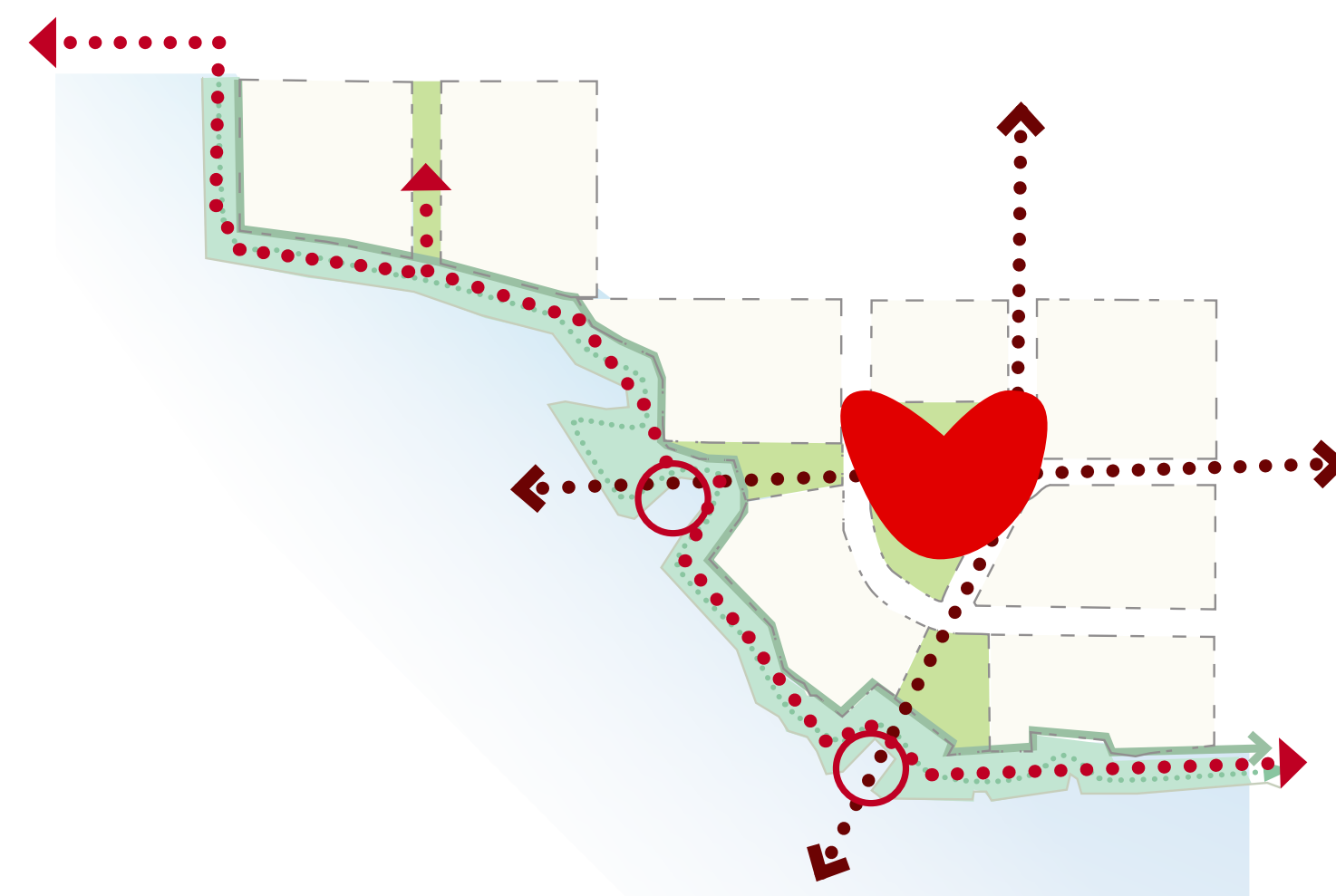


Concept 1

PROMENADE

The Promenade stitches the site physically together through a central linear greenbelt with park: North-South connections from Hopper to the River and East-West connections from the Riverfront neighborhood to the river.

Block sizes meet SMART code and defined by existing street connections to the Riverfront neighborhood.

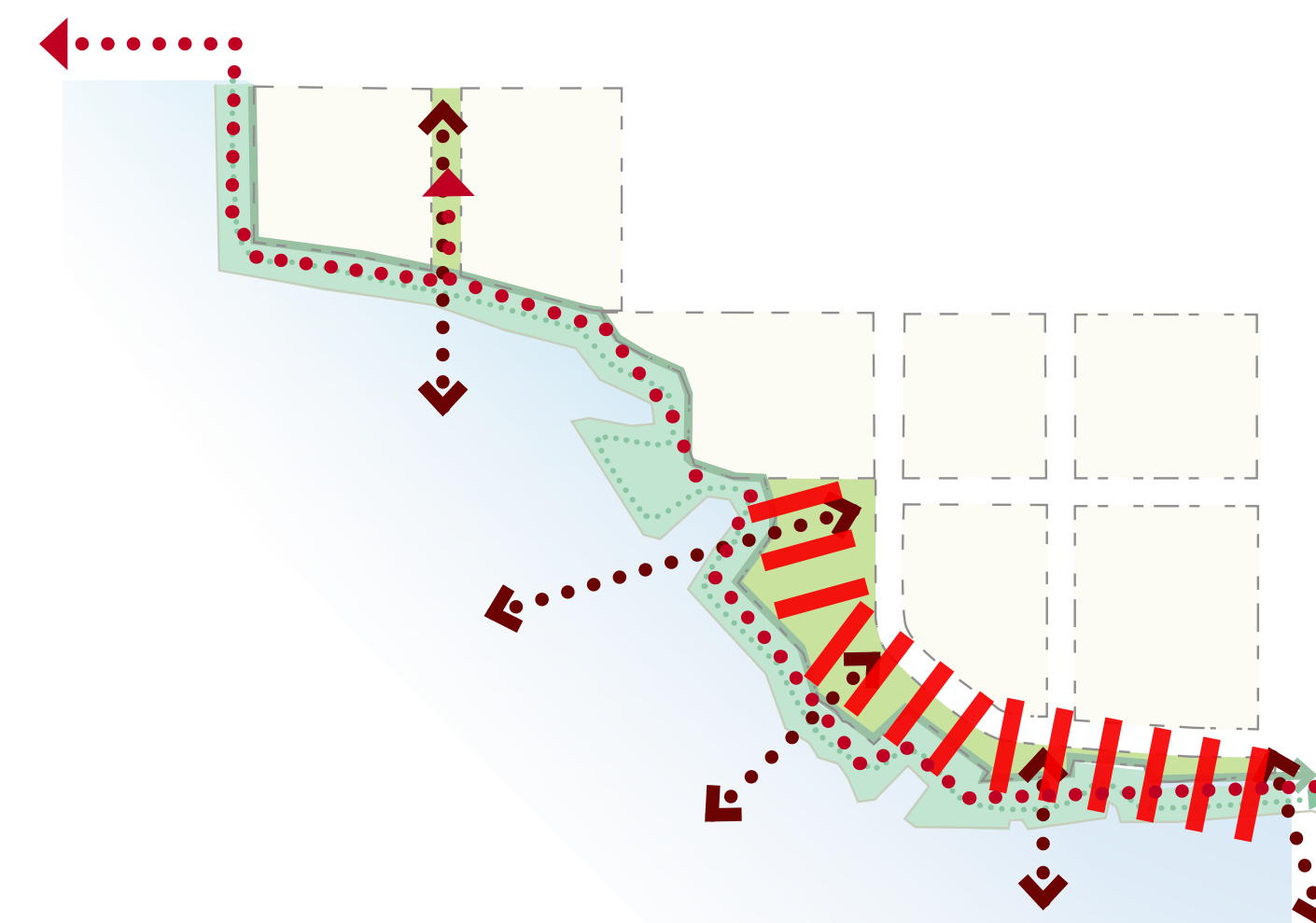


Concept 2

CENTRAL PARK

The Central Park acts as the Heart of the project. The streets and ped/bike networks act as the veins and arteries of the project all connecting the heart to the river and surrounding neighborhoods.

Block sizes meet SMART code and defined by a street grid that is inspired by vistas that align with the former Pomeroy operation inlets evoking the history of the site into the network.

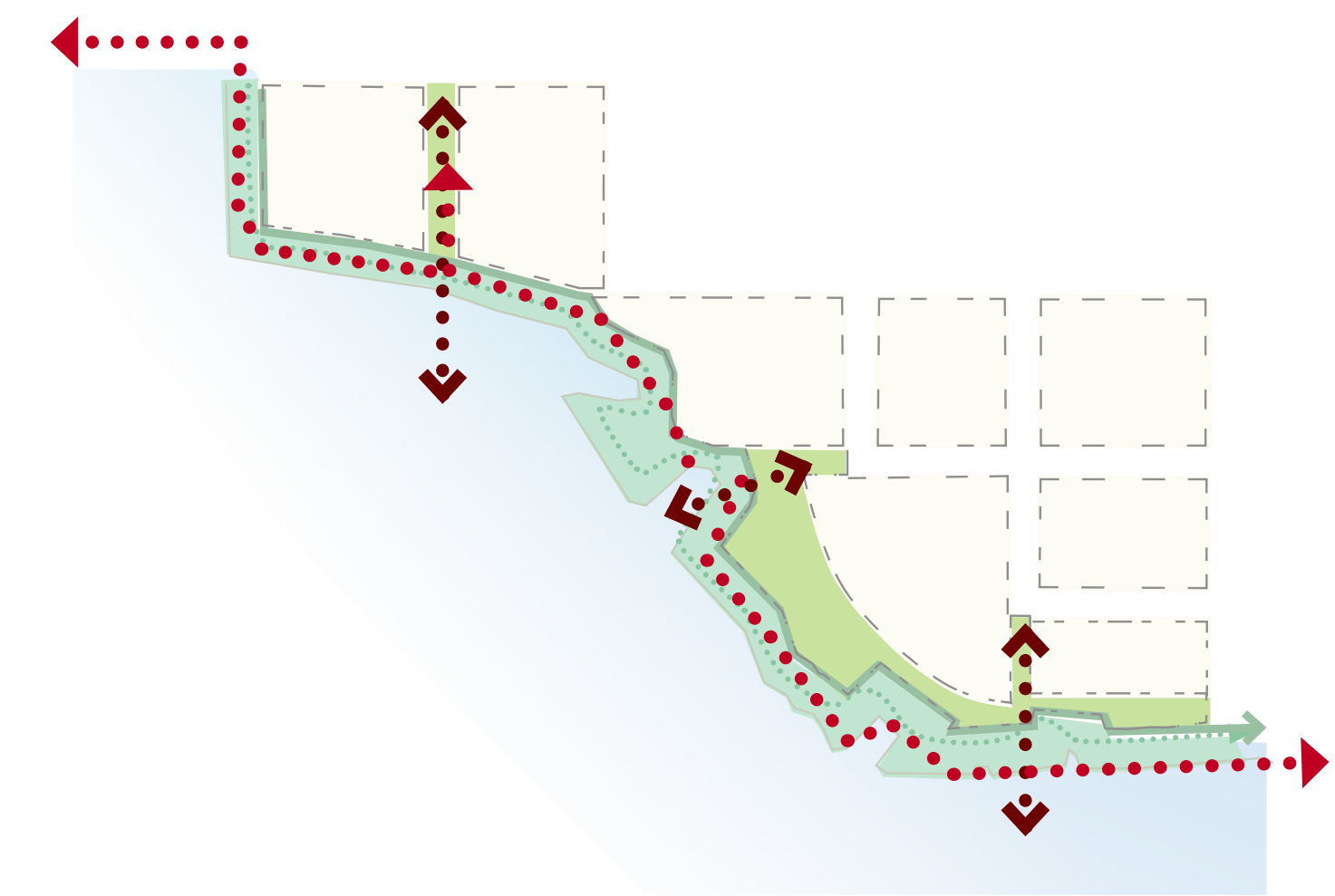


Concept 3

RIVERS EDGE #1

The River becomes fully exposed along the southern edge of the project site, acting as an extension of the River's Edge.

Block sizes meet SMART code and are defined by extending the existing street connections from the Riverfront neighborhood.



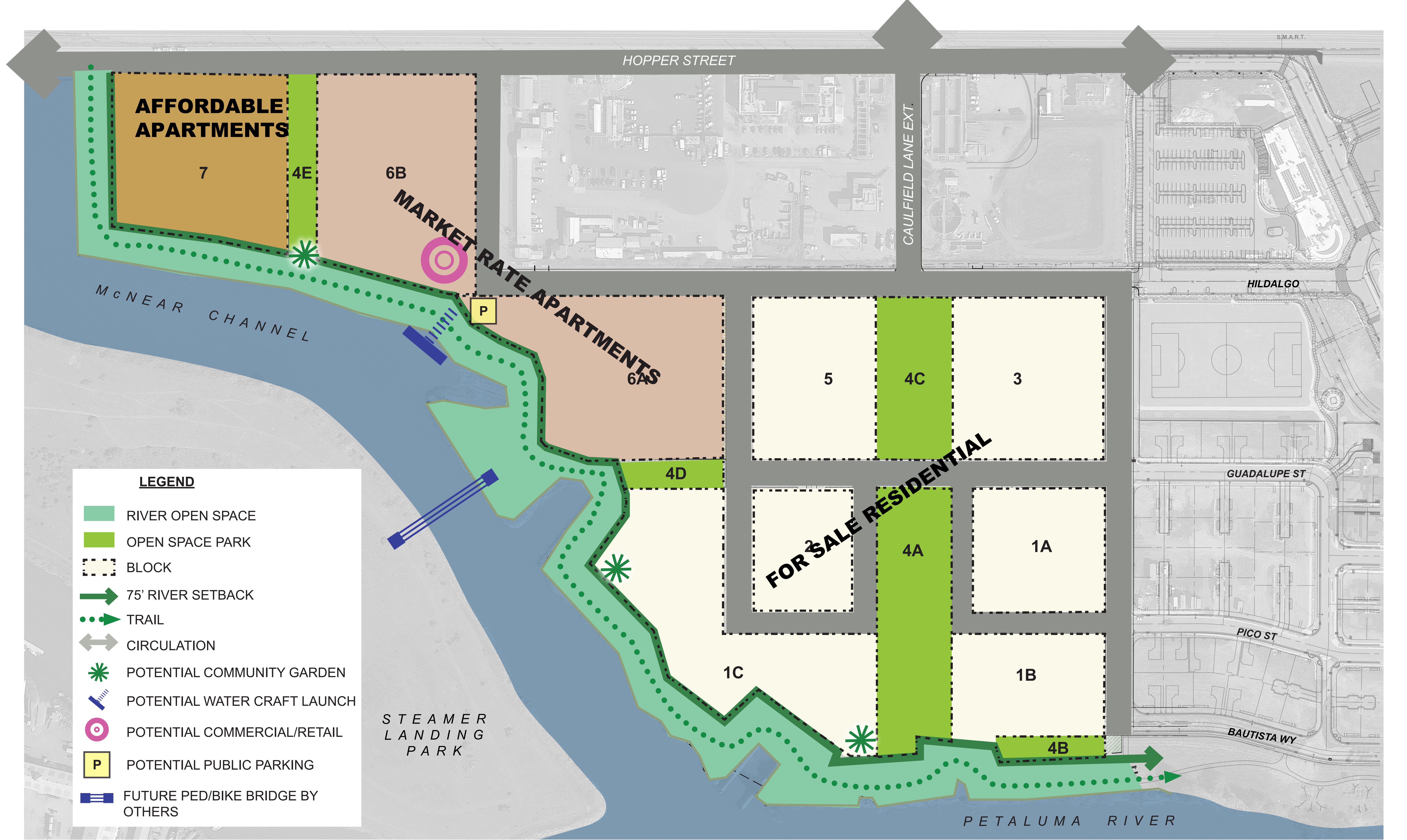
Concept 4

RIVERS EDGE #2

At the 3/21 community meeting, feedback was provided that showed preference for a modified January 2023 plan.

This concept modifies that plan by moving Eden Affordable Housing near SMART; including 3.5 acres outside the River setback; maintains the road network as close possible to the January plan.

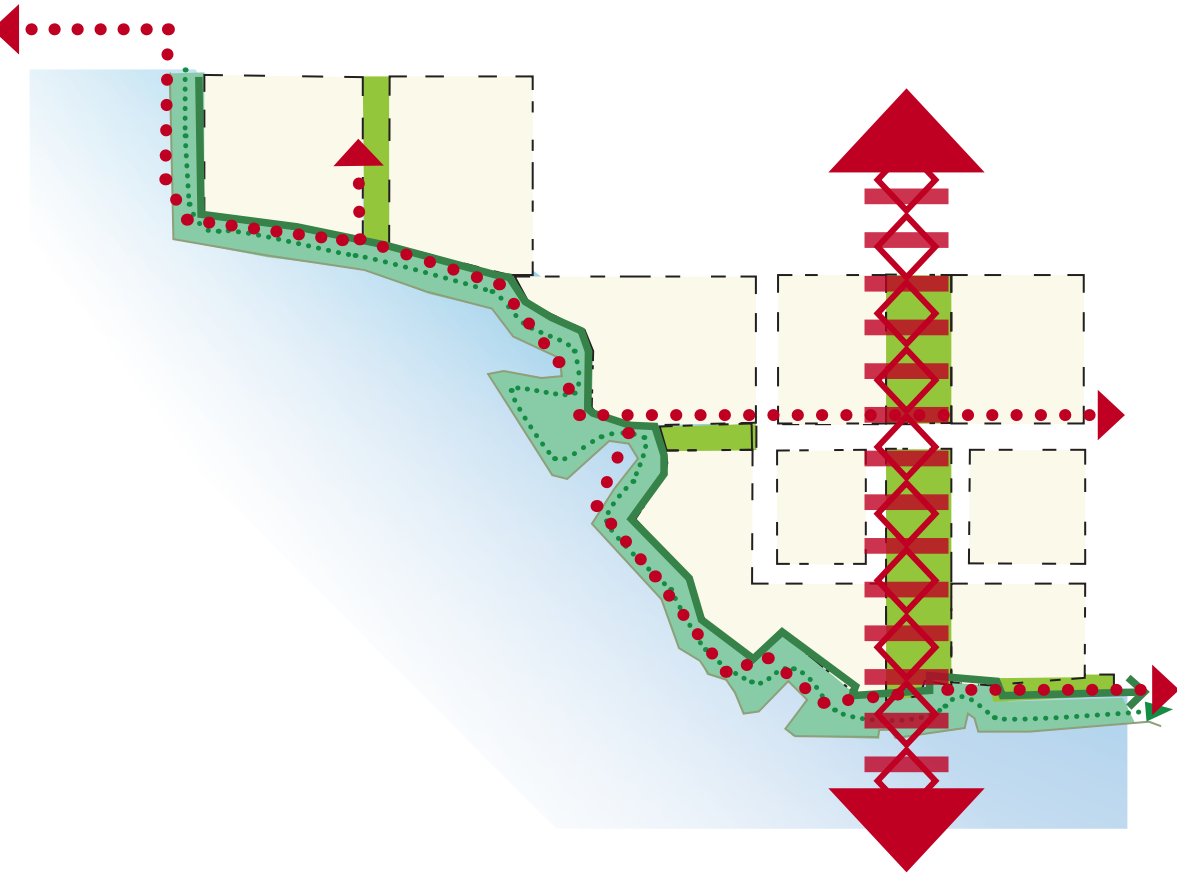
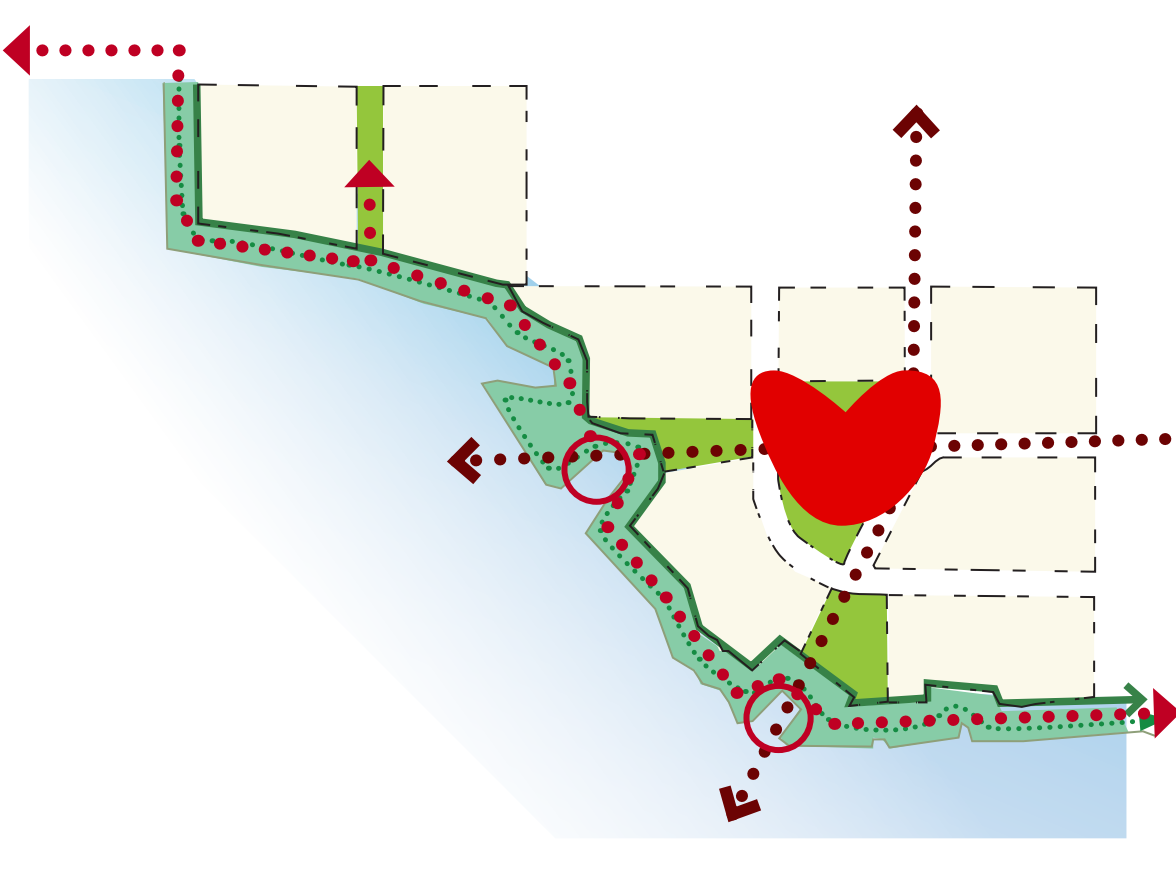
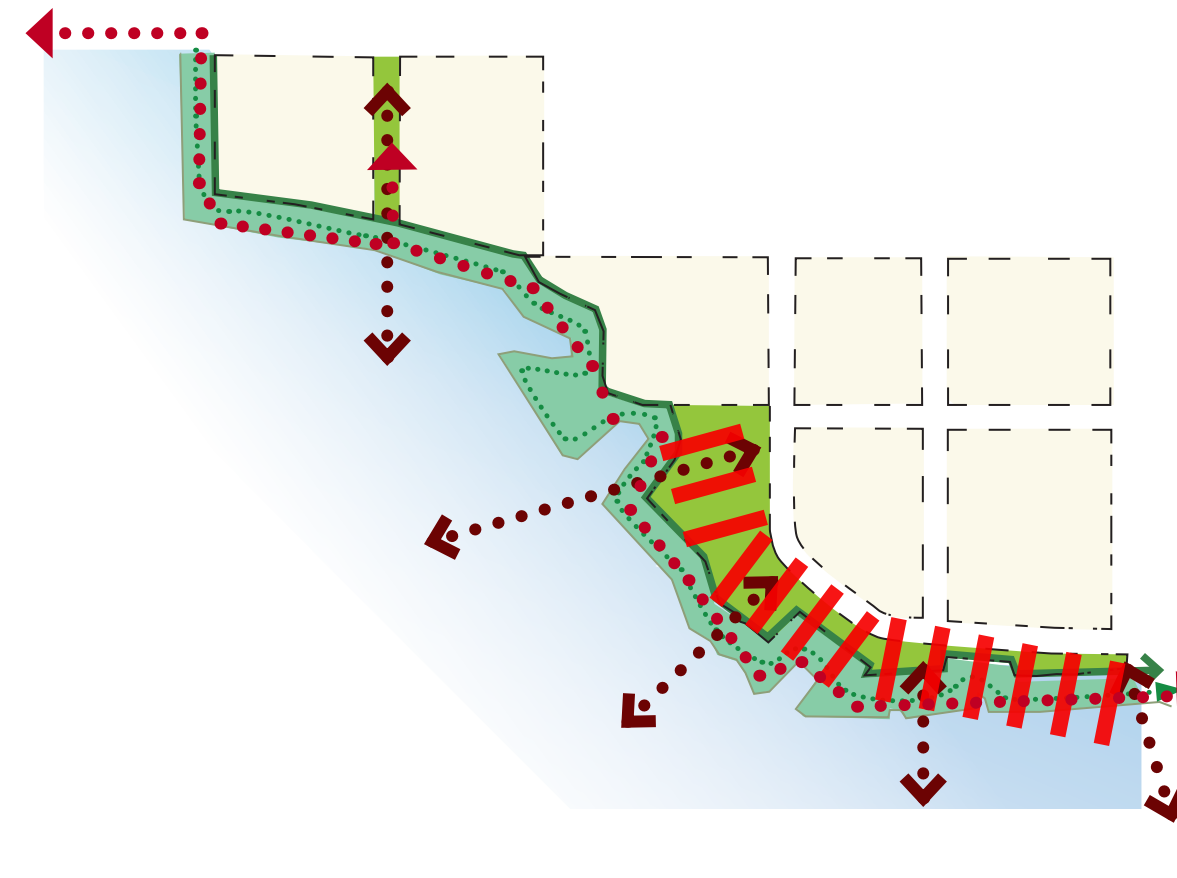
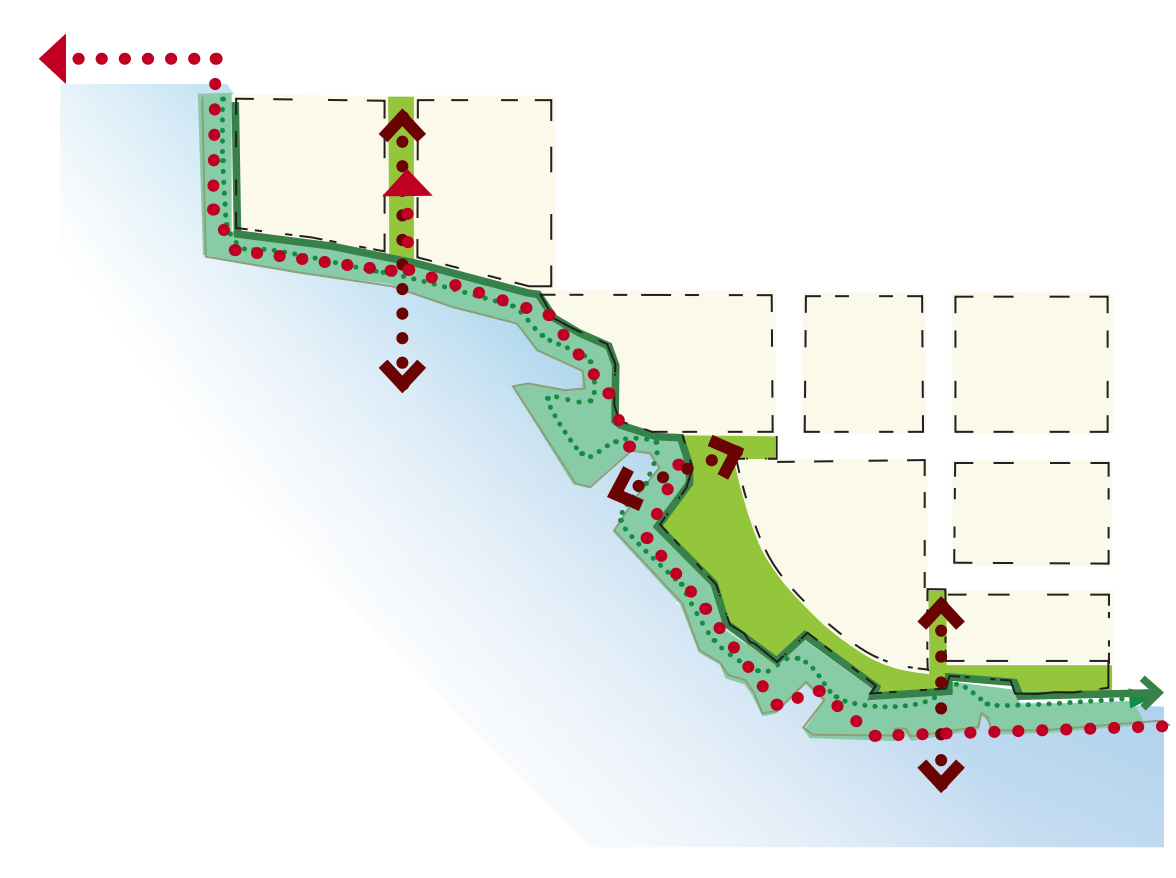
All concepts emphasize wellness for existing and future residents and guest with a 14' wide river trail; and climate resiliency around Sea Level Rise with river enhancements.









	 <p>Concept 1</p> <p>PROMENADE</p>	 <p>Concept 2</p> <p>CENTRAL PARK</p>	 <p>Concept 3</p> <p>RIVERS EDGE #1</p>	 <p>Concept 4</p> <p>RIVERS EDGE #2</p>
APPROXIMATE NET DEVELOPABLE AREA	<ul style="list-style-type: none"> • 24.0 acres 	<ul style="list-style-type: none"> • 23.7 acres 	<ul style="list-style-type: none"> • 23.1 acres 	<ul style="list-style-type: none"> • 24.3 acres
MOVEMENT & ACCESS	<ul style="list-style-type: none"> • North-South Promenade for pedestrians and bicyclists • Vehicular access as extension of Riverfront development 	<ul style="list-style-type: none"> • Street grid axis aligns with former Pomeroy inlets. • Vehicular access as extension of Riverfront development 	<ul style="list-style-type: none"> • Street grid as extension of Riverfront development 	<ul style="list-style-type: none"> • Street grid as extension of Riverfront development
RIVER APPROACH	<ul style="list-style-type: none"> • Via street grid connections, Bay Trail 	<ul style="list-style-type: none"> • Via street grid connections, Bay Trail 	<ul style="list-style-type: none"> • Riverfront street edge, Bay Trail 	<ul style="list-style-type: none"> • Via street grid connections; Bay Trail
CIVIC SPACE <small>(NEIGHBORHOOD GREEN, NEIGHBORHOOD SQUARE, POCKET PLAZA, POCKET PARK, PLAYGROUND, COMMUNITY GARDEN)</small>	<ul style="list-style-type: none"> • Promenade concept with central civic space and ancillary civil spaces • 3.48 acres <ul style="list-style-type: none"> • 2.5 acres centralized 	<ul style="list-style-type: none"> • Central Park concept with central civic space and ancillary civil spaces • 3.55 acres total <ul style="list-style-type: none"> • 2.00 acres centralized 	<ul style="list-style-type: none"> • Rivers Edge concept with central civic space and ancillary civic spaces • 3.50 acres <ul style="list-style-type: none"> • 3.05 acres centralized near River 	<ul style="list-style-type: none"> • Along water outside of 75' setback • 3.50 acres <ul style="list-style-type: none"> • 3.05 acres centralize along river
BUILDING TYPES	<ul style="list-style-type: none"> • Duplex (attached) • Townhouses (attached) • Main Street Building (attached, allows for mixed-use, affordable housing) 	<ul style="list-style-type: none"> • Duplex (attached) • Townhouses (attached) • Main Street Building (attached, allows for mixed-use, affordable housing) 	<ul style="list-style-type: none"> • Duplex (attached) • Townhouses (attached) • Main Street Building (attached, allows for mixed-use, affordable housing) 	<ul style="list-style-type: none"> • Cottage Homes (detached) • Duplex (attached) • Main Street Building (attached, allows for mixed-use, affordable housing)
SUSTAINABILITY & RESILIENCY	<ul style="list-style-type: none"> • Compact development • Sea Level Rise adaptation • Green features for buildings • Reduced parking/cars • Wellness-14' SF Bay Trail 			