

GENENTECH BAYFRONT PARK

South San Francisco

CONCEPT DESIGN

City of South San Francisco Parks and Recreation Commission

February 17, 2026

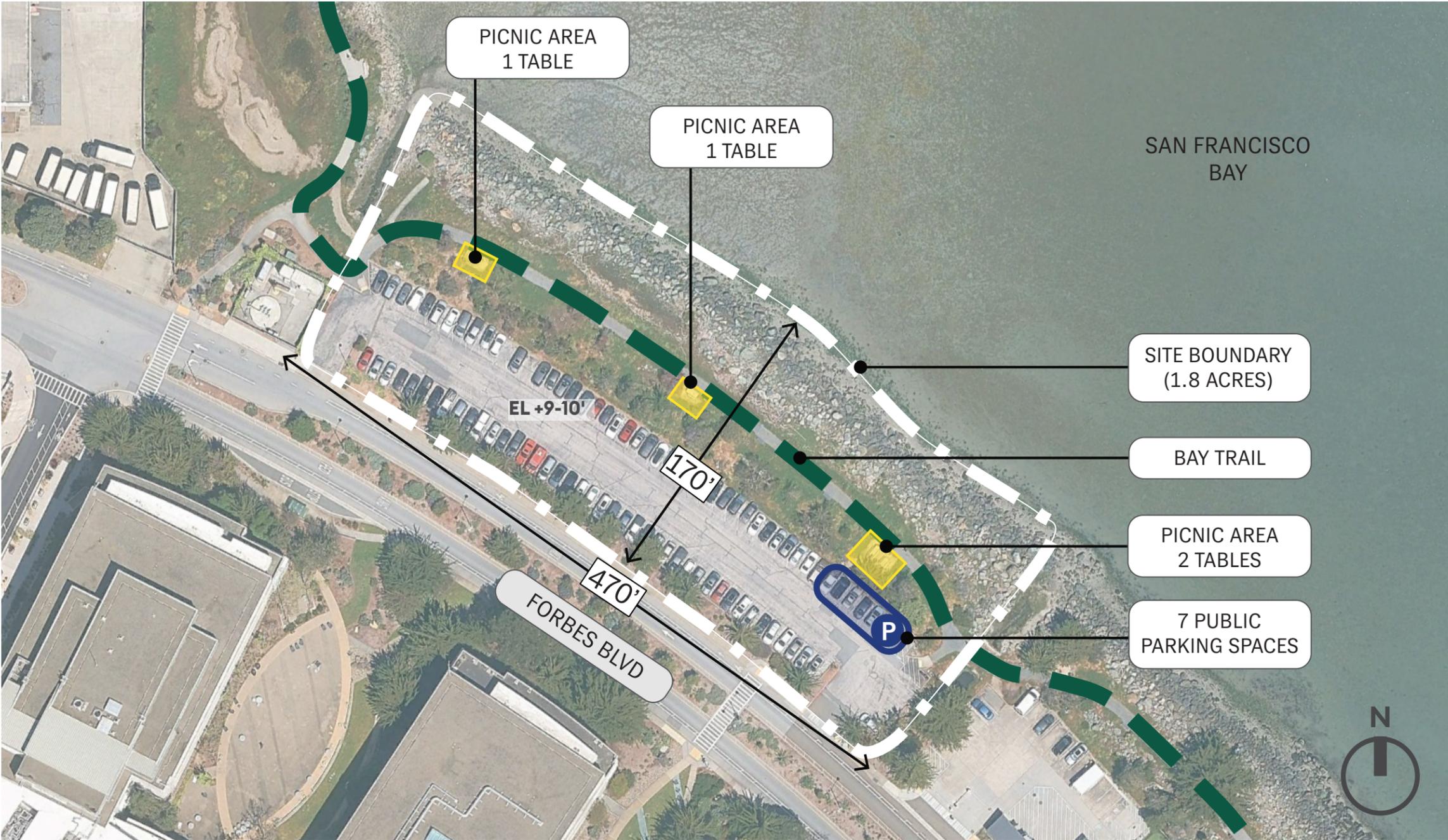
PROJECT BACKGROUND

- As part of Genentech's 2020 Master Plan, we entered into a development agreement with the City of South San Francisco that included the obligation to build a public park on our bayfront property
- Size: Minimum of 0.8 acres
- Location: Along Genentech's bayfront property; potential sites identified in Development Agreement
- Timing: Construction to begin within 12 months of project design approval by SSF Parks & Recreation Commission

SITE CONTEXT AND LOCATION



EXISTING SITE



Parking Lot



Bay Trail (10'W +/-)



Picnic Table



Shoreline

The shoreline park site today is primarily a Genentech campus employee parking lot with 84 parking stalls. 7 of the stalls are for public parking. Existing public amenities include 3 small picnic areas and a 10' wide segment of the Bay Trail that connects to adjacent shoreline. The Bay Trail is well-used by pedestrians and cyclists. A rocky shoreline sits between the Bay Trail and the San Francisco Bay. The Bay Trail and parking lot are at roughly 9.0'-10.0' elevation (NAVD88).

PROJECT GOALS

IMPROVE PUBLIC ACCESS AND AMENITIES

- IMPROVE AND WIDEN BAY TRAIL
- ALLOW ACCESS TO NATURE AND THE BAY
- MAKE GREAT PLACES FOR RECREATION AND LEISURE

CREATE A RESILIENT LANDSCAPE

- PROTECT FROM FUTURE SEA-LEVEL RISE

MAKE MORE SPACE FOR NATURE

- FOSTER HEALTHY BAY ECOLOGY & CREATE HABITAT

ARTFUL DESIGN

- MAKE PLACES WITH CARE AND CRAFT



PUBLIC OUTREACH 1: CITY OF SSF CONCERT IN THE PARK (09.20.25)

A NEW SHORELINE PARK

INTRODUCTION
A new shoreline park is coming to South San Francisco. In partnership with the City of South San Francisco, Genentech is developing concepts for new and improved public amenities for an approximately 1.8 acre waterfront site.

PARK SITE TODAY
The shoreline park site today is primarily a Genentech campus employee parking lot with 84 parking stalls. 7 of the stalls are for public parking. Existing public amenities include 3 small picnic areas and a 10' wide segment of the Bay Trail that connects to adjacent shoreline. The Bay Trail is well-used by pedestrians and cyclists. A rocky shoreline sits between the Bay Trail and the San Francisco Bay.

PHOTOS OF THE PARK SITE TODAY

SHORELINE PARK SEA-LEVEL RISE

SEA LEVEL RISE AND SHORELINE ADAPTATION
The proposed park site is situated in a low-lying area that existed as mudflats and bay until it was filled in the 1960s. The site will be increasingly susceptible to sea-level rise-related flooding. A new park here could incorporate features that would raise the site and help this area become more resilient to sea-level rise.

King tides in the area reach approximately elevation 8.5'. The existing paths and parking lot are currently between 9' and 10' elevation. Current projections indicate that the Bay sea level will rise about 1' by 2050 and about 2' by 2070. These higher water elevations would result in regular flooding if no shoreline adaptation measures are taken.

HISTORIC SHORELINE CHANGE OVER TIME

EXISTING SHORELINE

FUTURE SHORELINE WITH SEA-LEVEL RISE

FUTURE SHORELINE WITH NEW PARK AND SEA-LEVEL RISE PROTECTION

SHORELINE PARK OPPORTUNITIES PARK ACTIVITIES & FEATURES

POTENTIAL PARK ACTIVITIES AND FEATURES
While modest in size, the new shoreline park could incorporate new amenities including seating areas and benches, improved picnic areas, overlooks, shoreline access, public art, and an improved Bay Trail. Most of the private parking will be removed from the site, but some public parking will be available on site or nearby for shoreline access. Interpretive and educational features and fishing access could also be included. Please share with us things that you would like to enjoy at this new shoreline park.

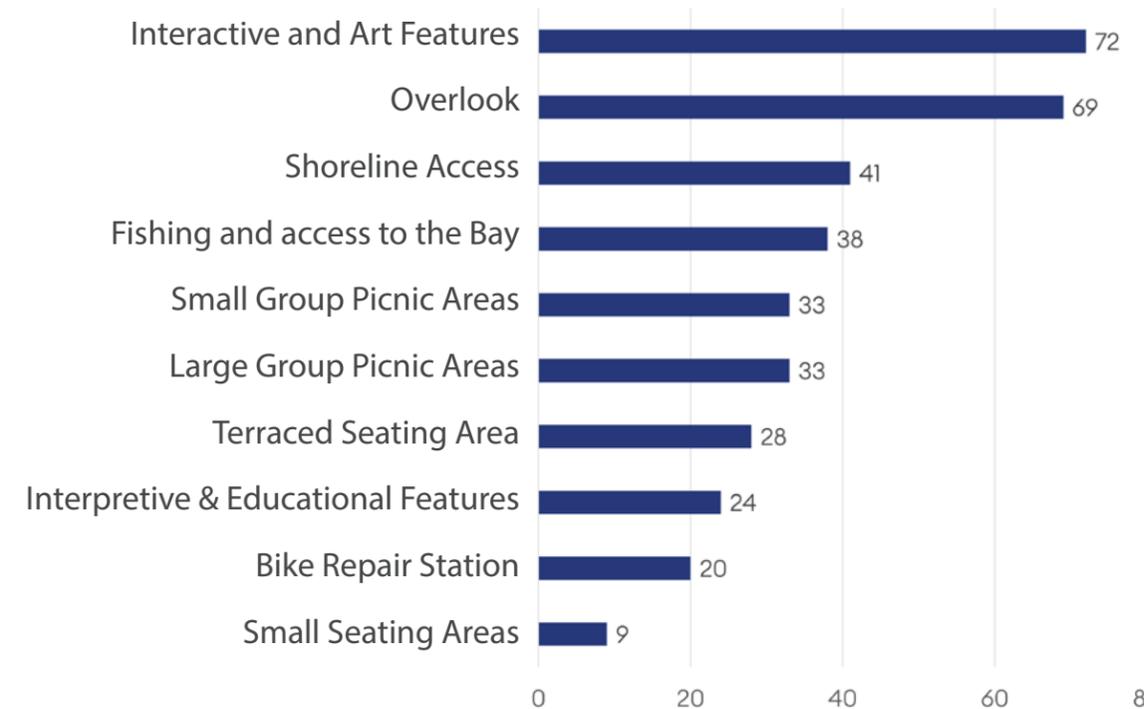
Place a sticker on the types of activity areas and features you would enjoy here.

SHORELINE PARK OPPORTUNITIES PARK CHARACTER AND ECOLOGICAL FEATURES

ECOLOGY, PLANTING, AND PUBLIC ACCESS
The development of a new waterfront park provides an opportunity to improve Bay shoreline ecology and habitat while building new ways for people to experience the Bay edge. Marshes, wetlands, and native California planting can coexist with new public pathways and overlooks. Adaptable and drought-tolerant planting conserves water and helps create a resilient landscape. We would like your feedback on landscape character and features, as well as the character of public access areas.

Place a sticker on character images that you like for this park.

On September 20, 2025 at the South San Francisco Concert in the Park, Genentech and the park design team conducted community input on preliminary concepts for a new Bayfront Park. Participants were given the opportunity to place stickers on images of features that they would like to see in a new park. At right is a list of the features that received the most positive responses.



PUBLIC OUTREACH 2: FUN RUN OUTREACH BOARDS (11.22.25)

A NEW SHORELINE PARK

Genentech | cmg | E&E

INTRODUCTION
A new shoreline park is coming to South San Francisco. In partnership with the City of South San Francisco, Genentech is developing concepts for new and improved public amenities for an approximately 1.8-acre waterfront site. The new park will embody Genentech's commitment to sustainability and the creation and preservation of green space.

PARK SITE TODAY
The shoreline park site today is primarily a Genentech campus employee parking lot with 84 parking stalls, 7 of the stalls are for public parking. Existing public amenities include 3 small picnic areas and a 32' wide segment of the Bay Trail that connects to adjacent shoreline. The Bay Trail is well-used by pedestrians and cyclists. A rocky shoreline sits between the Bay Trail and the San Francisco Bay.

SEPTEMBER 2025 COMMUNITY OUTREACH EVENT: WHAT WE HEARD FROM YOU
On September 20, 2025 at the South San Francisco Concert in the Park, Genentech and the park design team conducted community input on preliminary concepts for a new Bayfront Park. Participants were given the opportunity to place stickers on images of features that they would like to see in a new park. Below is a list of the features that received the most positive responses.

Feature	Count
Interactive and Art Features	12
Shoreline Access	11
Parking and access to the Bay	10
Small Group Picnic Areas	9
Large Group Picnic Areas	8
Terraced Seating Area	7
Interpretive & Educational Features	6
Bike Repair Station	5
Small Seating Areas	4

SHORELINE PARK

CONCEPT PLAN: CORE FEATURES

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MANY FEATURES ARE INCLUDED IN ALL CONCEPT OPTIONS
Based on what we heard during the first community outreach, we incorporated many features in all of the park concepts. The elements common to all of the plan options include: Improved Bay Trail; Secondary pedestrian paths; Overlooks; Shoreline access paths; Generous seating areas; Small gathering spaces; Picnic tables; Natural marsh areas; Public parking; and interpretive features.

FEATURES INCLUDED IN ALL PARK CONCEPTS

IMPROVED BAY TRAIL **SHORELINE ACCESS** **SEATING AREAS** **GATHERING SPACE** **INTERPRETIVE FEATURE** **TIDAL MARSH**

SEA LEVEL RISE AND SHORELINE ADAPTATION
The proposed park site is situated in a low-lying area that existed as mudflats and bay until it was filled in the 1960s. The site will be increasingly susceptible to sea level rise-related flooding. A new park will raise the site to help protect the park and the adjacent road from flooding.

EXISTING SHORELINE SECTION

PROPOSED PARK SHORELINE SECTION

SHORELINE PARK

CONCEPT PLANS

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CONCEPT 1: LARGE PICNIC AREA + INTERACTIVE ART FEATURE

FEATURES:

- Large Picnic Area with Shade Structure
- Interactive Sculptural Feature
- Overlook / Viewing Deck
- Shoreline and Fishing Access
- Bicycle Parking
- New, Re-located Public Parking

SECTION A

PLACE STICKER HERE IF YOU LIKE THE FEATURES IN THIS PLAN

**12 STICKERS
9 POST-ITS**

SHORELINE PARK

CONCEPT PLANS

Genentech | cmg | E&E

CONCEPT 2: LAWN, INTERACTIVE ART FEATURE, FITNESS AREA

FEATURES:

- Multi-Use Lawn (High-Traffic, Drought-Tolerant Turf)
- Long Bench
- Interactive Sculptural Feature
- Overlook / Viewing Deck
- Shoreline and Fishing Access
- Bicycle Parking
- New, Re-located Public Parking

SECTION B

PLACE STICKER HERE IF YOU LIKE THE FEATURES IN THIS PLAN

TELL US MORE!

**2 STICKERS
5 POST-ITS**

SHORELINE PARK

CONCEPT PLANS

Genentech | cmg | E&E

CONCEPT 3: SMALL PICNIC AREAS

FEATURES:

- Small Picnic Areas
- Overlook / Viewing Deck
- Shoreline and Fishing Access
- Wind-Screened Terrace Seating
- Gathering Space
- Bicycle Parking
- New, Re-located Public Parking

SECTION C

PLACE STICKER HERE IF YOU LIKE THE FEATURES IN THIS PLAN

S MORE!

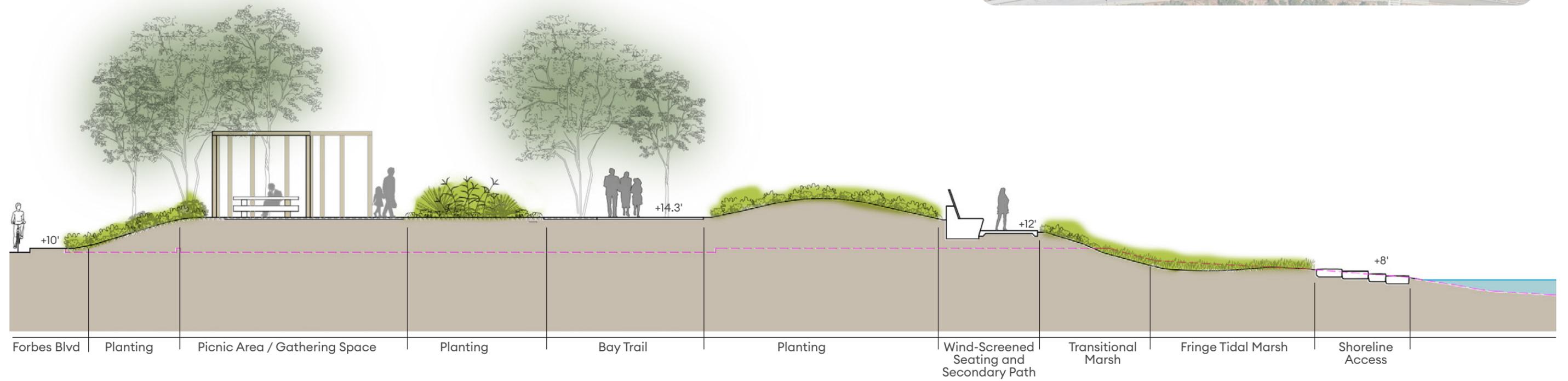
**3 STICKERS
6 POST-ITS**

On November 22, 2025 Genentech and the park design team conducted a second community outreach event at the City of SSF Fun Run. Three plan options were shared, each with different program elements. The plans incorporated many of the elements that received the most positive responses at the first public outreach event. Participants were given the opportunity to place stickers on the plan options and features that they liked most and to post comments directly on the boards.

PROPOSED CONCEPT SITE PLAN

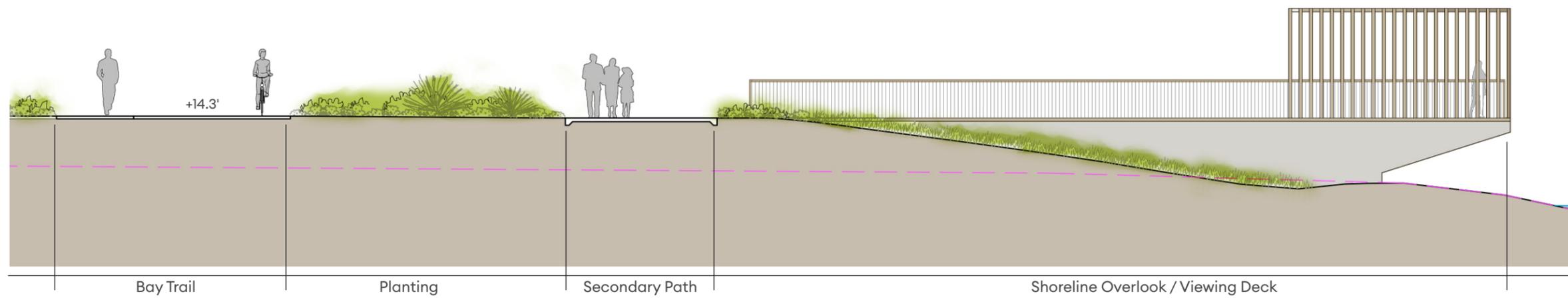


SITE SECTIONS



Forbes Blvd Planting Picnic Area / Gathering Space Planting Bay Trail Planting Wind-Screened Seating and Secondary Path Transitional Marsh Fringe Tidal Marsh Shoreline Access

SITE SECTIONS: SHORELINE ACCESS



PICNIC AREA WITH SHADE STRUCTURE



PLANNING FOR SEA-LEVEL RISE



Shoreline Strategy Framework

PLANNING FOR SEA-LEVEL RISE (2070)

PROJECTED SEA LEVEL RISE - OPC 2024

This project plans to design for resilience to 2070

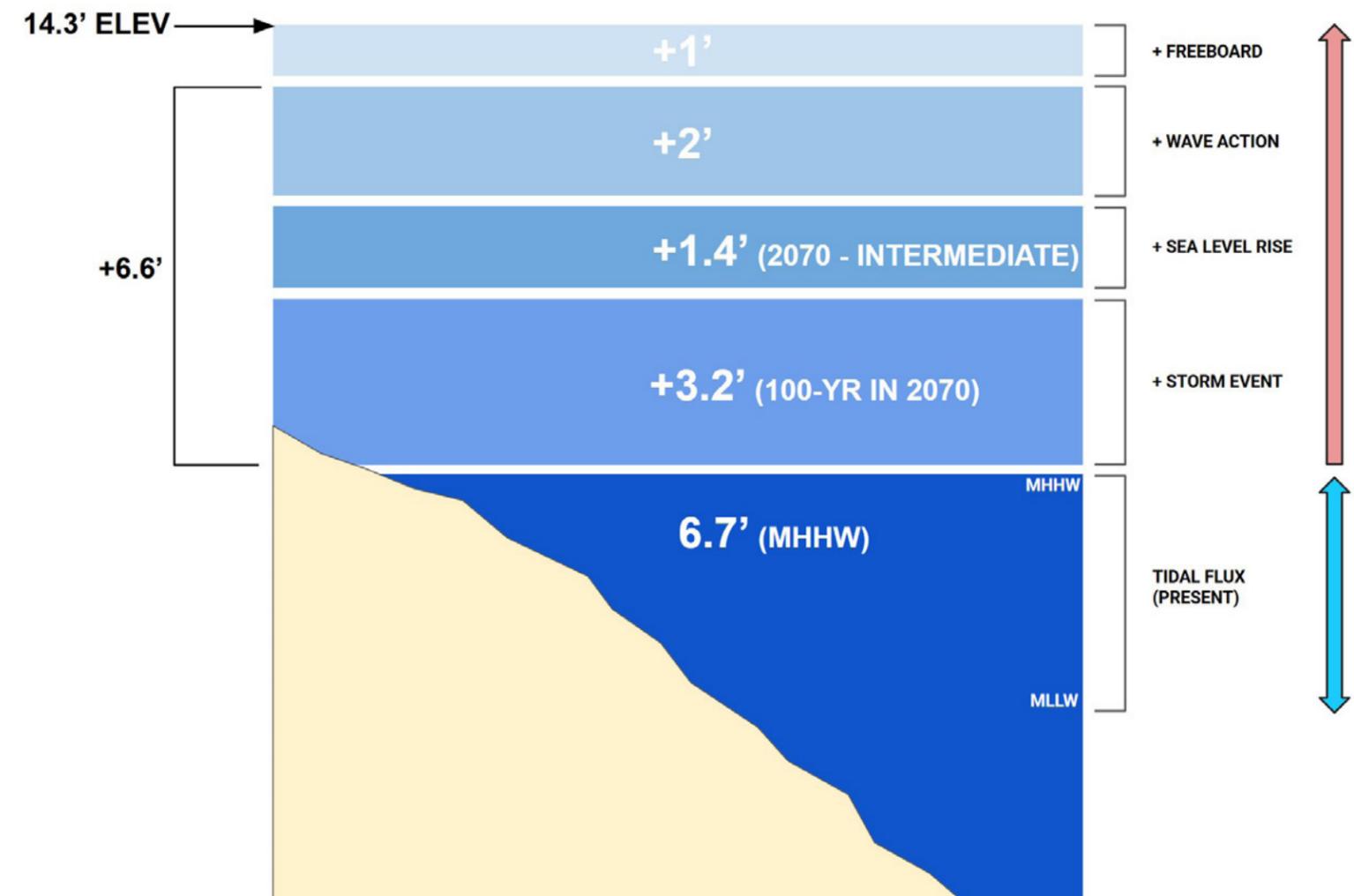
YEAR	SLR SCENARIOS (2024 SLR GUIDANCE)				
	LOW	INTERMEDIATE - LOW	INTERMEDIATE	INTERMEDIATE-HIGH	HIGH
2020	0.2	0.2	0.2	0.2	0.3
2030	0.3	0.4	0.4	0.4	0.4
2040	0.4	0.5	0.6	0.7	0.8
2050	0.5	0.6	0.8	1.0	1.2
2060	0.6	0.8	1.1	1.5	2.0
2070	0.7	1.0	1.4	2.2	3.0
2080	0.8	1.2	1.8	3.0	4.1
2090	0.9	1.4	2.4	3.9	5.4
2100	1.0	1.6	3.1	4.9	6.6

Anticipated rise in sea level by NOAA Sea Level Rise Scenario (ft), relative to 2000 baseline

DESIGN FLOOD ELEVATION (2070)

The Design Flood Elevation for the Genentech shoreline park in 2070 is +14.3' and accounts for:

MHHW + Storm Surge + Sea Level Rise +
Wave Action + Freeboard

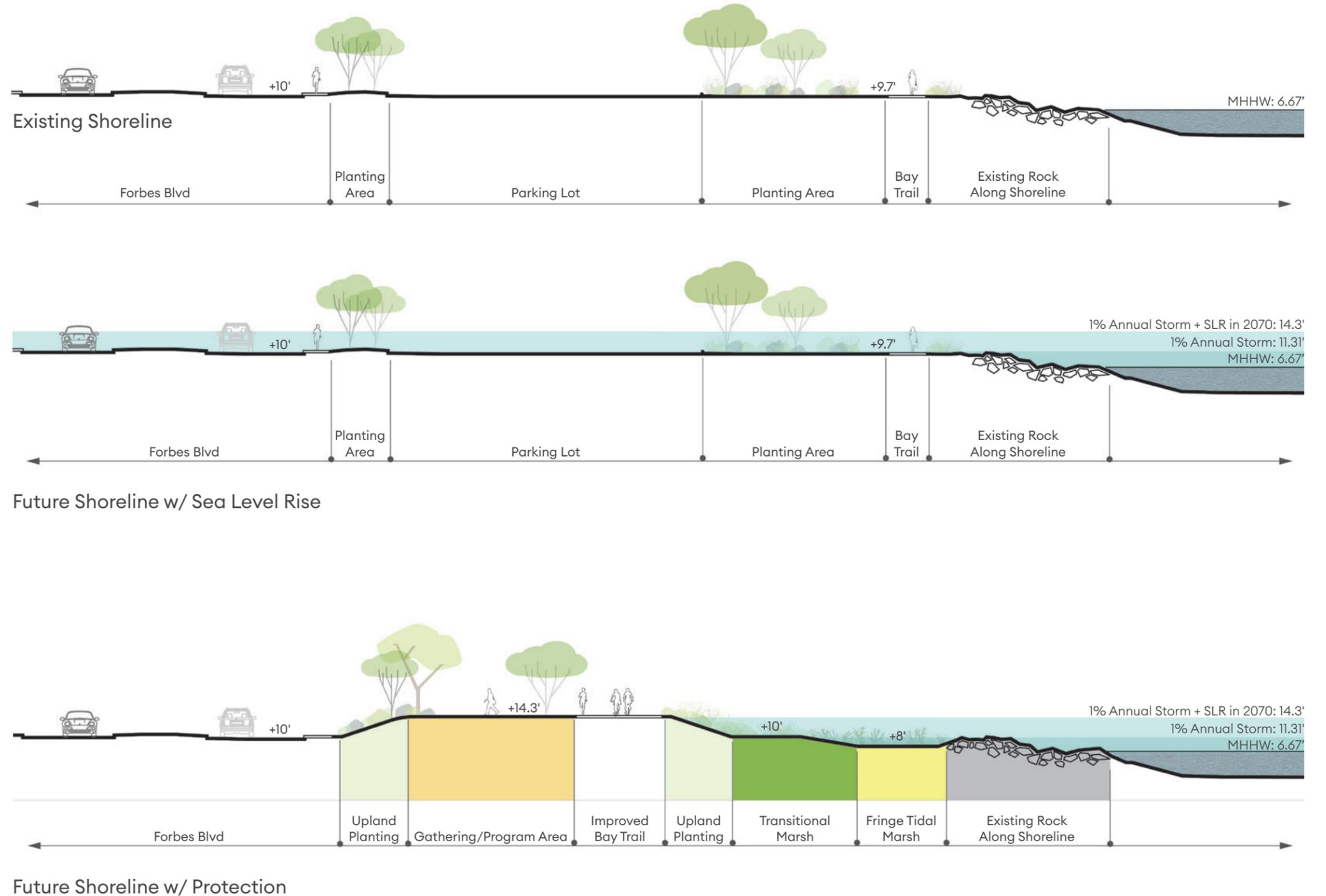


PLANNING FOR SEA-LEVEL RISE (2070)

SECTIONS

Coastal flood protection will be provided by an earthen berm constructed with engineered fill and will have a minimum crest width of 22-feet.

Each topographic zone corresponds with native plant communities and ecotones. The fringe tidal marsh and transition zones provide space for shoreline habitats and will have the added benefit of reducing wave run up with future sea level rise by providing a shallower gradient. An adaptive management plan will be required to monitor shoreline conditions and gravel beaches, cobble, or rock protection may need to be installed as part of future adaptation measure to address wave energy and the potential for erosion.



PLANNING FOR SEA-LEVEL RISE (2100)

PROJECTED SEA LEVEL RISE - OPC 2024

This project will incorporate plans to adapt to 2100 projections

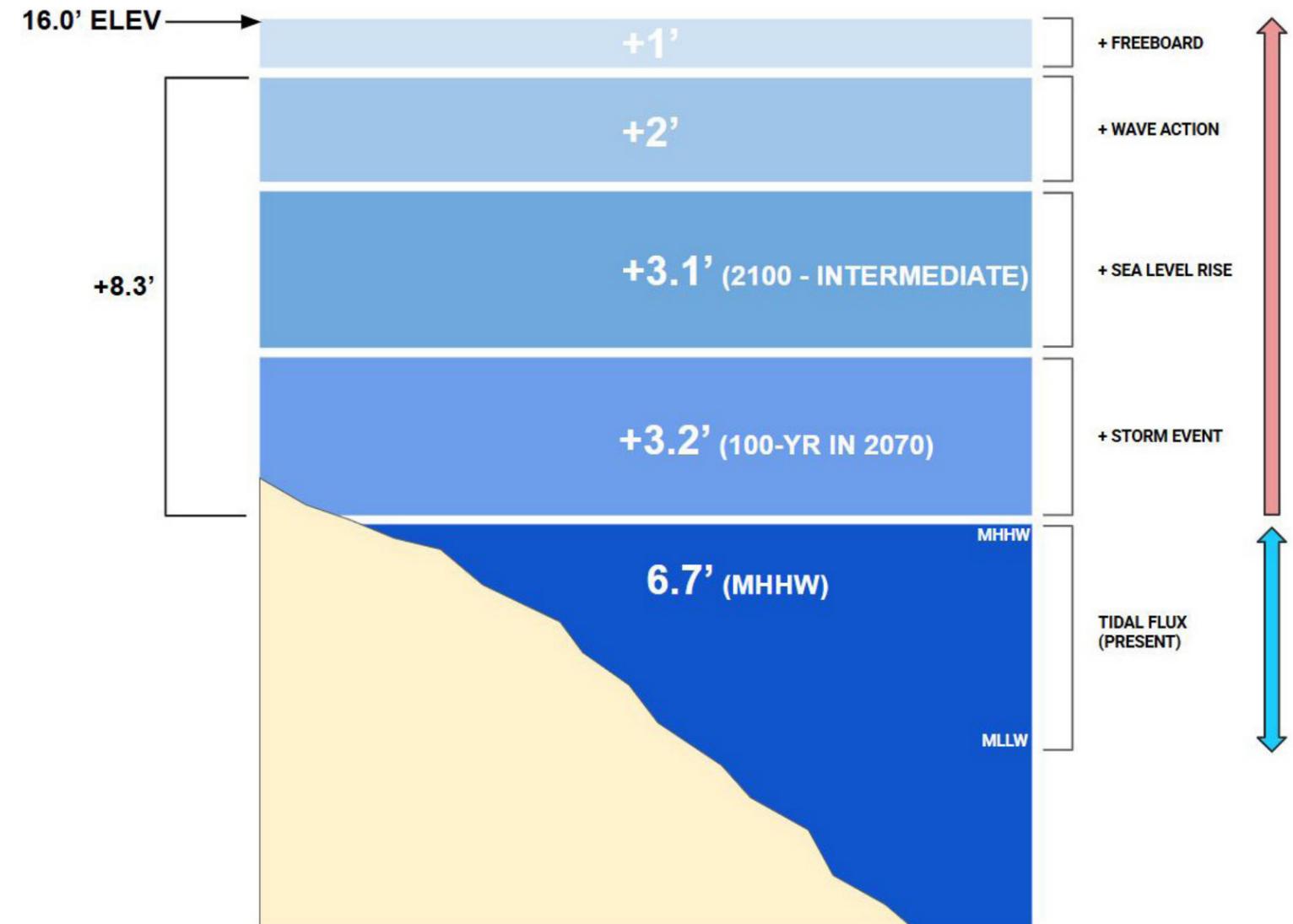
YEAR	SLR SCENARIOS (2024 SLR GUIDANCE)				
	LOW	INTERMEDIATE - LOW	INTERMEDIATE	INTERMEDIATE-HIGH	HIGH
2020	0.2	0.2	0.2	0.2	0.3
2030	0.3	0.4	0.4	0.4	0.4
2040	0.4	0.5	0.6	0.7	0.8
2050	0.5	0.6	0.8	1.0	1.2
2060	0.6	0.8	1.1	1.5	2.0
2070	0.7	1.0	1.4	2.2	3.0
2080	0.8	1.2	1.8	3.0	4.1
2090	0.9	1.4	2.4	3.9	5.4
2100	1.0	1.6	3.1	4.9	6.6

Anticipated rise in sea level by NOAA Sea Level Rise Scenario (ft), relative to 2000 baseline

DESIGN FLOOD ELEVATION (2100)

The Design Flood Elevation for the Genentech shoreline park in 2100 is +16'-0" and accounts for:

MHHW + Storm Surge + Sea Level Rise +
Wave Action + Freeboard



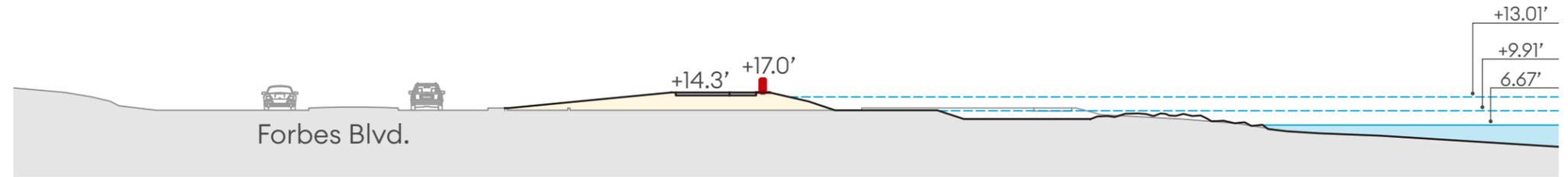
PLANNING FOR SEA-LEVEL RISE (2100)

SECTIONS

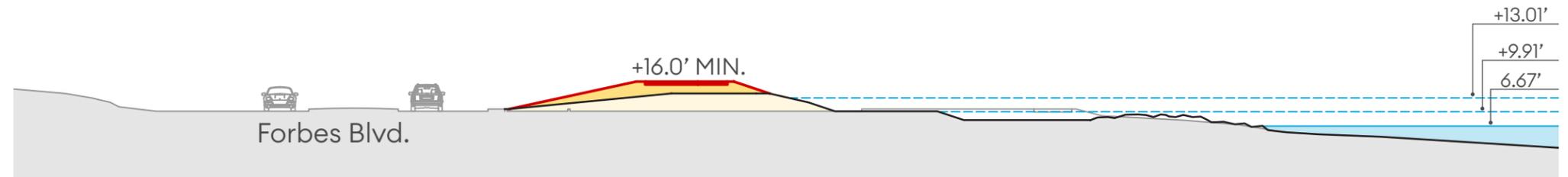
The following adaptation pathways have been identified to adapt Phase 1 improvements to provide coastal flood protection to 2100 intermediate projections of 3.1 feet of SLR or an elevation of 16 feet.

- Option 1: Construct a 2-3 foot flood wall on the bayside of the Bay Trail
- Option 2: Raise the Bay Trail

The sections on these pages illustrate how those options could be applied at different locations along the shoreline.



OPTION 1: FLOOD WALL TO EL 16' - 17.8'



**OPTION 2: RAISE BAY TRAIL
EL 16' MIN.**

PROJECT TIMELINE

- CONCEPT DESIGN: JUNE 2025 - FEBRUARY 2026
- COMMUNITY OUTREACH 1: SEPTEMBER 20, 2025
- COMMUNITY OUTREACH 2: NOVEMBER 22, 2025
- PARKS AND RECREATION COMMISSION MEETING - FEBRUARY 17, 2026
- COMPLETE POST-COMMISSION CEQA PROCESS - BY END OF APRIL 2026
- FILE BCDC NON-MATERIAL PERMIT AMENDMENT - MARCH 2026
- FILE BUILDING PERMITS WITH SOUTH SAN FRANCISCO - Q2/Q3 2026
- CONSTRUCTION START - NO LATER THAN ONE YEAR FROM DATE OF PARKS AND RECREATION COMMISSION APPROVAL