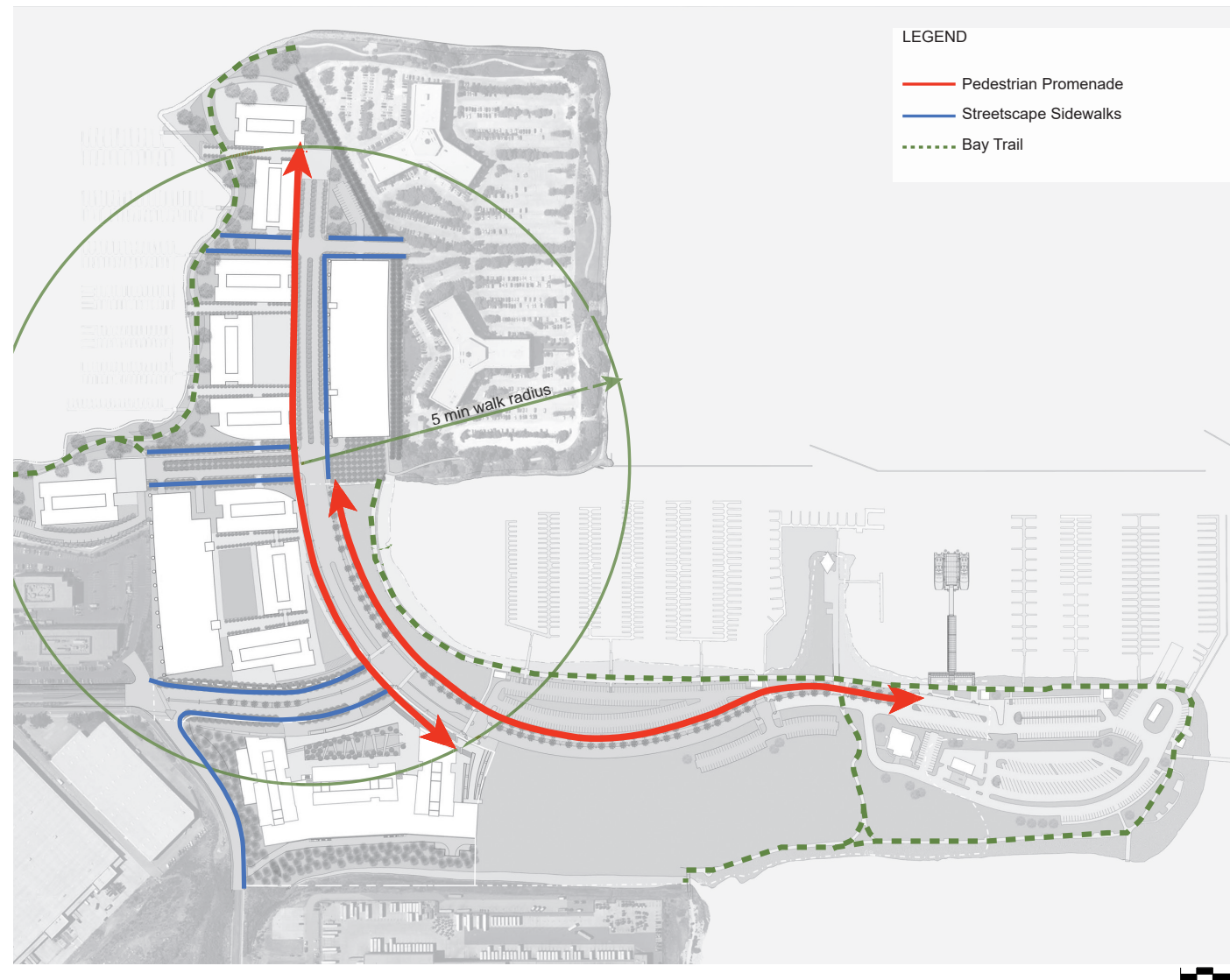
02 Master Plan

Pedestrian Circulation

in 4 DESIGN GUIDELINES

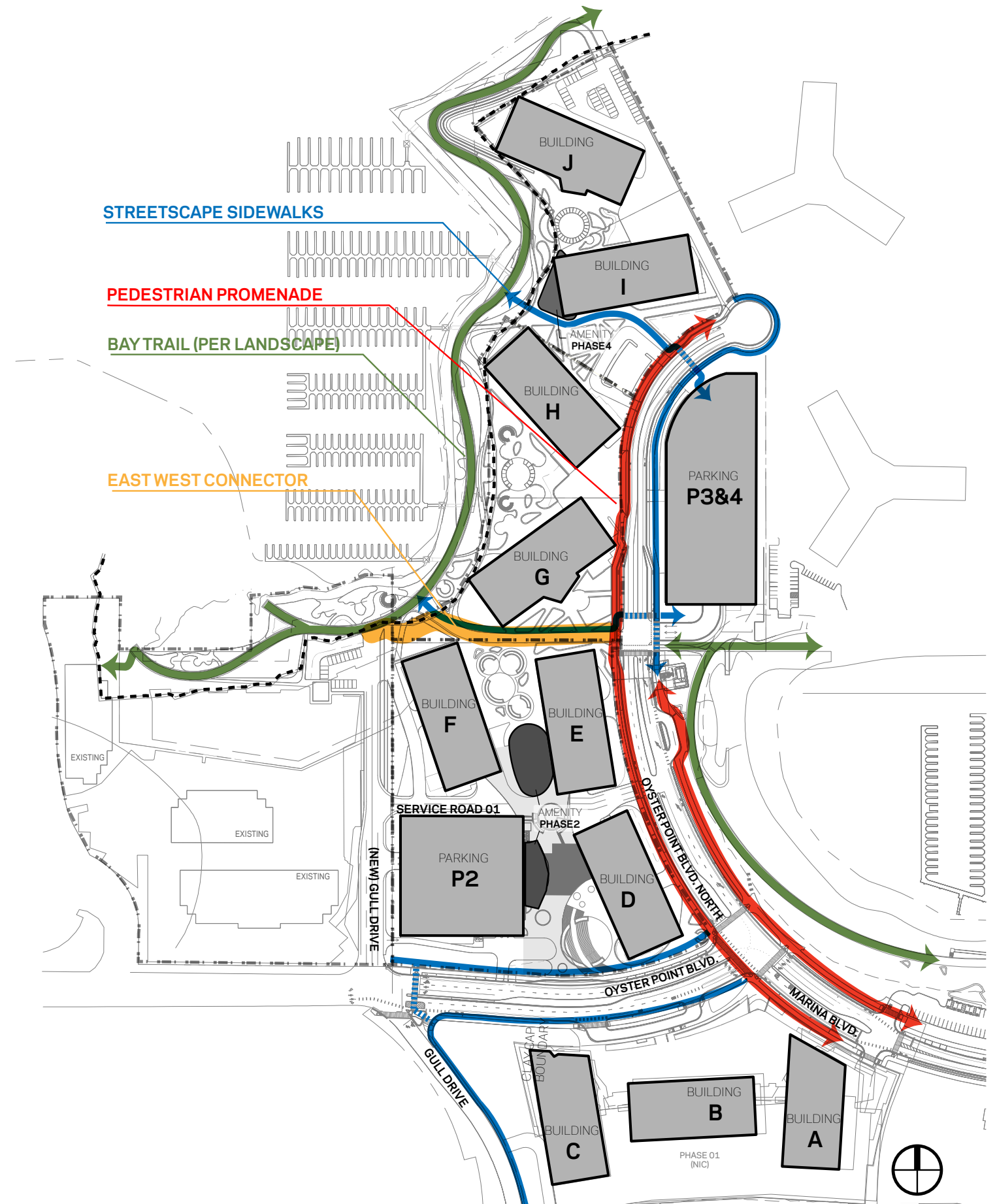
Oyster Point : : Specific Plan Appendix + Desi

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Pedestrian Circulation Network from Specific Plan (Feb 2011)



Proposed Pedestrian Circulation Network

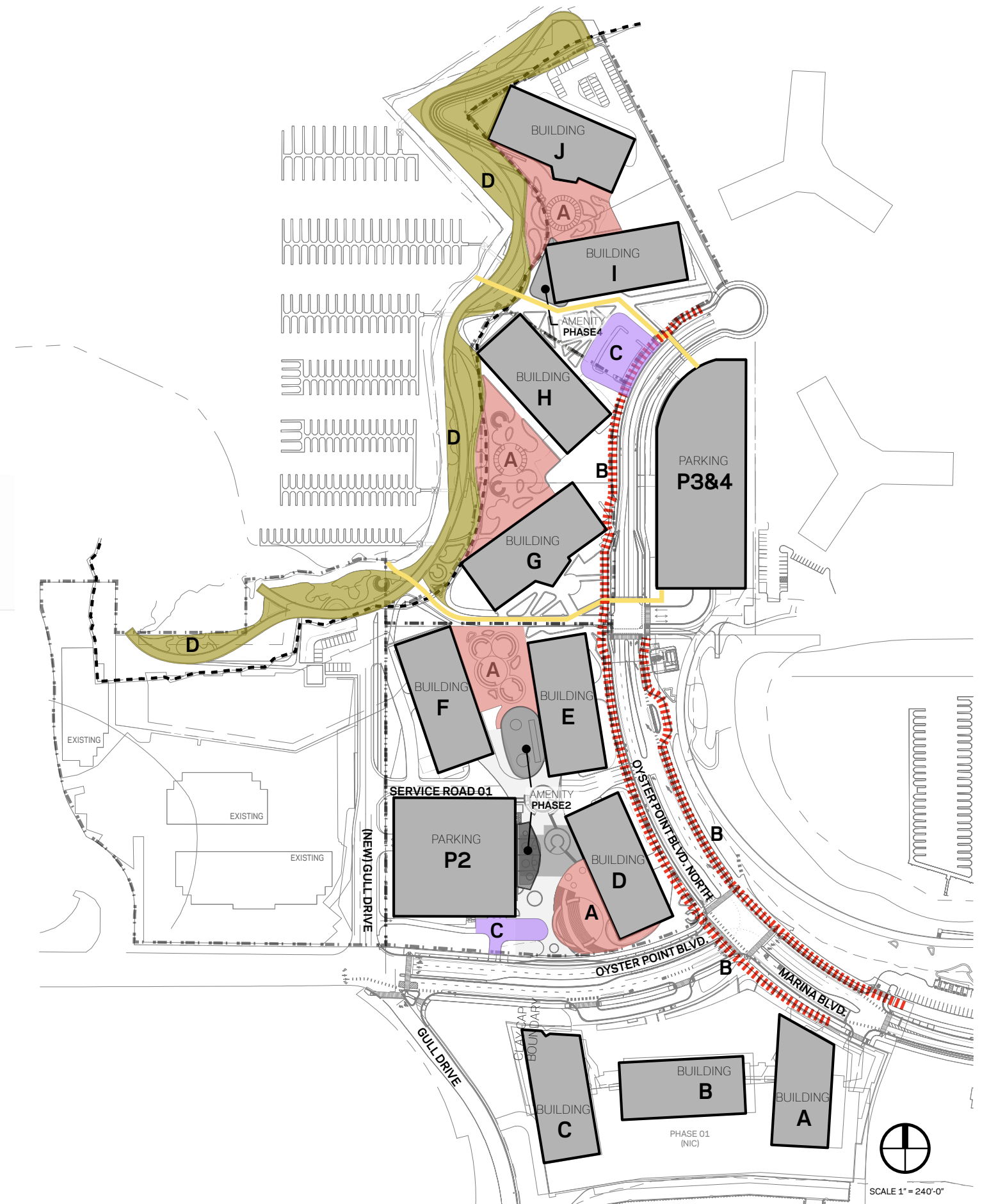
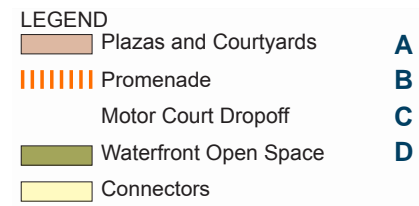
02 Master Plan

Open Space Organization

Section 4 DESIGN GUIDELINES



Open Space Organization from Specific Plan (Feb 2011)



Proposed Open Space Organization

ARCHITECTURAL | Gateway Entry View on Oyster Point Blvd Looking East



ARCHITECTURAL | Oyster Point Blvd looking South at Phase 2





LANDSCAPE | Bay Trail looking North

NOTE: BUILDING AND FACADES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL SHEETS FOR DETAILS.

ARCHITECTURAL | Marina View back at Phase 4, 3 and 2 beyond looking South





LANDSCAPE | Phase 2 Science Room looking North West

NOTE: BUILDING AND FACADES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL SHEETS FOR DETAILS.