

**ATTACHMENT B**

**MISSION BAY SOUTH**

**SCOPE OF DEVELOPMENT**

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### MISSION BAY SOUTH SCOPE OF DEVELOPMENT

Initially capitalized terms unless separately defined in this Scope of Development have the meanings and content set forth in the South OPA. "Local-serving" has the meaning and content set forth in the Mission Bay South Redevelopment Plan.

The South Plan Area contains a mix of primarily residential, retail and commercial/industrial uses, with associated parking and loading areas, together with supporting infrastructure, including a significant open space component. The development program of Owner and the Agency for the South Plan Area is more specifically as follows:

I. Owner's Development Program.

A. Infrastructure Program.

The Owner's obligations with respect to Infrastructure are set forth in the Infrastructure Plan. Together with the Mission Bay Subdivision Code and Regulations, the Infrastructure Plan establishes the design standards, construction standards, criteria and specifications for Infrastructure in the South Plan Area. In addition, the Infrastructure Plan and the South OPA describe the obligations of Owner and the City with respect to community facilities, including a police/fire station and school, which are both permitted on sites so designated in the Mission Bay South Redevelopment Plan. The Infrastructure Plan also contains an Infrastructure phasing methodology which establishes the timing and components of Infrastructure that will be required in connection with a Major Phase or Project.

B. Development Program Components.

In addition to and in conjunction with the Infrastructure described in the Infrastructure Plan, the Owner is permitted to construct the following Improvements in the South Plan Area on sites where such uses are permitted by the Mission Bay South Redevelopment Plan:

1. Up to approximately 1,900 market-rate Dwelling Units as defined in the Mission Bay South Redevelopment Plan; provided, however, that Owner may elect to construct additional units that the Agency would otherwise be permitted to construct pursuant to the terms and conditions of Section 3.4.3 of the South OPA.
2. Up to approximately 230,000 Leasable square feet of retail uses as defined in the Redevelopment Plan. The allowable retail space includes: 159,300 Leasable square feet of Local-serving retail, 20,700 Leasable square feet of City-serving retail, and 50,000 Leasable square feet of entertainment retail.

3. An up to 500 room hotel and associated facilities such as retail, banquet and conference rooms.
4. Up to 5,000,000 Leasable square feet of Commercial Industrial uses, as defined in the Mission Bay South Redevelopment Plan.
5. Public facilities, including open lot or enclosed storage, pump station, railroad tracks and related facilities, or other public use or structure.
6. Approximately 41 acres of open space, including eight acres within the UCSF site, plus an additional approximately two (2) acres on Port property outside of and adjacent to the South Plan Area.
7. Associated parking and loading, as provided in the Mission Bay South Design for Development document.
8. Temporary uses permitted under the Mission Bay South Redevelopment Plan and interim uses as may be approved pursuant to the Mission Bay South Redevelopment Plan.
9. Non-conforming uses, subject to the terms and conditions of the Mission Bay South Redevelopment Plan.

C. Streetscape.

The Owner shall prepare and submit to the Agency a Streetscape Plan for the South Plan Area prior to or concurrent with the first Major Phase submission. The Streetscape Plan shall be a concept level plan which includes, at a minimum, the following:

1. Street Trees. The Streetscape Plan will depict the types of street tree species proposed, general location, planting frequency and size, and relationship to the street hierarchy.
2. Lighting. The Streetscape Plan will describe lighting fixture types, general location and frequency.
3. Street Furnishings. The Streetscape Plan will describe, for street furnishings such as benches, trash receptacles, newspaper racks, bicycle racks and kiosks, their general location, frequency and types.
4. Sidewalk Treatment, Paving and Curbing. The Streetscape Plan will depict generally the sidewalk treatment, paving and curbing features.

D. Signage.

The Owner shall prepare and submit to the Agency a Signage Plan for the South Plan Area prior to or concurrent with the first Major Phase submission. The Signage Plan shall be a

concept level plan which includes, at a minimum, a description of any uniform signage features proposed for the South Plan Area or, at Owner's election, as to those land use categories contained in the first Major Phase. Uniform signage features for any remaining land use categories would then be submitted as part of the first Major Phase submission that contains such categories. Uniform signage is not required, however, for the South Plan Area or any land uses therein, except for signs and images that pertain to safety, direction and orientation, which shall be located and signed consistently in major paths and intersections.

E. Channel Edge.

The Owner shall prepare and submit to the Agency a Channel Edge Plan. This Plan, covering the portions of blocks P1, P2 and P8 from the top of the South Channel bank toward the Channel to the mean low tide line, shall be a concept level plan which describes concepts for vegetation and, where necessary, bank stabilization techniques. This information will be submitted for blocks P1, P2 and P8 prior to or concurrent with the first Major Phase submission that includes one or more of these blocks. The treatment of P3 will be addressed separately as part of the Major Phase submission that includes that block.

II. Agency's Development Program

A. Infrastructure.

The Agency's obligations with respect to Infrastructure are set forth in the Infrastructure Plan and the Mission Bay Subdivision Code and Regulations. The Owner is responsible for providing Infrastructure to the Agency Affordable Housing Parcels in accordance with the South OPA, consistent with the Infrastructure Plan and Mission Bay Subdivision Regulations, including the phasing methodology.

B. Development Program Components.

1. Up to approximately 1,100 Affordable Housing Units, including a mix of rental and ownership units. This number may be increased under the terms and conditions of the Mission Bay South Housing Program.
2. Associated parking and loading, as provided in the Design for Development document.
3. Up to approximately 30,000 Leasable square feet of Local-serving retail on Affordable Housing Parcels.
4. Temporary uses permitted under the Mission Bay South Redevelopment Plan and interim uses as may be approved pursuant to the Mission Bay South Redevelopment Plan.
5. Non-conforming uses, subject to the terms and conditions of the Mission Bay South Redevelopment Plan.