

BURLINGAME POINT PROJECT

BURLINGAME, CA



■■■■■ CALTRAIN

LOCATION

ENTITLED AREA CALCULATIONS AND PARKING TABULATION

TOTAL SITE AREA: 789,542 gsf

TOTAL DEVELOPMENT: 767,000 gsf

TOTAL OFFICE: 703,600 gsf

BLDG 1: 133,000 gsf
BLDG 2: 132,600 gsf
BLDG 3: 204,400 gsf
BLDG 4: 233,600 gsf

TOTAL AMENITIES: 63,400 gsf

FAR 0.97

ENTITLED PARKING: 2,318 STALLS
(INCLUDING 24 ADA STALLS)

STALLS REQUIRED AFTER 10% TDM REDUCTION: 2,312 STALLS

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(INCLUDING 50 ADA STALLS)

SITE PLAN

ENTITLED SITE PLAN



PROPOSED SITE PLAN



- CAR-FREE, PEDESTRIAN PROMENADE
- PUBLIC ORIENTED CAMPUS



...A *PLACE* INSPIRED BY THE BAY...

DESIGN FOR **PEOPLE**

- CREATE MEMORABLE EXPERIENCES
- RESPOND TO HUMAN SCALE
- PEDESTRIAN FRIENDLY
- AMENITY RICH SPACES

DESIGN FOR **PUBLIC**

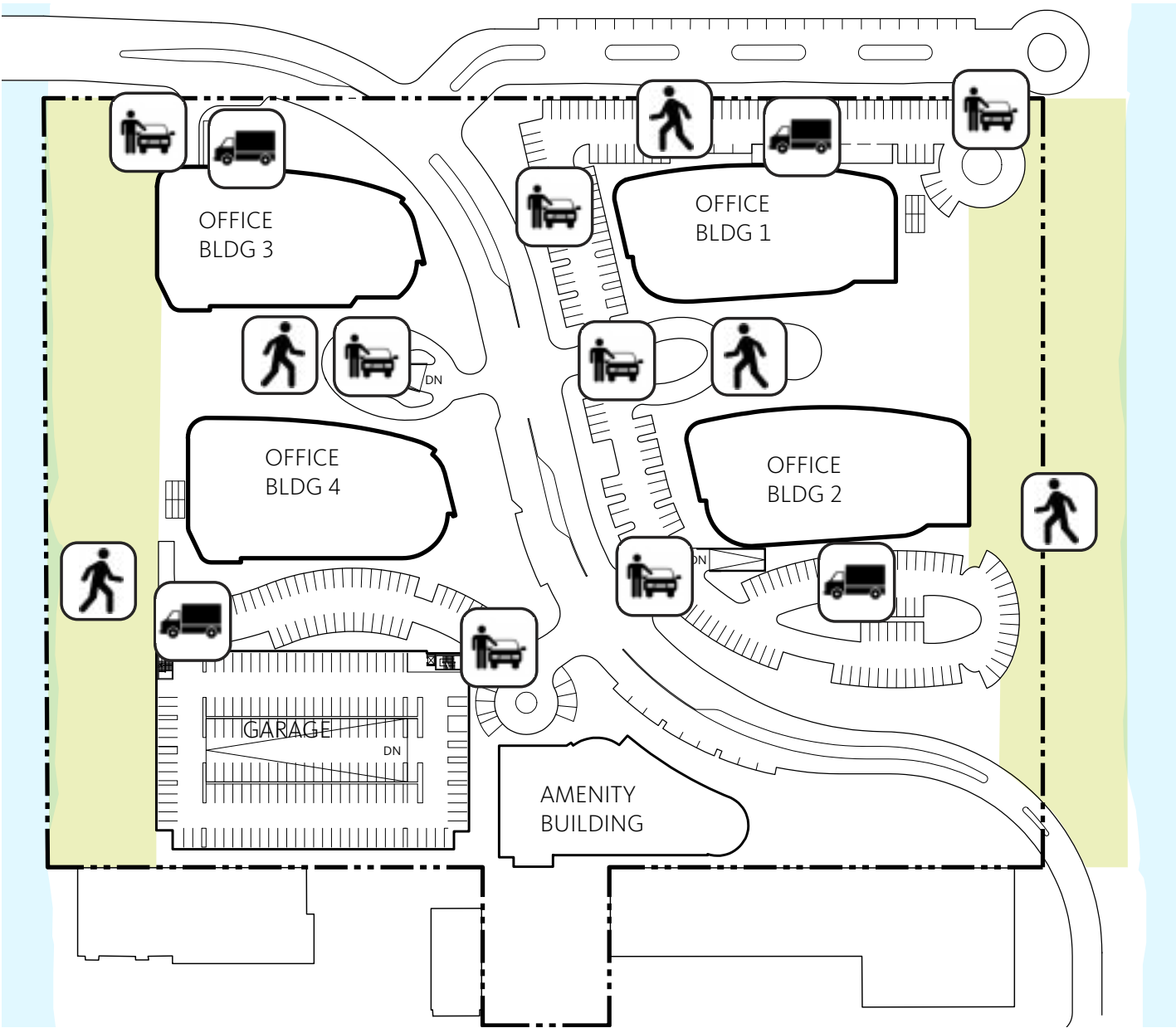
- CONNECT TO LOCAL RECREATION
- AMPLIFY SOCIAL REALM
- ENHANCE BAY TRAIL AND ECOLOGY
- SHORELINE OPEN SPACE

DESIGN FOR **TENANTS**

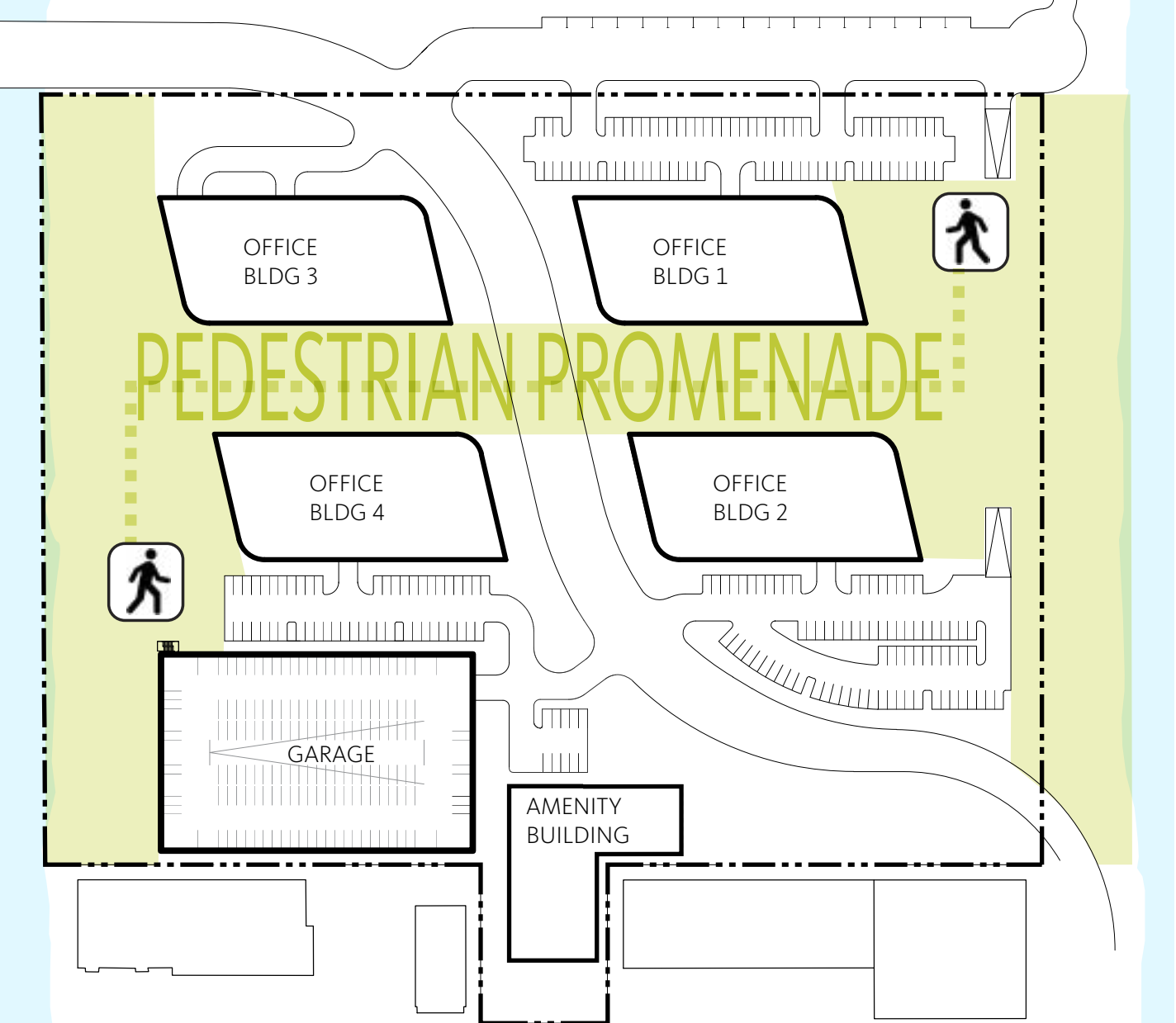
- MEET WORLD CLASS MARKET DEMANDS
- CREATE DESIRABLE WORKPLACE EXPERIENCE
- PROVIDE IDENTITY THROUGH DESIGN

DESIGN FOR PEOPLE: Create Pedestrian Promenade

ENTITLED SITE PLAN



PROPOSED SITE PLAN

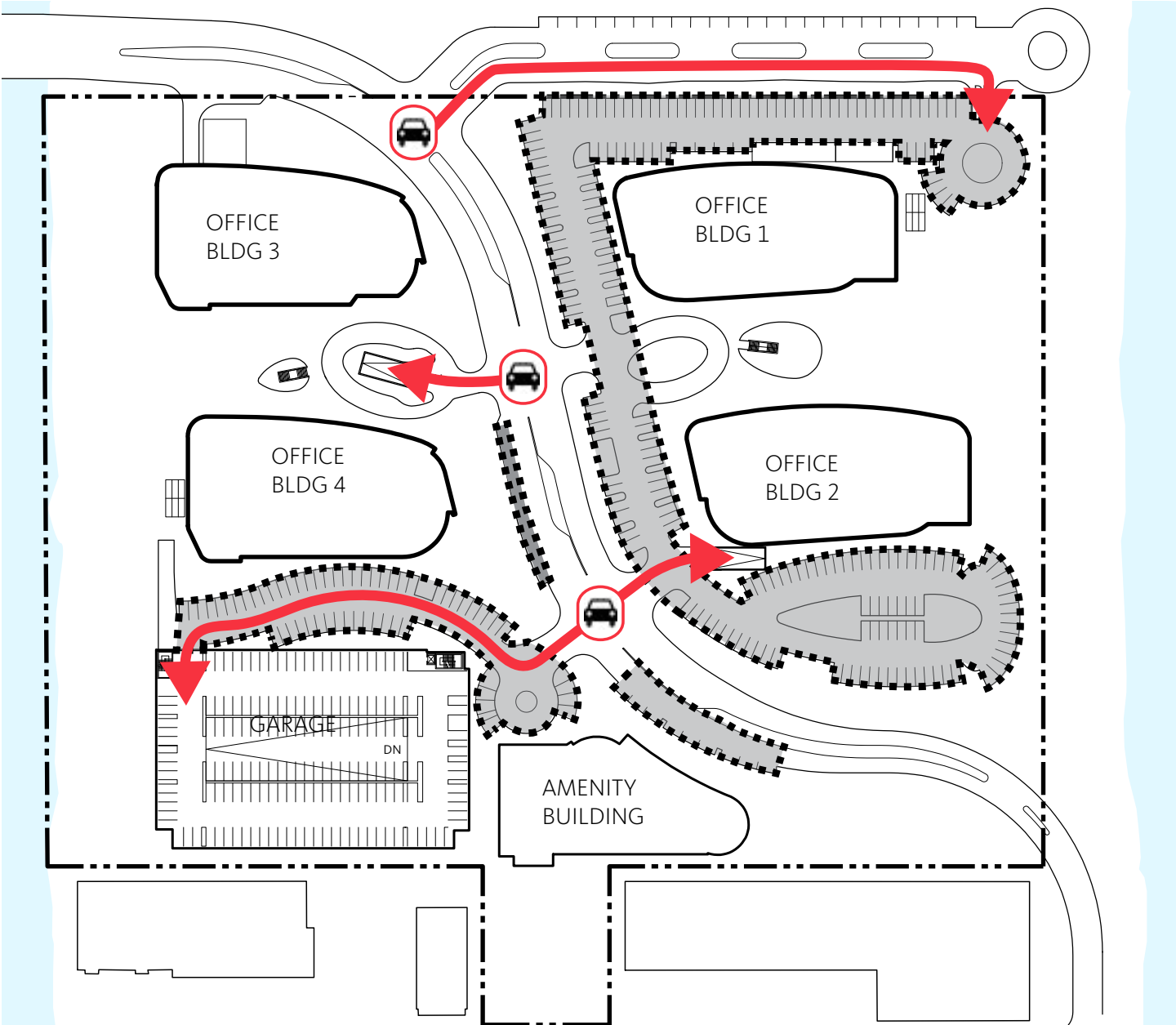


- CREATE CAR-FREE, PEDESTRIAN PROMENADE
- CONNECT BUILDINGS WITH GREEN, OPEN SPACE

SITE PLAN

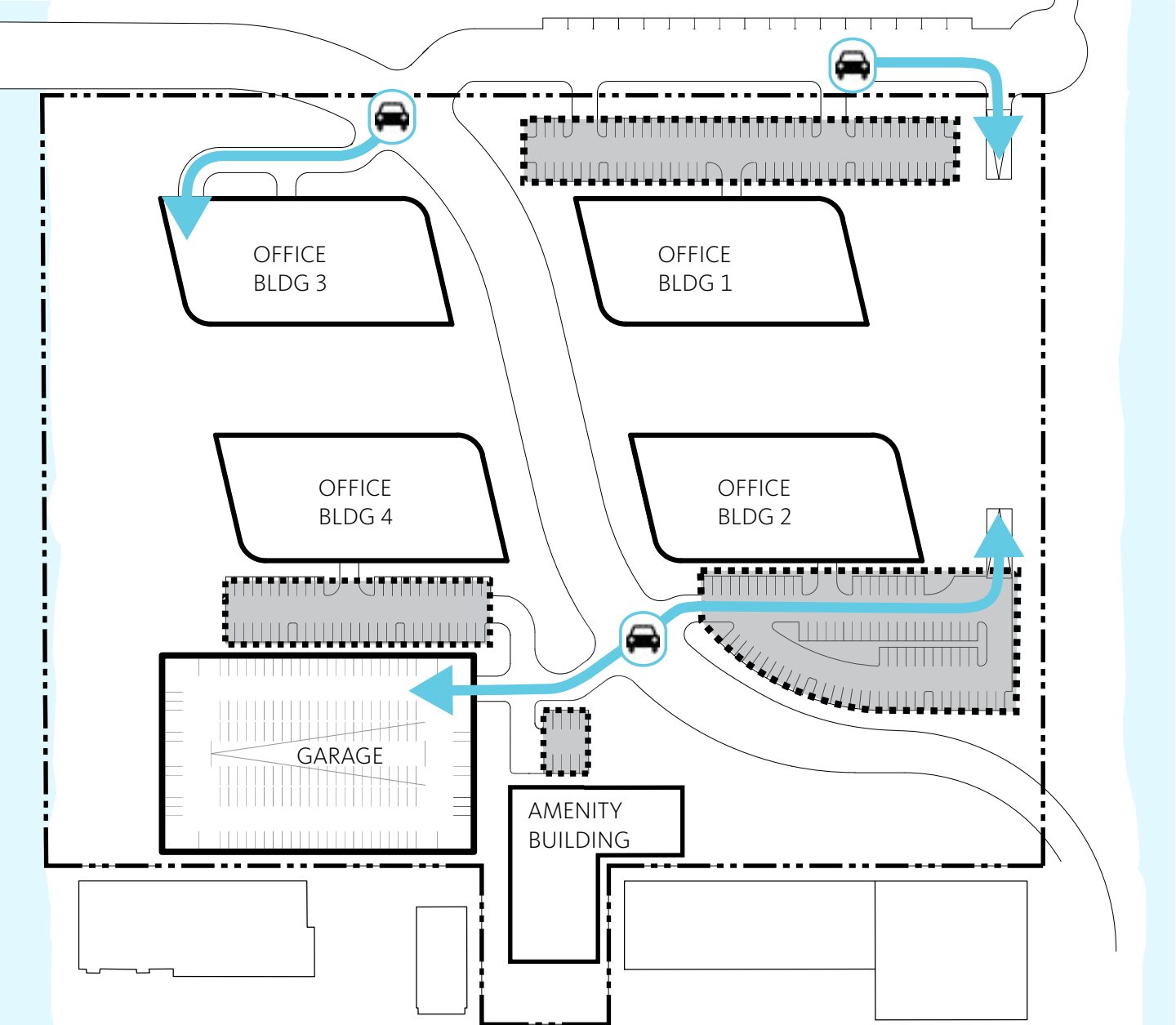
DESIGN FOR PEOPLE: Reduce Surface Asphalt:

ENTITLED SURFACE PARKING



- 114,000 SF ASPHALT
- 220 SURFACE PARKING SPACES

PROPOSED SURFACE PARKING

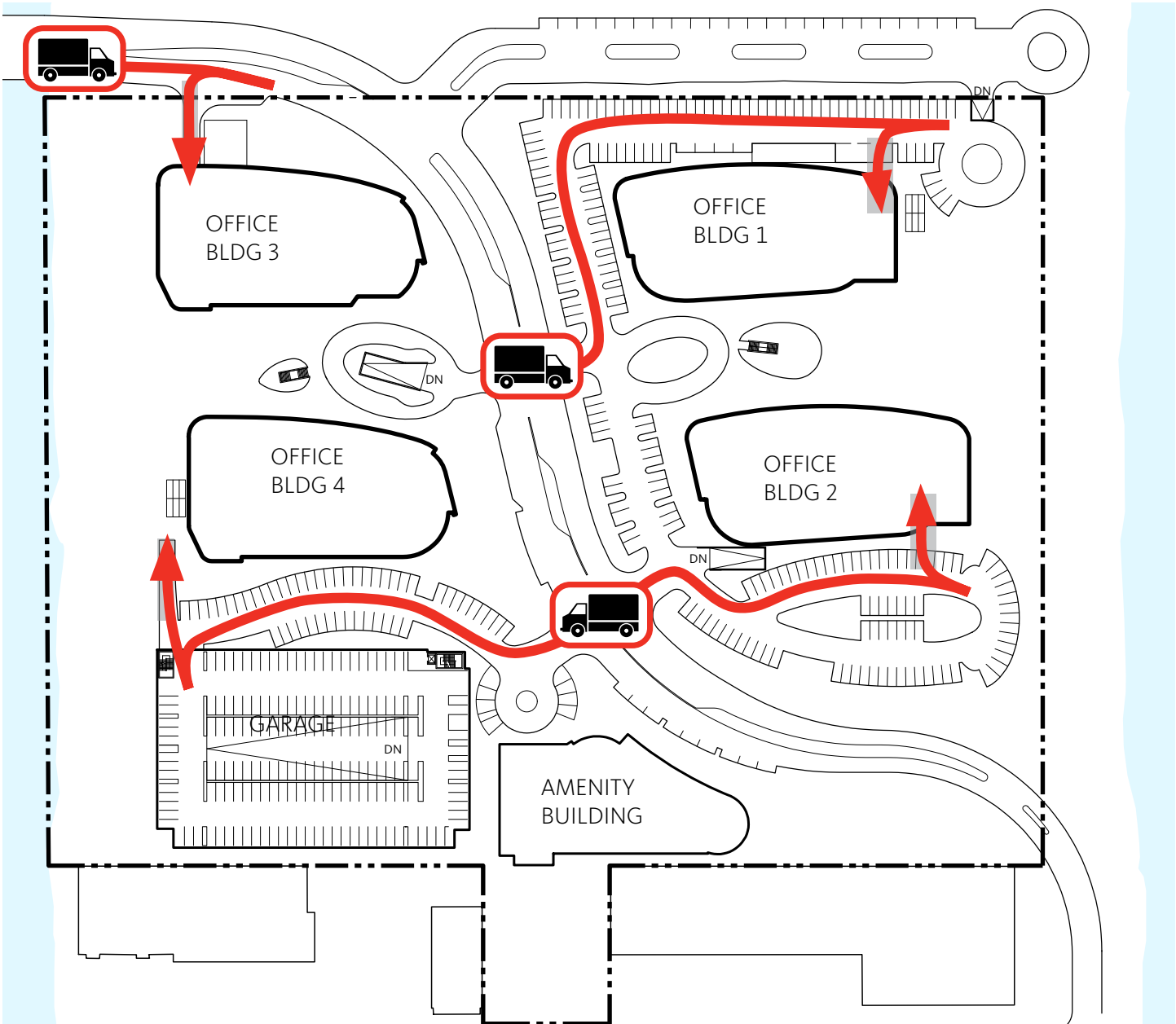


- 73,000 SF ASPHALT (36% REDUCTION)
- 211 SURFACE PARKING SPACES
- MORE EFFICIENT PARKING = MORE OPEN SPACE
- ACCESS TO PARKING THROUGH ENTITLED SIGNALIZED INTERSECTIONS
- TRAFFIC CALMING MEASURES RETAINED

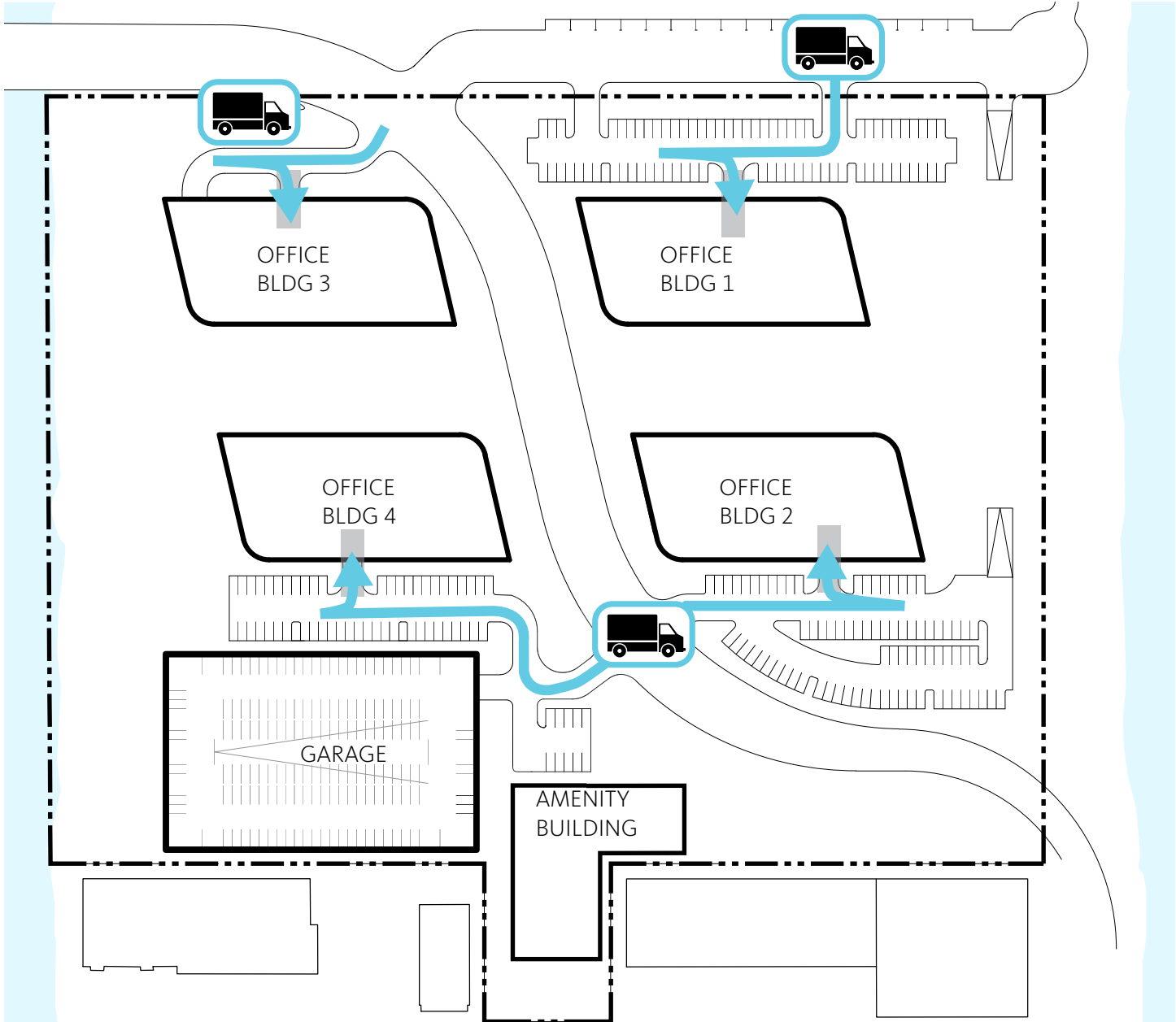
SITE PLAN | SURFACE & BASEMENT PARKING ACCESS

DESIGN FOR PEOPLE: Move Loading Docks Away from Pedestrian Promenade

ENTITLED LOADING ACCESS



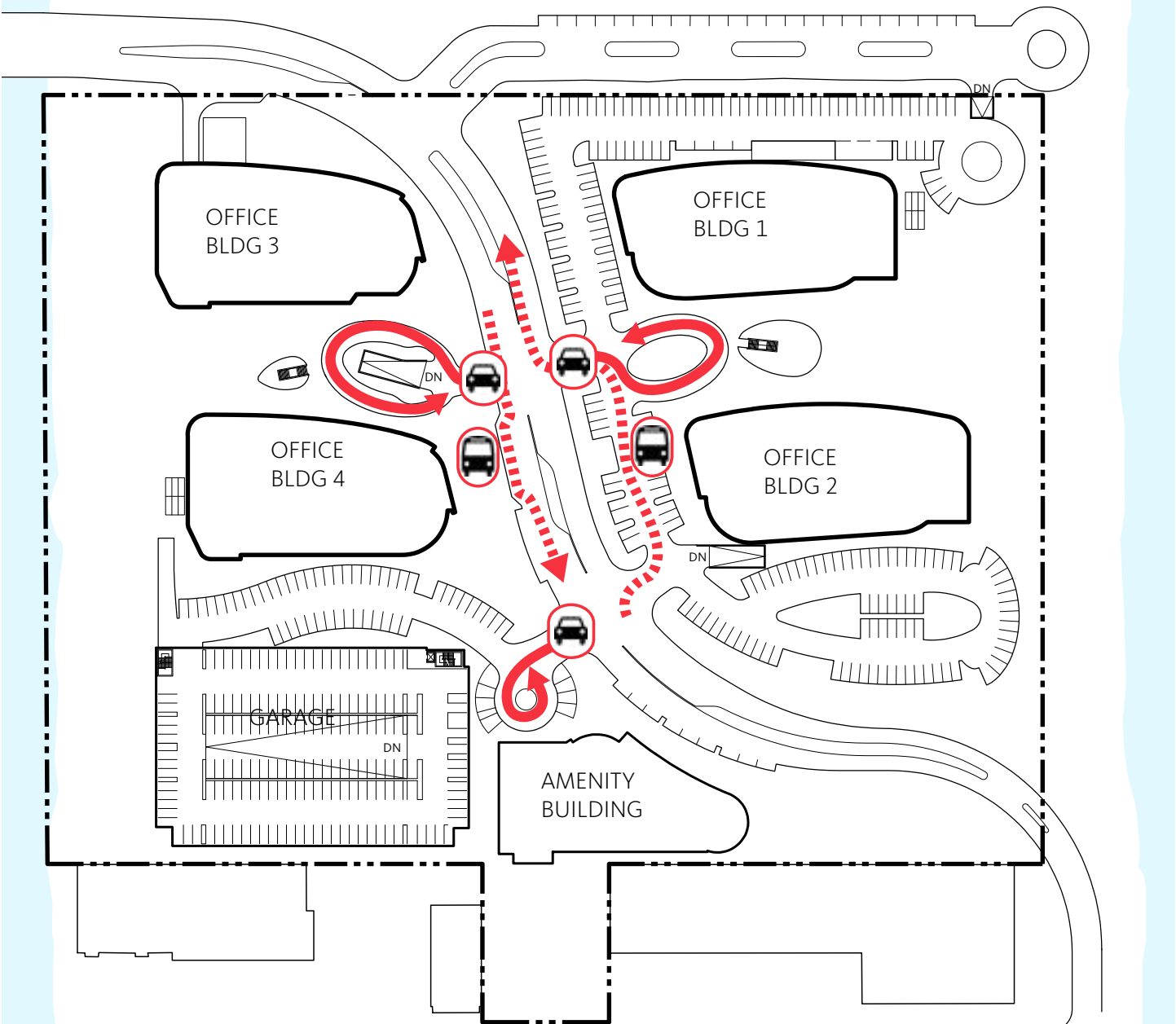
PROPOSED LOADING ACCESS



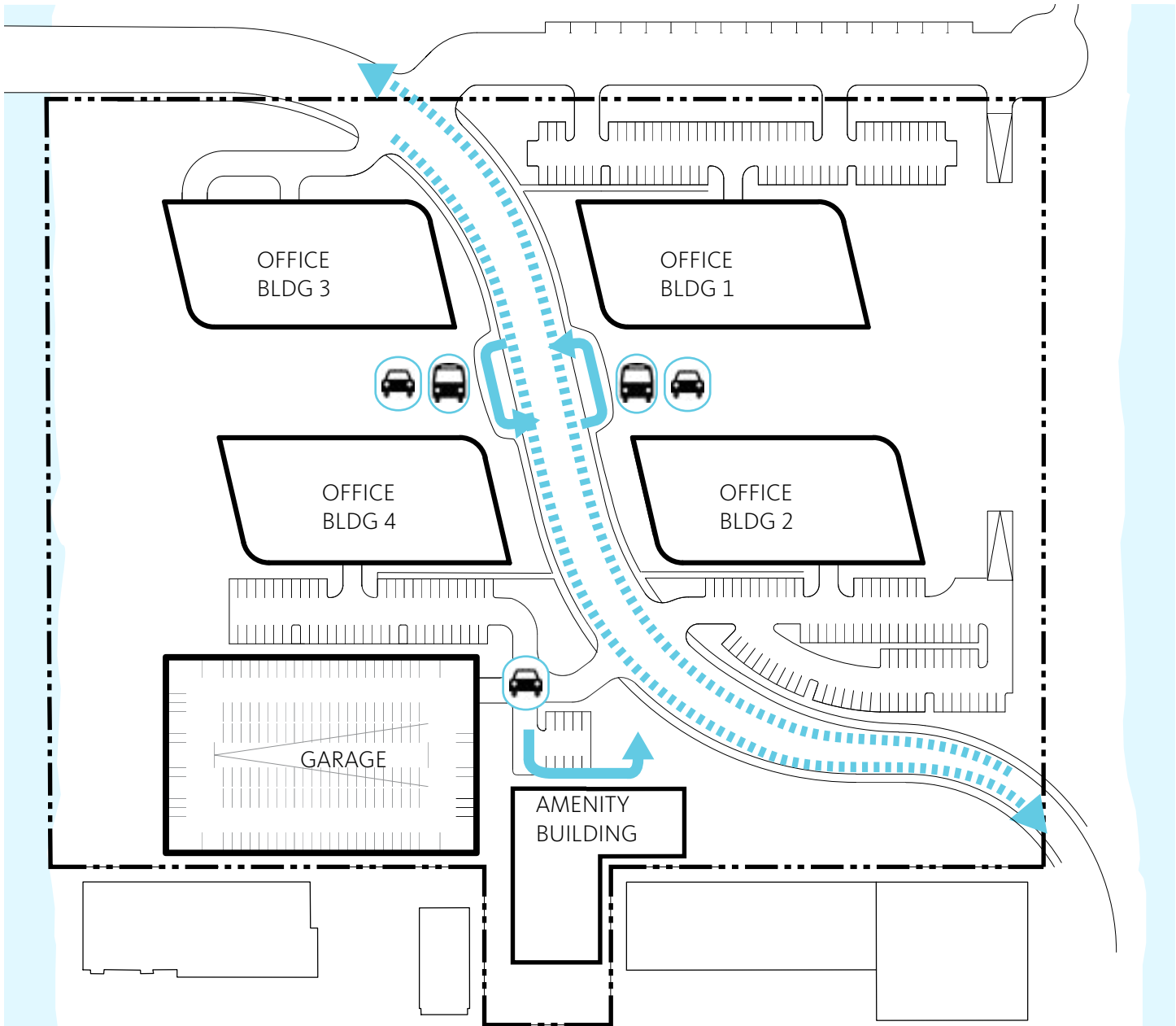
- SEPARATE SERVICE TRUCKS FROM PEDESTRIAN PROMENADE
- ACCESS THROUGH ENTITLED SIGNALIZED INTERSECTIONS
- CREATE DIRECT PATH TO LOADING DOCK

DESIGN FOR PEOPLE: Intuitive Passenger Drop-off Locations

ENTITLED VEHICULAR DROP-OFF



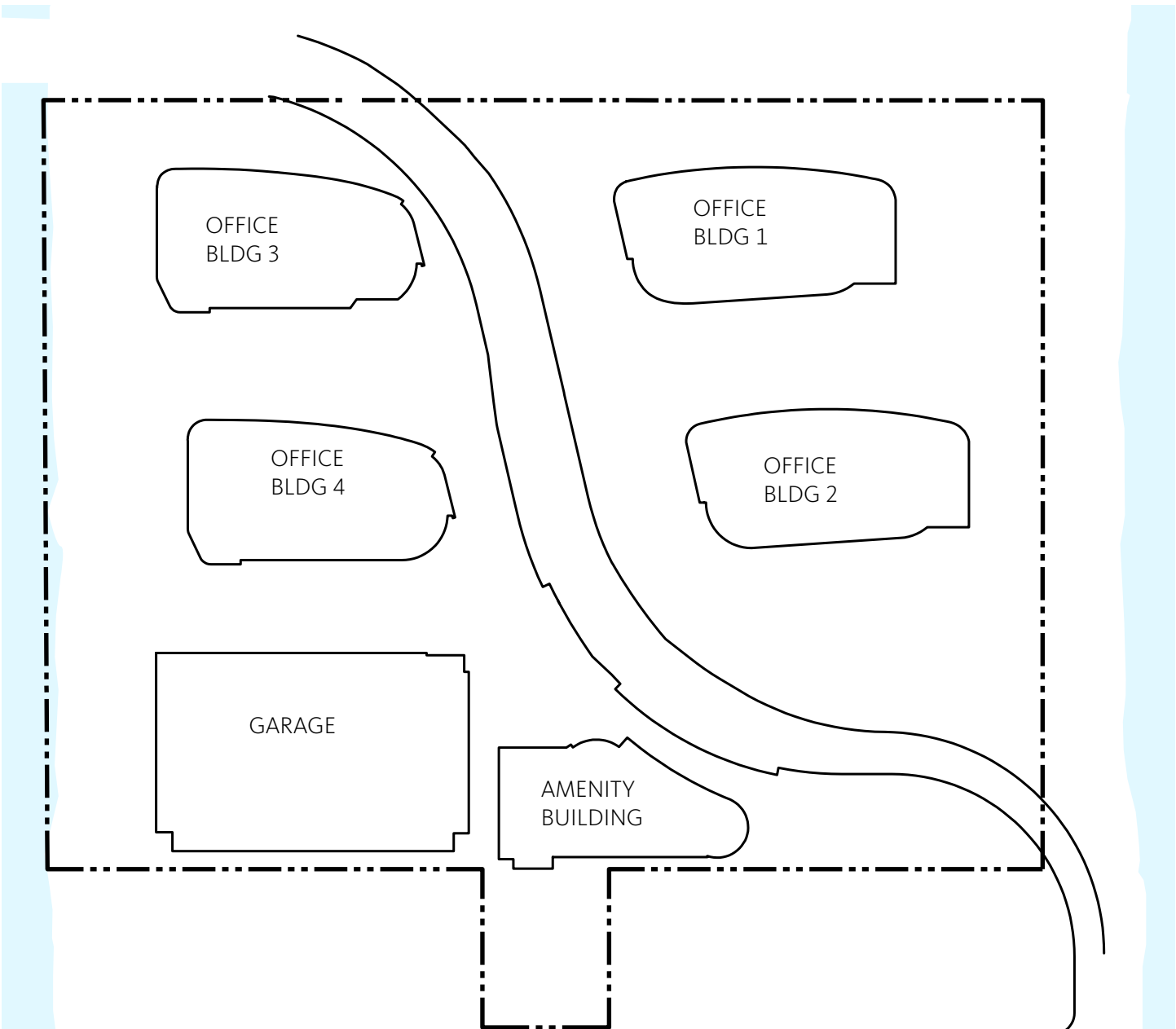
PROPOSED VEHICULAR DROP-OFF



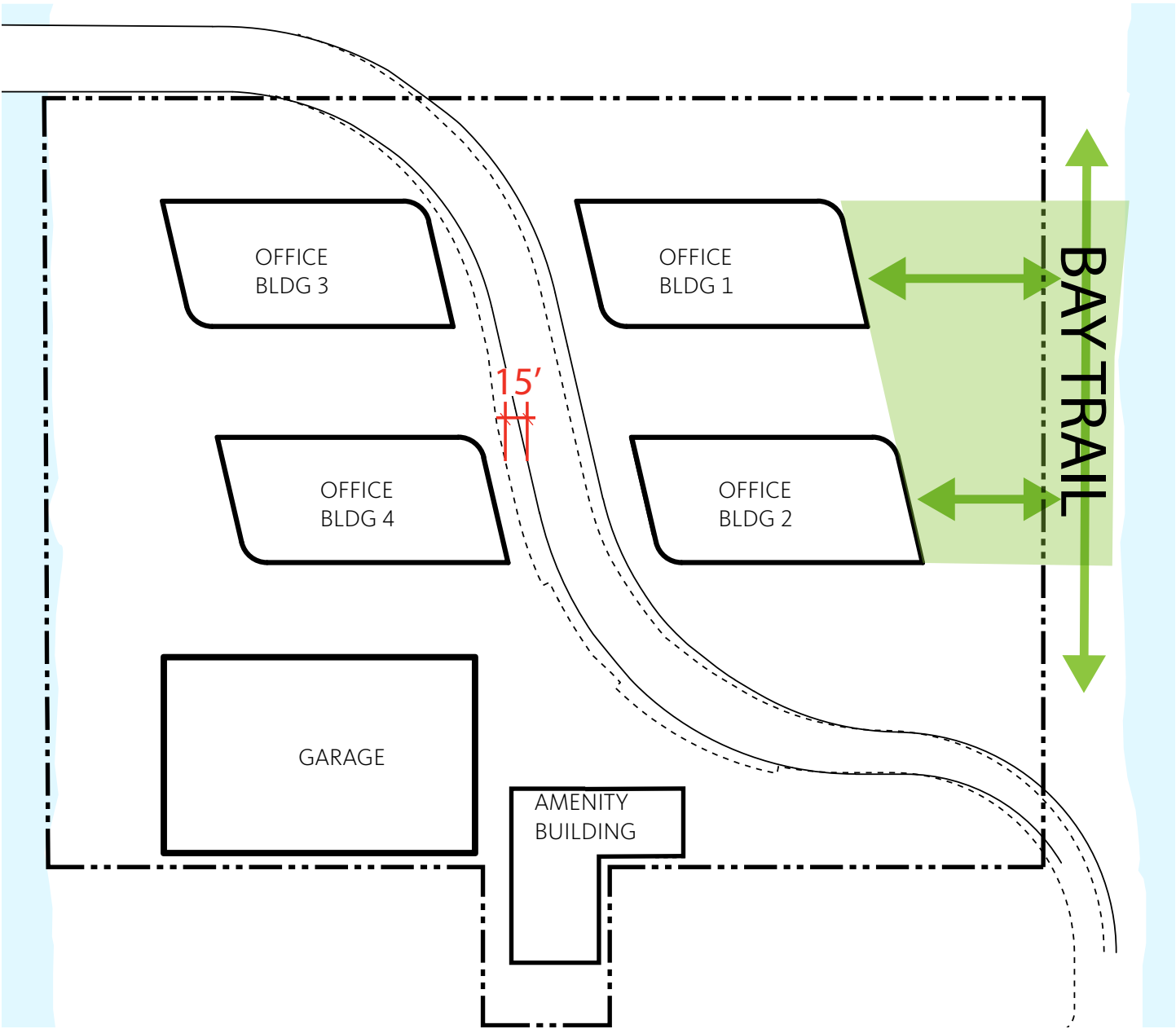
- INTUITIVE + SIMPLE DROP-OFF LOCATIONS
- MORE EFFICIENT TRAFFIC FLOW
- DROP-OFF LOCATIONS DIRECTLY ACCESSES PEDESTRIAN PROMENADE

DESIGN FOR PUBLIC: Increase Open Space

ENTITLED



PROPOSED

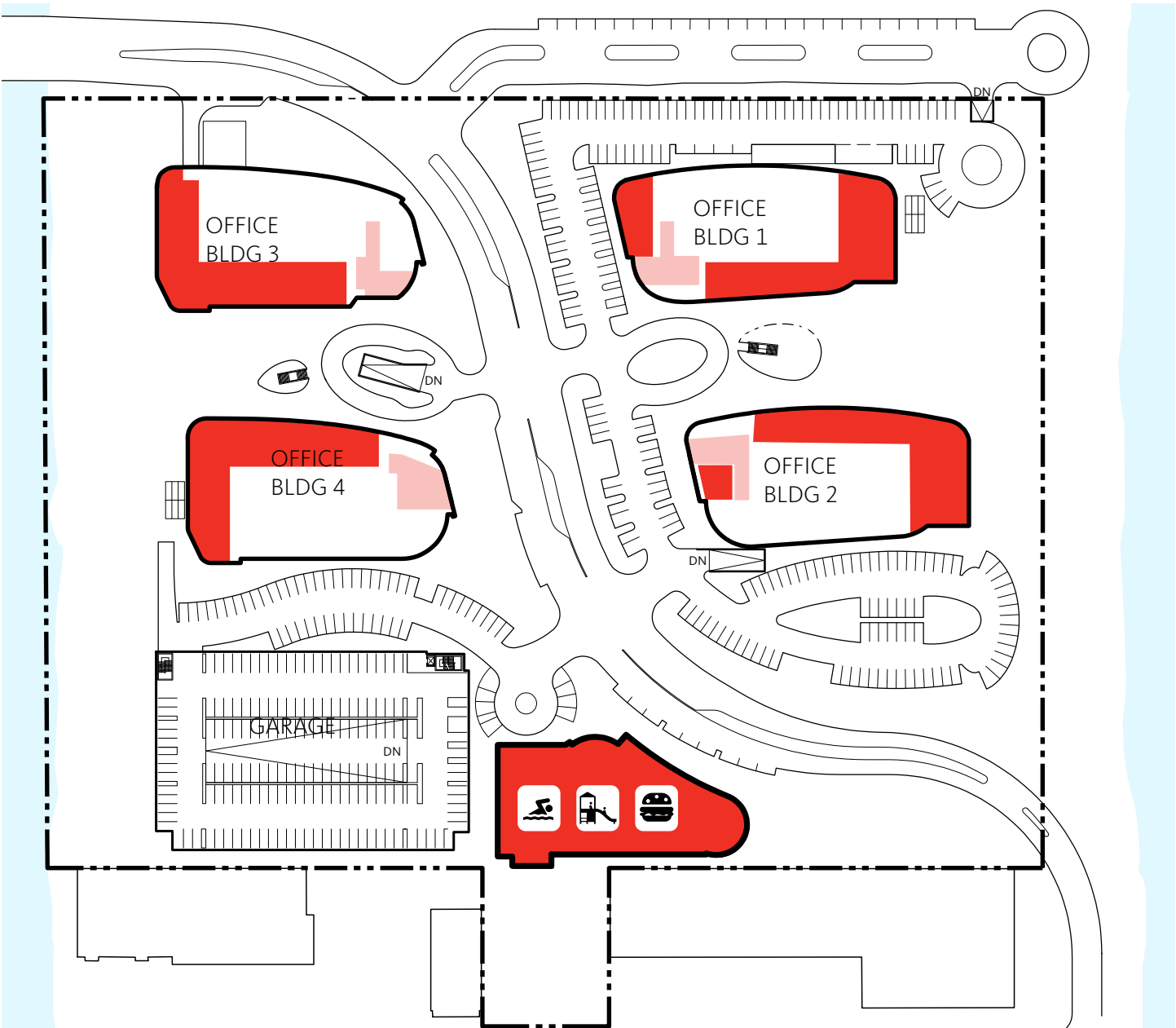


- SHIFT BUILDINGS TO MAXIMIZE OPEN SPACE FACING BAY
- SUPPORT BAY TRAIL RECREATION WITH ADDITIONAL OPEN SPACE
- SHIFT AIRPORT BLVD. 15' EAST TO ACCOMMODATE BUILDING RELOCATIONS
- MAINTAIN APPROVED BUILDING HEIGHTS

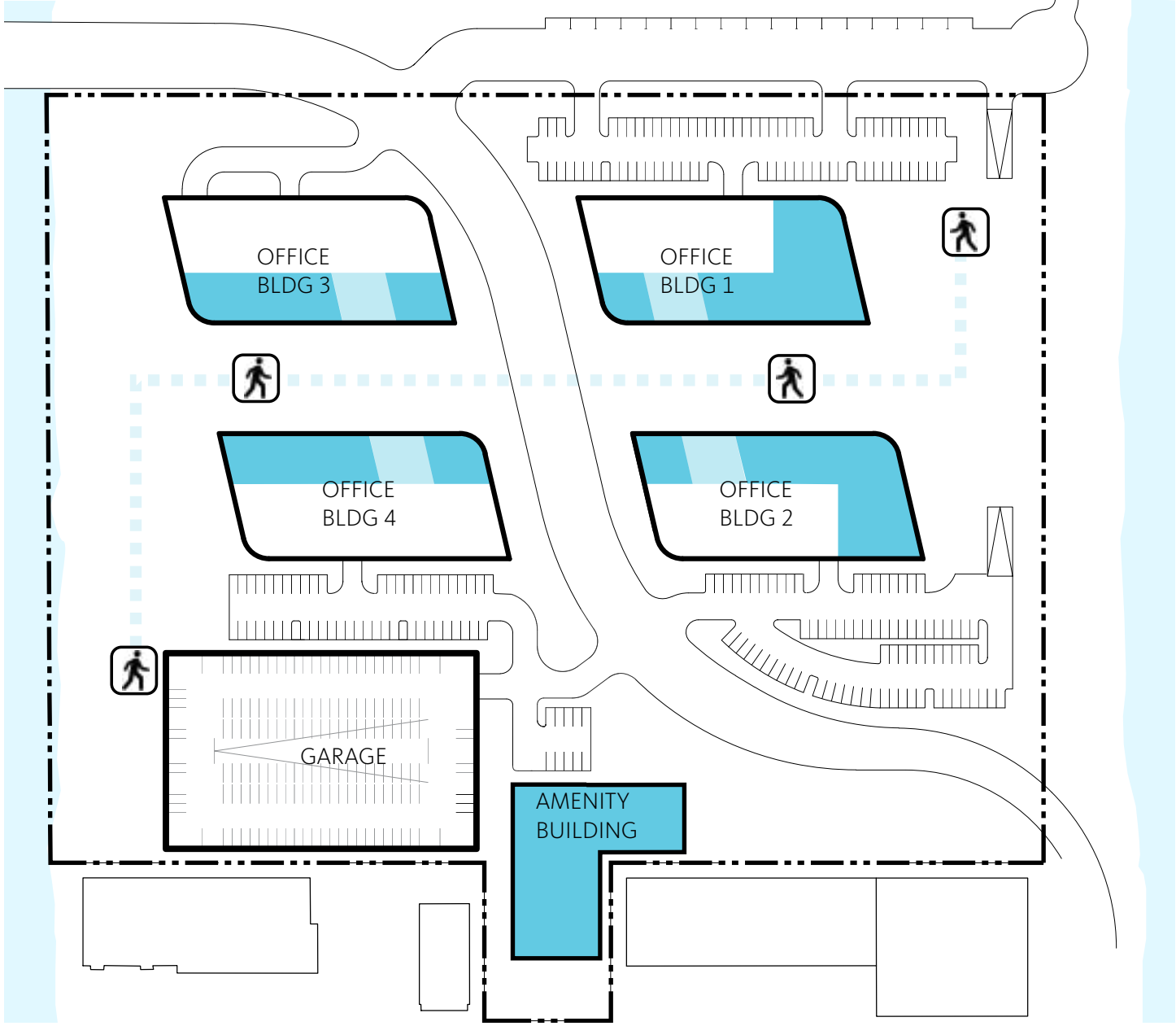
MASSING | BUILDING LOCATION

DESIGN FOR PUBLIC: Orient Amenities to Activate Pedestrian Promenade

ENTITLED AMENITIES



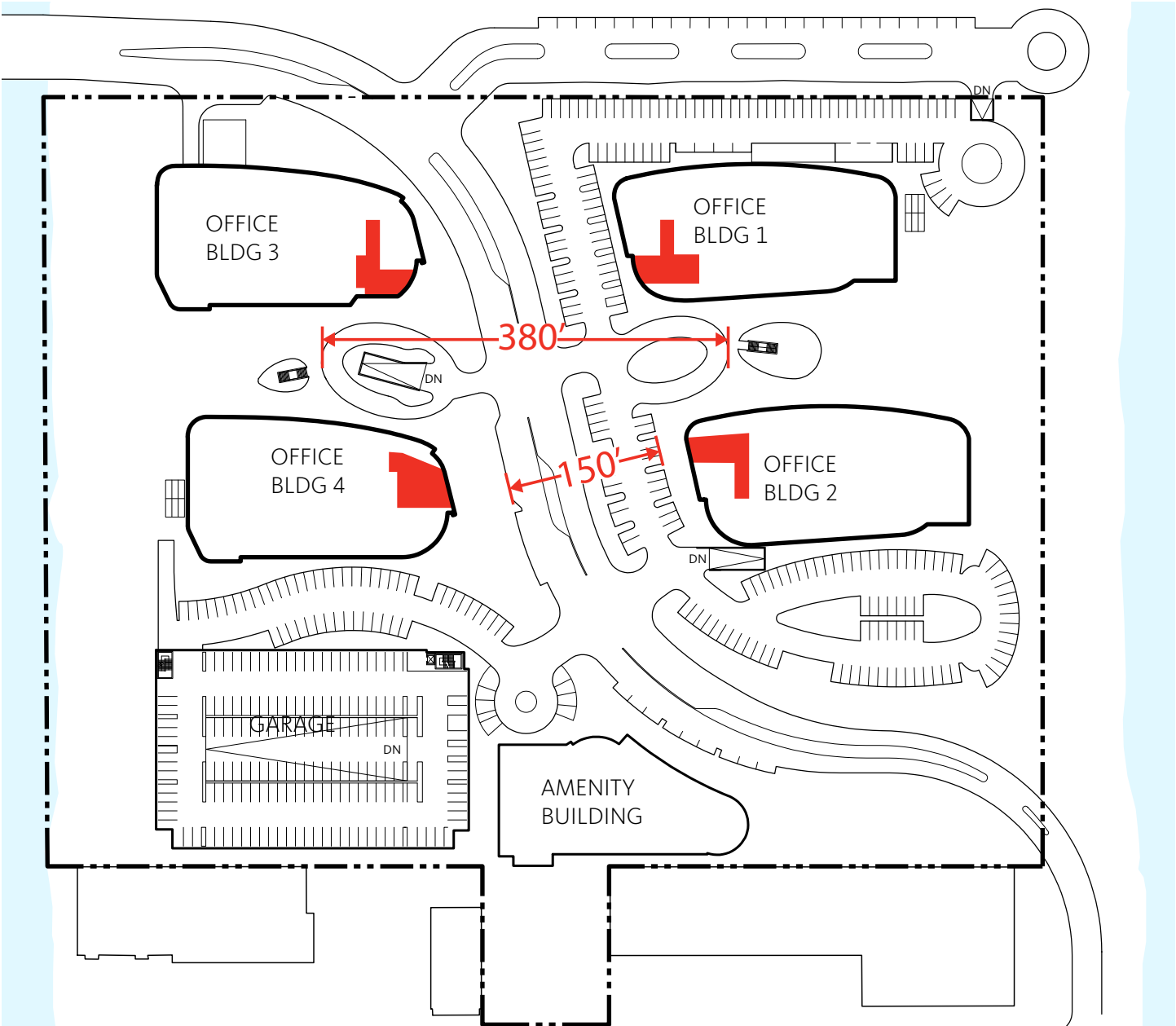
PROPOSED AMENITIES



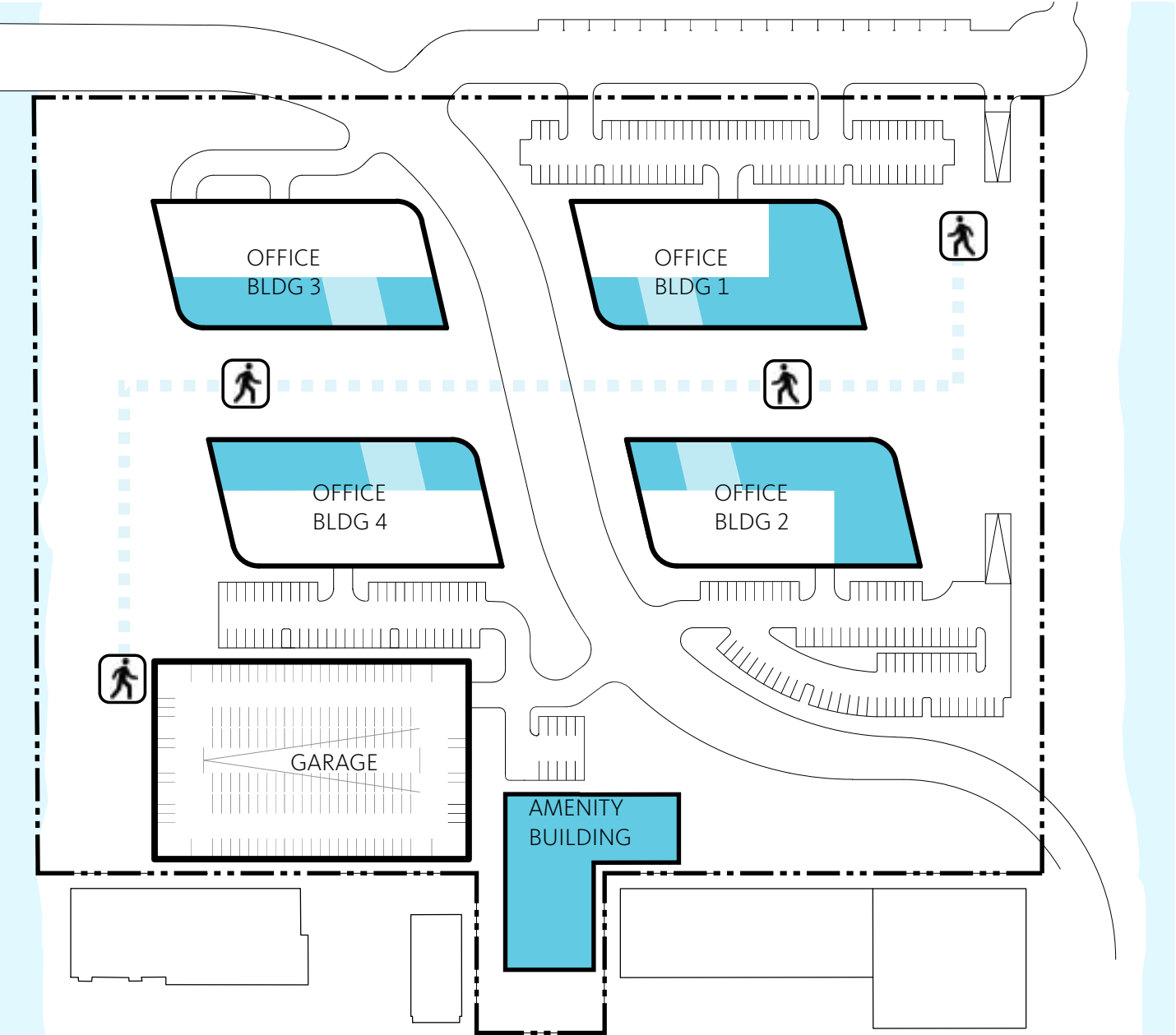
- REORIENT ENTITLED AMENITIES: FITNESS CENTER, CAFE, DAY CARE, RETAIL, FOOD AND PERSONAL SERVICES

DESIGN FOR TENANT: Improved Lobby Relationships to Promenade & Airport Blvd.

ENTITLED LOBBIES



PROPOSED LOBBIES

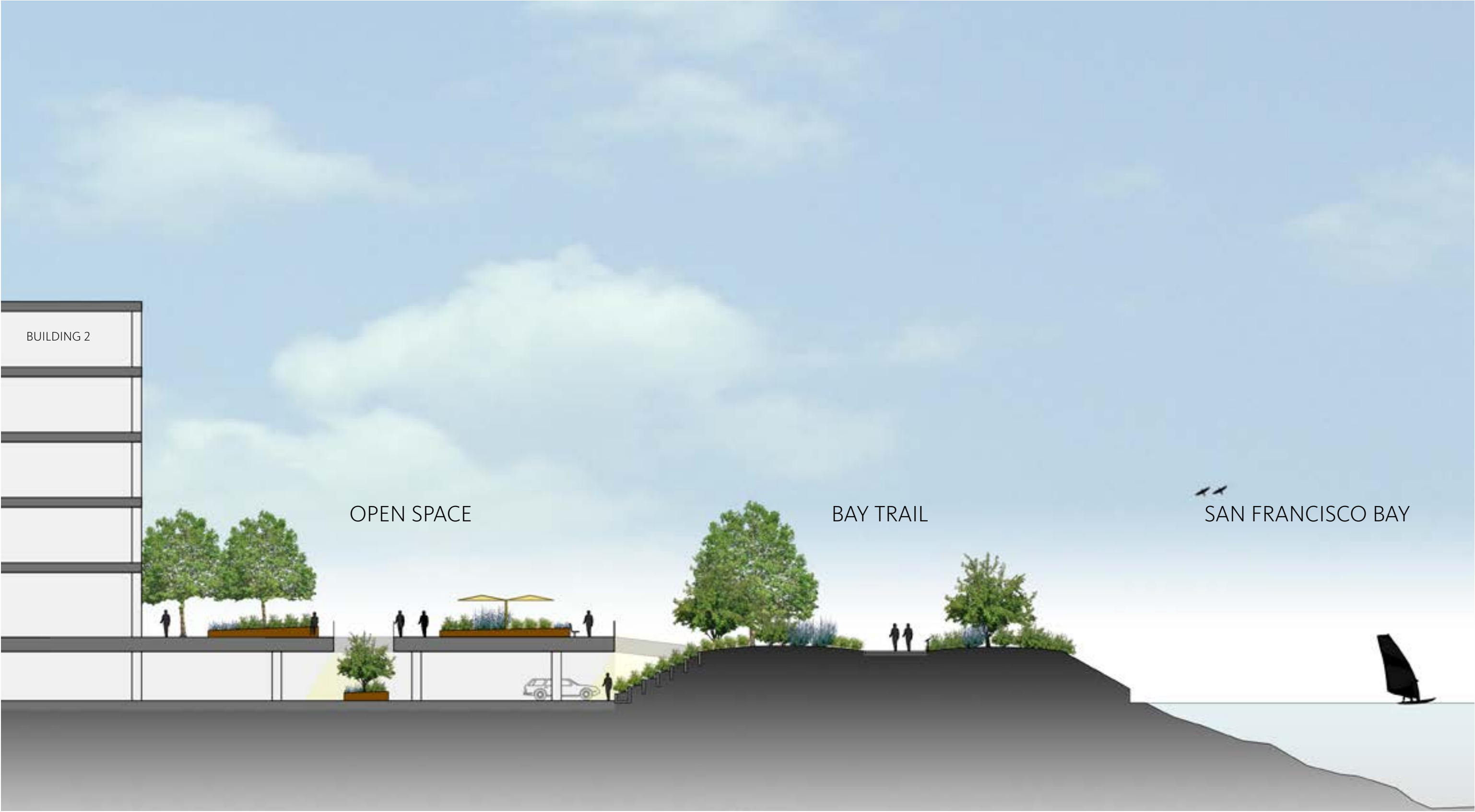


- ORIENT LOBBIES TO PEDESTRIAN PROMENADE
- CREATE LOBBY NETWORK FOR A COHERENT CAMPUS
- ENHANCE BUILDING ORIENTATION TO STREET BY RELOCATING PARKING

LANDSCAPE DESIGN: Site Plan



LANDSCAPE DESIGN: Bay Front Site Section



LANDSCAPE DESIGN: Tree Palette



Big Leaf Maple
Acer macrophyllum



Bishop Pine
Pinus muricata



Torrey Pine
Pinus torreyana



Western Redbud
Cercis occidentalis



Fan Palm
Washingtonia filibusta



Cajeput Tree
Melaleuca quinquenervia



Strawberry Tree
Arbutus unedo

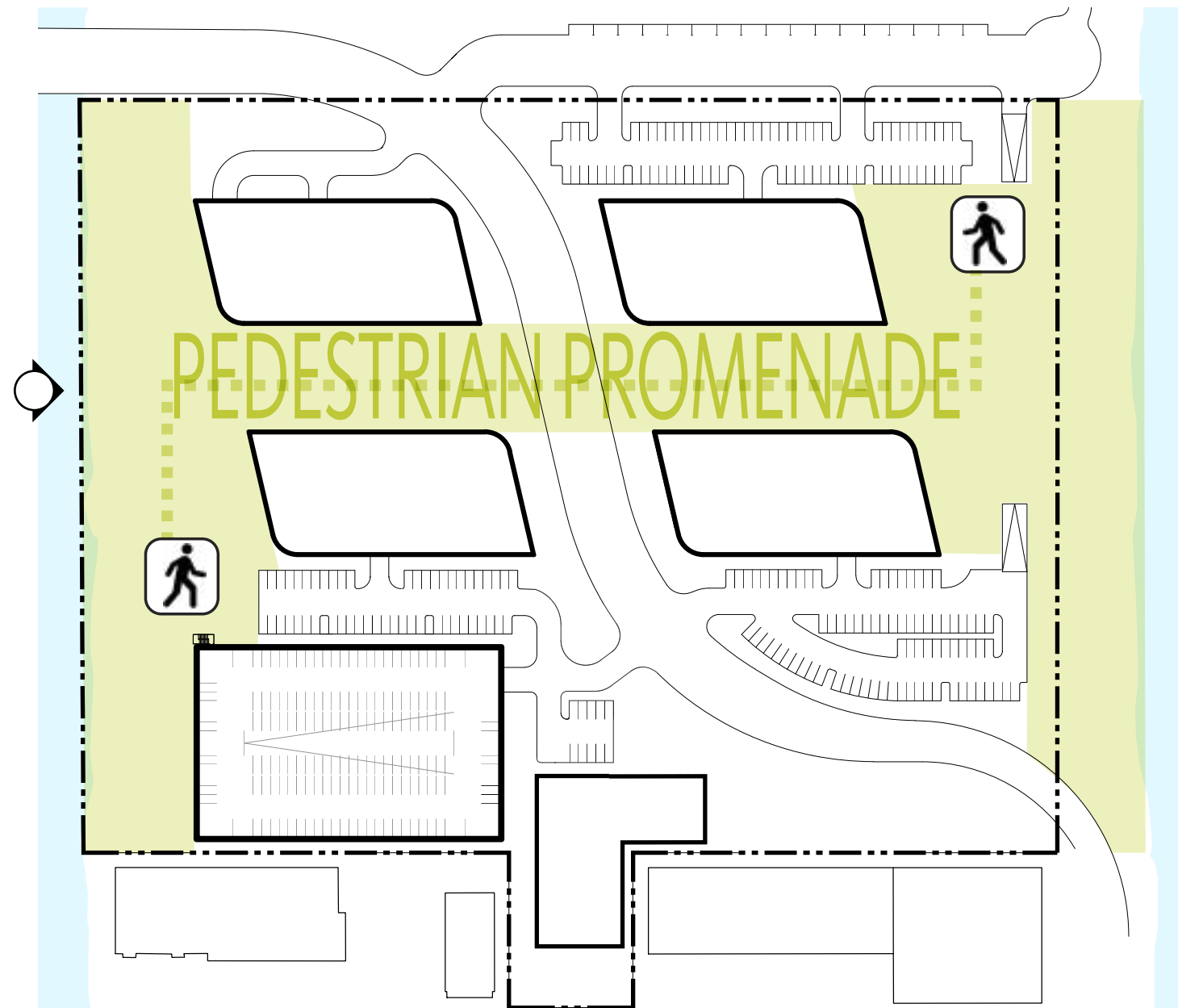


Holly Oak
Quercus ilex

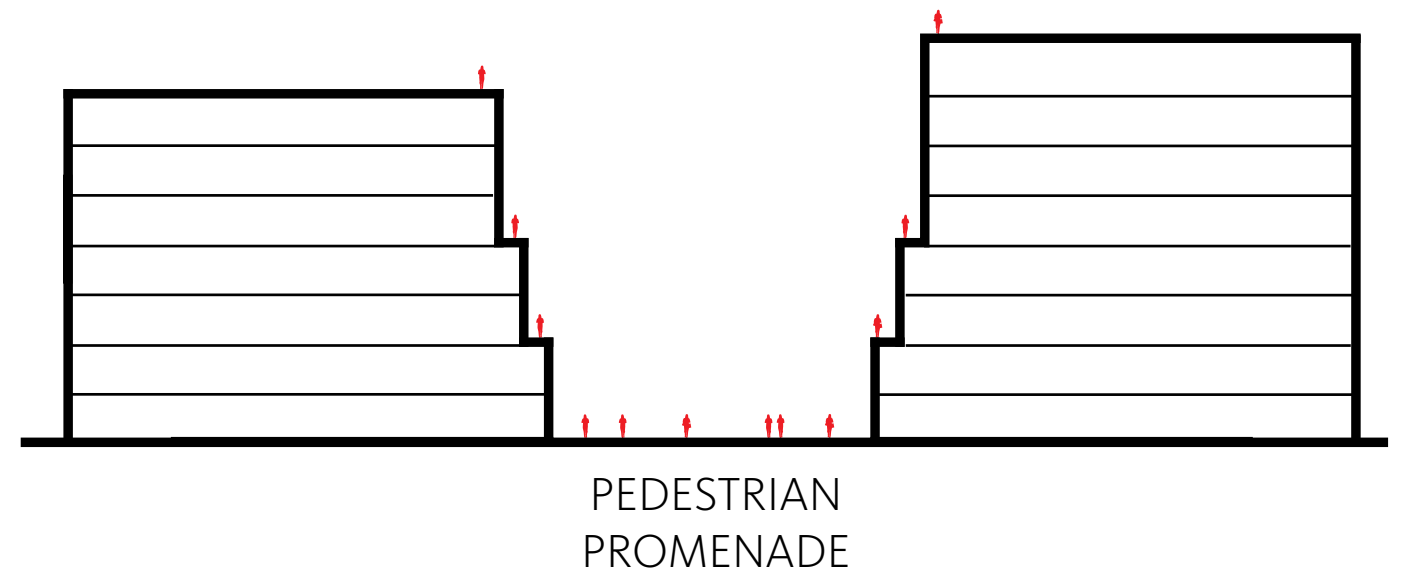


London Plane Tree
Platanus acerifolia columbia

OFFICE BUILDING MASSING: Setbacks Activate Pedestrian Promenade



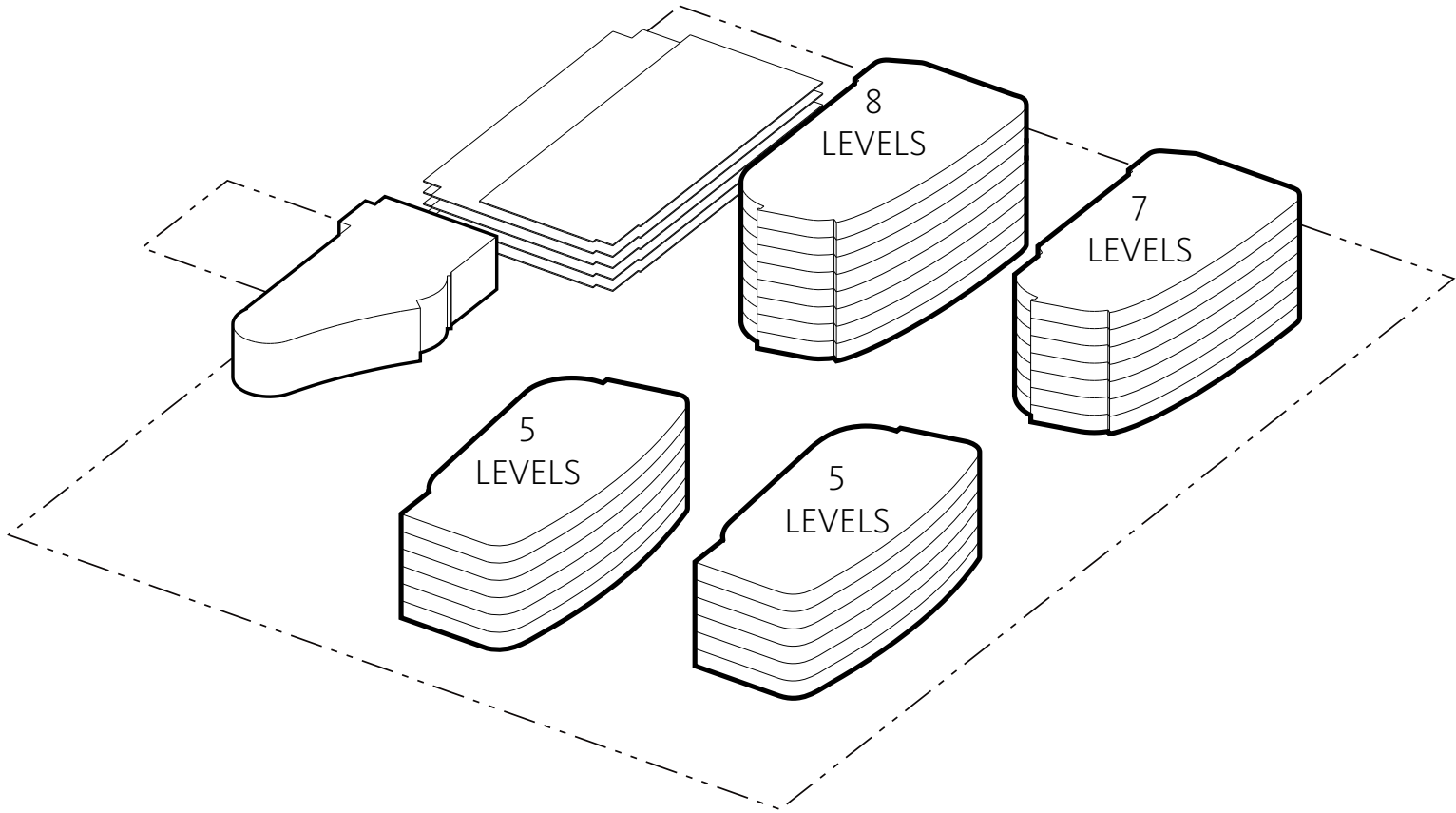
CAR-FREE, PEDESTRIAN PROMENADE



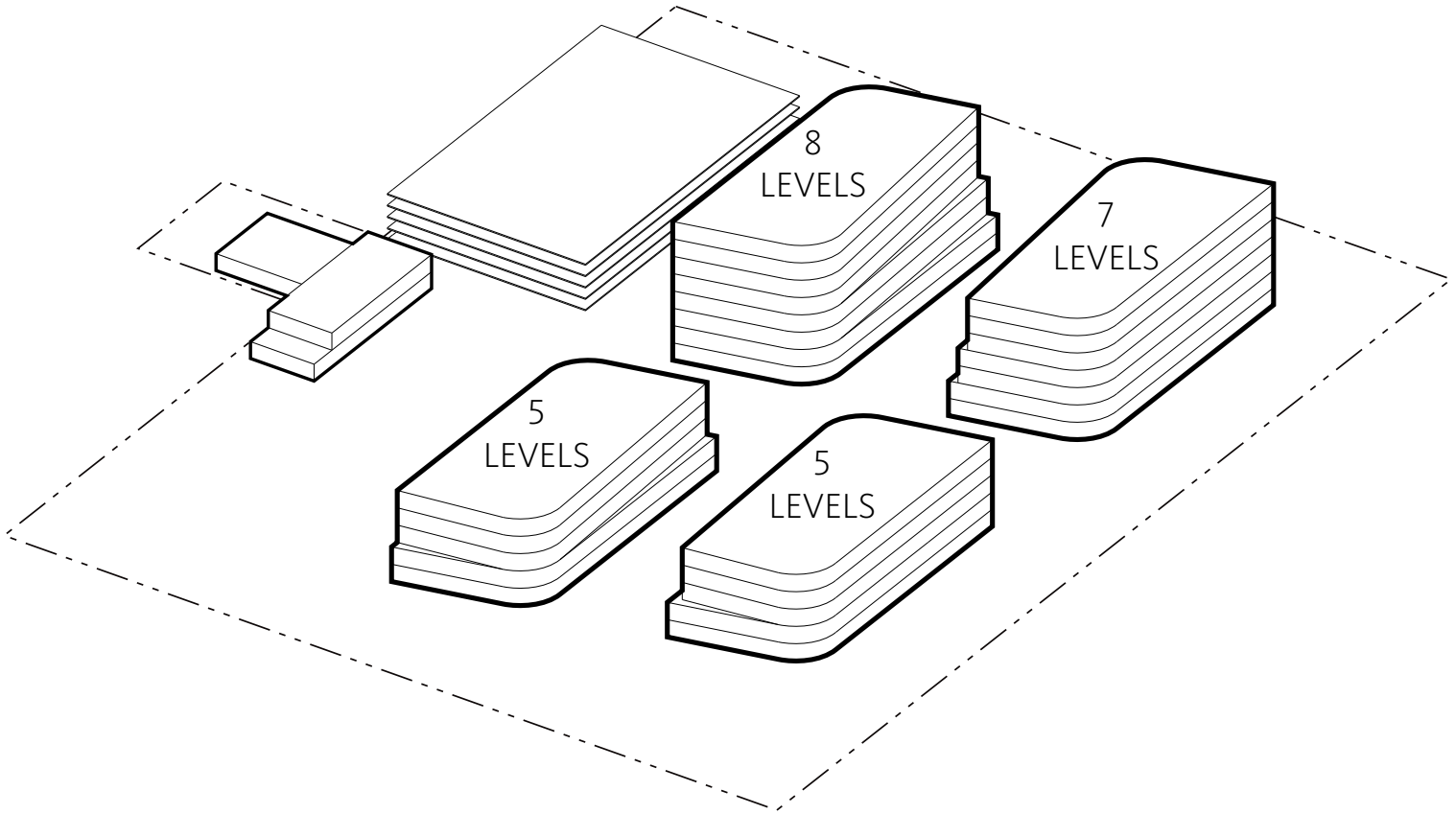
- BUILDING SETBACKS ACTIVATE PEDESTRIAN PROMENADE
- OPEN TO DAYLIGHT AND VIEWS
- PROVIDE OUTSIDE TERRACE AMENITY TO TENANT
- ESTABLISH PEDESTRIAN SCALE STREET WALL

OFFICE BUILDING MASSING

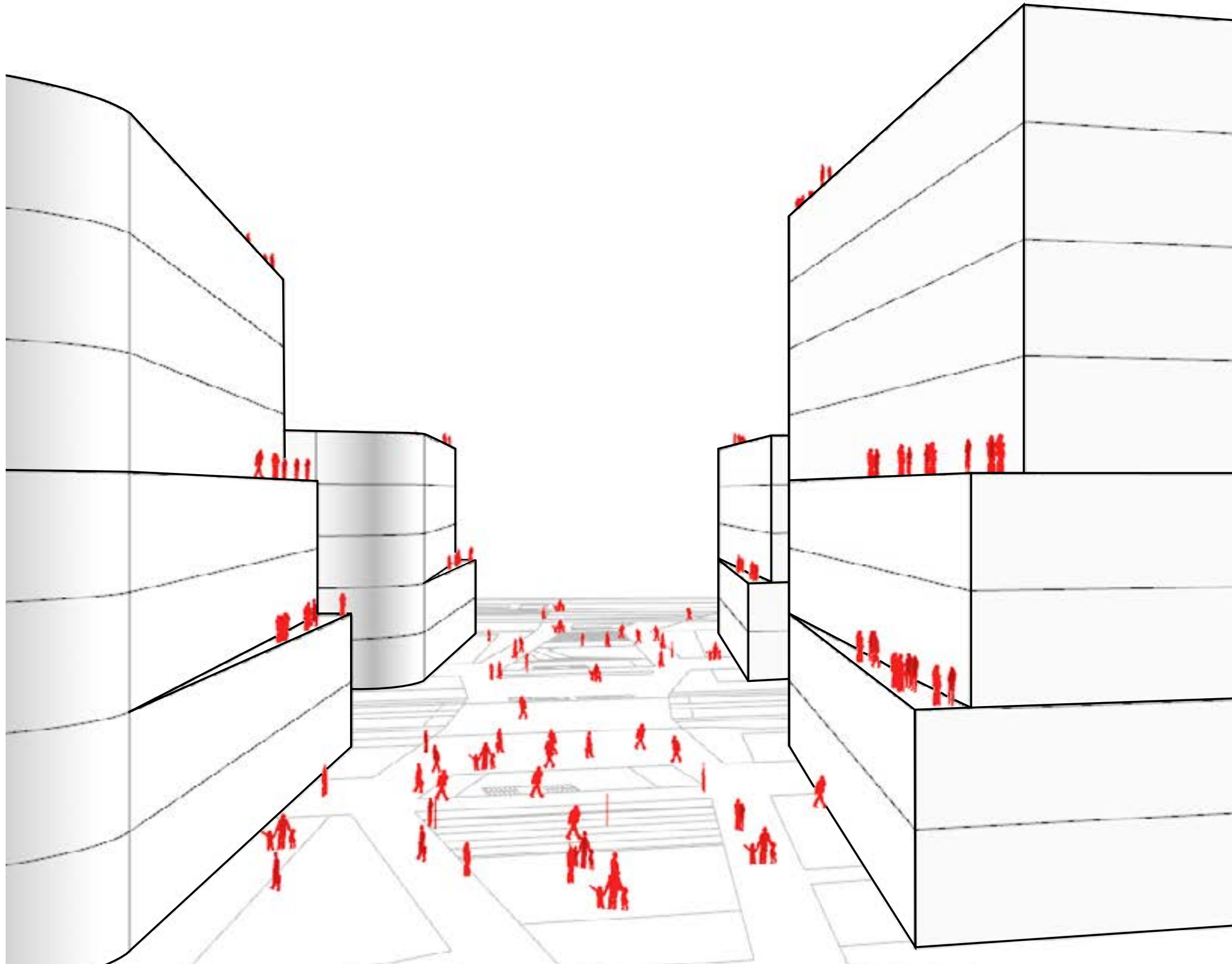
ENTITLED MASSING



PROPOSED MASSING

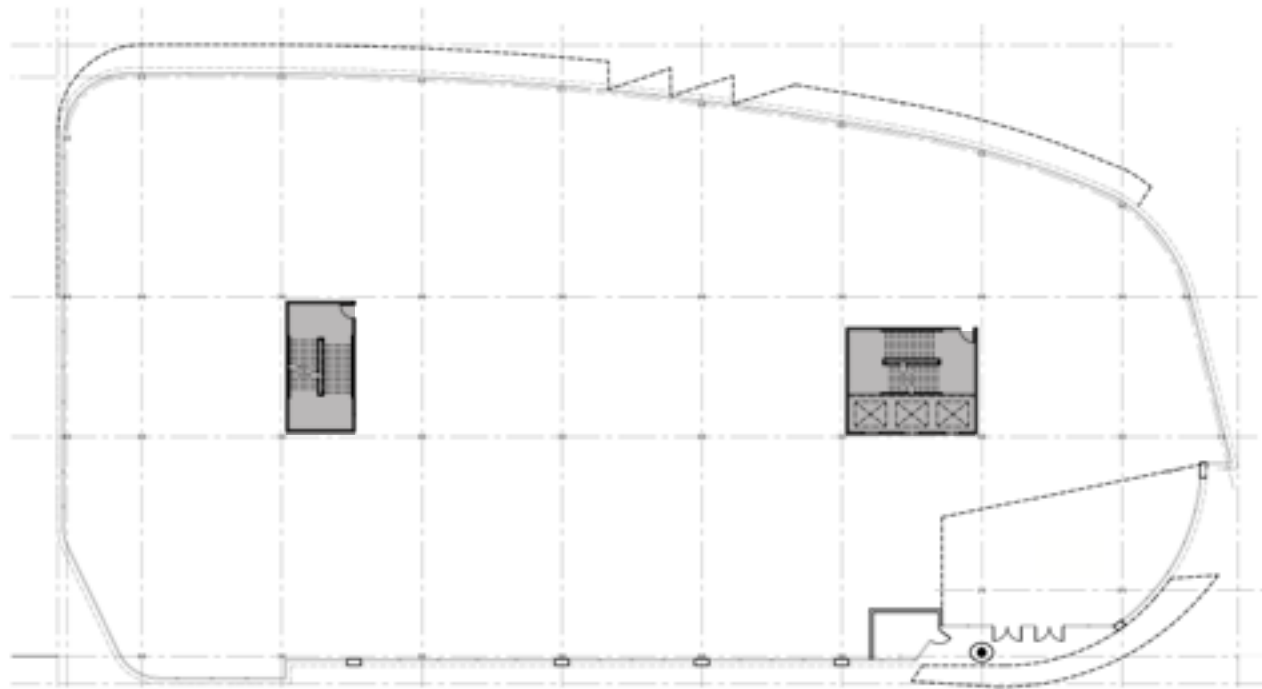


OFFICE BUILDING MASSING: Setbacks Activate Pedestrian Promenade

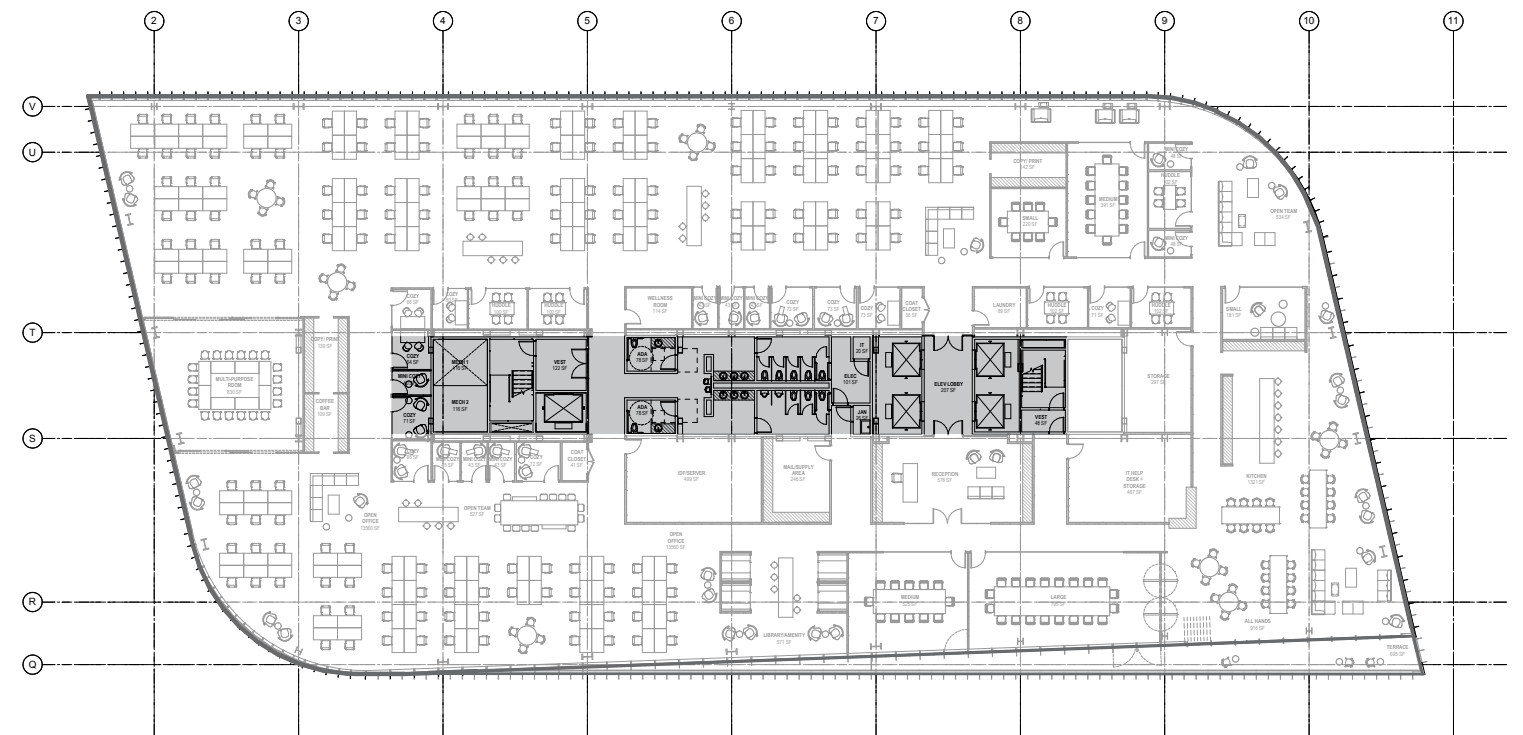


DESIGN FOR TENANT: Attract World-Class Tenant

ENTITLED CORE

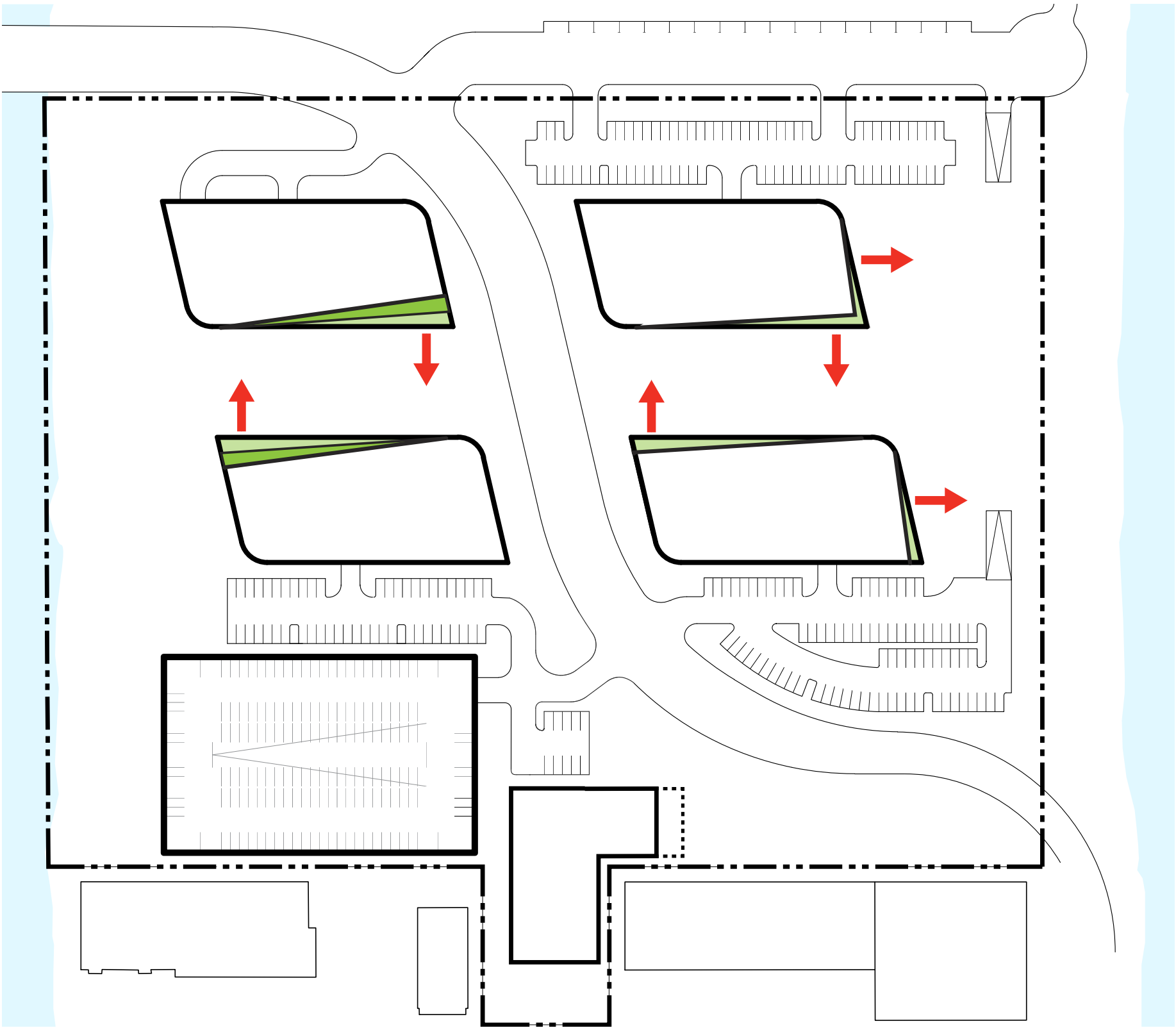


PROPOSED CORE

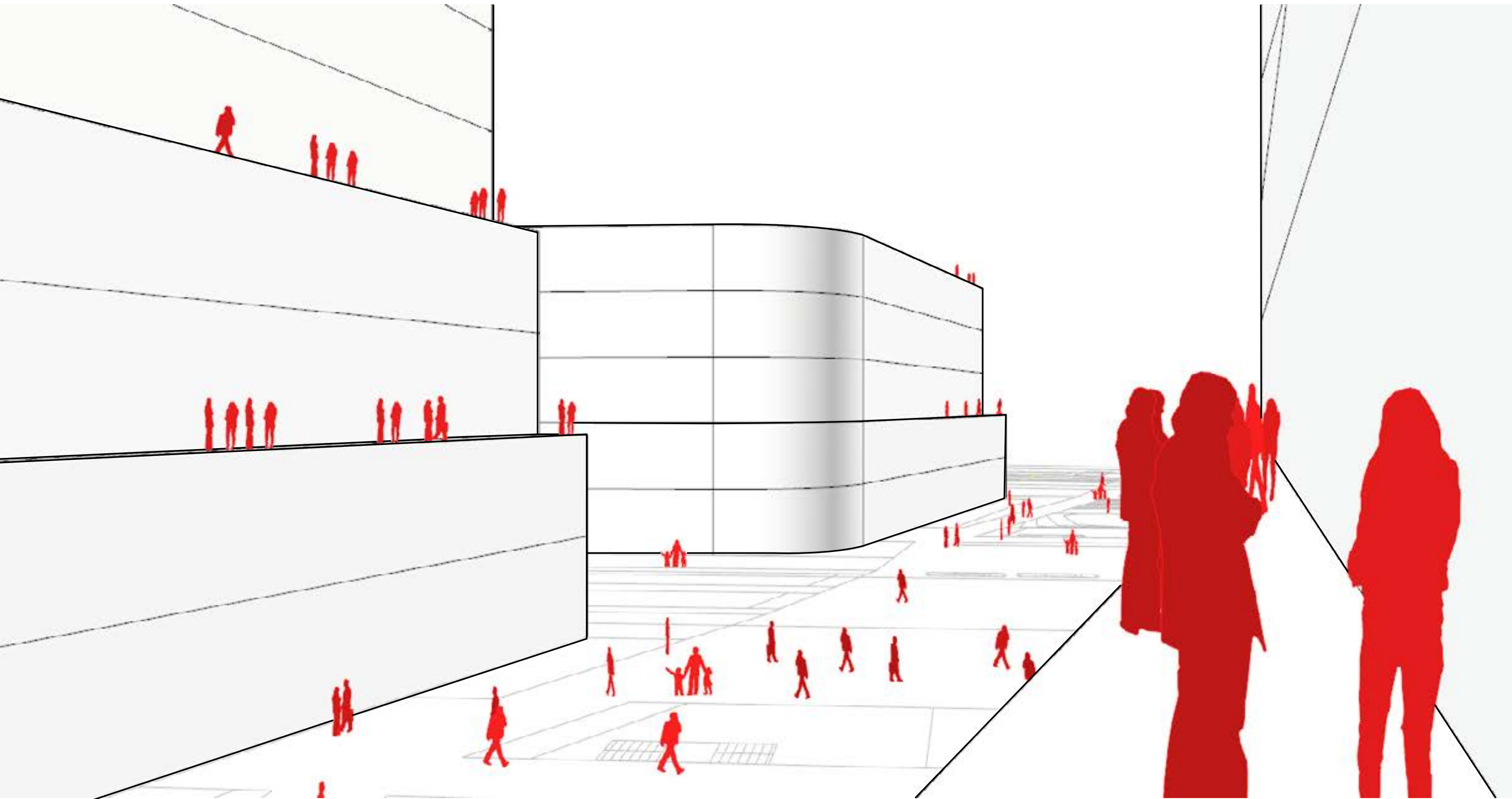


- UPDATE FLOOR PLANS TO MEET MARKET DEMANDS
- INCREASE WORKPLACE PLANNING EFFICIENCY
- OFFER FLEXIBLE WORKPLACE LAYOUT
- PROVIDE INDOOR & OUTDOOR WORKSPACE

OFFICE BUILDING MASSING: Terraces Activate the Length of Pedestrian Promenade



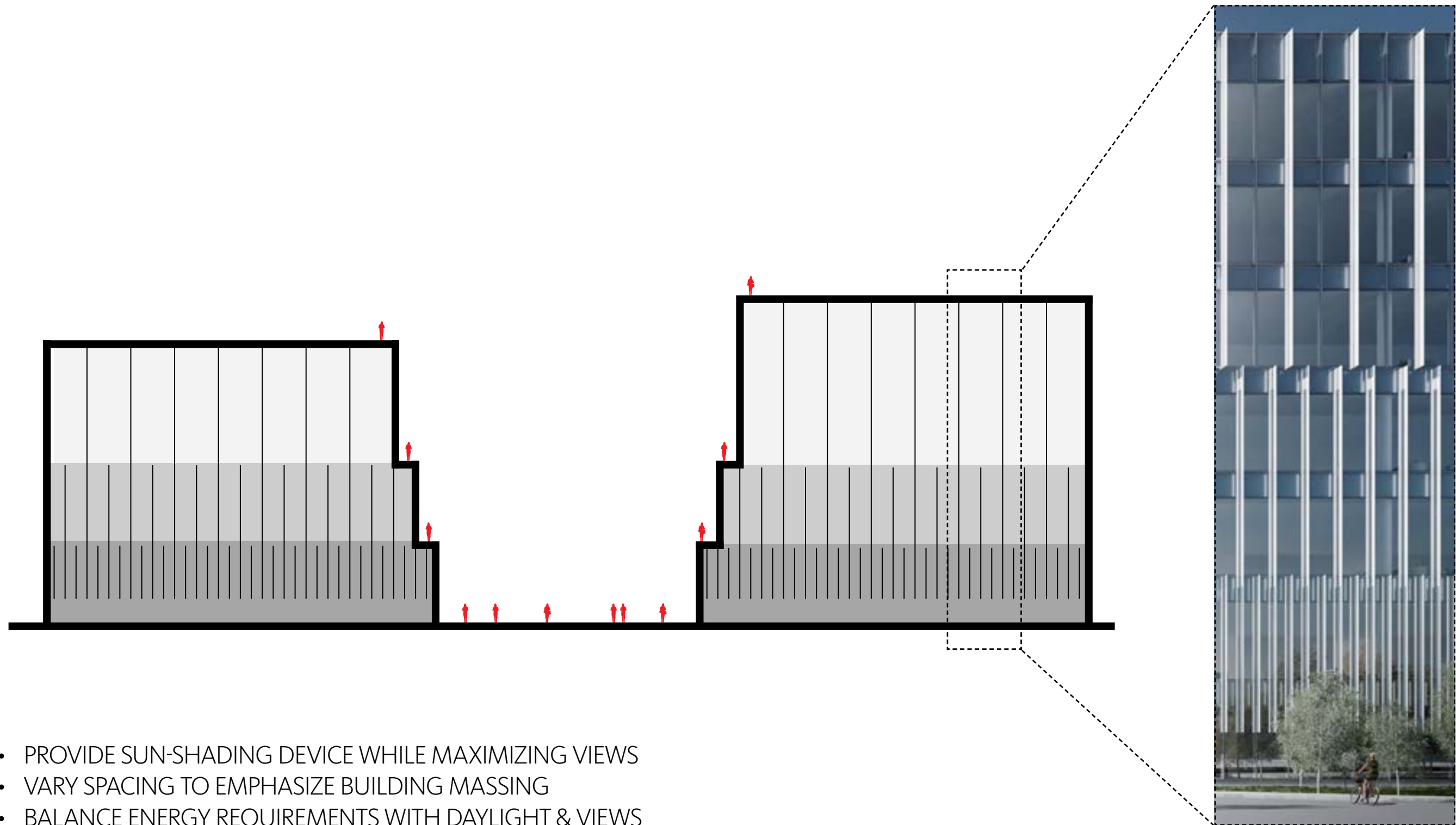
OFFICE BUILDING MASSING: Terraces Activate the Length of Pedestrian Promenade





...INFORMED BY LIGHT AND WATER...

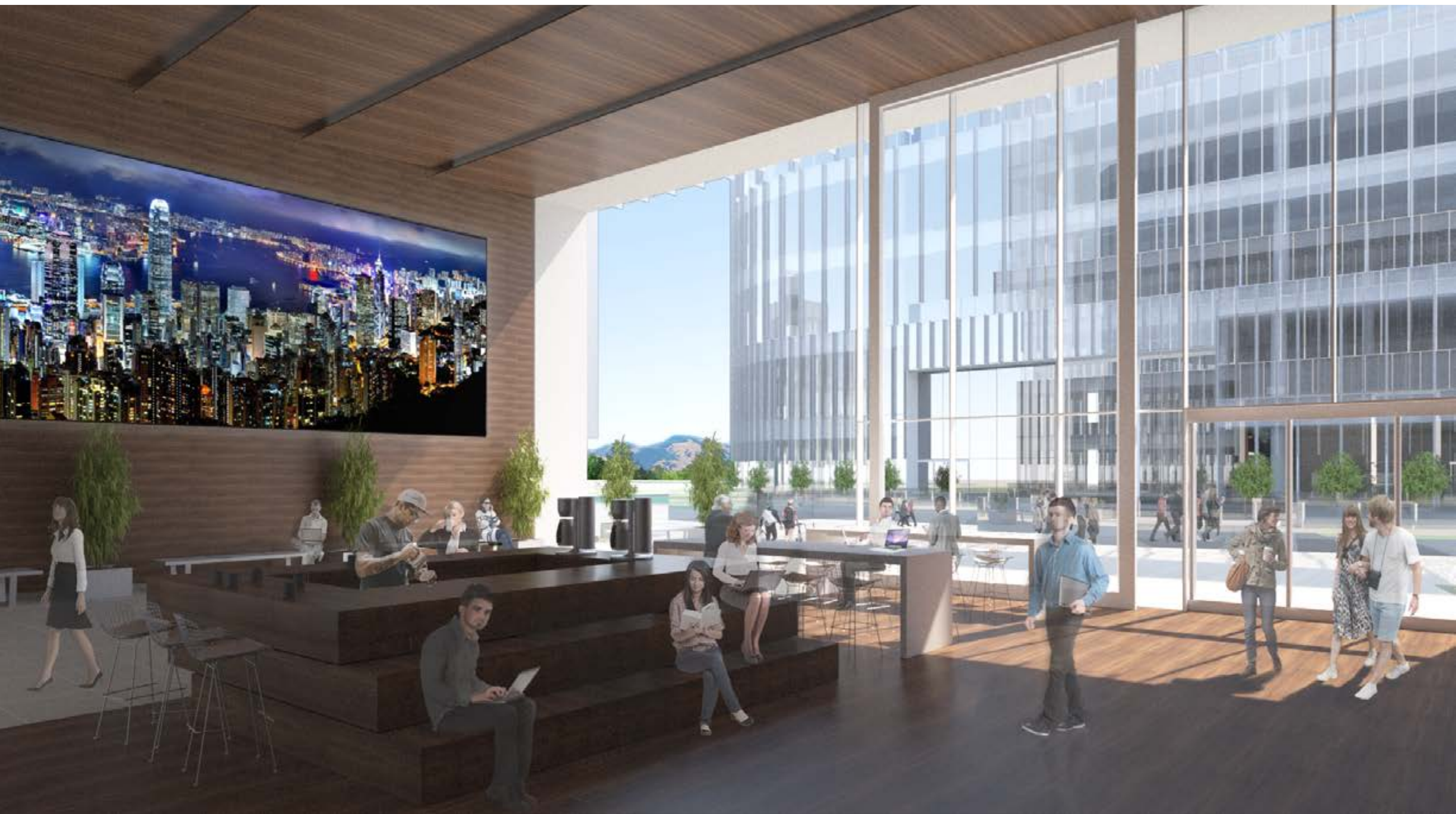
DESIGN CONCEPT: Informed by Light and Water



PEDESTRIAN PROMENADE EXPERIENCE



LOBBY EXPERIENCE



TERRACE EXPERIENCE



ROOFTOP EXPERIENCE



BUILDING DESIGN

ENTITLED DESIGN



PROPOSED DESIGN



Pedestrian Promenade

BUILDING DESIGN

ENTITLED DESIGN



PROPOSED DESIGN



Pedestrian Promenade

BUILDING DESIGN

ENTITLED DESIGN



PROPOSED DESIGN



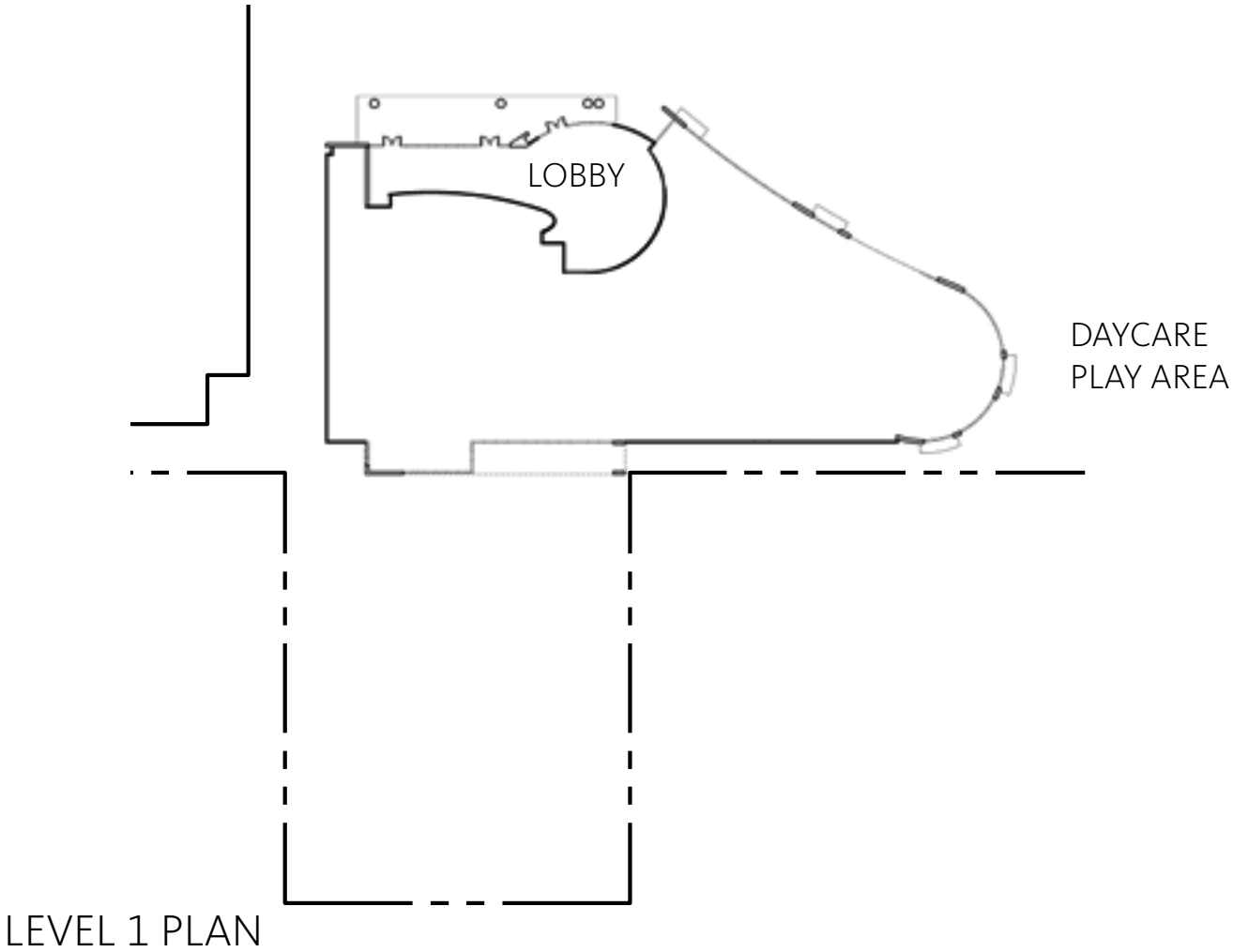
Airport Boulevard

BUILDING DESIGN

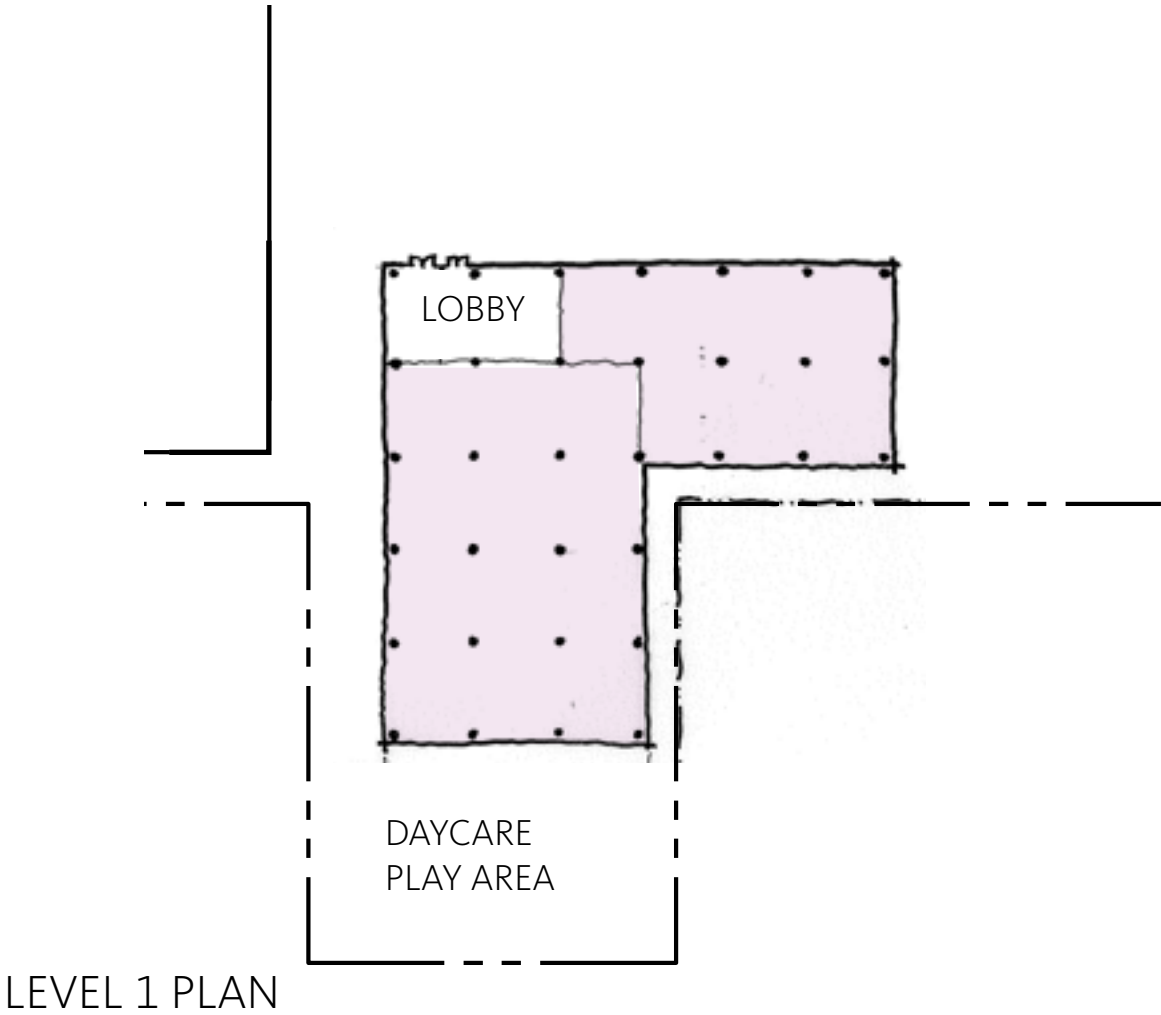


AMENITY BUILDING DESIGN

ENTITLED DESIGN



PROPOSED DESIGN

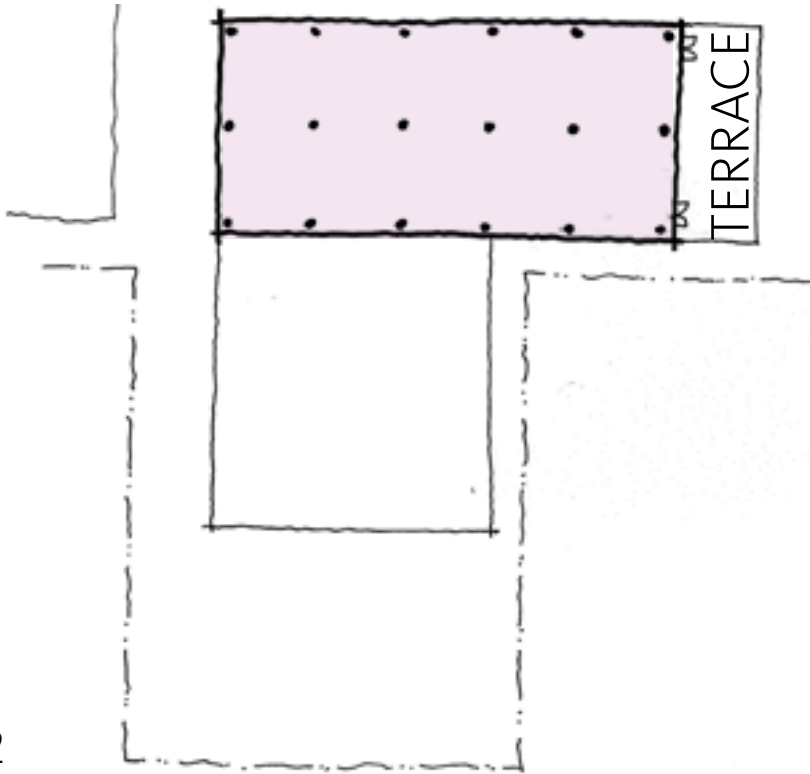


- AMENITY BUILDING INCLUDES DAYCARE, GYM, AND FOOD SERVICES
- PROVIDE DAYCARE WITH PROTECTED PLAY AREA

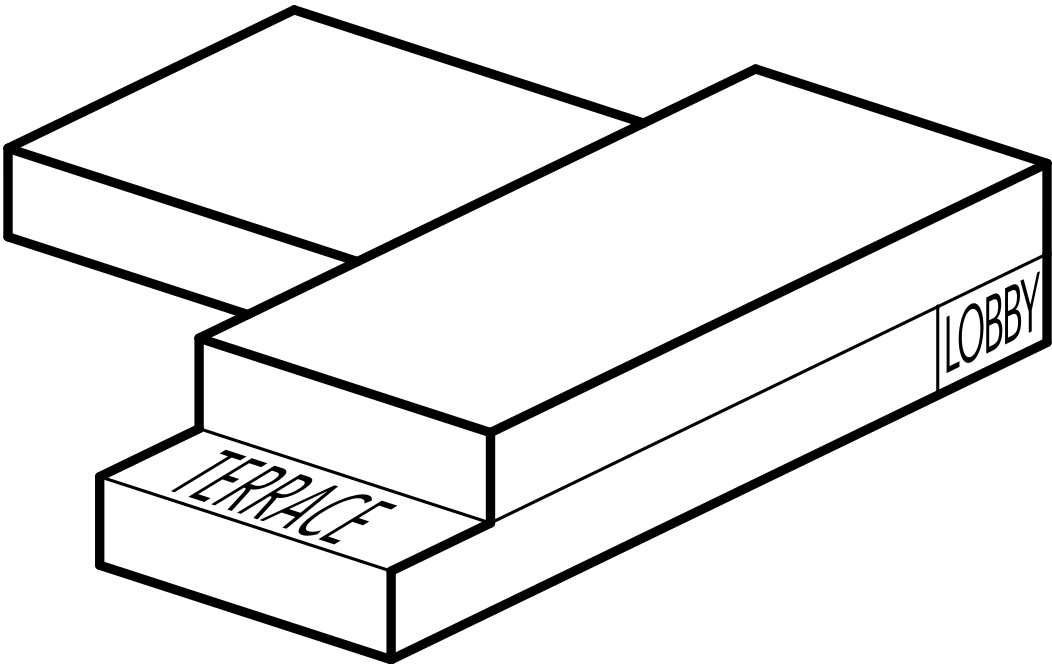
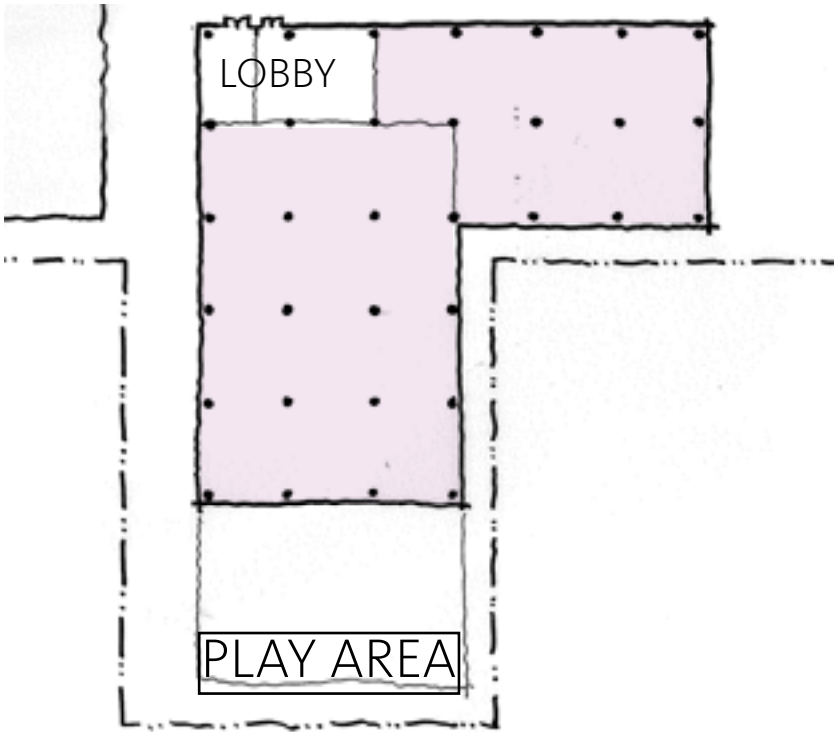
LEVEL 1 PLAN

AMENITY BUILDING DESIGN

LEVEL 2



LEVEL 1



- PROVIDE PUBLIC TERRACE
- MAXIMIZE COYOTE POINT VIEWS

AMENITY BUILDING DESIGN



PARKING DESIGN

ENTITLED PARKING

SURFACE PARKING	200	STALLS
BASEMENT PARKING	1,151	STALLS
PARKING STRUCTURE	965	STALLS

ENTITLED PARKING

(INCLUDING 24 ADA STALLS)

2,316 STALLS

PROPOSED PARKING

SURFACE PARKING	198	STALLS
BASEMENT PARKING	869	STALLS
PARKING STRUCTURE	1,249	STALLS

PROVIDED PARKING

(INCLUDING 50 ADA STALLS)

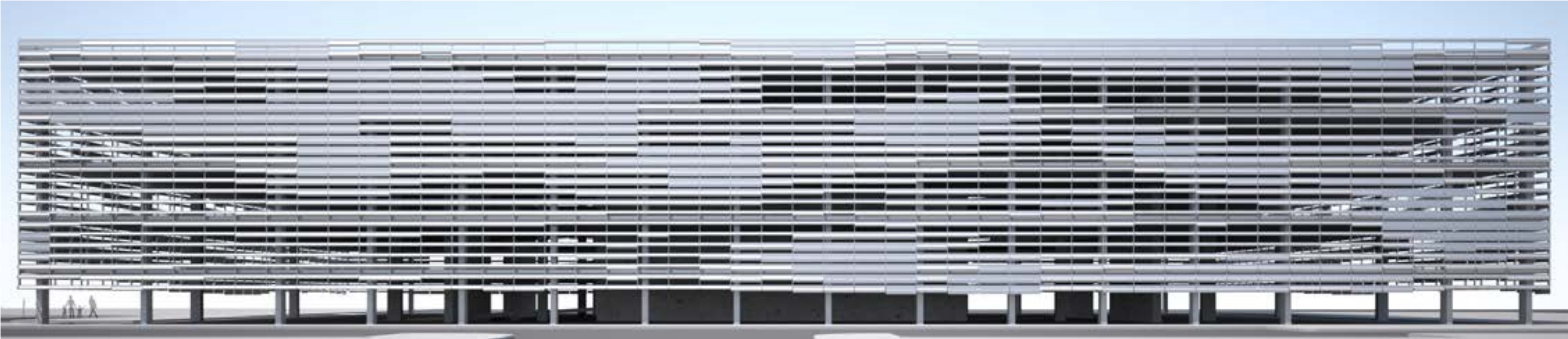
2,316 STALLS

STALLS REQUIRED AFTER 10% TDM REDUCTION:

2,312 STALLS

PARKING METRICS

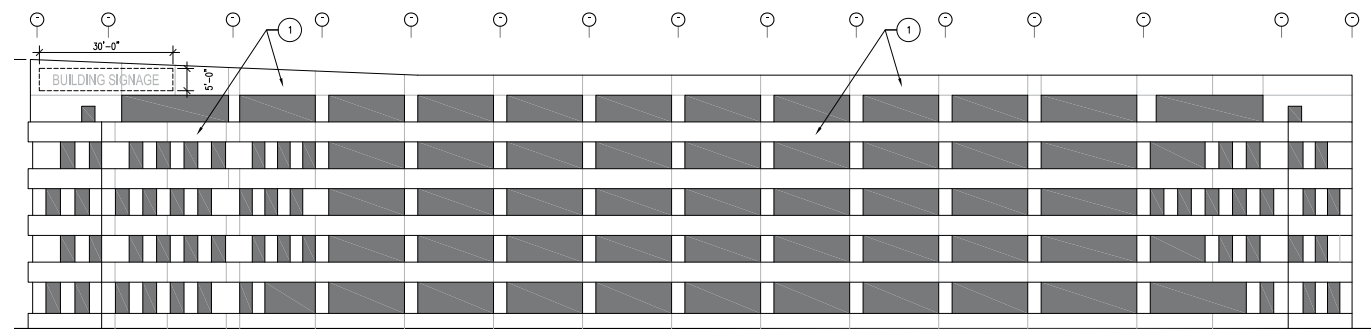
GARAGE DESIGN: Capture Light & Water in Facade



PARKING STRUCTURE

GARAGE MASSING

ENTITLED DESIGN



- 57' BUILDING MASS HEIGHT
- 67' - 6" TO TOP OF ELEVATOR TOWER

PROPOSED DESIGN

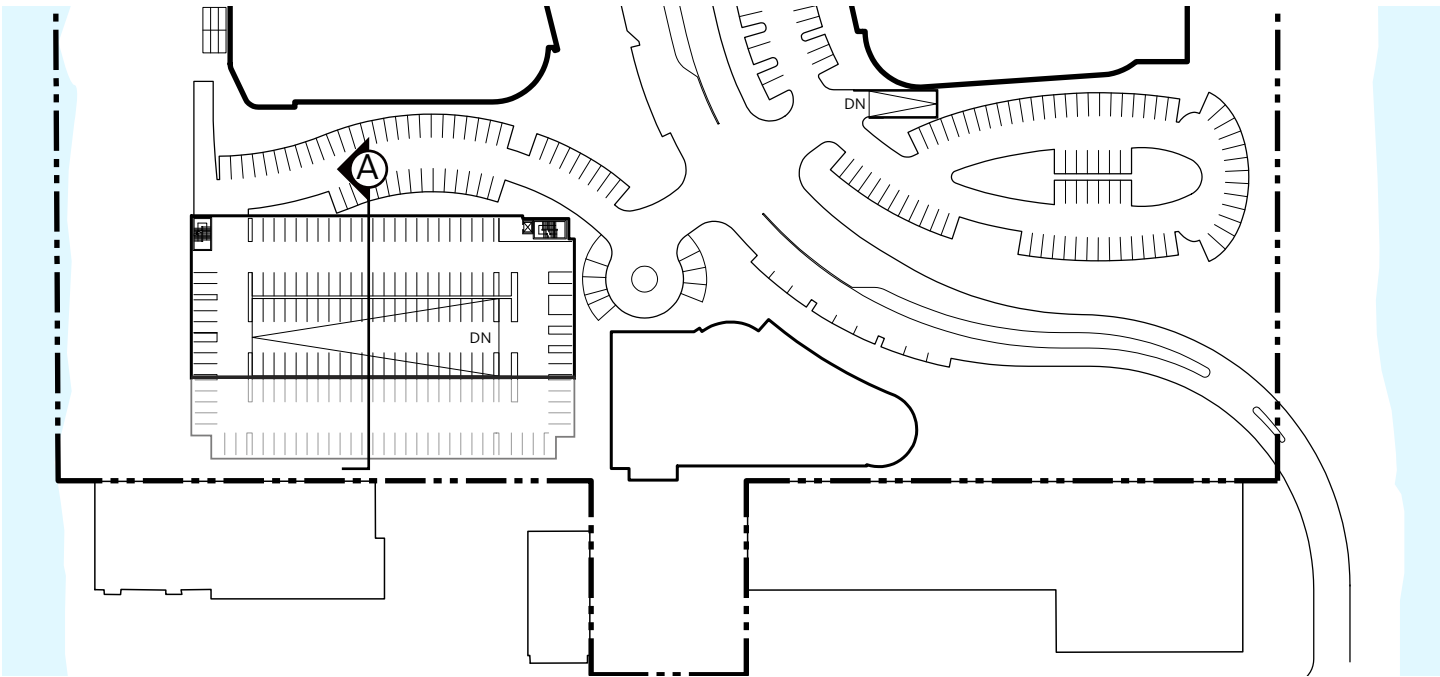
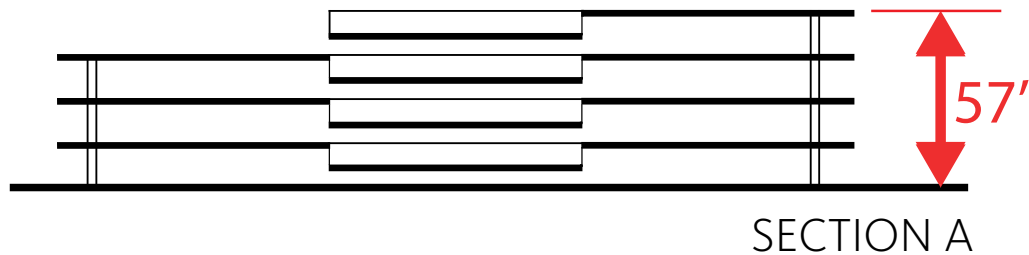


- 57' BUILDING MASS HEIGHT
- 71' - 10" TO TOP OF ELEVATOR TOWER

PARKING STRUCTURE

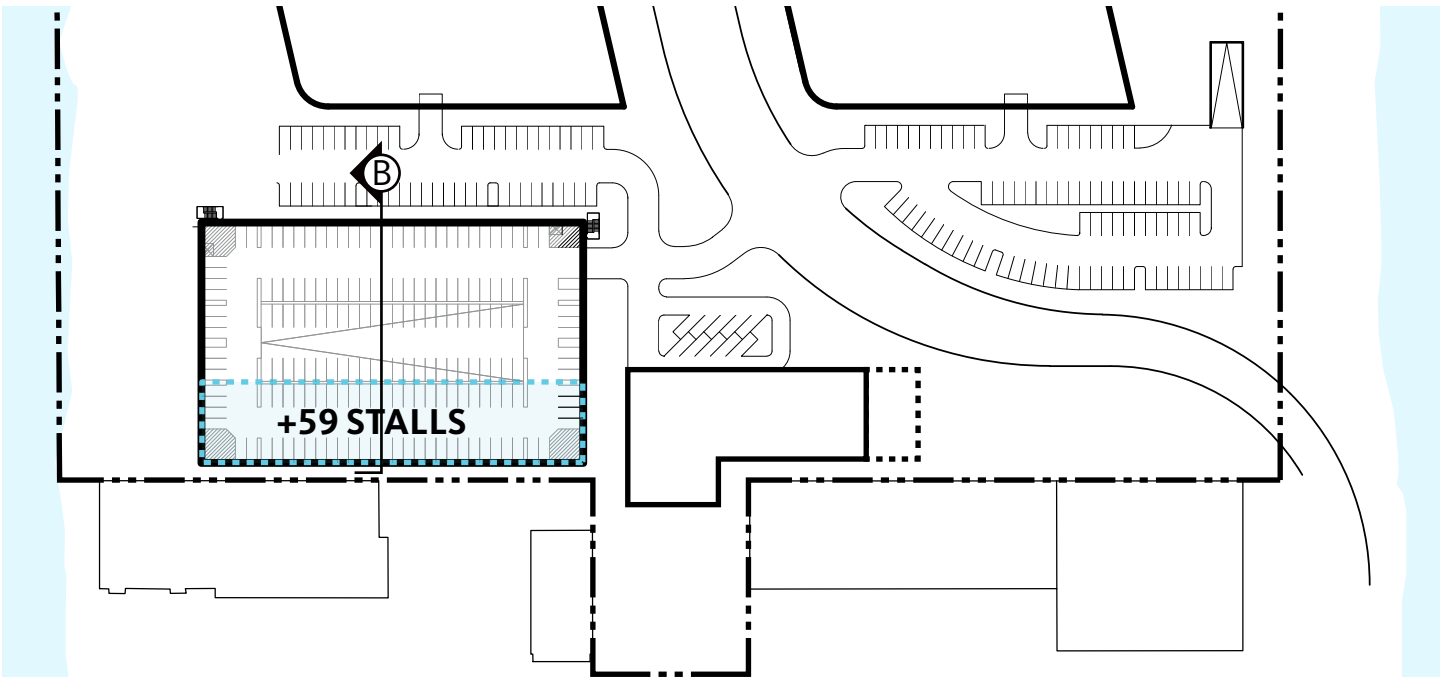
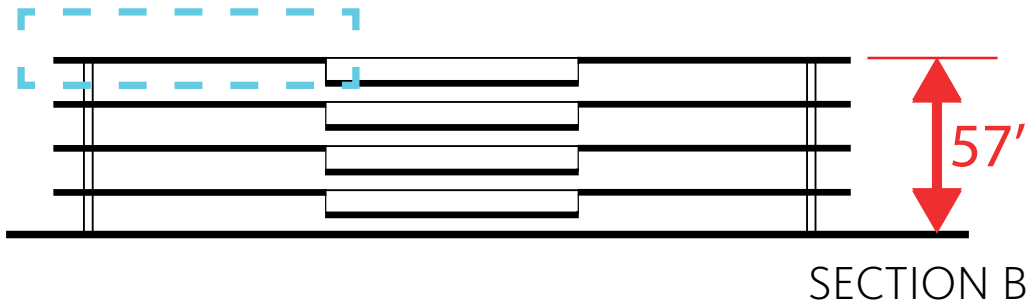
DESIGN FOR PUBLIC: Refine Parking Garage

ENTITLED PARKING STRUCTURE



- 5 LEVEL PARKING STRUCTURE

PROPOSED PARKING STRUCTURE



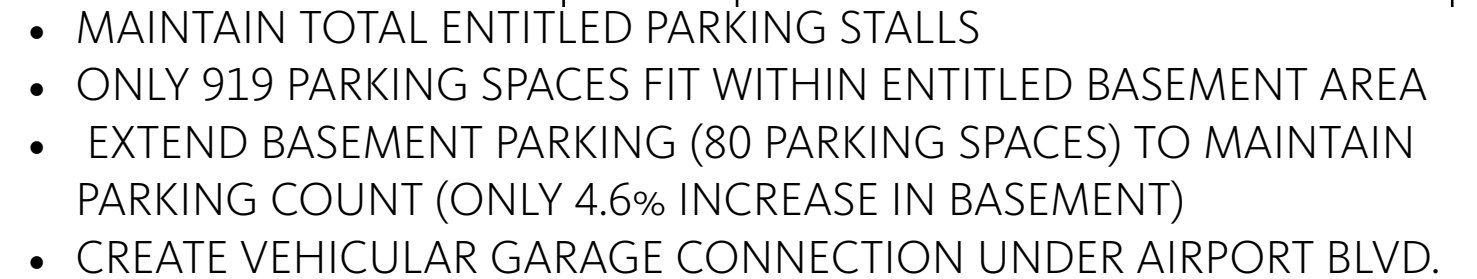
- COMPLETE LEVEL 5 OF PARKING STRUCTURE TO MAINTAIN ENTITLED PARKING COUNT

PARKING STRUCTURE

ENTITLED BASEMENT LEVEL



PROPOSED BASEMENT LEVEL



BURLINGAME POINT PROJECT
GENZON
Gensler

GARAGE DESIGN



PEDESTRIAN PROMENADE



A photograph of a sunset over the ocean. The sun is a bright, glowing orb in the upper center, casting a shimmering path of light across the water's surface. The water is dark with small, choppy waves. A distinct wake from a boat is visible in the lower-left corner, extending towards the center. The sky is a pale, hazy blue.

THANK YOU