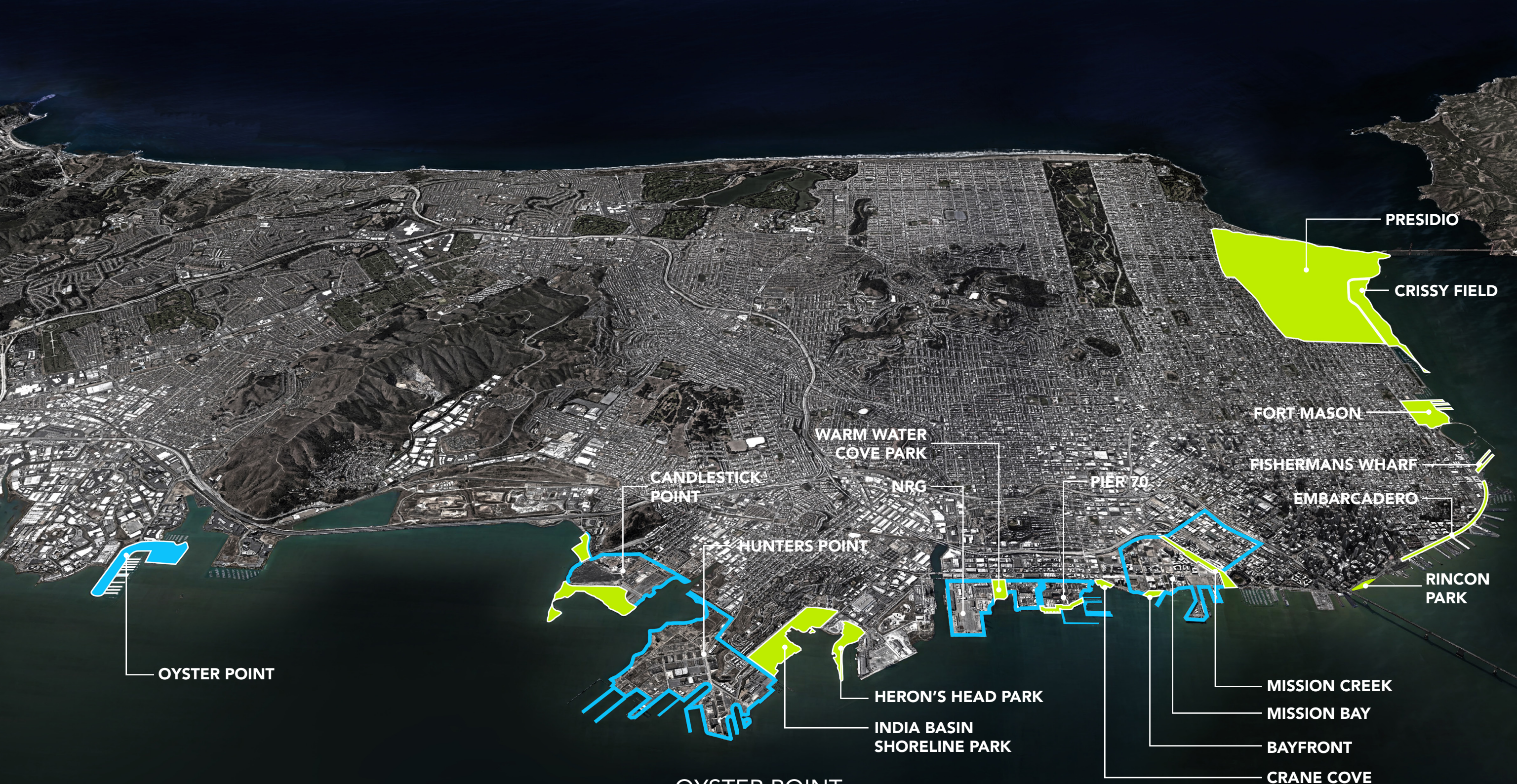


JAMES  
CORNER  
FIELD  
OPERATIONS

# oyster point

OYSTER POINT WATERFRONT  
BAY CONSERVATION DEVELOPMENT  
COMMISSION REVIEW - KOP  
06.15.2023





## OYSTER POINT SAN FRANCISCO BAYFRONT





① Existing Salt Marsh and San Bruno Hill Beyond



② Existing Coastline Vegetation



③ Existing Bay Trail Looking North



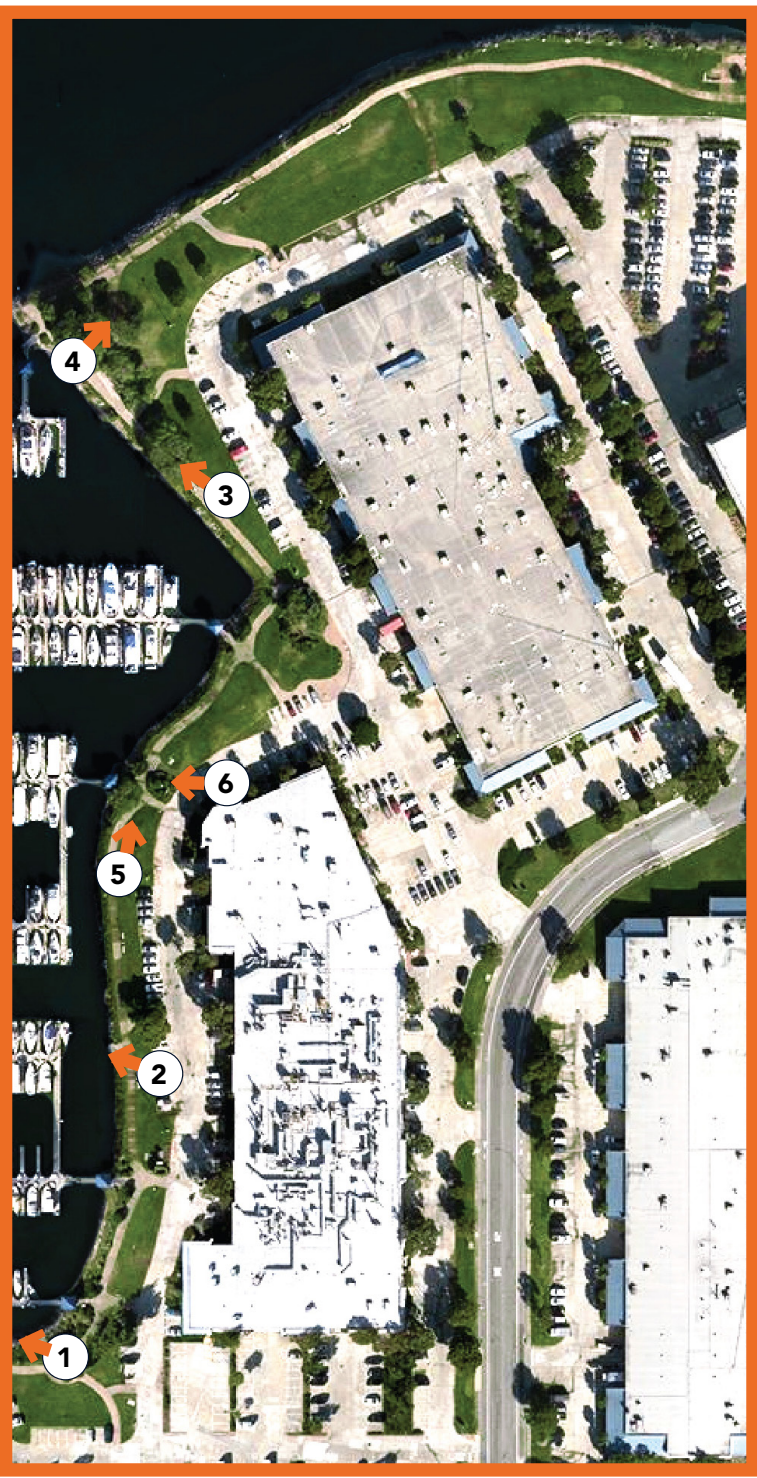
④ Existing Tree Groupings and Open Space



⑤ Existing Oyster Point Coast Looking North



⑥ Existing Oyster Point Marina Looking West



Key Plan

# OYSTER POINT TODAY





Oyster Cove Marina

San Francisco Bay

Ferry Terminal

Oyster Point Marina

Oyster Point Blvd

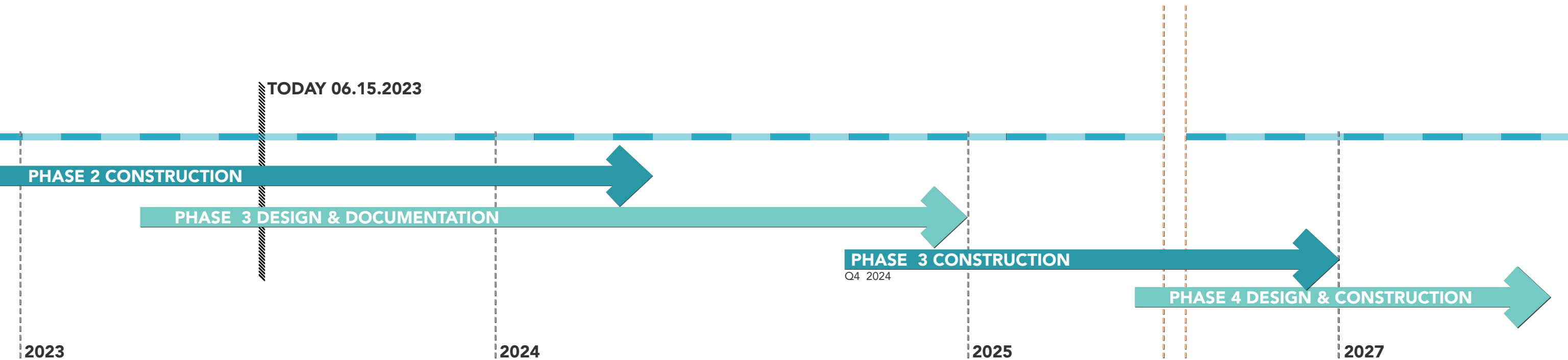
Marina Blvd

Future Hotel Site

Future Open  
Space & Park

# OYSTER POINT WATERFRONT MASTER PLAN PHASING





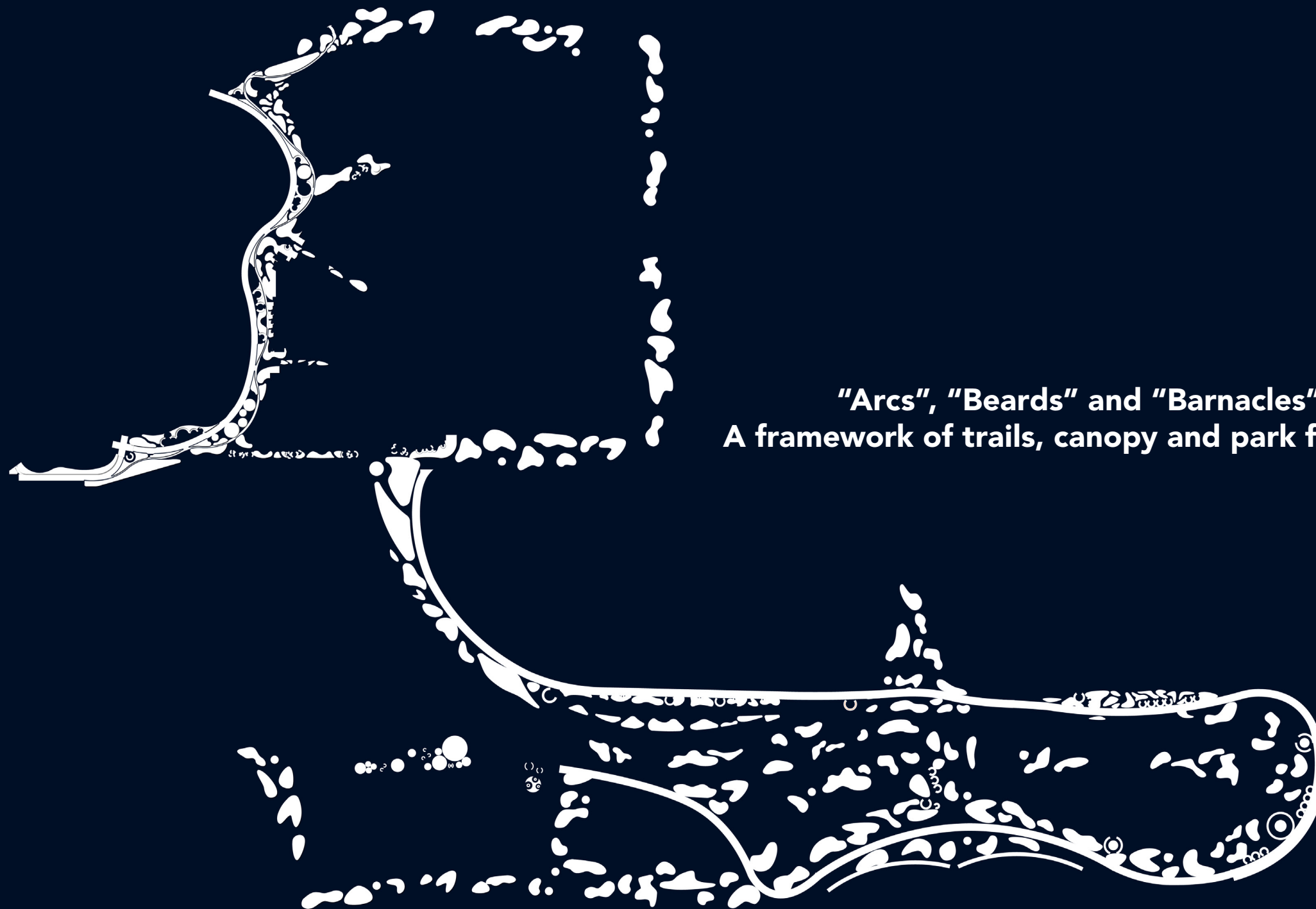
## OYSTER POINT WATERFRONT PROJECT SCHEDULE





OYSTER POINT WATERFRONT  
**ARCS, BEARDS & BARNACLES**



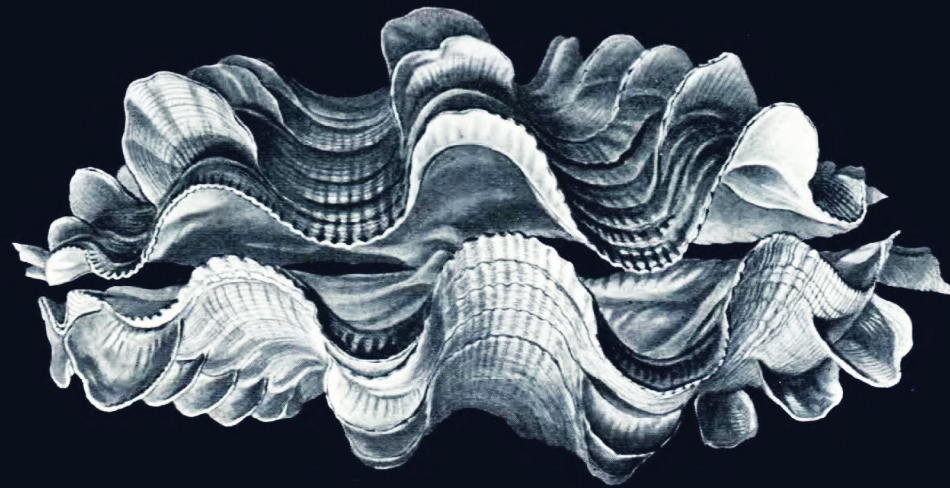


**"Arcs", "Beards" and "Barnacles"**  
A framework of trails, canopy and park features.

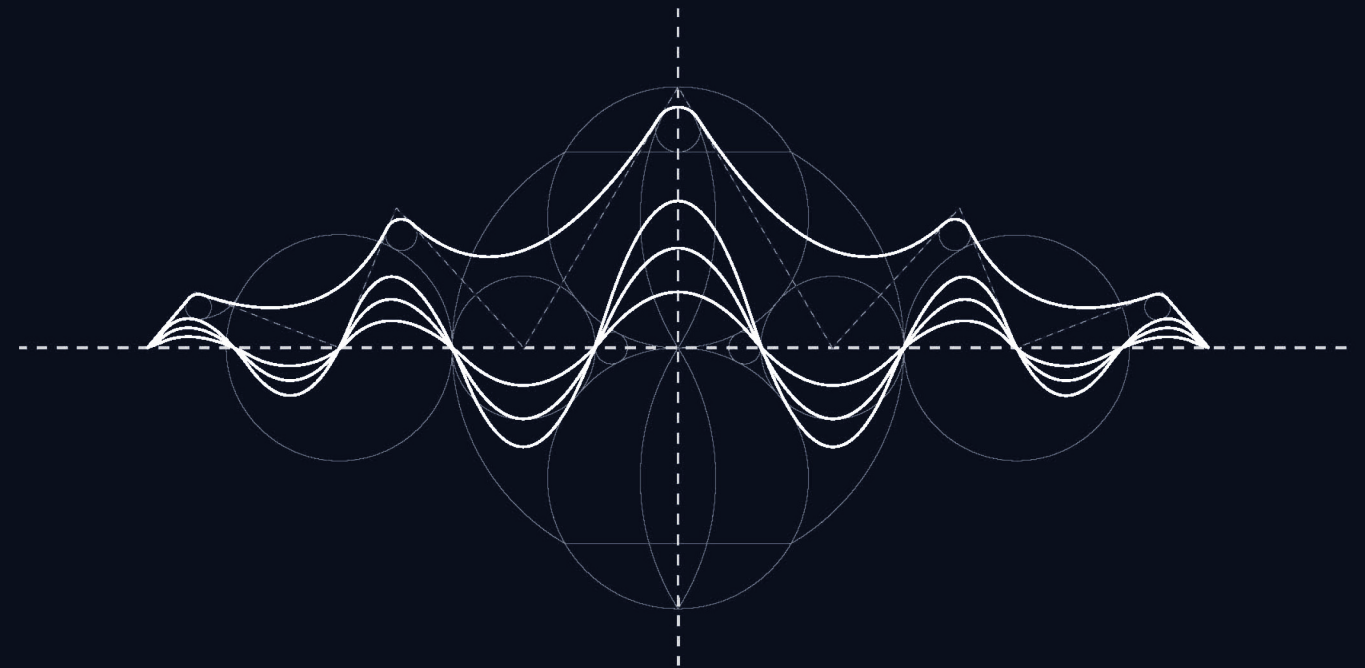
OYSTER POINT WATERFRONT  
**ARCS, BEARDS & BARNACLES**



# NATURE

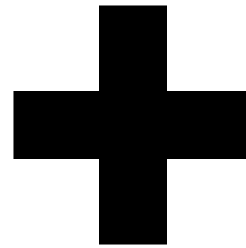


# GEOMETRY



## OYSTER POINT WATERFRONT NATURE & GEOMETRY





## **"The Points"**

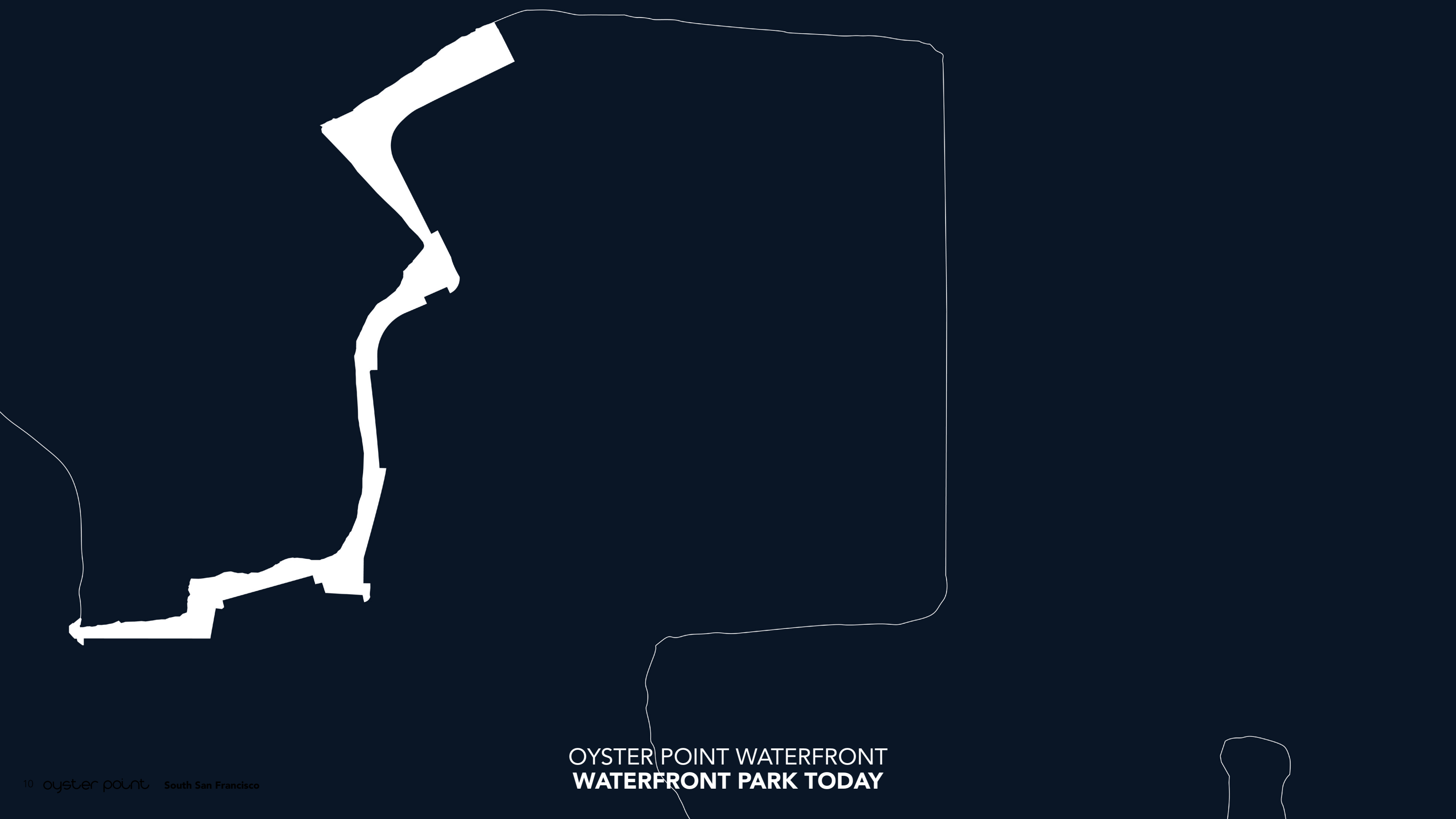
views, prospect orientation

## **"The Flats"**

program, activity, play

# OYSTER POINT WATERFRONT **WATERFRONT ZONES**





## OYSTER POINT WATERFRONT WATERFRONT PARK TODAY



A map of the Oyster Point Waterfront in South San Francisco. The map shows the coastline with a large rectangular area highlighted in light blue, indicating the proposed park area. The surrounding water is dark blue, and the land is light blue. The map is oriented with the coastline on the left and the park area on the right.

55% more waterfront park & public open spaces  
12+ new amenities

OYSTER POINT WATERFRONT  
**WATERFRONT PARK PROPOSED**





**LEGEND**

- 100' Shoreline Band
- MHWL
- Park Priority Use Area (PUA)  
Amendment to Bay Plan, July 23, 1983,  
Doc. 8708115
- Park Priority Use Area (PUA)  
Park Priority Use Area (PUA) based on BCDC  
Resolution 16
- Project Site
- Marina Restroom Replacement

**OYSTER POINT WATERFRONT  
PROJECT SITE PLAN**



## **PROJECT HIGHLIGHTS:**

- **55% INCREASE TO PUBLICLY ACCESSIBLE WATERFRONT PARK**
- **12% INCREASE TO DEDICATED PUBLIC ACCESS**
- **ALL CONSTRUCTION OUTSIDE MHHWL**
- **ALL PRIVATE STRUCTURES PLACED OUTSIDE BCDC JURISDICTION**
- **APPROXIMATELY \$16M IN WATERFRONT AND PUBLIC IMPROVEMENTS**



Kilroy has hosted monthly outreach meetings at Oyster Point since May 4th 2018. These meetings create a public forum for the Oyster Point community.



OYSTER POINT WATERFRONT  
COMMUNITY ENGAGEMENT





OYSTER POINT WATERFRONT  
**COMMUNITY FEEDBACK**



“EXPAND THE AT-GRADE  
WATERFRONT PUBLIC SPACE AT  
THE TERMINUS OF THE PROMENADE  
BETWEEN PHASES 2 AND 3.”

“DEVELOP MAIN SPINE BETWEEN PHASES 2 AND 3 AS  
PRIMARY PUBLIC CONNECTION THAT IS BUILT IN PHASE 2”

“FURNISHINGS AND MATERIALS SHOULD READ AS PUBLIC  
CONNECTING THE EAST AND WEST WATERFRONTS.”



OYSTER POINT WATERFRONT  
EAST WEST PROMENADE



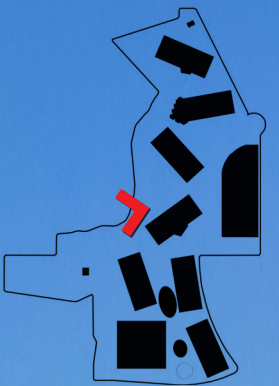
“THE SITE IS CURRENTLY A  
HIDDEN GEM.”

“LANDSCAPES THAT REQUIRES LITTLE OR  
NO IRRIGATION”



OYSTER POINT WATERFRONT  
WATERFRONT PARK





“OPEN SPACES FOR  
WILDLIFE.”

OYSTER POINT WATERFRONT  
WETLAND TERRACES OVERLOOK



“GARDENS AND PARKS ON  
WATERFRONT.”

OYSTER POINT WATERFRONT  
COASTAL GARDENS




"THIS WILL BE A GREAT SITE TO RUN INTERNATIONAL RACES  
BECAUSE THE HOTEL WILL BE BUILT IN THE NEXT PHASE."

"...THERE ARE SWIMMERS AT THE BEACH,  
INDIVIDUALS PLAYING WITH DOGS,



## OYSTER POINT WATERFRONT BAY TRAIL



An architectural rendering of a waterfront park. In the foreground, a paved path leads from the bottom right towards the water. A man in a light blue shirt and tan shorts is walking away from the viewer, holding the hands of two young children. To the left of the path, there are large, light-colored rocks where a woman is sitting and looking towards the water. Further along the path, a person is riding a bicycle. The path is bordered by lush greenery, including tall evergreen trees and colorful flower beds with purple and white blooms. To the right of the path is a modern, multi-story building with a grid of large glass windows. In the background, a harbor filled with numerous sailboats is visible, with a large, hilly island (San Bruno Hill) in the distance under a bright blue sky with scattered white clouds. Green tree branches frame the top left and top right corners of the image.

**"THE VIEW OF SAN BRUNO  
HILL, WHILE SEEING BOATERS  
PASS BY"**

OYSTER POINT WATERFRONT  
**MARINA STEPS**



"A RELAXING PLACE TO HANG OUT DURING THE WEEKEND"



OYSTER POINT WATERFRONT  
THE LAWN





OYSTER POINT WATERFRONT  
PICNIC GROVE



“MAKE IT A DESTINATION, A PLACE  
TO ENJOY THE WATER”

OYSTER POINT WATERFRONT  
OYSTER COVE BEACH





## LEGEND

- Publicly Accessible:  
92,154sf
- Dedicated Public Access:  
185,279sf
- Campus oriented
- P Parking (Campus)
- P Parking (Public)
- Public Sidewalk Network
- Off-Site Bay Trail
- 100' Shoreline Band
- MHWL
- Park Priority Use Area (PUA)  
Park Priority Use Area (PUA) based on BCDC  
Resolution 16
- Park Priority Use Area (PUA)  
Amendment to Bay Plan, July 23, 1983,  
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- Project Site
- Marina Restroom Replacement



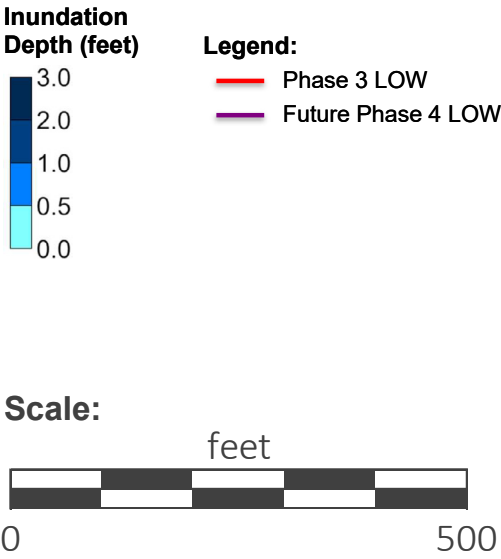
**Table 3-1: SLR allowance for project features and projected potential impact by year.**

Project Feature <sup>a)</sup>	Elevation (feet NAVD88)		SLR Allowance (feet) to:			Potential Impact by Year:		
	Grade	SWEL/BFE <sup>b)</sup>	BFE	KT	MHHW	BFE	KT	MHHW
Building J	+17.1	+10.35	6.7	8.8	10.5	2098	2121	2134
Building I	+17.1	+10.35	6.7	8.8	10.5	2098	2121	2134
Building H	+17.8	+10.35	7.5	9.5	11.3	2111	2127	2139
Building G	+17.8	+10.35	7.5	9.5	11.3	2111	2127	2139
Amenity 4	+17.1	+10.35	6.7	8.8	10.5	2098	2121	2134
Amenity 3	+17.8	+10.35	7.5	9.5	11.3	2111	2127	2139
Bay Trail at City View Gardens	+16.6	+14.00	2.6	8.3	10.0	2059	2118	2130
Bay Trail at Bay Launch	+13.8	+10.35	3.5	5.5	7.3	2069	2089	2109
Promontory Gardens	+16.6	+10.35	6.2	8.3	10.0	2095	2118	2130
Oyster Cove Beach	+14.6	+10.35	4.2	6.3	8.0	2077	2095	2115
Northern Setting Terrace	+14.3	+10.35	4.0	6.0	7.8	2075	2093	2113
Picnic Grove	+14.3	+10.35	4.0	6.0	7.8	2075	2093	2113
Flexible Lawn	+14.3	+10.35	4.0	6.0	7.8	2075	2093	2113
Marina Steps	+13.8	+10.35	3.5	5.5	7.3	2069	2089	2109
Bay Trail	+14.3	+10.35	4.0	6.0	7.8	2075	2093	2113
Coastal Gardens	+14.3	+10.35	4.0	6.0	7.8	2075	2093	2113
Workout Terrace	+14.3	+10.35	4.0	6.0	7.8	2075	2093	2113
Wetland Terraces	+14.3	+10.35	4.0	6.0	7.8	2075	2093	2113

a) Refer to Figure 1-2 for project features.

b) Governing water level taken as the higher of the SWEL or BFE.





OYSTER POINT WATERFRONT  
DAILY MHHW FLOOD EXTENT TODAY



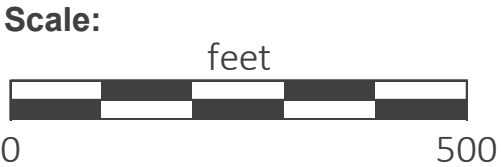


OYSTER POINT WATERFRONT  
DAILY MHHW FLOOD EXTENT OF SLR BY 2050





Sea Level Rise Analysis - No flooding (except purposefully in wetlands) for life of the project (2075)



OYSTER POINT WATERFRONT  
DAILY MHHW FLOOD EXTENT OF SLR BY 2100

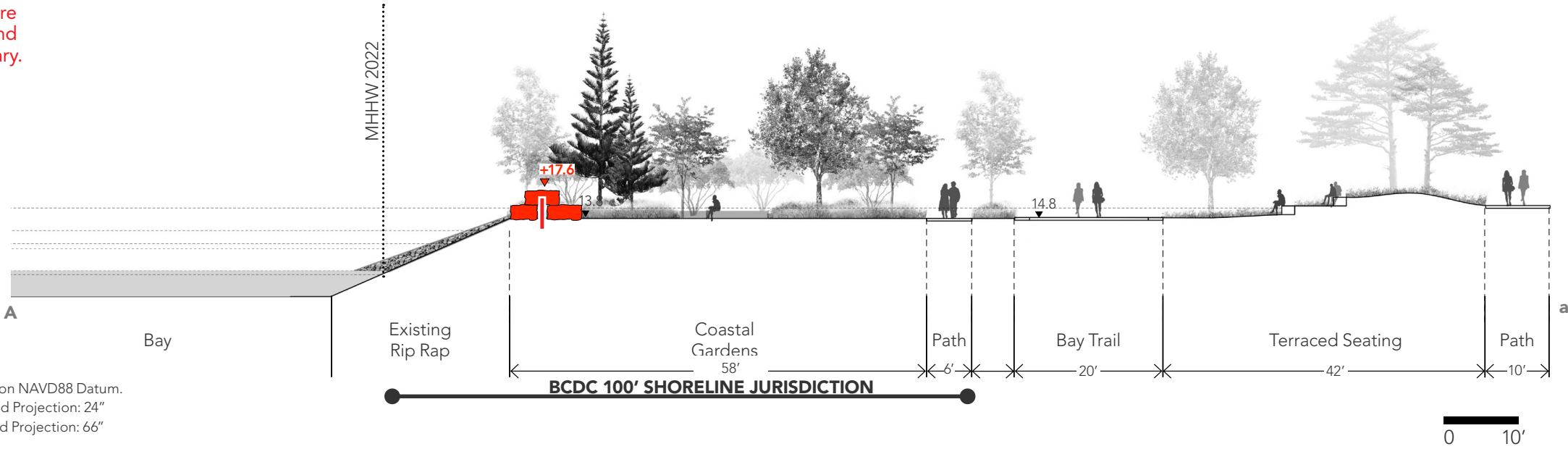


All longterm remediation strategies are conceptual, and will require design and re-accesment when rendered necessary.

SECTION A

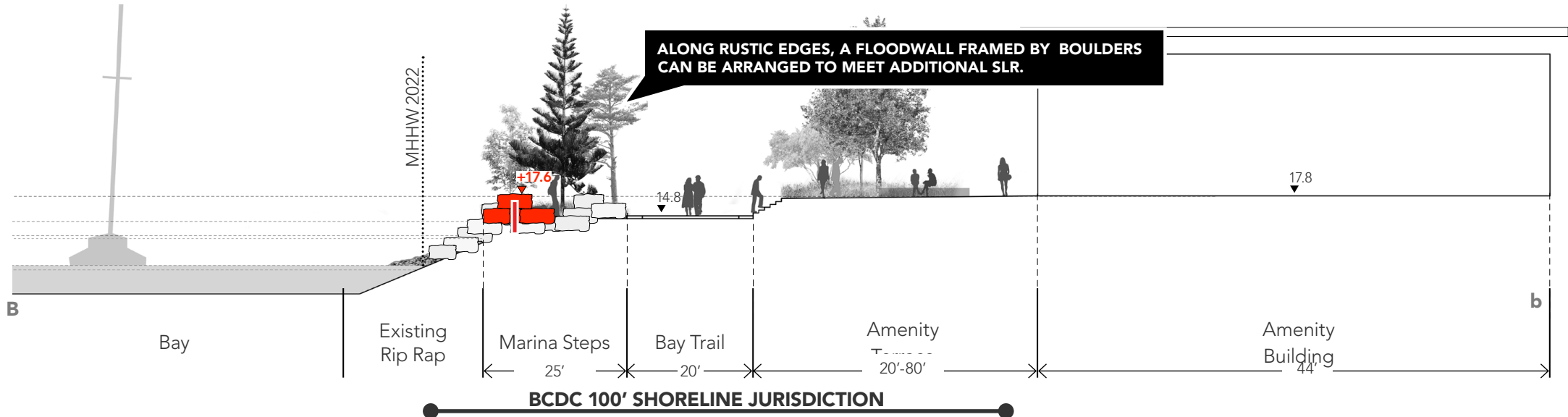
\*\*16.5 (2100 BFE + SLR)  
\*13.0 (2050 BFE + SLR)  
11.0 (BFE)  
10.05 (BFE)  
6.8 (MHHW)  
6.2 (MHW)

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



SECTION B

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



OYSTER POINT WATERFRONT  
2100 SLR REMEDIATION STRATEGIES







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