

Attachment 6

Scope of Development for the Public Improvements

The future vertical development of the OAB requires improvements to the underlying land and infrastructure before vertical improvements can be realized. Vertical improvements are dependent upon the land being retrofitted along with new underground utilities and new on-surface roads and improvements. Vertical development, defined as buildings and above-ground structures, requires the following improvements at large and by Gateway Area. The improvements described in further detail in the April 2, 2012 *Oakland Army Base Master Plan Design Set*, as amended from time to time. The definition of Public Improvements for the purposes of the LDDA expressly excludes "Materials Handling Operations" as that term is defined in the Property Management Agreement.

At Large/Applicable to Lease Property.

Deconstruction/demolition of the existing improvements on the Lease Property.

Import of clean fill material, with compaction to standards recommended by the Geotechnical Engineer, to raise the existing roadways to a new elevation (rough pad) that conforms with current drainage regulations.

New drainage piping to accept surface rain water and channel it to outfalls to the Bay including enlargement of some of the outfalls.

New recycled water piping to serve the landscaping throughout the site, if such water is made available to the North Gateway by EBMUD.

New on-site and off-site road work, including but not limited to building a new realigned Burma Road both east and west of Maritime Avenue, to rebuild Maritime Avenue from Engineer's Road to the south at the intersection of 7th Street including new signal improvements at intersections.

New on-site street lighting for the roads mentioned above including new electrical improvements to serve the lights.

New on-site traffic signals for the roads mentioned above including new electrical improvements to serve the signals.

New domestic water piping to serve the vertical development for both domestic use and fire protection.

New sanitary sewer piping to serve the vertical development including pump stations due to low elevations of the system.

New electrical conduits, duct banks, conductors, vaults and switches to distribute power to vertical development and road related improvements.

New conduits and vault boxes for communication systems to facilitate connectivity for phones and IT systems.

New public safety features such as sidewalks, ramps, and crosswalks to facilitate pedestrian and bike mobility through the site.

Rail crossings, including the required gates and other structures, at the realigned Wake Avenue and West Burma Road.

Implementation of Mitigation Measures 3.16-1 through 3.16-33, inclusive, and related Standard Conditions of Approval as set forth in the Standard Conditions of Approval and Mitigation Monitoring and Reporting Program for the EIR Addendum for the 2012 OARB Project.

East Gateway

Import of clean fill material, with compaction to standards recommended by the Geotechnical Engineer, to raise the existing site to a new elevation (rough pad) that conforms with current drainage regulations.

Remediation of existing sand fill layer on the site to lessen future liquefaction during seismic events.

Remediation of existing native subsoil (Bay mud) to densify the material to lessen differential settlement and displacement of buildings.

New drainage piping to accept surface rain water and channel it to outfalls to the Bay including enlargement of some of the outfalls.

New recycled water piping to serve the landscaping throughout the site, if such water is made available to the North Gateway by EBMUD.

New road work to rebuild Maritime Avenue and construct a new East Burma Road.

New street lighting for the roads mentioned above including new electrical improvements to serve the lights.

New traffic signals for the roads mentioned above including new electrical improvements to serve the signals.

New domestic water piping to serve the vertical development for both domestic use and fire protection.

New sanitary sewer piping to serve the vertical development including pump stations due to low elevations of the system.

New electrical conduits, duct banks, conductors, vaults and switches to distribute power to vertical development and road related improvements.

New conduits and vault boxes for communication systems to facilitate connectivity for phones and IT systems.

New public safety features such as sidewalks, ramps, and crosswalks to facilitate pedestrian and bike mobility through the site.

Completion of contamination remediation RAP/RMP on subsoils by City and Port.

Grading and drainage work to facilitate construction of new rail tracks and related equipment to be constructed by the Developer.

Central Gateway

Import of clean fill material, with compaction to standards recommended by the Geotechnical Engineer, to raise the existing site to a new elevation (rough pad) that conforms with current drainage regulations.

Remediation of existing sand fill layer on the site to lessen future liquefaction during seismic events.

Remediation of existing native subsoil (Bay mud) to densify the material to lessen differential settlement and displacement of buildings.

New drainage piping to accept surface rain water and channel it to outfalls to the Bay including enlargement of some of the outfalls.

New recycled water piping to serve the landscaping throughout the site, if such water is made available to the North Gateway by EBMUD.

New road work to rebuild Maritime Avenue and construct a new West Burma Road.

New street lighting for the roads mentioned above including new electrical improvements to serve the lights.

New traffic signals for the roads mentioned above including new electrical improvements to serve the signals.

New domestic water piping to serve the vertical development for both domestic use and fire protection.

New sanitary sewer piping to serve the vertical development including pump stations due to low elevations of the system.

New electrical conduits, duct banks, conductors, vaults and switches to distribute power to vertical development and road related improvements.

New conduits and vault boxes for communication systems to facilitate connectivity for phones and IT systems.

New public safety features such as sidewalks, ramps, crosswalks and rail crossing gates to facilitate pedestrian and bike mobility through the site.

Completion of contamination remediation RAP/RMP on subsoils by City and Port.

Grading and drainage work to facilitate construction of new rail tracks and related equipment.

Reconstruction of storm water outfalls to the Bay to facilitate receipt of increased size of drain piping and related water flow.

West Gateway

Import of clean fill material, with compaction to standards recommended by the Geotechnical Engineer, to raise the existing site to a new elevation (rough pad) that conforms with current drainage regulations.

Remediation of existing sand fill layer on the site to lessen liquefaction during seismic events.

Remediation of existing native subsoil (Bay mud) to densify the material to lessen differential settlement and displacement of buildings.

New drainage piping to accept surface rain water and channel it to outfalls to the Bay including enlargement of some of the outfalls.

New recycled water piping to serve the landscaping throughout the site, if such water is made available to the North Gateway by EBMUD.

New road work to rebuild Maritime Avenue and construct a new West Burma Road.

New street lighting for the roads mentioned above including new electrical improvements to serve the lights.

New traffic signals for the roads mentioned above including new electrical improvements to serve the signals.

New domestic water piping to serve the vertical development for both domestic use and fire protection.

New sanitary sewer piping to serve the vertical development including pump stations due to low elevations of the system.

New electrical conduits, duct banks, conductors, vaults and switches to distribute power to vertical development and road related improvements.

New conduits and vault boxes for communication systems to facilitate connectivity for phones and IT systems.

New public safety features such as sidewalks, ramps, crosswalks and rail crossing gates to facilitate pedestrian and bike mobility through the site.

Completion of contamination remediation RAP/RMP on subsoils by City and Port.

Grading and drainage work to facilitate construction of new rail tracks and related equipment.

Wharf improvements to Berths 7 and 8.

North Gateway (*For avoidance of doubt, the Completion of the Public Improvements allocated solely to the North Gateway shall not be a condition precedent to the City or Developer's obligation to Close Escrow with respect to any Phase.)

All of the following improvements shall be designed and constructed in consultation with any party with a contractual interest in a portion of the North Gateway, including EBMUD and the two recycler developers CASS and CWS.

Import of clean fill material, with compaction to standards recommended by the Geotechnical Engineer, to raise the existing site to a new elevation (rough pad) that conforms with current drainage regulations.

Remediation of existing sand fill layer on the site to lessen liquefaction during seismic events.

Remediation of existing native subsoil (Bay mud) to densify the material to lessen differential settlement and displacement of buildings.

New drainage piping to accept surface rain water and channel it to outfalls to the Bay including enlargement of some of the outfalls.

New recycled water piping to serve the landscaping throughout the site, if such water is made available to the North Gateway by EBMUD.

New road work to build a new Wake Avenue, consistent with the requirements in the EBMUD MOA.

New street lighting for the roads mentioned above including new electrical improvements to serve the lights.

New off-site domestic water piping to serve the vertical development for both domestic use and fire protection.

New off-site sanitary sewer piping to serve the vertical development including pump stations if needed due to low elevations of the system.

New off-site electrical conduits, duct banks, conductors, vaults and switches to distribute power to the North Gateway for road improvements and future vertical development.

New conduits and vault boxes for communication systems to facilitate connectivity for phones and IT systems.

New public safety features such as sidewalks, ramps, crosswalks and the rail crossing gates and other Rail crossing safety measures at the intersection of the realigned Wake Avenue and

Engineers Road, as called for in the EBMUD MOA to facilitate vehicular, pedestrian and bike mobility through the North Gateway. This includes rebuilding that portion of Engineers Road on EBMUD property necessary for a safe rail crossing.

Completion of contamination remediation RAP/RMP on subsoils by City and Port.

Grading and drainage work to facilitate construction of new rail tracks and related equipment.

AMS Site (For avoidance of doubt, the Completion of the Public Improvements allocated solely to the AMS Site shall not be a condition precedent to the City or Developer's obligation to Close Escrow with respect to any Phase.)

All of the following improvements shall be designed and constructed in consultation with any party with a contractual interest in leasing the AMS Site.

Import of clean fill material, with compaction to standards recommended by the Geotechnical Engineer, to raise the existing site to a new elevation (rough pad) that conforms with current drainage regulations.

Remediation of existing sand fill layer on the site to lessen liquefaction during seismic events.

Remediation of existing native subsoil (Bay mud) to densify the material to lessen differential settlement and displacement of buildings. New drainage piping to accept surface rain water and channel it to outfalls to the Bay including enlargement of some of the outfalls.

New recycled water piping to serve the landscaping throughout the site, if such water is made available to the AMS Site by EBMUD.

New road work to build a new Wake Avenue, consistent with the requirements in the EBMUD MOA.

New street lighting for the roads mentioned above including new electrical improvements to serve the lights.

New off-site domestic water piping to serve the vertical development for both domestic use and fire protection.

New off-site sanitary sewer piping to serve the vertical development including pump stations if needed due to low elevations of the system.

New off-site electrical conduits, duct banks, conductors, vaults and switches to distribute power to the AMS Site for road improvements and future vertical development.

New conduits and vault boxes for communication systems to facilitate connectivity for phones and IT systems.

New public safety features such as sidewalks, ramps, crosswalks and the rail crossing gates and other Rail crossing safety measures at the intersection of the realigned Wake Avenue and

Engineers Road, as called for in the EBMUD MOA to facilitate vehicular, pedestrian and bike mobility through the AMS Site. This includes rebuilding that portion of Engineers Road on EBMUD property necessary for a safe rail crossing.

Completion of contamination remediation RAP/RMP on subsoils by City and Port.

Grading and drainage work to facilitate construction of new rail tracks and related equipment.