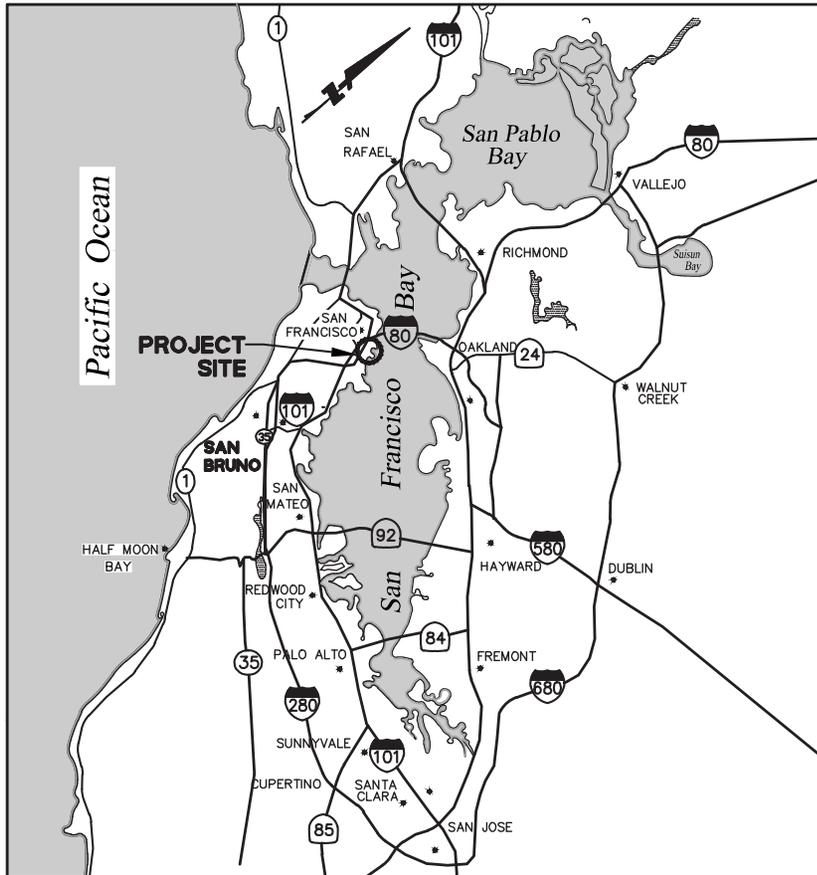


VICINITY MAP

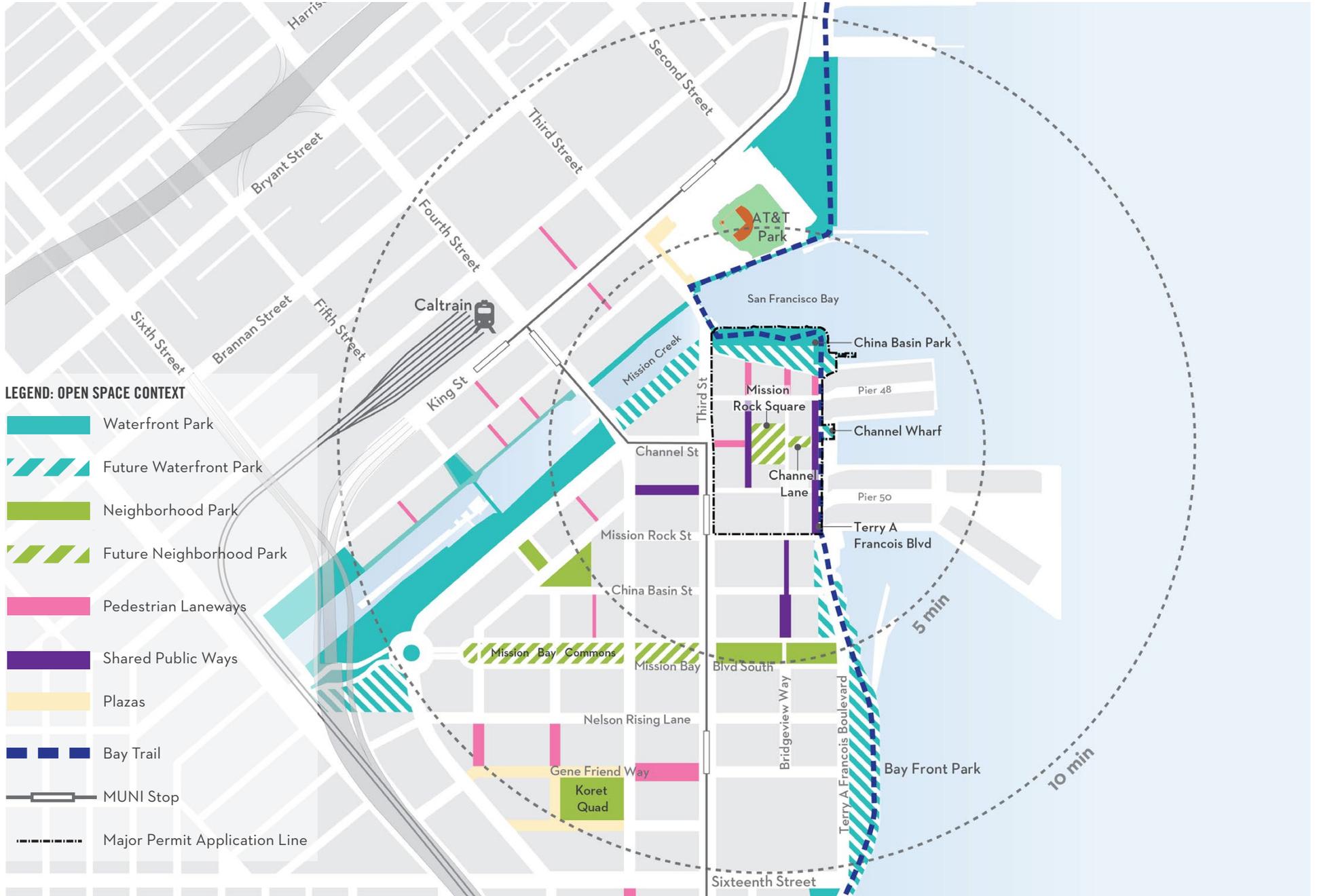


VICINITY MAP
NTS

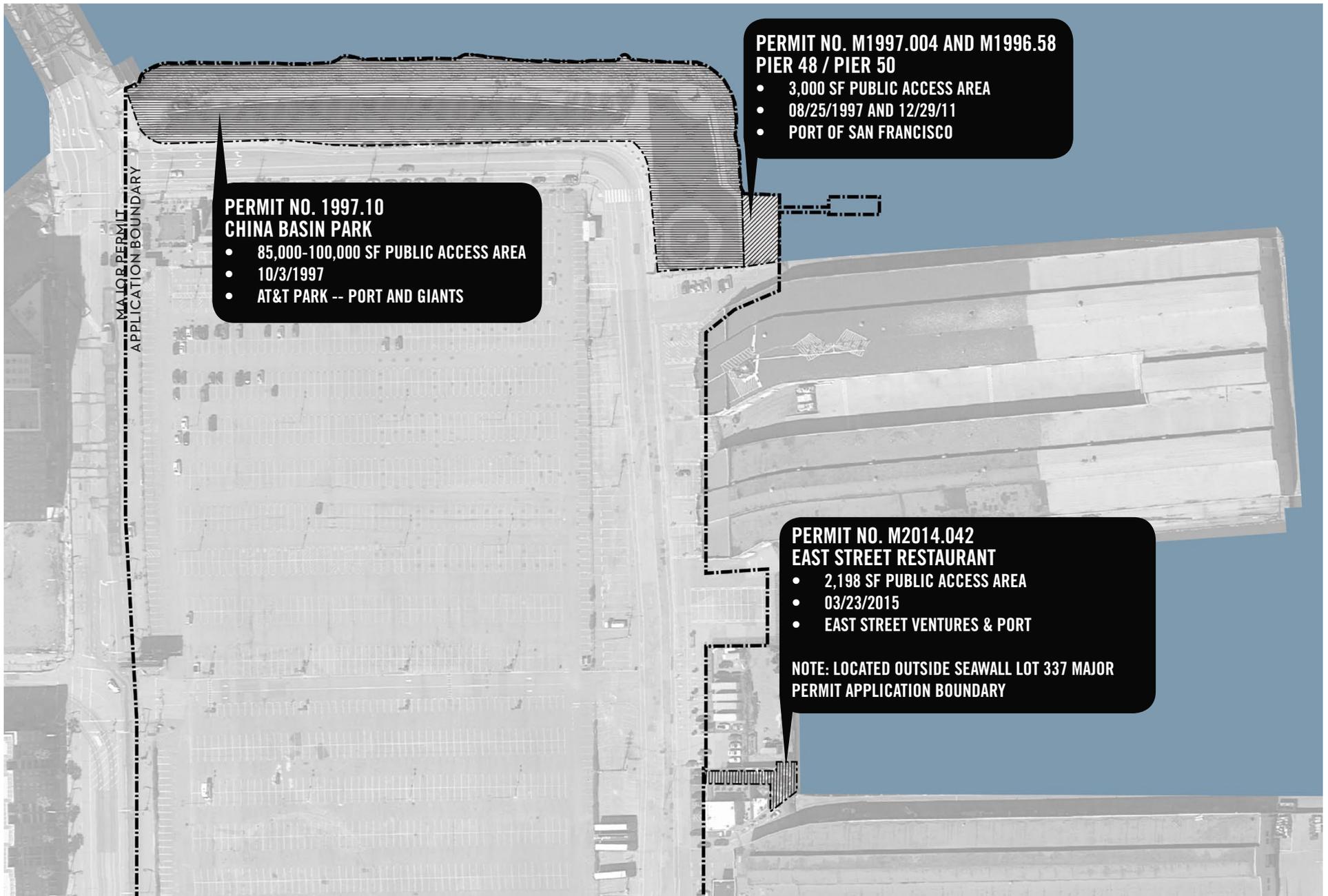


LOCATION MAP
NTS

PUBLIC REALM AND OPEN SPACE CONTEXT



EXISTING REQUIRED PUBLIC ACCESS



PLANNING PRINCIPLES

With input from residents, interested community members, relevant City and State agencies and departments, planning experts and public advocacy groups, the following planning principles have been established to guide the vision for Mission Rock.



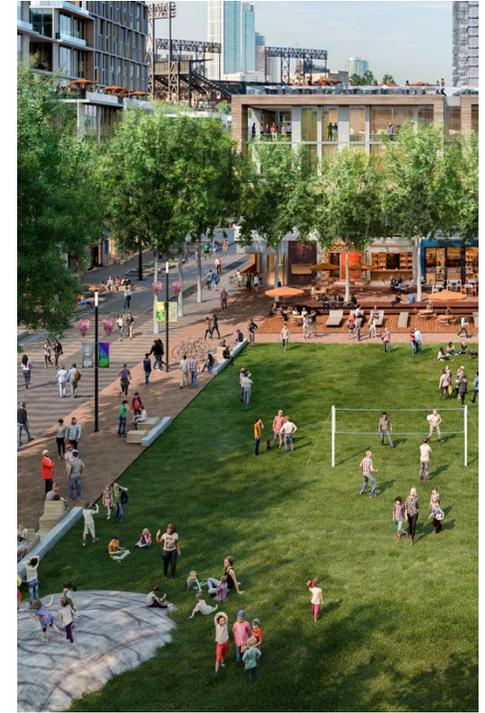
ENSURE A MIX OF USES AND ACTIVITIES

Build a vibrant, mixed-use community for residents, workers and visitors by providing the right combination of uses to keep the neighborhood lively for a 7 day, 24 hour population. Re-imagine Terry A Francois Boulevard to a new kind of shared street which will facilitate the safe movement of trucks that support these production uses, while at the same time inviting pedestrians to come enjoy the excitement of the rejuvenated working waterfront.



CONTRIBUTE A PUBLIC BENEFIT

Create a welcoming, public-spirited place with a hometown character that maximizes public-trust uses while generating income to help support the Port's historic preservation, infrastructure and waterfront open space needs. Put the land to full use for the benefit of the city and region. A variety of unit sizes and types will be built to ensure Mission Rock will be inclusive and diverse so that the opportunity to live at Mission Rock is within reach of a broad range of people.



CREATE A NEIGHBORHOOD OF DIVERSE PLACES

Cultivate a neighborhood with many different kinds of places – from urban lanes and pedestrian streets to multi-use parks. Link these places together to create many varied opportunities for interaction. Encourage walking and outdoor activity to promote a socially vibrant neighborhood. Line all public parks with residential uses along a portion of their frontage.

PLANNING PRINCIPLES



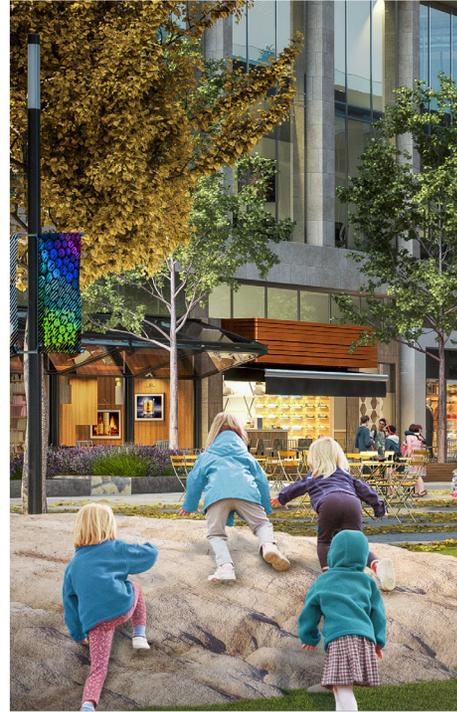
ANIMATE THE STREETS

Foster a neighborhood that is fun for walking, where restaurants and cafes spill out onto the sidewalks. Create comfortable places for people to sit in the sun and watch the theater of the streets.



CELEBRATE PEDESTRIANS AND CYCLISTS

Design a site that is ideal for walking and cycling, and reduces the need for cars. Provide highly visible, safe bike circulation that links the Embarcadero to the Blue Greenway. Create strong connections with existing parks and pathways, and facilitate the easy movement for pedestrians from nearby transit.



PRIORITIZE SUSTAINABILITY+RESILIENCE

Innovate in finding district-scale solutions for an interconnected approach to energy, water, and waste management. Establish a cohesive and visually rich environment, where urban and ecological systems are deeply interconnected and mutually supportive. Take opportunities to showcase sustainability through the creation of a Type 1 Eco District. Site grading, bioswales, rain gardens, and engineered wetlands will be integrated within the public space – catering to a resilient system that is both accepting and adaptive to change.



ATTRACTIVE URBAN FORM

Create well-scaled street environments that cultivate an intimate urban experience. Design buildings to be visually interesting with massing that allows sunlight into open spaces and reduces the impact of wind. Sight lines and setbacks will reinforce connections through the site to the waterfront, and be sensitive to views from surrounding neighborhoods.

ILLUSTRATIVE CONCEPTUAL PLAN



PROJECT PHASING

PHASE 1: 2019*

PHASE 2: BEGINS 2021*

PHASE 3: BEGINS 2023*

PHASE 4: BEGINS 2025*



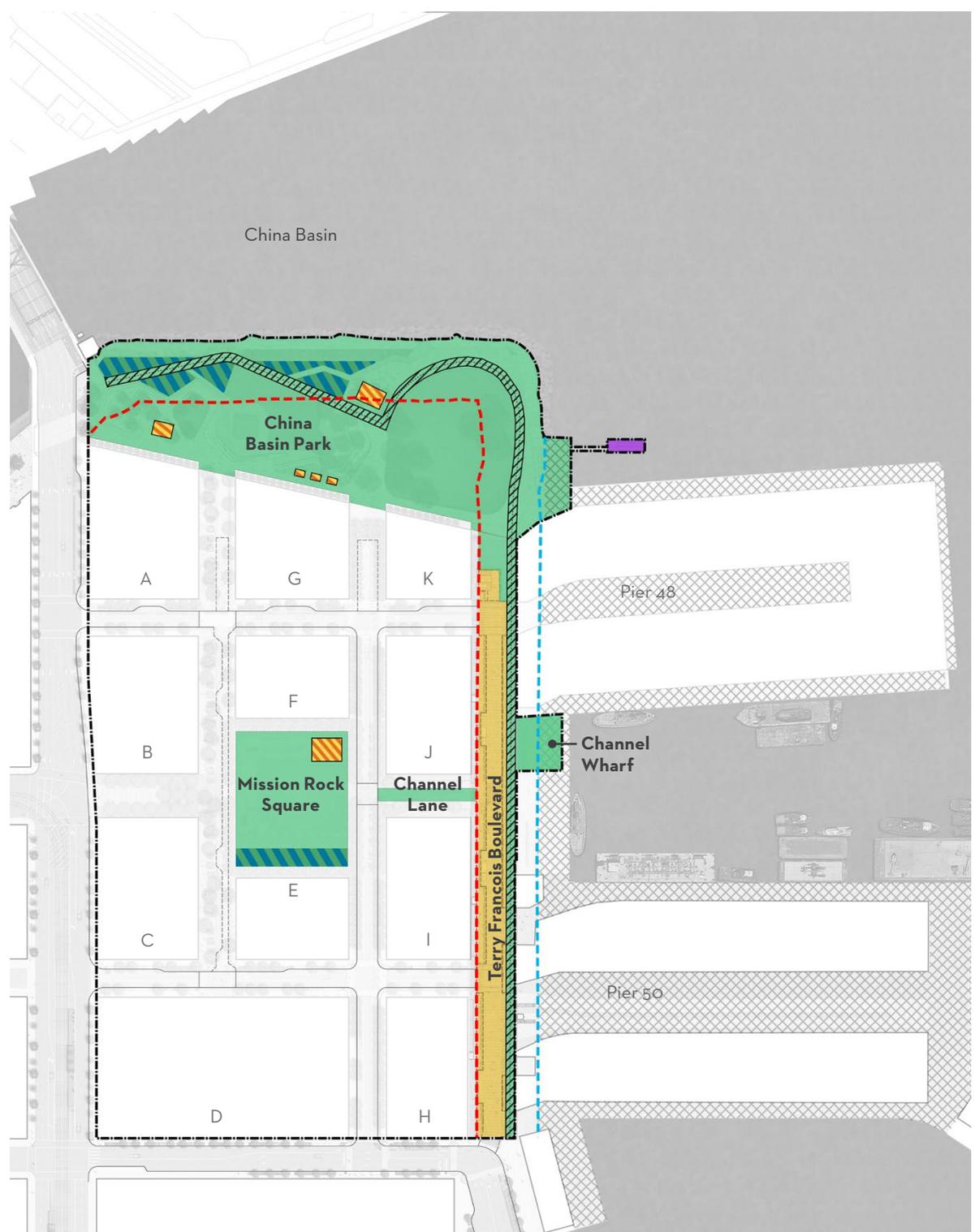
* ANTICIPATED DATES

 Temporary/Interim Improvements in this Area

PUBLIC ACCESS AND OPEN SPACE

LEGEND: BCDC JURISDICTION

-  Public Access Parks and Trails
-  Public Access Shared Public Way
-  Public Open Space
-  Water Access
-  Bay Trail
-  Commercial Structures
-  BCDC Shoreline Band within Project Limit
-  Bay Jurisdiction
-  Seawall
-  Major Permit Application Boundary



DETAILED PROJECT PLANS / CHINA BASIN PARK



CONCEPTUAL PLAN

1 Gateway Plaza

2 Bay Trail (16' min. clear)

3 Stormwater Treatment Garden

4 Overlook

5 Pedestrian Circulation
(Park Promenade)

6 Active Recreation

7 Family Play Zone

8 Great Lawn

9 Park Cafe

10 Industrial Remnants

11 Retail Kiosks

12 Water Access

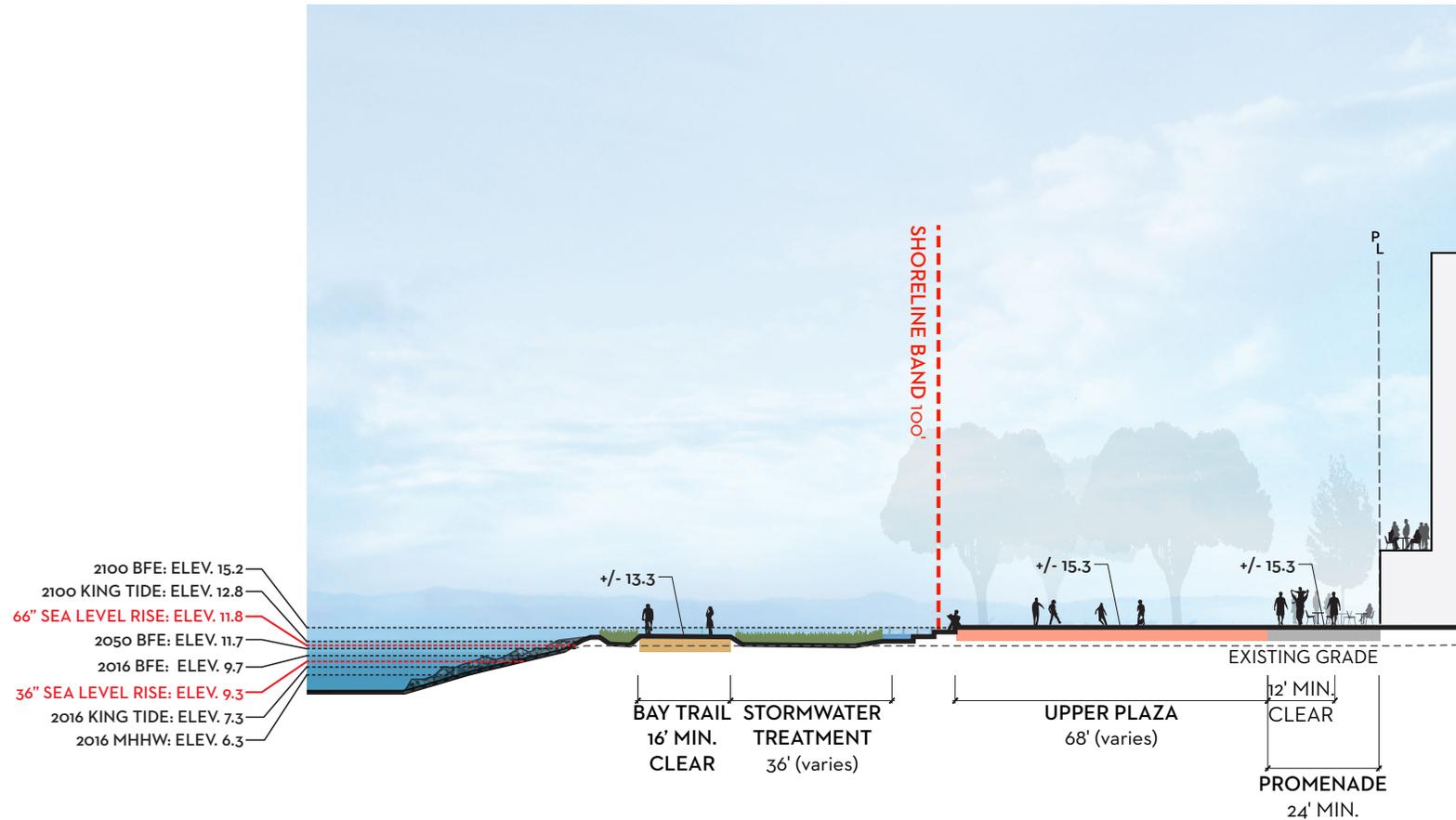
--- Major Permit Application
Boundary

- - - BCDC Shoreline Band
within Project Limit

- - - Seawall

0 feet 50 

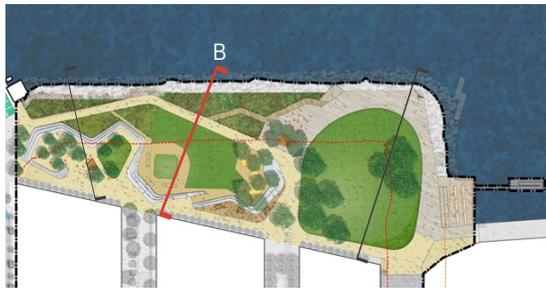
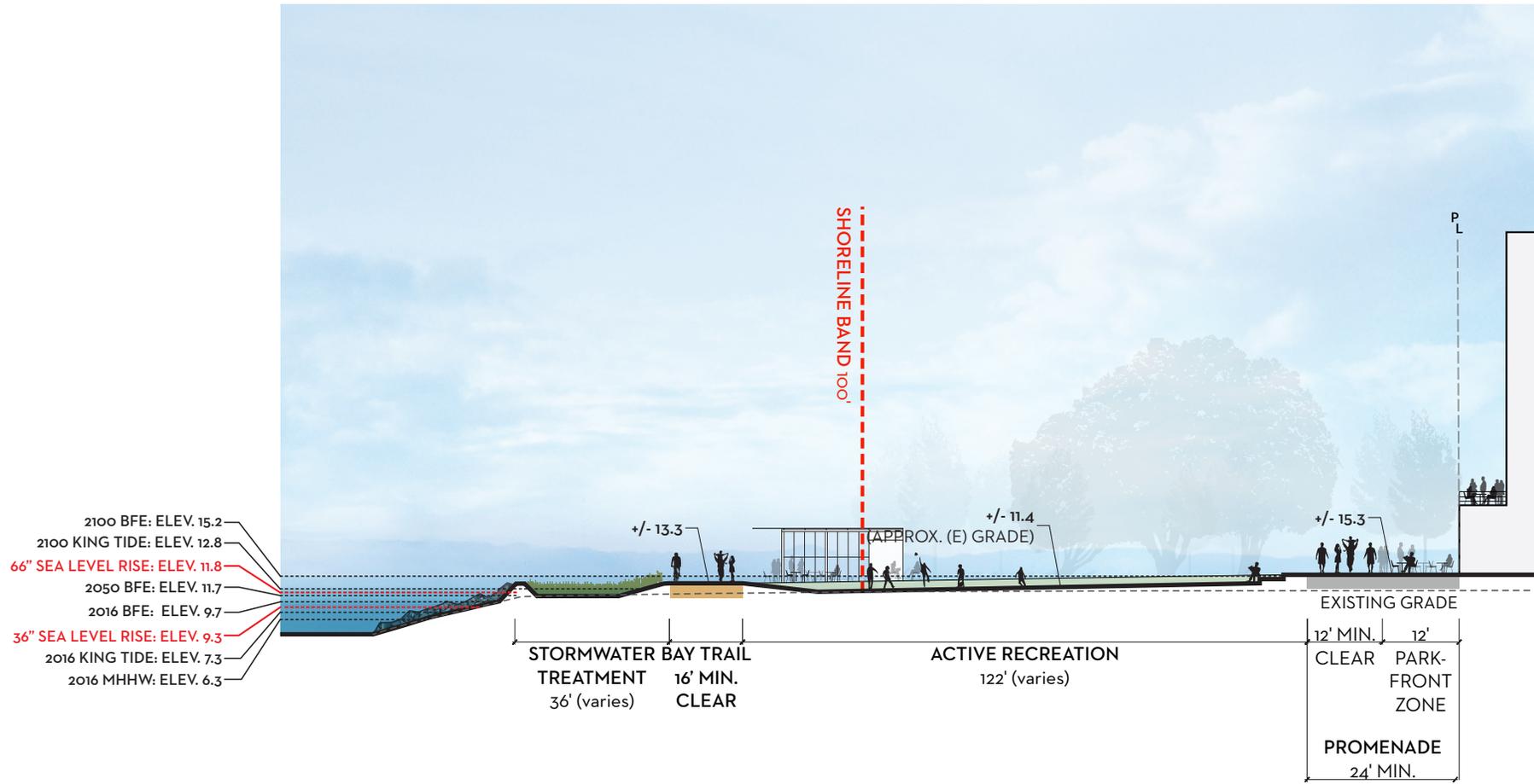
DETAILED PROJECT PLANS / CHINA BASIN PARK



ELEVATION BENCHMARKS:	
Mean High High Water (MHHW):	6.3 NAVD 88
2016 King Tide:	7.3 NAVD 88
2016 Base Flood Elevation (BFE), Vicinity:	9.7 NAVD 88
2050 BFE:	11.7 NAVD 88
2100 King Tide	12.8 NAVD 88
2100 BFE:	15.2 NAVD 88
PROPOSAL:	
Bay Trail (Terry A Francois Blvd):	(e) grade
Bay Trail (China Basin Park):	13.32 min NAVD 88 (6' freeboard from 2016 King Tide)
Development Parcels:	15.32 min NAVD 88 (5.5' freeboard from 2016 BFE)



DETAILED PROJECT PLANS / CHINA BASIN PARK

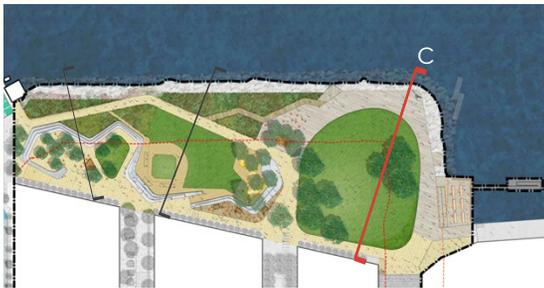
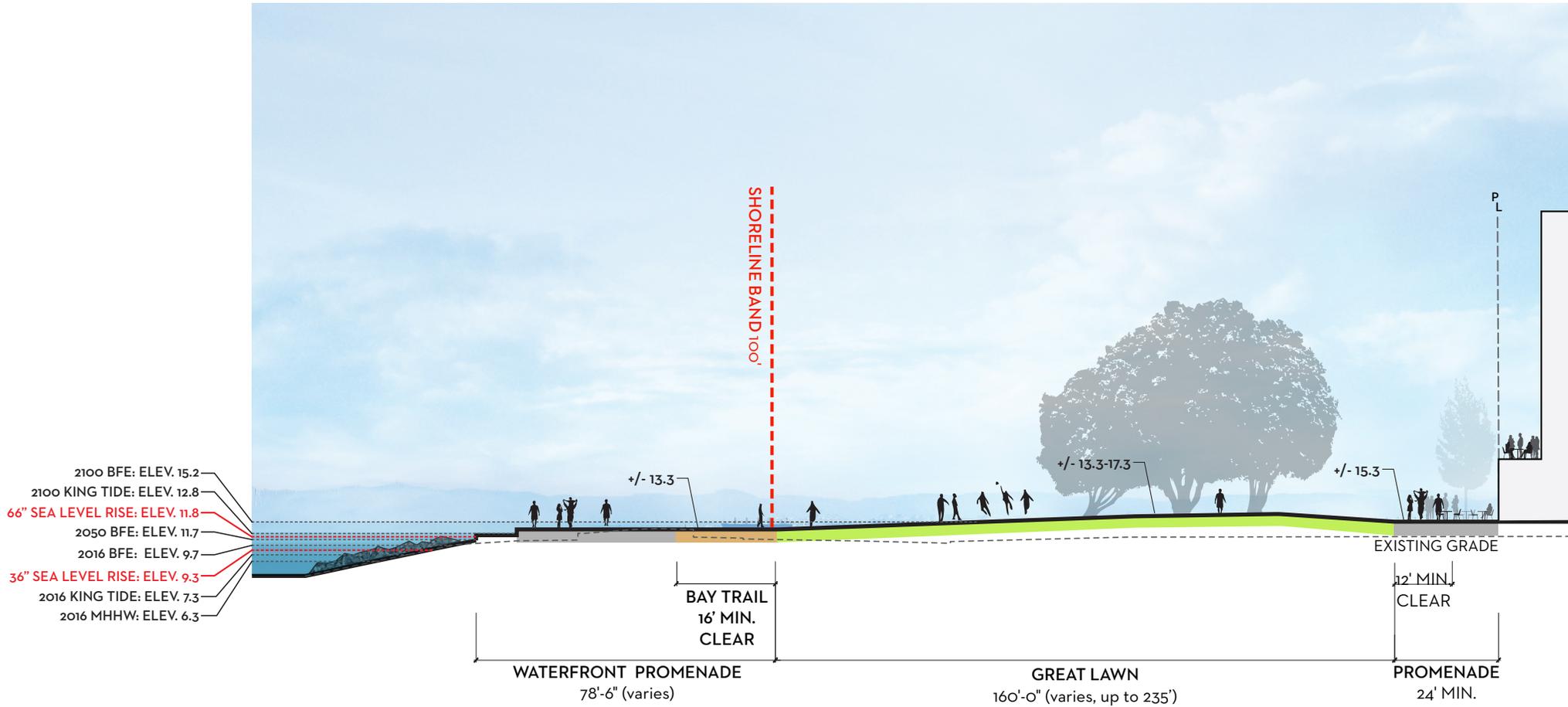


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EXHIBIT H-3

DETAILED PROJECT PLANS / CHINA BASIN PARK



ELEVATION BENCHMARKS:

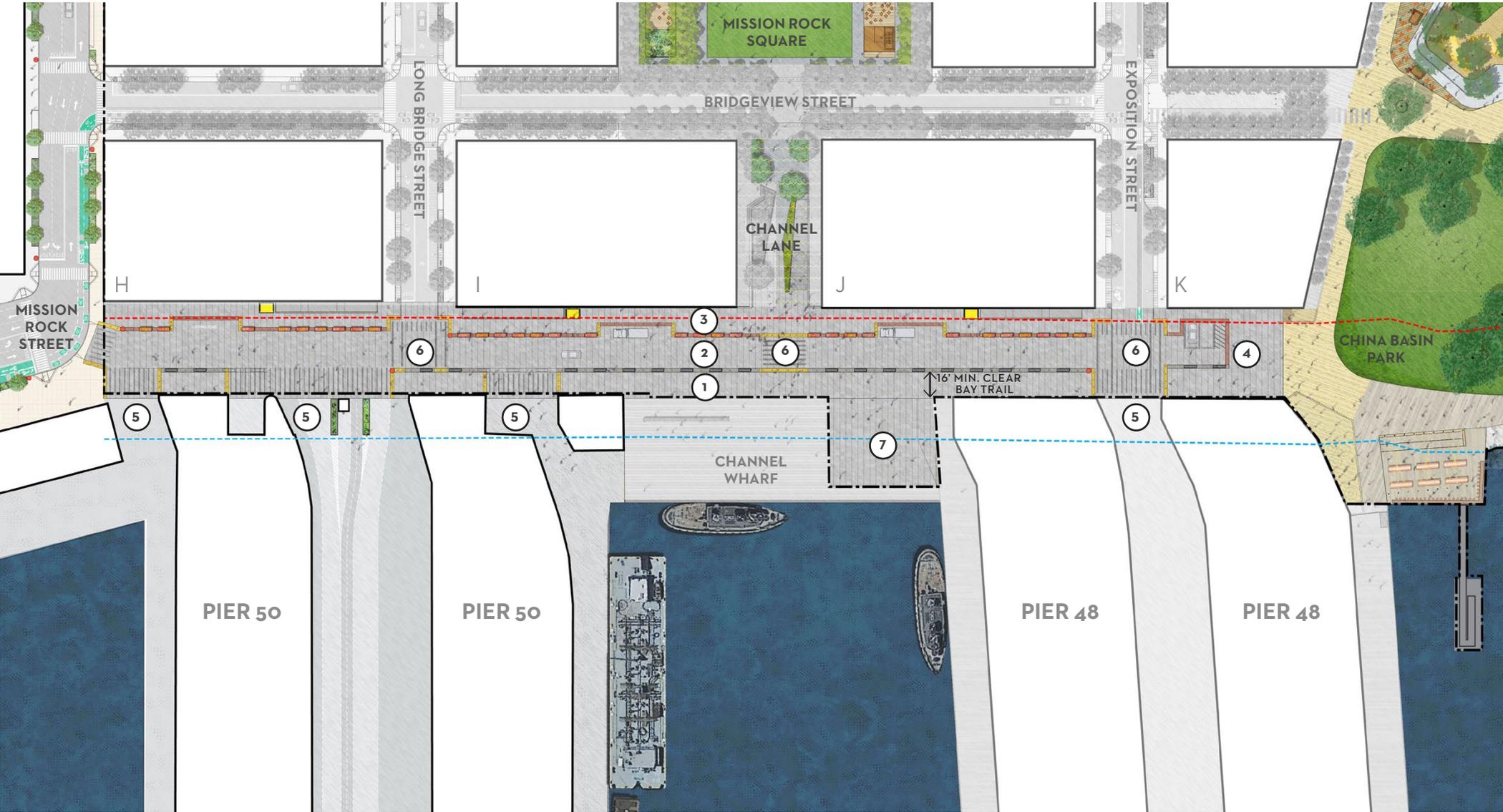
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DETAILED PROJECT PLANS / TERRY A FRANCOIS BOULEVARD



CONCEPTUAL PLAN



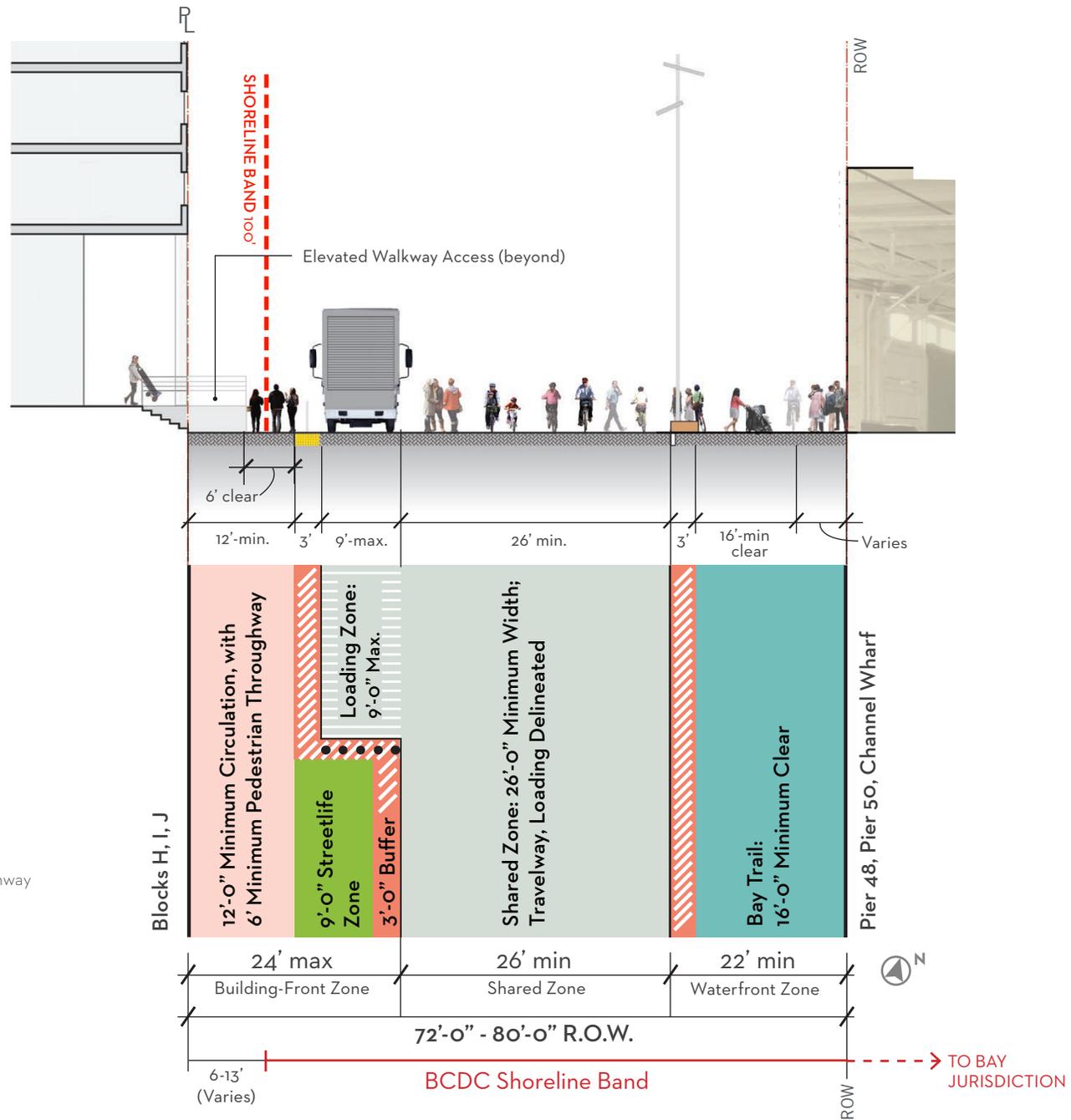
- 1 Bay Trail (16' min. clear)
- 2 Shared Zone
- 3 Building-Front Zone

- 4 Paseo
- 5 Truck Access to Piers/Aprons
- 6 Pedestrian Crossing

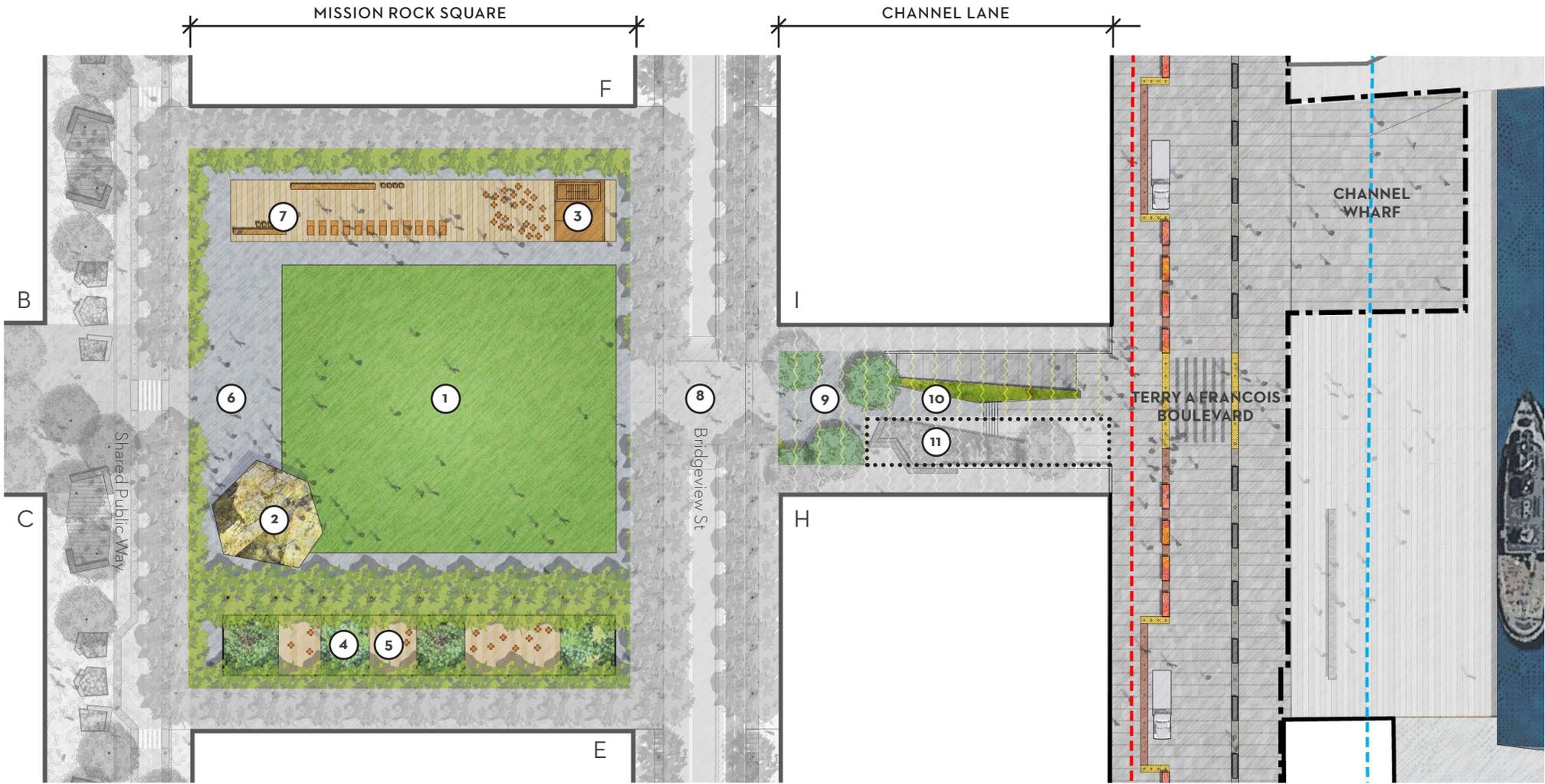
- 7 Interim Improvements in this Area

- Major Permit Application Boundary
- - - BCDC Shoreline Band within Project Limit
- - - Seawall

DETAILED PROJECT PLANS / TERRY A FRANCOIS BOULEVARD



DETAILED PROJECT PLANS / MISSION ROCK SQUARE & CHANNEL LANE



CONCEPTUAL PLAN - MISSION ROCK SQUARE

- 1 Central Gathering Space
- 2 Iconic Feature
- 3 Food/Retail Structure with Public Restrooms
- 4 Stormwater Treatment Garden
- 5 Boardwalk Crossings/Decks
- 6 Forecourt at Shared Public Way
- 7 Large-Scale Feature Furniture
- 8 Raised Pedestrian Crossing

CONCEPTUAL PLAN - CHANNEL LANE

- 9 Plaza with Pedestrian Throughway
- 10 Waterfront Passage
- 11 Possible Access to Underground Garage



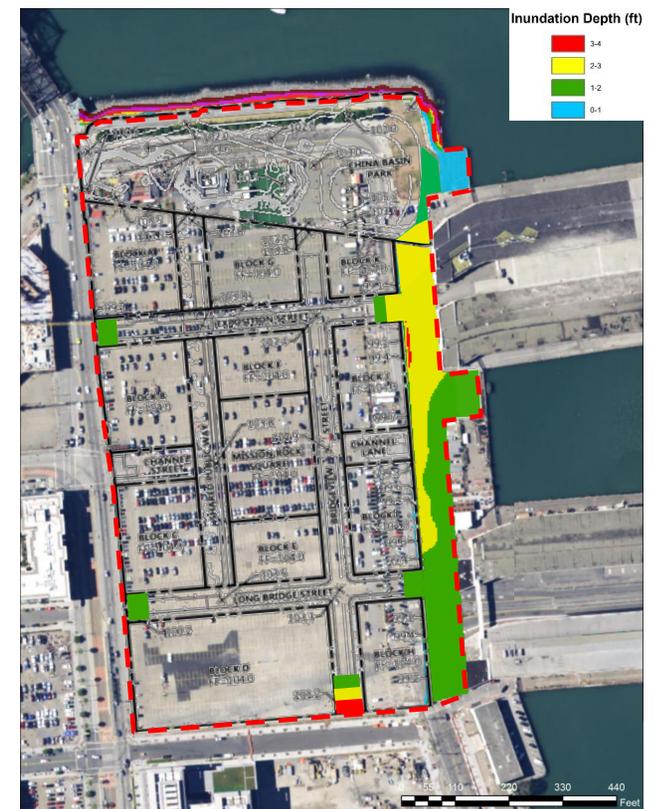
POTENTIAL INUNDATION FOR POST-PROJECT CONDITIONS - EXTENT OF STORM RELATED FLOODING (WITHOUT ADAPTATIONS)



For Current 100-yr Tide (9.7' NAVD)
(Isolated flooding in disconnected areas)



For 100-yr + 12" SLR (10.7' NAVD)
(Large scale flooding outside development footprint)



For 100-yr + 36" SLR (12.7' NAVD)
(Large scale flooding outside development footprint)

Notes:

1. Intent of this exhibit is to show extent of infrequent flooding (represented by 100-yr tide).
2. Areas shown as inundated have a 1% annual chance of flooding (100-yr storm condition)
3. For areas disconnected from Bay, flooding will occur as shown only if storm drain system is backed up

--- Project Boundary

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----- Project Boundary

PROJECT SITE – POTENTIAL ADAPTATION STRATEGIES (ILLUSTRATIVE)

LEGEND: POTENTIAL ADAPTATION STRATEGIES

-  Elevated Bay Trail
-  Elevated Adjacent Paving
-  Elevated Secondary Path
-  Solid Guardrail / Seat Wall
-  Flood Gates to Structures/Aprons
-  BCDC Shoreline Band within Project Limit
-  Bay Jurisdiction
-  Seawall
-  Major Permit Application Boundary

