

ATTACHMENT 9
INFRASTRUCTURE PLAN

**HUNTERS POINT SHIPYARD
PARCEL A' / B'
INFRASTRUCTURE PLAN**

This Infrastructure Plan describes all infrastructure improvements to be provided by Lennar/BVHP for Parcels A' and B'. The initial infrastructure improvements for Parcel A', and the ultimate improvements for parcels A' and B', are described in this document.

This Infrastructure Plan will govern the construction and development of infrastructure in Parcels A' and B', the first Phase of development at the Shipyard ("Phase 1"). The development of Parcels A' and B' will be Phase 1 of the development of the shipyard, and will proceed in two stages as the property is transferred from the Navy. To the extent feasible, the initial stage of construction ("Stage 1") will be limited to Parcel A', and the associated infrastructure will be configured to keep all infrastructure improvements within the Parcel A' boundaries. The second stage ("Stage 2") will include the infrastructure required for the development of Parcel B' and includes modifications to some aspects of the Parcel A' infrastructure, particularly the entrance road configuration and the sanitary and storm sewer connections. The Stage 1 infrastructure will be configured to function independently of any other improvements. During Stage 2 it may be desirable to modify some aspects of the Parcel A' improvements to better accommodate the overall project. The Parcel A' improvements have been designed with enough flexibility to allow conversions as may be determined desirable at some future date. The Infrastructure Plan presented herein is consistent with the Design for Development, the Redevelopment Plan, the FEIR, and the Addendum. Notwithstanding any other provision of this Infrastructure Plan, all activities implementing the Infrastructure Plan shall comply with applicable mitigation measures adopted by the Agency and the City in accordance with the California Environmental Quality Act (CEQA) and applicable laws and regulations.

This Infrastructure Plan describes the general design standards, construction standards, criteria, and specifications of infrastructure in Parcels A' and B' including, without limitations, streets, blocks, lots, wet and dry utilities within the future street right-of-ways, landscaping, open space parcels, and appurtenant infrastructure. The precise locations and final design of infrastructure will be determined by the Department of Public Works (DPW) through the review and approval of applicable subdivision plans, consistent with this infrastructure plan, applicable subdivision laws and codes, and City standards for intersection improvements, street segment improvements, wet and dry utility improvements, open space improvements, and appurtenant infrastructure improvements. Adopted City codes and regulations shall prevail over any conflicting provisions of the Infrastructure Plan.

Appropriate triggers for construction of infrastructure improvements described in this infrastructure plan will be determined prior to signing the DDA.