



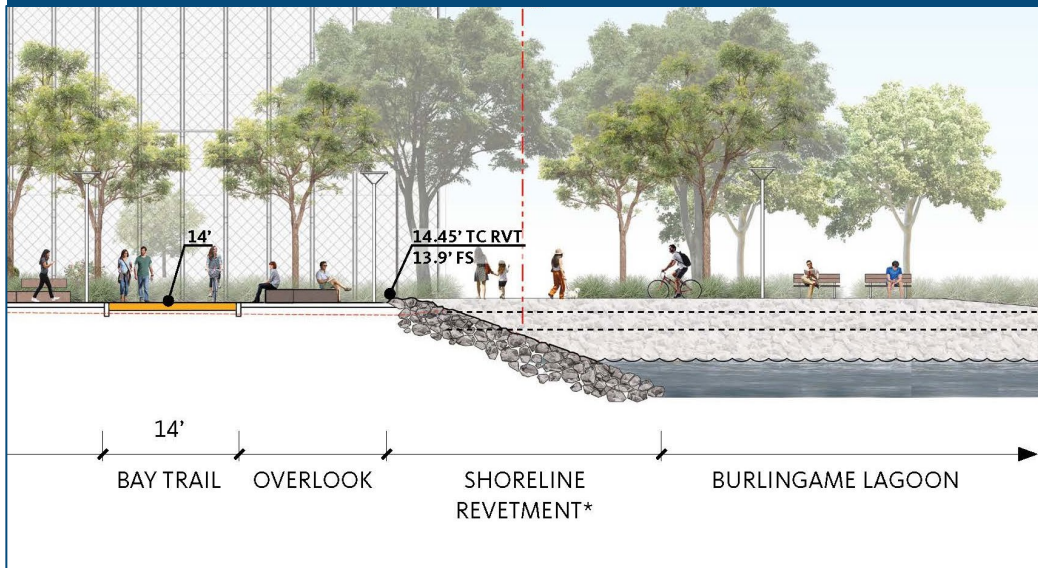
777 AIRPORT BOULEVARD LIFE SCIENCES REDEVELOPMENT PROJECT

BCDC PERMIT APPLICATION NO. 2022.004.00

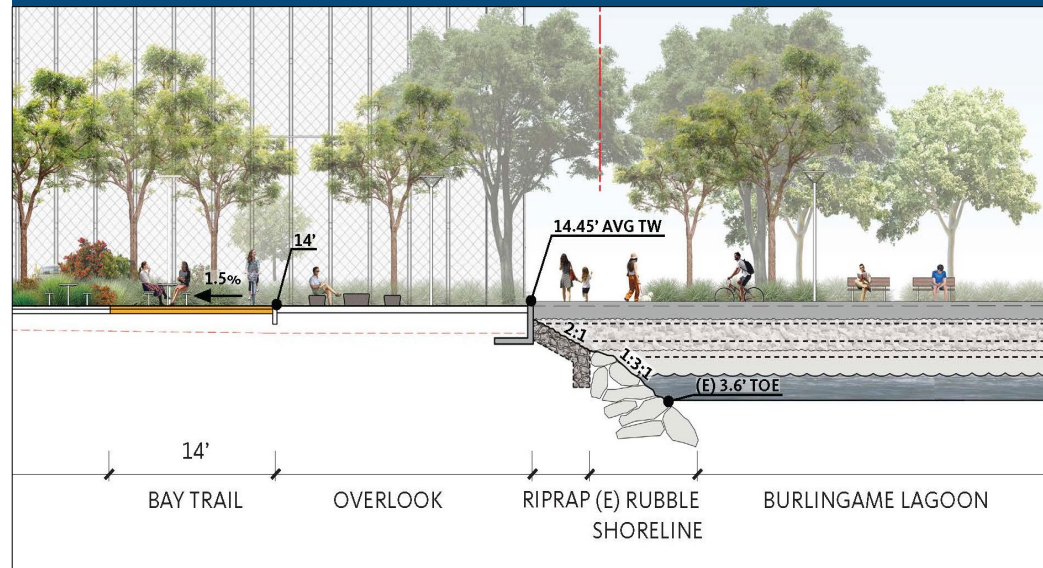
July 20, 2023

AMENDED APPLICATION

ORIGINAL Shoreline Protection Proposal



REVISED Shoreline Protection Proposal



PROJECT SITE



PUBLIC ACCESS




PUBLIC ACCESS AREA

Total Public Access Area

 Total Dedicated Public Access

 City-owned Public Access

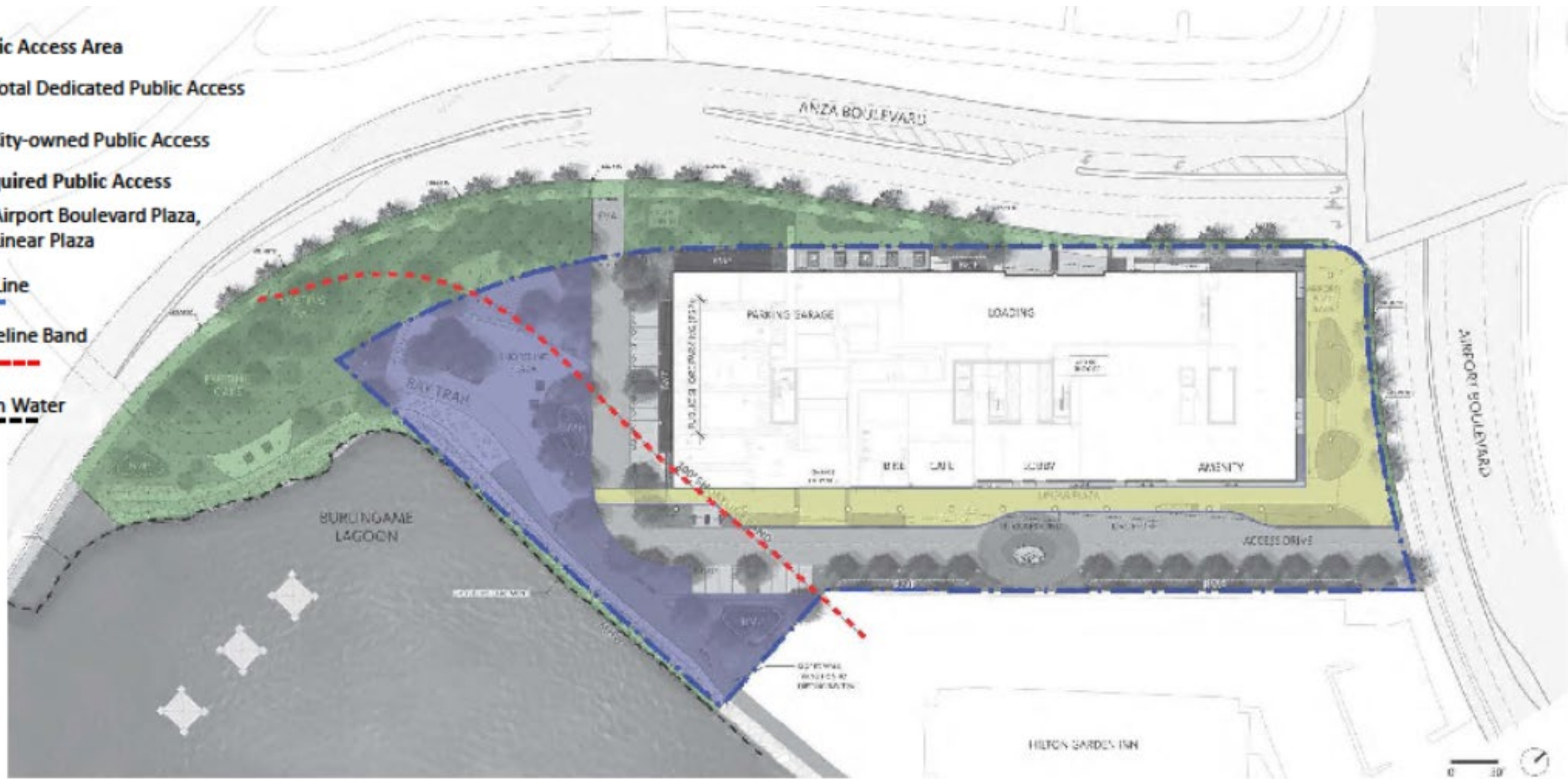
Other Required Public Access

 Airport Boulevard Plaza,
Linear Plaza

 Property Line

 100' Shoreline Band

 Mean High Water

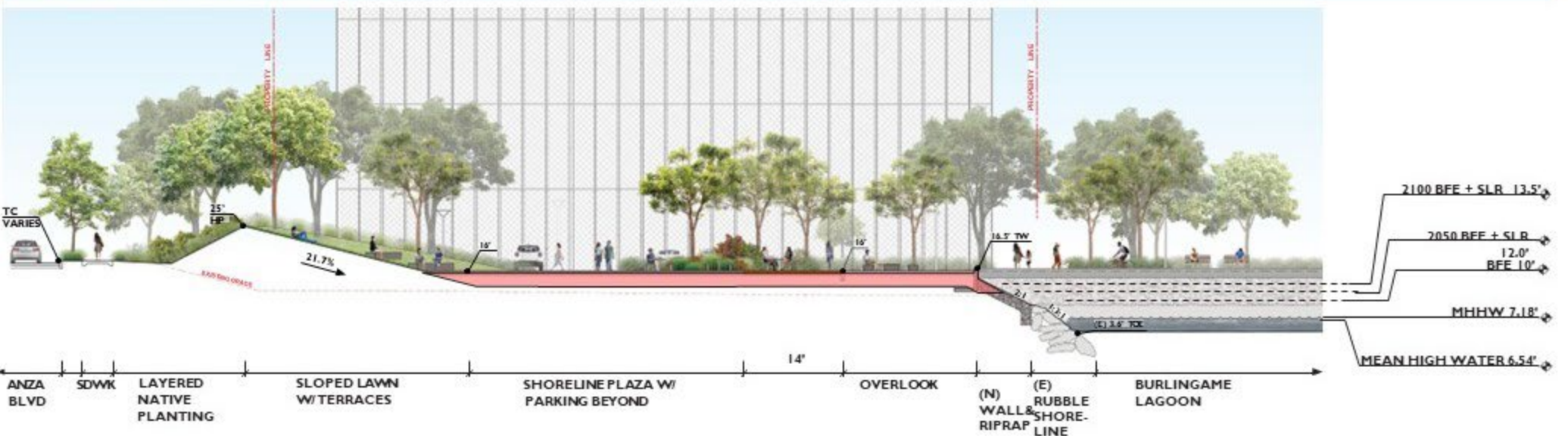


SEA LEVEL RISE RESILIENCE & FUTURE ADAPTATION

REVISED REVETMENT: RESILIENCE AT 2050



REVISED REVETMENT: RESILIENCE AT 2100



ISSUES RAISED

- Public Access
- Shoreline Protection
- Climate Change
- Environmental Justice and Social Equity

STAFF RECOMMENDATION

Approve BCDC Permit Application No. 2022.004.00 with conditions:

- Require significant improvements to the existing 1.39-acre public access area, including a widened trail, new plazas and overlooks with seating, enhanced signage, accessibility features, and amenities.
- Require unrestricted public access to a 17,420-square-foot area connecting Airport Boulevard to the shoreline, and dedication of an additional 2,380 square feet of public access area within the Shoreline Public Access Area.
- Require maintenance of all public access areas by the permittee or its assigns.
- Require flood monitoring and reporting and development of a Sea Level Rise Adaptation Plan to ensure ongoing viability of public access areas in the future.
- Ensure pedestrian connections from Anza and Airport Boulevards to the Shoreline Public Access Area, as well as a vehicular connection from Airport Boulevard to the Shoreline Public Access Area.
- Provide for future trail connections to neighboring sites.