

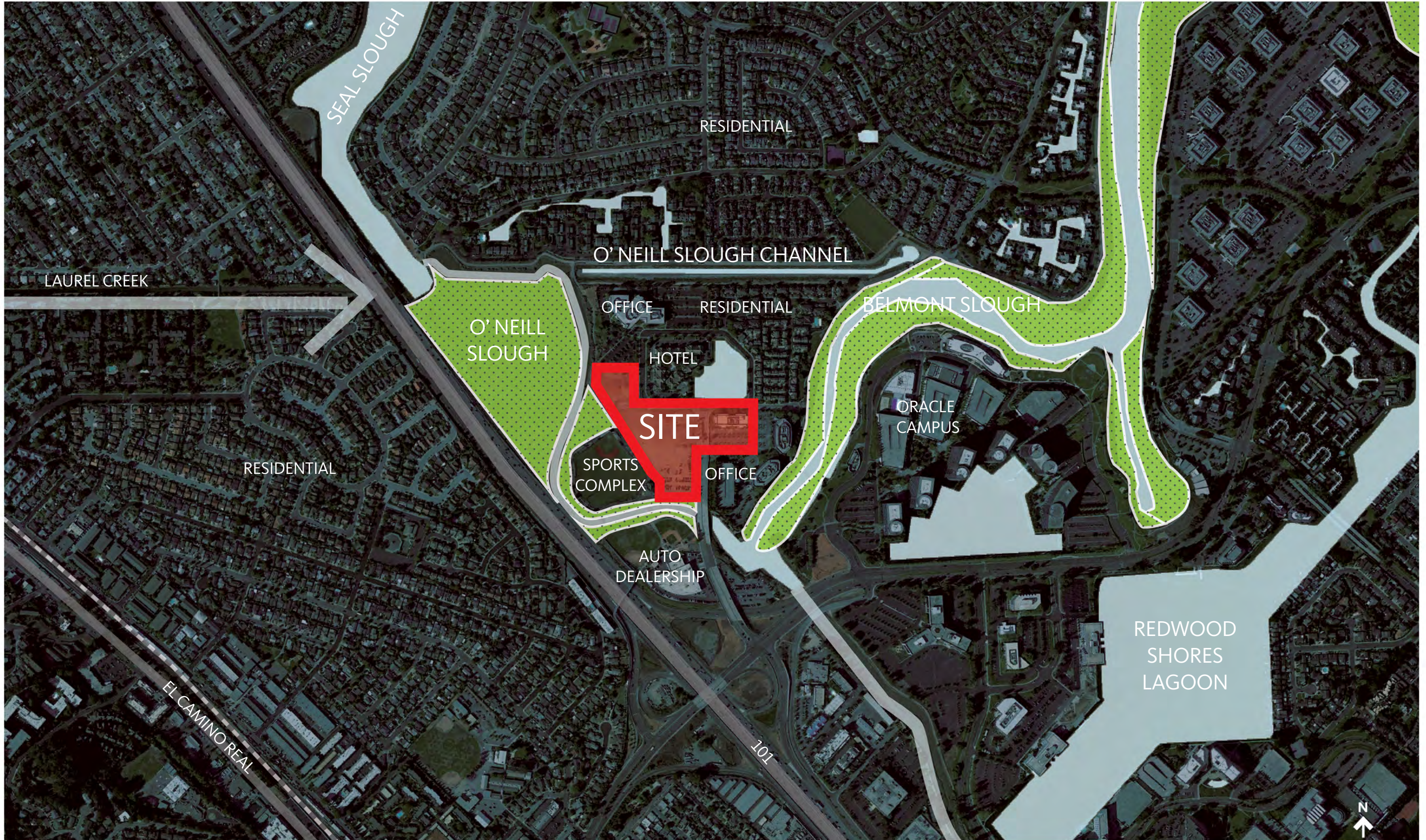


BioMed Realty (BMR) for:
B9 Island Parkway Development LLC & B9 Island Parkway LLC
BCDC DESIGN REVIEW BOARD PRESENTATION

Gensler **Sionic**

May 8, 2023

OVERALL VICINITY & SITE

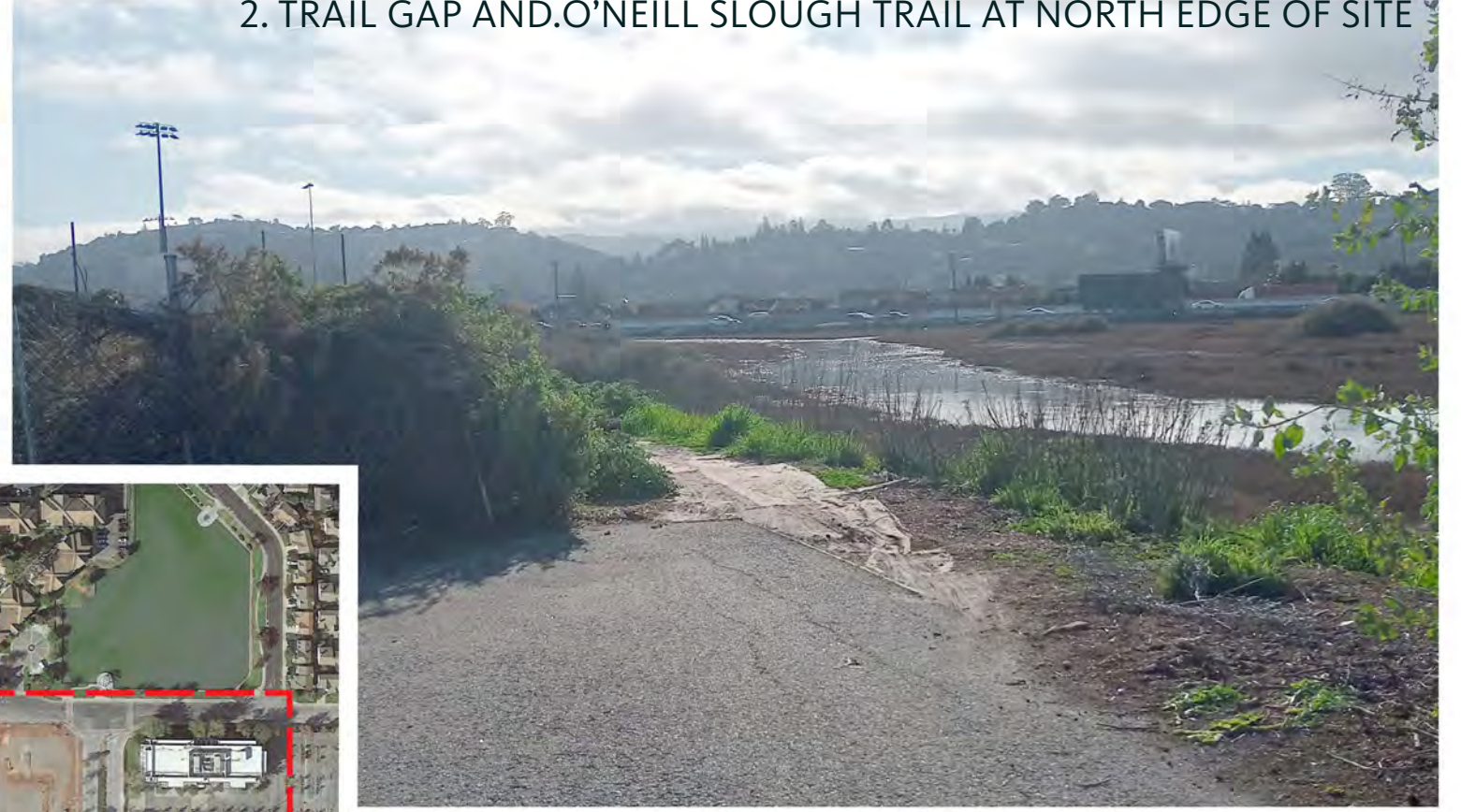


EXISTING CONDITIONS

1. O'NEILL SLOUGH



2. TRAIL GAP AND O'NEILL SLOUGH TRAIL AT NORTH EDGE OF SITE



3. TRAIL GAP



4. GRAVEL PARKING AREA



TRAIL CONNECTIONS

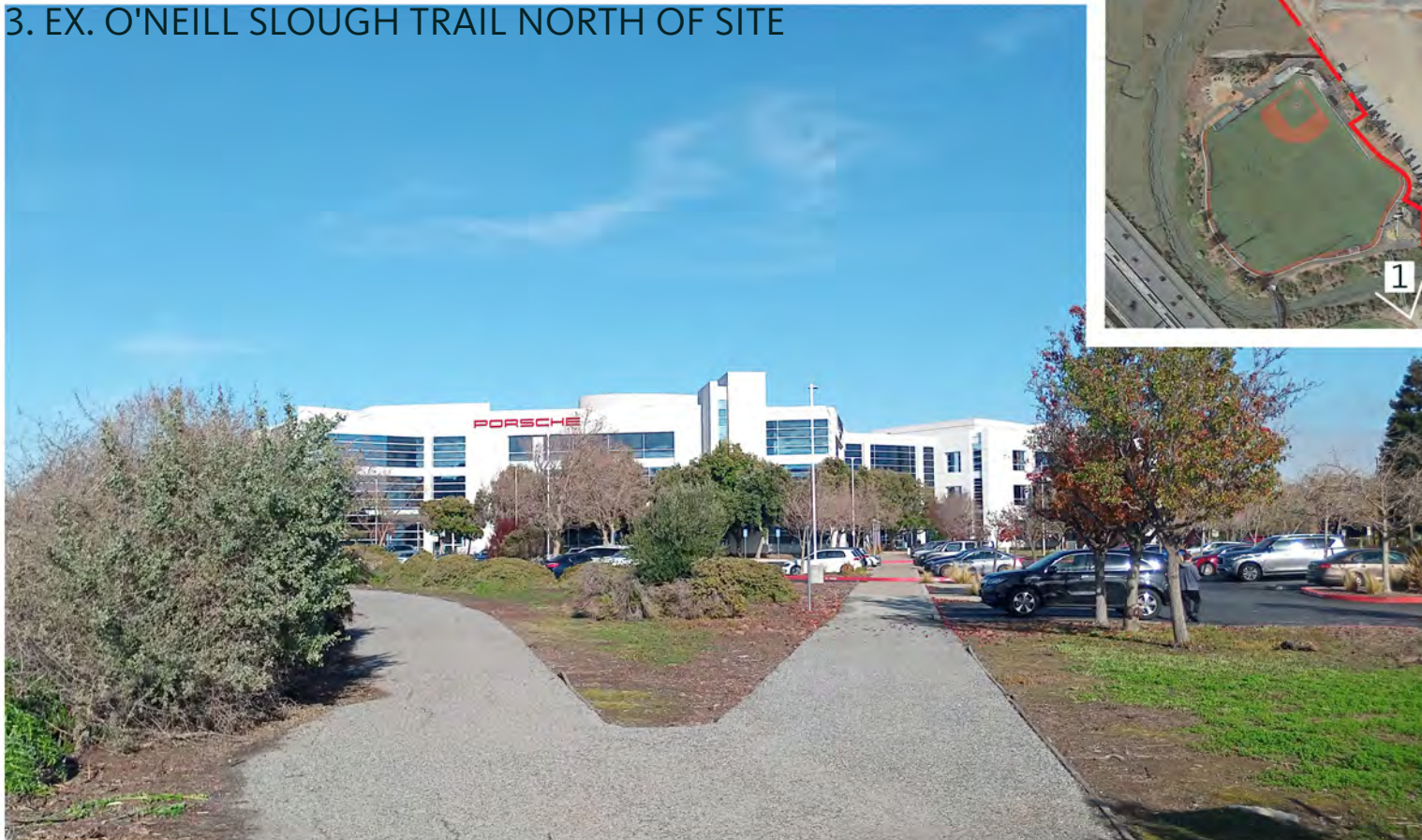
1. BAY TRAIL LINK O'NEILL SLOUGH SPORTS FOOTBRIDGE



2. BAY TRAIL LINK



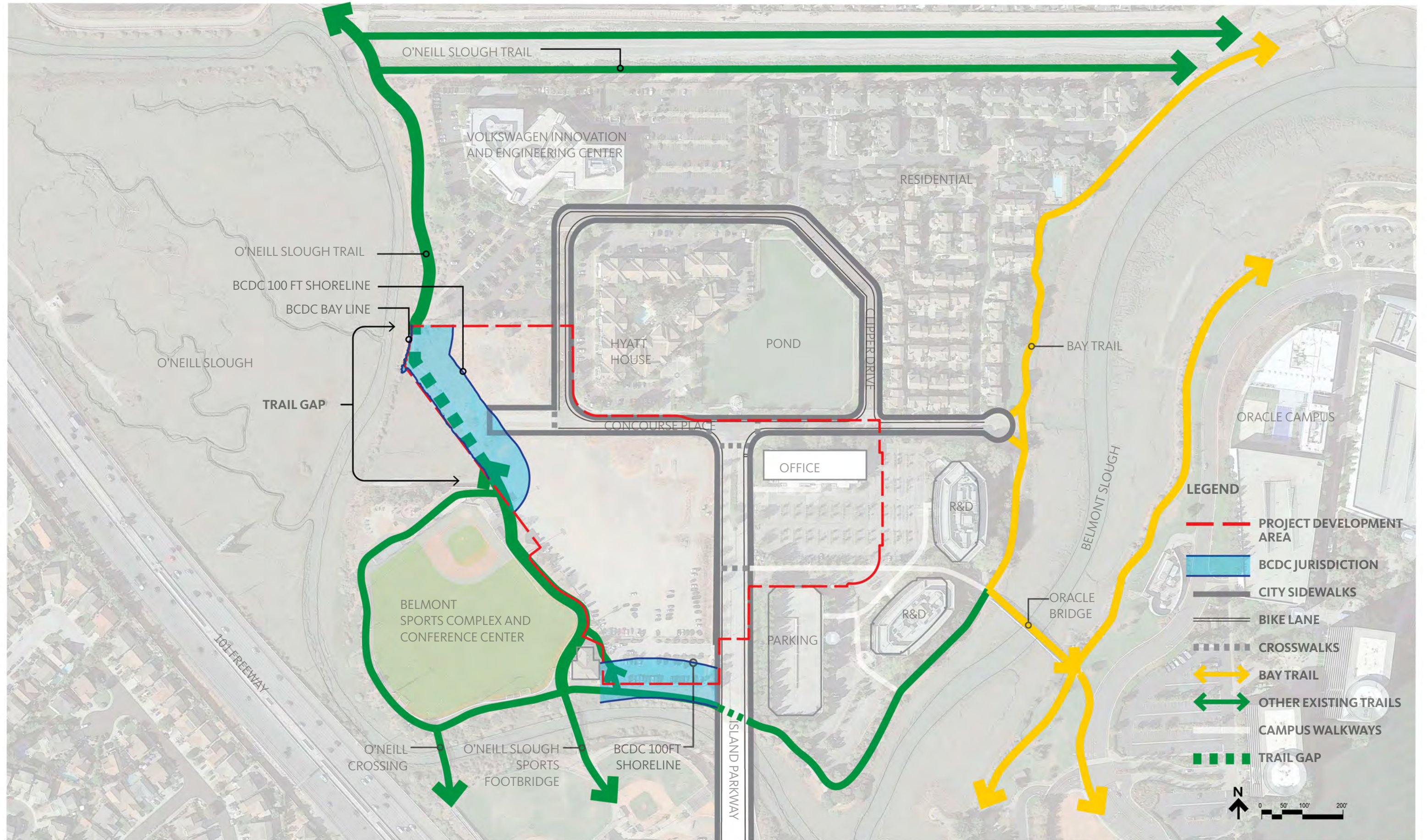
3. EX. O'NEILL SLOUGH TRAIL NORTH OF SITE



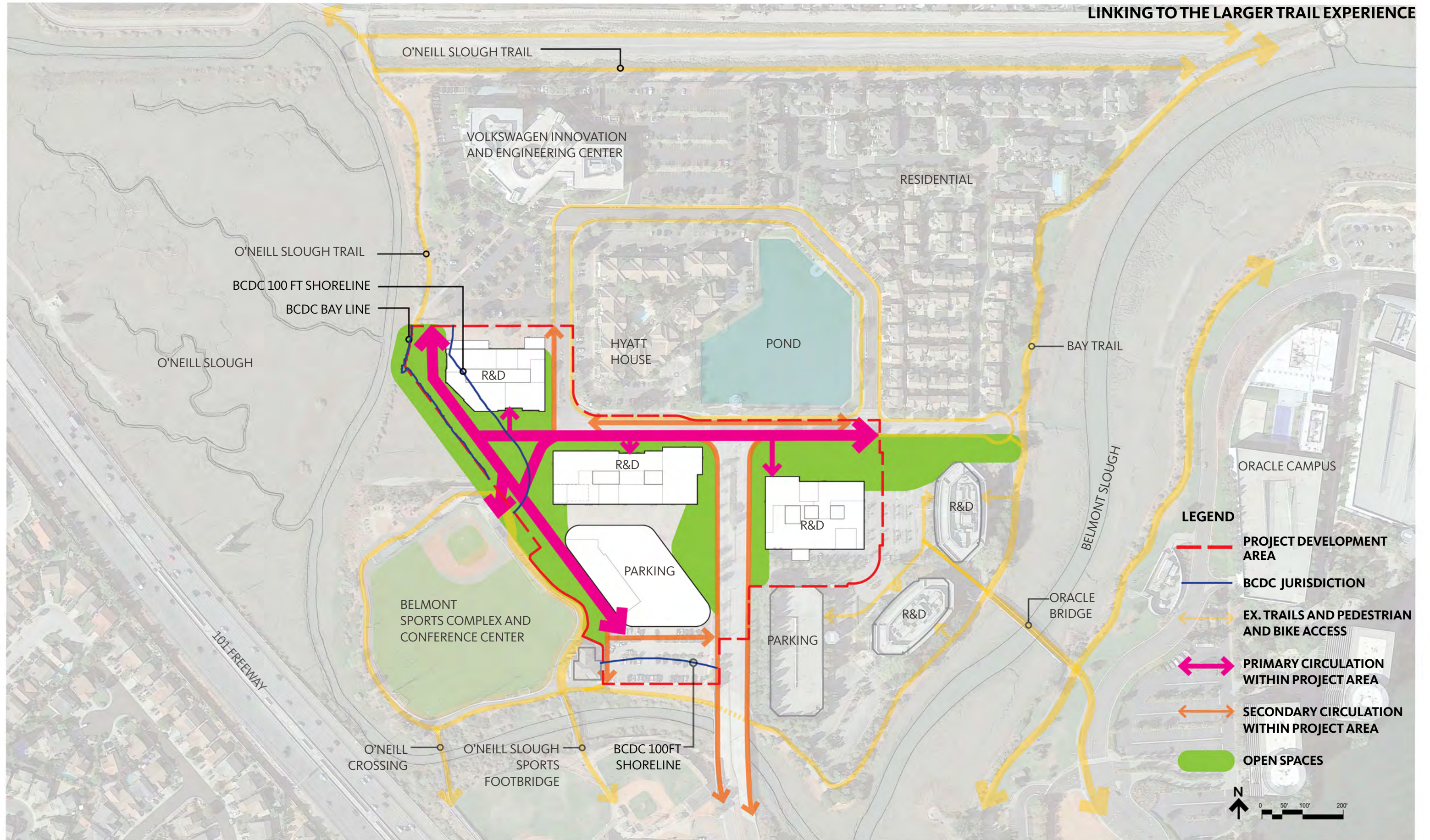
4. EX. O'NEILL SLOUGH TRAIL NORTH OF SITE



EXISTING TRAIL NETWORK



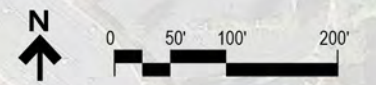
BICYCLE AND PEDESTRIAN ACCESS



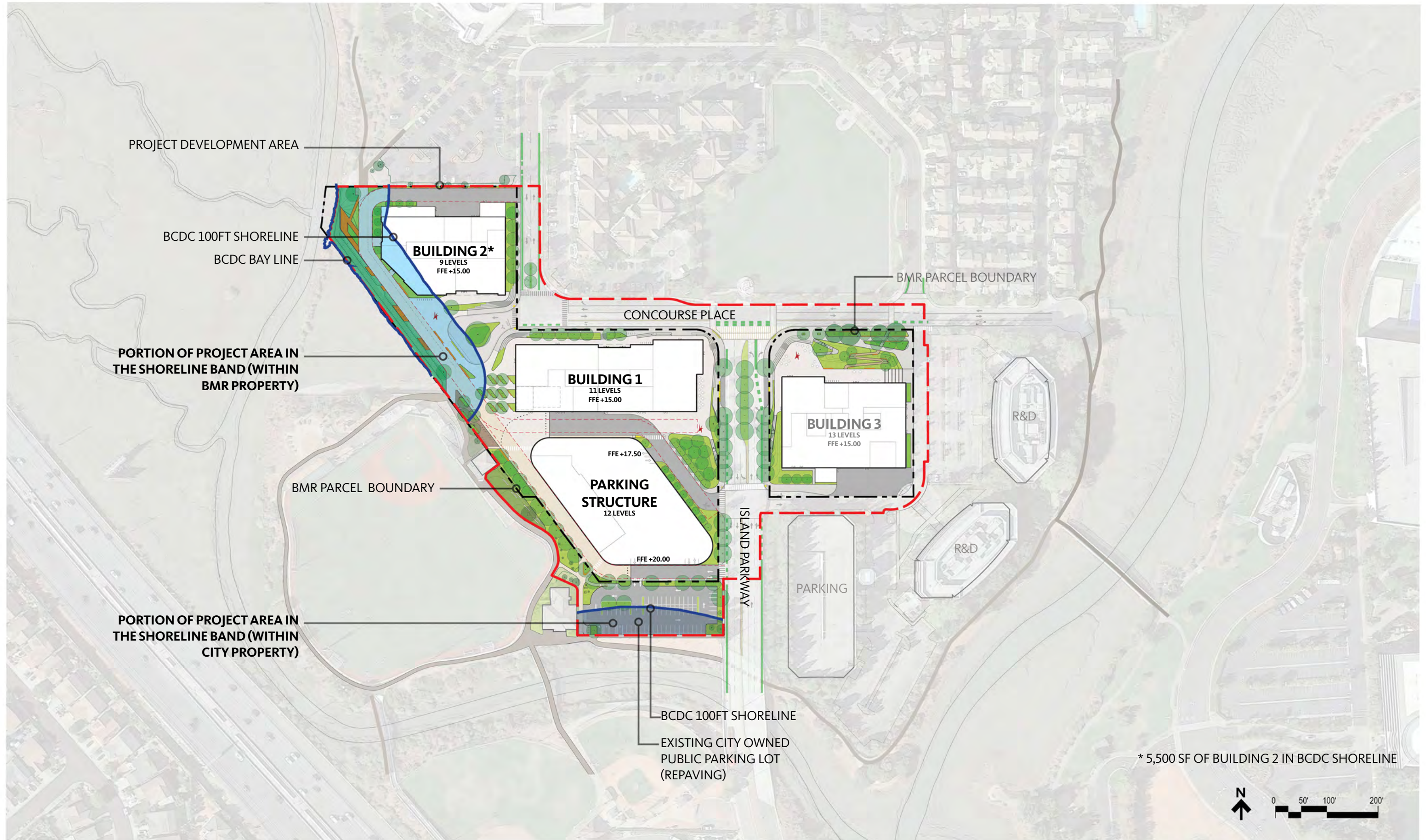
PRELIMINARY SITE PLAN



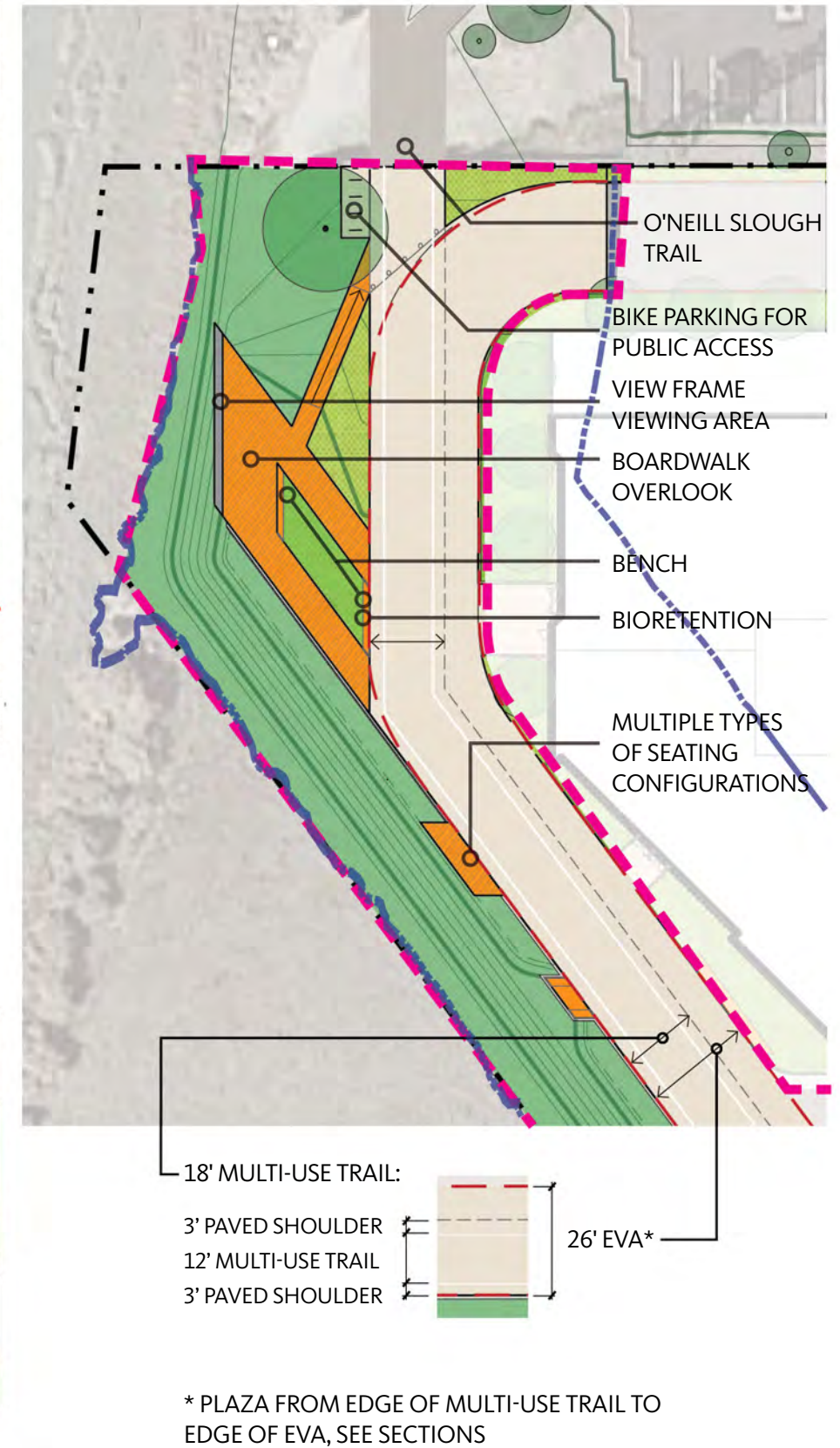
NOTE:
 +/- 2,500 EXPECTED EMPLOYEES
 RECREATION USERS TBD
 * SEE PAGE 9 FOR MULTI-USE TRAIL DIMENSIONS



PROPERTY OWNERSHIP - WITHIN BCDC JURISDICTION



PRELIMINARY SITE PLAN W/ PUBLIC ACCESS DEDICATION ON BMR PROPERTY

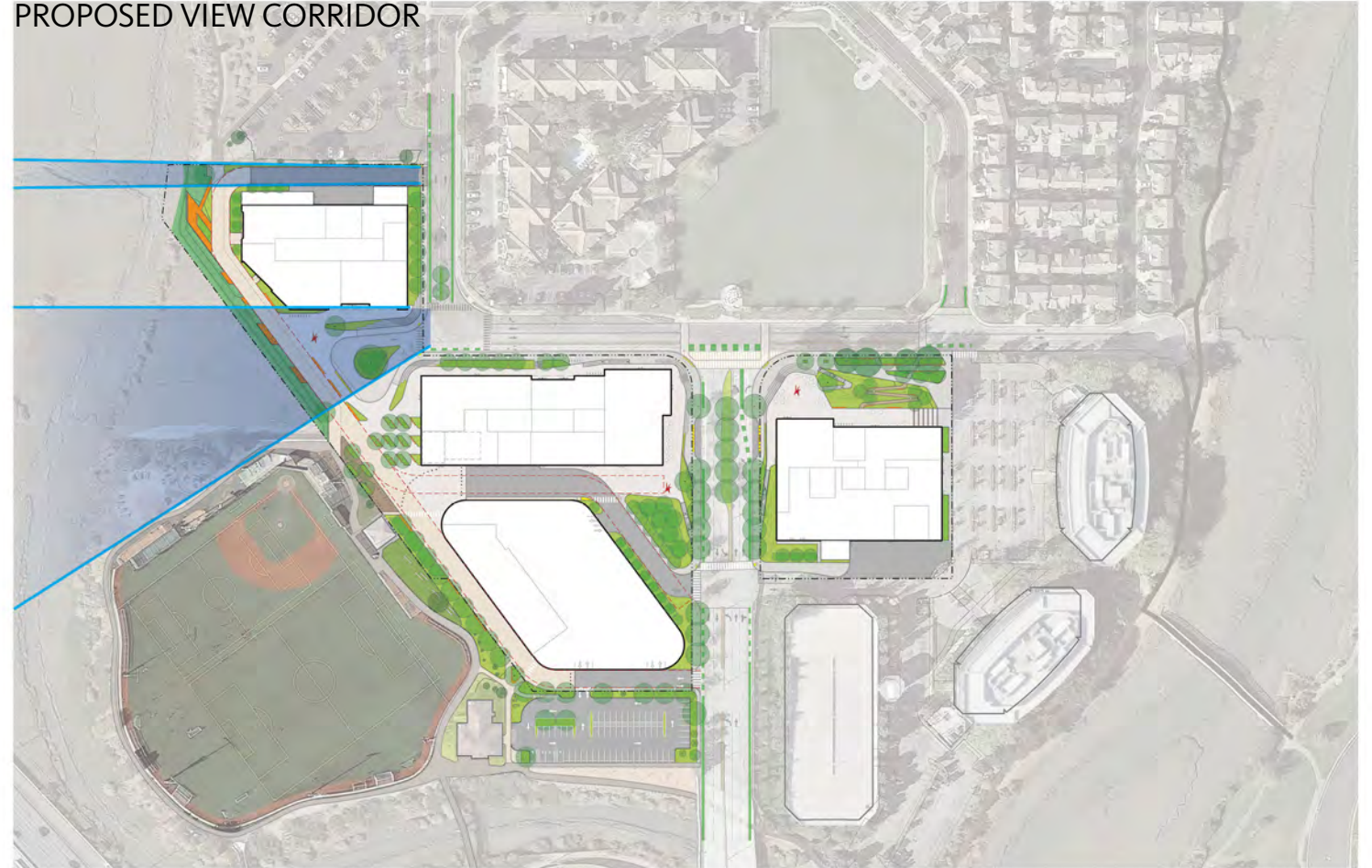


EXISTING VIEWS AND PROPOSED VIEW CORRIDORS

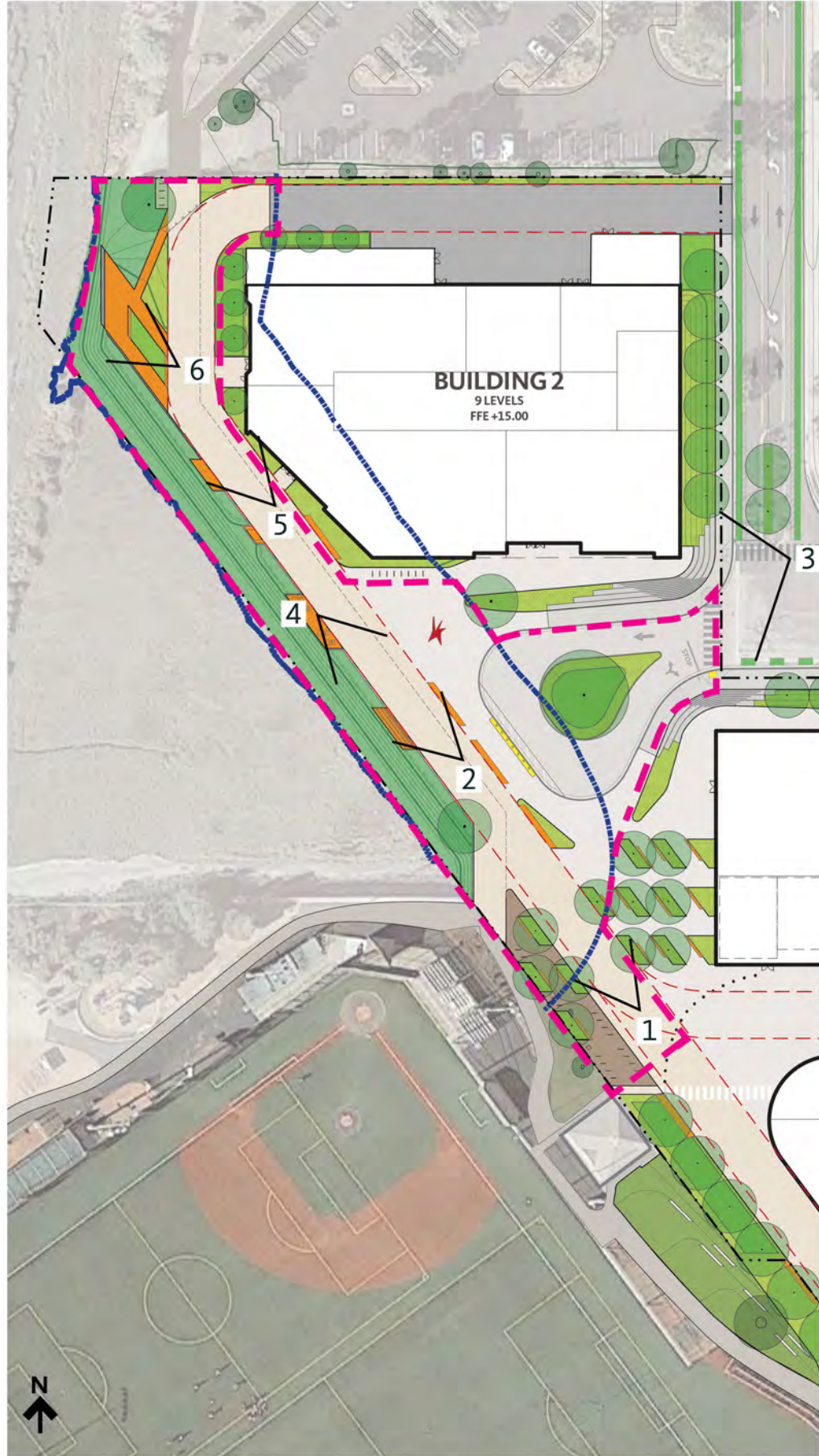
EXISTING VIEW CORRIDOR



PROPOSED VIEW CORRIDOR



TRAIL EXPERIENCE



RENDERING

VIEW LOOKING NORTH TO BUILDING 1 (LEFT), BUILDING 3 (RIGHT), AND MAIN GARAGE (LEFT)



RENDERING

VIEW IN FRONT OF 301, FROM THE EAST TO THE WEST. CENTER: BUILDING 1, RIGHT: BUILDING 2, LEFT: BUILDING 3



RENDERING

VIEW FROM THE WEST, CENTER: BUILDING 1 & DROPOFF, LEFT: BUILDING 2, FOREGROUND: BCDC DEDICATED PUBLIC ACCESS AREA



RENDERING

LOOKING NORTHEAST OVER THE SPORT COMPLEX



RENDERING

VIEW LOOKING NORTHWEST TO THE AMENITY AT MAIN GARAGE LEVEL 1



RENDERING

VIEW LOOKING SOUTH TO BCDC PLAZA AND BUILDING 2 (LEFT)



TIDE LEVEL ELEVATIONS

SUMMARY OF TIDE LEVELS AT THE PROJECT SITE

TIDE FREQUENCY OF RECURRENCE	WATER ELEVATION (FEET NAVD88)
MHHW CURRENT	6.99'
MHHW 2050	8.89'
MHHW 2080	11.49'
100-YR FLOOD CURRENT	10.46'
100-YR FLOOD 2050	12.36'
100-YR FLOOD 2080	14.96'
1-YR (KING TIDE) FLOOD 2100	15.15'
PROPOSED TRAIL ELEVATION	15.20'

TIDE FREQUENCY OF RECURRENCE	WATER ELEVATION (FEET NAVD88)
MHHW 2100	13.89'
100-YR FLOOD 2100	17.36'
ADAPTATION MEASURE (FOR 2100 SEA LEVEL RISE PROJECTIONS)	17.50'

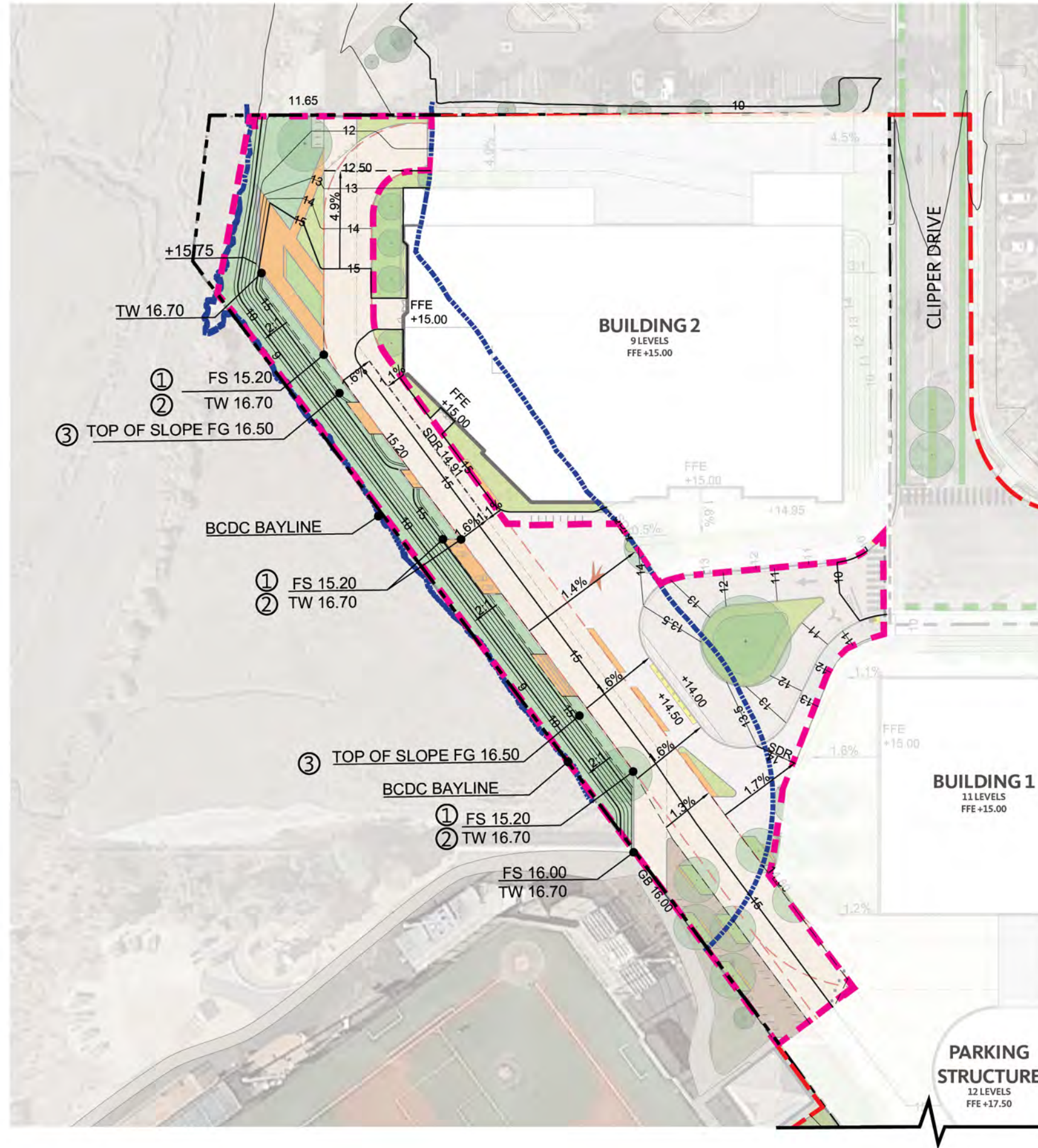
SOURCES:

AECOM. 2016. SAN FRANCISCO BAY TIDAL DATUMS AND EXTREME TIDES STUDY. FEMA AND BCDC. TIDE LEVELS ARE MEASURED AT POINT ID 415 NEAR THE MOUTH OF BELMONT SLOUGH.
 CALIFORNIA OCEAN PROTECTION COUNCIL. 2018. "STATE OF CALIFORNIA SEA-LEVEL RISE GUIDANCE 2018 UPDATE." (HIGH EMISSIONS AND MEDIUM TO HIGH RISK SCENARIO)

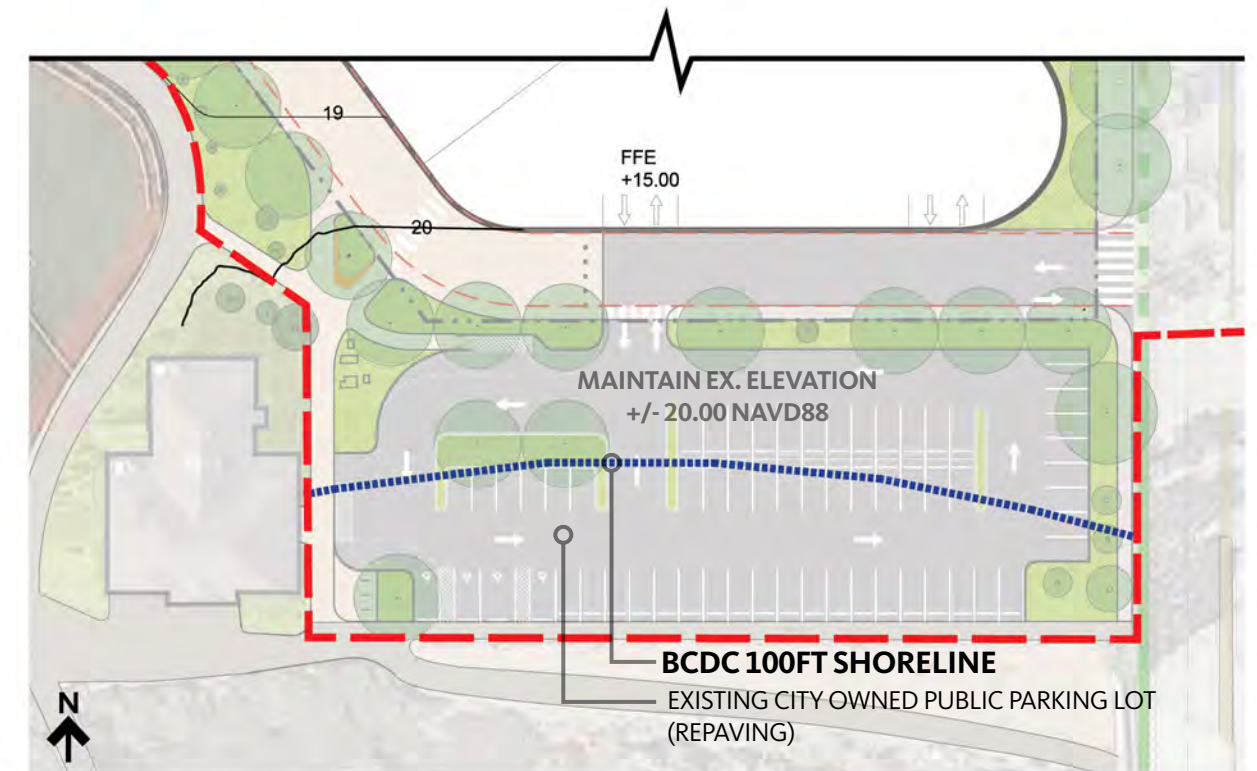
ESTIMATED WATER LEVELS FOR 2050, 2080 AND 2100 AT THE PROJECT SITE

Scenario	Year	Tide Frequency of Recurrence	Predicted Elevation for Medium-High Risk Level (NAVD88)
1	2050	MHHW	8.89
2	2050	1-Yr (King Tide)	10.15
3	2050	2-Yr	10.50
4	2050	5-Yr	10.84
5	2050	10-Yr	11.12
6	2050	25-Yr	11.55
7	2050	50-Yr	11.92
8	2050	100-Yr	12.36
9	2050	500-Yr	13.66
10	2080	MHHW	11.49
11	2080	1-Yr (King Tide)	12.75
12	2080	2-Yr	13.10
13	2080	5-Yr	13.44
14	2080	10-Yr	13.72
15	2080	25-Yr	14.15
16	2080	50-Yr	14.52
17	2080	100-Yr	14.96
18	2080	500-Yr	16.26
19	2100	MHHW	13.89
20	2100	1-Yr (King Tide)	15.15
21	2100	2-Yr	15.50
22	2100	5-Yr	15.84
23	2100	10-Yr	16.12
24	2100	25-Yr	16.55
25	2100	50-Yr	16.92
26	2100	100-Yr	17.36
27	2100	500-Yr	18.66

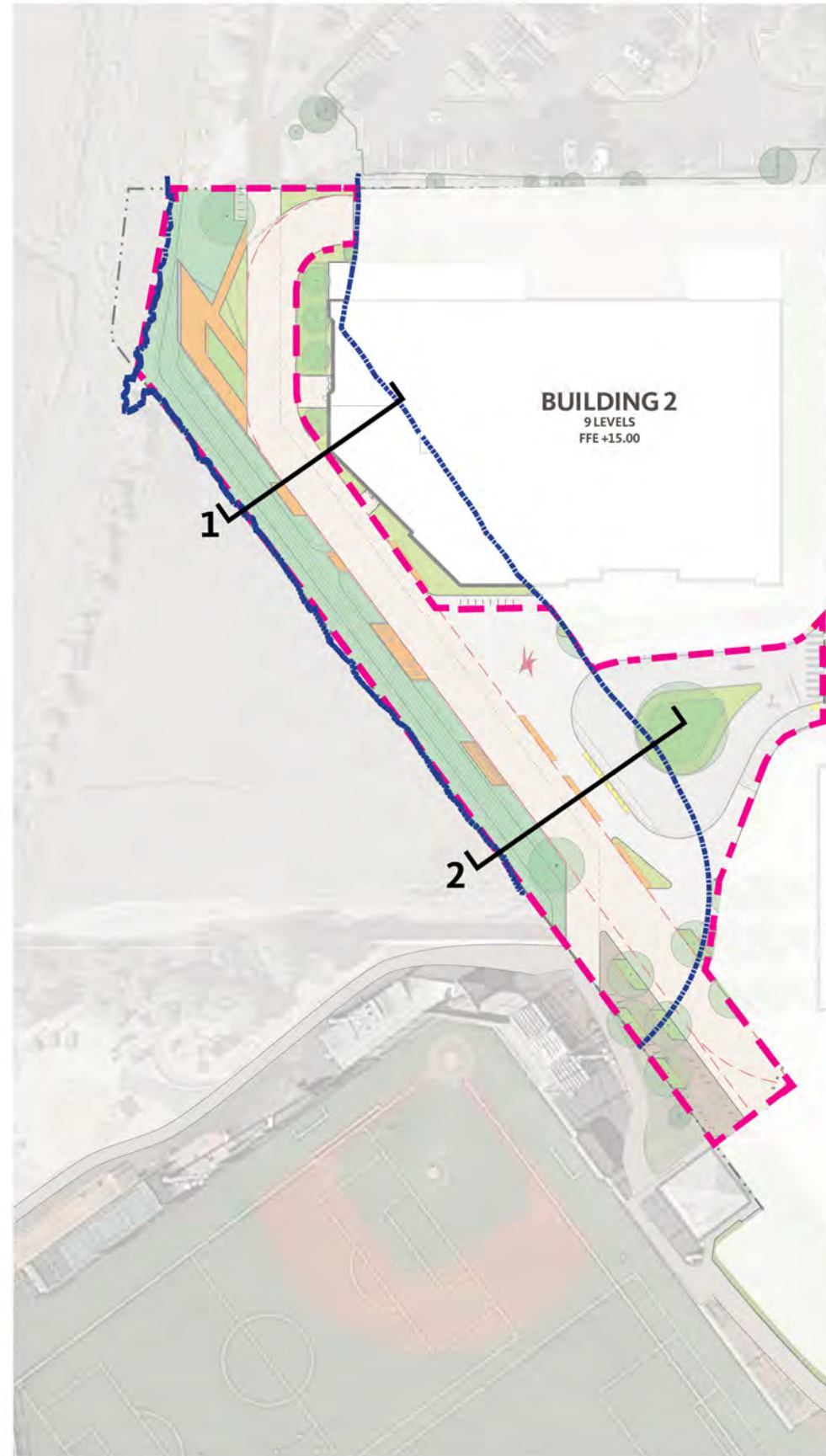
SHORELINE ELEVATIONS: PROPOSED DESIGN



- ① FS FINISH ELEVATION
ELEVATION OF TRAIL AT MARSH EDGE HOLD AT +/- 15.20
- ② TW TOP OF WALL
CONTINUOUS CURB CONDITION AT MARSH EDGE +/- 16.70
- ③ FG FINISH GRADE
TOP OF PLANTED SLOPE AT +/- 16.50
- PROPOSED "DEDICATED" PUBLIC ACCESS AREA
- BCDC BAY LINE & 100FT SHORELINE BAND
- CONTOURS

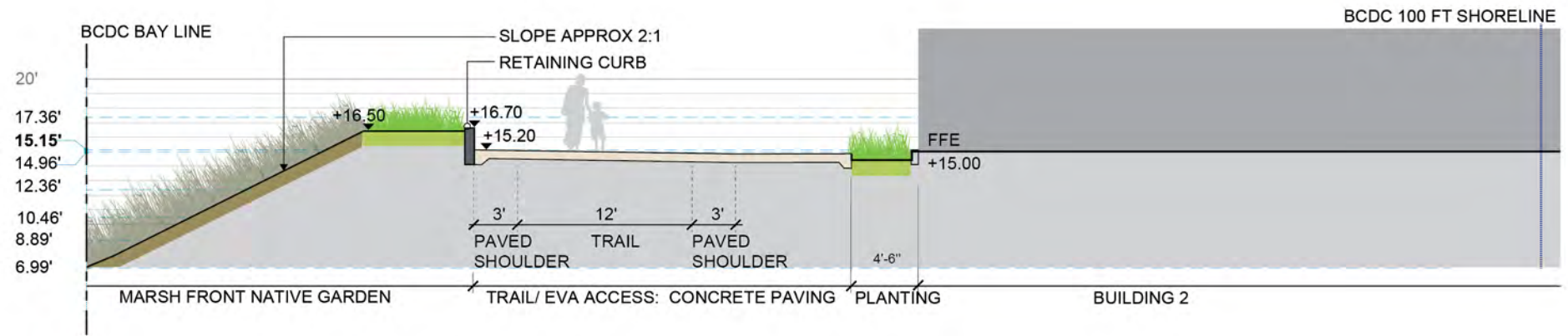


SECTIONS: PROPOSED DESIGN



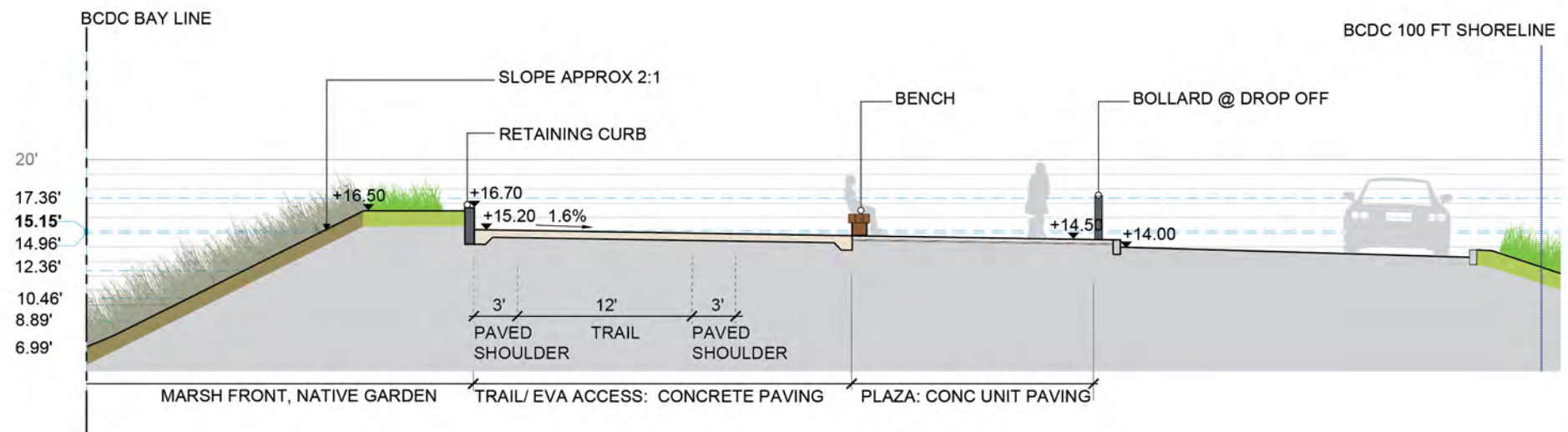
SECTION 1

2100 SLR + 100-YR FLOOD	17.36'
2100 SLR+KING TIDE	15.15'
2080 SLR + 100-YR FLOOD	14.96'
2050 SLR + 100-YR FLOOD	12.36'
CURRENT 100-YR FLOOD	10.46'
2050 MHHW	8.89'
PRESENT MHHW	6.99'

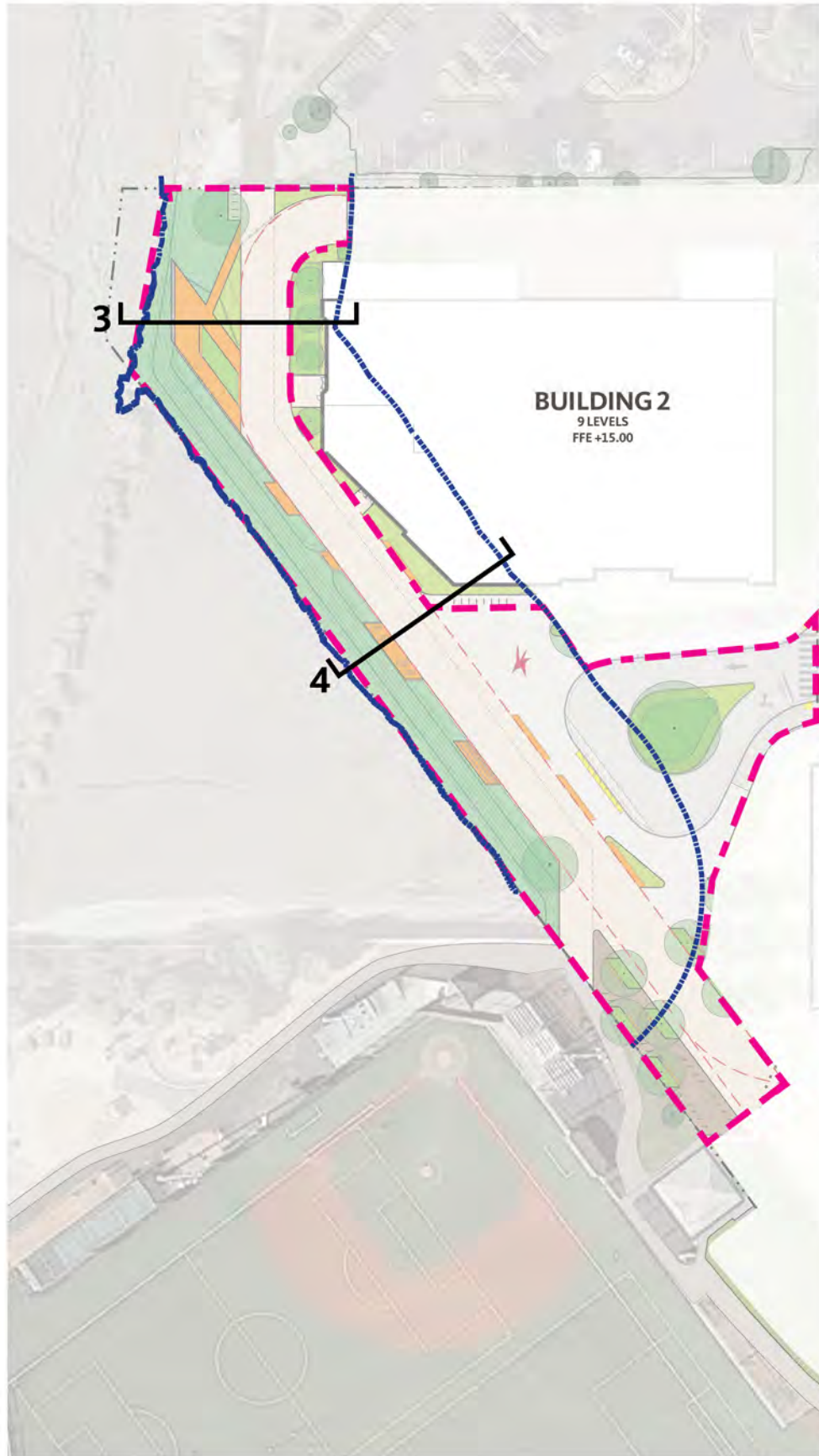


SECTION 2

2100 SLR + 100-YR FLOOD	17.36'
2100 SLR+KING TIDE	15.15'
2080 SLR + 100-YR FLOOD	14.96'
2050 SLR + 100-YR FLOOD	12.36'
CURRENT 100-YR FLOOD	10.46'
2050 MHHW	8.89'
PRESENT MHHW	6.99'

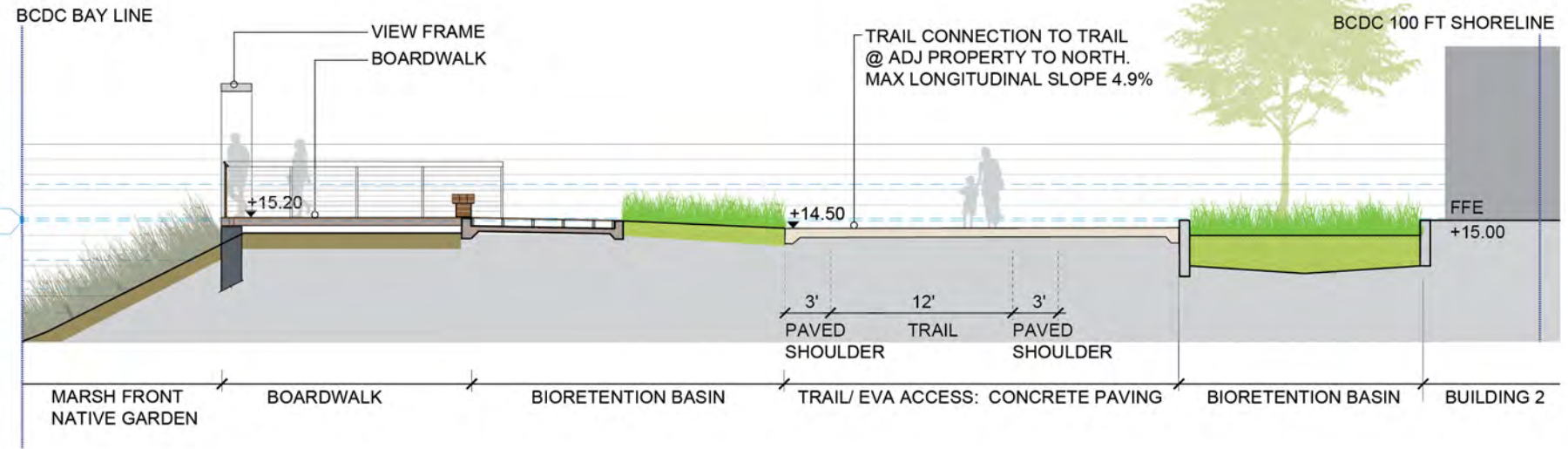


SECTIONS: PROPOSED DESIGN



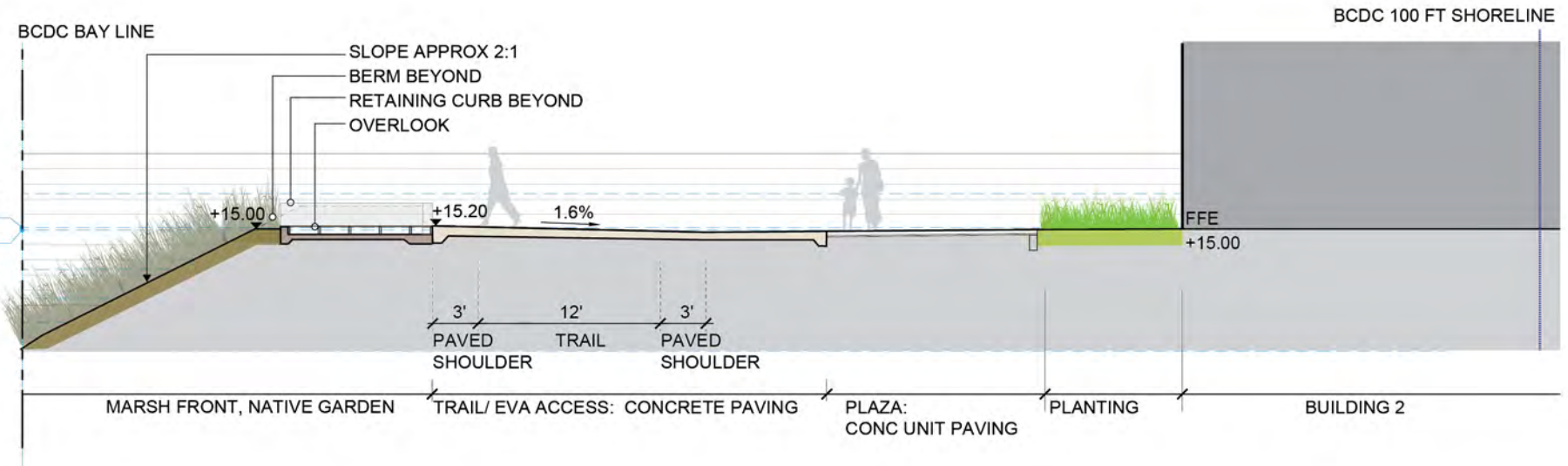
SECTION 3

2100 SLR + 100-YR FLOOD	17.36'
2100 SLR+KING TIDE	15.15'
2080 SLR + 100-YR FLOOD	14.96'
2050 SLR + 100-YR FLOOD	12.36'
CURRENT 100-YR FLOOD	10.46'
2050 MHHW	8.89'
PRESENT MHHW	6.99'

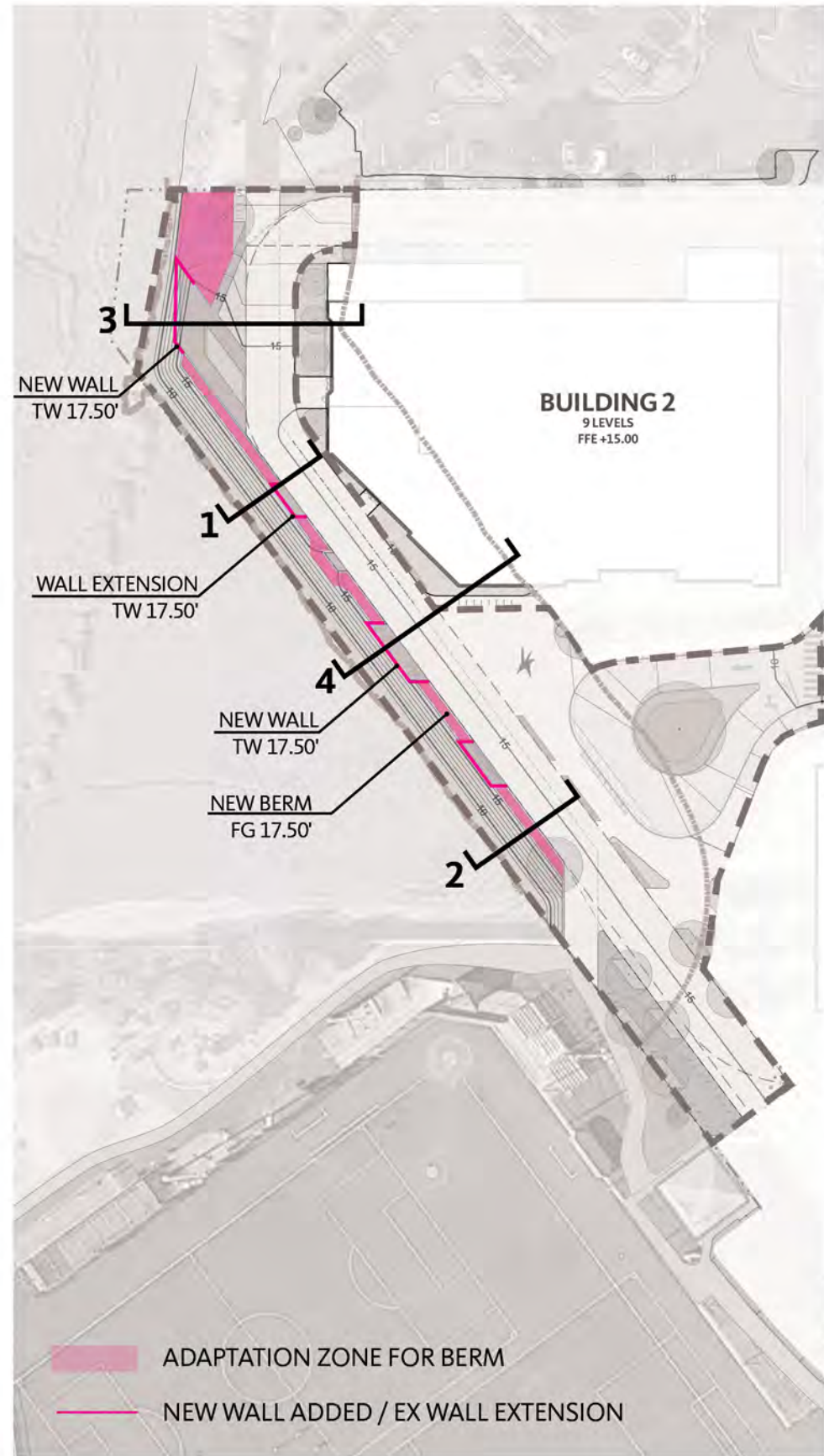


SECTION 4

2100 SLR + 100-YR FLOOD	17.36'
2100 SLR+KING TIDE	15.15'
2080 SLR + 100-YR FLOOD	14.96'
2050 SLR + 100-YR FLOOD	12.36'
CURRENT 100-YR FLOOD	10.46'
2050 MHHW	8.89'
PRESENT MHHW	6.99'

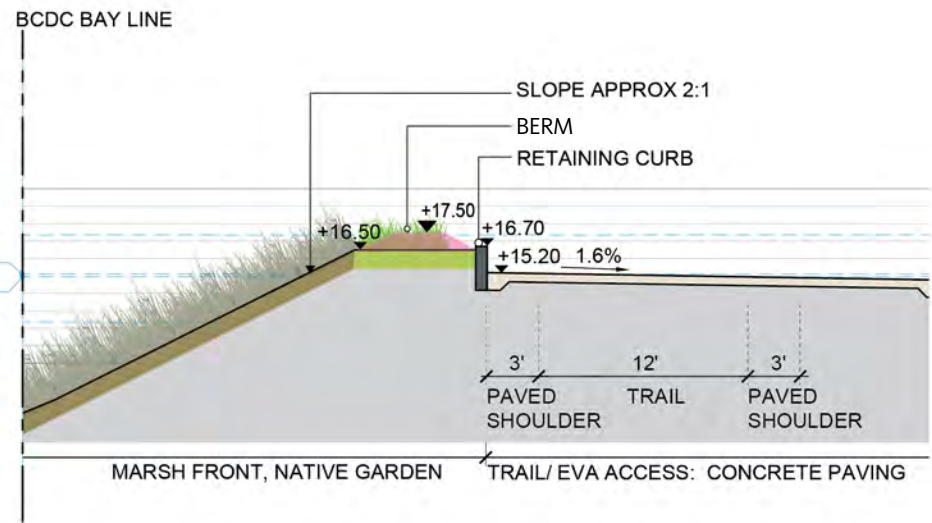


POTENTIAL SHORELINE ADAPTATION STRATEGIES



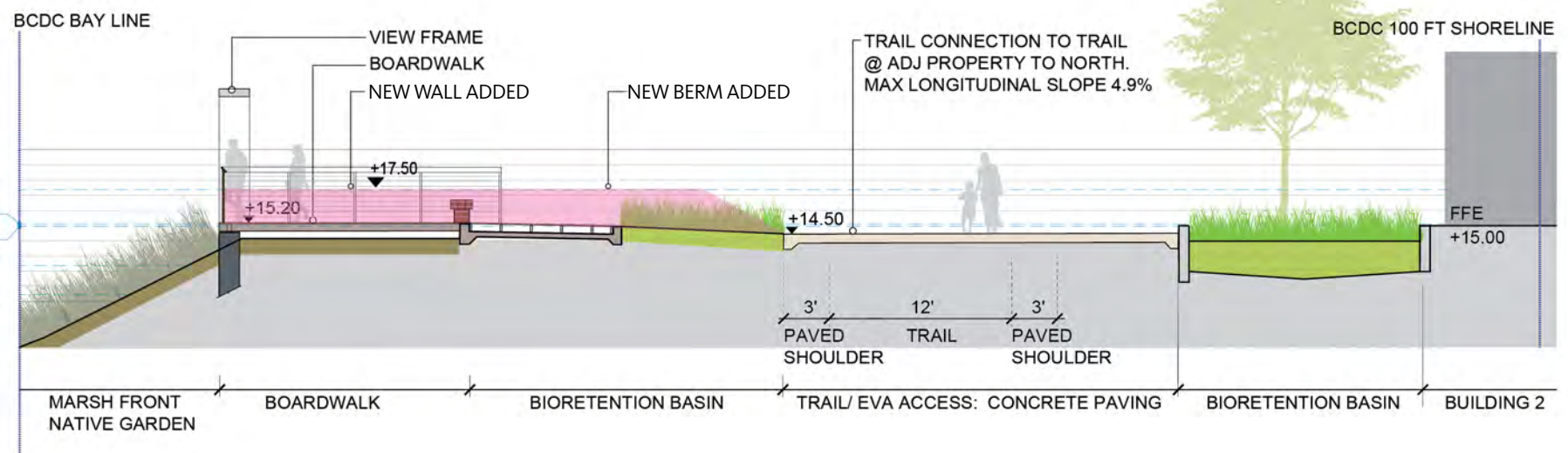
SECTION 1&2

2100 SLR + 100-YR FLOOD	17.36'
2100 SLR+KING TIDE	15.15'
2080 SLR + 100-YR FLOOD	14.96'
2050 SLR + 100-YR FLOOD	12.36'
CURRENT 100-YR FLOOD	10.46'
2050 MHHW	8.89'
PRESENT MHHW	6.99'



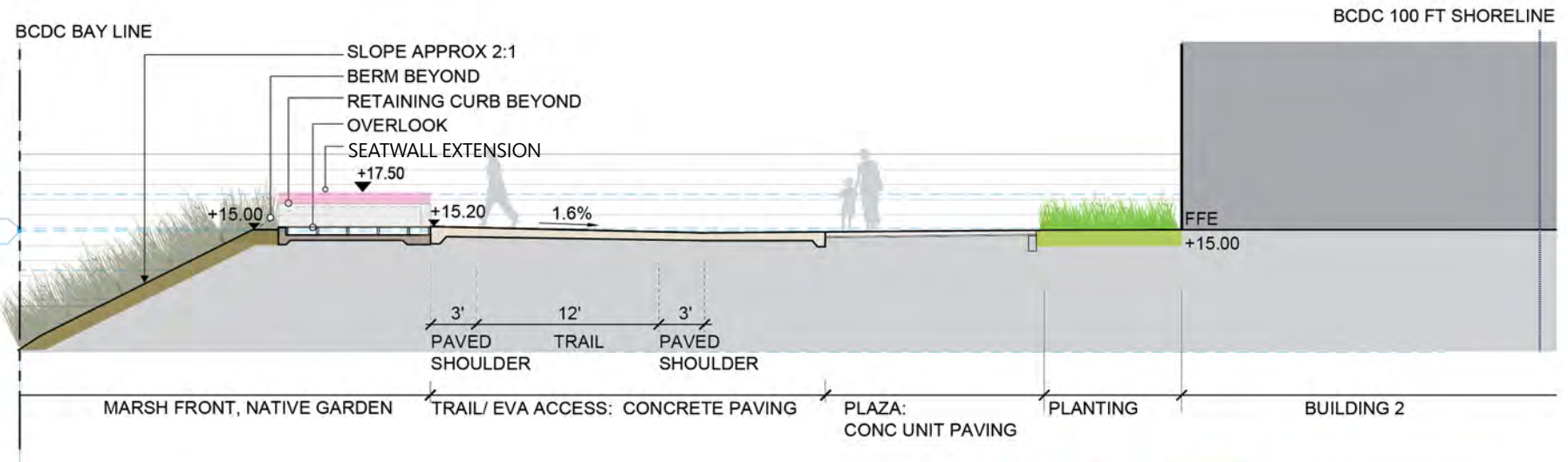
SECTION 3

2100 SLR + 100-YR FLOOD	17.36'
2100 SLR+KING TIDE	15.15'
2080 SLR + 100-YR FLOOD	14.96'
2050 SLR + 100-YR FLOOD	12.36'
CURRENT 100-YR FLOOD	10.46'
2050 MHHW	8.89'
PRESENT MHHW	6.99'



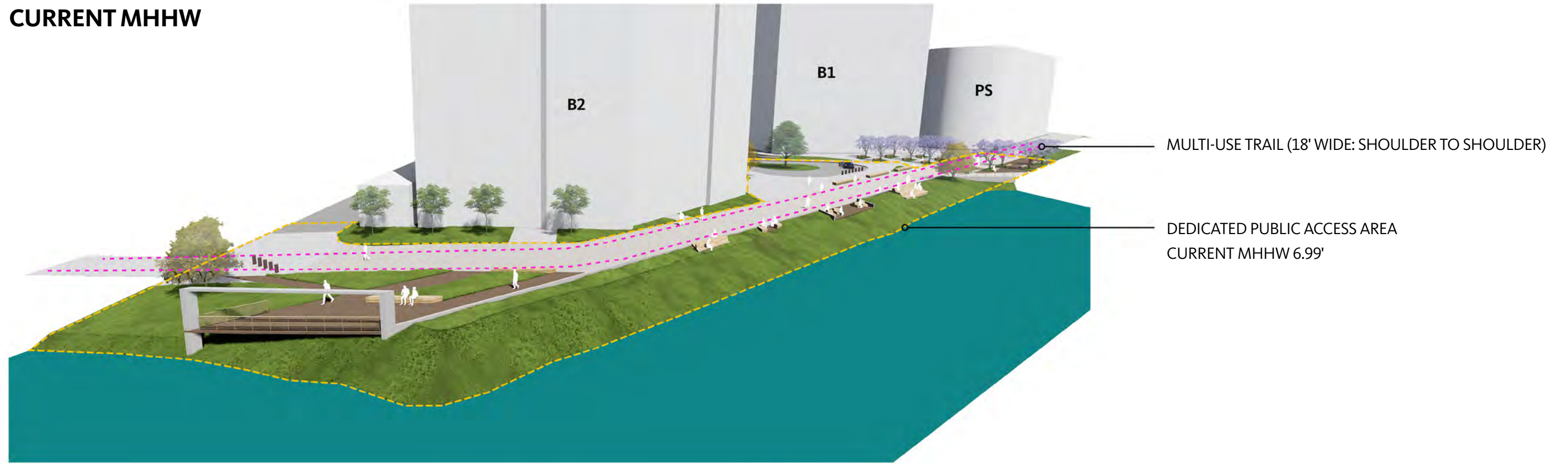
SECTION 4

2100 SLR + 100-YR FLOOD	17.36'
2100 SLR+KING TIDE	15.15'
2080 SLR + 100-YR FLOOD	14.96'
2050 SLR + 100-YR FLOOD	12.36'
CURRENT 100-YR FLOOD	10.46'
2050 MHHW	8.89'
PRESENT MHHW	6.99'

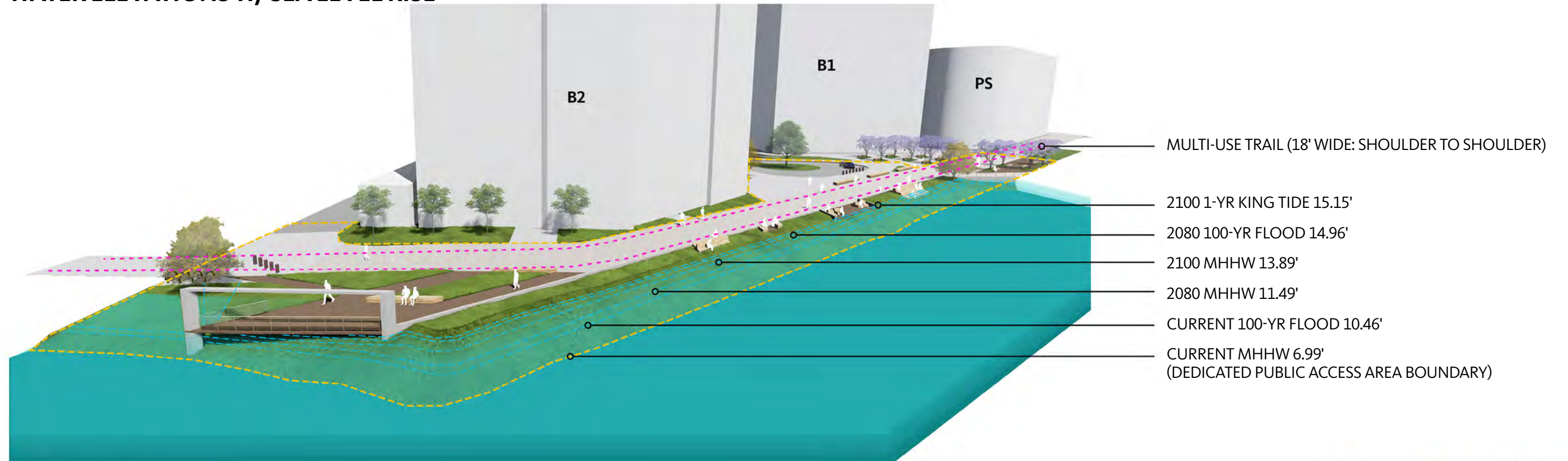


PROPOSED DESIGN WITH TIDE ELEVATIONS AND SEA LEVEL RISE

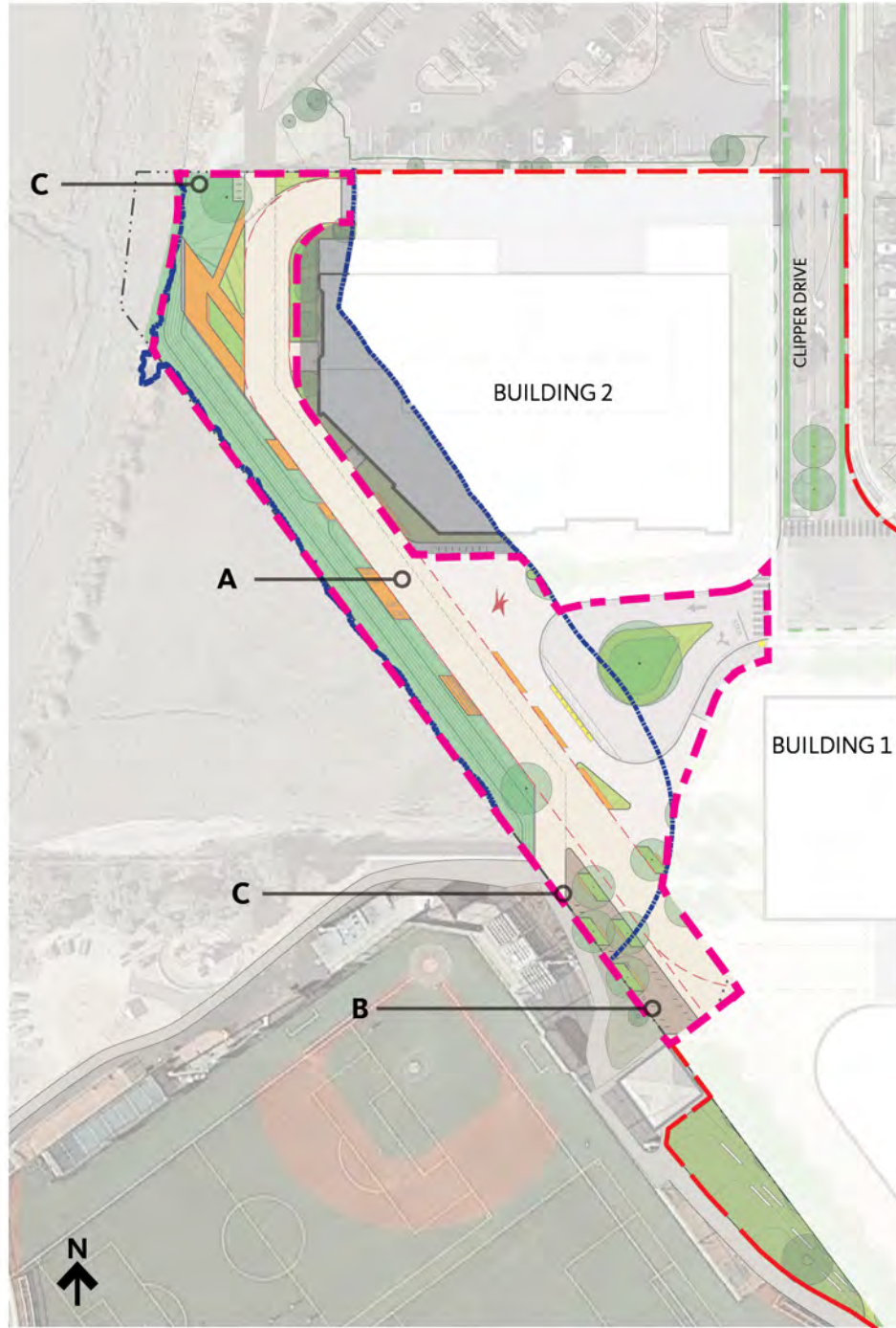
CURRENT MHHW



WATER ELEVATIONS W/ SEA LEVEL RISE



MULTI-USE TRAIL



A MULTI-USE TRAIL AND EVA, W/ PUBLICLY ACCESSIBLE SEATING, LIGHTING AND PAVEMENTS



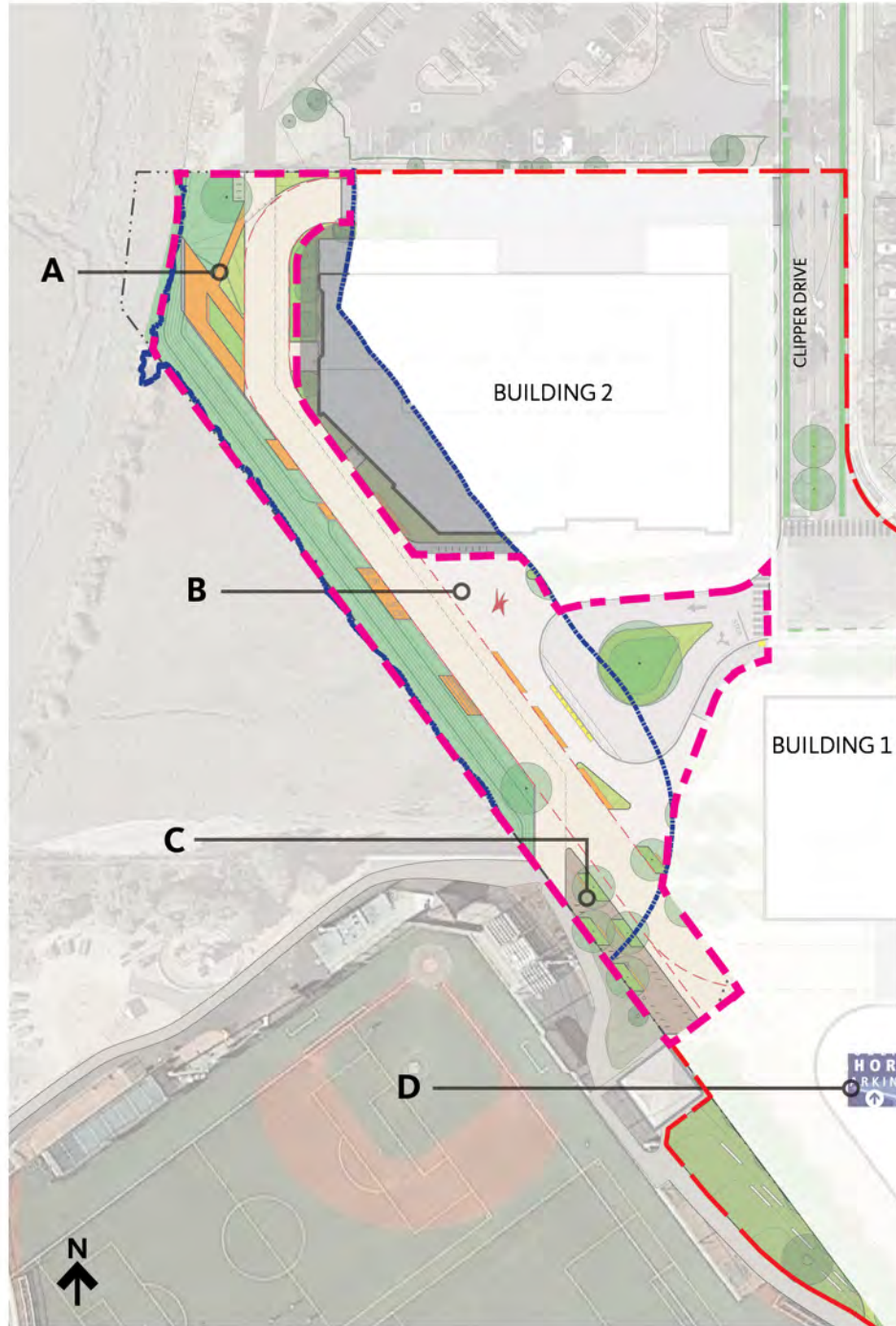
B BIKE PARKING



C TRAIL INFORMATION, BIKE STATION, WATER



ENTRY PLAZA TRAILHEAD, AMENITIES



A AT GRADE WOOD DECKING



B PUBLICLY ACCESSIBLE PLAZA



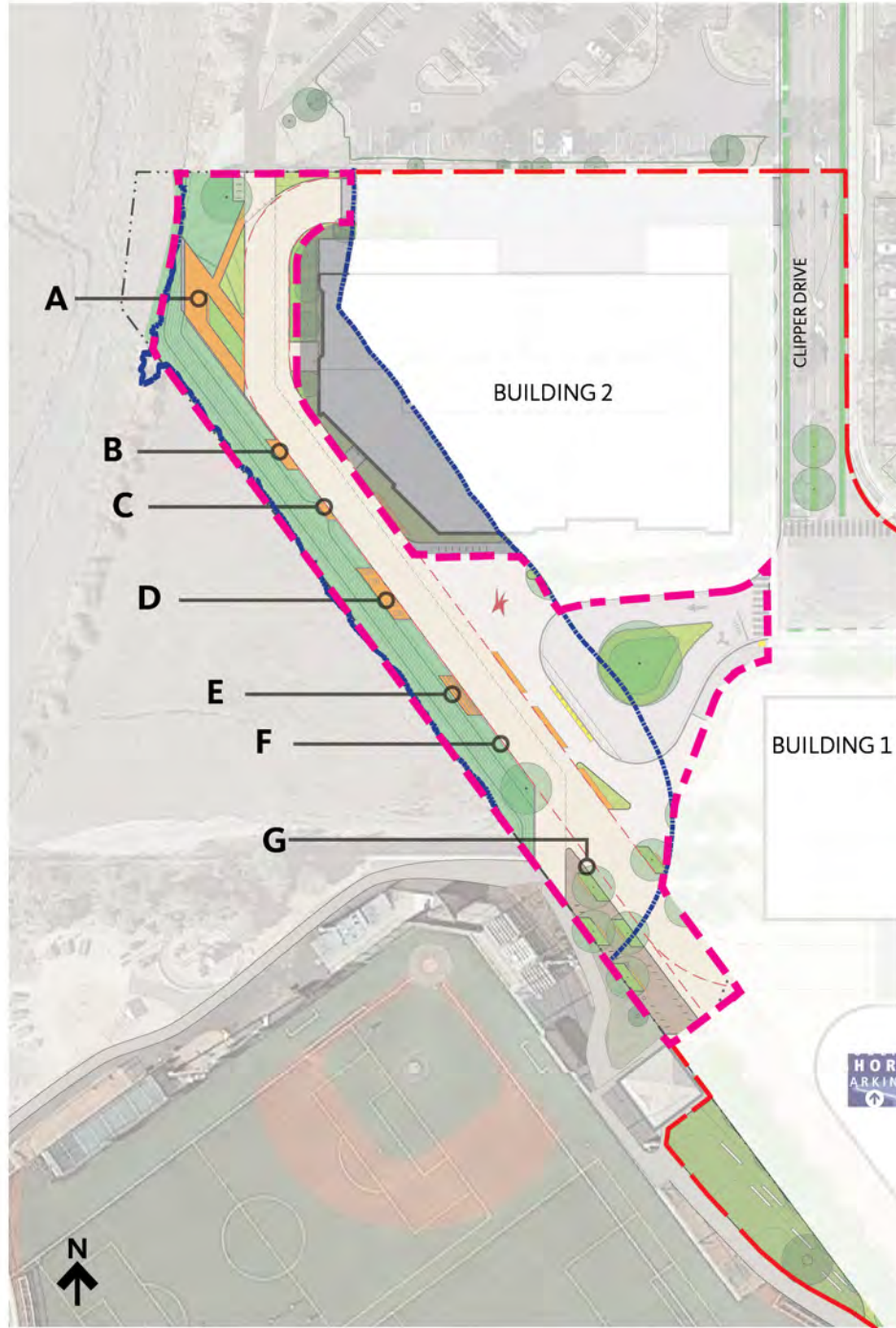
C TREE GROVE W/ DINING, AMENITIES



D PUBLIC PARKING IN GARAGE



SEATING



* SEATING WILL INCLUDE BUILT-IN SKATE STOPS

A BOARDWALK SEATINGS



B PODIUM ISLES SEATING



C FACING SEATINGS



D LOUNGERS



E TERRACE SEATING



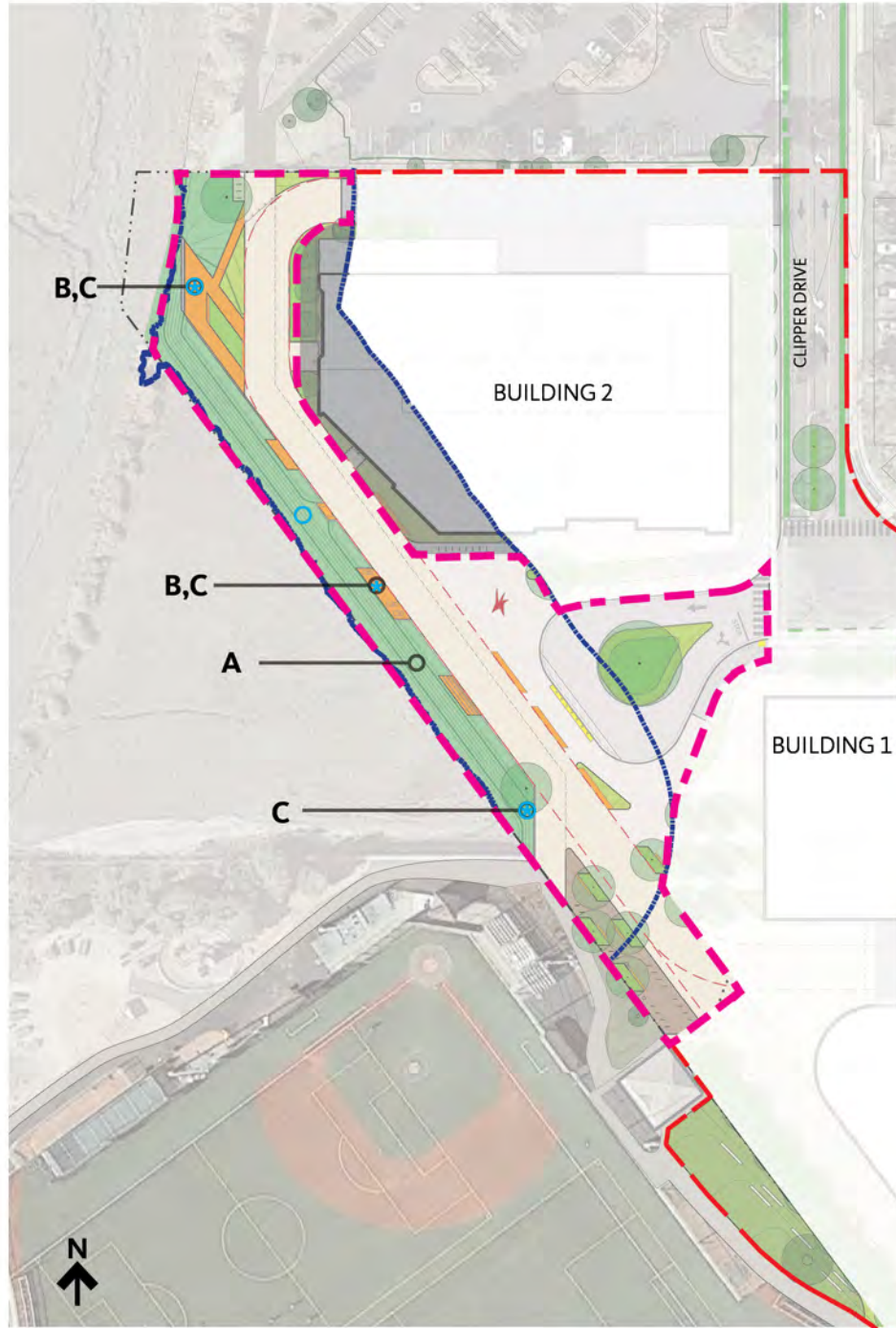
F LINEAR SEATWALL



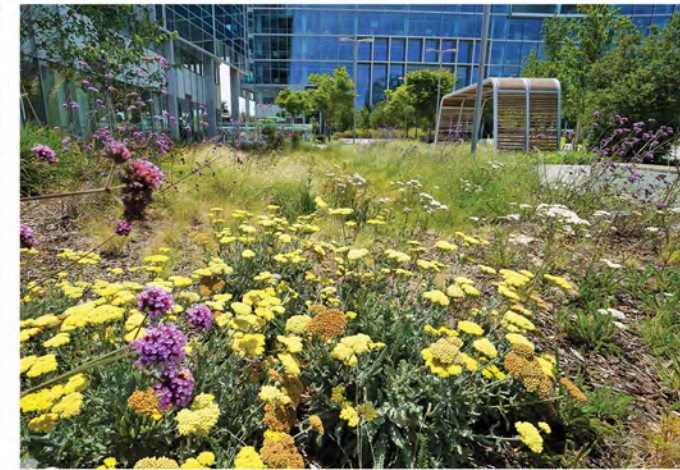
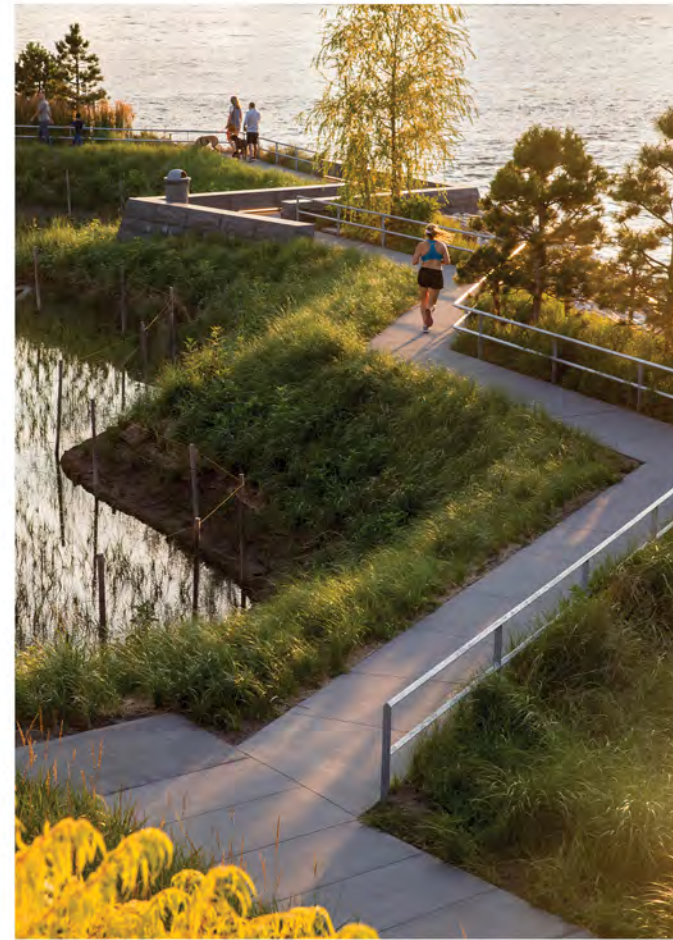
G PLANTER INCORPORATED SEATING



NATIVE GARDEN



A NATIVE GARDEN



C MARSH INTERPRETATION



B QUIET SEATING / VIEWING AREAS / BIRD BLIND



PRELIMINARY PLANT PALETTE

BIORETENTION BASIN (PRELIMINARY)



MARSH FRONT (PRELIMINARY)

GRASSES



SHRUBS



PERENNIALS



GROUND COVER



CAMPUS (PRELIMINARY)

SUCCULENTS



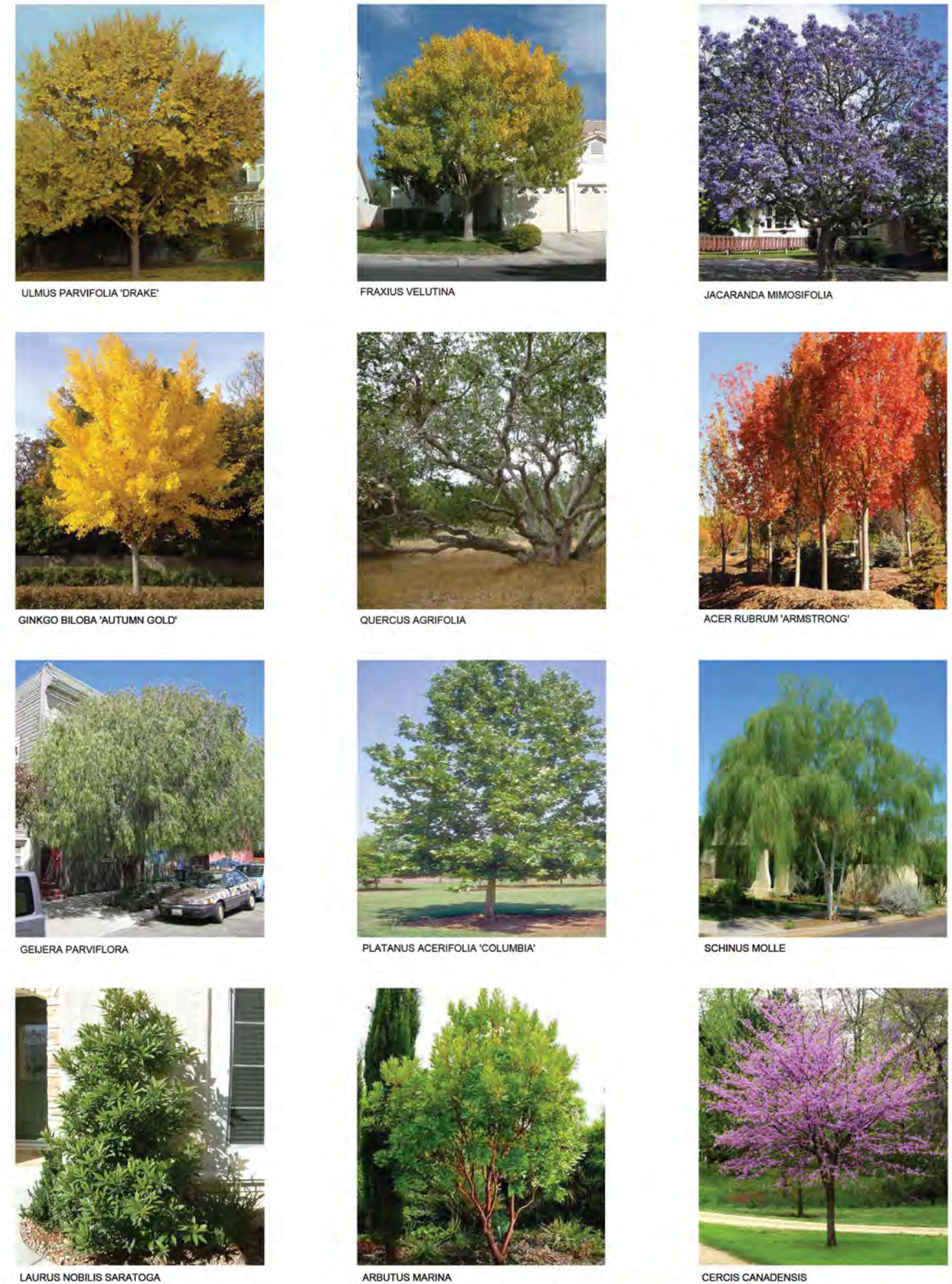
GRASSES



PERENNIALS



TREE (PRELIMINARY)



Community Outreach + Environmental Justice

The Project Team has prepared a robust and transparent community outreach strategy in order to fully inform decision-makers and key stakeholders about Project plans and solicit feedback.

Community Outreach in Progress or Complete:

- Belmont Sports Complex user groups
- Island Parkway Building Owners Association (nearby businesses)
- Farallon residential community adjacent to project (through an Open House advertised using mailers)
- Sterling Downs and Homeview communities across 101 from project (using existing community meetings)
- Bay Trail

Thank you!
Questions?

