

Proposed Phasing Plan

OHP has proposed that the project be constructed in five phases over a period of approximately 17 years: 2008 to 2025 which are likely to occur sequentially, however, they may move forward concurrently or out of sequence as conditions require.

Phase I: Parcels A, B, C, F, and G

This phase will involve at a minimum a) demolition and remediation, b) onsite improvements, c) offsite improvements and d) completion timeframes and conditions.

- a) Demolition and Remediation;
 - i. Removal of approximately 88,000 square foot of manufacturing, storage, retail, and service uses, approximately 165,000 square feet of the Ninth Avenue Terminal Shed Building, approximately 120,000 square feet of timber supported pier structure.
 - ii. Implementation of the site remediation plan under the regulatory oversight of the California State Department of Substance Control (DTSC).
- b) Onsite Improvements;
 - i. Construction of approximately 1,125 Multifamily dwelling units on parcels A, B,C, F, and G.
 - ii. Construction of approximately 69,000 square feet of retail/commercial uses located on the ground floor of residential building on parcels A,B,C,F and G.
 - iii. Construction of a portion of Shoreline Park to the south of parcels A, B, C and D including all landscaping, pier renovation, tree removal and installation, bike paths, pedestrian walk ways, bay trail connections, and shoreline improvements.
 - iv. Renovation of approximately 15,000 square of the existing 9th Avenue Terminal Shed Building as a mixed use commercial/cultural resource building.
 - v. Site improvements including grading, underground wet and dry utility installation, construction of streets including the full street section improvements on streets bordering the parcels being developed, bike paths, pedestrian trails, bay trail connections, sidewalks, street trees and landscaping.
- c) Offsite Improvements;
 - i. Removal of existing street section, sidewalks and landscaping
 - ii. Widening of the Embarcadero from the South Bound On-Ramp to I-880 at 10th Avenue to 5th Avenue including construction of street section, medians, traffic signals, sidewalks, bike trails, street trees and landscaping
 - iii. Installation of wet and dry underground utilities fronting the project on the project side of Embarcadero
 - iv. All offsite mitigation measures and conditions as required for the development of this phase. The reconstruction of Embarcadero includes demolition of the existing street section and under grounding utilities.
- d) Completion Time frames;
 - i. Completed of Phase I park improvements prior to the issuance of a certificate of occupancy for the 550th residential unit for the project or five (5) years from the issuance of the first building permit for Phase I.

Phase II: Parcels D, E, H, and J

This phase will involve at a minimum a) remediation, b) onsite improvements, c) offsite improvements and d) completion timeframes and conditions.

- a) Remediation:
 - i.) Implementation of the site remediation plan under the regulatory oversight of the California State Department of Substance Control (DTSC).
- b) Onsite Improvements:
 - i. Construction of approximately 905 Multifamily dwelling units on parcels D, E, H, and J.
 - ii. Construction of approximately 79,000 square feet of retail/commercial uses located on the ground floor of residential building on parcels D, E, H, and J.
 - iii. Construction of the remainder of Shoreline Park and the entire Clinton Basin Quay including all landscaping, tree removal and installation, bike paths, pedestrian walk ways, bay trail connections, and shoreline improvements running along the remainder of Shoreline Park and Clinton Basin.
 - iv. Site improvements including grading, underground wet and dry utility installation, construction of streets including the full street section improvements on streets bordering the parcels being developed, bike paths, pedestrian trails, bay trail connections, sidewalks, street trees and landscaping.
- c) Offsite Improvements:
 - i. Removal of existing street section, sidewalks and landscaping
 - ii. Widening of the Embarcadero from 5th Avenue to the existing Embarcadero Bridge including construction of street section, medians, traffic signals, sidewalks, bike trails, street trees and landscaping
 - iii. Installation of wet and dry underground utilities fronting the project on the project side of Embarcadero
 - iv. All offsite mitigation measures and conditions as required for the development of this phase.
- d) Completion Time frames;
 - i. Completed of Phase II park improvements prior to the issuance of a certificate of occupancy for the 1,650th residential unit for the project or eight (8) years from the issuance of the first building permit for Phase I.

Phase III: Parcels K and L.

This phase will involve at a minimum a) demolition and remediation, b) onsite improvements, c) offsite improvements and d) completion timeframes and conditions.

- a) Demolition and Remediation:
 - i. Demolition of approximately 46,000 square feet of marine, storage, service, manufacturing, and industrial uses.
 - ii. Implementation of the site remediation plan under the regulatory oversight of the California State Department of Substance Control (DTSC).
- b) Onsite Improvements:
 - i. Construction of approximately 460 multifamily dwelling units on parcels K and L.
 - ii. Construction of approximately 25,000 square feet of retail/commercial uses located on the ground floor of residential building on parcels K and L.

- iii. Construction of the South Park including all landscaping, tree removal and installation, bike paths, pedestrian walk ways, bay trail connections, and shoreline improvements.
- iv. Site improvements including grading, underground wet and dry utility installation, construction of the new 5th Avenue street section adjacent to parcels K and L bordering the private property to the West of parcels K and L, bike paths, pedestrian trails, bay trail connections, sidewalks, street trees and landscaping.
- c) Offsite Improvements:
 - i. All offsite mitigation measures and conditions as required for the development of this phase
- d) Completion Time frames;
 - i. Completed of Phase III park improvements prior to the issuance of a certificate of occupancy for the 2,340th residential unit for the project or eleven (11) years from the issuance of the first building permit for Phase I.

Phase IV: Parcel M

This phase will involve at a minimum a) demolition and remediation, b) onsite improvements, c) offsite improvements and d) completion timeframes and conditions.

- a) Demolition and Remediation:
 - i. Demolition of onsite structures.
 - ii. Implementation of the site remediation plan under the regulatory oversight of the California State Department of Substance Control (DTSC).
- b) Onsite Improvements:
 - i. Construction of approximately 310 multifamily dwelling units on parcel M.
 - ii. Construction of approximately 15,000 square feet of retail/commercial uses located on the ground floor of residential building on parcel M.
 - iii. Construction of Channel Park including all landscaping, tree removal and installation, bike paths, pedestrian walk ways, bay trail connections, and shoreline improvements.
 - iv. Site improvements including grading, underground wet and dry utility installation, construction of 4th Avenue street section, bike paths, pedestrian trails, bay trail connections, sidewalks, street trees and landscaping.
- c) Offsite Improvements:
 - i. All offsite mitigation measures and conditions as required for the development of this phase.
- d) Completion Time frames;
 - i. Completed of Phase IV park improvements prior to the issuance of a certificate of occupancy for the 2,800th residential unit for the project or fourteen (14) years from the issuance of the first building permit for Phase I.

Phase V, Parcel N

This phase will involve at a minimum a) demolition and remediation, b) onsite improvements, c) offsite improvements and d) completion timeframes and conditions.

- a) Demolition and Remediation:
 - i. Demolition of a 78,400 square foot warehouse building.
 - ii. Implementation of the site remediation plan under the regulatory oversight of the California State Department of Substance Control (DTSC).
- b) Onsite Improvements:

- i. Construction of approximately 300 multifamily dwelling units on parcel N.
 - ii. Construction of approximately 15,000 square feet of retail/commercial uses located on the ground floor of residential building on parcel N.
 - iii. Renovation of Estuary Park including all landscaping, tree removal and installation, bike paths, pedestrian walk ways, and bay trail connections.
 - iv. Site improvements including grading, underground wet and dry utility installation, construction of the public access easement called Estuary Park Drive, bike paths, pedestrian trails, bay trail connections, sidewalks, street trees and landscaping.
- c) Offsite Improvements:
- i. Removal of existing street section, sidewalks and landscaping
 - ii. Widening of the Embarcadero from 5th Avenue to the existing Embarcadero Bridge including construction of street section, medians, traffic signals, sidewalks, bike trails, street trees and landscaping
 - iii. Installation of wet and dry underground utilities fronting the project on the project side of Embarcadero
 - iv. All offsite mitigation measures and conditions as required for the development of this phase
- d) Completion Time frames;
- i. Completed of Phase IV park improvements prior to the issuance of a certificate of occupancy for the 3,100th residential unit for the project or eighteen (18) years from the issuance of the first building permit for Phase I.