

Project Description - Oyster Point Hotel

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Prepared by SB Architects on behalf of Ensemble Real Estate Investments

1. Introduction:

Ensemble Real Estate Investments ("Applicant") proposes to develop a full-service hotel on the peninsula of Oyster Point designated within South San Francisco specific plan (formal address yet to be assigned). The applicant seeks approval of the Precise Plan ("Entitlements") by the end of 2022 with the intent of submitting to the building department for permit approval by the end of 2023. The project intends to service the Oyster Point developments currently under construction or planned to be built by Kilroy Reality while also providing public amenities to the broader community East of the 101 area.

2. Setting:

The property is approximately 204,742 square foot parcel (4.70 acres; APN: 015-011-350) that sits on the peninsula of the Oyster Point specific plan and is dedicated for a future hotel development. The site is flanked by the existing marina to the north and the San Francisco Bay to the south. The Bay Trail extends along the southern edge of the site and connects around the end of the peninsula. To the west of the site a dedicated public open space is planned while to the east are existing commercial buildings and parking lots with access to the South San Francisco Ferry Terminal. The site is a "Brownfield site" that has been regraded and capped by Kilroy Reality, the master developer of the specific plan, and is currently sitting vacant, ready for development.

3. Proposed Project

a. Project Features

The proposed project would consist of 350 hotel rooms, restaurant, lobby lounge, event ballroom, meeting rooms, fitness facilities, roof top bar and the associated back of house facilities to service the amenities. Hotel amenities, specifically the restaurant, lounge, and roof top bar, are intended to be available to the public and provide views both north and south across the San Francisco bay. A dedicated arrival for the restaurant from outside guests is currently considered adjacent to a new pedestrian connection that connects the southern Bay Trail to the South San Francisco Ferry Terminal.

In total the gross building area is approximately 254,000 square feet in habitable area and will provide a total of 207 parking spaces of which 148 will be uncovered surface parking spaces and 59 covered parking spaces (40 of which will be valet operated as a mechanically stacked system). A screened loading dock with space allocated for two dedicated service trucks is provided adjacent to the back of house facilities with access through the central parking lot.

The building will be classified high-rise at 12 habitable floors with the last floor served sitting at 119ft above grade. Additional height is considered at the top of the building for mechanical equipment screening and elevator overruns that will put the overall height of the building at approximately 148 feet above grade.

Landscape & Site Design Narrative

Oyster Point Hotel is nestled in prime real estate along the east bay of South San Francisco city. While the location and views are a premium resource, the environmental factors of harsh winds, cold climate and poor soil conditions allow for creative design solutions.

To work with these conditions, the planting palette will focus on evergreen, dense screening trees and shrubs along the perimeter of outdoor spaces to protect against the cold winds while still providing a lush, water-wise garden aesthetic in the central program areas. When possible, materials such as permeable pavers, flag stone, decomposed granite and gabion walls will be used as part of the design vocabulary. These planting and hardscape design philosophies are seen throughout the site and are key to the cohesive hotel guest experience.

The start of the landscape experience begins at the main hotel entry drive flanked by specimen trees that greet you into the arrival courtyard. The courtyard features an elegant porte-cochere and outdoor living room space that transitions guest into the hotel lobby. This space can also be reached by foot from the street or the adjacent public BCDC trail to the east through the enhanced pedestrian links.

To the west of the building entrance is the valet parking lot that doubles as a flexible event space with a pre-function terrace attached to the lobby. The ground plane is a combination of enhanced concrete pavers, grasscrete and turf lawn which help soften the look of the valet parking area and provide permeable surfaces for water quality control opportunities. The edges are wrapped by a mixture of pine, specimen and accent trees which protect the space from harsh winds and screen any unwanted views of the off-site facilities to the south-west.

From inside the lobby, guest can look out to the south-east over the hotel's art garden and toward the beautiful bay views. This garden area acts as a retreat for the hotel guest which includes a variety of amenities such as a breakout lawn, fire pit, spa terrace, art moments



and group seating clusters. The landscape design in this area is also a much more diverse and colorful California Coastal Garden Palette that features variety of flowing shrubs and plant textures.

To the east of the art garden is the multi-purpose event court. This area is mostly a passive reflection space that can be set up to host a variety of events including wedding receptions, bayside garden dining, and small concerts. Views are set up along two axes orientated toward a background of either large specimen trees or open views of the bay. The ground plane is a mixture of enhanced concrete pavers, flagstone and decomposed granite which give the space a more organic, natural feel.

Overall, the landscape design aims to welcome guest to experience the outdoor program as an extension of the hotel's interior spaces.

Architecture & Materiality:

The hotel is positioned in such a way to maximize bay views while provided protected amenity spaces from the prevailing winds. The tower steps the massing as it raises to the higher floors, providing suite terraces and a break from the vertically on the ends. Guests arrive at an outdoor living room and are oriented on view through the transparent lobby to the bay beyond.

The materiality of the tower consists of two-tones of darker bronze and champagne bronze anodized metal panels accented through darker grey metal panels. Two different glazing tints are considered, a vision glass to pair with the bronze panels and a darker blue glazing to pair with the dark grey metal. The combination of these materials provide contrast in the massing forms and help further break up the façade of the tower. As the tower lands on the site, a split face, dry stacked stone base helps receive the tower and integrate it into the landscape amenities. Site walls are executed using gabion walls to prevent site settlement cracks that may occur due to the nature of the soil's conditions.

b. Requested Approvals

The applicant plans to submit the Precise Plan application by May 1, 2022 and is seeking approval of the project's Precise Plan by the end of calendar year 2022.

Pending approval of the precise plan, the Applicant intends to submit the project plans for construction permit by the end of 2023.

Additional review will be submitted to the FAA for confirmation of building height with respect to the airport approach corridors.



c. Public Benefits

The Project aims to fill the market need, providing a 4-star hotel to service the growing business developments within the Oyster Point specific plan and surrounding areas. The project will provide additional function and meeting space while being positioned at an International Audience for business travelers. The project amenities will provide an anchor for the community with its food and beverage offerings as well as gathering opportunities within the lounge and bar spaces.

The hotel can further support the potential for a future ferry terminal proposed by the South San Francisco City within the marina to the north of the hotel while providing employment and career opportunities for the South San Francisco workforce.

The estimated tax revenue for the city is projected at \$146,349,000 over a 20-year period.

