MISSION ROCK

1859
1869
1905
1926
2012

Mission Rock

1859
1869
1905
1926
2012
Steamboat Pt.
MISSION
BAY
Pt. of Rocks

1859
1869
1905
1926
2012
China Basin
Mission Rock

'Parking sucks'

MISSION ROCK

WE ARE HERE

2008-2009

State Senate Bill 815 Adopted

Port Advisory Committee holds hearings, workshops

Port issues Request for Qualifications & Proposals

2010

Port selects Giants team as development partner

2012

Land Use Plan developed

Port enters into Exclusive Negotiation Agreement with Giants Team (2010)

2013

Term Sheet & Land Use Plan unanimously endorsed by the Port Commission and Board of Supervisors

2014

Opening of The Yard

2015

Prop D overwhelmingly approved by voters

2016

State Assembly Bill 2797 signed

Draft Design Documents:
Building & Open Space Design Controls
Infrastructure Plan
Transportation Plan
Sustainability Strategy

2017-18

Draft Environmental Impact Report issued

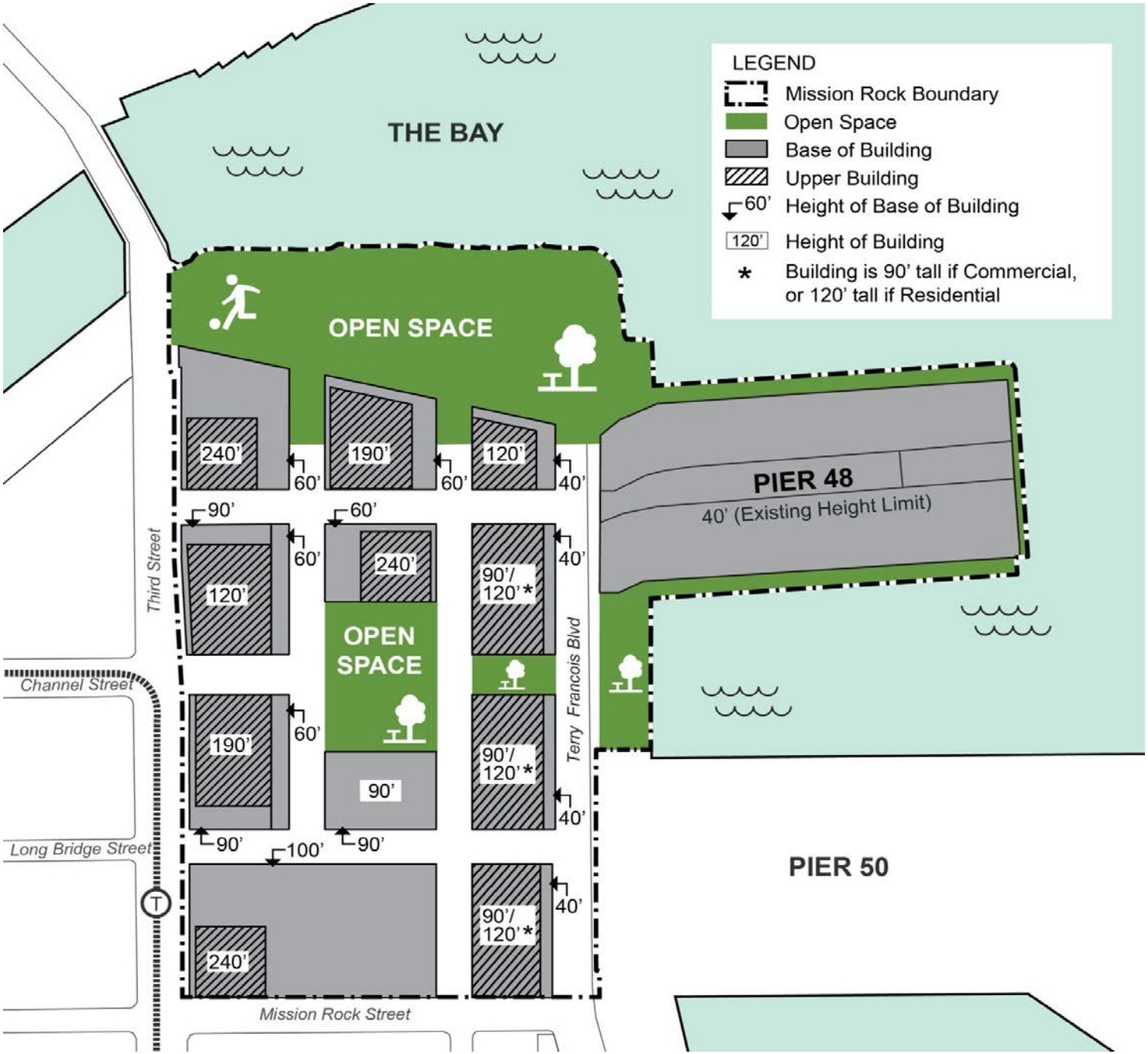
Final EIR, Transaction Documents, Project Entitlements

2018-19

Phase 1 Design & Permitting

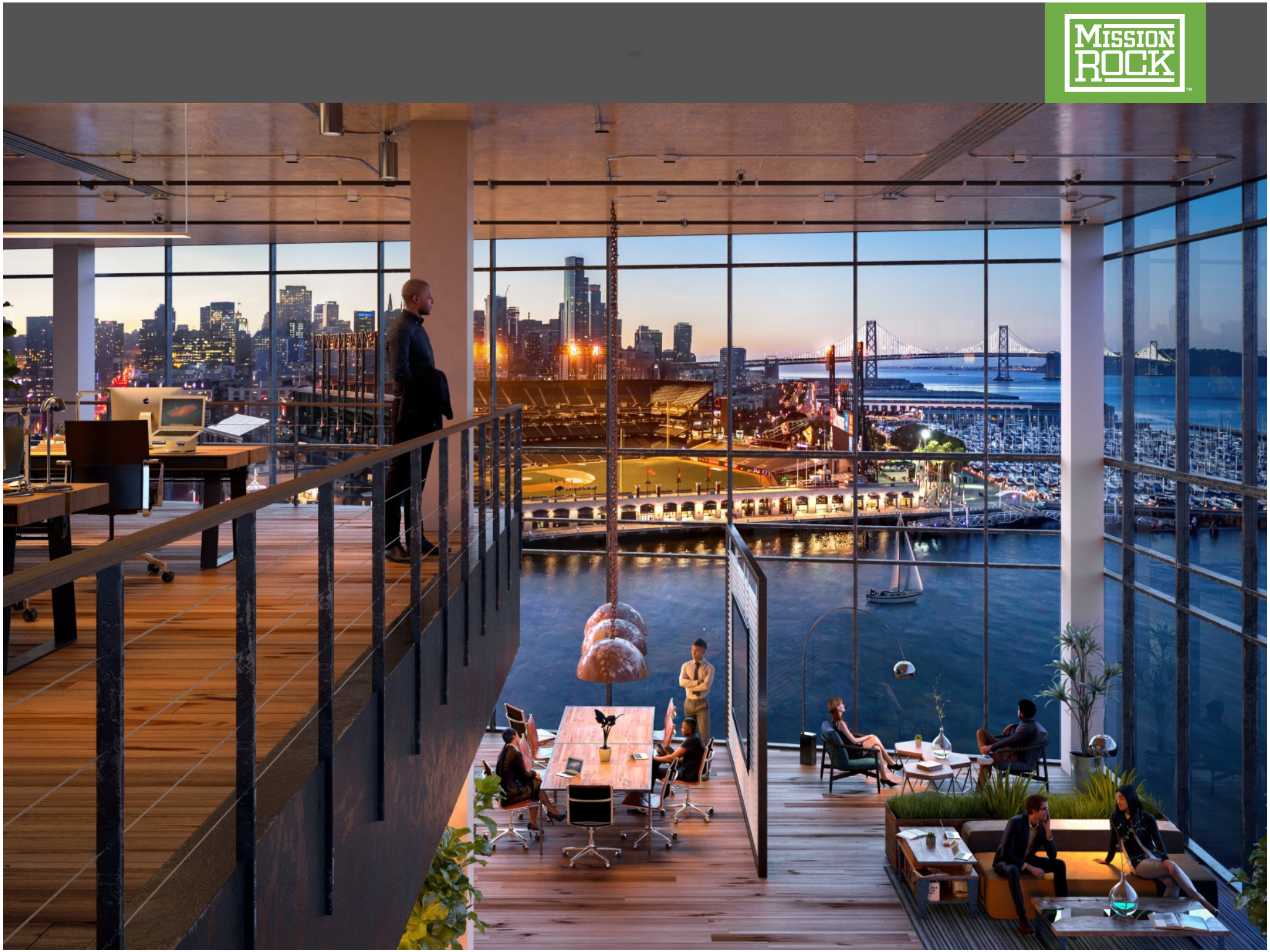
2019-25

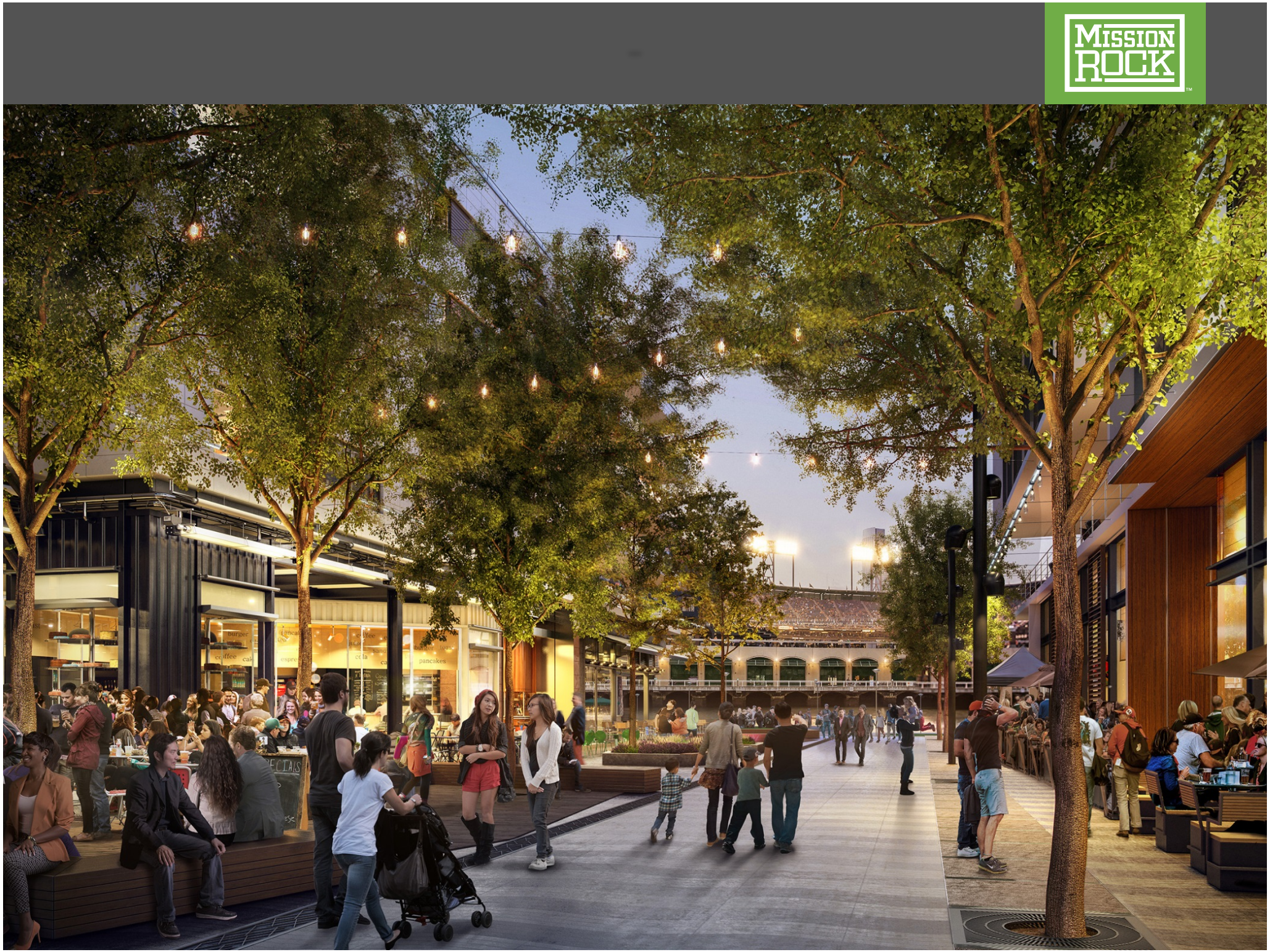
Phase 1 - 4 Construction and Occupancy


LEGEND
Mission Rock Boundary
Open Space
Base of Building
Upper Building
60' Height of Base of Building
120' Height of Building
* Building is 90' tall if Commercial, or 120' tall if Residential
THE BAY
OPEN SPACE
OPEN SPACE
PIER 48
40' (Existing Height Limit)
PIER 50
240'
190'
120'
90'/ 120'*
90'
100'
60'
40'
90'
Third Street
Channel Street
Long Bridge Street
Terry Francois Blvd
Mission Rock Street

MISSION ROCK

MISSION ROCK


MISSION
ROCK


MISSION ROCK
burger
coffee
pancakes

PROJECT PHASING

APPLICATION FIGURE 8B

PHASE 1: 2019*

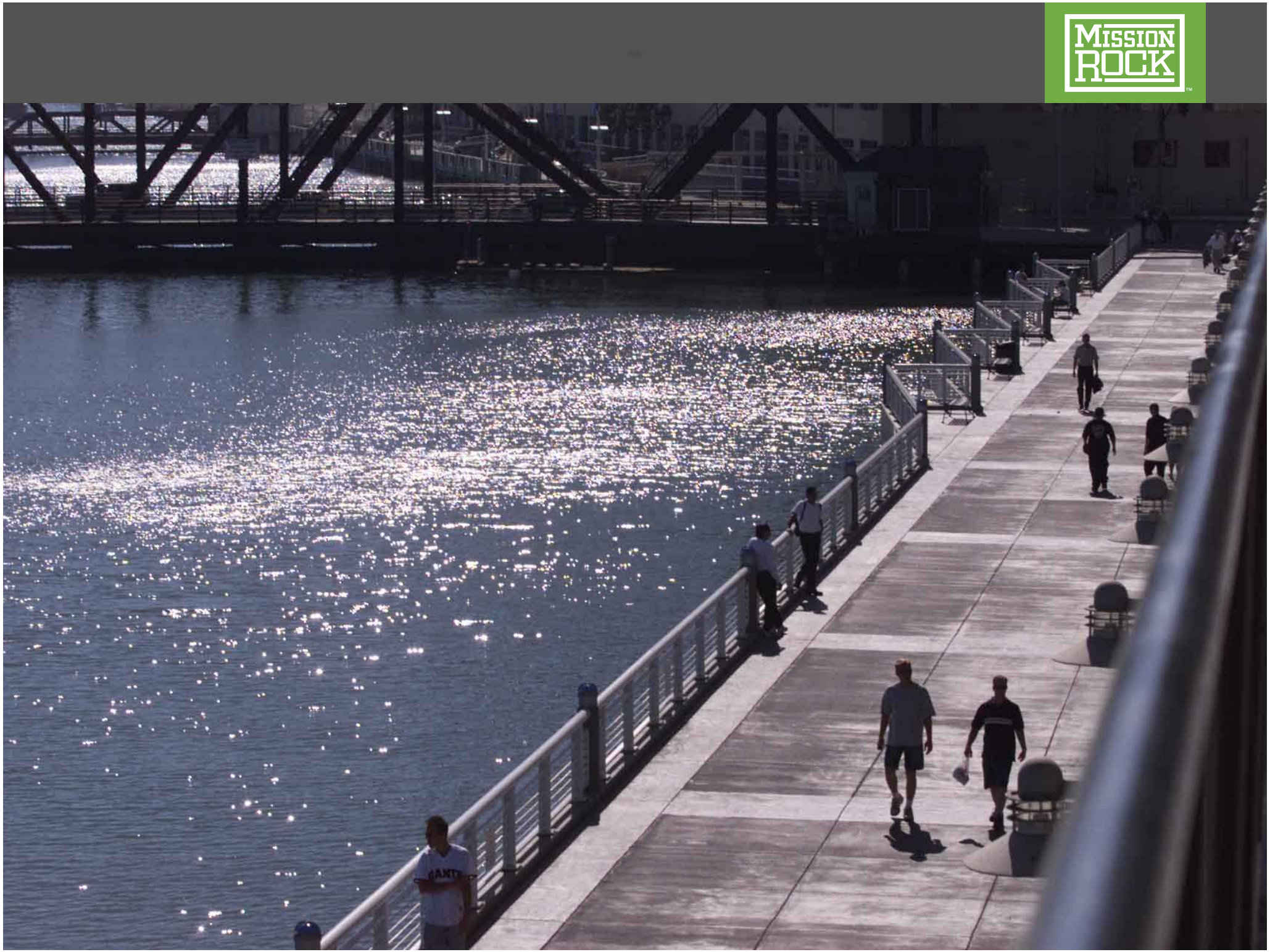
PHASE 2: BEGINS 2021*

PHASE 3: BEGINS 2023*

PHASE 4: BEGINS 2025*

* ANTICIPATED DATES

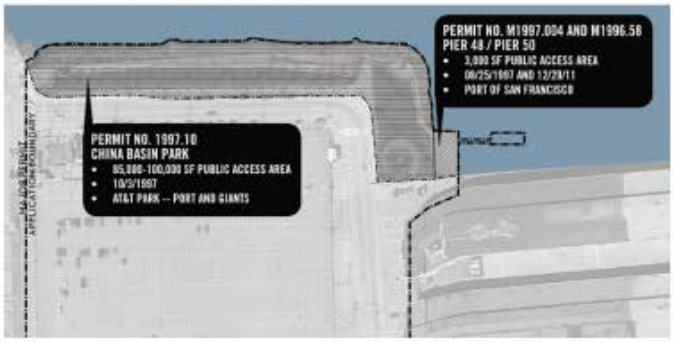
Temporary/Interim Improvements in this Area


MISSION
ROCK

MISSION
ROCK

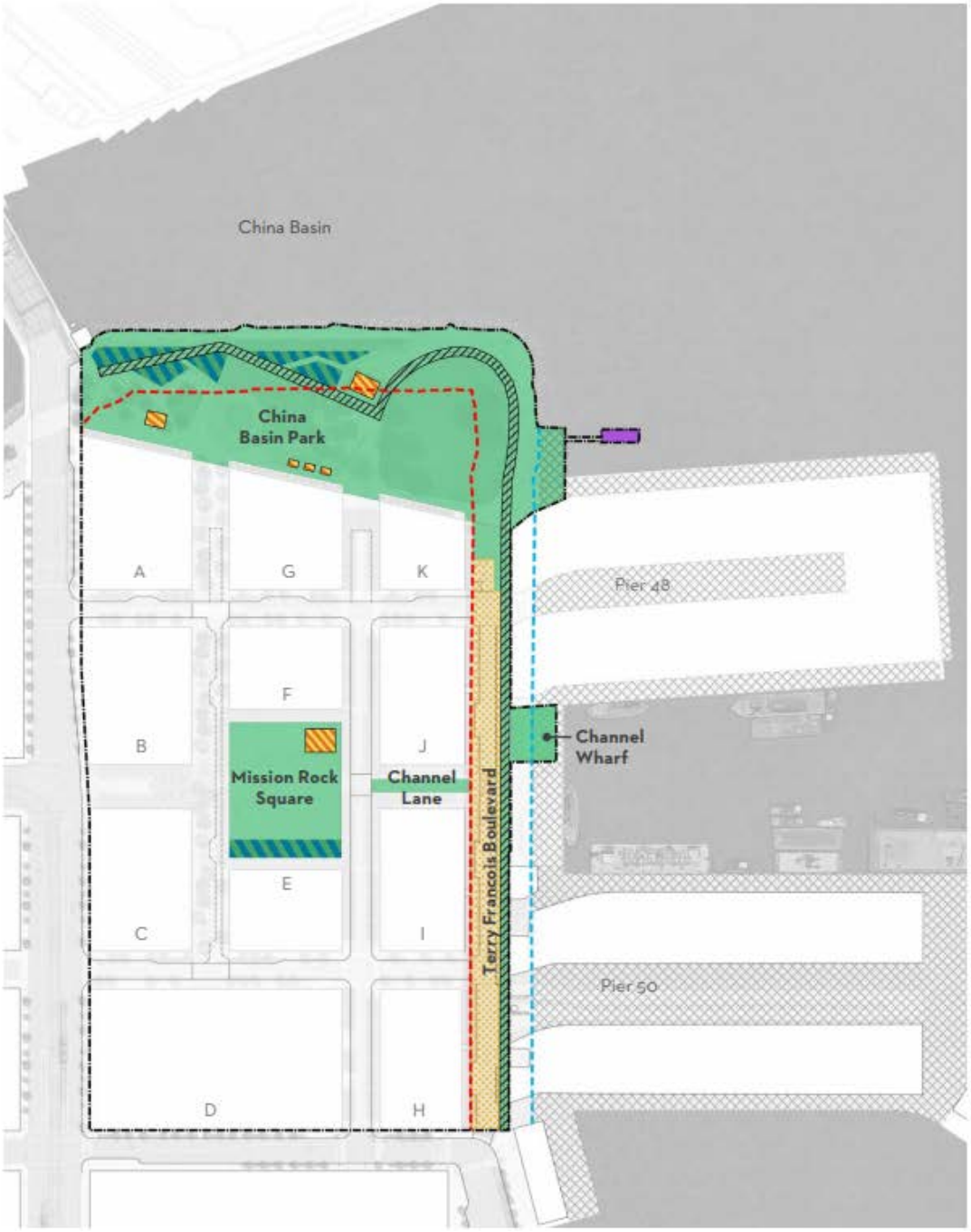
PUBLIC ACCESS AND OPEN SPACE

PREVIOUSLY REQUIRED PUBLIC ACCESS



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

APPLICATION FIGURE 14

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

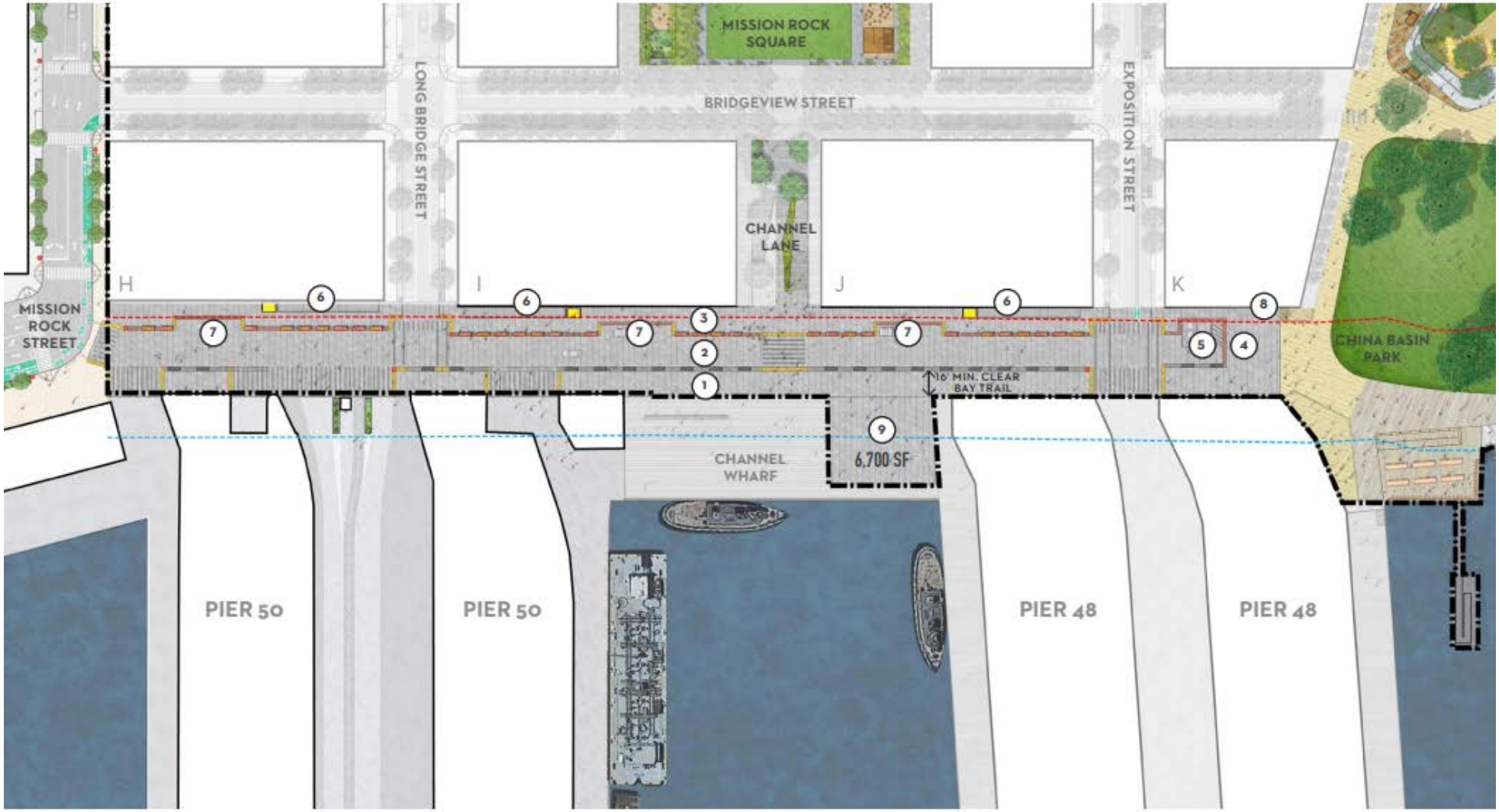
Major Permit Application Boundary
BCDC Shoreline Band within Project Limit
Seawall

PARK
CONSERVANCY
Big screen. Bigger imagination.

MISSION ROCK

SAN FRANCISCO
Bay Trail

TERRY A FRANCOIS BOULEVARD & CHANNEL WHARF



CONCEPTUAL PLAN - TERRY A FRANCOIS BLVD

1 Bay Trail (16' min. clear)
2 Shared Public Way
3 Pedestrian Walkways
4 Pedestrian Plaza
5 Passenger Loading Zone
6 Elevated Pedestrian Walkways
7 Commercial Loading Zone
8 Active Edge

CONCEPTUAL PLAN - CHANNEL WHARF

9 Interim Improvements in this Area

Major Permit Application Boundary
BCDC Shoreline Band within Project Limit
Seawall

NOTE: *Exact configuration of areas may change with further design development.*

PIER STUDIOS
WOOD MILL

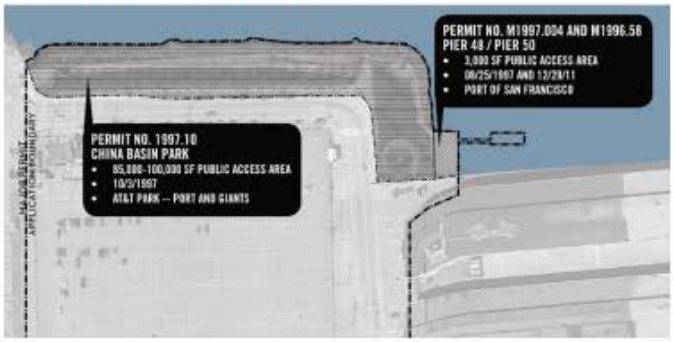
MISSION
ROCK

CTUS CLUB CAFE
BASQUIAT
BASQUIAT
BASQUIAT

NYWATERWAY

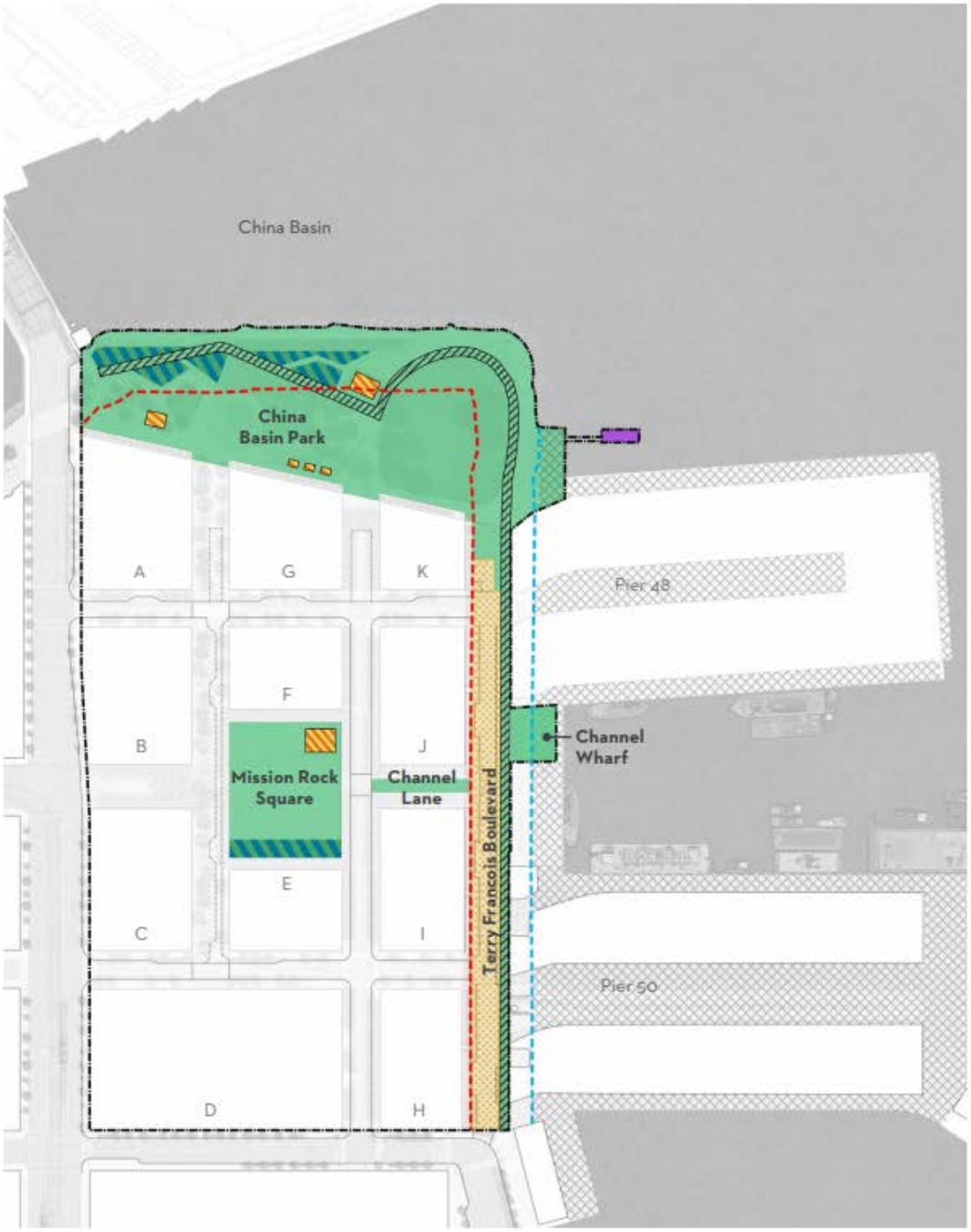
PUBLIC ACCESS AND OPEN SPACE

PREVIOUSLY REQUIRED PUBLIC ACCESS



LEGEND: BCDC JURISDICTION

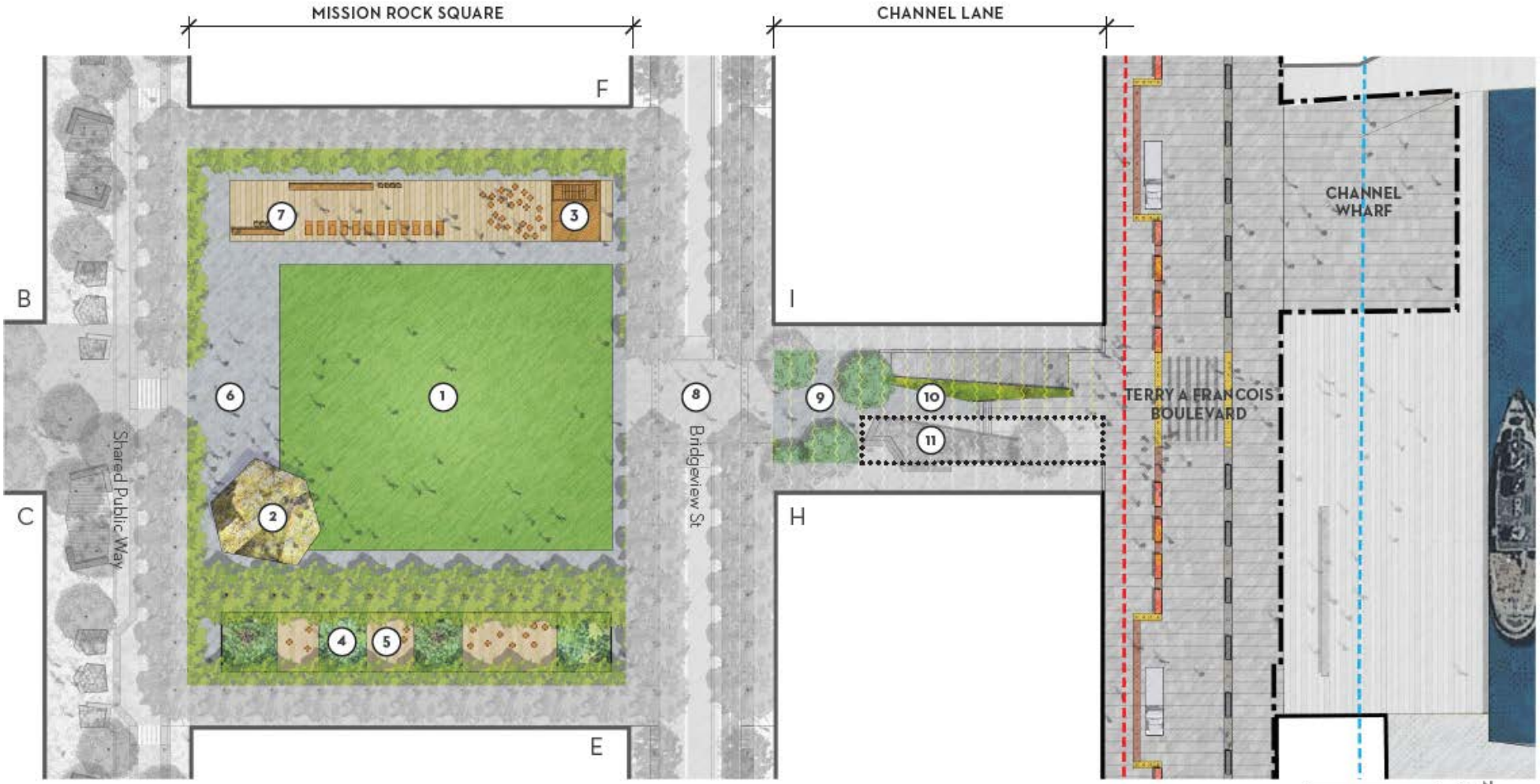
- Public Access Parks and Trails
- Public Access Shared Public Way
- Public Open Space
- Water Access
- Bay Trail
- Commercial Structures
- BCDC Shoreline Band within Project Limit
- Bay Jurisdiction
- Seawall
- Major Permit Application Boundary



MISSION ROCK

MISSION ROCK
VARIETY STORE
NUTS & BE

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

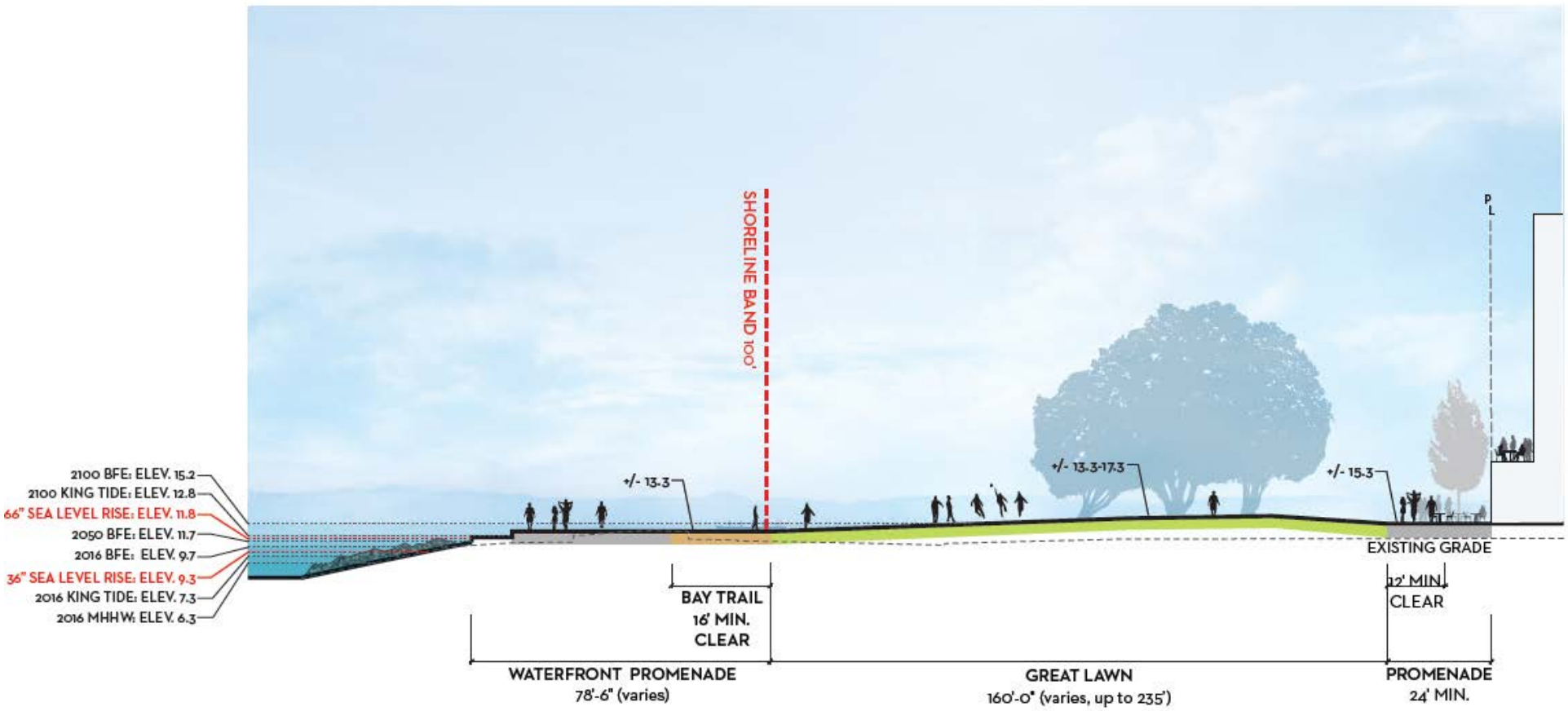
0 feet 50 N

Major Permit Application Boundary
BCDC Shoreline Band within Project Limit
Seawall

MISSION
ROCK

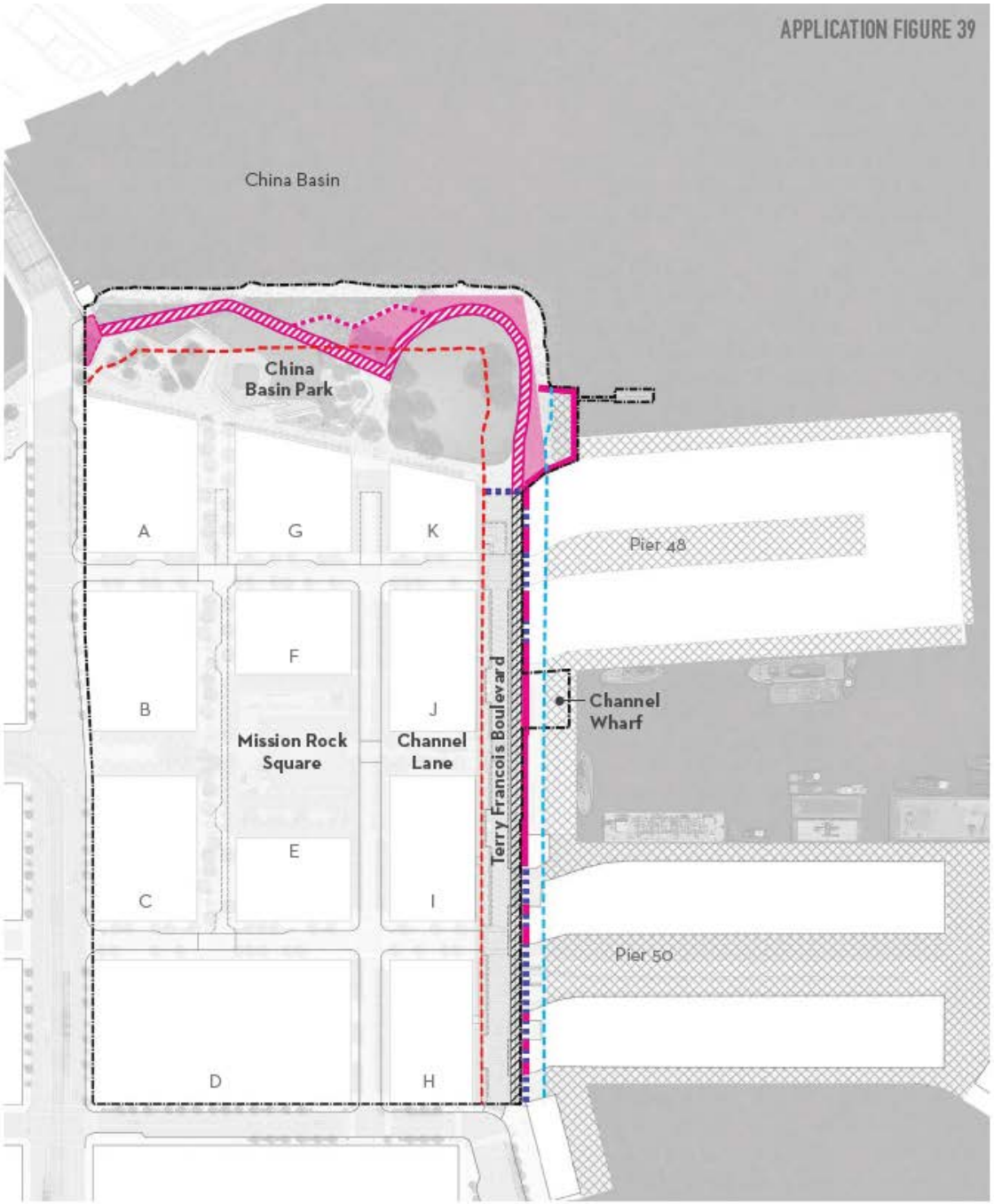
DETAILED PROJECT PLANS / CHINA BASIN PARK

APPLICATION FIGURE 21



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 (6.3' freeboard from 2016 BFE)

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