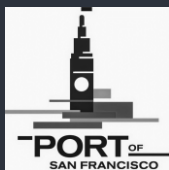


MISSION ROCK



GIANTS™



TISHMAN SPEYER



28
acres

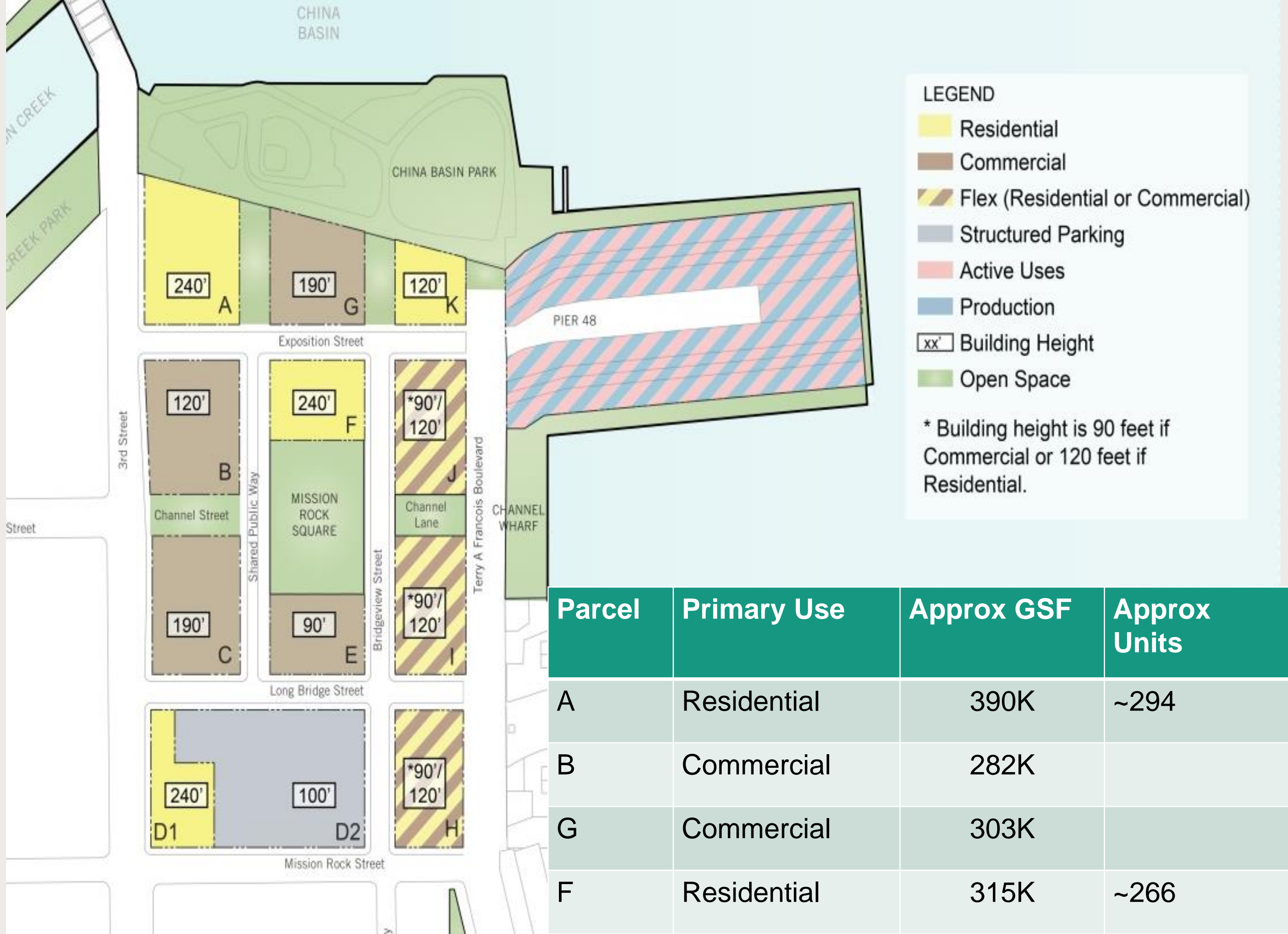
11
buildings

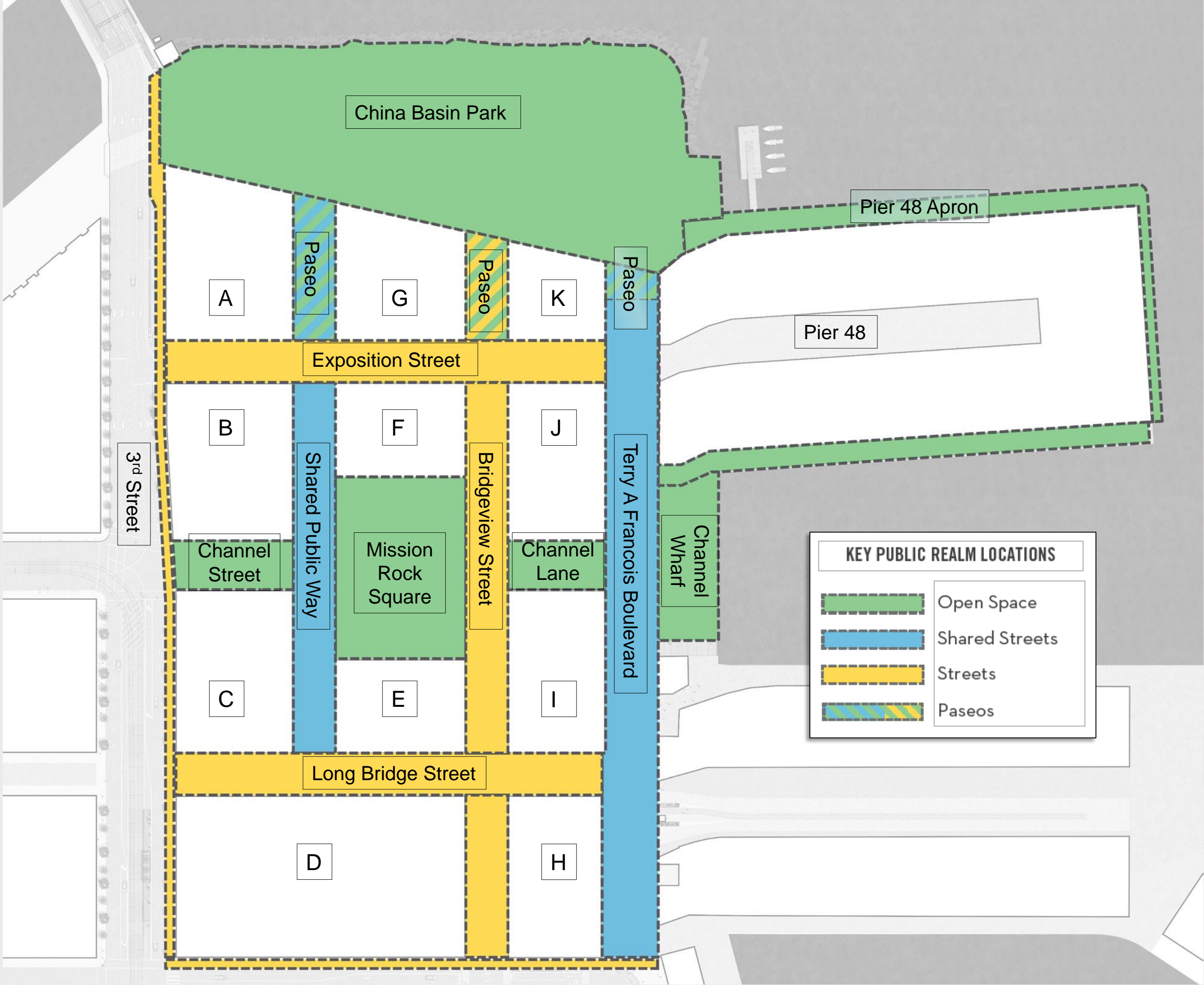
3
parks

1
pier



Renderings representative of allowed massing and do not represent proposed building designs





ORIGINAL PHASE 1



PROPOSED PHASE 1



PHASE ONE GOALS

Deliver Substantial Amount of Market
Rate & Affordable Housing

Establish a Strong Sense of Place
Attractive and Compelling to Residents,
Workers and Visitors

Create a World-Class Waterfront Park

MISSION
ROCK

PHASE ONE COMPONENTS

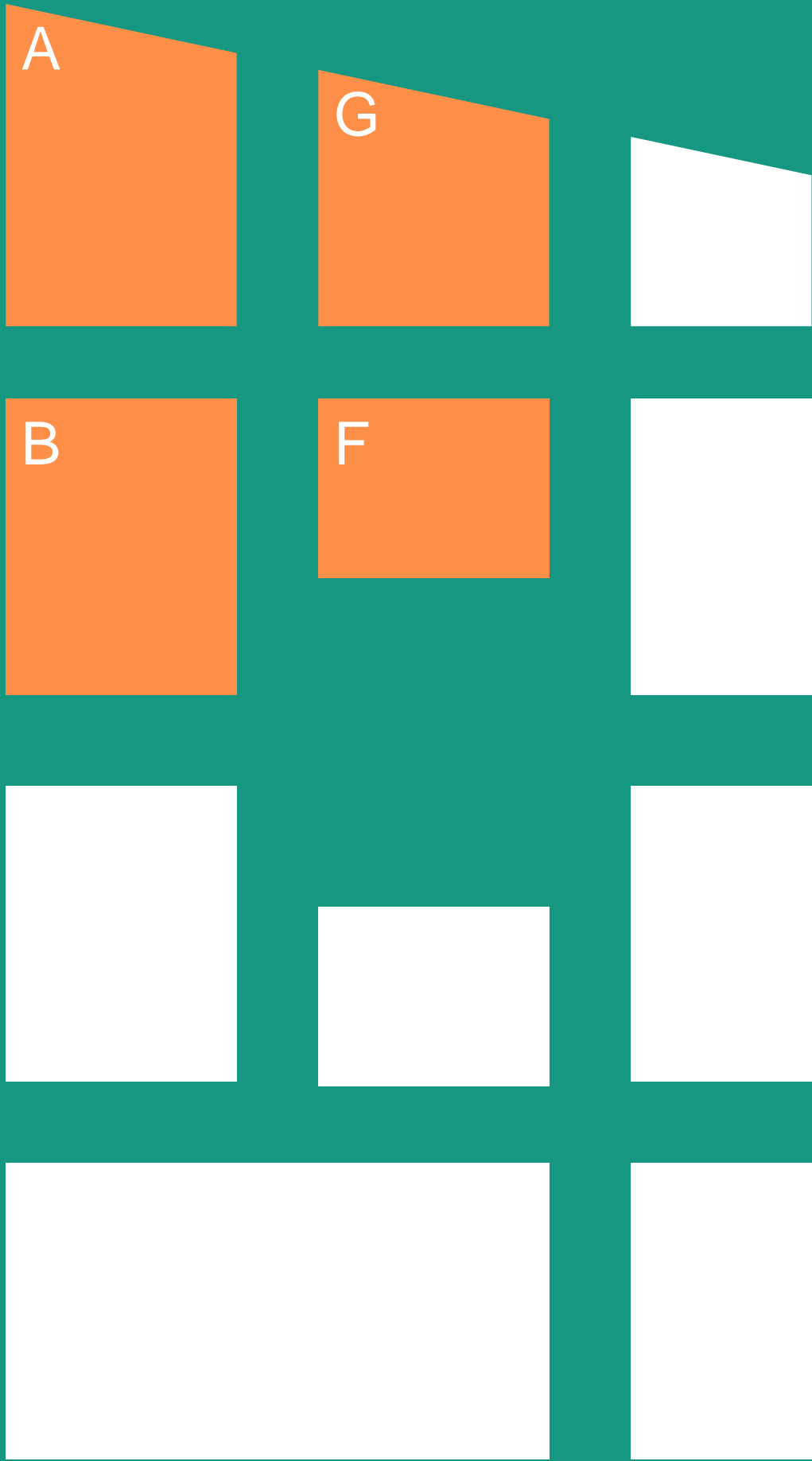
Residential (Market Rate & Affordable Units) and Commercial Office

China Basin Park

Infrastructure Improvements (Streets, Utilities, Shoreline Stabilization)

Sustainability Systems (District Energy, Blackwater Treatment)

Parcel	Primary Use	Approx GSF	Approx Units
A	Residential	390K	~294
B	Commercial	282K	
G	Commercial	303K	
F	Residential	315K	~266



PHASE 1 COMPONENTS

SITE IMPROVEMENTS

Streets, Sidewalks & Paseos

Sustainability (District Energy, Blackwater Treatment)

Shoreline Stabilization

Stormwater Management

PHASE 1 SITE IMPROVEMENTS



PARKS & OPEN SPACE

China Basin Park (5.5 Acre Waterfront Park)

Vibrant & Safe Environment (Active Programming Anticipated)

Engaging Shoreline Improvements

Pedestrian-Only Passageways

PHASE 1 PARKS & OPEN SPACE



RETAIL & RESTAURANTS

Ground Floor Retail in each Phase 1 Building

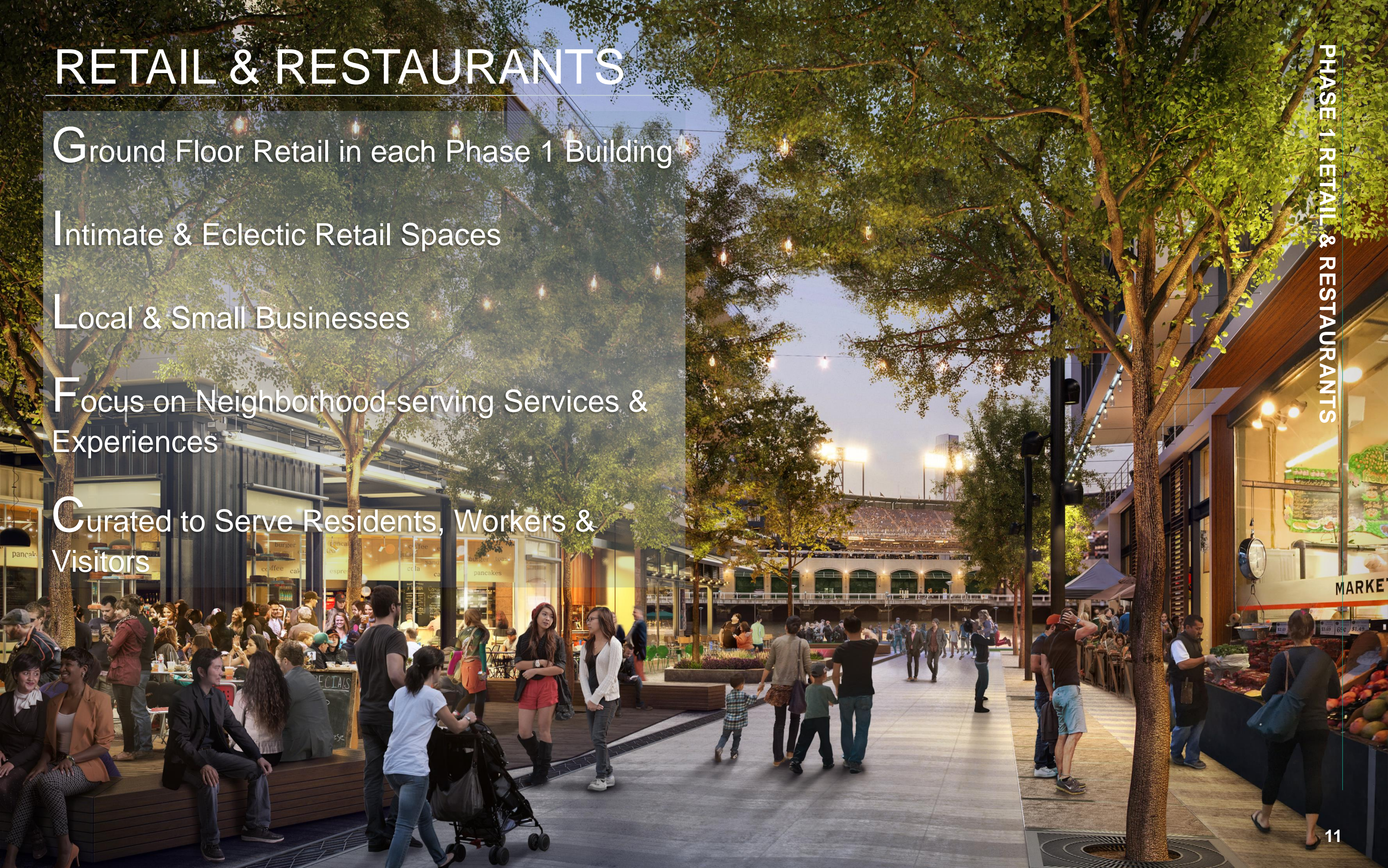
Intimate & Eclectic Retail Spaces

Local & Small Businesses

Focus on Neighborhood-serving Services & Experiences

Curated to Serve Residents, Workers & Visitors

PHASE 1 RETAIL & RESTAURANTS

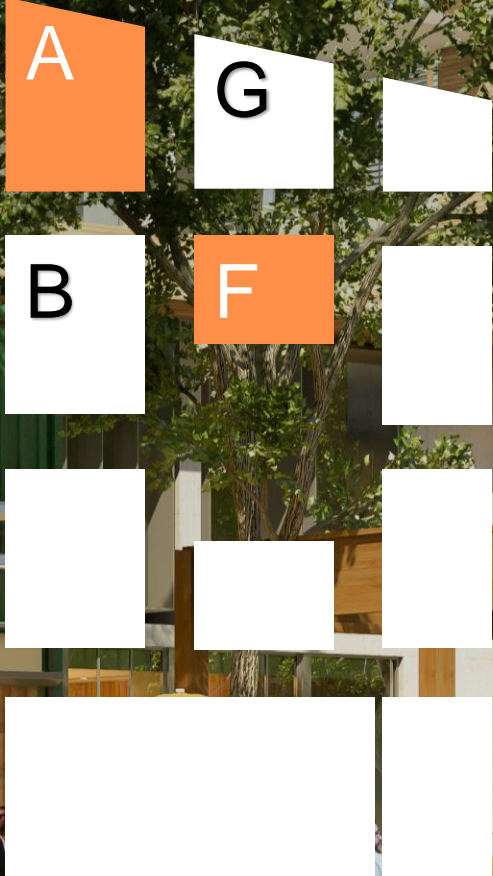


RESIDENTIAL

Market Rate & Affordable Housing Units

Two Residential Buildings (Parcels A & F)

Approximately 550 Residential Units in Phase 1



COMMERCIAL OFFICE

Two Office Buildings (550K Prop M)

Parcel B (8 Floors)

Parcel G (13 Floors)

A

G

B

F

TRANSPORTATION & CIRCULATION

Accessible to Multiple Forms of Public Transit

Sufficient Parking for Ballpark & Uses on Site

Bicycle Paths and Storage

Transportation Demand Management Program

PHASE 1 TRANSPORTATION & CIRCULATION



