

**ATTACHMENT B**

**MISSION BAY NORTH**  
**SCOPE OF DEVELOPMENT**



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

The North Plan Area contains a mix of primarily residential and retail 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 North 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 and criteria for Infrastructure in the North Plan Area. 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 North Plan Area on sites where such uses are permitted by the Mission Bay North Redevelopment Plan:

1. Up to approximately 2,655 Dwelling Units as defined in the Mission Bay North Redevelopment Plan, including approximately 2,400 market-rate units, and 255 Affordable Housing Units; 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 North OPA.
2. Up to approximately 500,000 Leasable square feet of retail uses including: 50,000 Leasable square feet of Local-serving retail, 350,000 Leasable square feet of urban entertainment-oriented retail use, and 100,000 Leasable square feet of City-serving retail.
3. Public facilities, including open lot or enclosed storage, pump station, railroad tracks and related facilities, or other public use or structure.

4. Approximately six (6) acres of open space.
5. Associated parking and loading, as provided in the Mission Bay North Design for Development document.
6. Temporary uses as permitted under the Mission Bay North Redevelopment Plan and interim uses as may be approved pursuant to the Mission Bay North Redevelopment Plan.
7. Non-conforming uses, subject to the terms and conditions of the Mission Bay North Redevelopment Plan.

C. Streetscape.

The Owner shall prepare and submit to the Agency a Streetscape Plan for the North 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, 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 North 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 North Plan Area. Uniform signage is not required, however, for the North 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 the blocks denoted "NP" on the Site Plan from the top of the north 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 shall be provided as a combined submittal for N1-N3 with the first Major Phase submission that includes one of these three blocks, and for N4/N5 for the first Major Phase that involves either of these blocks.

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 Regulations. The Owner is responsible for providing Infrastructure to the Agency Affordable Housing Parcels in accordance with the North OPA, consistent with the Infrastructure Plan and Mission Bay Subdivision Code and Regulations, including the phasing methodology.

B. Development Program Components.

1. Up to approximately 345 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 North Housing Program.
2. Associated parking and loading, as provided in the Design for Development document.
3. Up to approximately 5,000 Leasable square feet of Local-serving retail on Affordable Housing Parcels.
4. Temporary uses as permitted under the Mission Bay North Redevelopment Plan and interim uses as may be approved pursuant to the Mission Bay North Redevelopment Plan.
5. Non-conforming uses, subject to the terms and conditions of the Mission Bay North Redevelopment Plan.