



505 EAST BAYSHORE TOWNHOME PROJECT

BCDC Permit Application No. 2023.005.00

May 16, 2024

PROJECT LOCATION



Foster City

Redwood Shores

Bair Island Ecological Reserve

Belmont

Highway 101

Smith Slough

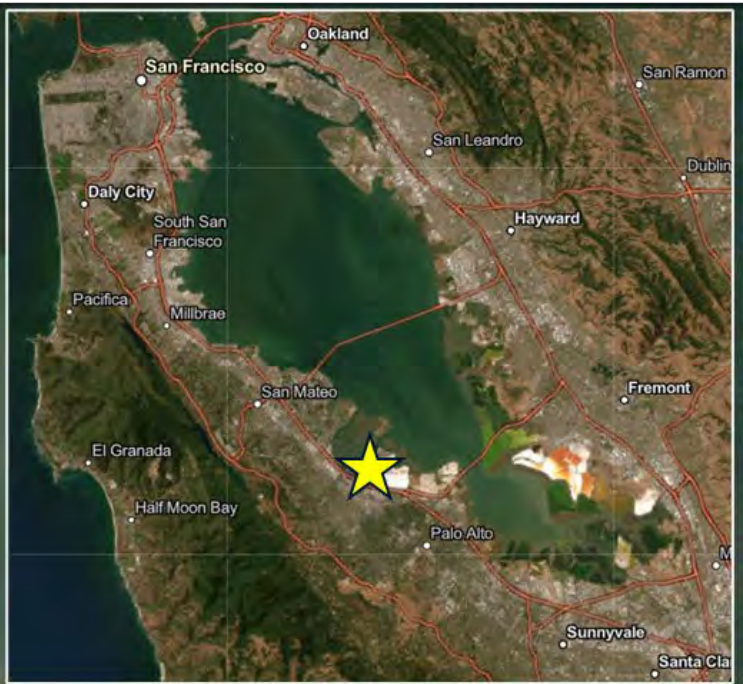
Port of Redwood City

Downtown Redwood City

Cargill Redwood City Plant

Highway 101

Image © 2024 Airbus



PROJECT SITE



Bair Island Bay Trail

Tidal Ditch

Levee Trail

Unnamed Slough

Project Site

Whipple Avenue

Old Toyota 101 Site

557 East Bayshore

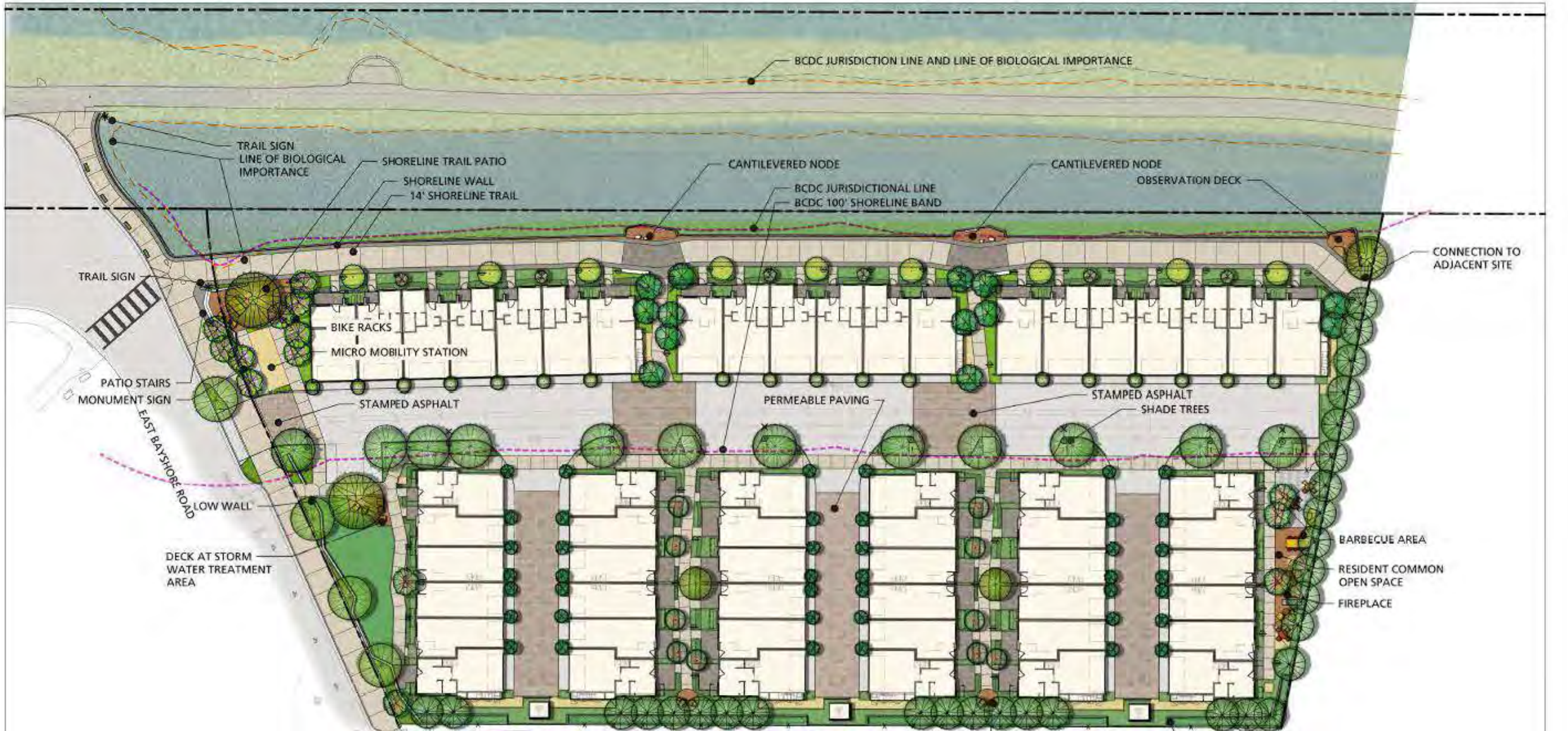
East Bayshore Road

Highway 101

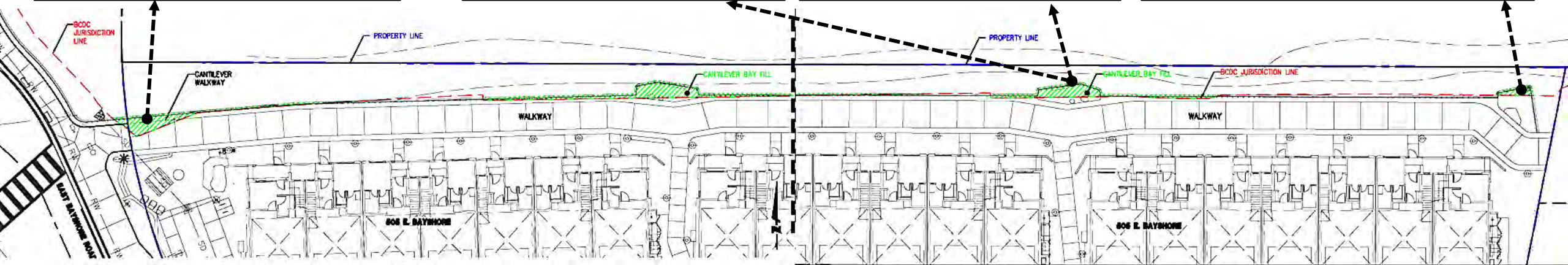
SITE CONDITIONS



PROPOSED PROJECT

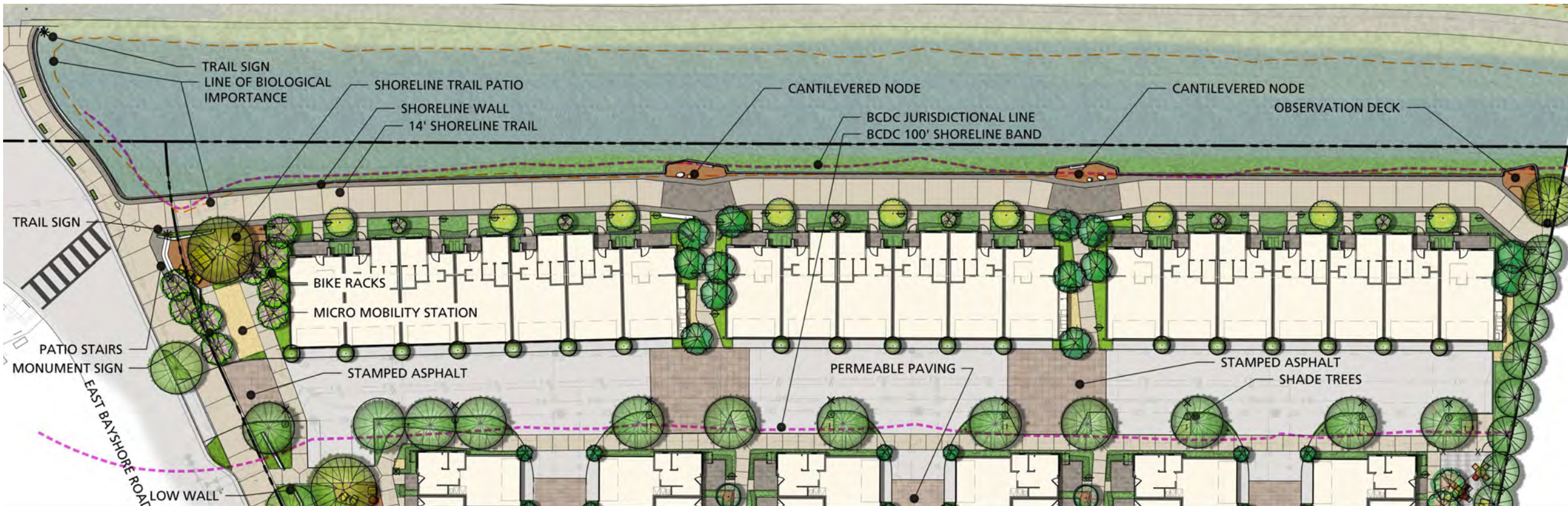


BAY FILL AND BAY JURISDICTION



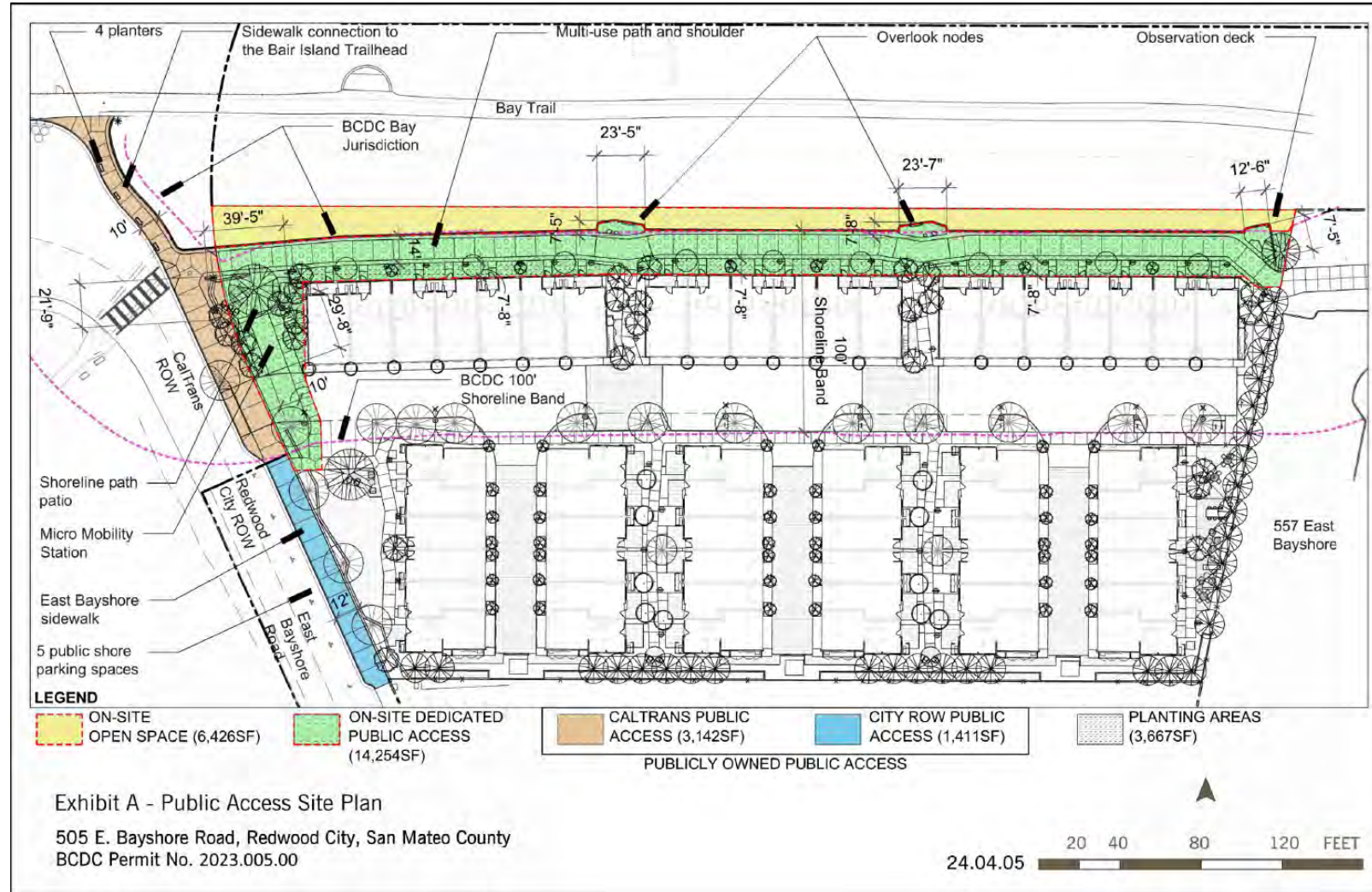
SHORELINE BAND

- Soil remediation and regrading
- 550-foot-long retaining wall
- 16,561 SF (of total 18,807 SF) of public access
- 15,700 SF footprint for 20 for-sale townhomes
- 2 storm drain outfalls

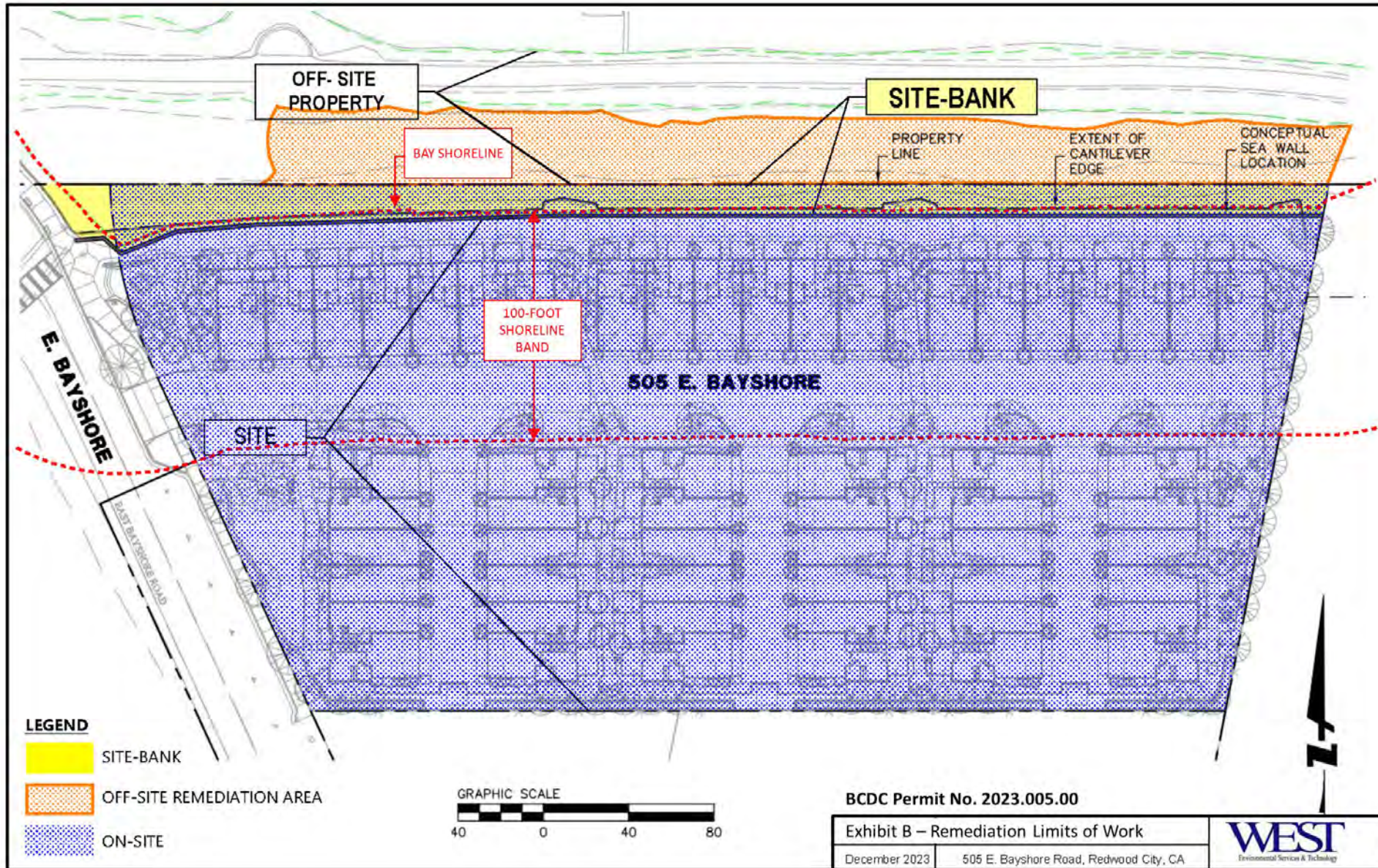


PUBLIC ACCESS

Total Public Access Area	Square Footage (Acres)
New Dedicated Public Access	14,254 (0.33)
Public Access Improvements within Caltrans' Right-of-Way	3,142 (0.07)
Public Access Improvements within Redwood City's Right-of-Way	1,411 (0.03)
TOTAL	18,807 (0.43)



REMEDIATION



SEA LEVEL RISE (~2050)



24" Total Water Level
represents similar flooding above MHHW under the following scenarios:

Sea Level Rise ?	+	Storm Surge ?
0"		5-year
6"		2-year
12"		King Tide
24"		No Storm Surge

San Mateo County

CHOOSE IMPACT TO DISPLAY

- Flooding
- Consequence

Toggle layers on/off and control transparency below. Use Slider at left to control Total Water Level displayed.

Depth of Flooding ?

Transparency:

- 0 - 2 feet
- 2 - 4 feet
- 4 - 6 feet
- 6 - 8 feet
- 8 - 10 feet
- 10 - 12 feet
- 12+ feet

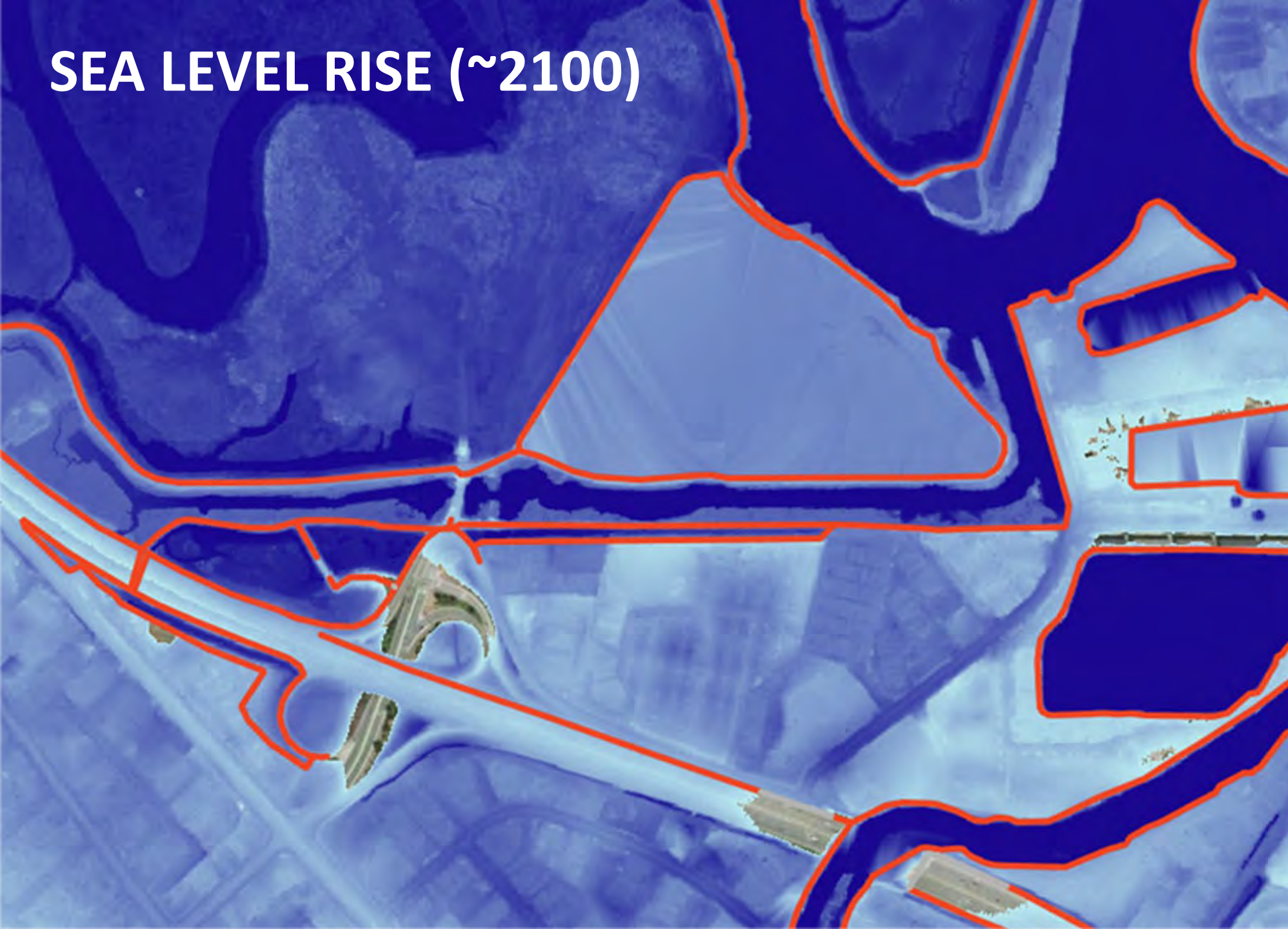
Areas outside of sea level rise and storm surge flooding extent could potentially be subject to riverine flooding, rainfall runoff events, or other flooding hazards. [Learn More.](#)

Shoreline Overtopping ?

Transparency:

- Overtopping
- No Overtopping

SEA LEVEL RISE (~2100)



84" Total Water Level represents similar flooding above MHHW under the following scenarios:

Sea Level Rise ?	+	Storm Surge ?
42"		100-year
48"		50-year
52"		25-year
54"		10-year
60"	...	5-year

CHOOSE IMPACT TO DISPLAY

Flooding **Consequence**

Toggle layers on/off and control transparency below. Use Slider at left to control Total Water Level displayed.

Depth of Flooding ?

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- 6 - 8 feet
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- 10 - 12 feet
- 12+ feet

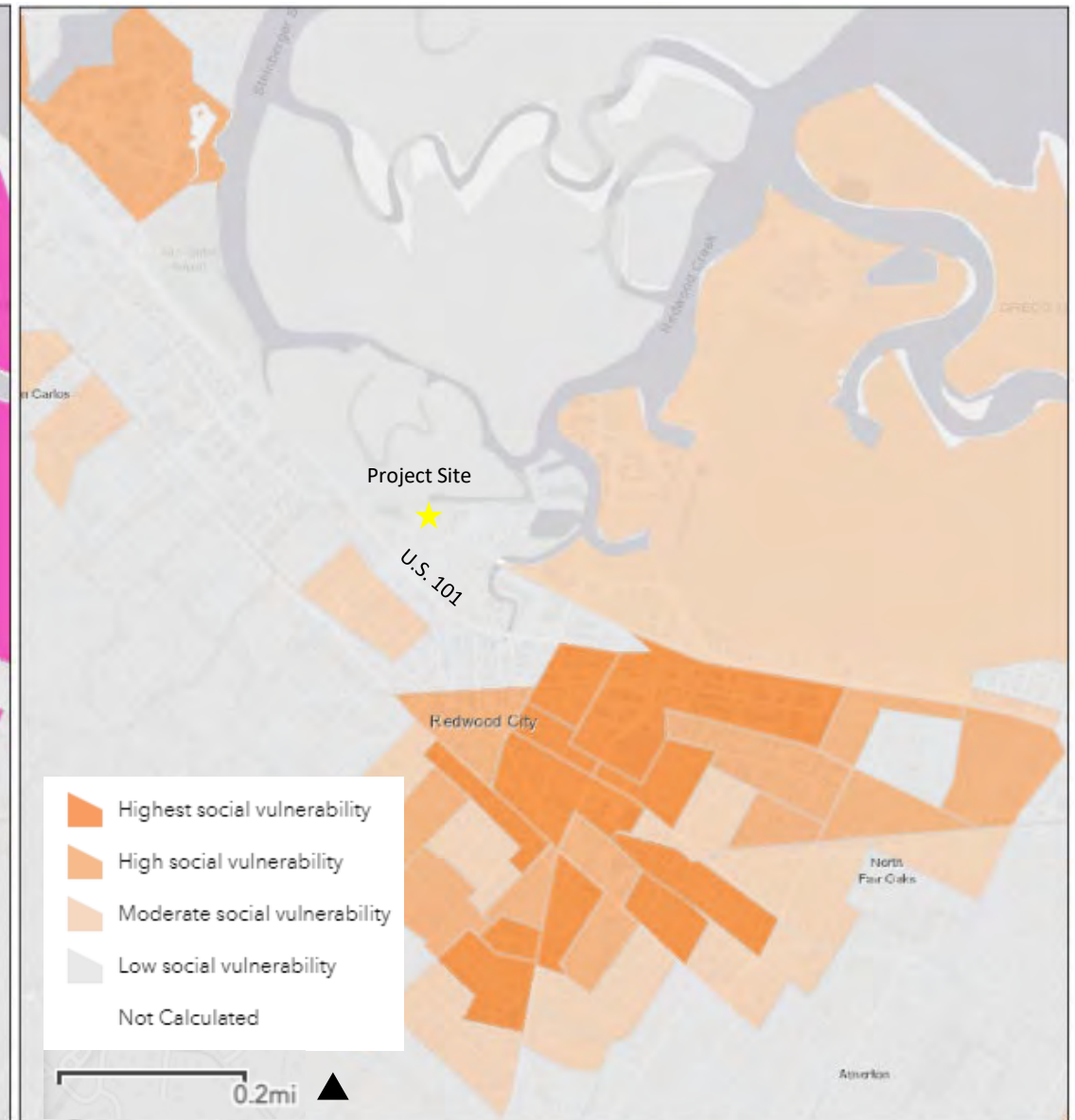
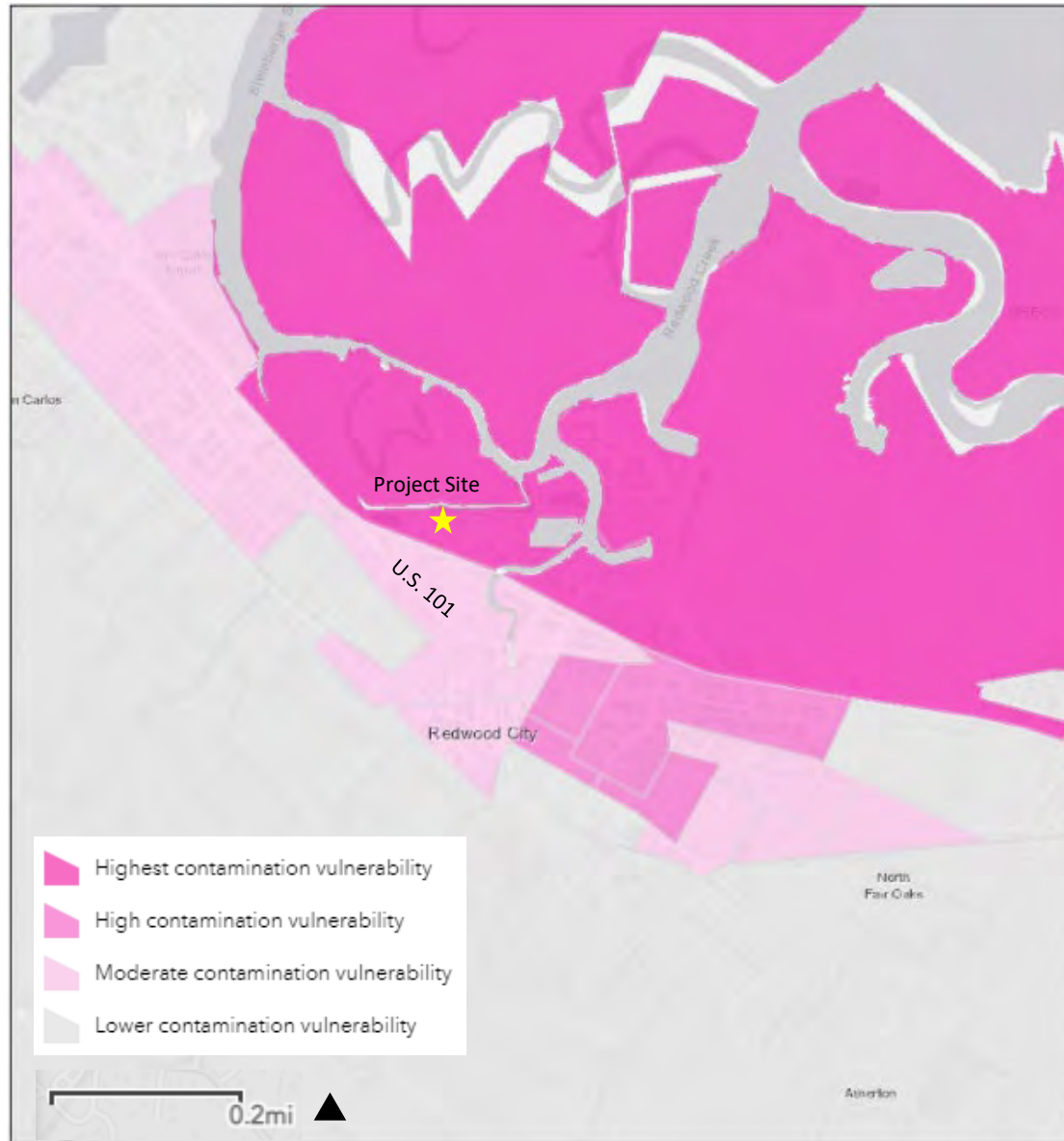
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Shoreline Overtopping ?

Transparency:

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- No Overtopping

ENVIRONMENTAL JUSTICE



BAY PLAN POLICY AREAS

- Bay Fill
- Public Access
- Appearance, Design, and Scenic Views
- Water Quality
- Mitigation
- Fish, Aquatic Organisms, & Wildlife
- Climate Change
- Environmental Justice and Social Equity

STAFF RECOMMENDATION

- Approve BCDC Permit Application No. 2023.005.00 with conditions:
 - Dedicate 14,254 square feet of new public access and 6,426 square feet of open space.
 - Construct and maintain public access improvements within the dedicated public access area and within the adjacent Caltrans- and City of Redwood City-owned rights of way.
 - Preliminary plan review to ensure feasibility of final designs.
 - Submit property interest for work on lands not currently owned by permittee.
 - Submit all applicable water quality certifications or waste discharge requirements.
 - Document completion of on-site and off-site remediation.
 - Protect Bay resources and mitigate for habitat impacts of Bay fill.
 - Conduct sea level rise monitoring and adaptation planning process to ensure the continued viability of public access areas.
 - Notice future homebuyers about responsibilities under permit (e.g., maintain and adapt public access).

THANK YOU



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