

# BCDC Permit Application No. 2017.007.00

Oyster Point Redevelopment  
Commission Hearing April 19, 2018



*making San Francisco Bay better*

# OYSTER POINT EXISTING CONDITIONS

- \* WATERSIDE ACCESS
- TRANSIT CONNECTIONS

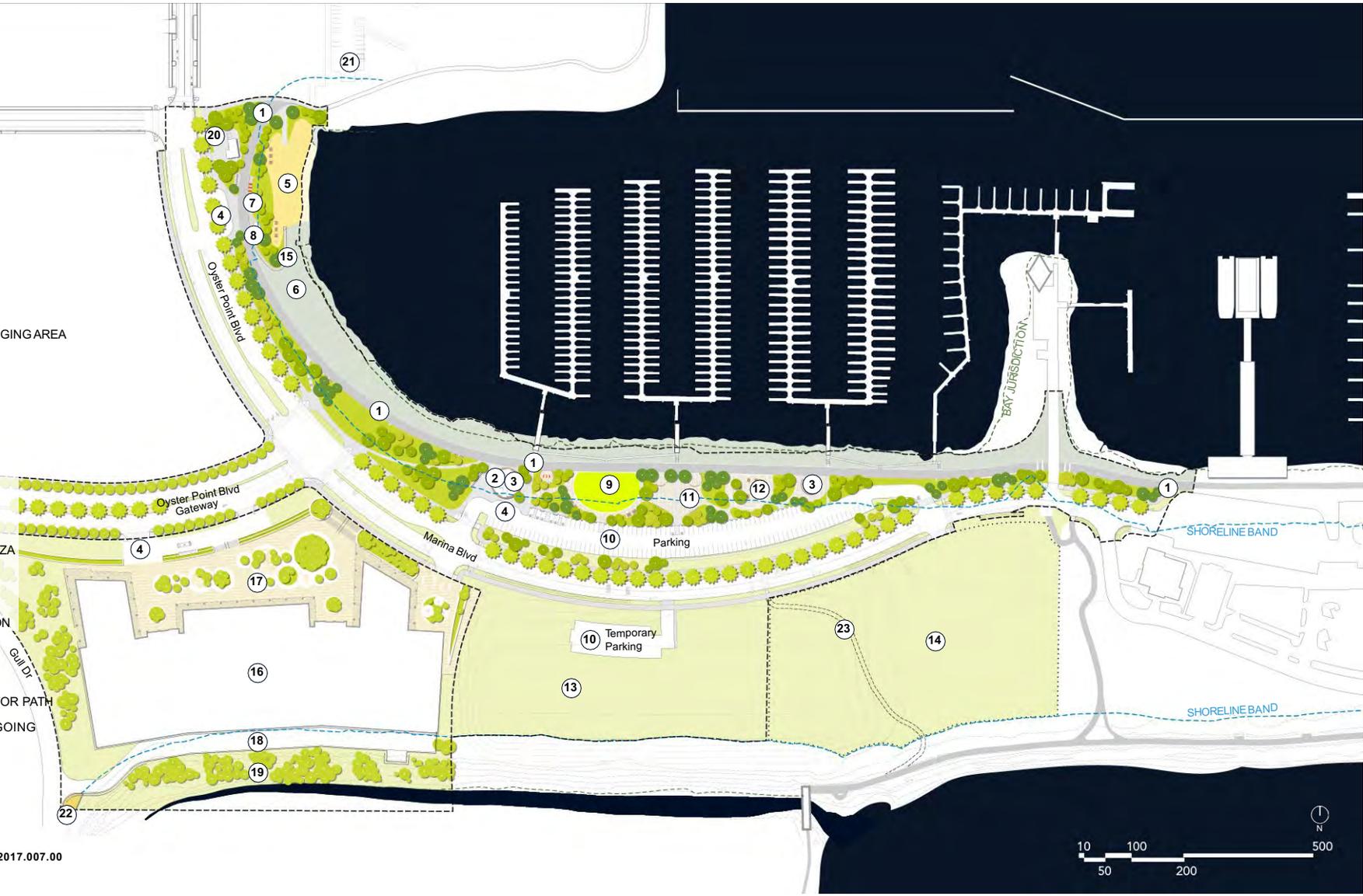


# OYSTER POINT PHASE 1 PLAN

## LEGEND

- ① BAY TRAIL
- ② PUBLIC RESTROOM
- ③ PRIVATE RESTROOM
- ④ PUBLIC DROP-OFF AREA
- ⑤ REPLENISHED BEACH
- ⑥ COASTAL MEADOW
- ⑦ OVERLOOK DECK
- ⑧ PUBLIC RESTROOM/CHANGING AREA
- ⑨ FLEXIBLE LAWN AREA
- ⑩ PUBLIC PARKING
- ⑪ FLEXIBLE GRAVEL AREA
- ⑫ PICNIC AND BBQ AREA
- ⑬ PARCEL 5 PARK AREA
- ⑭ PARCEL 6 HOTEL SITE
- ⑮ ACCESSIBLE BEACH PATH
- ⑯ PHASE 1D BUILDING
- ⑰ PUBLICLY ACCESSIBLE PLAZA
- ⑱ SERVICE LANE
- ⑲ DEDICATED OPEN SPACE
- ⑳ RELOCATED PUMP STATION
- ㉑ EXISTING BCDC PARKING (5 STALLS)
- ㉒ SLOUGH OVERLOOK
- ㉓ NORTH-SOUTH CONNECTOR PATH

\*NOTE: PHASE 1D DESIGN ON-GOING



# OYSTER POINT MASTERPLAN PHASES



Phases	Design Schedule	Construction Schedule
1C	2017 2018	2018 2019
1D	2017 2018	2018 2019
2C	Visioning 2018	TBD
2D	TBD	TBD
3D + 4D	2017 2018	2019 2022 (PH 3D)

C City owned  
 D Developer owned

**1C:**  
Phase 1C is a public waterfront park and open space along Oyster Point Marina.

**1D:**  
Phase 1D is a new R/D building with a public plaza and terrace.

Employees: Approx. 950  
 Parking: 1,195 stalls  
 Building Area: 508,000 SF  
 Building Height: 5-7 Stories

## Issues Raised

- 1) Whether the proposed fill is consistent with the McAteer-Petris Act regarding fill and relevant Bay Plan policies on Fish, Other Aquatic Organisms and Wildlife, Tidal Marshes and Tidal Flats, Safety of Fills, and Mitigation.
- 2) Whether the proposed project is consistent with the Bay Plan policies regarding the priority use designation for the project site.
- 3) Whether the proposed public access would be the maximum feasible consistent with the project and is consistent with the Bay Plan policies on Public access, Recreation, and Appearance, Design and Scenic Views.

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## Staff Recommendation

- Protection of Bay Resources
  - McAteer-Petris Act Section 66605.1
  - San Francisco Bay Plan Policies on Tidal Marsh and Tidal Flats; Fish, Other Aquatic Organisms and Wildlife; Water Quality; Mitigation
- Waterfront Park, Beach Priority Use Area Designation
  - Bay Plan Map No. 5
- Maximum Feasible Public Access
  - McAteer-Petris Act Sections 66602 and 66632
  - San Francisco Bay Plan Policies on Public Access; Recreation; Appearance, Design, and Scenic Views; and Transportation.