

JAMES  
CORNER  
FIELD  
OPERATIONS

# oyster point

BCDC Design Review Board  
July 10, 2017

# OYSTER POINT SAN FRANCISCO BAYFRONT



# OYSTER POINT TODAY

✱ WATERSIDE ACCESS

● TRANSIT CONNECTIONS



Oyster Cove Marina

Bus Stop

Bus Stop

Public Beach

Bay Trail

Dominic's

The Inn at Oyster Point

Restroom

Restroom

Oyster Point Marina

Harbor District Office

Public Guest Dock

Ferry Terminal

Terminal Bus Stop

Maintenance Bldg

Yacht Club Bldg

Guest Dock

Public Boat Launch

Public Restrooms

Fishing Pier

Windsurfer Launch

Eccles Bus Stop

Gull Bus Stop

Slough

Drake Marina

Bay Trail

UPS San Bruno Customer Center



# OYSTER POINT TODAY



Existing Salt Marsh, Beach and San Bruno Hill Beyond



Existing Beach and Trees



Existing Bay Trail looking towards Oyster Point Marina



Existing Tree Groupings and Parking Lot



Existing Oyster Point Park and San Bruno Hill Beyond



Existing Oyster Point Marina looking North

# OYSTER POINT MASTERPLAN PHASES

Phases	Design Schedule	Construction Schedule
1C	2017	2017 - 2018
1D	2017	2018 - 2019
2C	Visioning 2017	TBD
2D	TBD	TBD
3D + 4D	2017	2018-2021 (PH 3D)

C = City-owned  
D = Developer-owned



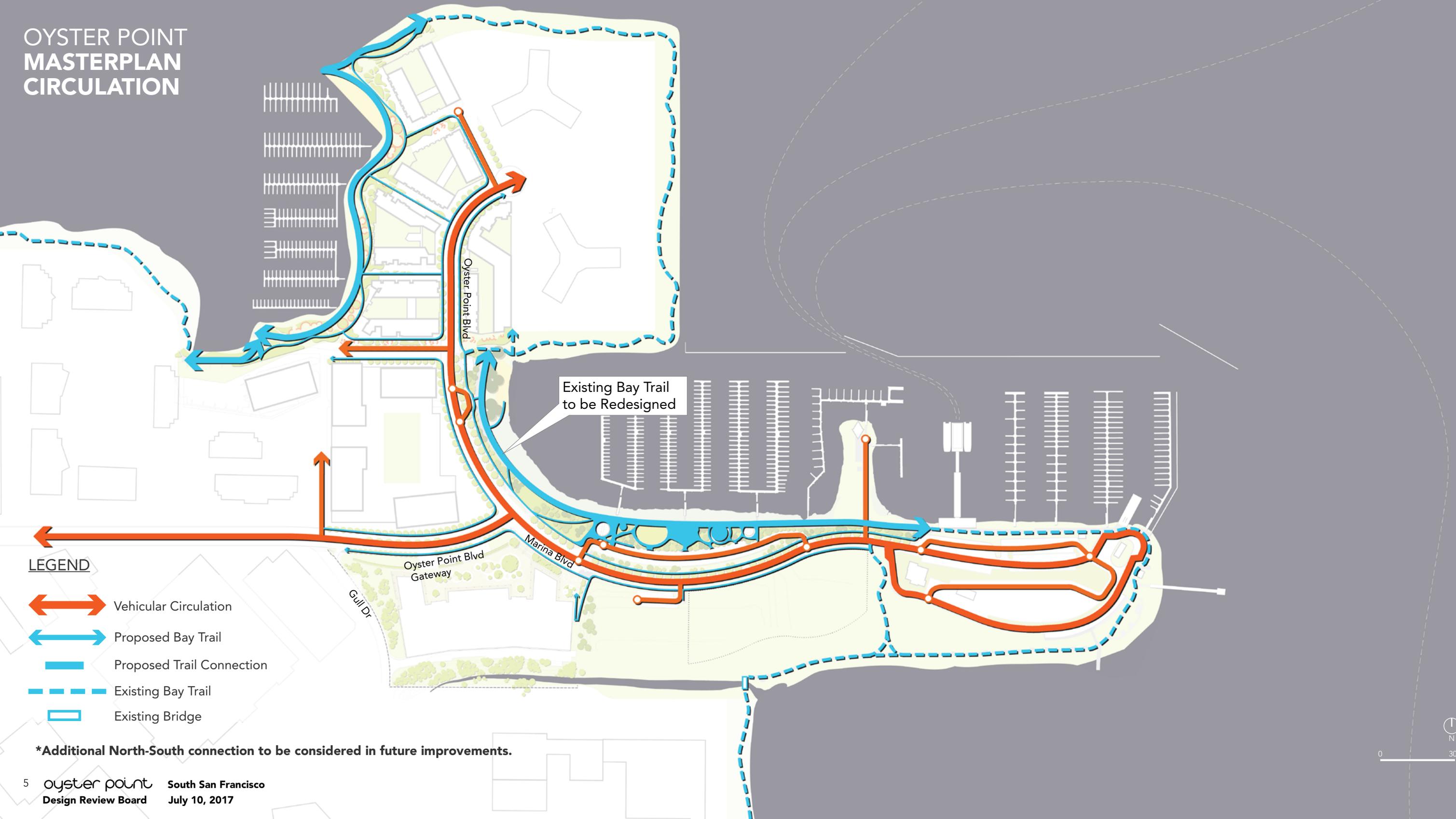
**1C:**  
Phase 1C is a public waterfront park and open space along Oyster Point Marina.

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

Employees:      Approx. 860  
 Parking:           1,195 stalls  
 Building Area:   508,000 SF  
 Building Height: 6-7 Stories



# OYSTER POINT MASTERPLAN CIRCULATION



## LEGEND

-  Vehicular Circulation
-  Proposed Bay Trail
-  Proposed Trail Connection
-  Existing Bay Trail
-  Existing Bridge

\*Additional North-South connection to be considered in future improvements.



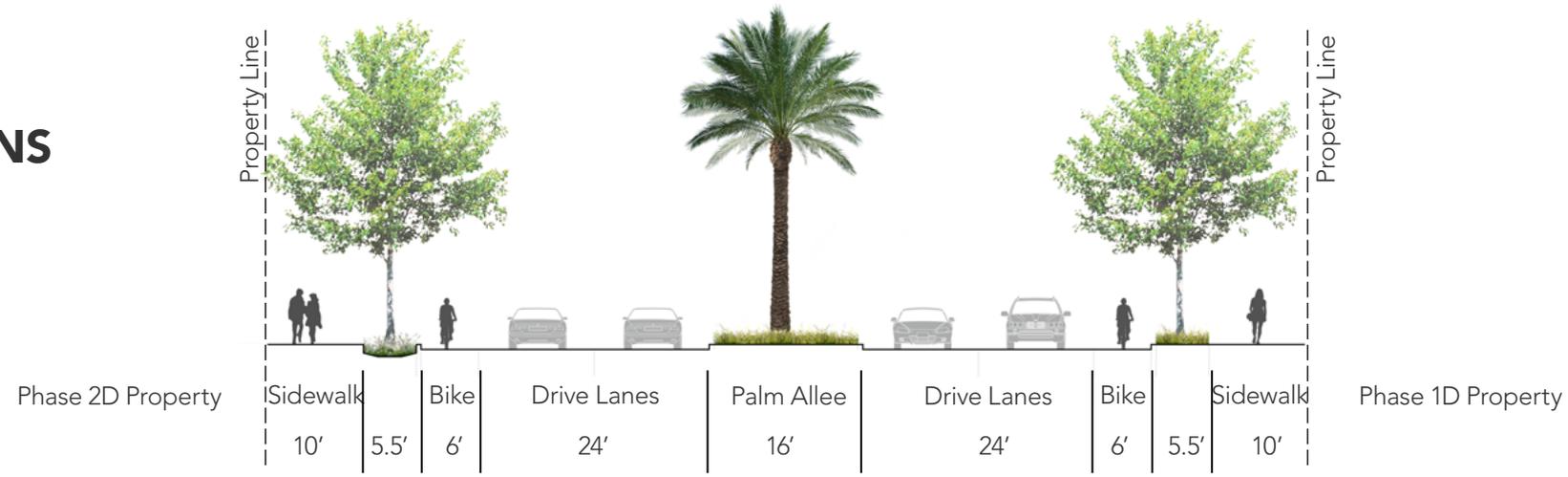
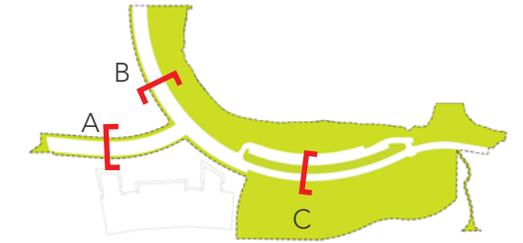
# OYSTER POINT PHASE 1 PLAN

## LEGEND

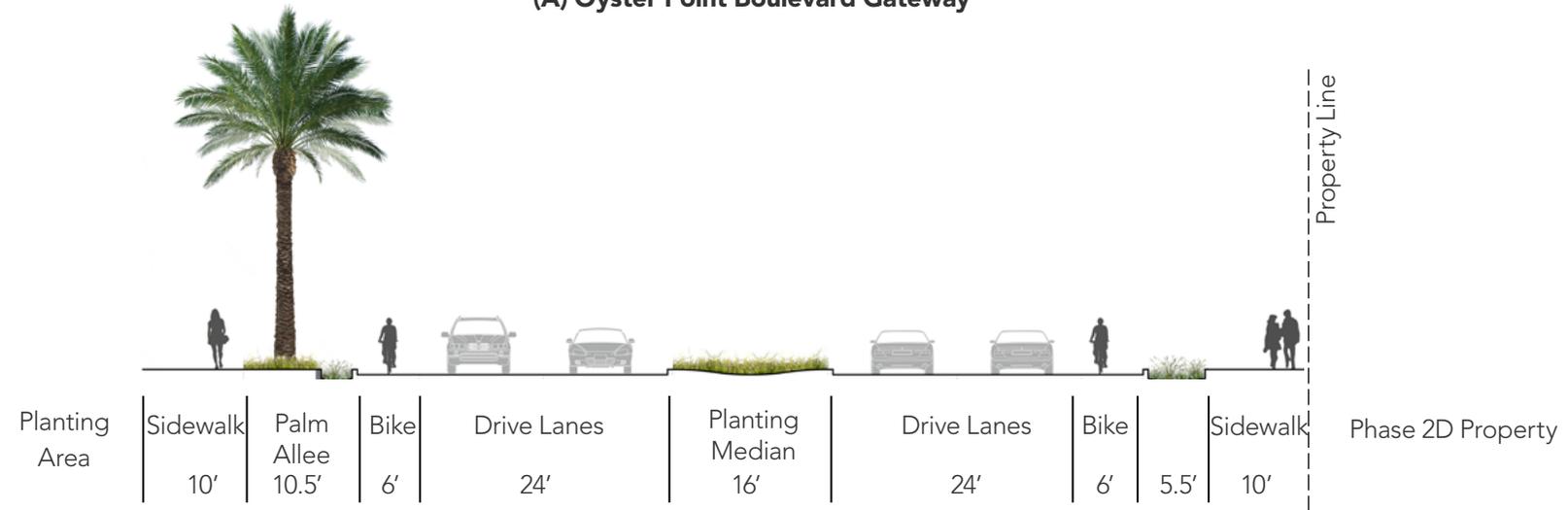
- 1 BAY TRAIL
- 2 PUBLIC RESTROOM
- 3 PRIVATE RESTROOM
- 4 PUBLIC DROP-OFF AREA
- 5 REPLENISHED BEACH
- 6 COASTAL MEADOW
- 7 BEACH DECK AND OVERLOOK
- 8 PUBLIC RESTROOM/CHANGING AREA
- 9 FLEXIBLE LAWN AREA
- 10 PUBLIC PARKING
- 11 FLEXIBLE GRAVEL AREA
- 12 PICNIC AND BBQ AREA
- 13 FUTURE OPEN SPACE /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



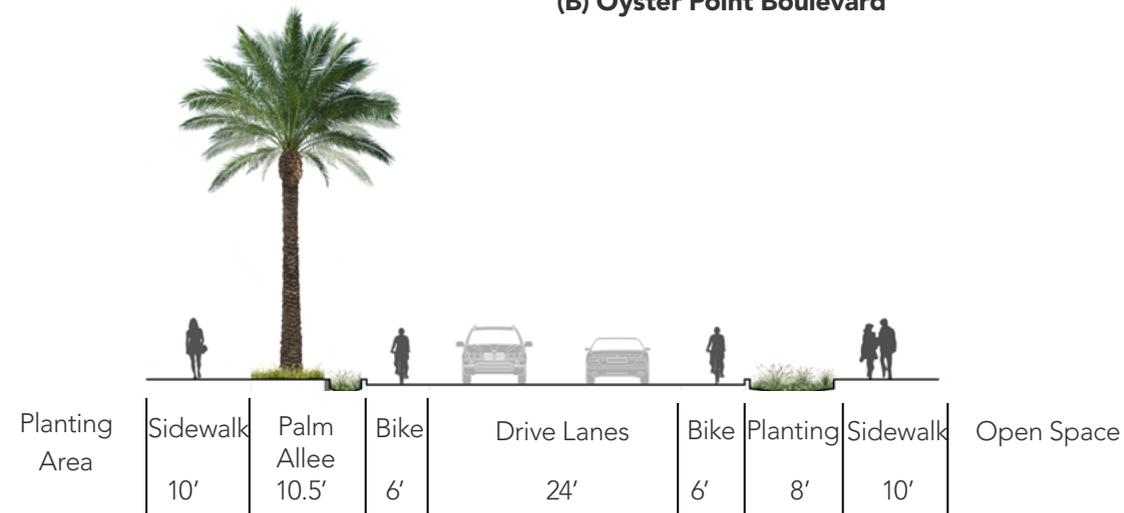
# OYSTER POINT PHASE 1C TYPICAL STREET SECTIONS



**(A) Oyster Point Boulevard Gateway**



**(B) Oyster Point Boulevard**



**(C) Marina Boulevard**



# OYSTER POINT PHASE 1C PLAN OVERLAY



BCDC (5) Parking Stalls (Existing)

Relocated Pump Station

Replenished Beach

Beach Drop-Off

Bay Trail to be Redesigned

Salt Marsh (Existing)

Public/Private Restroom

Open Space

Private Restroom

Oyster Point Marina (Existing)

Public Guest Dock (Existing)

Ferry Terminal (Existing)

SHORELINE BAND

Future Hotel Site

Future Open Space/Park

Phase 1D Bldg

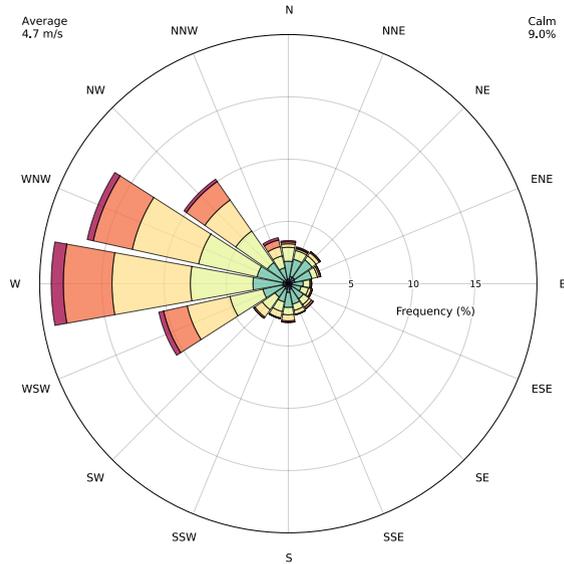
Service Lane

Bridge (Existing)

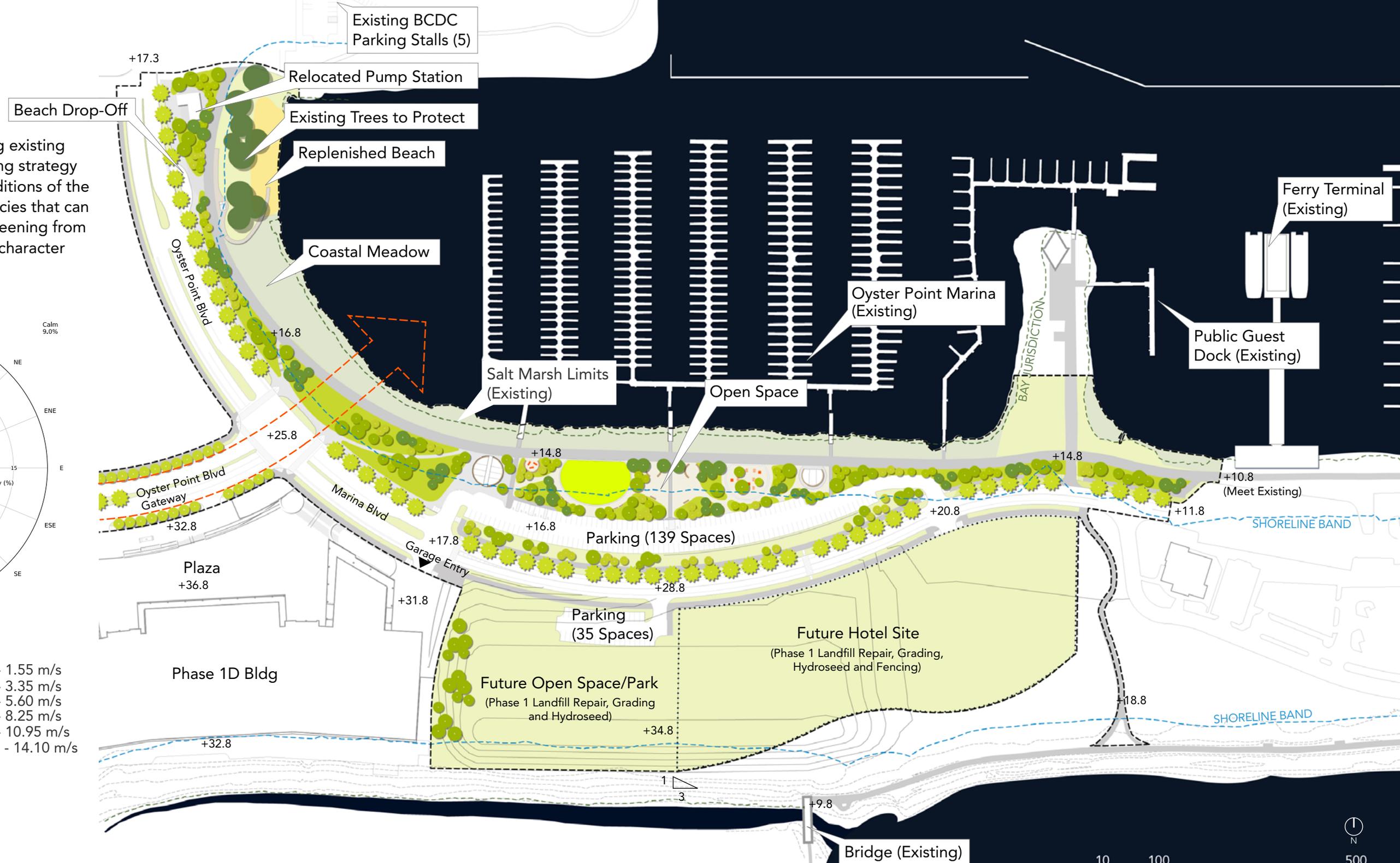
	Existing (LF/SF)	Proposed (LF/SF)
BAY TRAIL	2275 LF / 31,850 SF	2,250 LF / 40,509 SF
OTHER TRAILS	1328 LF / 13,228 SF	6,435 LF / 66,903 SF
BEACH	11,801 SF	---
OPEN SPACE	481,997 SF	757,791 SF
PARKING		139 Parking Stalls 35 Temporary Stalls

# OYSTER POINT PHASE 1C IMPROVED PLAN

As a means of both accommodating existing trees as well as developing a planting strategy that is responsive to the windy conditions of the site, we propose a collection of species that can tolerate wind exposure, provide screening from the road and support a diversity of character settings.



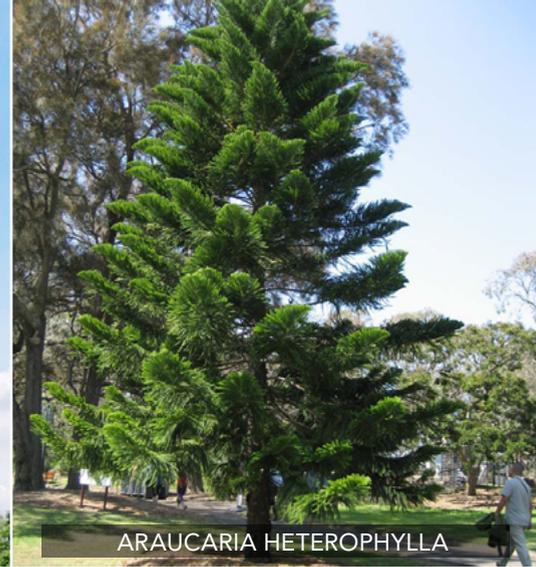
Beaufort Scale:		
1	Light Air	0.45 - 1.55 m/s
2	Light Breeze	1.55 - 3.35 m/s
3	Gentle Breeze	3.35 - 5.60 m/s
4	Moderate Breeze	5.60 - 8.25 m/s
5	Fresh Breeze	8.25 - 10.95 m/s
6	Strong Breeze	10.95 - 14.10 m/s



OYSTER POINT  
PHASE 1C  
PLANTING



FRANXINUS ANGUSTIFOLIA OXYCARPA



ARAUCARIA HETEROPHYLLA



PHOENIX DACTYLIFERA



EXISTING GROUPINGS



METROSIDEROS EXCELSUS

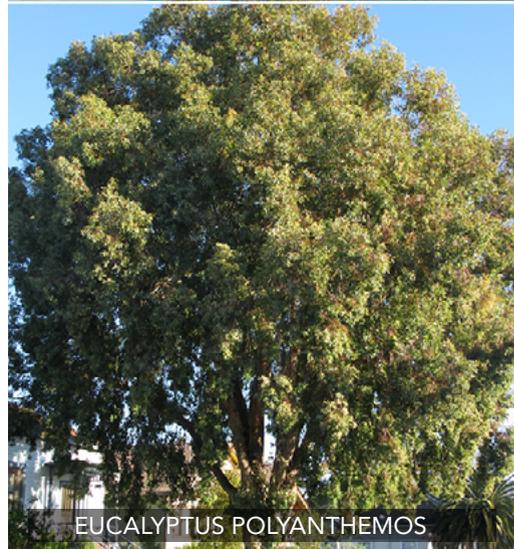
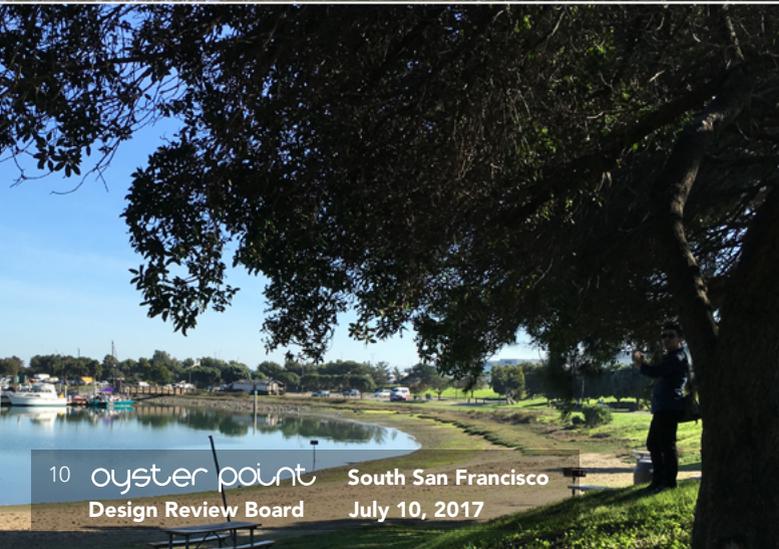


ARXTOSTAPHYLOS 'DR. HURD'



MELALEUCA LINARIIFOLIA

NEW GROUPINGS  
(WIND RESISTANT SPECIES)



EUCALYPTUS POLYANTHEMOS



OLEA EUROPAEA 'SWAN HILL'



AESCULUS CALIFORNICA

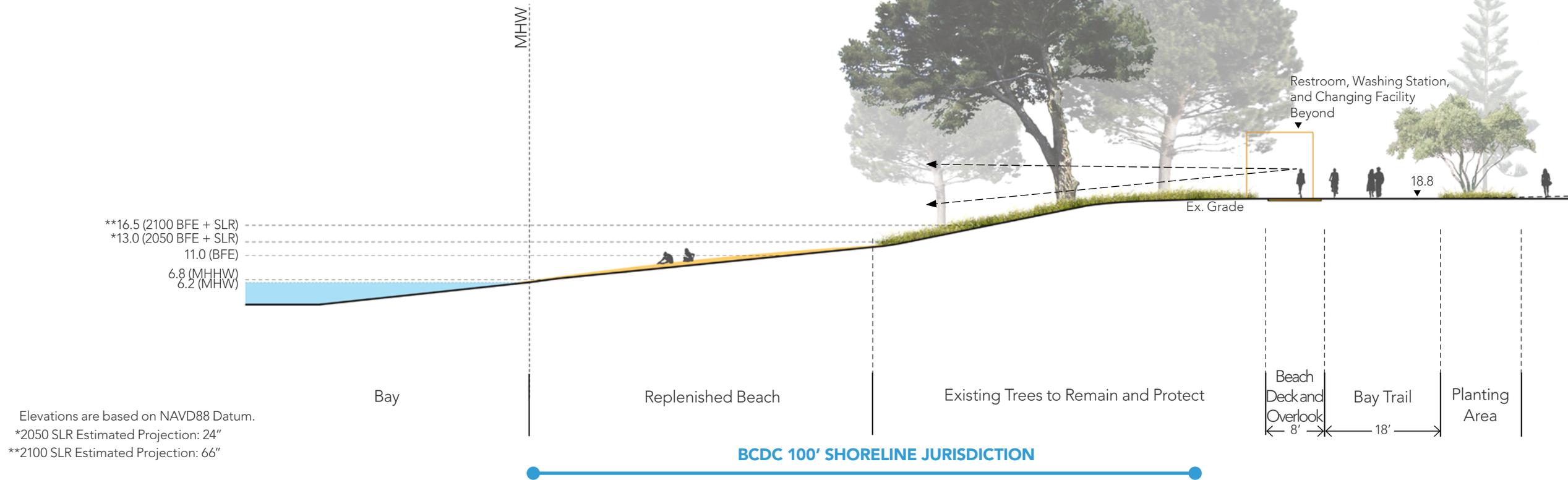
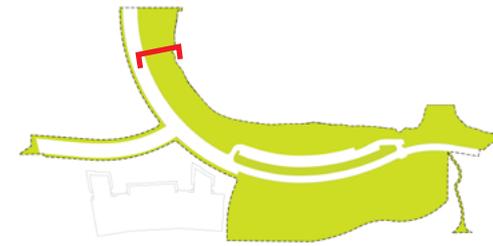
# OYSTER POINT PHASE 1C BEACH AND MEADOW PLAN

## LEGEND

- ① BAY TRAIL
- ② PUBLIC/PRIVATE RESTROOM
- ③ REPLENISHED BEACH
- ④ EXISTING TREES TO PROTECT
- ⑤ COASTAL MEADOW
- ⑥ RESTROOM, WASH STATION AND CHANGING FACILITY
- ⑦ ACCESSIBLE RAMP
- ⑧ PLANTING AREAS
- ⑨ BEACH DECK AND OVERLOOK
- ⑩ PUBLIC DROP-OFF AREA
- ⑪ EXISTING BCDC PARKING STALLS (5)
- ⑫ RELOCATED PUMP STATION



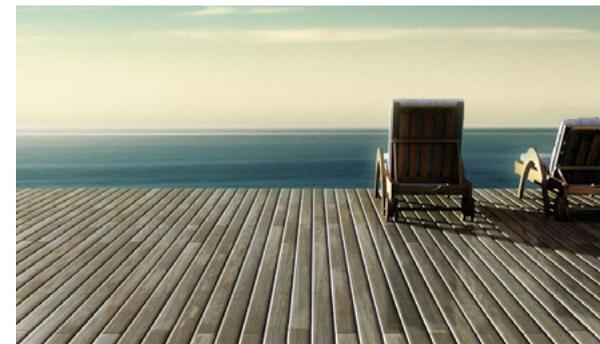
# OYSTER POINT PHASE 1C BEACH SECTION



Replenished Beach



Existing Trees to Remain and Protect

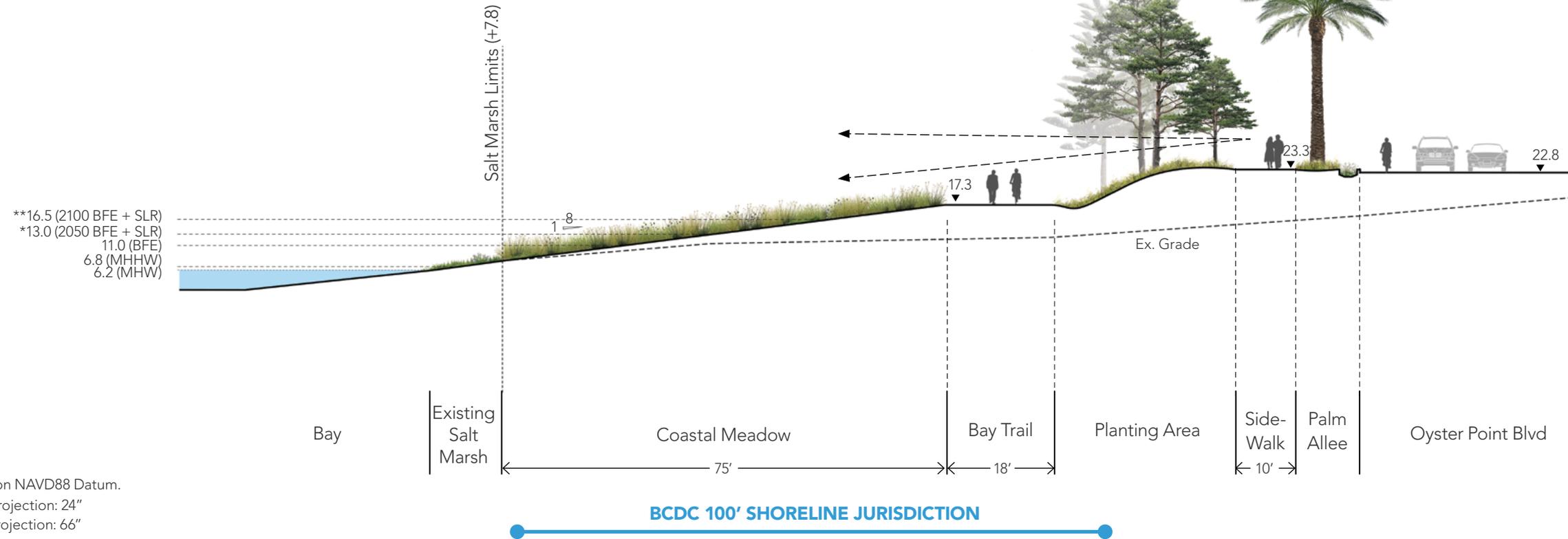
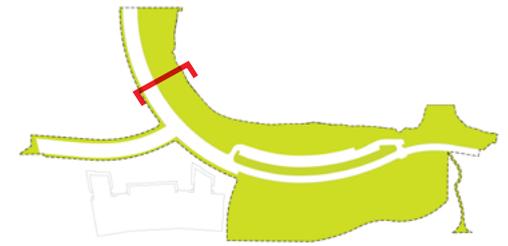


Beach Deck and Overlook



Restroom and Changing Facility Wood Cladding

# OYSTER POINT PHASE 1C MEADOW SECTION



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



Vegetated Edge



Bay Trail and Coastal Meadow



Natural Setting



Planting Area / Mixed Canopy

OYSTER POINT  
PHASE 1C

COASTAL MEADOW PLANTING PALETTE



Agrostis Pallens



Deschampsia Cespitosa



Elymus Glaucus



Festuca Rubra



Iris Douglasiana



Nassella Pulchra



Sisyrinchium Bellum



Armeria Maritima



Leymus Triticoides



Solidago Californica



Lupinus Formosus



Achillea Millefolium

MARSH PLANTING PALETTE



Atriplex Prostrata



Distichlis Spicata



Frankenia Salina



Grindelia Stricta  
var. Angustifolia



Jaumea Carnosa



Baccharis Douglasii



Limonium Californicum



Sarcocornia Pacifica



Rumex Maritimus



Triglochin Maritima



Aster Chilensis



Glaux Maritima

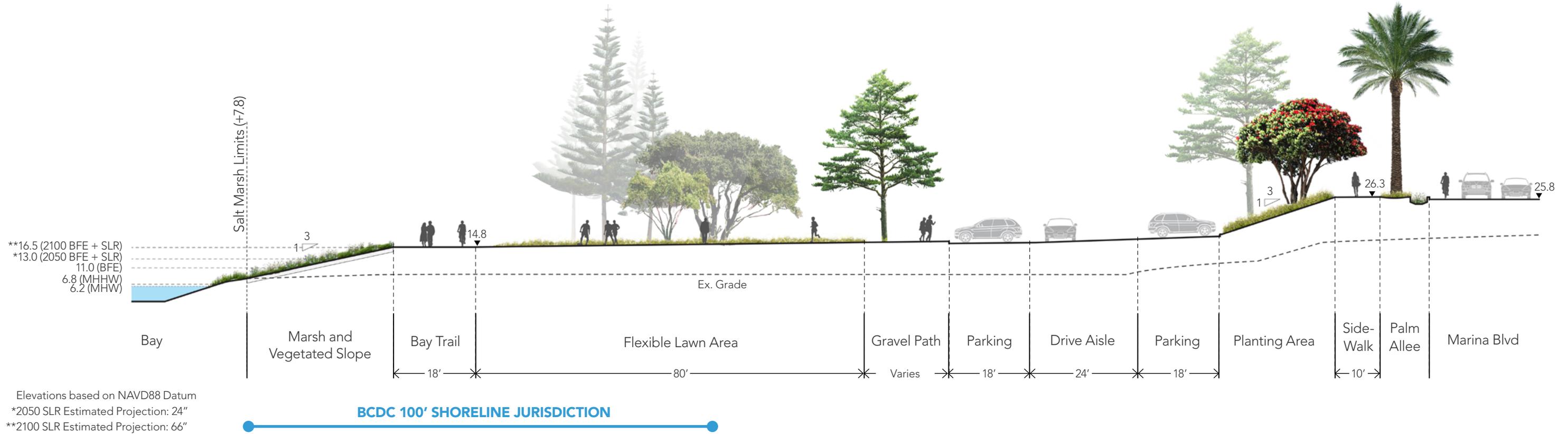
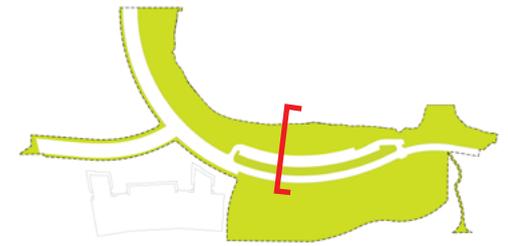
# OYSTER POINT PHASE 1C MARINA WATERFRONT

## LEGEND

- ① BAY TRAIL
- ② PUBLIC RESTROOM
- ③ PRIVATE RESTROOM
- ④ PUBLIC DROP-OFF AREA
- ⑤ SEATING AREA
- ⑥ MARSH AND VEGETATED SLOPE
- ⑦ FLEXIBLE LAWN AREA
- ⑧ ACCESSIBLE PARKING STALLS
- ⑨ PUBLIC PARKING
- ⑩ PICNIC AND BBQ AREA
- ⑪ LOUNGE AREA
- ⑫ FLEXIBLE GRAVEL AREA



# OYSTER POINT PHASE 1C MARINA WATERFRONT SECTION



Bay Trail + Vegetated Slope



Flexible Lawn Area



Gravel Paths

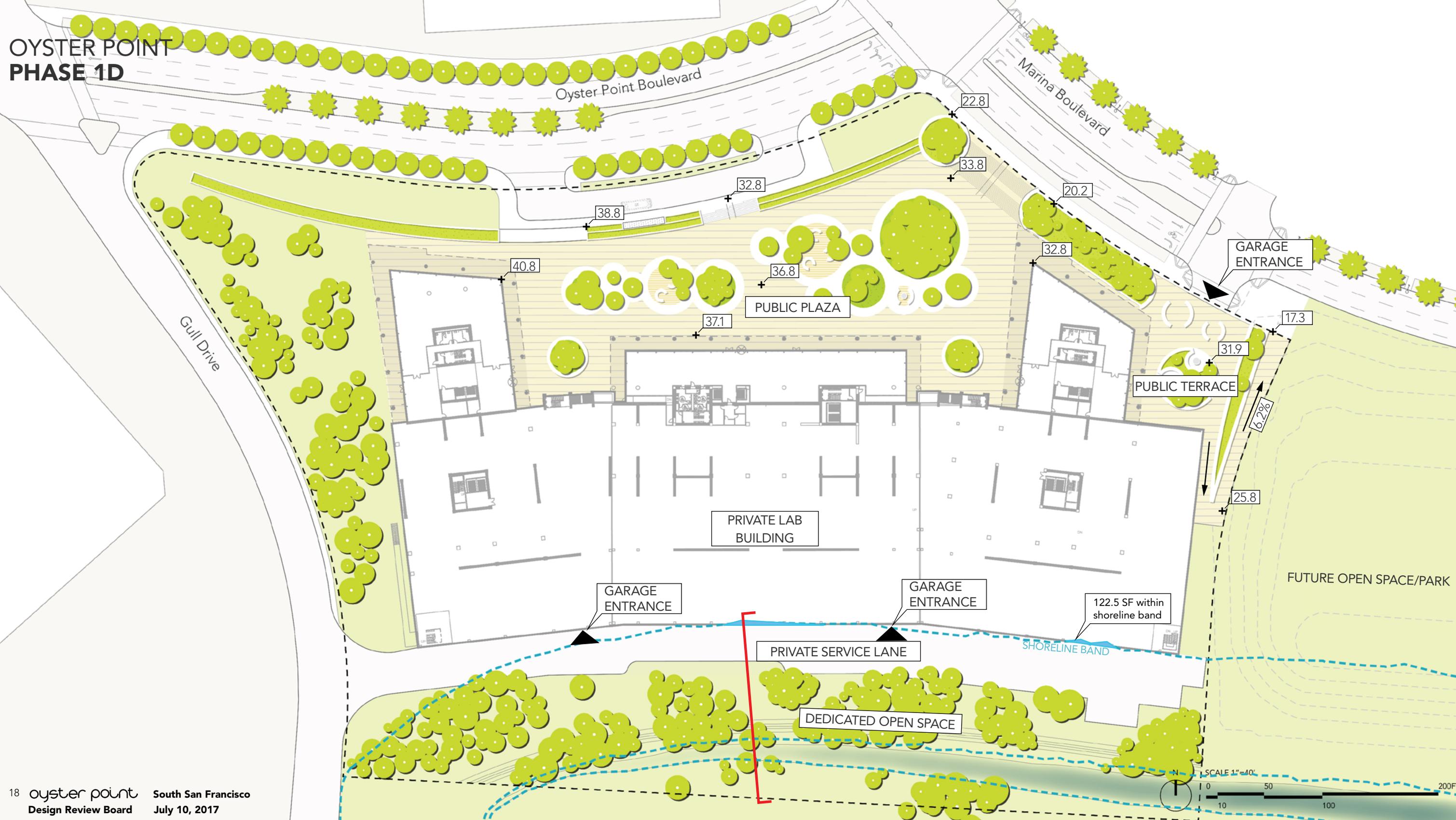


Planting Area / Mixed Canopy

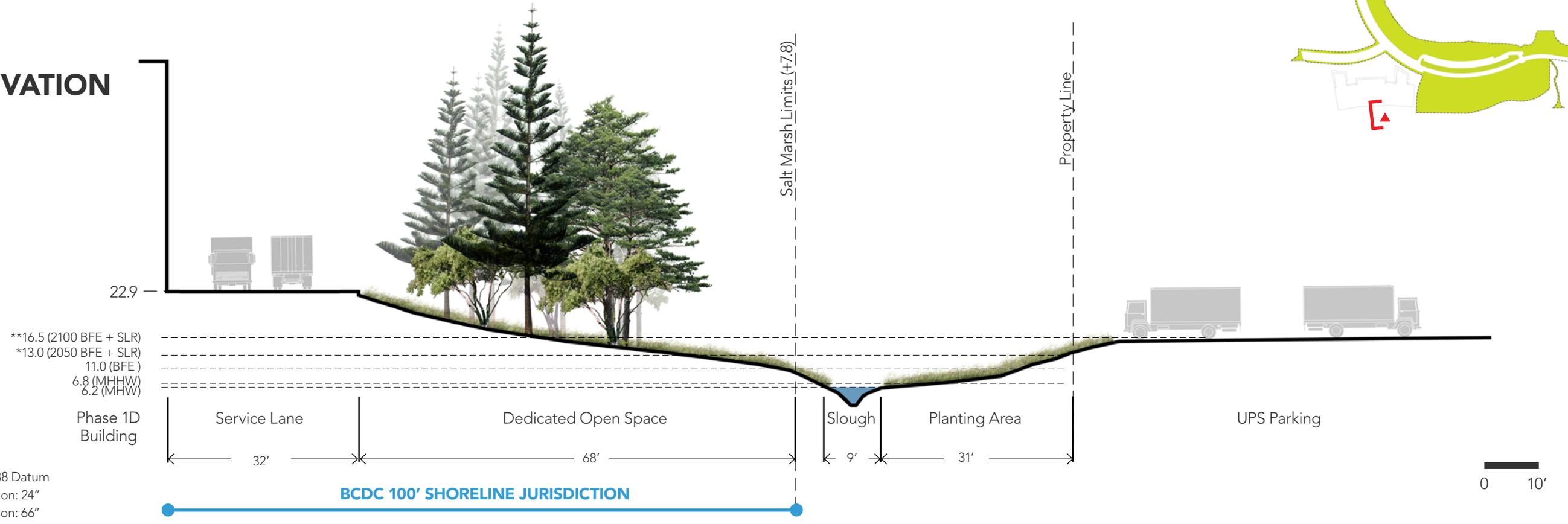
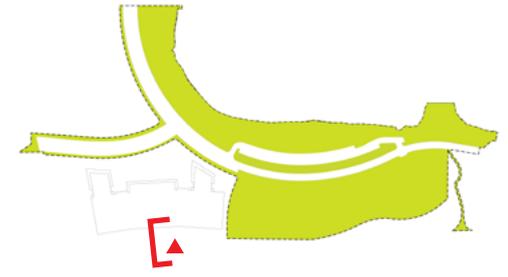
OYSTER POINT  
PHASE 1C  
ACTIVITY AREAS



# OYSTER POINT PHASE 1D



# OYSTER POINT PHASE 1D SECTION + ELEVATION



PHASE 1D SOUTH ELEVATION