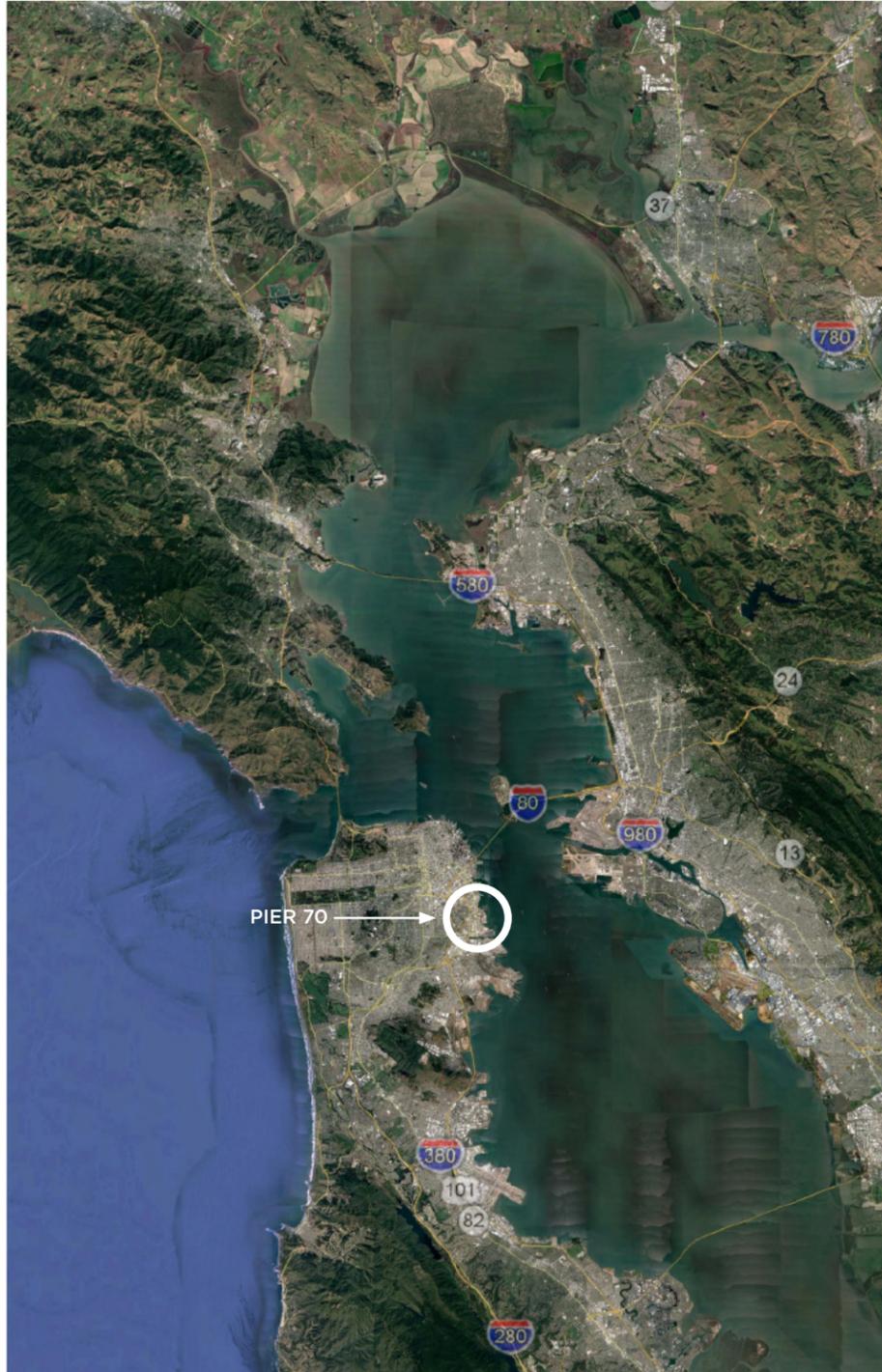


# EXHIBIT 1: VICINITY MAP



VICINITY MAP



LOCATION MAP



# EXHIBIT 2: PIER 70 PROJECT SITE PLAN

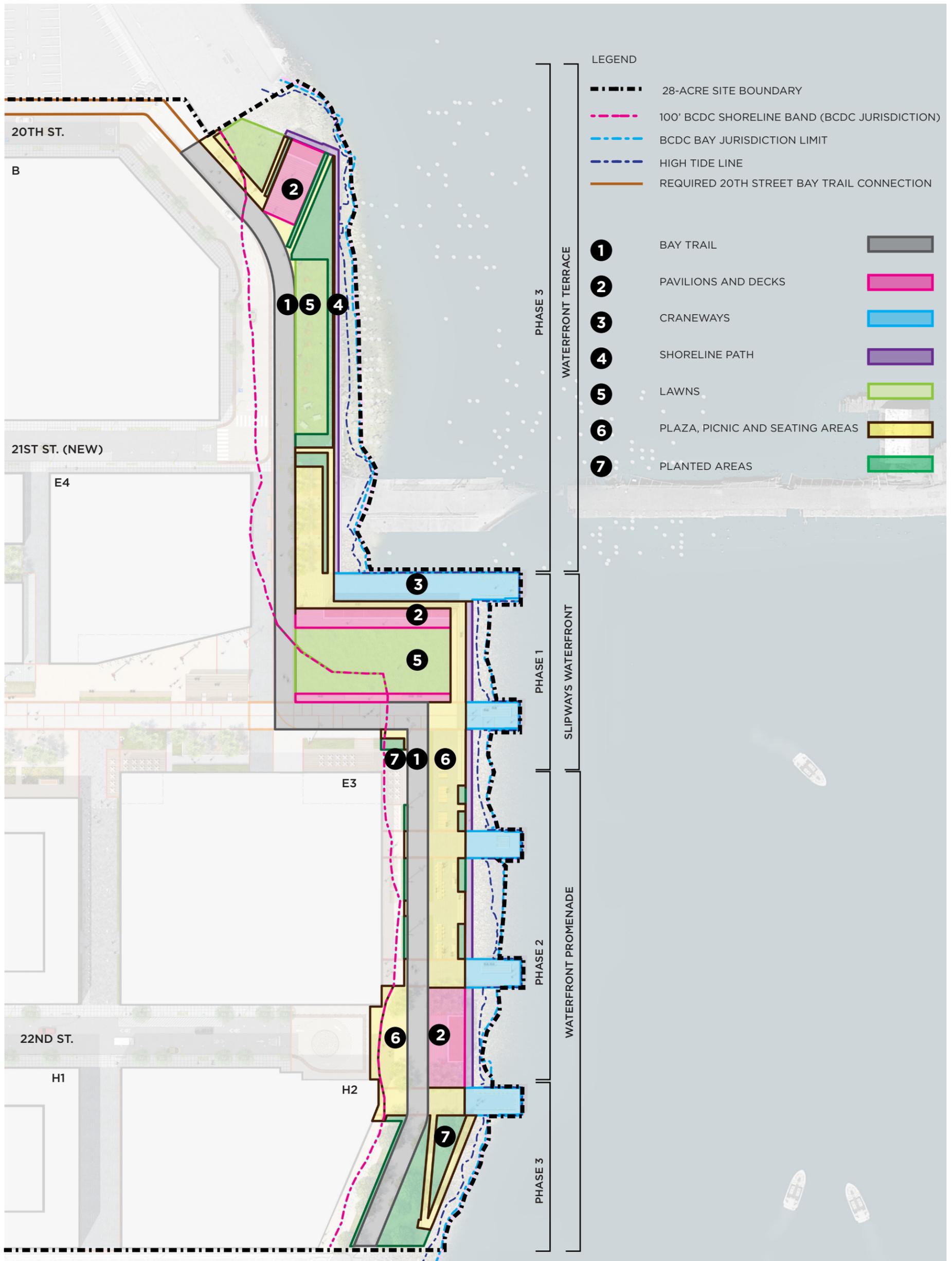


- LEGEND**
- PIER 70 AREA
  - PIER 70 28 ACRE SITE
  - - - 100' BCDC SHORELINE BAND - BCDC JURISDICTION
  - - - BCDC BAY JURISDICTION LIMIT
  - - - SHORELINE PROTECTION LIMITS
  - REQUIRED PUBLIC ACCESS AREA BOUNDARY
  - REQUIRED 20TH STREET BAY TRAIL CONNECTION
  - VERTICAL BUILDINGS TO BE BUILT BY VERTICAL DEVELOPER

\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.



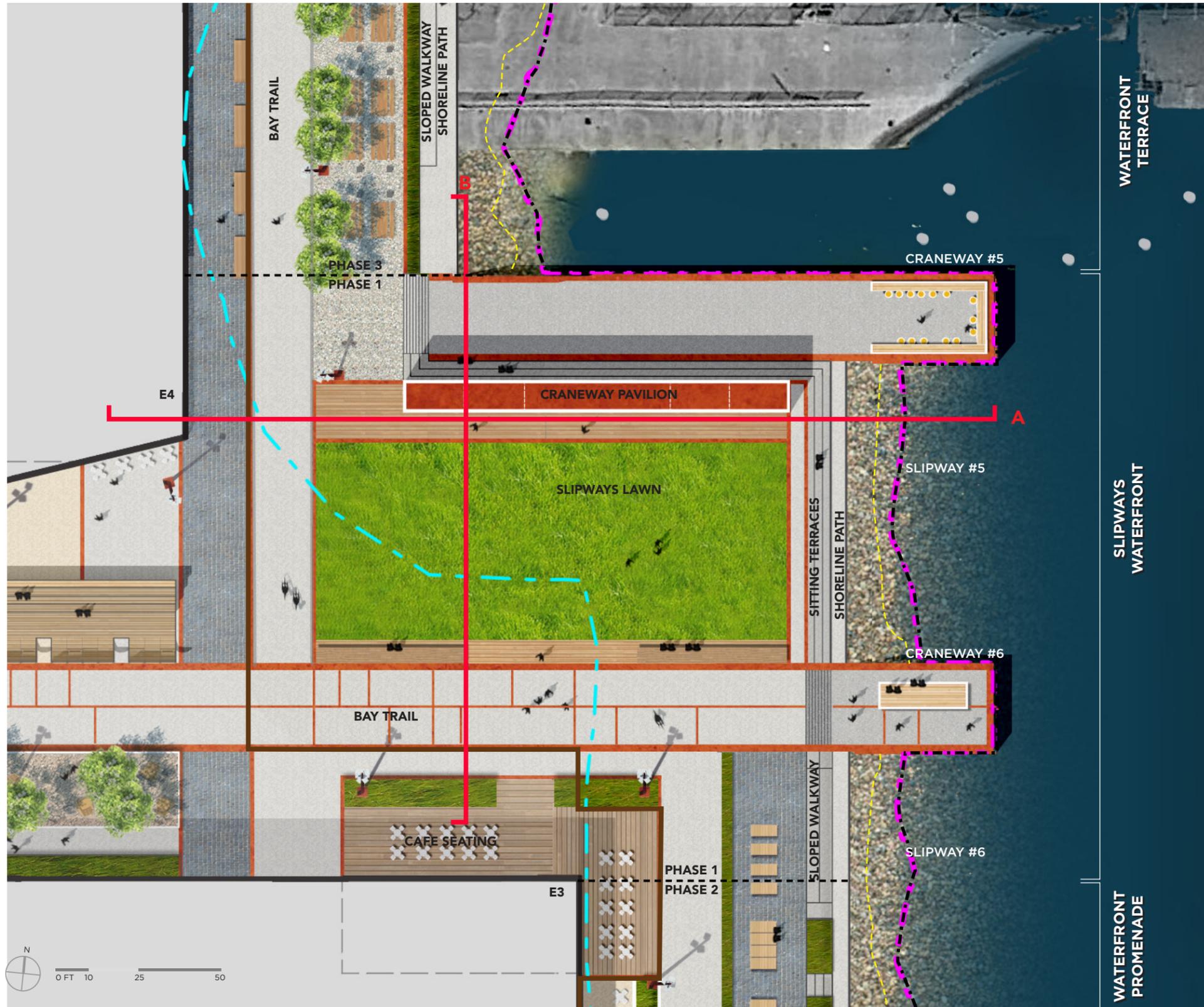
# EXHIBIT 3: REQUIRED PUBLIC ACCESS AREAS



\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.



# EXHIBIT 4: SLIPWAYS WATERFRONT



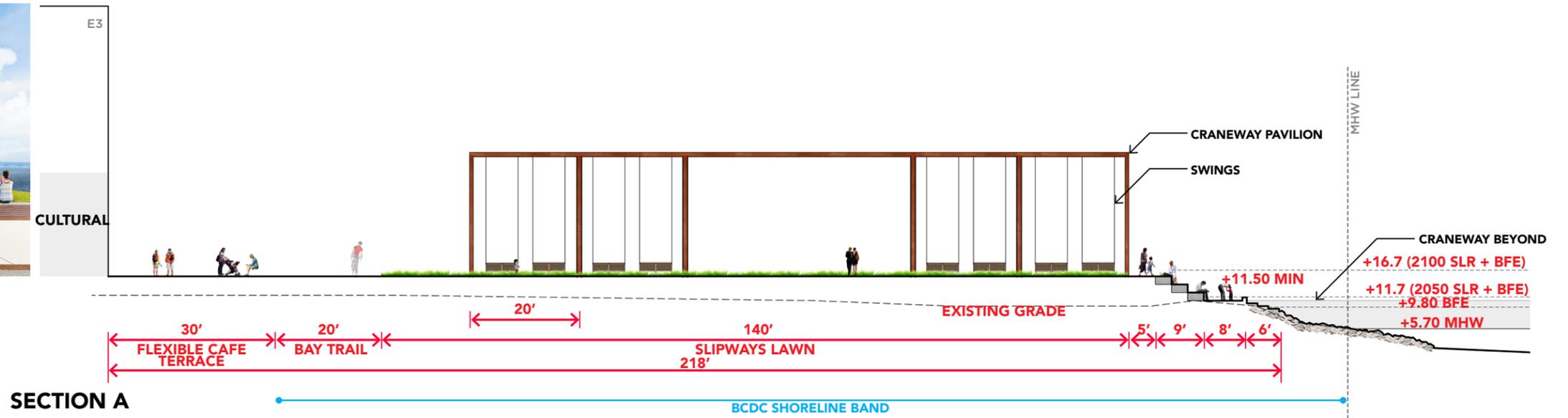
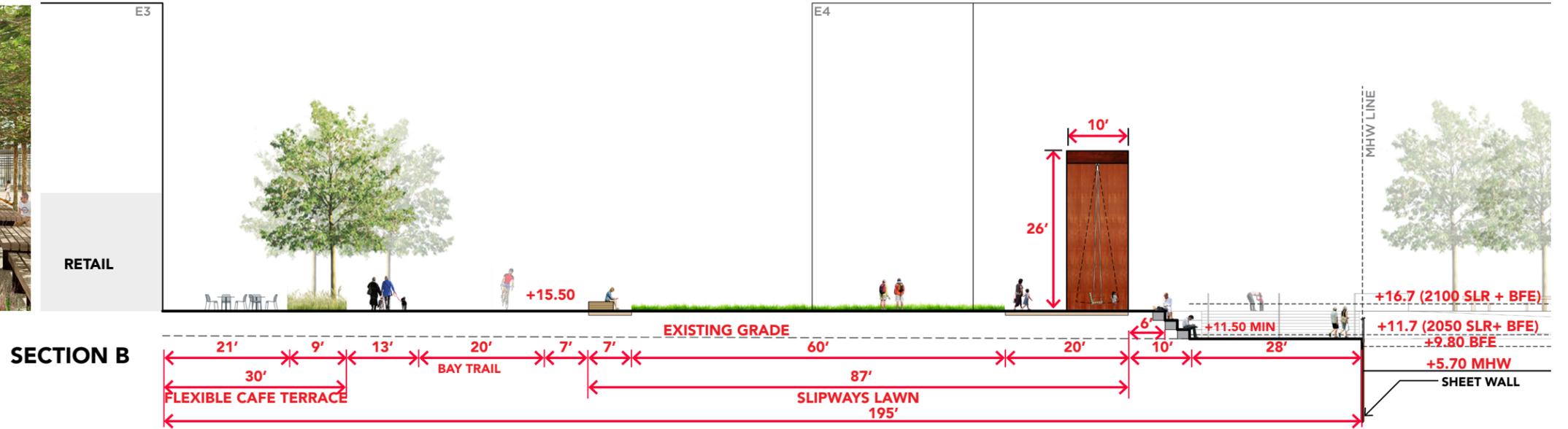
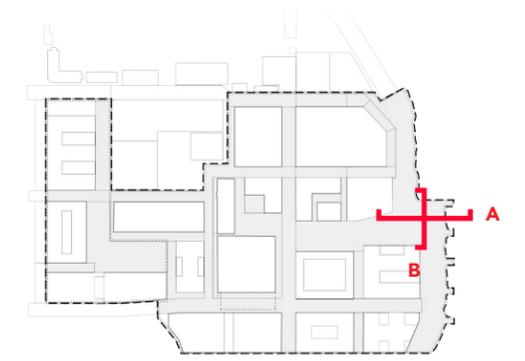
\* LOCATION OF CAFE SEATING AND OTHER SITE AMENITIES ARE SHOWN DIAGRAMMATICALLY.

**JAMES  
CORNER  
FIELD  
OPERATIONS**

- 28-ACRE SITE BOUNDARY
- - - 100' BCDC SHORELINE BAND - BCDC JURISDICTION
- - - BCDC BAY JURISDICTION LIMIT
- - - SHORELINE PROTECTION LIMITS
- REQUIRED PUBLIC ACCESS AREA BOUNDARY

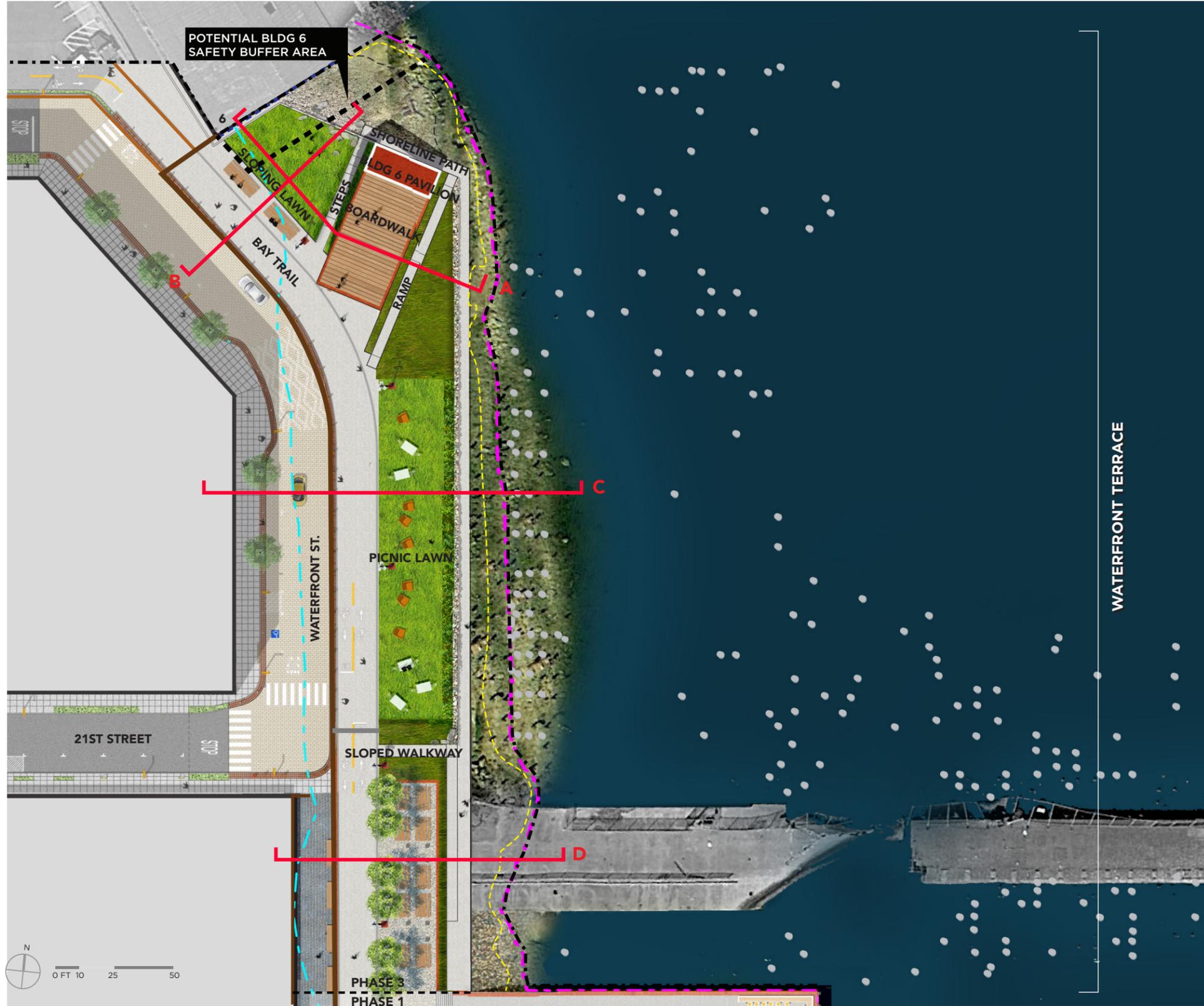


# EXHIBIT 5: SLIPWAYS WATERFRONT



\* SECTIONS ARE CONCEPTUAL/DIAGRAMMATIC, REFER TO SHORELINE STABILIZATION SERIES.

# EXHIBIT 6: WATERFRONT TERRACE



\* LOCATION OF CAFE SEATING AND OTHER SITE AMENITIES ARE SHOWN DIAGRAMMATICALLY.

**JAMES  
CORNER  
FIELD  
OPERATIONS**

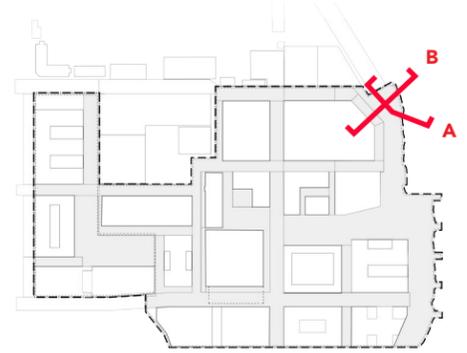
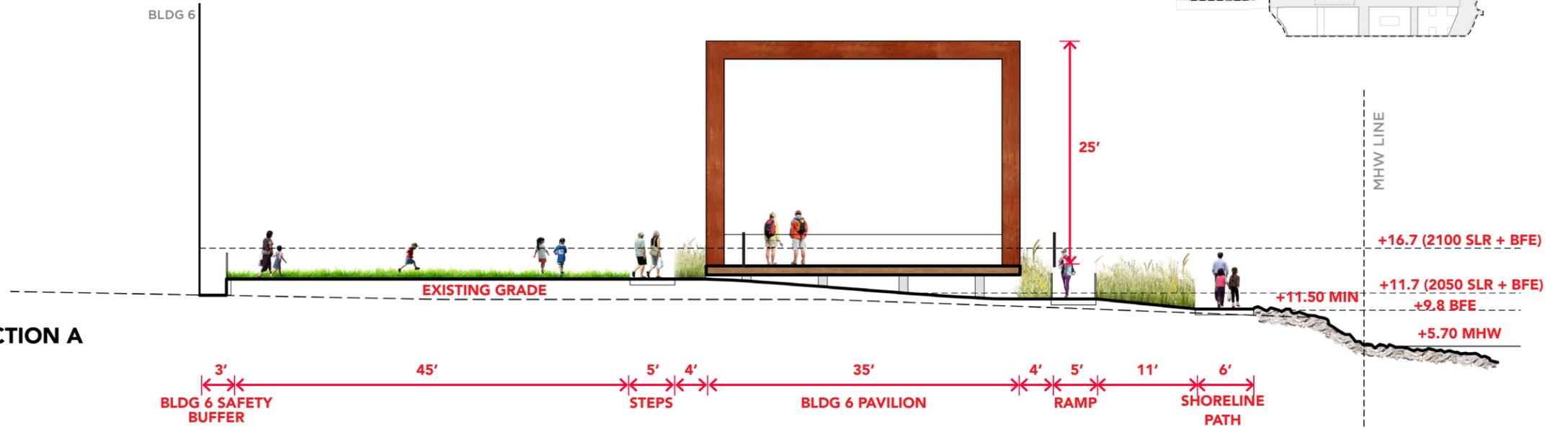
- |           |   |       |  |
|-----------|---|-------|--|
| -----     | 28-ACRE SITE BOUNDARY                           | ----- | SHORELINE PROTECTION LIMITS                  |
| - - - - - | 100' BCDC SHORELINE BAND<br>- BCDC JURISDICTION | ----- | REQUIRED PUBLIC ACCESS AREA<br>BOUNDARY      |
| -----     | BCDC BAY JURISDICTION LIMIT                     | ----- | REQUIRED 20TH STREET BAY TRAIL<br>CONNECTION |



# EXHIBIT 7: WATERFRONT TERRACE

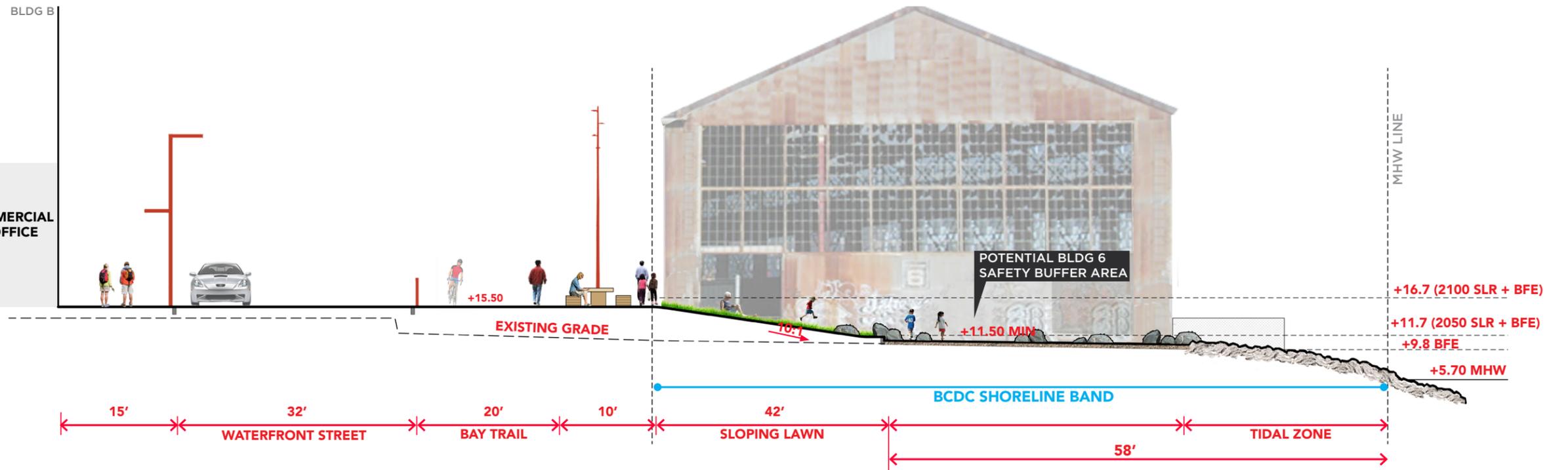


SECTION A



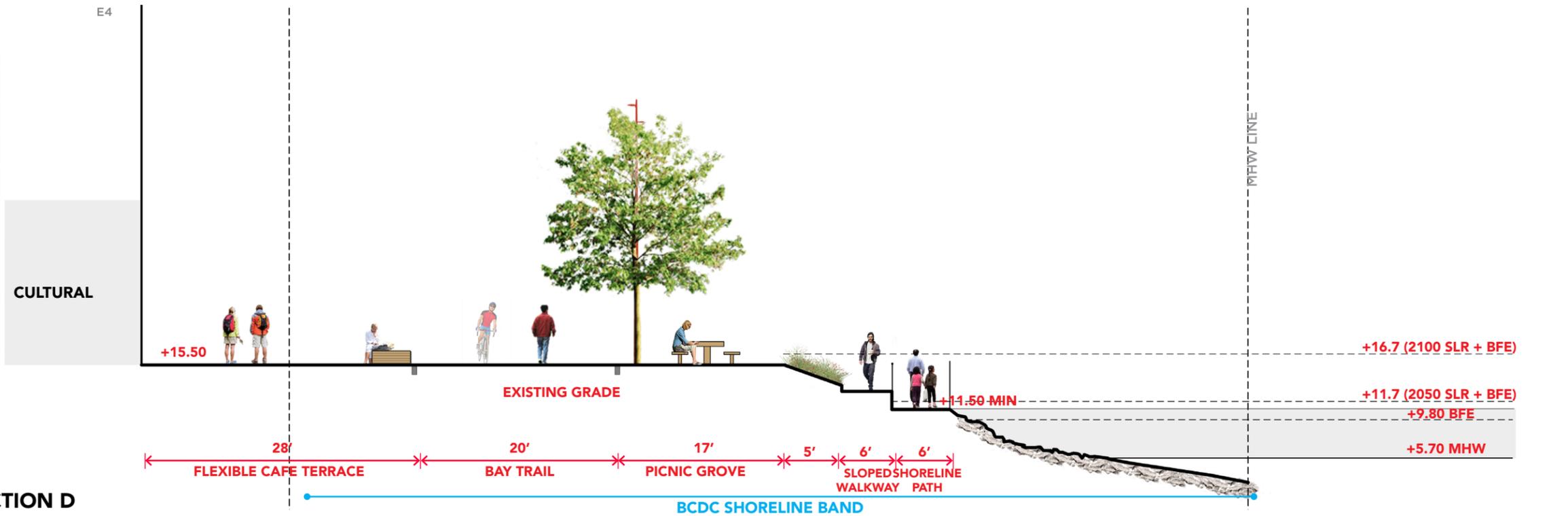
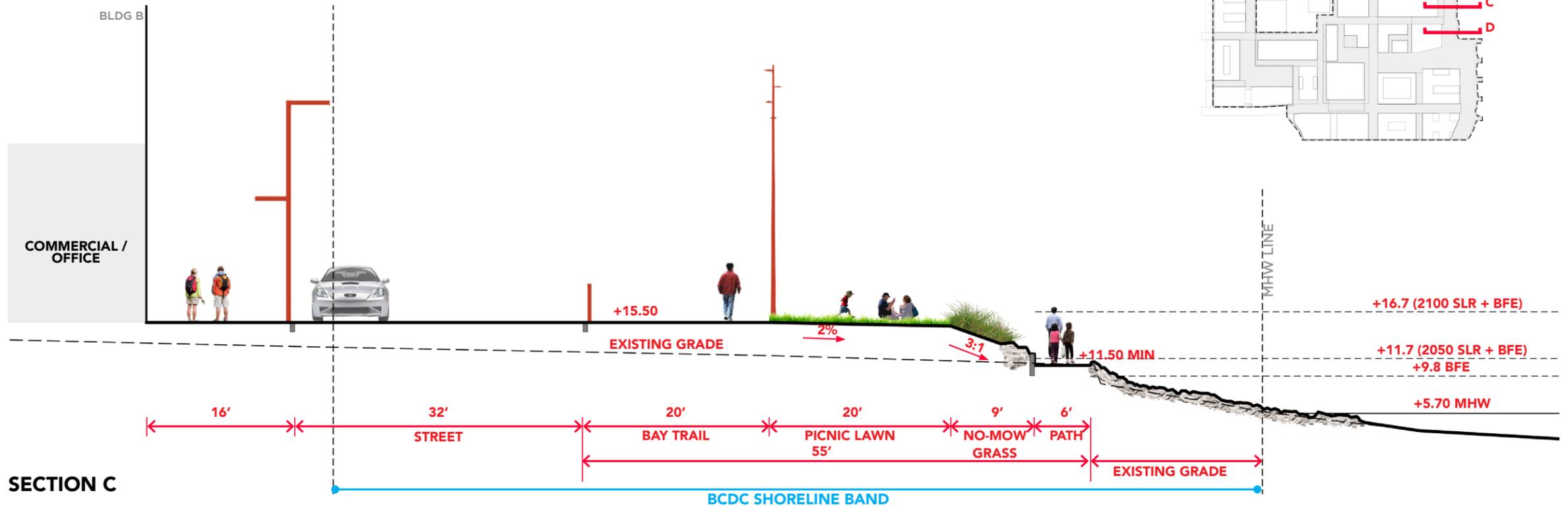
COMMERCIAL / OFFICE

SECTION B



\* SECTIONS ARE CONCEPTUAL/DIAGRAMMATIC, REFER TO SHORELINE STABILIZATION SERIES.

# EXHIBIT 8: WATERFRONT TERRACE



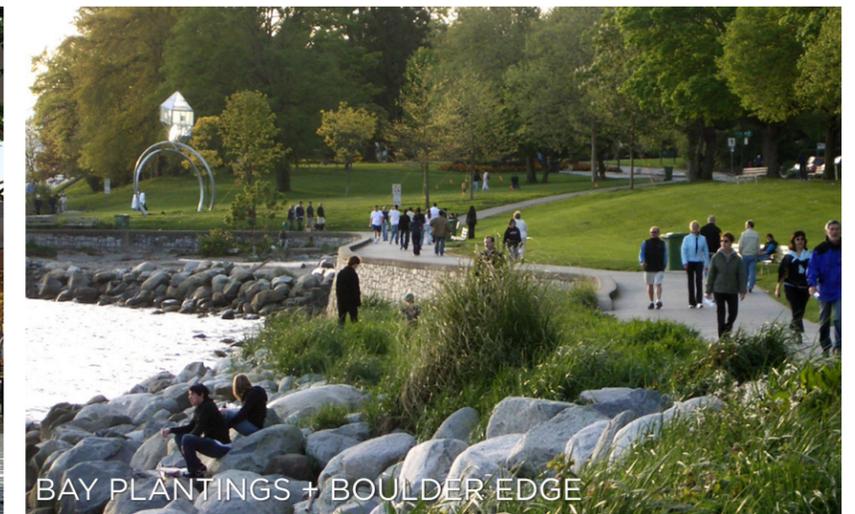
\* SECTIONS ARE CONCEPTUAL/DIAGRAMMATIC, REFER TO SHORELINE STABILIZATION SERIES.

# EXHIBIT 9: WATERFRONT PROMENADE



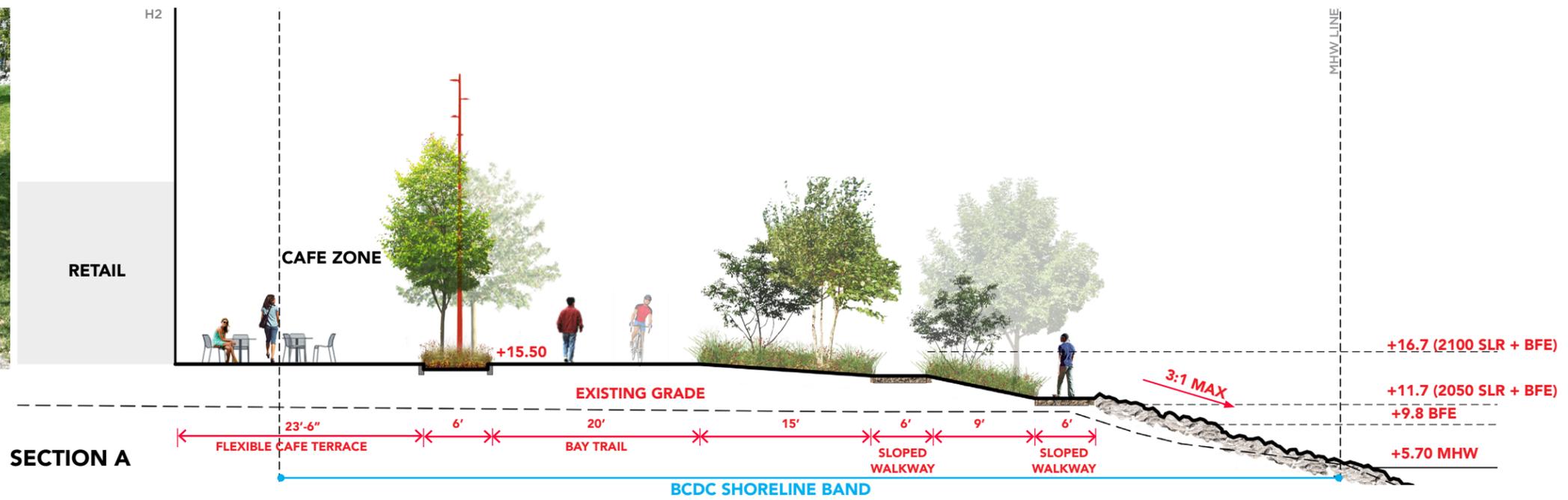
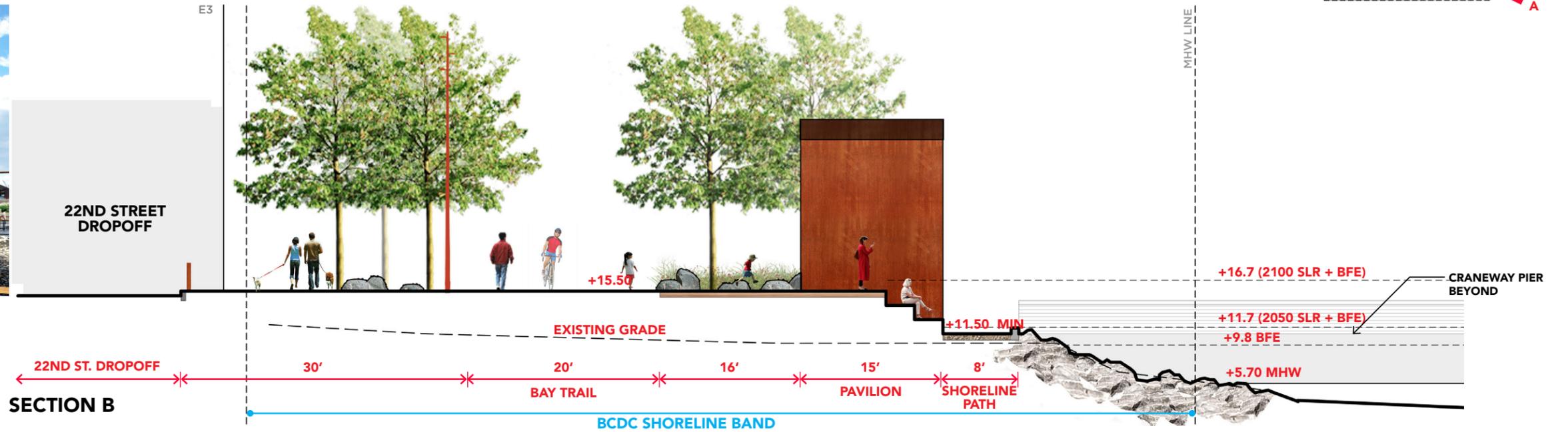
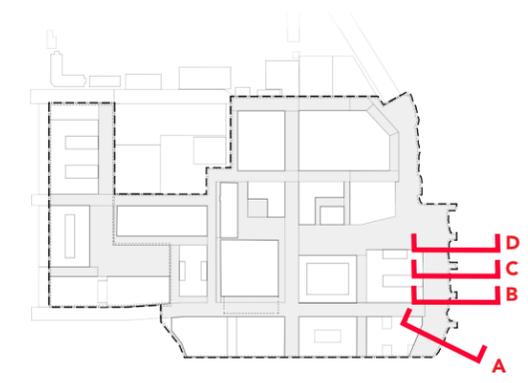
\* LOCATION OF FLEXIBLE CAFE SEATING AND OTHER AMENITIES ARE SHOWN DIAGRAMMATICALLY.

**JAMES CORNER FIELD OPERATIONS**



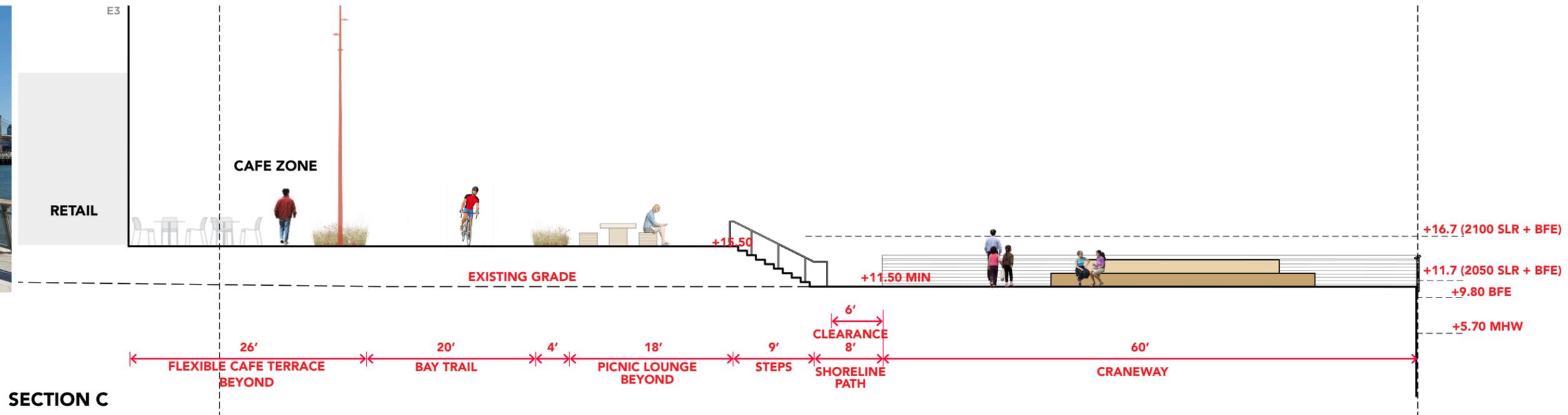
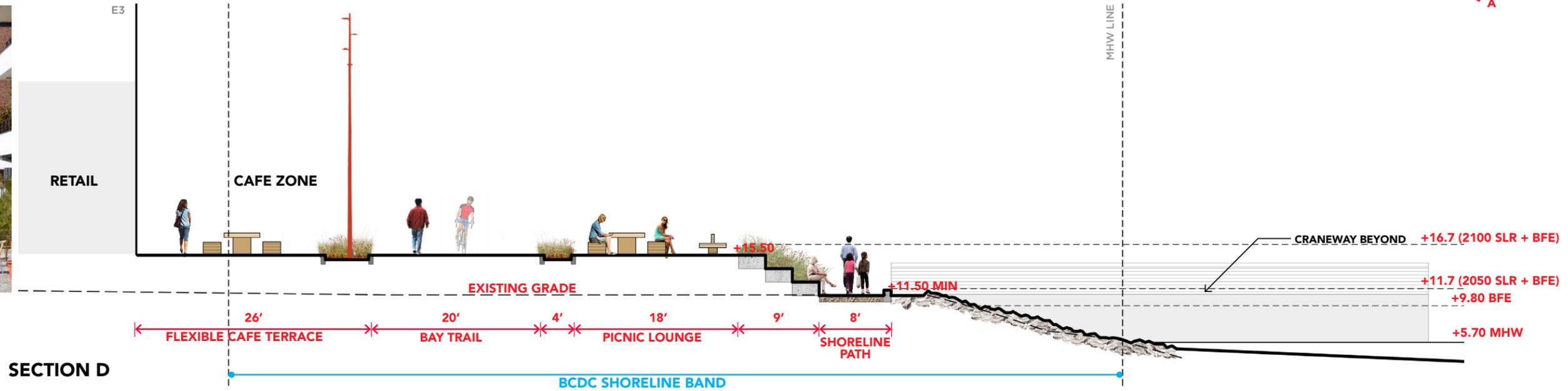
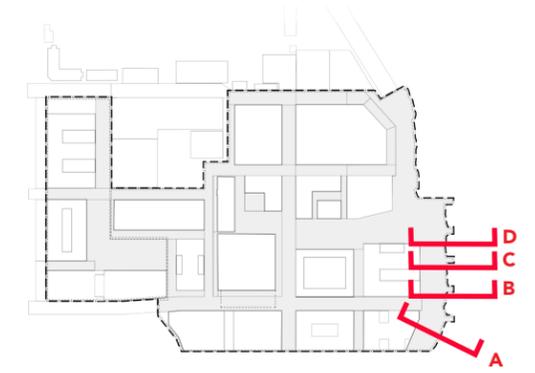
- 28-ACRE SITE BOUNDARY
- - - 100' BCDC SHORELINE BAND - BCDC JURISDICTION
- - - SHORELINE PROTECTION LIMITS
- - - REQUIRED PUBLIC ACCESS AREA BOUNDARY
- - - BCDC BAY JURISDICTION LIMIT

# EXHIBIT 10: WATERFRONT PROMENADE



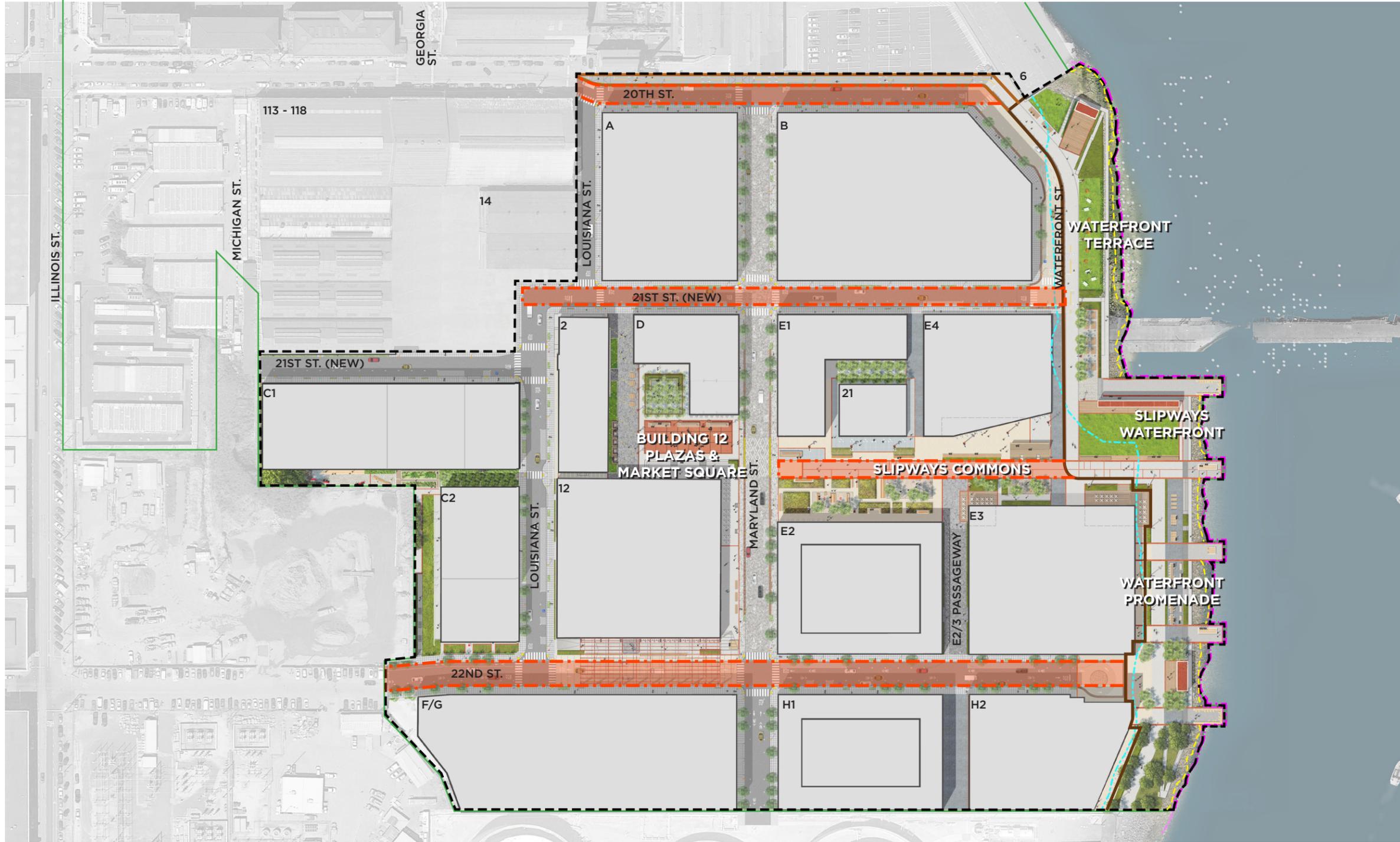
\* SECTIONS ARE CONCEPTUAL/DIAGRAMMATIC, REFER TO SHORELINE STABILIZATION SERIES.

# EXHIBIT 11: WATERFRONT PROMENADE



\* SECTIONS ARE CONCEPTUAL/DIAGRAMMATIC, REFER TO SHORELINE STABILIZATION SERIES.

# EXHIBIT 12: VIEW CORRIDOR DIAGRAM



- LEGEND**
- PIER 70 AREA
  - PIER 70 28 ACRE SITE
  - - - 100' BCDC SHORELINE BAND - BCDC JURISDICTION
  - - - BCDC BAY JURISDICTION LIMIT
  - - - SHORELINE PROTECTION LIMITS
  - REQUIRED PUBLIC ACCESS AREA BOUNDARY
  - REQUIRED 20TH STREET BAY TRAIL CONNECTION
  - DEDICATED VIEW CORRIDOR
  - VERTICAL BUILDINGS TO BE BUILT BY VERTICAL DEVELOPER

\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.

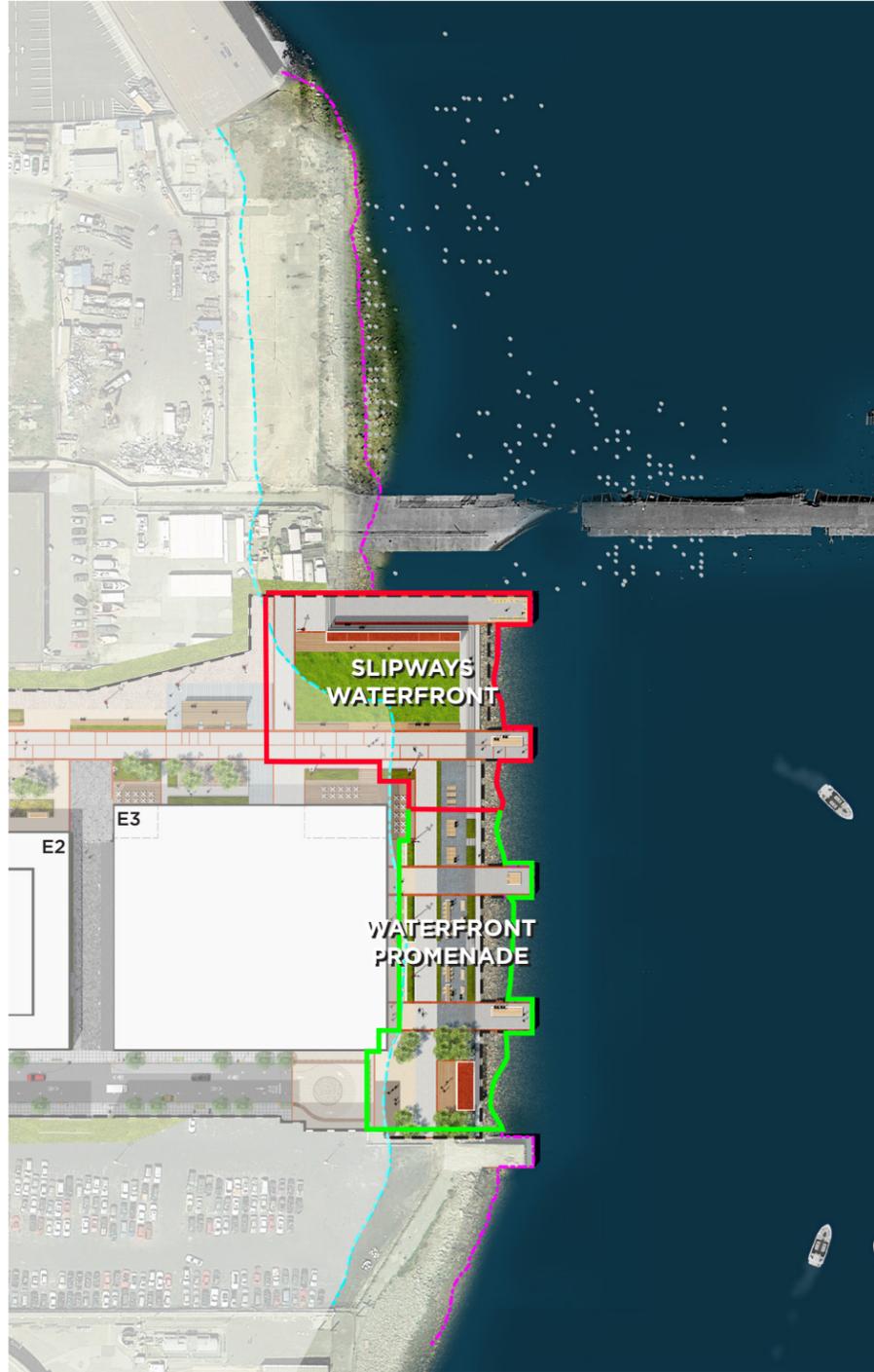


# EXHIBIT 13: REQUIRED PUBLIC ACCESS AREAS PHASING DIAGRAM

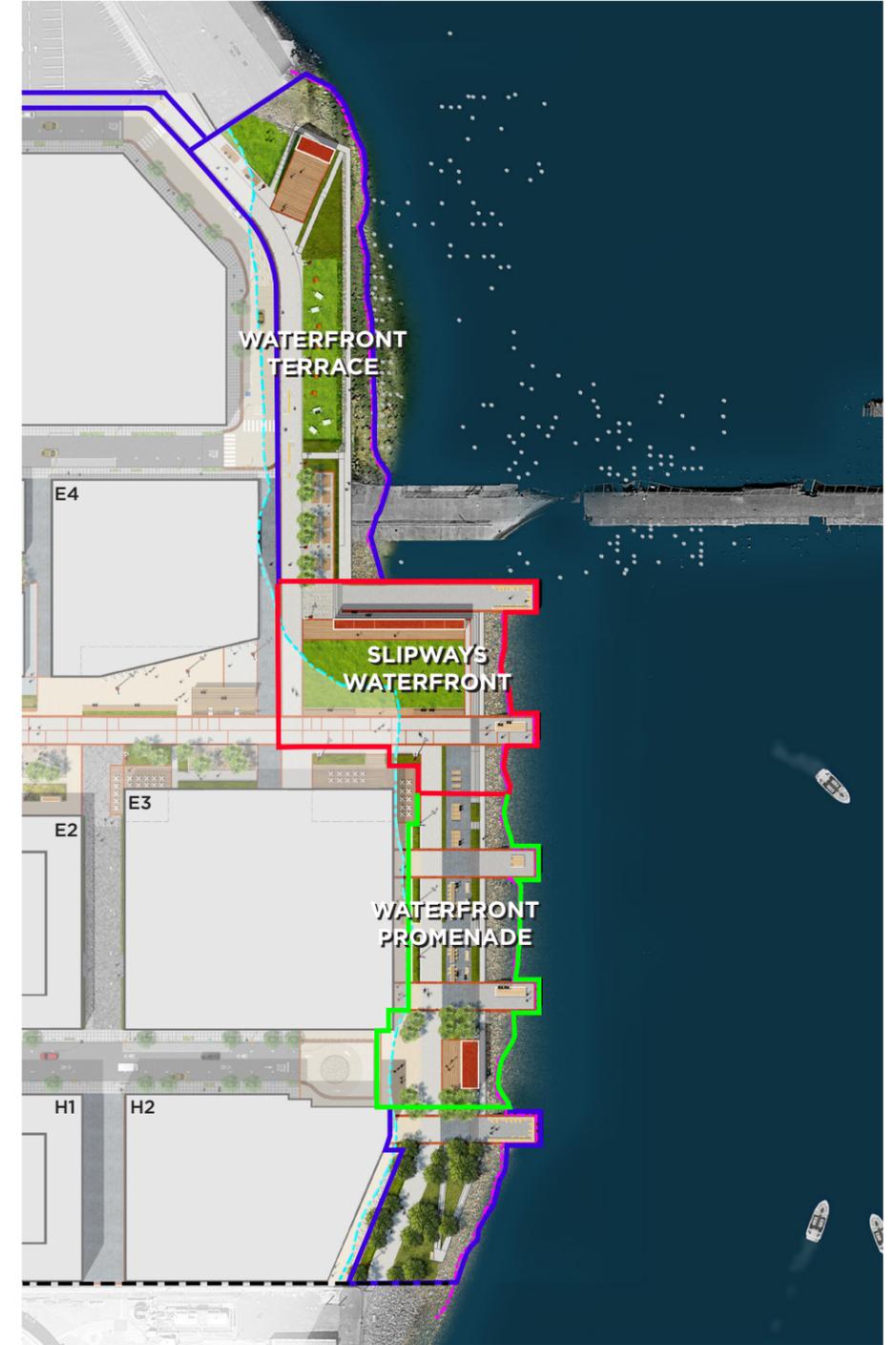
PHASE 1



PHASE 2



PHASE 3



\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.

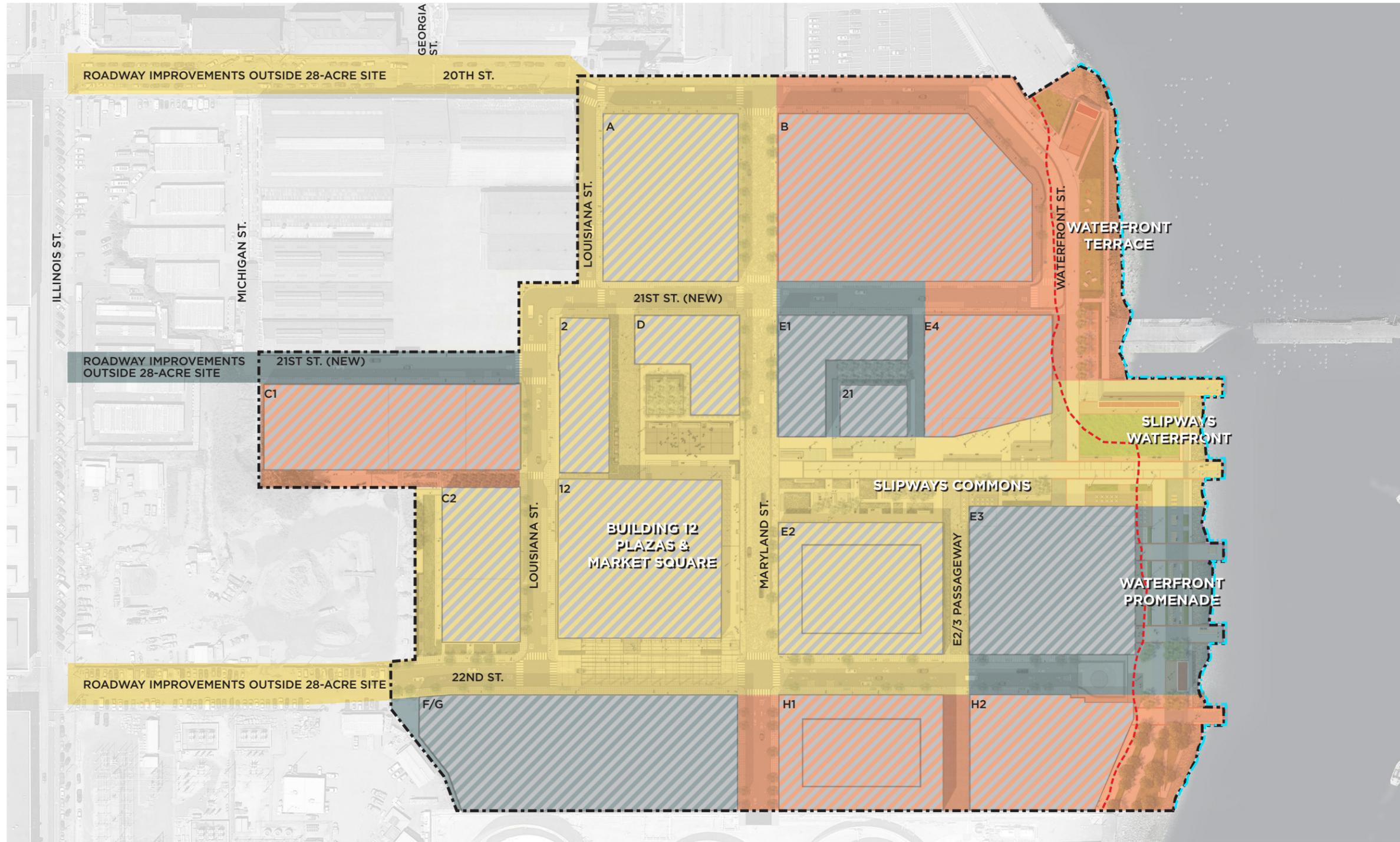
**LEGEND**

- 28 ACRE SITE BOUNDARY
- - - BCDC BAY JURISDICTION LIMIT
- - - 100' BCDC SHORELINE BAND - BCDC JURISDICTION
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY

**JAMES  
CORNER  
FIELD  
OPERATIONS**



# EXHIBIT 14: 28-ACRE PROJECT PHASING DIAGRAM



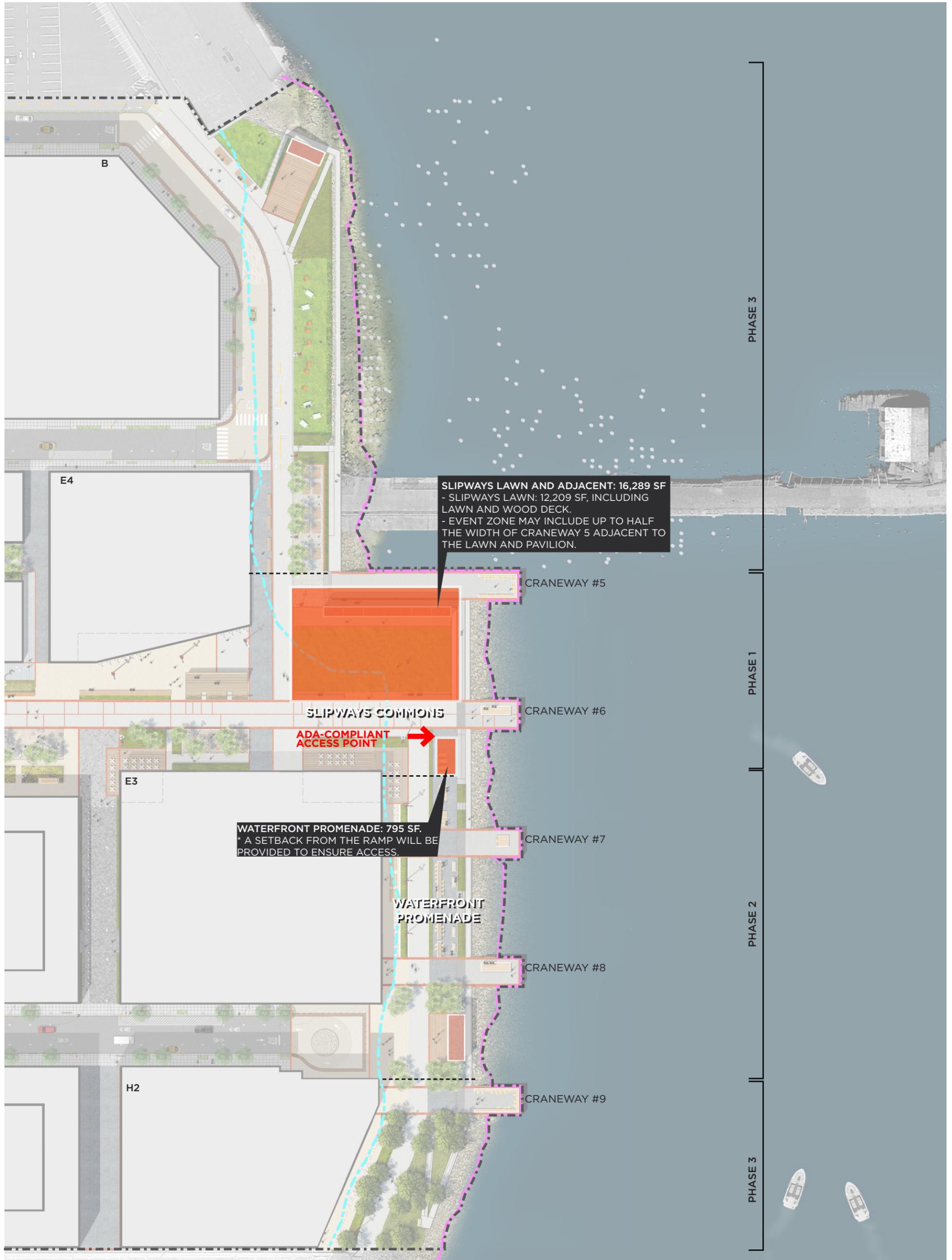
- LEGEND**
- 28-ACRE SITE BOUNDARY
  - 100' BCDC SHORELINE BAND - BCDC JURISDICTION
  - BCDC BAY JURISDICTION LIMIT
  - PHASE 1 HORIZONTAL DEVELOPMENT
  - PHASE 2 HORIZONTAL DEVELOPMENT
  - PHASE 3 HORIZONTAL DEVELOPMENT
  - PHASE 1 VERTICAL DEVELOPMENT
  - PHASE 2 VERTICAL DEVELOPMENT
  - PHASE 3 VERTICAL DEVELOPMENT

\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.



# EXHIBIT 15: PIER 70 EVENT ZONES - PHASE 1

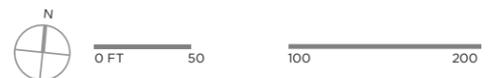
TOTAL AREA OF EVENT ZONES: 17,084 SF.



\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.

- LEGEND**
- 28-ACRE SITE BOUNDARY
  - - - - BCDC BAY JURISDICTION LIMIT
  - - - - 100' BCDC SHORELINE BAND - BCDC JURISDICTION

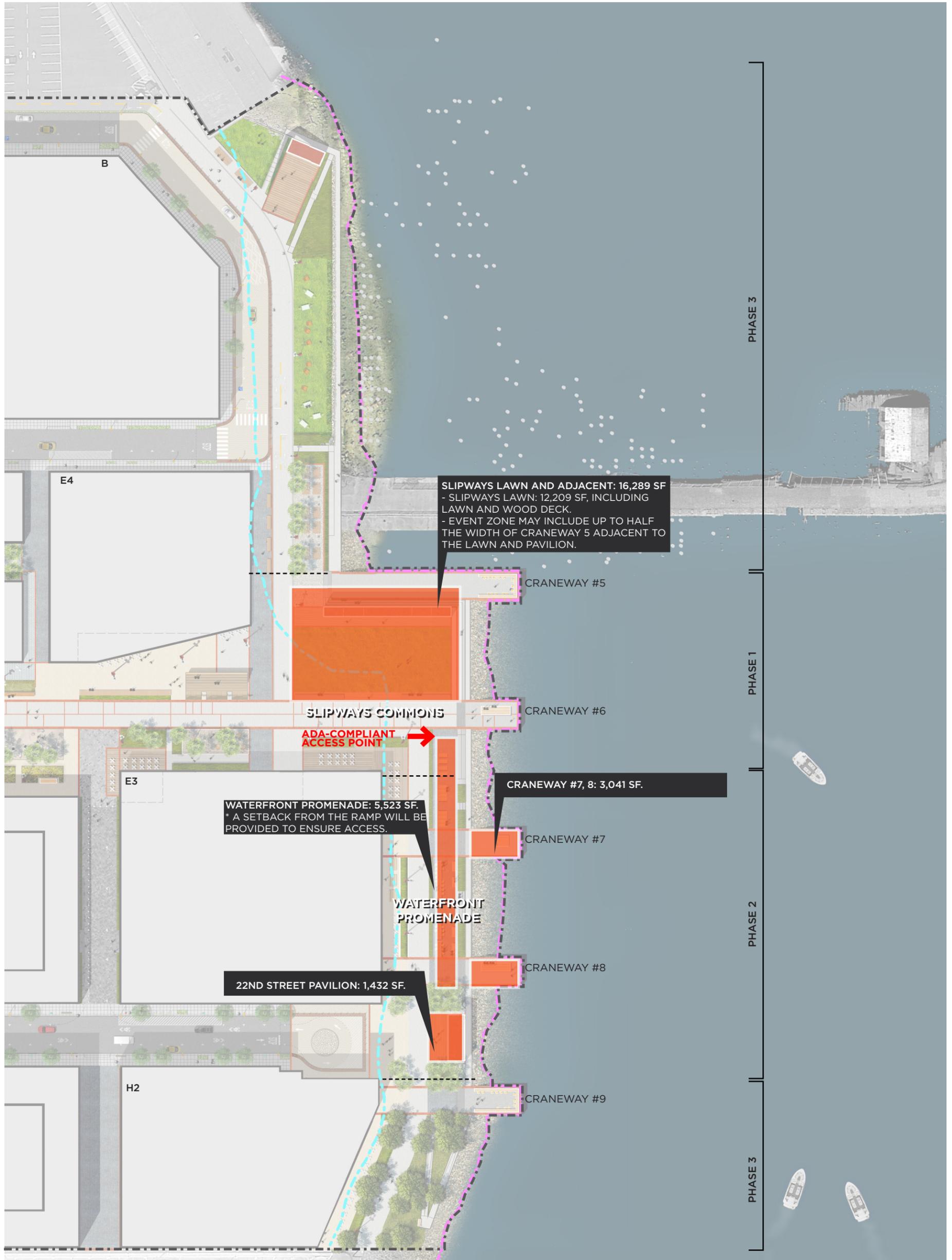
**JAMES  
CORNER  
FIELD  
OPERATIONS**



**PIER 70 - BCDC PERMIT NO. 2018.008.00  
DATE: 11/8/2019**

# EXHIBIT 16: PIER 70 EVENT ZONES - PHASE 2

TOTAL AREA OF EVENT ZONES: 26,285 SF.



**SLIPWAYS LAWN AND ADJACENT: 16,289 SF**  
 - SLIPWAYS LAWN: 12,209 SF, INCLUDING LAWN AND WOOD DECK.  
 - EVENT ZONE MAY INCLUDE UP TO HALF THE WIDTH OF CRANEWAY 5 ADJACENT TO THE LAWN AND PAVILION.

CRANEWAY #5

**SLIPWAYS COMMONS**

**ADA-COMPLIANT ACCESS POINT** →

CRANEWAY #6

**CRANEWAY #7, 8: 3,041 SF.**

**WATERFRONT PROMENADE: 5,523 SF.**  
 \* A SETBACK FROM THE RAMP WILL BE PROVIDED TO ENSURE ACCESS.

CRANEWAY #7

**WATERFRONT PROMENADE**

CRANEWAY #8

**22ND STREET PAVILION: 1,432 SF.**

CRANEWAY #9

\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.

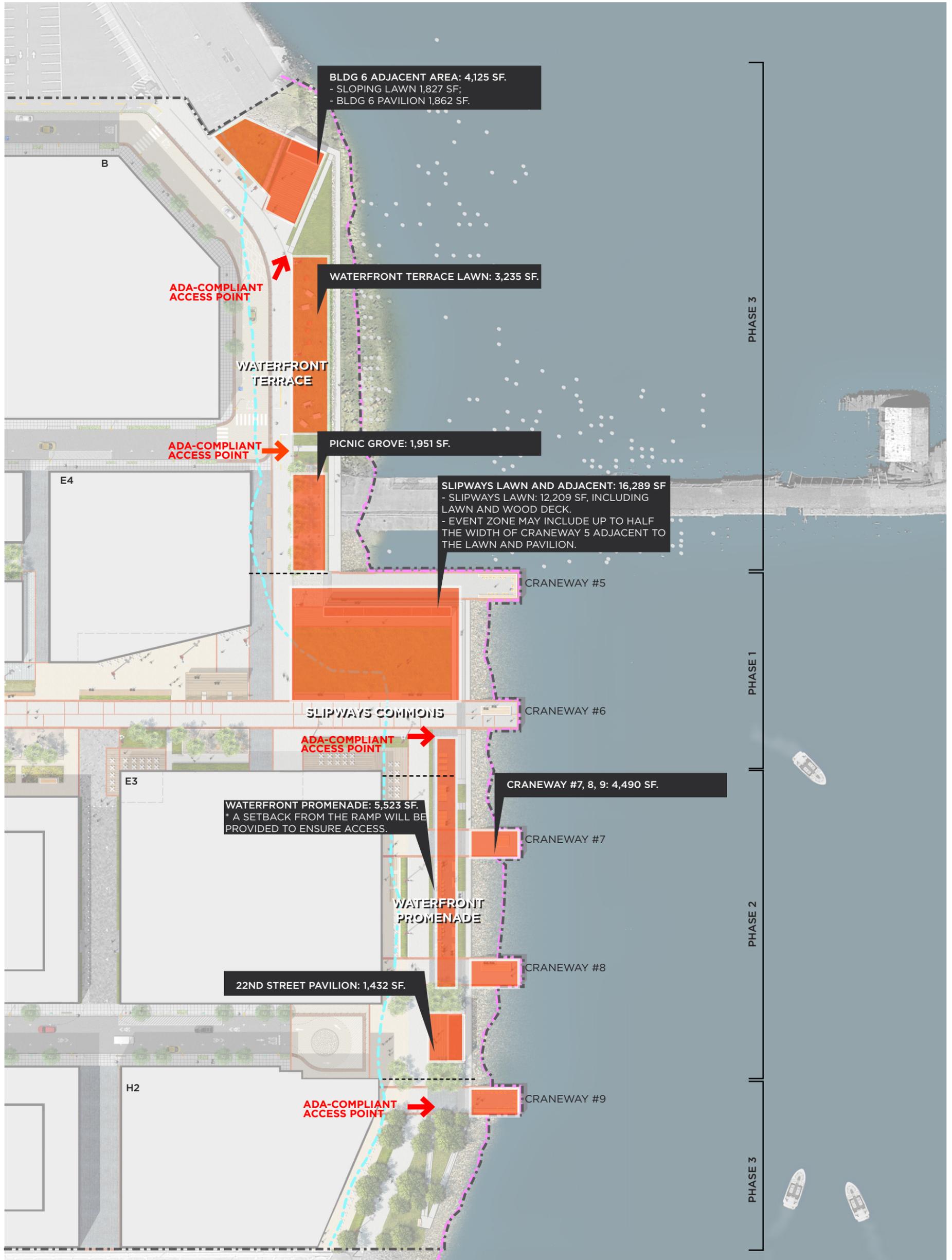
- LEGEND**
- 28-ACRE SITE BOUNDARY
  - - - - BCDC BAY JURISDICTION LIMIT
  - - - - 100' BCDC SHORELINE BAND - BCDC JURISDICTION

**JAMES CORNER FIELD OPERATIONS**



# EXHIBIT 17: PIER 70 EVENT ZONES - PHASE 3

TOTAL AREA OF EVENT ZONES: 37,045 SF.



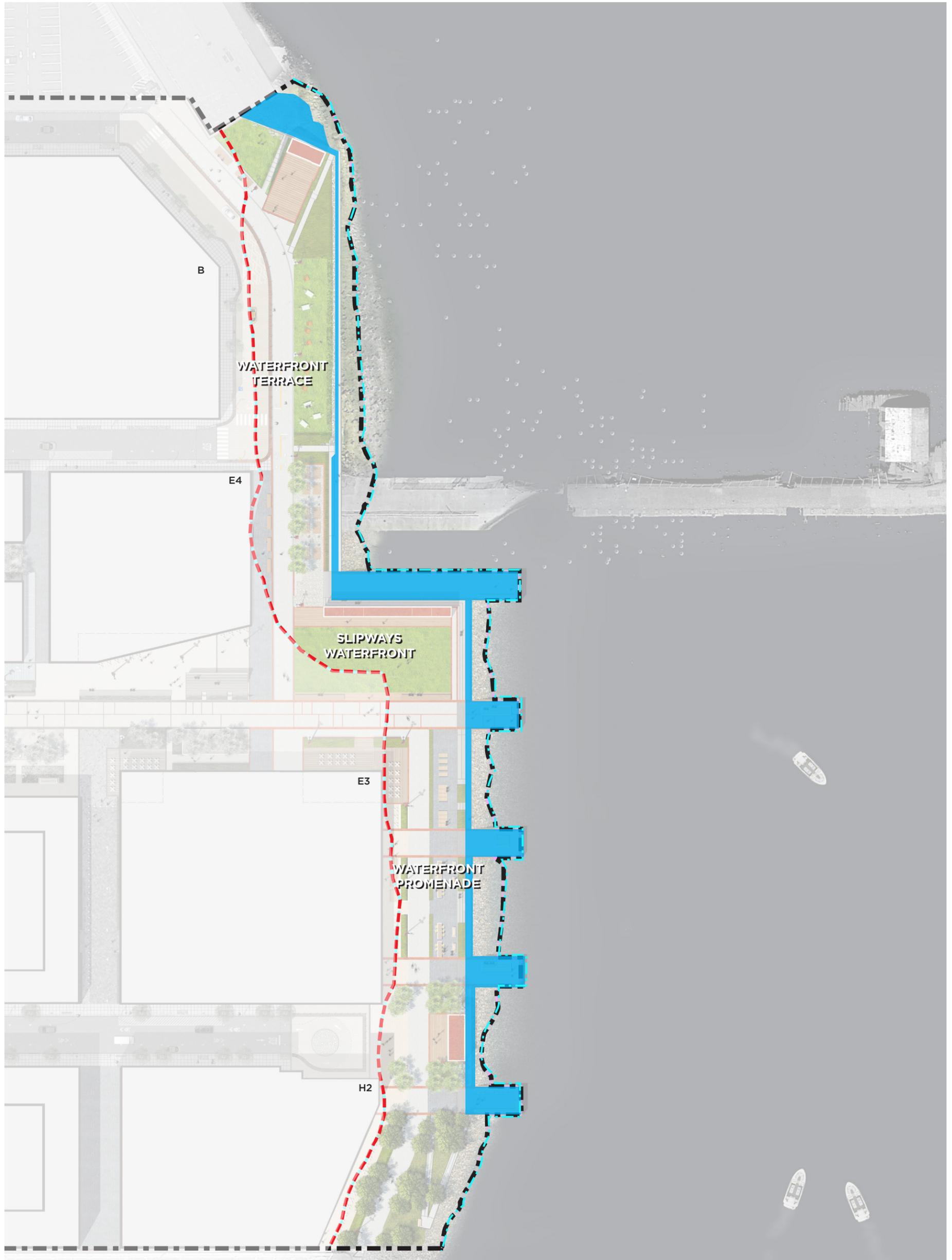
\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.

- LEGEND**
- 28-ACRE SITE BOUNDARY
  - BCDC BAY JURISDICTION LIMIT
  - 100' BCDC SHORELINE BAND - BCDC JURISDICTION

**JAMES CORNER FIELD OPERATIONS**



# EXHIBIT 18: SHORELINE ADAPTATION AREA DIAGRAM



\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.

\* DATES IDENTIFIED ON THE MAP ARE ESTIMATED AND BARRIERS WILL BE IMPLEMENTED NOT ON A SPECIFIC DATE, BUT RATHER ON ACTUAL TRIGGERS OF FREQUENCY OF INUNDATION.

## LEGEND

- 28-ACRE SITE BOUNDARY
- 100' BCDC SHORELINE BAND (BCDC JURISDICTION)
- BCDC BAY JURISDICTION LIMIT
- SHORELINE ADAPTATION AREA



0 FT 50 100 200

**FIGURE 19:  
POSSIBLE BARRIER LOCATION FOR INTERIM/PERIODIC FLOODING CONDITION**



\* NO WORK BELOW HIGH TIDE LINE PROPOSED; SEE MOFFAT & NICHOL'S SHORELINE PROTECTION PLAN FOR DETAILS OF SHORELINE PROTECTION ABOVE HIGH TIDE LINE.  
 \* DATES IDENTIFIED ON THE MAP ARE ESTIMATED AND BARRIERS WILL BE IMPLEMENTED NOT ON A SPECIFIC DATE, BUT RATHER ON ACTUAL TRIGGERS OF FREQUENCY OF INUNDATION.

**LEGEND**

- - - - - 28-ACRE SITE BOUNDARY
- - - - - 100' BCDC SHORELINE BAND (BCDC JURISDICTION)
- - - - - BCDC BAY JURISDICTION LIMIT

**JAMES  
CORNER  
FIELD  
OPERATIONS**

- ▬ ADDED TEMPORARY BARRIER  
- LOCATED AT HALFWAY SLOPED WALKWAY
- ▬ ADDED TEMPORARY BARRIER  
- LOCATED AT TOP OF STEPS
- ▬ TERRACE EDGE  
- FUNCTIONS AS WARNING TO PREVENT ACCESS WHEN LOWER LEVEL IS VISIBLY FLOODING



0 FT 50 100 200

**PIER 70 - BCDC PERMIT NO. 2018.008.00  
DATE: 11/8/2019**

**Exhibit 20: Pier 70 Special Event Summary\***

Event Type	Event Size		
	Small	Medium	Large
		Total of 100 Event Days/Year; no more than 16 of 100 may be large; no more than 4 weekend days per month	
Free Public	Unlimited	Up to 100 of total Event Days	Up to 16 of total Event Days
Free Public Ticketed	100 Event Days/Year	Up to 25 of total Event Days	Up to 8 of total Event Days
Paid Ticketed	14 Event Days/Year; no more than 4 of 14 days may be large		
Private	12 Event Days/Year		None
Micro Events	Unlimited; no more than 1,600sf; fees generally affordable and reservation rates comparable to similar park facilities	N/A	N/A
Small Fee-Based Classes	Unlimited; no more than 1,600sf	N/A	N/A

**Small Event:** Single or combination of events occupying no more than 25% of Event Areas open to the public at time of event and limited in duration to one Event Day, excluding setup and takedown.

**Medium Event:** Single or combination of events occupying between 25 and no more than 50% of Event Areas open to the public at time of event and limited in duration to a maximum of 10 consecutive Event Days, excluding setup and takedown.

**Large Event:** Single or combination of events occupying between 50 and 100% of Event Areas open to the public at time of event and limited in duration to a maximum of 10 consecutive Event Days, excluding setup and takedown.

**\*This table is intended only as a summary. Please refer to the text of Special Condition II.C.**