

Peninsula Crossing

Bay Conservation and Development Commission

October 1, 2026

 **DIVCOWEST**®

 **WOODSTOCK**

WRNSSTUDIO 

Our Team:

 **DIVCOWEST**®

 **WOODSTOCK**

Architect: **WRNS**

Landscape Architect: **CMG**

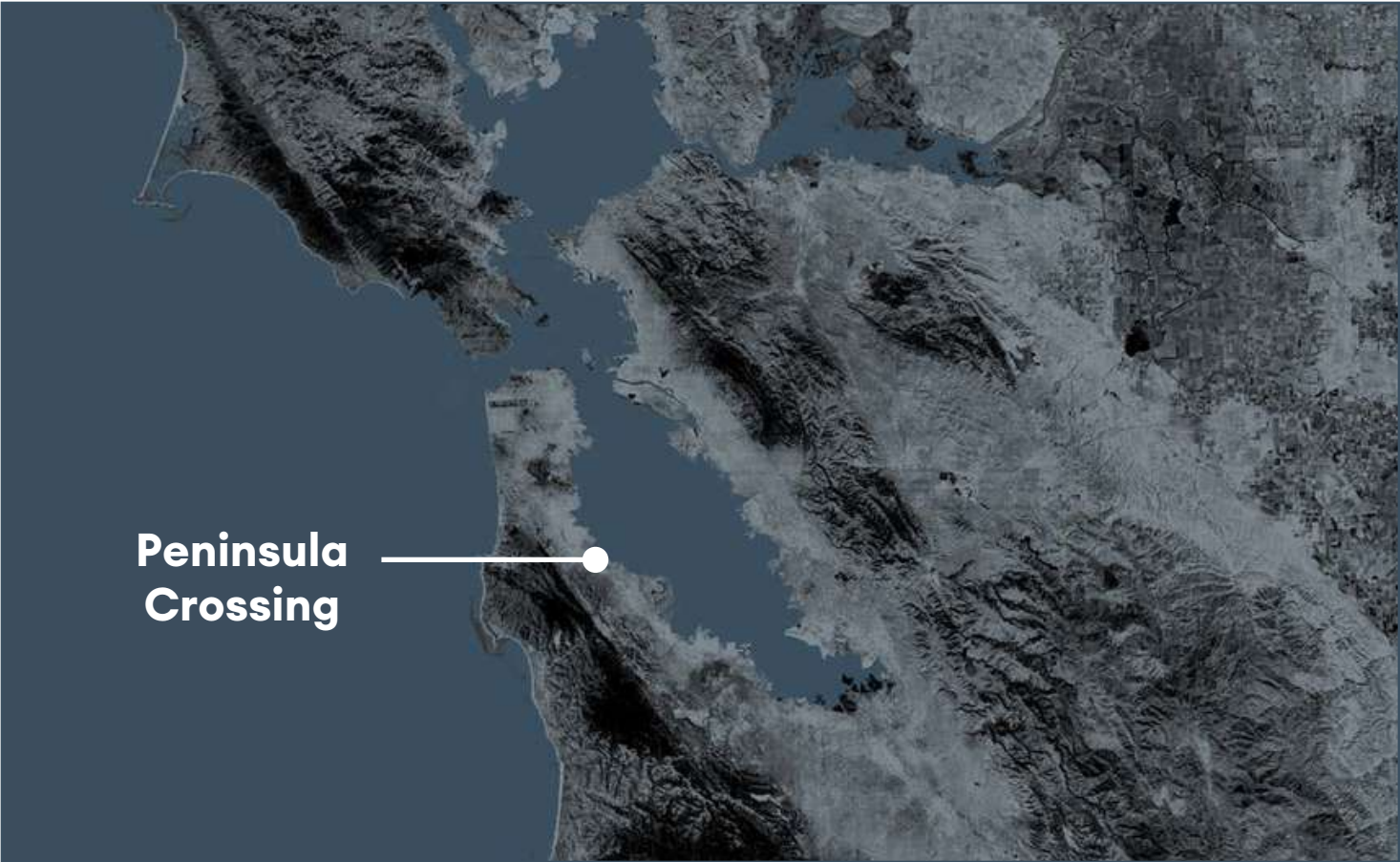
Ecological Consultant: **HT Harvey (now Integral)**

Shoreline Engineer: **Moffatt & Nichol**

Civil Engineer: **BKF**

General Contractor: **Devcon**

Project Site: Today



Project Site: Today



Project Milestones:



March 2021

Land
Acquisition

Project Milestones:



March 2021 **April 2022**

Land
Acquisition

Burlingame
Joint Planning
Commission &
City Council
Study Session

Project Milestones:



- | | | |
|-------------------|---|--------------------|
| March 2021 | April 2022 | August 2022 |
| Land Acquisition | Burlingame Joint Planning Commission & City Council Study Session | First BCDC DRB |
| | November 2022 | Second BCDC DRB |

Project Milestones:



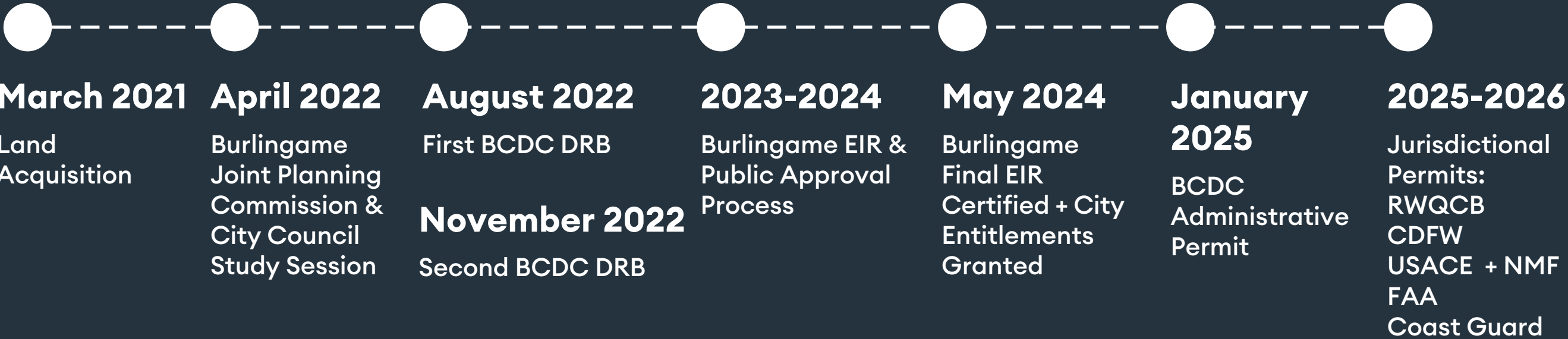
Project Milestones:



Project Milestones:



Project Milestones:



Project Milestones:



Project Goals:

Create a Strong Connection to the Bay

- Create Public Access Along the Bay
- Bring Nature Into the Site
- Maintain and Enhance Views to the Bay
- Support Recreation: Walk/Run/Bike/Picnic/Play



Restore and Protect the Ecology of the Bay Shoreline

- Restore/Enhance Marsh and Upland Habitat
- Design for Sea Level Rise and Resilience
- Treat Stormwater
- Use Native Plants and Remove Invasive Plants



Provide a Beautiful and Functional Landscape for People

- Make a Variety of Social Spaces for the People Who Will Work Here Every Day
- Foster Strong Indoor/Outdoor Relationship
- Create Accessible and Intuitive Pedestrian Circulation



Community Outreach

The Peninsula Crossing team engaged in a robust outreach effort to better understand the priorities and interests of community members.

Project Poll:

The Peninsula Crossing engaged a professional polling firm to conduct a poll of registered voters in Burlingame. When given a brief summary of the proposed development, 69% of voters support it. Once more details were shared about the project, including the public benefits of the Bay Trail and sea level rise protections, 75% supported it.

Partial Representation of Groups Contacted:

- One Shoreline
- Save the Bay
- Bay Planning Commission
- Audubon Society
- Sierra Club
- Silicon Valley Bike Coalition
- CCAG Bicycle Pedestrian Advisor Committee
- Burlingame Bicycle Pedestrian Advisory Committee
- Commute.org
- City of Burlingame Parks and Rec Department
- San Mateo County Convention & Visitors Bureau
- Burlingame/SFO Chamber of Commerce
- Hyatt Regency SF Airport
- Broadway Small Business District
- San Mateo County Board of Supervisors

Community Outreach: Key Issues

Bay Trail

Transportation

Recreation

Habitat

Bird-Safe Design

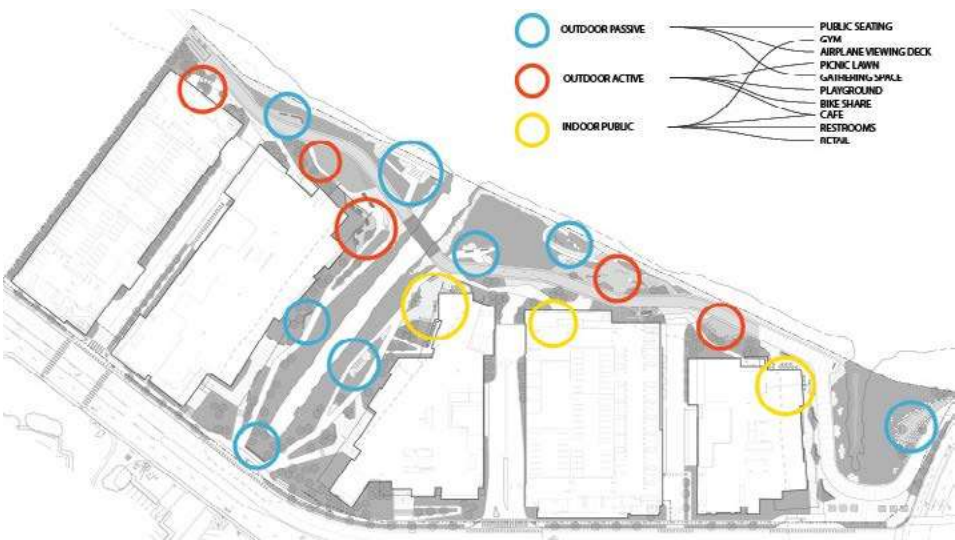
Event Space

BCDC Objectives For Public Access

1. Make Public Access Public



2. Make Public Access Usable



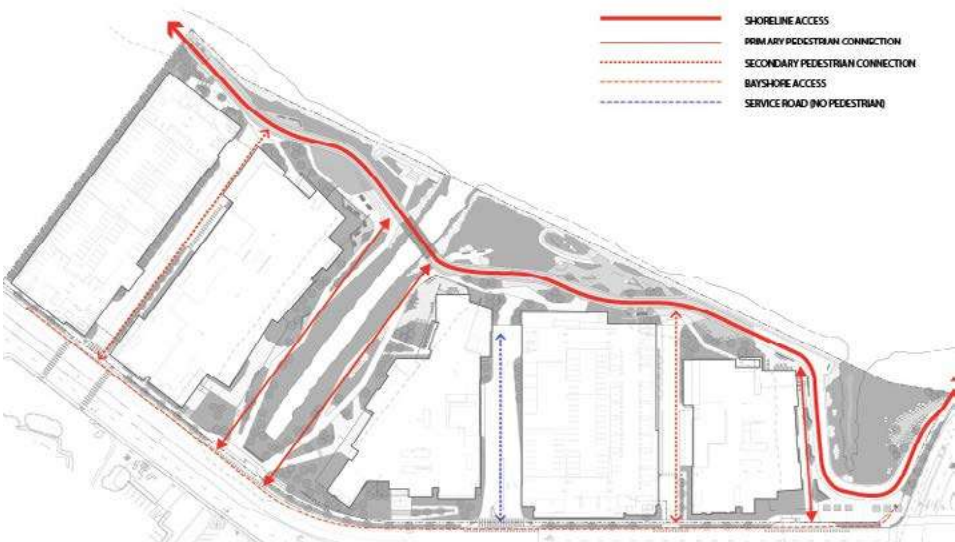
3. Visual Access to the Bay



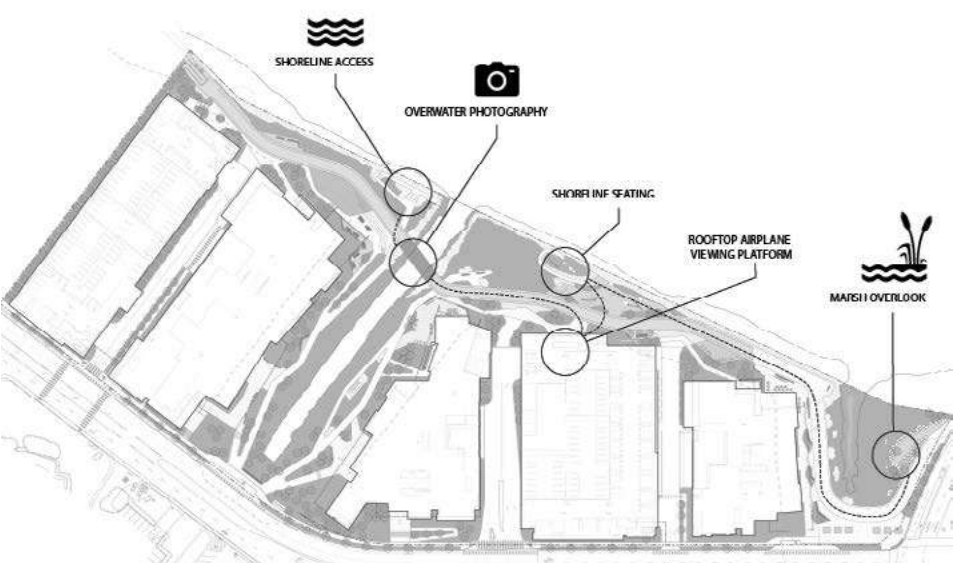
4. Visual Quality of the Bay and Development



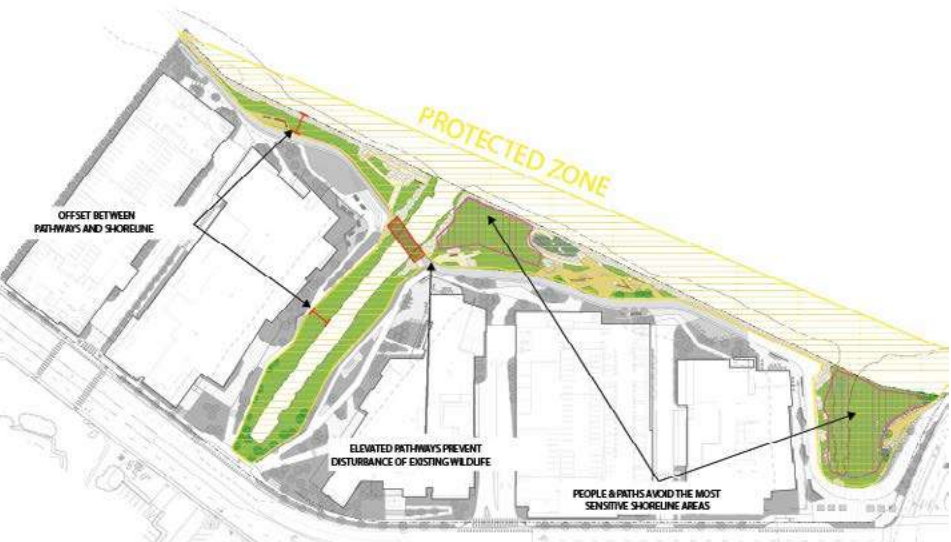
5. Connections and Continuity



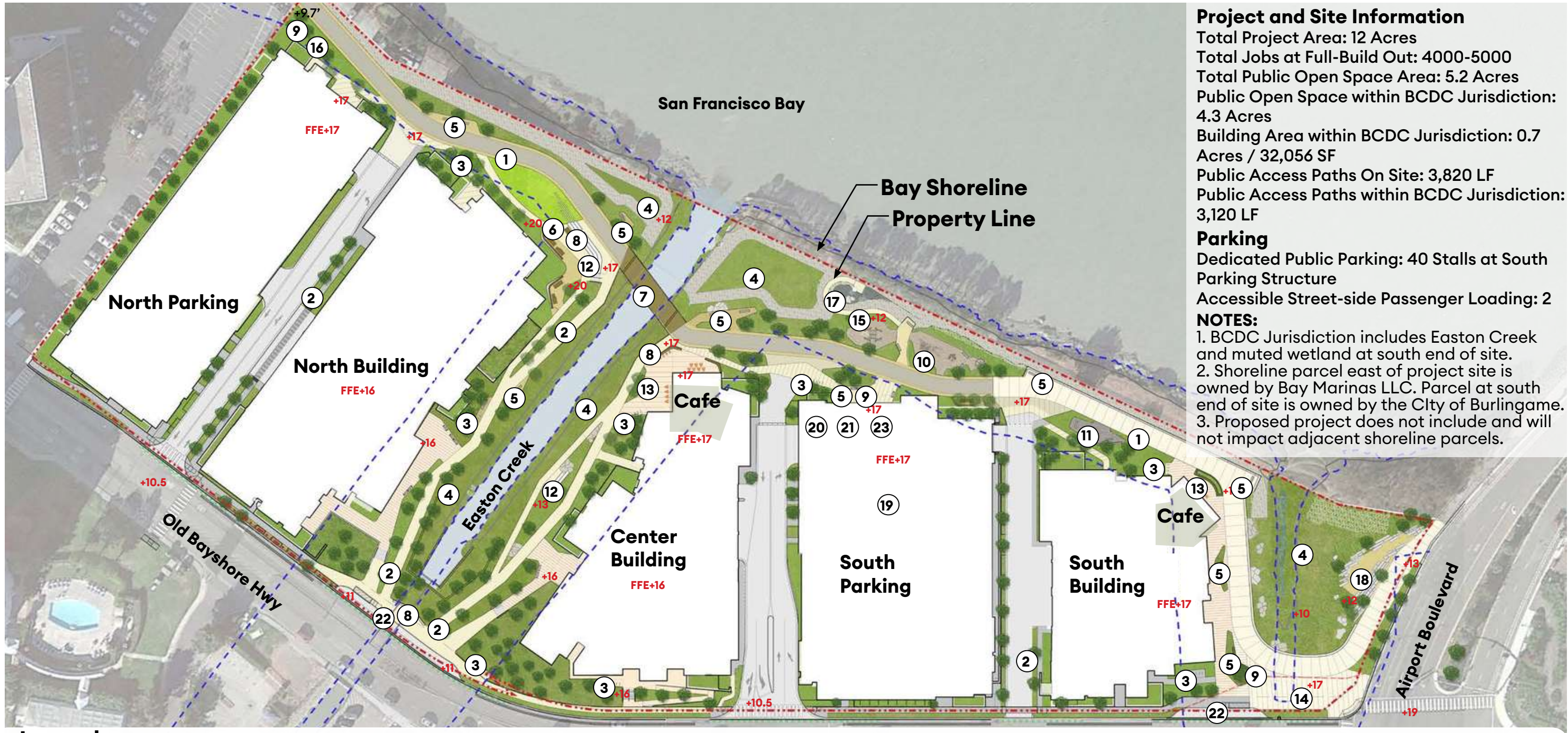
6. Take Advantage of the Bay Setting



7. Compatibility with Wildlife



Site Plan



Legend

- | | | |
|--|---|----------------------------------|
| ① Bay Trail | ⑨ Hydration Station (3) | ⑰ Cobble Beach |
| ② Pedestrian paths | ⑩ Playground | ⑱ South Overlook/Gathering Space |
| ③ Bike Parking (8 Locations, 90 Bikes) | ⑪ Outdoor Fitness Station | ⑲ Public Parking (40 Stalls) |
| ④ Native Planting / Habitat Area | ⑫ Terrace / Amphitheater Seating | ⑳ Public Restroom |
| ⑤ Public Seating / Benches (19) | ⑬ Public Outdoor Cafe Seating Plaza | ㉑ Airplane Viewing Platform |
| ⑥ Picnic Area & Lawn | ⑭ Plaza | ㉒ Shuttle Stops |
| ⑦ Pedestrian Bridge | ⑮ Accessible Shoreline Access - Sloped Path | ㉓ Emergency Blue Phone |
| ⑧ Trellis / Shade Structure | ⑯ Bike Share + Bike Repair Station | |

0' 100' 200'

+17 Spot Elevation

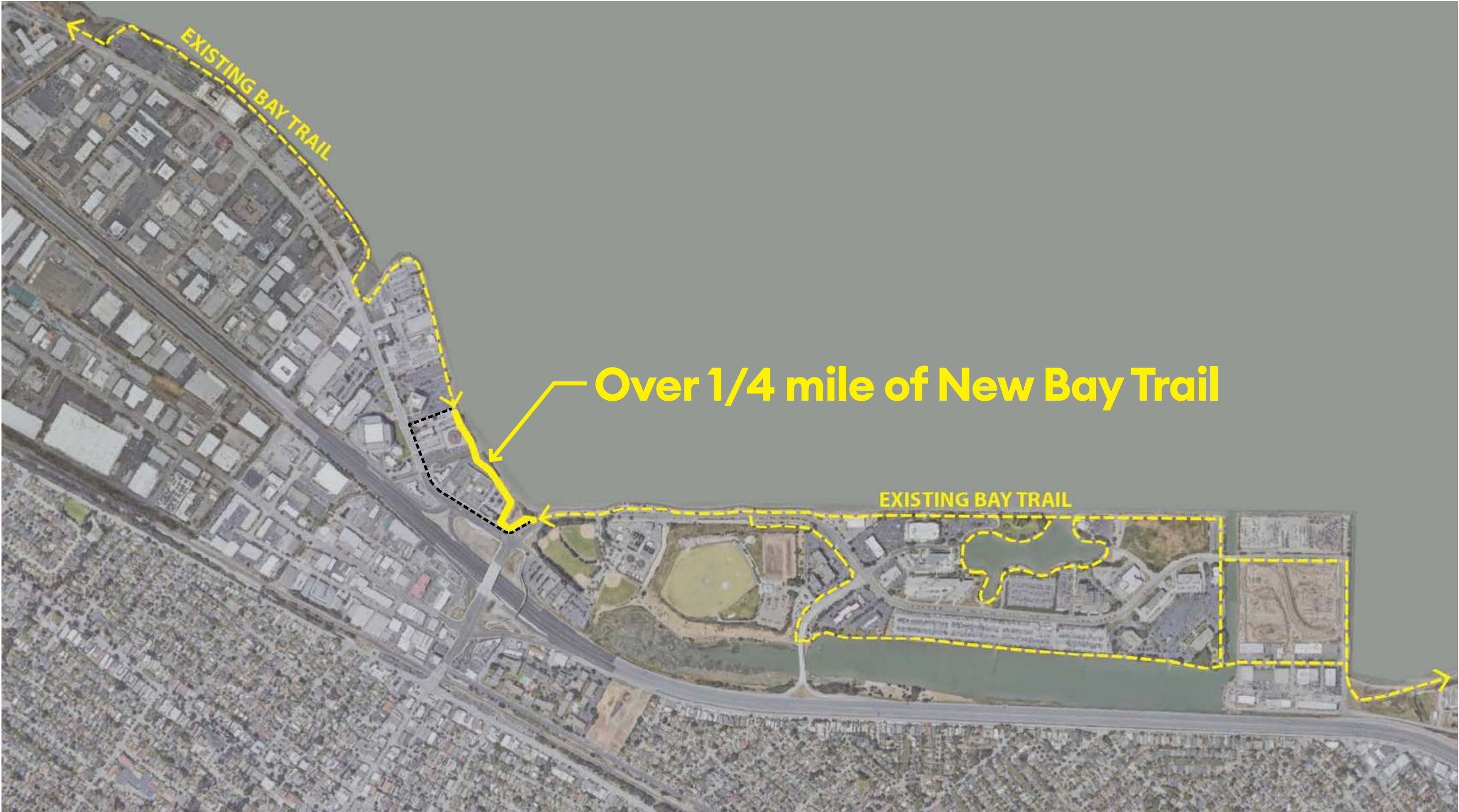
..... Property Line

--- BCDC 100' Shoreline Band



The Bay Trail

Closing the Gap: Completing the Bay Trail in Burlingame



20' Wide Bay Trail Throughout & New Bridge over Easton Creek

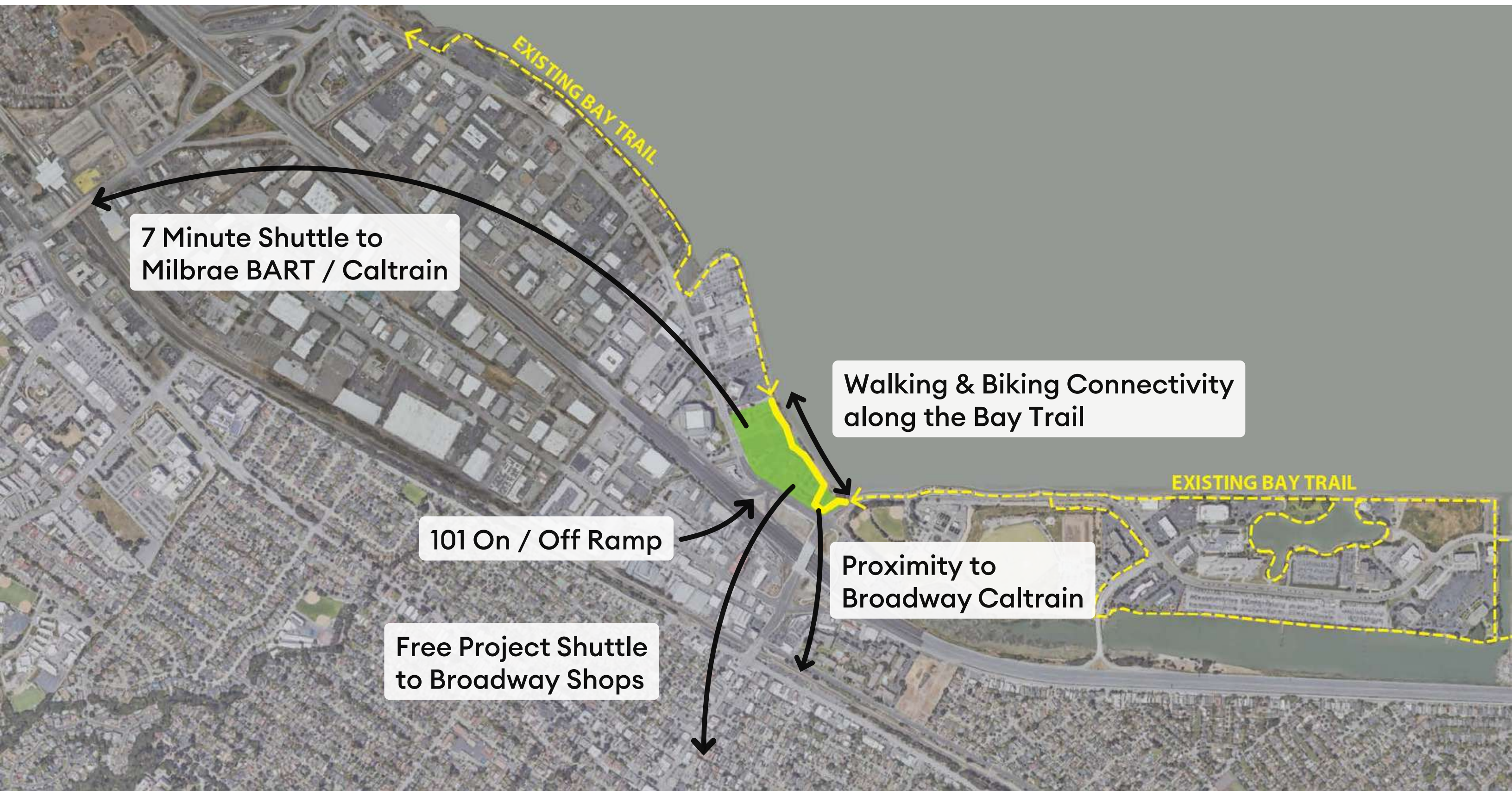


Bay Trail and Shoreline: Focus on Nature and Lined with Amenities



Connectivity

Connectivity: Central Burlingame Location with Multiple Transit Options



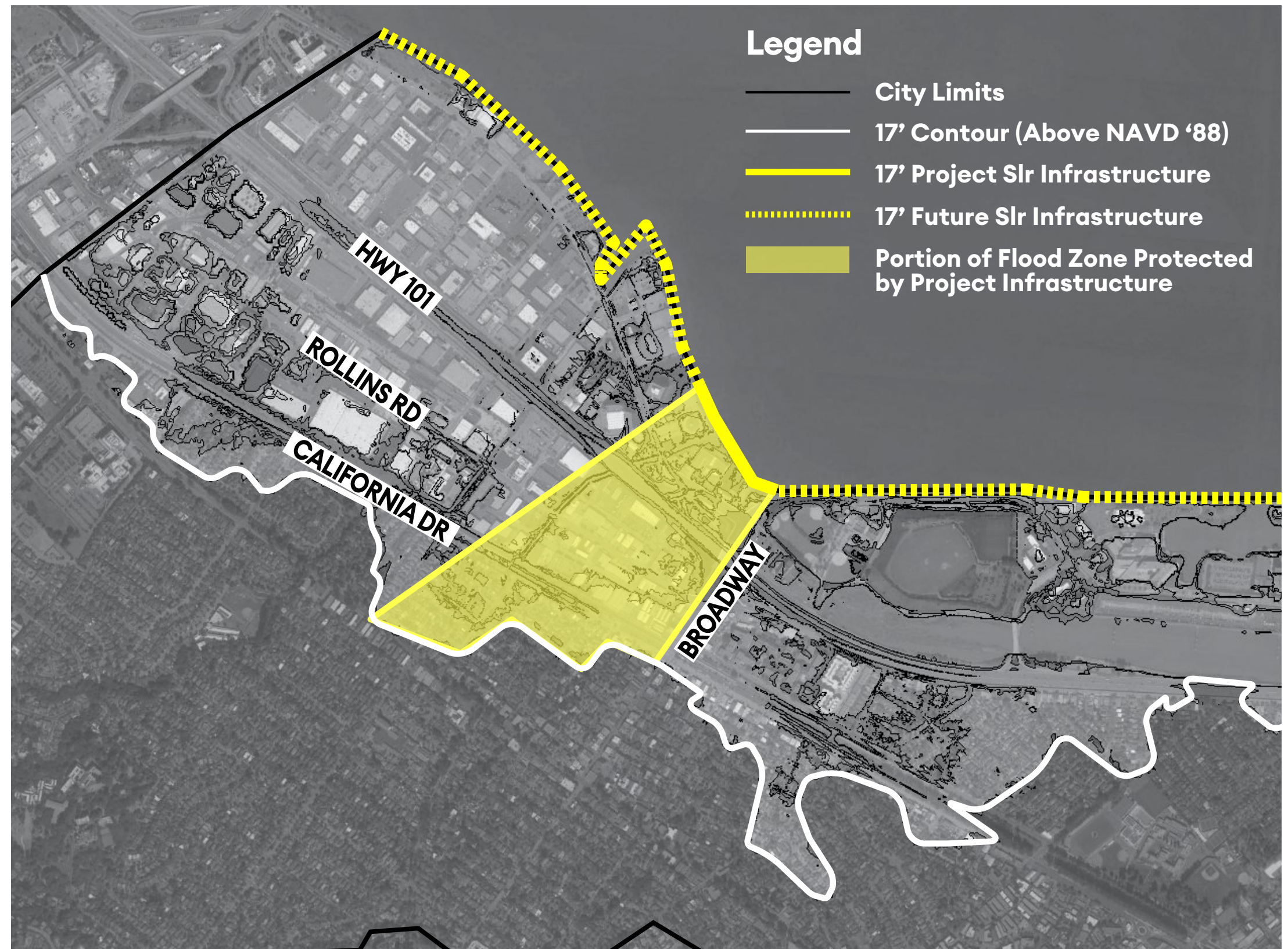
Pedestrian Arrival and Circulation



Sea Level Rise Resilience

Doing Our Part: Regional Sea Level Rise Protection

- Consistent with One Shoreline Guidance
- Protect ~100 Acres of Coastal Plain
- Protect Future Rollins Road Neighborhood
- Protect Critical Infrastructure



Sea Level Rise Impact

Existing Site



Site Elevation: **+11 feet**

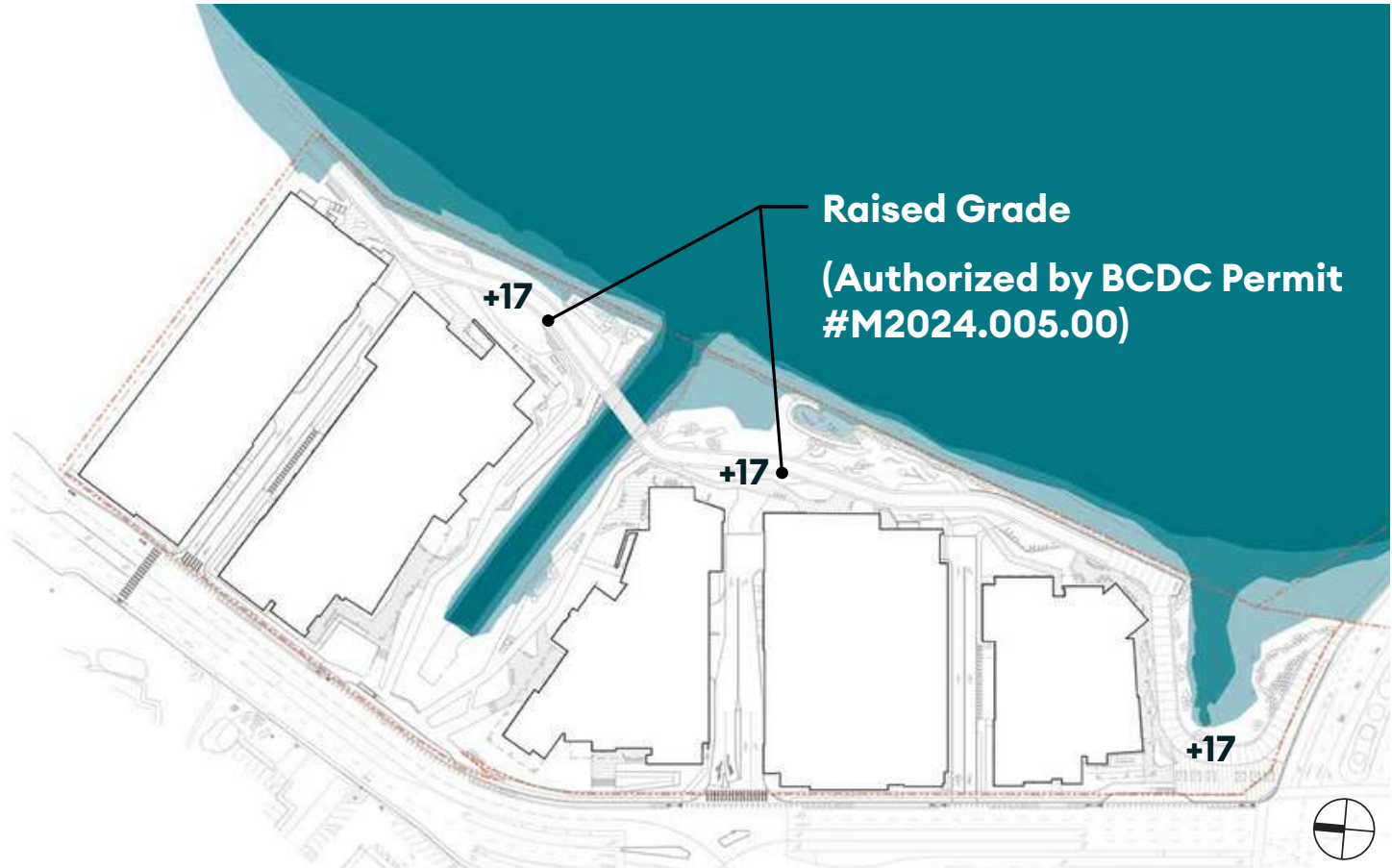
2100 Scenario: 100 Year Storm Surge plus 4.8' of SLR:
Water Level: **+15.1 feet**

Most of site is **4-5 feet below water level**



Raised Grade by 7'

Proposed Site

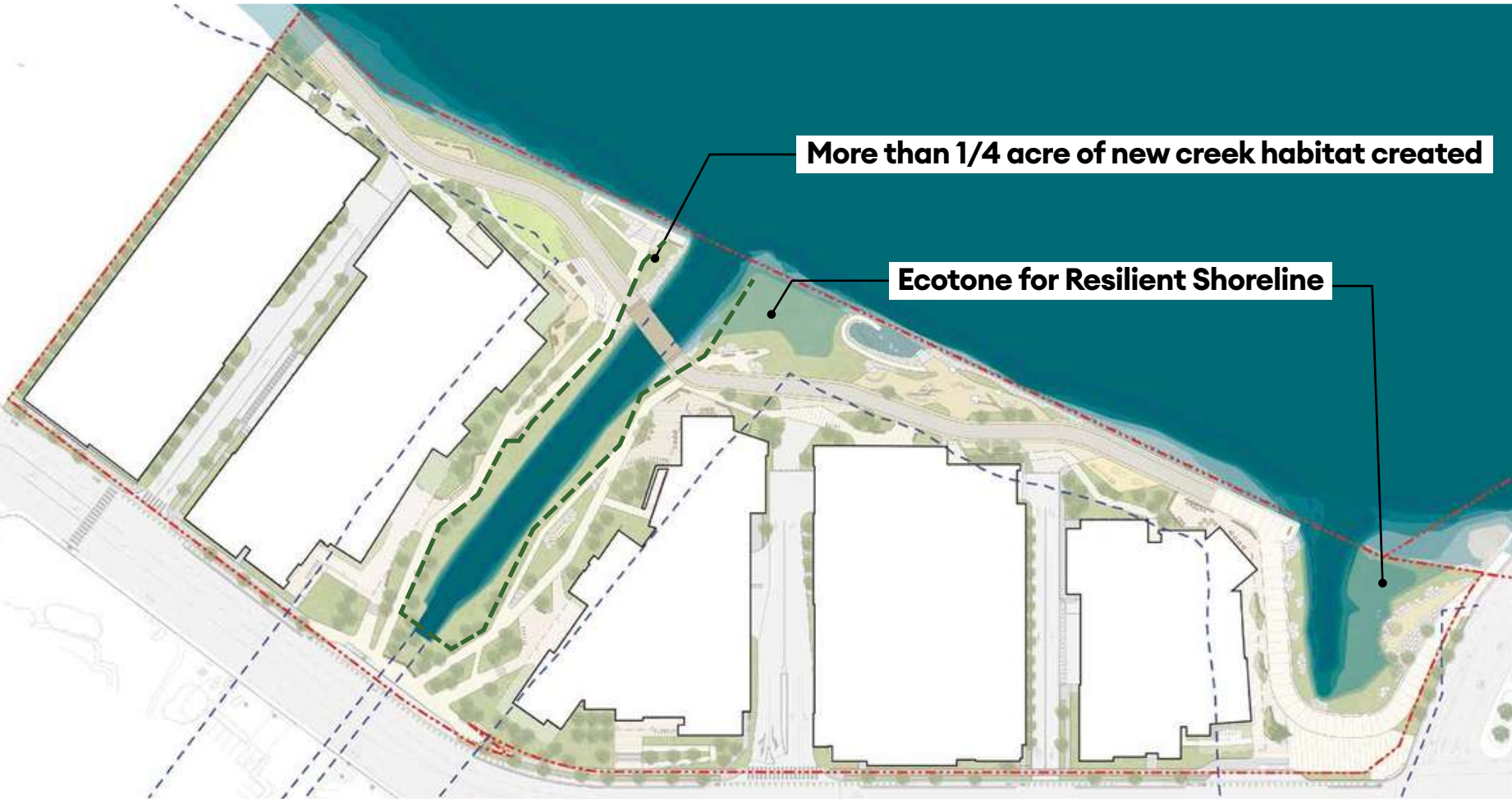


Site Elevation: **+16-17 feet**

2100 Scenario: 100 Year Storm Surge plus 4.8' of SLR:
Water Level: **+15.1 feet**

Most of site is **+/- 2 feet above water level**

Sea Level Rise and Habitat Areas



Sea Level Rise Legend

The plan is based upon the North American Vertical Datum 1988 (NAVD 88). Tidal datum planes for the project site associated with normal astronomical tides are based on data from AECOM (2016).

Base Flood Elevation (BFE) is: Zone AE (El. 11) in the shoreline areas subject to wave action, and Zone AE (El. 10) in areas not subject to wave action.

- MSL (Mean Sea Level): +3.3
- MHHW (Mean Higher High Water): +6.83
- BFE (Base Flood Elevation) at Shoreline: +11.0
- BFE (Base Flood Elevation) at Easton Creek: +10.0
- 100 Year Storm Surge Elevation: +10.3

Sea level rise projections are based on a high-emissions, medium-high risk aversion model (OPC 2024):
2070 SLR = +2.2'
2100 SLR = +4.8'

Representative Species Likely to Occur in Proposed Shoreline Habitat Areas

Breeding Birds



Anna's Hummingbird CA Scrub-Jay Bewick's Wren Dark-Eyed Junco CA Towhee Northern Mockingbird

Migrant/Wintering Birds



Fox Sparrow Rufous Hummingbird Hermit Thrush Black-Headed Grosbeak Cedar Waxwing Yellow-Rumped Warbler

Insects/Pollinators



Acmon Blue Grey Buckeye Leafcutter Bee Monarch Butterfly Painted Lady Urbane Digger Bee Western Tiger Swallowtail

Mammals



California Vole Valley Pocket Gopher CA Ground Squirrel Black-Tailed Jackrabbit

Native Planting

Bayland Transition Zone Planting



Distichlis Spicata
Salt Grass



Grindella Stricta
Gum Plant



Jaumea Carnosa
Fleshy Jaumea



Limonium Californicum
Marsh Rosemary



Salicornia Pacifica
Perennial Pickleweed

Understory planting will consist of drought-tolerant native and climate-adaptive, non-invasive species with special consideration for habitat value. Planting of native groundcovers, grasses, and shrubs will be consistent with native upland, upland riparian, coastal scrub, and coastal grassland plant communities and will support a variety of pollinators, birds, and small mammals.

Upland Planting



Achillea Millefolium
Common Yarrow



Arctostaphylos Glandulosa
Eastwood Manzanita



Artemisia Californica
Eastwood Manzanita



Asclepias Fascicularis
Narrow-Leafed Milkweed



Asclepias Speciosa
Showy Milkweed



Cenothus Thyrsiflorus
Blueblossom



Cornus Sericea
Red Twig Dogwood



Carex Barbarae
Valley Sedge



Elymus Glaucus
Blue Wildrye



Eriogonum Fasciculatum
California Buckwheat



Eplobium Canum
California Fuchsia



Eschscholzia Californica
California Poppy



Festuca Rubra Var 'Molate'
Red Molate Fescue



Helianthus Californicus
California Sunflower



Frangula Californica
Coffeeberry



Heteromeles Arbutifolia
Toyon



Lupinus Albifrons
Silver Lupine



Juncus Effusus
Soft Rush



Mimulus Aurantiacus
Sticky Monkey-Flower

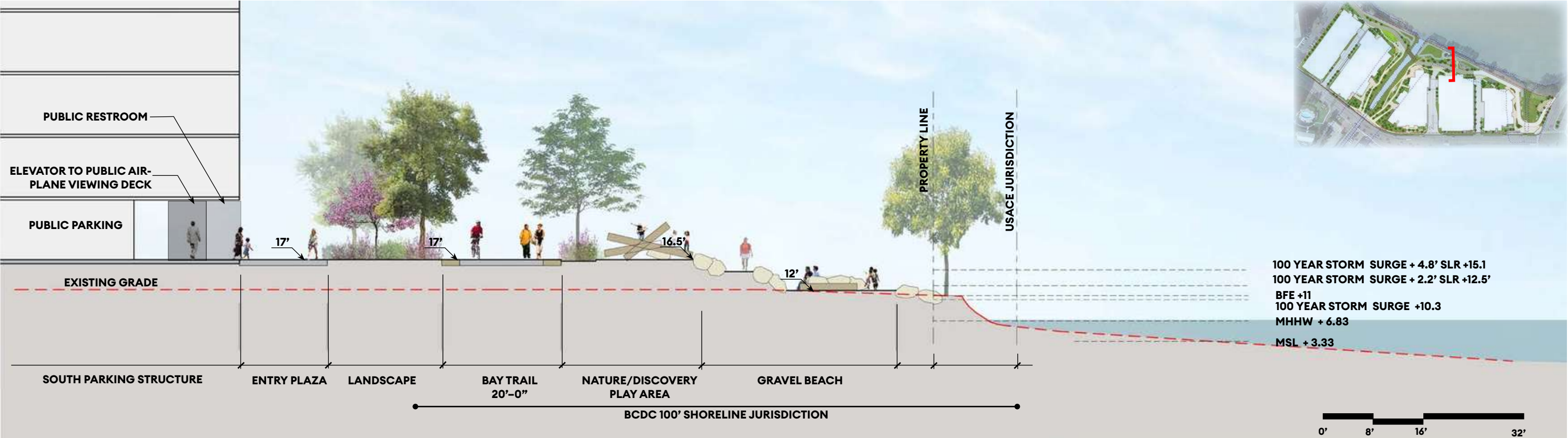
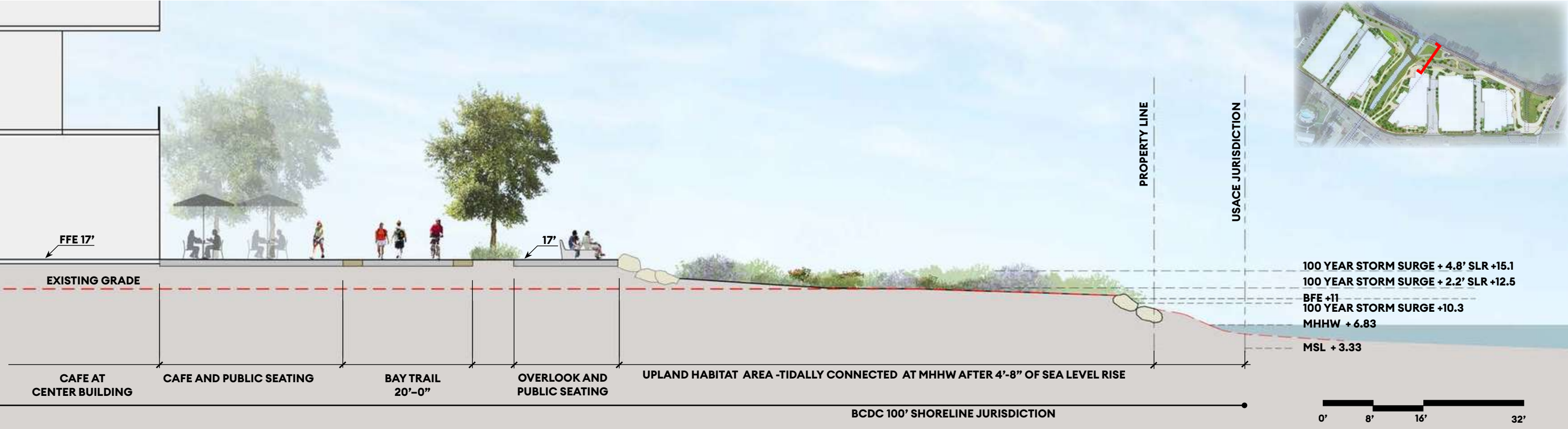


Myrica Californica
Pacific Wax Myrtle



Stipa Pulchra
Purple Needlegrass

Sections: Space For Nature & Space For People



A Resilient Bay Shoreline



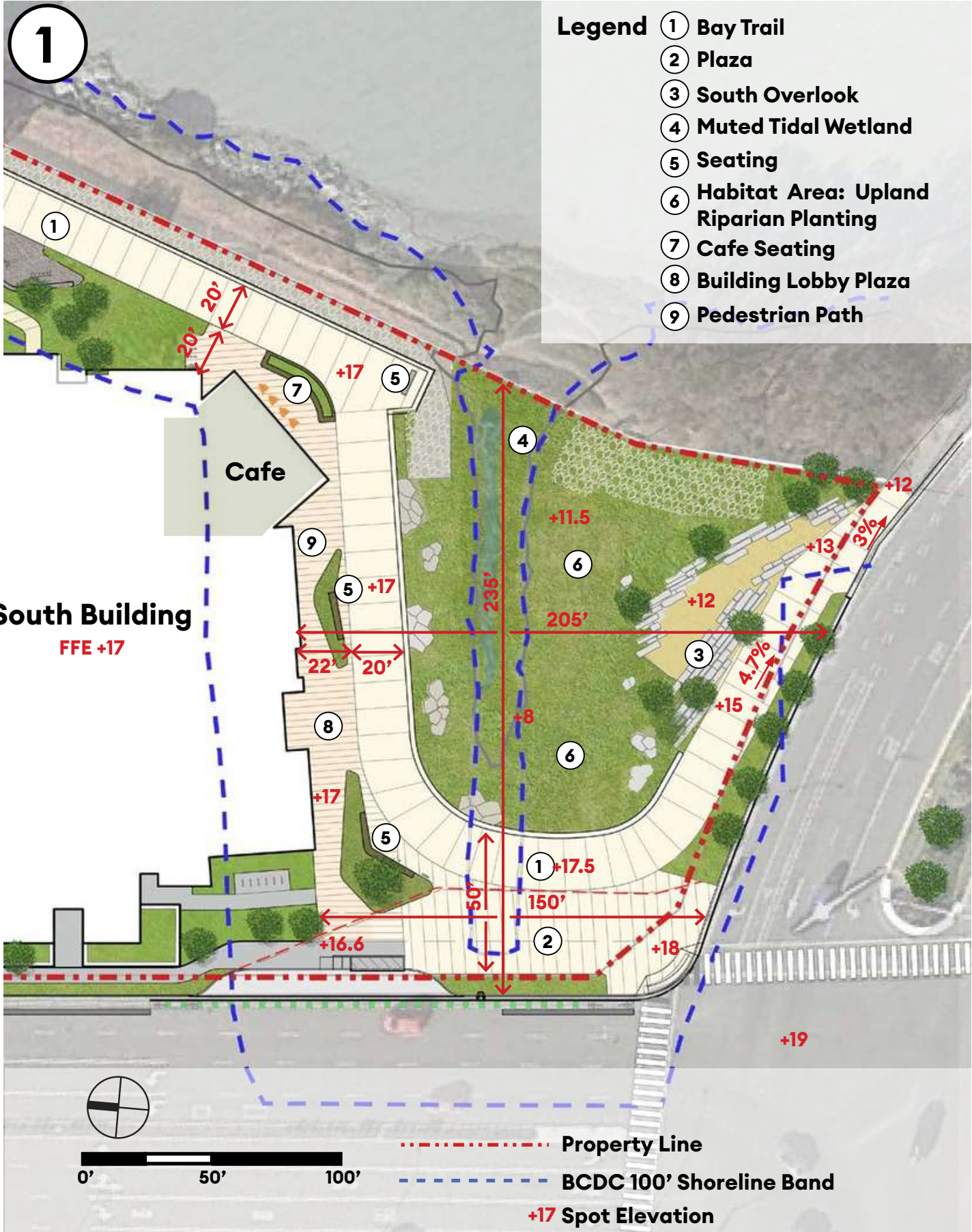
Site Tour

Site Tour



..... Property Line
- - - - - BCDC 100' Shoreline Band

South Gateway Plaza and Open Space



Upland Native Planting / Habitat



Natural Stone Terraces



Public Seating



Flexible-Use Plaza



Key Plan

South Building, Plaza, & Natural Area



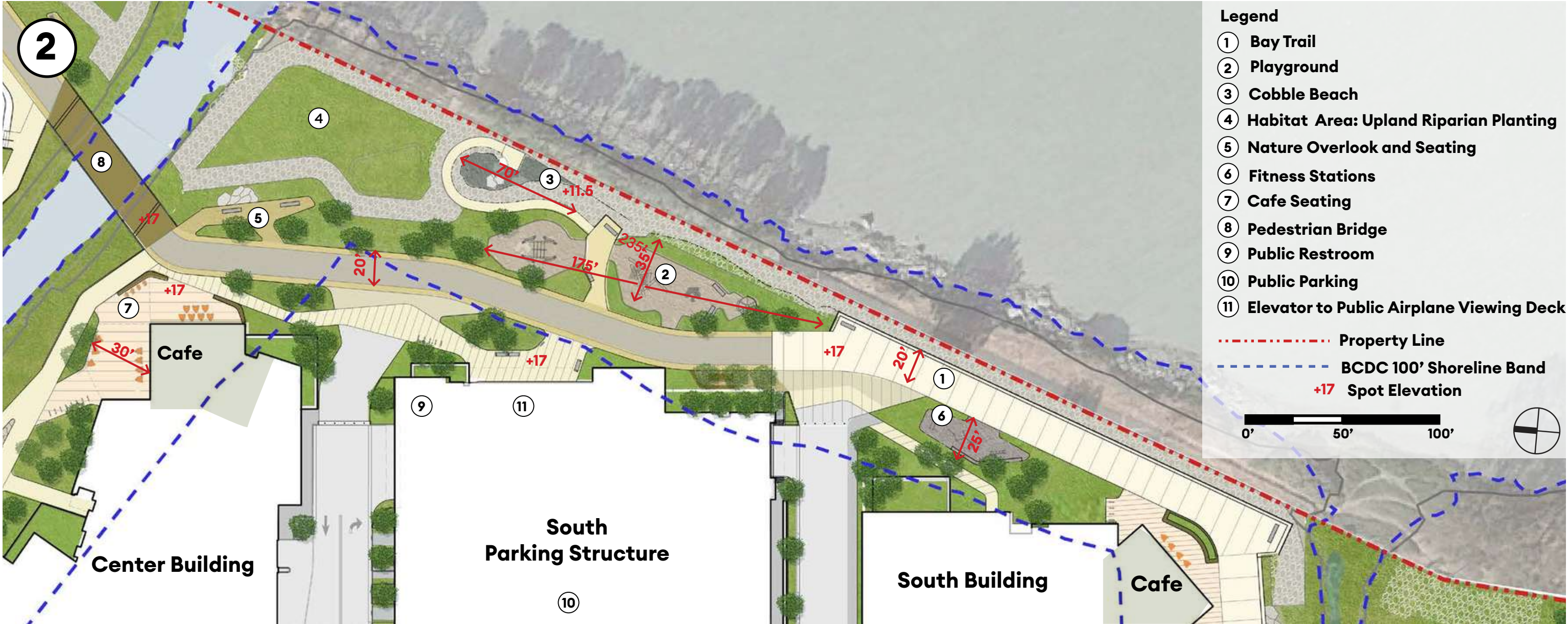
Seating and Gathering Space with Views of Enhanced Habitat Area and Bay Beyond



Plaza Looking East



South Bay Trail and Public Amenities



Fitness Stations



Nature Play



Cobble "Beach"



Key Plan

South Bay Trail and Public Amenities



Bay Trail at Playground Looking North



Cobble Beach and Playground

Airplane Viewing Deck



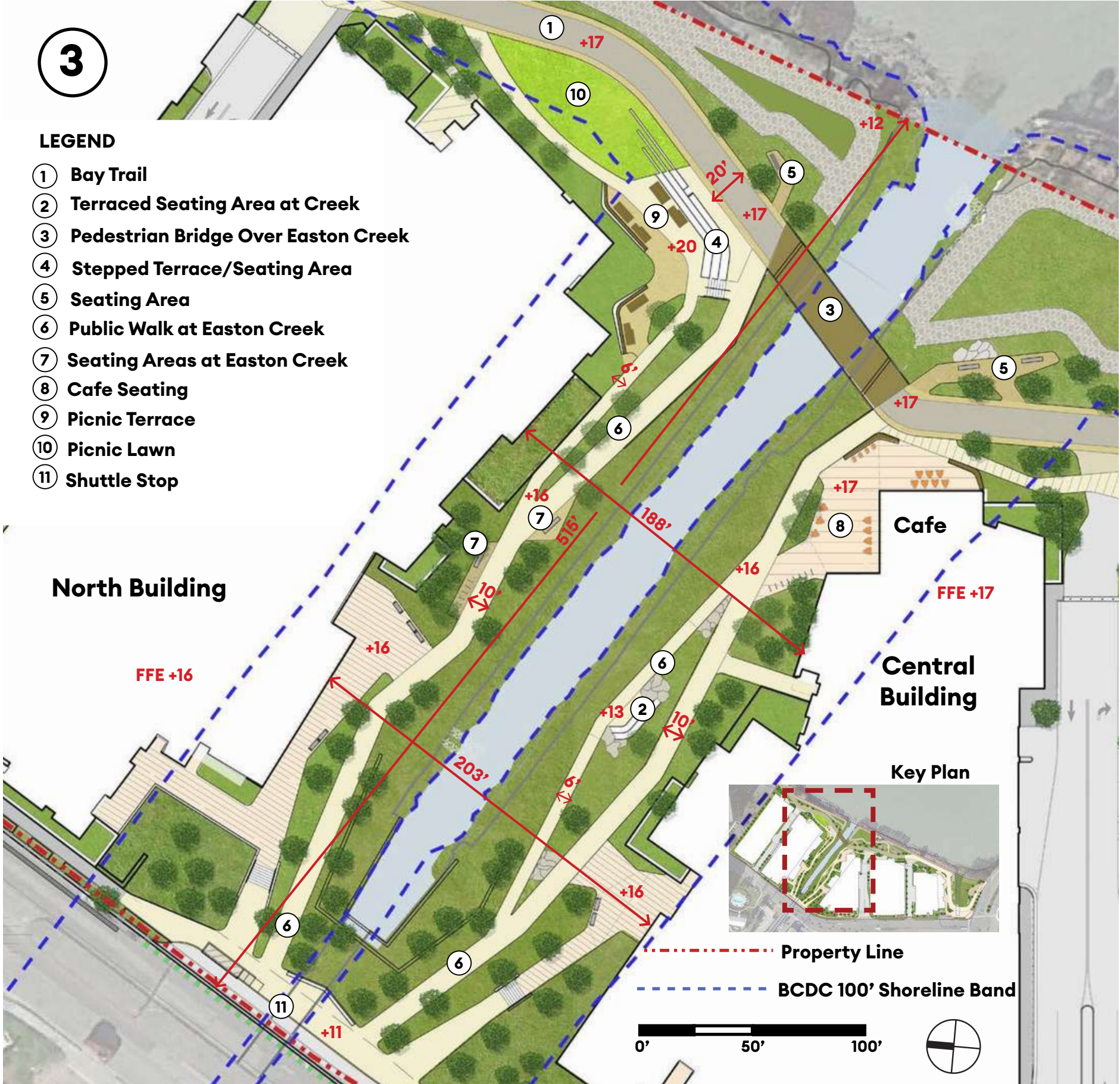
Viewing Deck Looking North



Viewing Deck Looking South

PENINSULA CROSSING Burlingame, CA

Easton Creek



Cafe/Retail Plaza with Public Seating



Picnic Terrace



Picnic Terrace Edge Seating



Sloped Picnic Lawn

Easton Creek - Public Walkways, Pedestrian Bridge, Cafe



Easton Creek Corridor Looking East



Cafe at Mouth of Easton Creek

PENINSULA CROSSING Burlingame, CA

Easton Creek - Pedestrian Bridge, Overlooks, Natural Areas



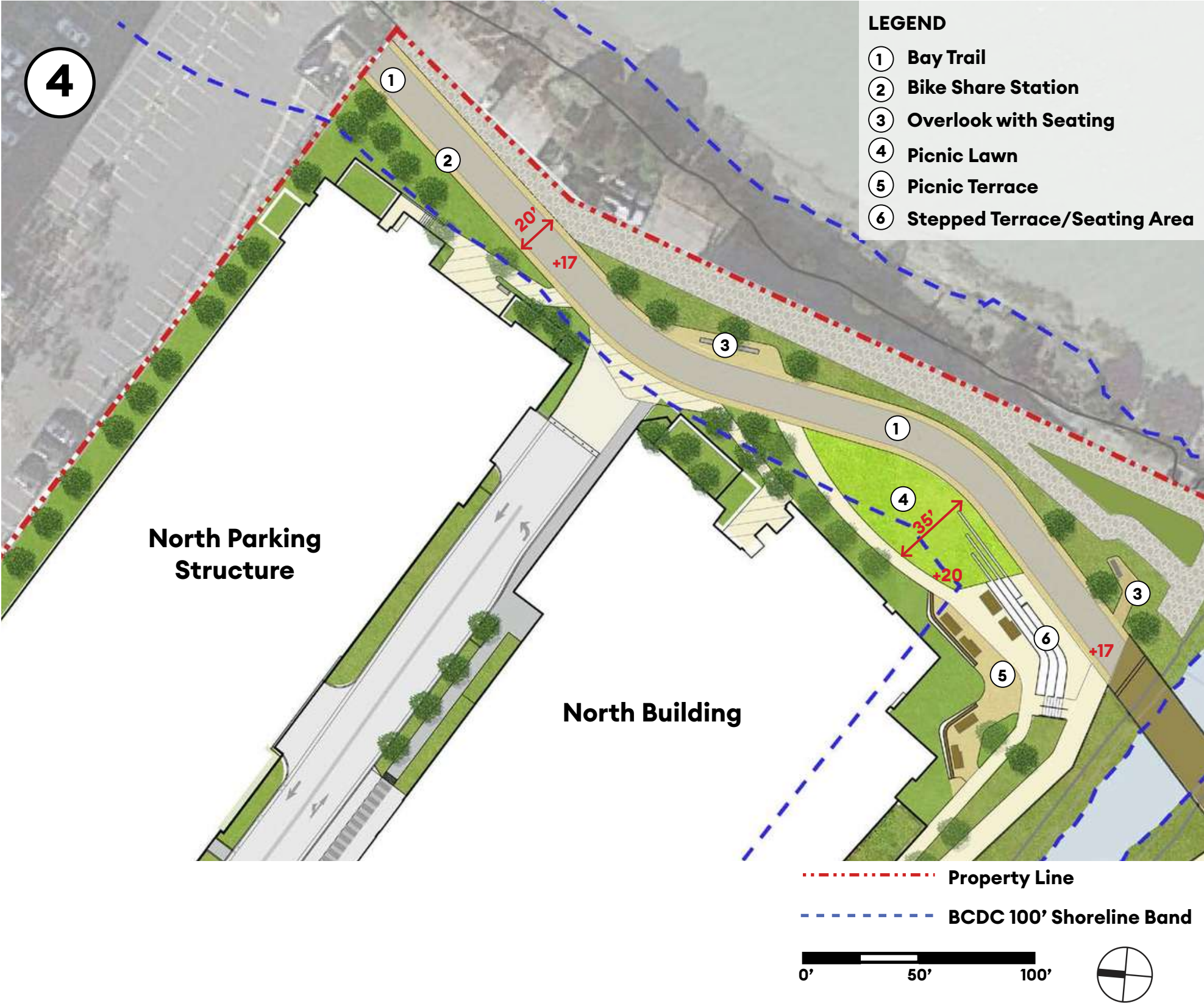
Seating Areas and Pedestrian Bridge at Mouth of Easton Creek



Seating Area at Mouth of Easton Creek



North Bay Trail



Bike Share Station



Overlook with Seating

North Bay Trail - Picnic Terrace, Shade Structure, Picnic Lawn

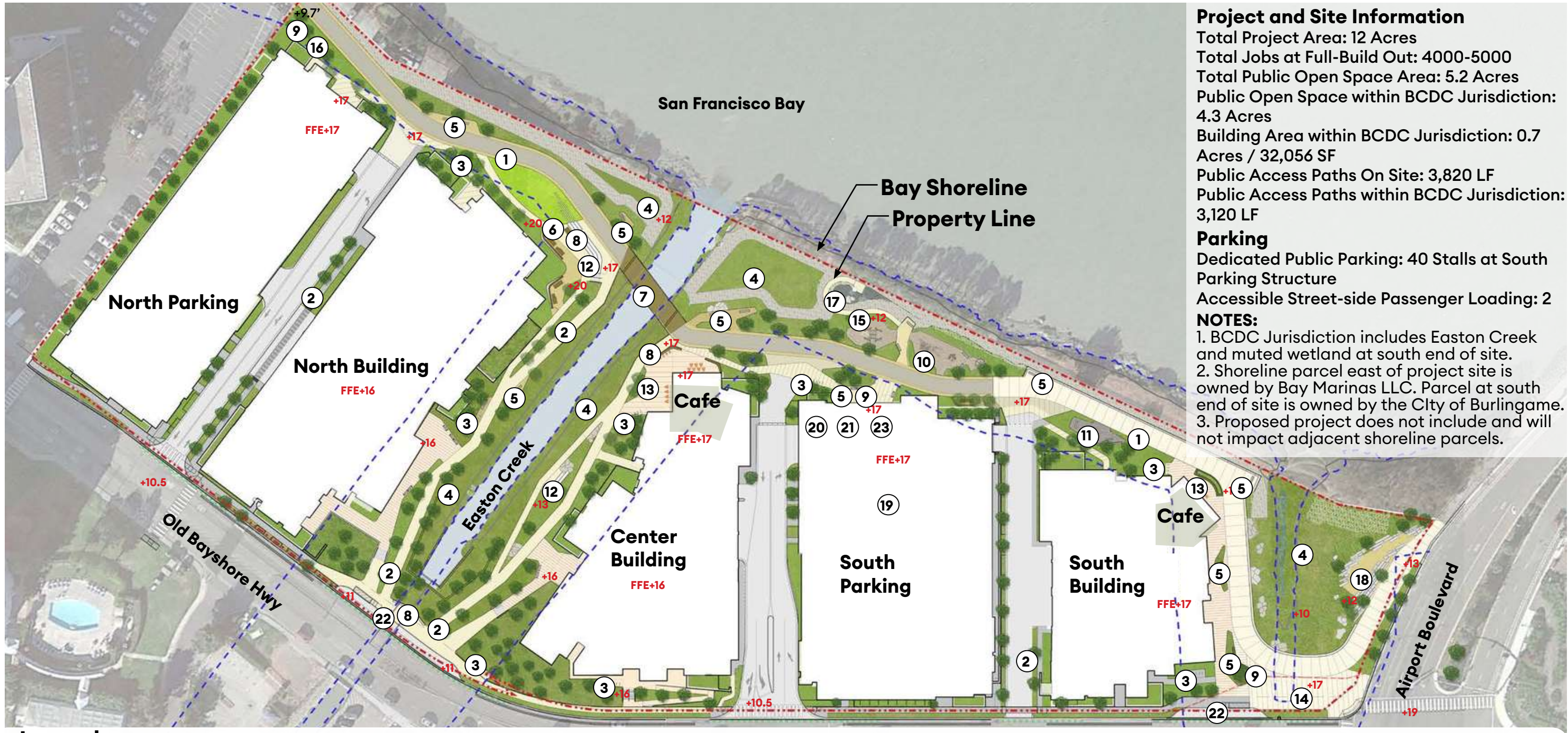


Bay Trail, Picnic Lawn, Picnic Terrace



Picnic Lawn and Picnic Terrace
PENINSULA CROSSING Burlingame, CA

Site Plan



Legend

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0' 100' 200'

+17 Spot Elevation

..... Property Line

--- BCDC 100' Shoreline Band



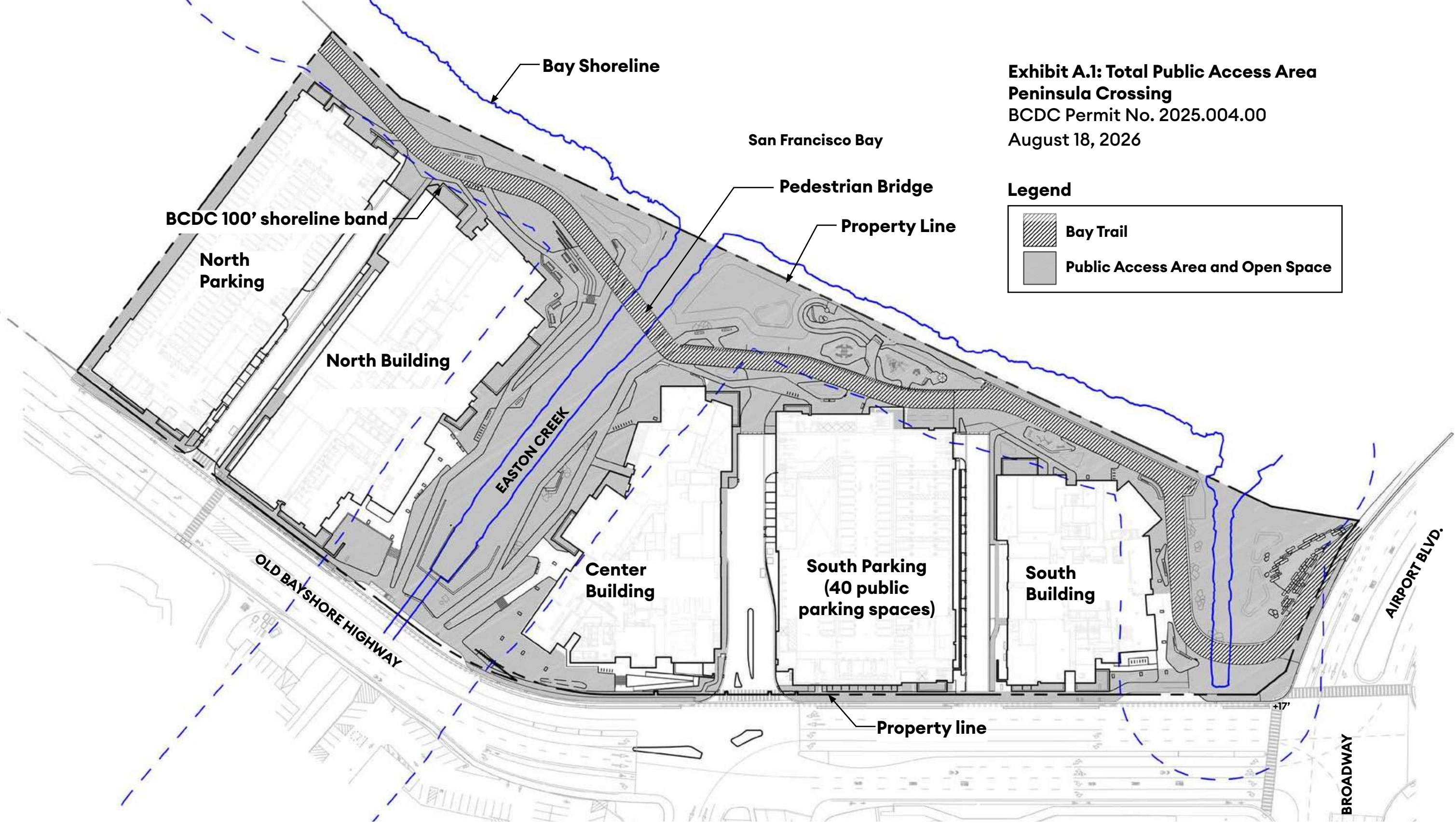
Thank You

Appendix

**Exhibit A.1: Total Public Access Area
Peninsula Crossing**
BCDC Permit No. 2025.004.00
August 18, 2026

Legend

	Bay Trail
	Public Access Area and Open Space



SCALE: 1" = 100'-0"

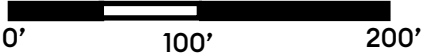


Exhibit A.2: Public Access Improvements
Peninsula Crossing
 BCDC Permit No. 2025.004.00
 August 18, 2026

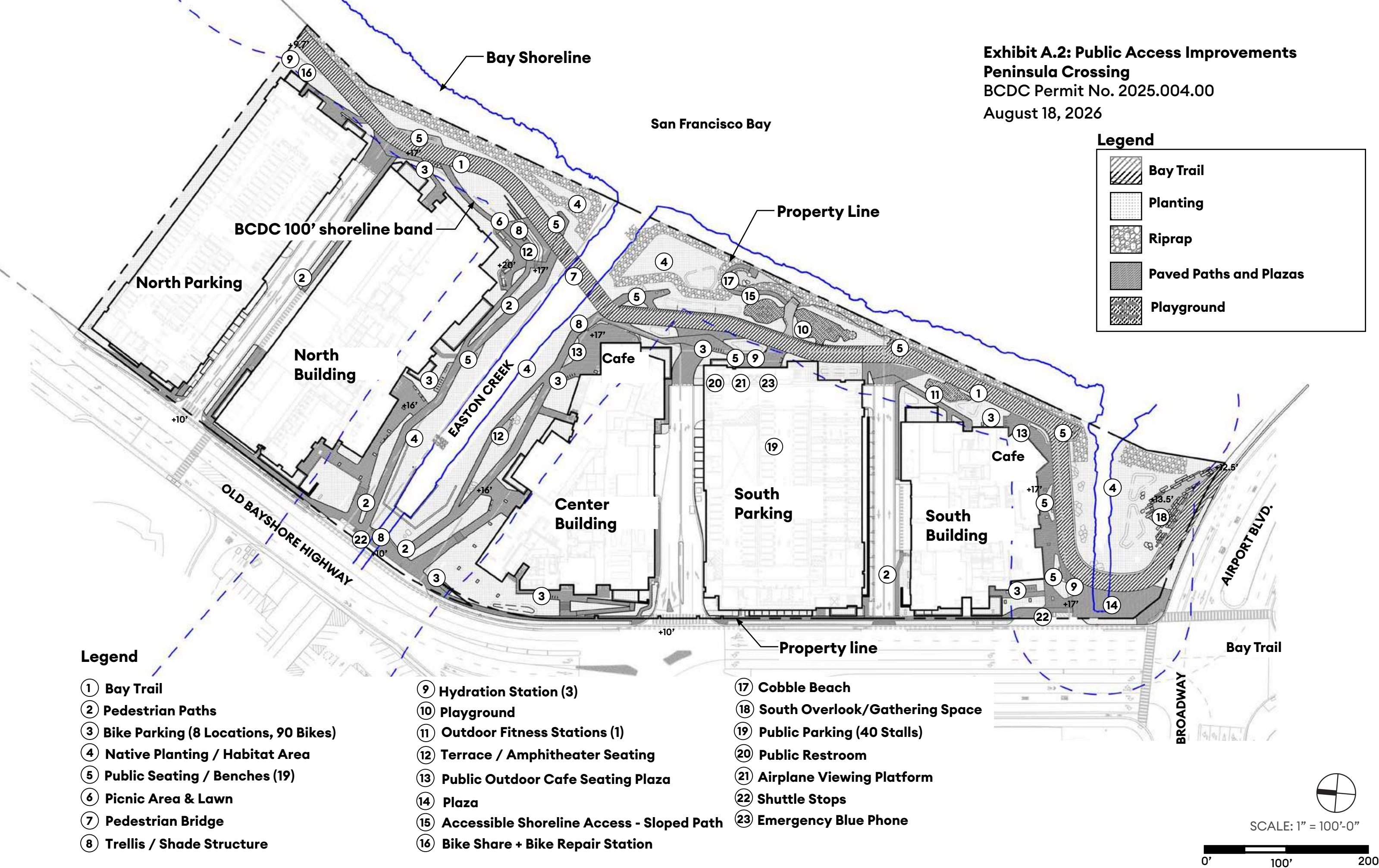


Exhibit B.1: Project Phasing Option 1
First Project: NORTH PARKING AND NORTH BUILDING
Peninsula Crossing
BCDC Permit No. 2025.004.00
August 18, 2026

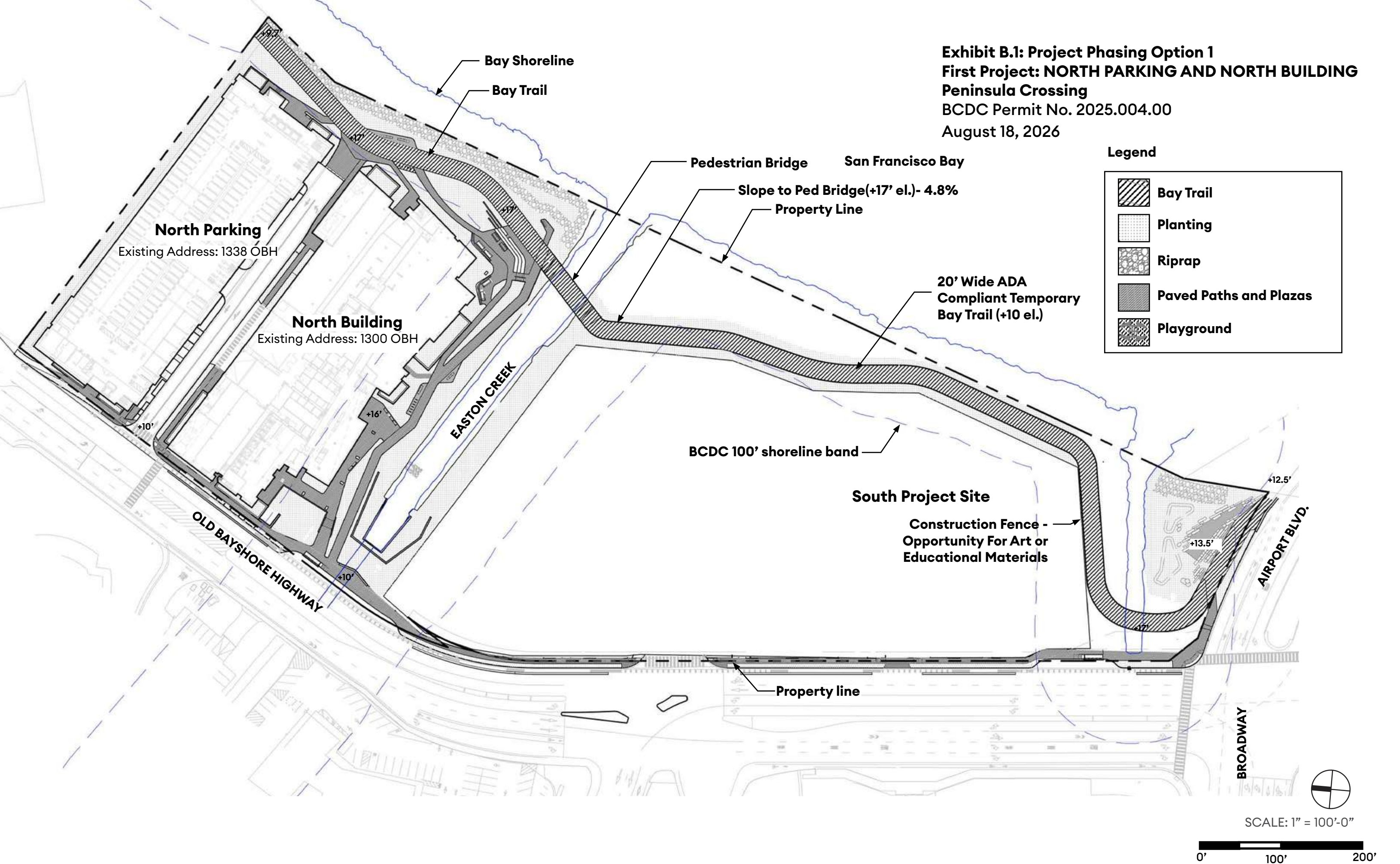


Exhibit B.2: Project Phasing Option 2
First Project: CENTER BUILDING AND SOUTH PARKING
Peninsula Crossing
 BCDC Permit No. 2025.004.00
 August 18, 2026

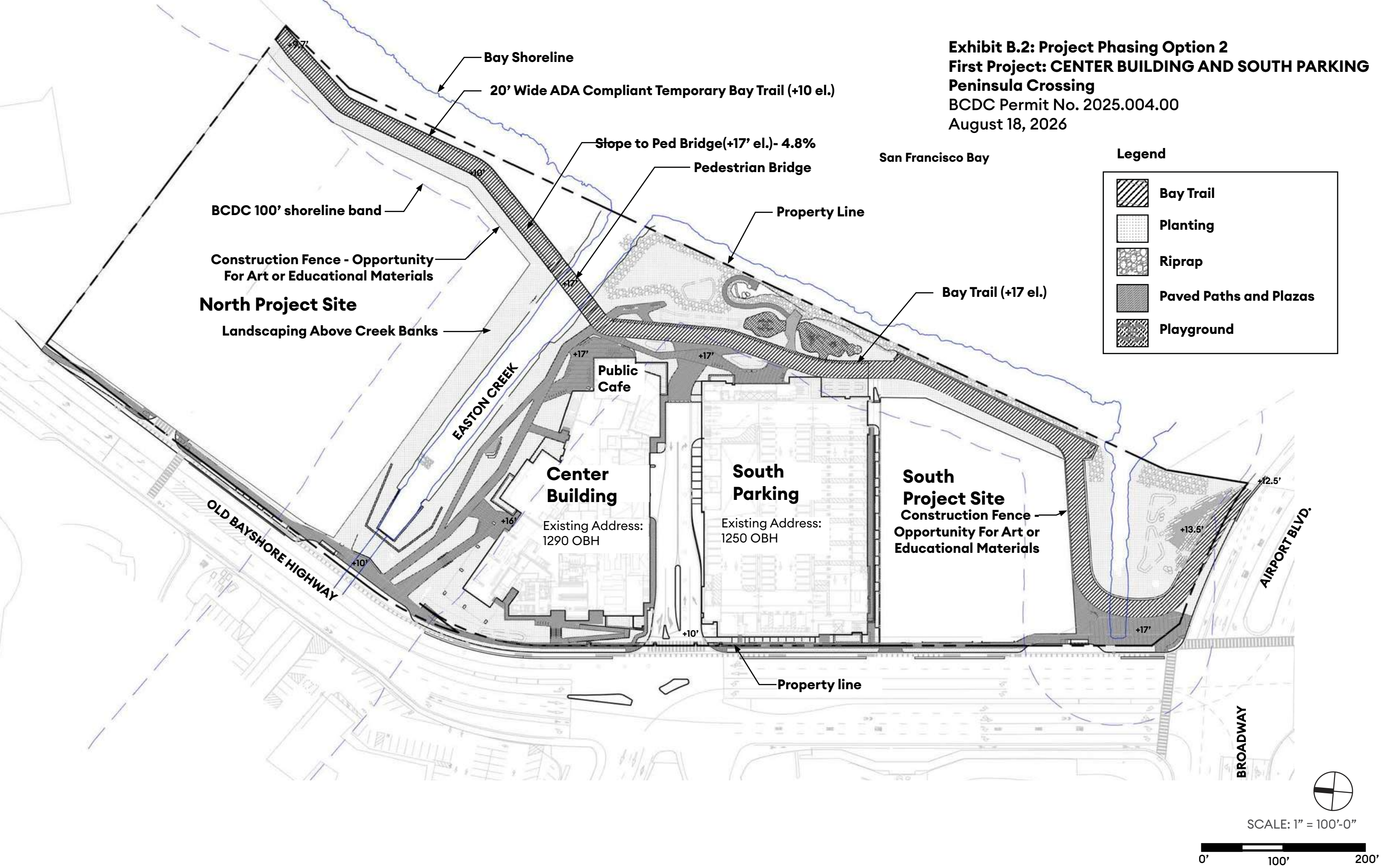
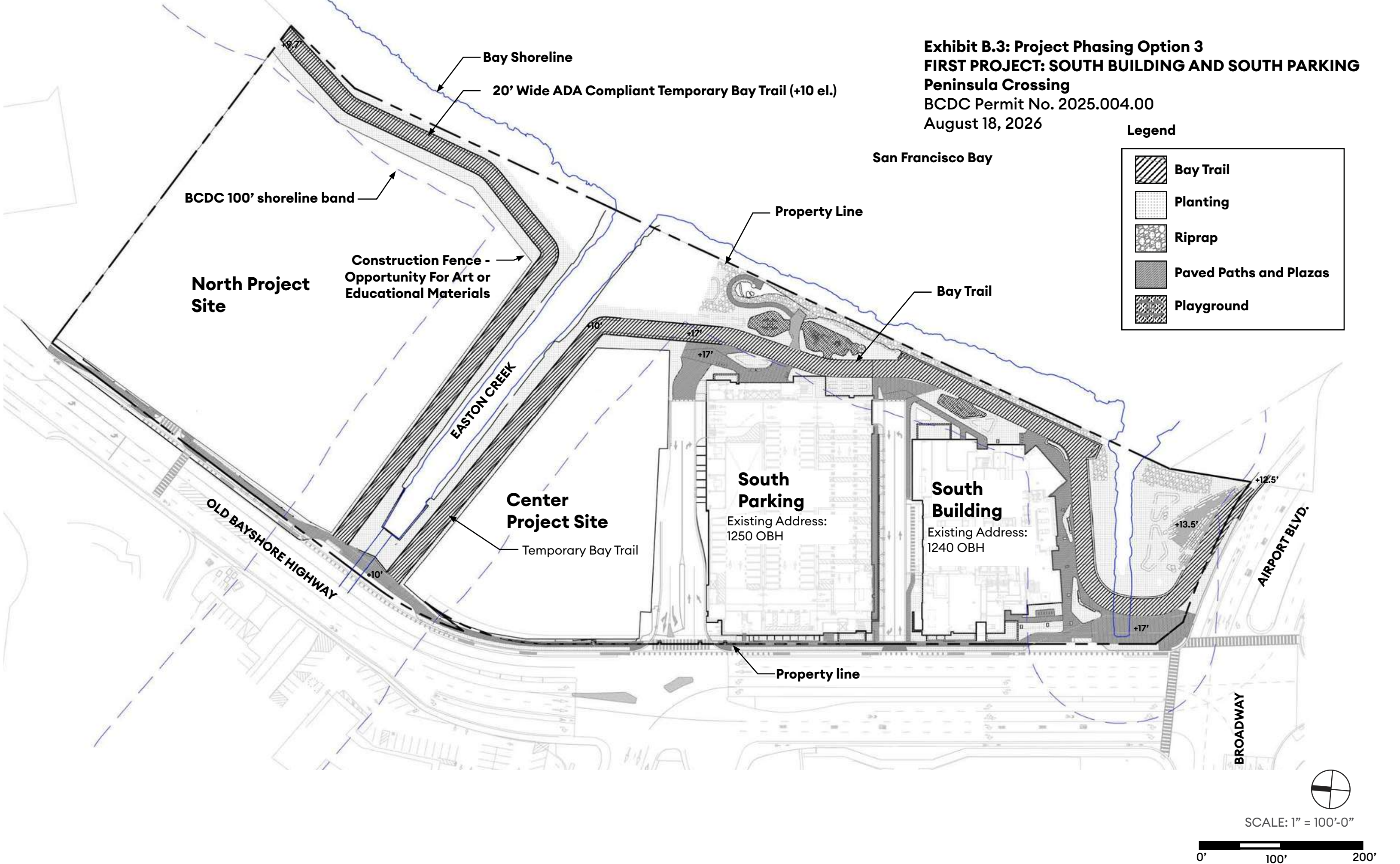
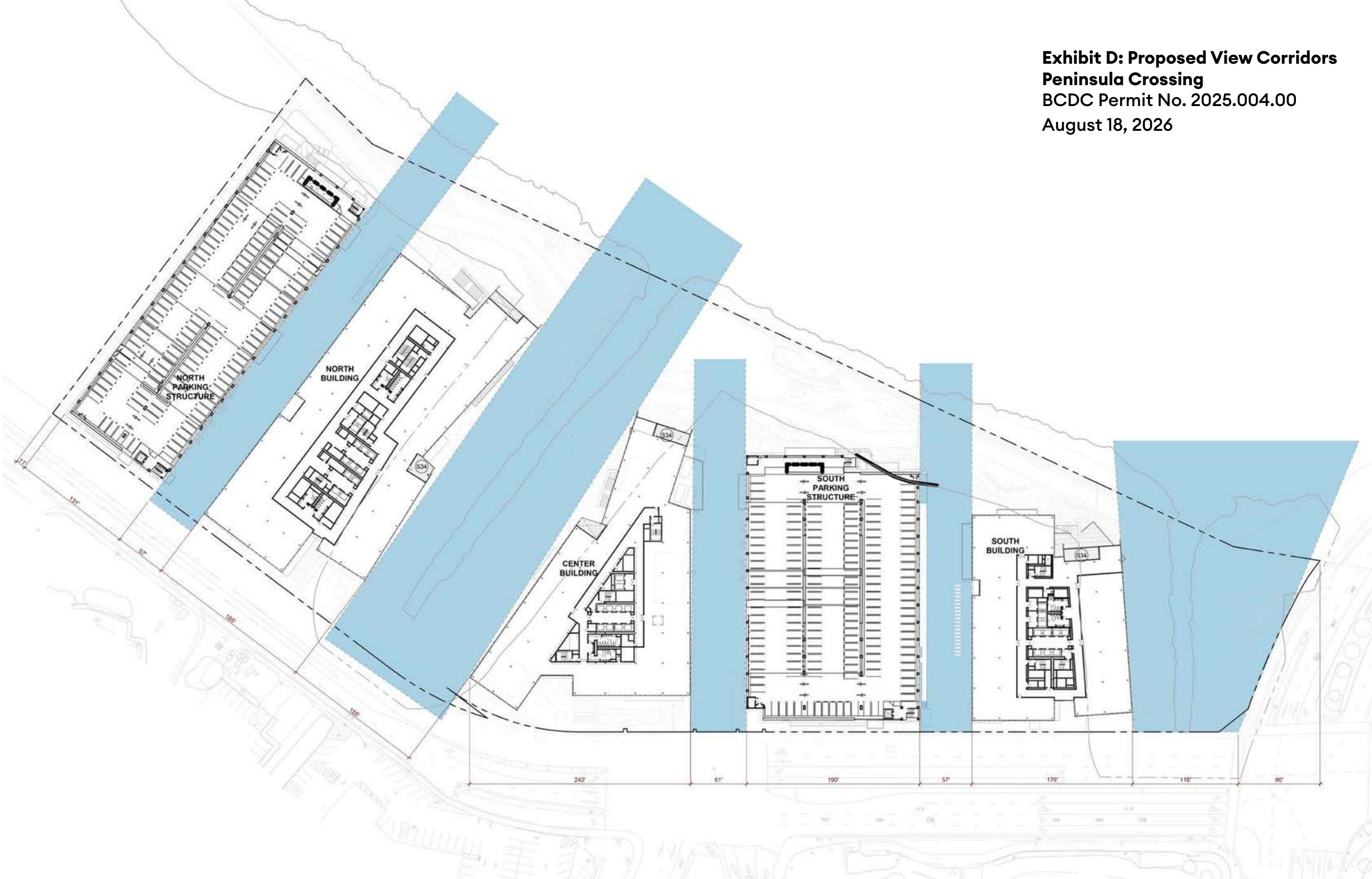
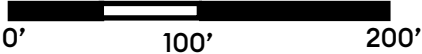


Exhibit B.3: Project Phasing Option 3
FIRST PROJECT: SOUTH BUILDING AND SOUTH PARKING
Peninsula Crossing
BCDC Permit No. 2025.004.00
August 18, 2026



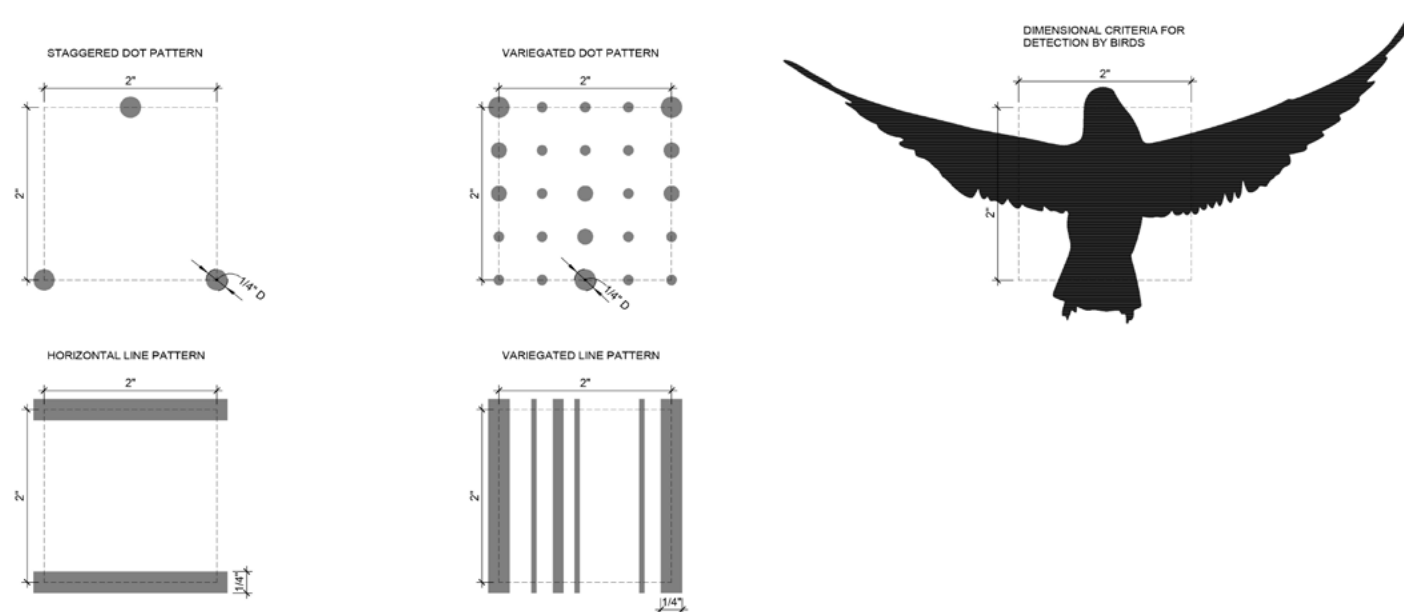


SCALE: 1" = 100'-0"



Habitat: Bird Safe Design

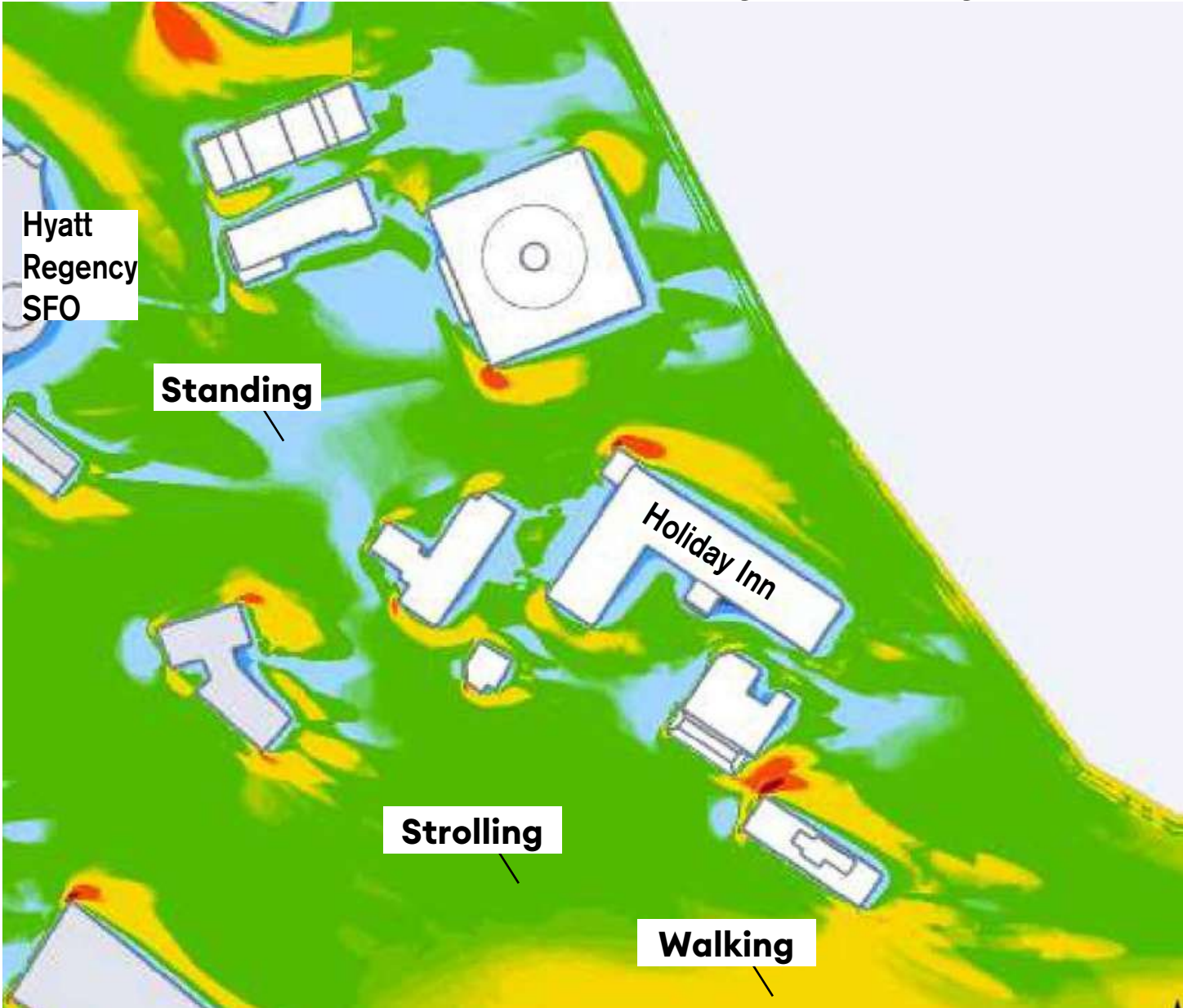
- Glazing Reflectivity Not to Exceed 15%
- Fritted Facades Used to Differentiate Glazed Surfaces
- No Clear Glass Guardrails
- No Vegetation Behind Glass



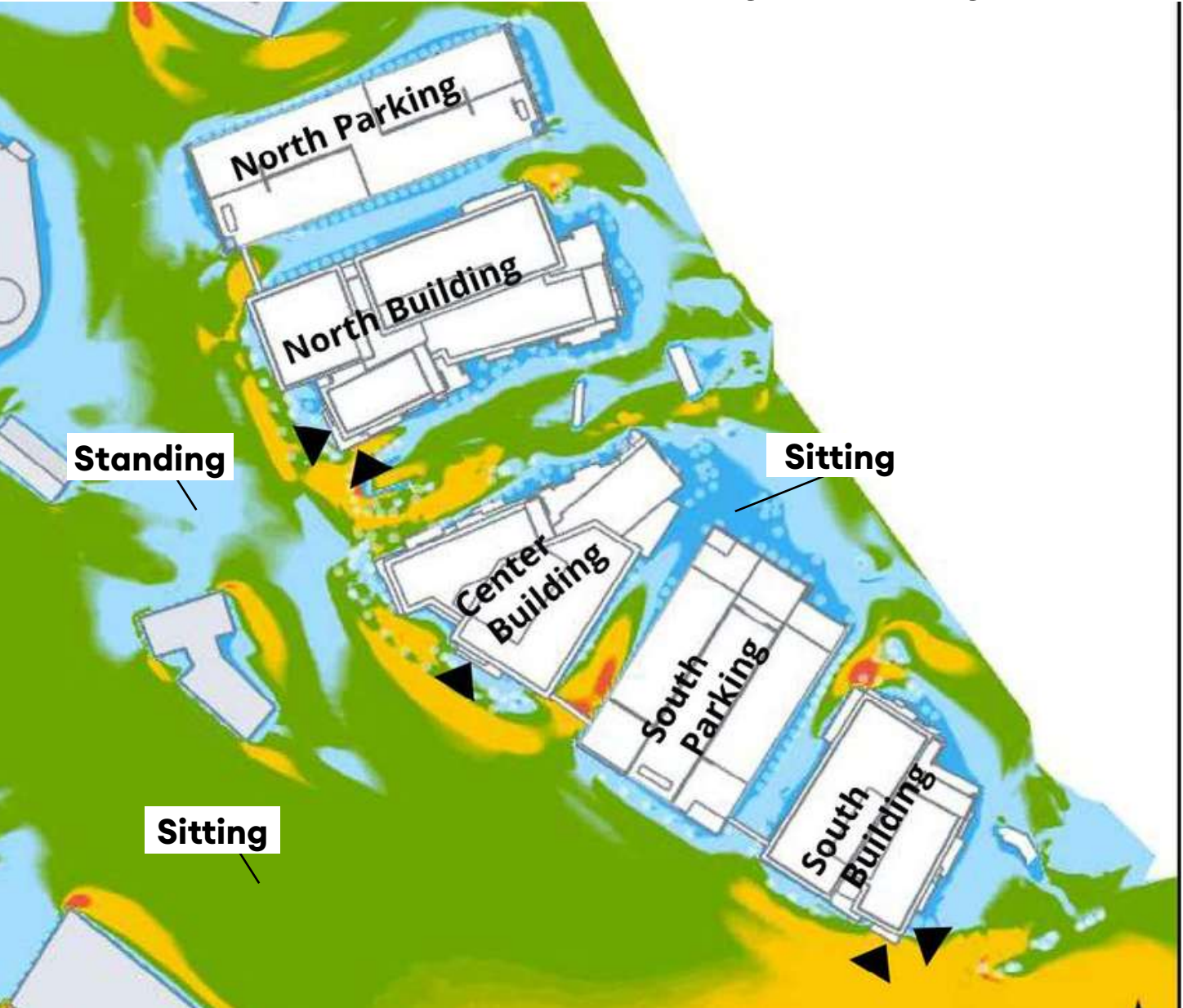
EXAMPLES OF BIRD FRIENDLY GLAZING

Public Open Space: Pedestrian Wind Comfort Analysis in Summer

Existing:
10% of site area comfortable for sitting & standing



Proposed:
50% of site area comfortable for sitting & standing



Comfortable Activities:



Mean Wind Speed:

Low Medium High Highest

Peninsula Crossing: Connected to Burlingame's Parks and Open Space



PENINSULA CROSSING PROGRAM

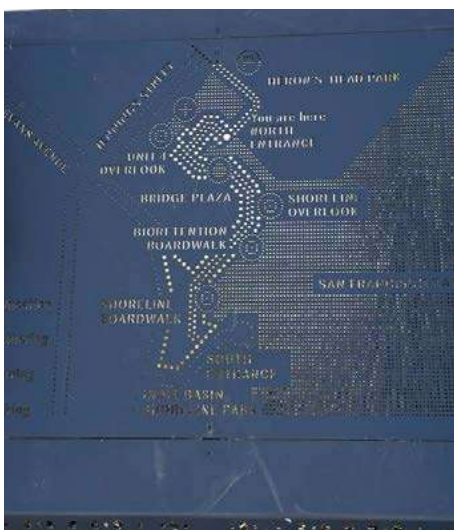
PICNIC AREA RESTROOMS HIKING PLAYGROUND

Peninsula Crossing: Wayfinding and Interpretive Signage, Public Art, & Lighting

Wayfinding



Interpretive Signage



Site Lighting

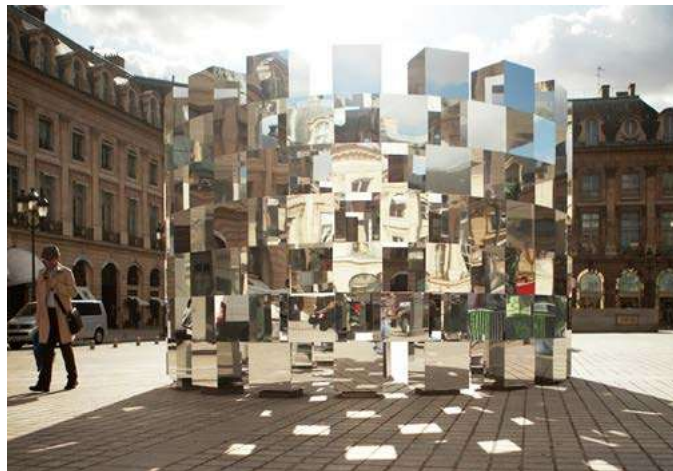


Bollard Light

Pole Light

Wall/Step Light

Public Art



Peninsula Crossing: Project Site Today



Terminus of Bay Trail Looking North Towards Site



Terminus of Bay Trail Looking South Towards Site



Parking Lot South of Easton Creek Looking North



Mouth of Easton Creek at Bay Shore Looking East



Surface Parking at South of Site Looking East

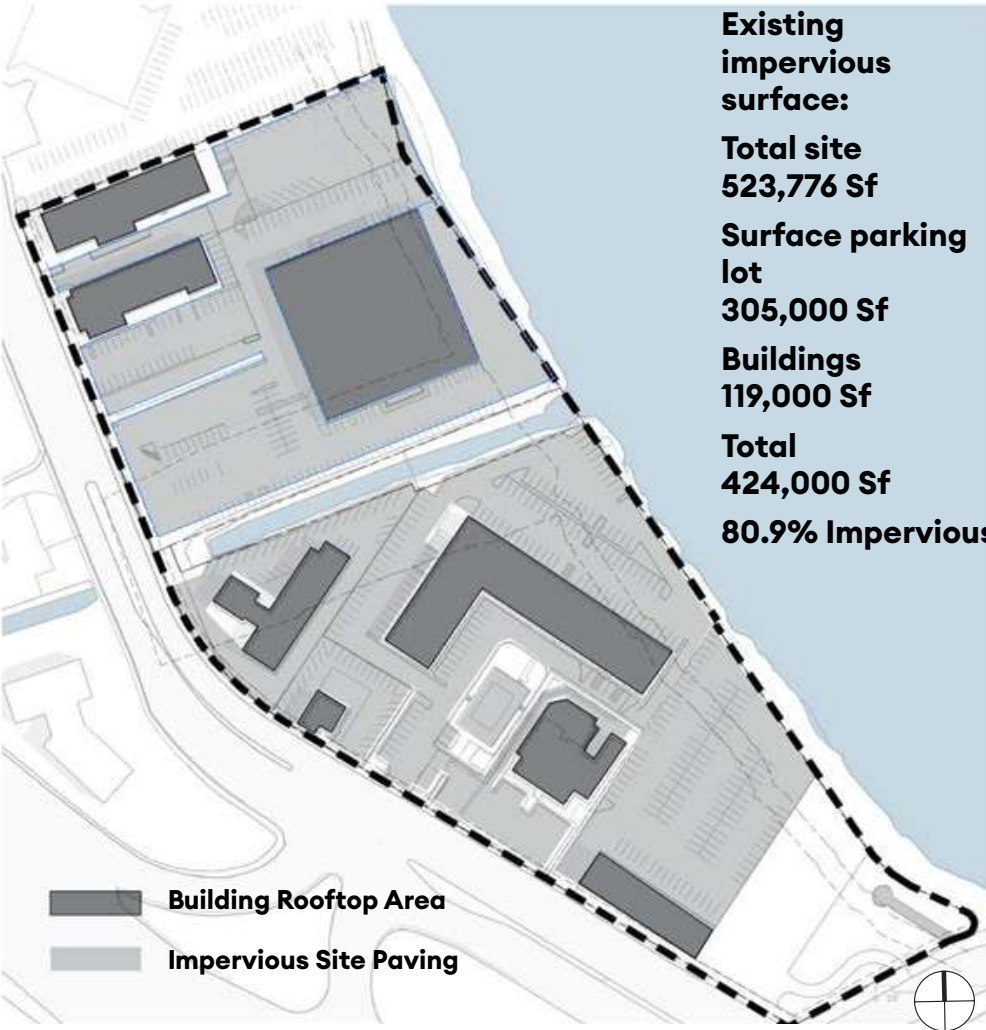


Mouth of Easton Creek Looking West



Easton Creek Culvert at Old Bayshore Highway

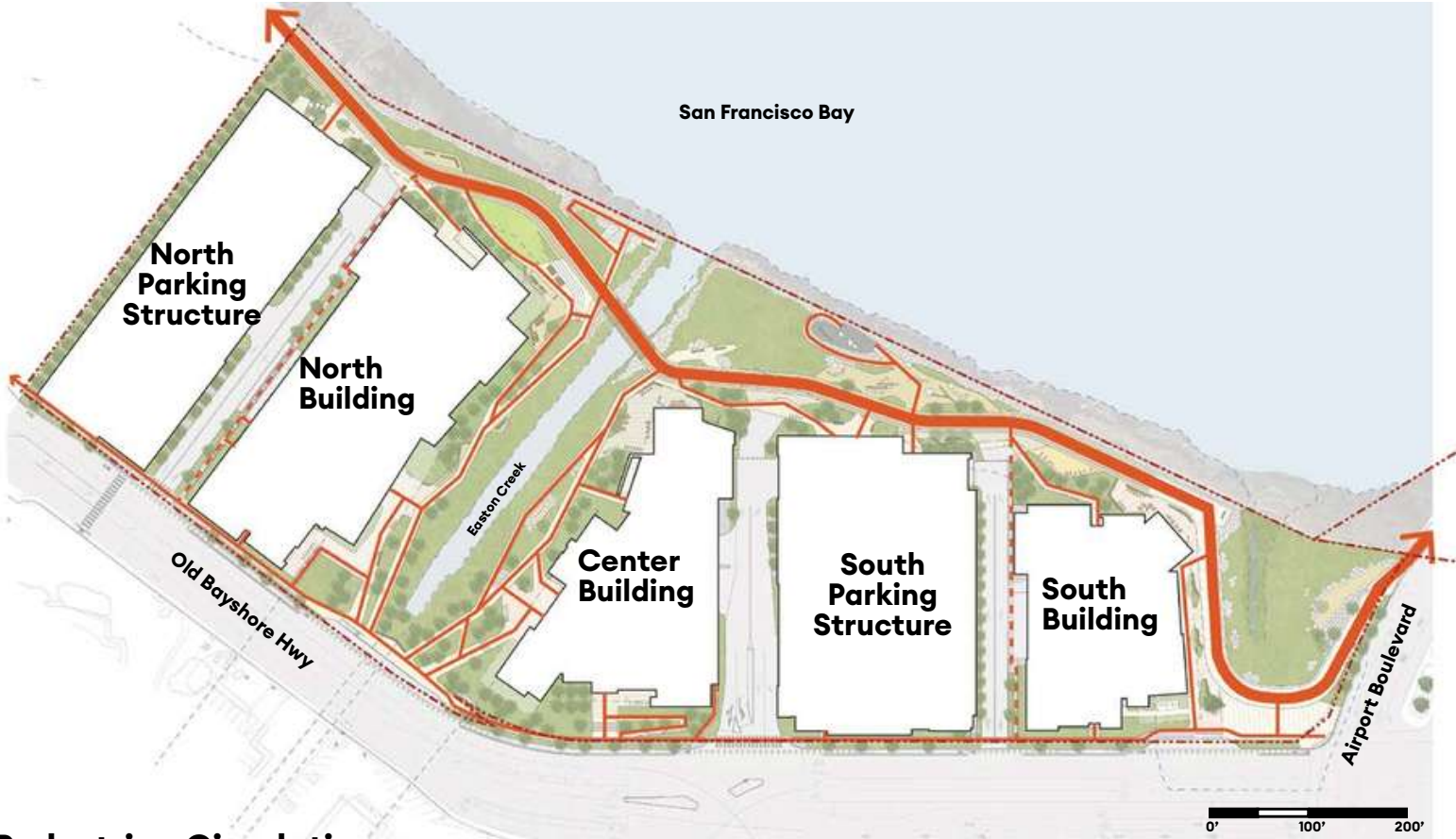
Project Site: Existing Impervious Surface



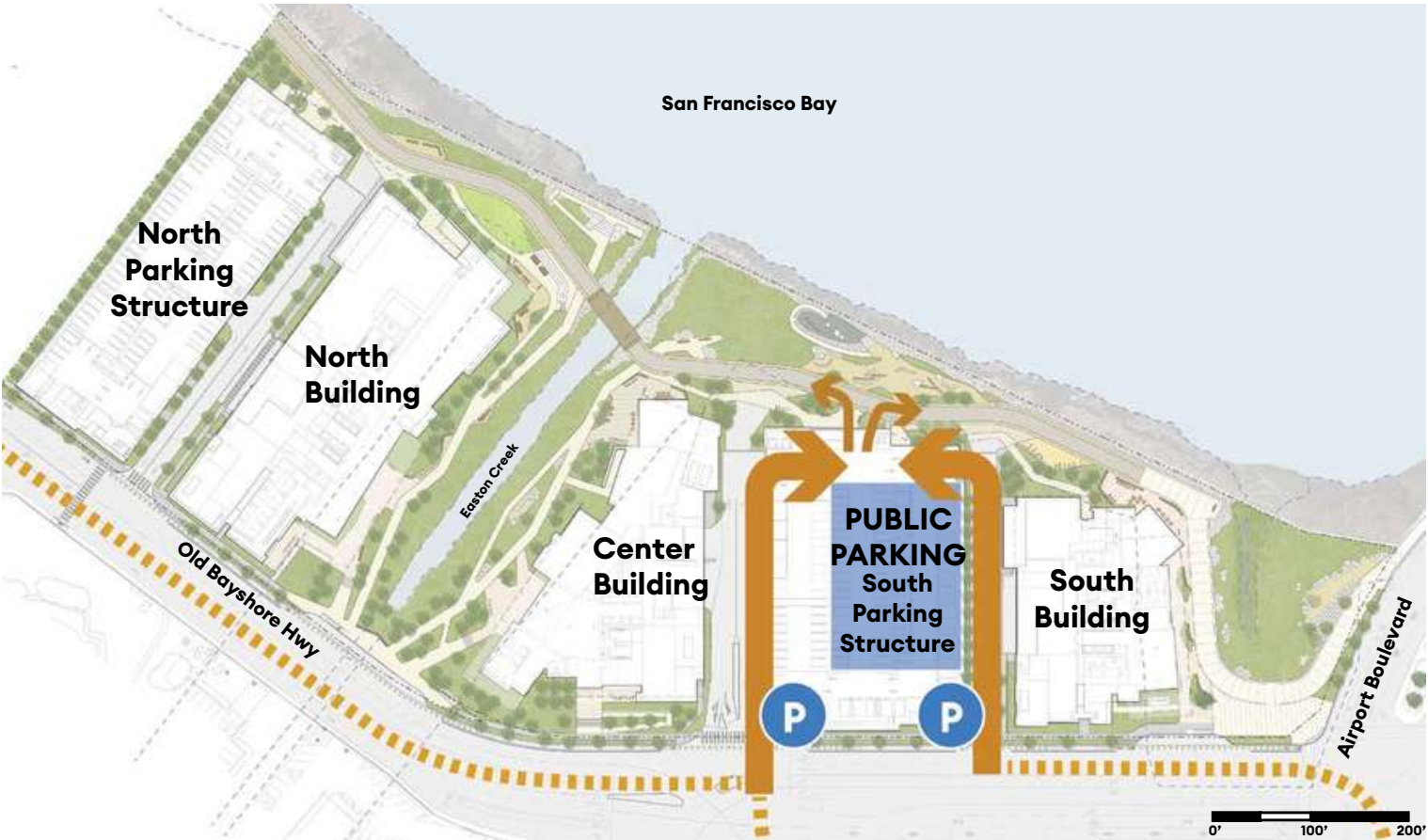
Peninsula Crossing: Pedestrian, Bicycle, and Automobile Access



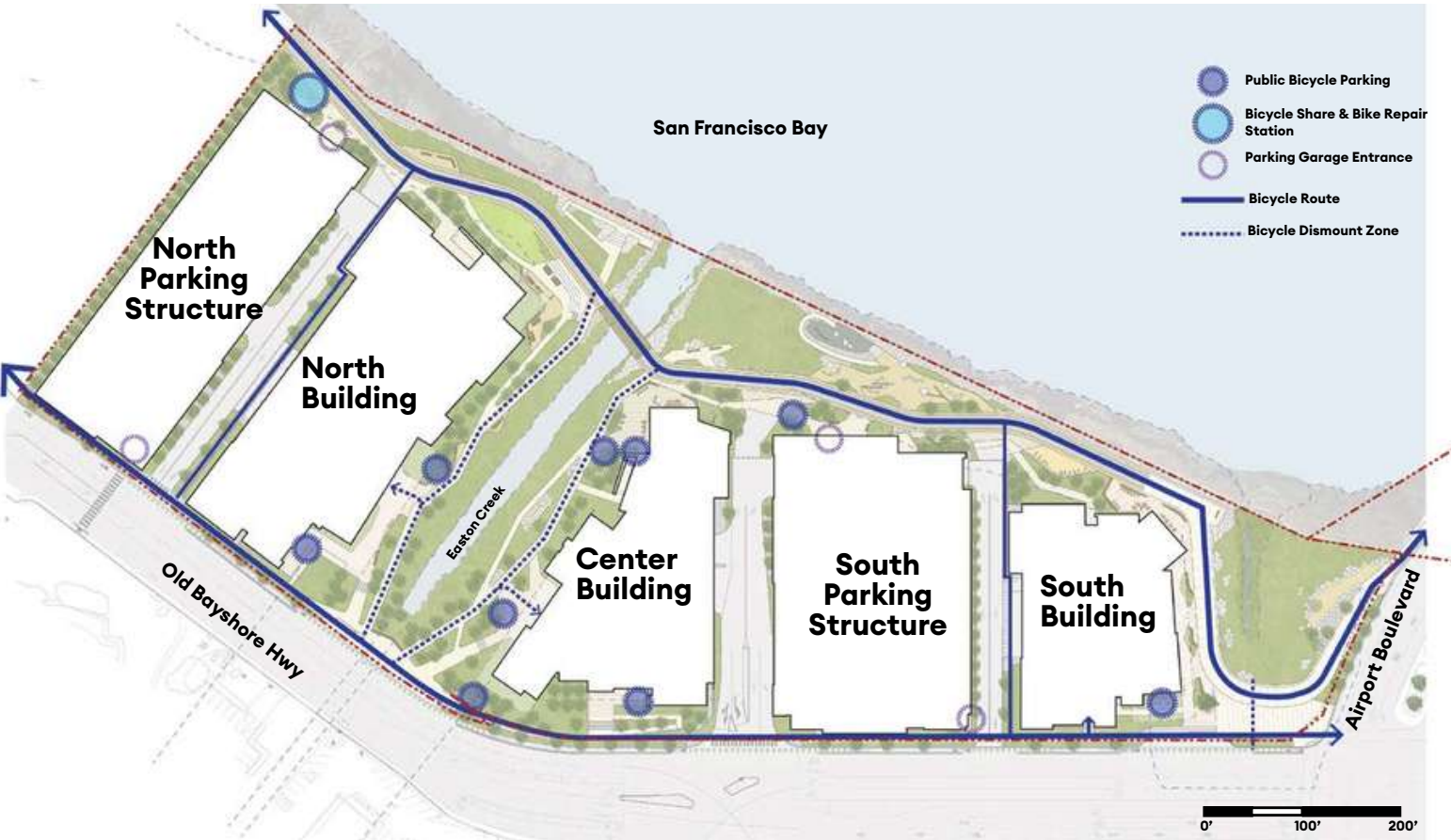
Bicycle and Pedestrian Access to Site and Bay Trail



Pedestrian Circulation

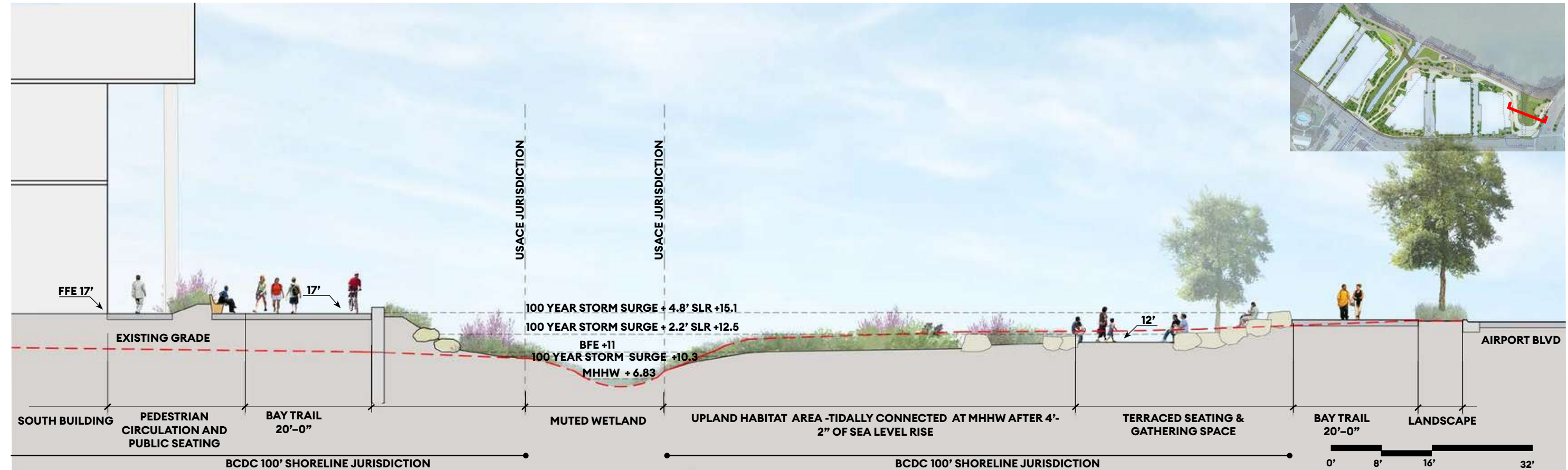
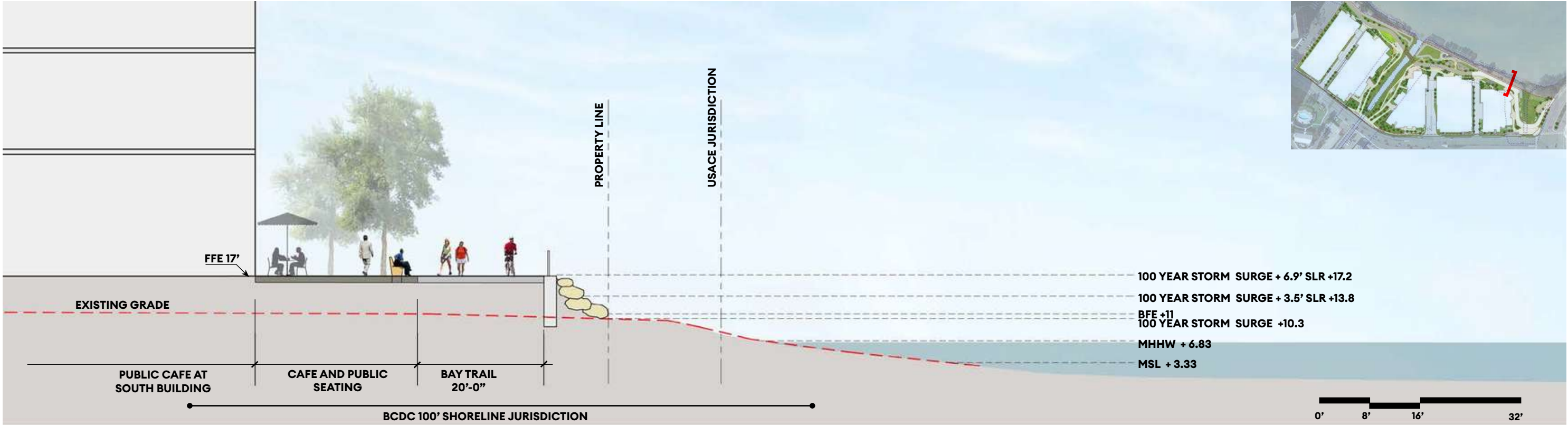


Public Parking Access
PENINSULA CROSSING Burlingame, CA

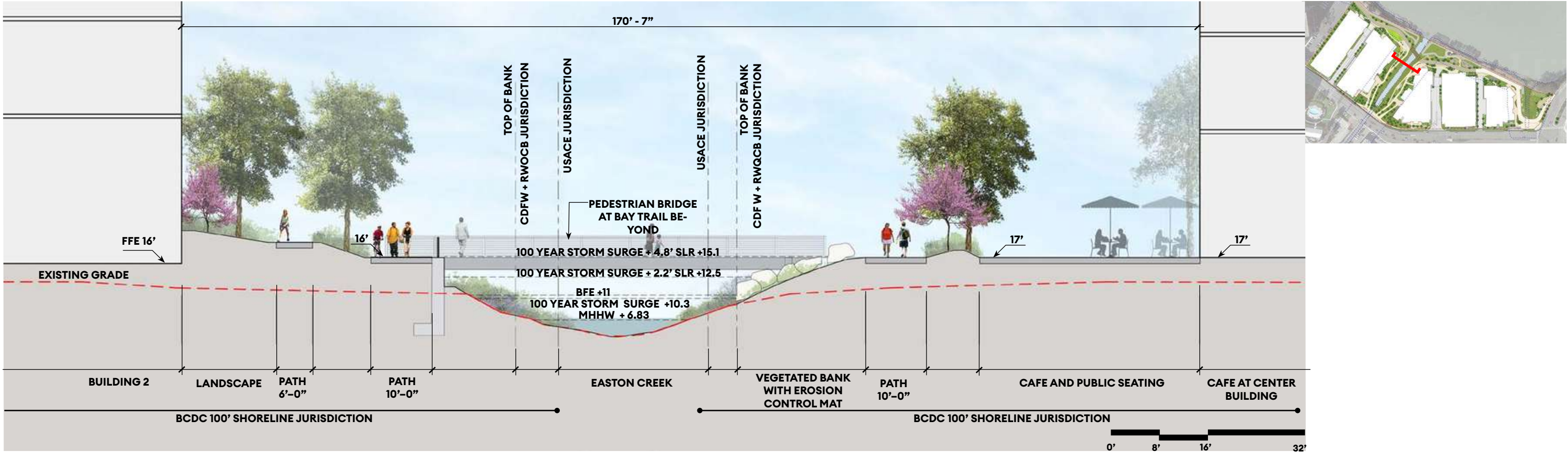
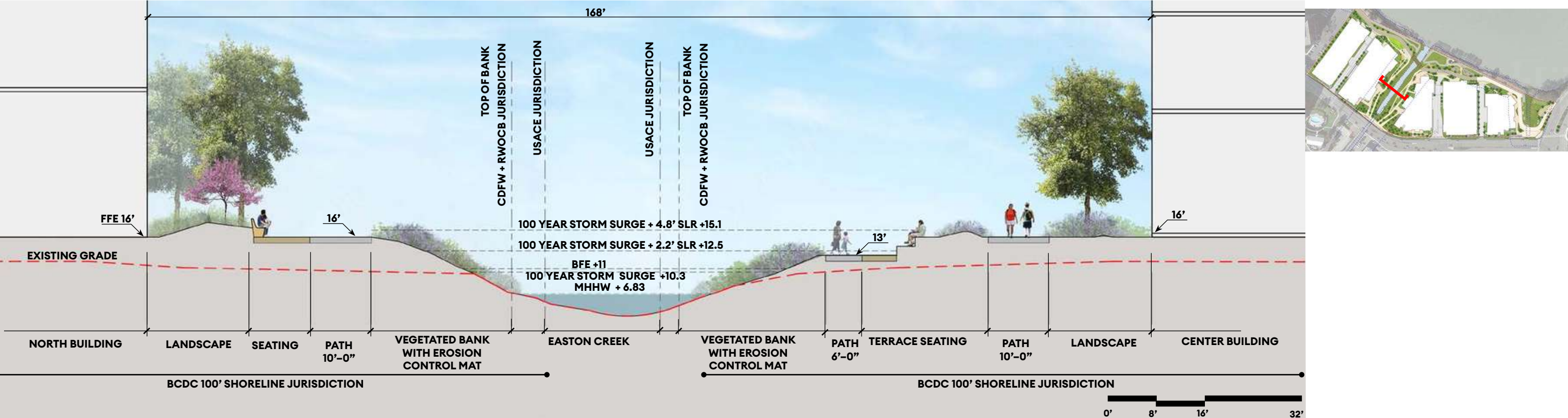


Bicycle Circulation

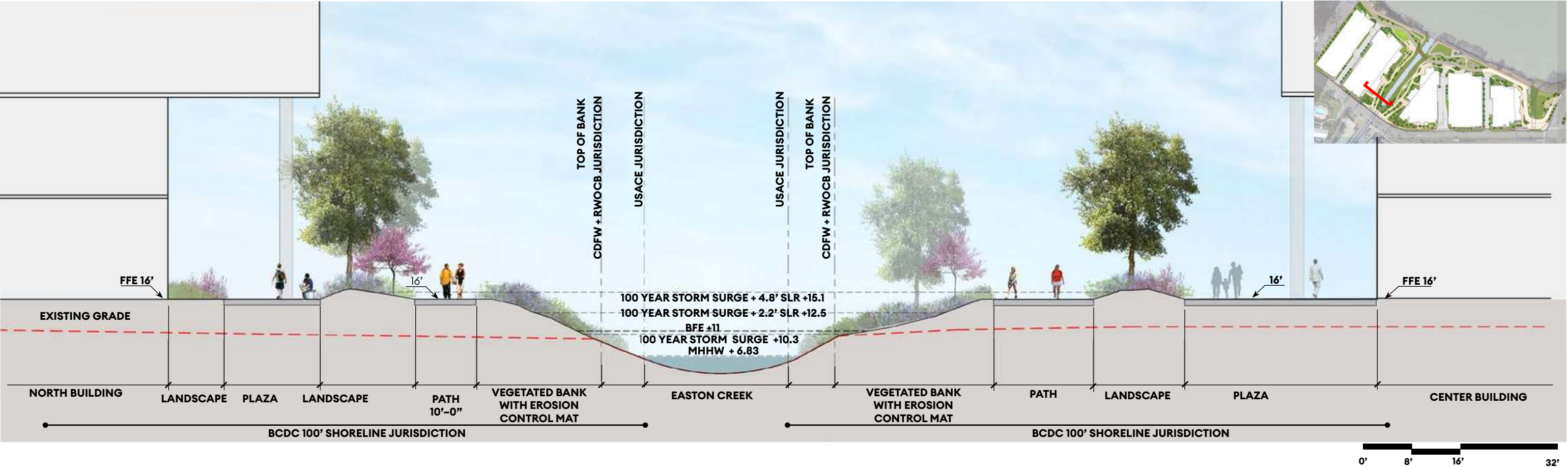
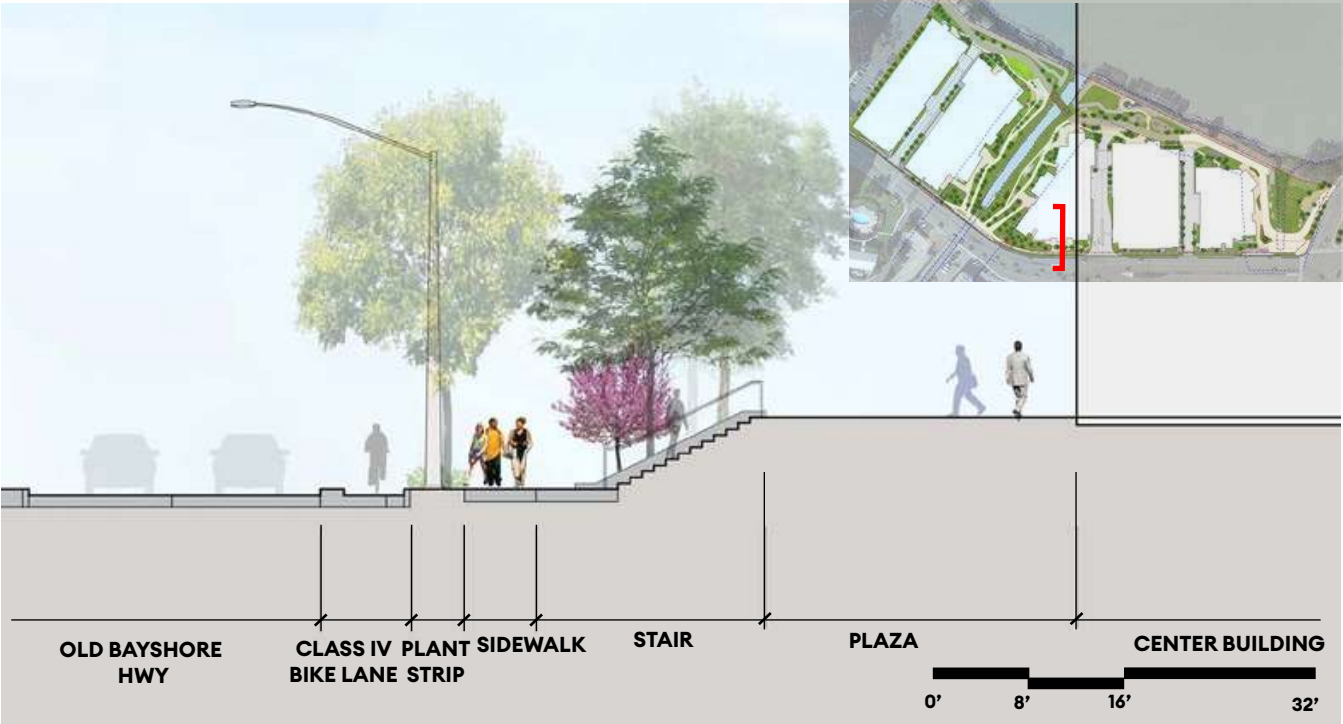
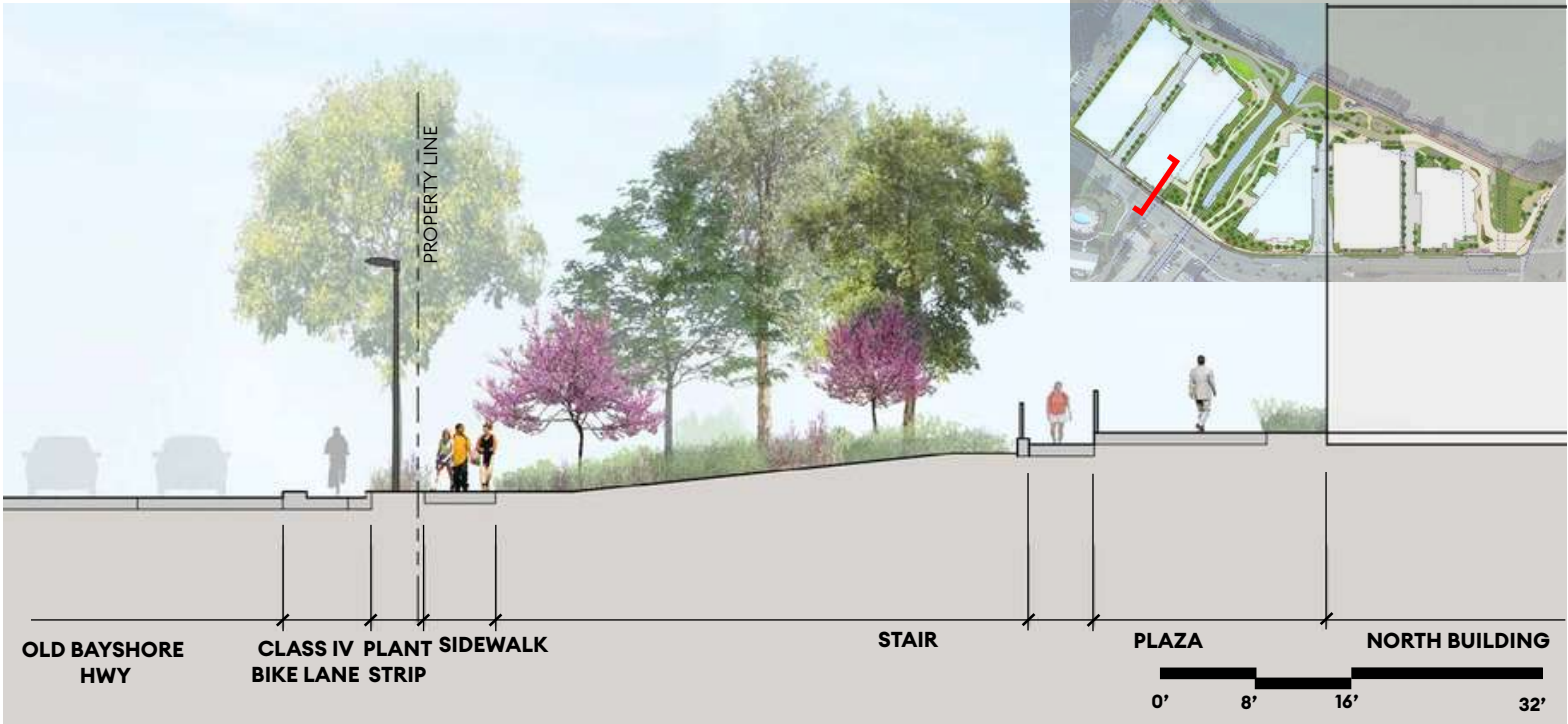
Peninsula Crossing Sections: South Gateway Open Space



Peninsula Crossing Sections: Easton Creek



Peninsula Crossing Sections: Easton Creek and Old Bayshore Hwy Streetscape



Connectivity: Reduction of Single-Occupant Vehicle Trips

TDM Plan

Completed as part of project application

620+ Bicycle Parking Spaces

Distributed across the site and in the buildings, providing more than triple the code requirement

3800+ Linear Feet of Public Access Paths

Distributed across the site and in the buildings, providing more than triple the code requirement



Peninsula Crossing: Sea Level Rise Resiliency

SEA LEVEL RISE LEGEND + DATUMS

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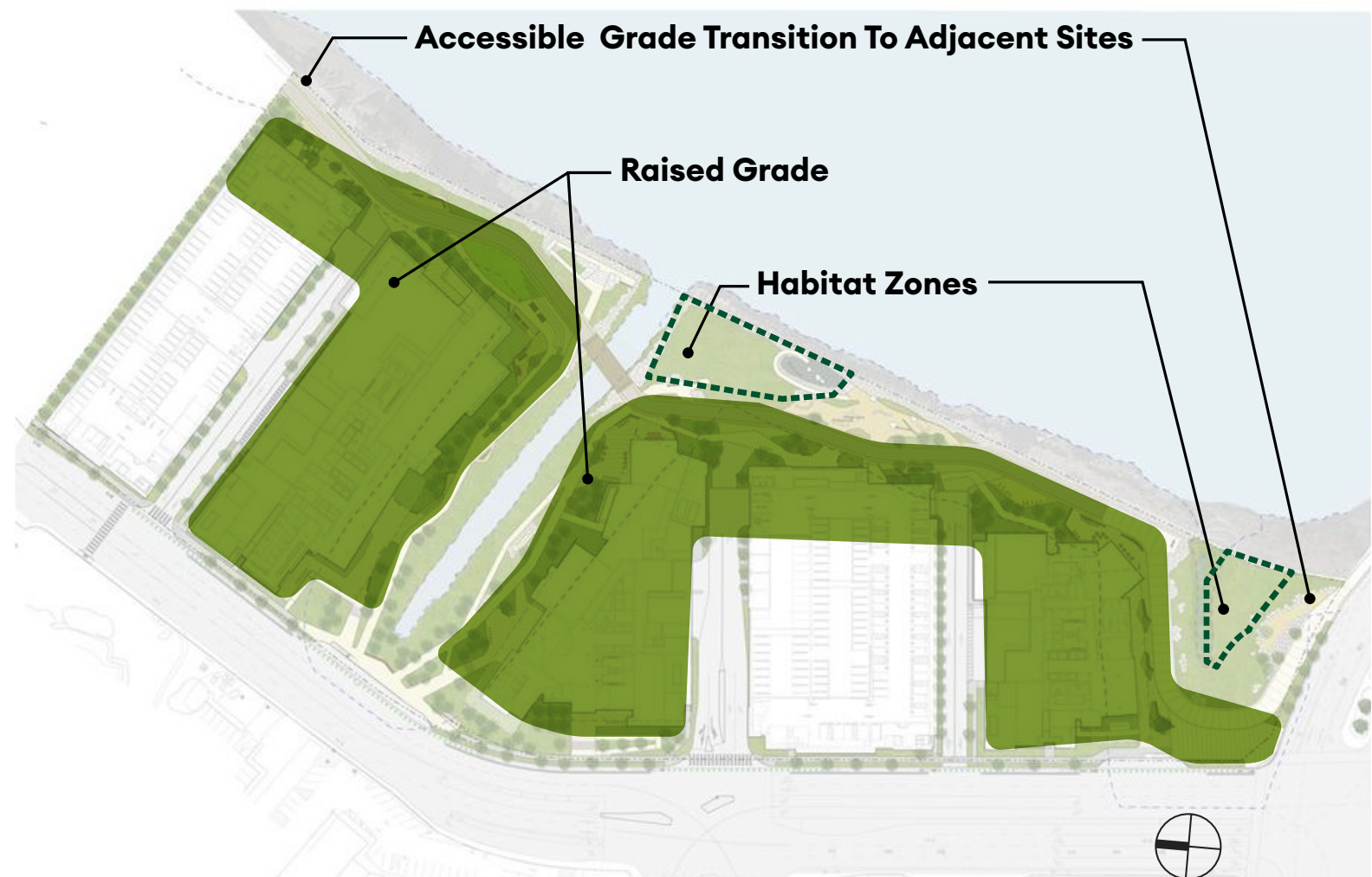
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100 Year Storm Surge Elevation: +10.3

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2070 SLR = +2.2'

2100 SLR = +4.8'

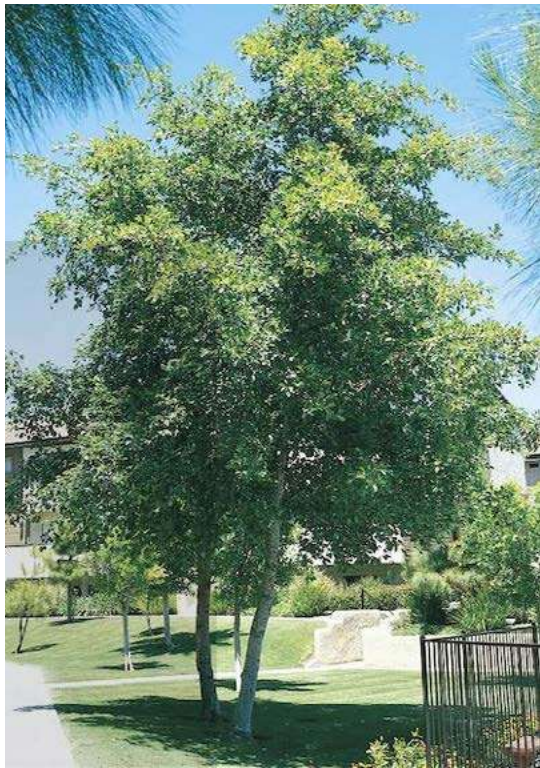


Proposed Shoreline Infrastructure: Raised Ground

Peninsula Crossing: Tree Planting

More Than 200 New Trees:
Tree species selected
will be:

- **Drought Tolerant**
- **Wind Tolerant**
- **Durable**
- **Native or Climate Adaptive**



Alnus Rubra
Red Alder



Aescelus Californica
California Buckeye



Cercis Occidentalis
Western Redbud



Arbutus Marina
Strawberry Tree



Lophostemon Confertus
Brisbane Box



Quercus Virginiana
Southern Live Oak



Quercus Agrifolia
Coast Live Oak



Salix Lasiolepis
Arroyo Willow



Cupressus Macrocarpa
Monterey Cypress