MISSION ROCK 2026 Update

MBNA | October 20, 2026

MISSION ROCK

TISHMAN SPEYER

GIANTS


2019


2025

Mission Rock Project Timeline

2008-2009



State Senate Bill 815 Adopted

Port Advisory Committee holds hearings, workshops

Port issues Request for Qualifications & Proposals

2010

Port selects Giants team as development partner



2012



Land Use Plan developed

Port enters into Exclusive Negotiation Agreement with Giants Team (2010)

2013

Term Sheet & Land Use Plan unanimously endorsed by the Port Commission and Board of Supervisors



2014



Opening of the Yard

2015

Prop D overwhelmingly approved by voters



2016

State Assembly Bill 2797 signed

Draft Design Documents:
Building & Open Space
Design Controls
Infrastructure Plan
Transportation Plan
Sustainability Strategy

2017-18

Draft Environmental Impact Report issued

Final EIR, Transaction Documents, Project Entitlements

2018-2021



Phase 1 Design & Permitting

2020-25



Phase 1-4 Construction and Occupancy

Meet the Neighborhood

By the Numbers

- 28 Acres
- 8 Acres of New Parks and Plaza
- 12 Buildings
- 3,500,000 SF Development



Phase 1

Overview

- The Canyon (Verde)
  283 Units, 23 Stories & ~58,000 Office
- Building B
  ~300,000 SF Office
- Visa (Building G)
  Visa Headquarters
- Verde (Building F)
  254 Units, 23 Stories



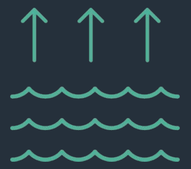
Mission Rock Sustainability Goals



Transportation

20%

Reduction in transportation-related carbon emissions



Resilience

2100

Raising the site elevation 5′ feet to meet 2100 projection for sea-level rise



Water

100%

Meets 100% of non-potable water demand with non-potable sources



Waste

100%

Construction waste diversion

5%-10%

Increase in occupant waste diversion



Energy

100%

Building energy demand met with renewable energy sources

Mission Rock Utility District

- Designed to integrate bay water exchange system to reduce carbon and conserve millions of gallons of water per year
- 100% carbon-free electricity, coupled with bay water energy capture
- 1,600 tons of CO2 savings per year
- 64,000 gallons of black water recycled per day for non-potable purposes such as irrigation and toilet flushing
- 43,000 gallons of potable water saved per day

Blackwater Recycling System

Advanced water recycling facility treating waste water to meet non-potable water needs such as irrigation and toilet flushing



District Energy System

A shared energy plant will supply hot and cold water to heat and cool buildings.

Mission Rock Retail Tenants


























ARSICAULT





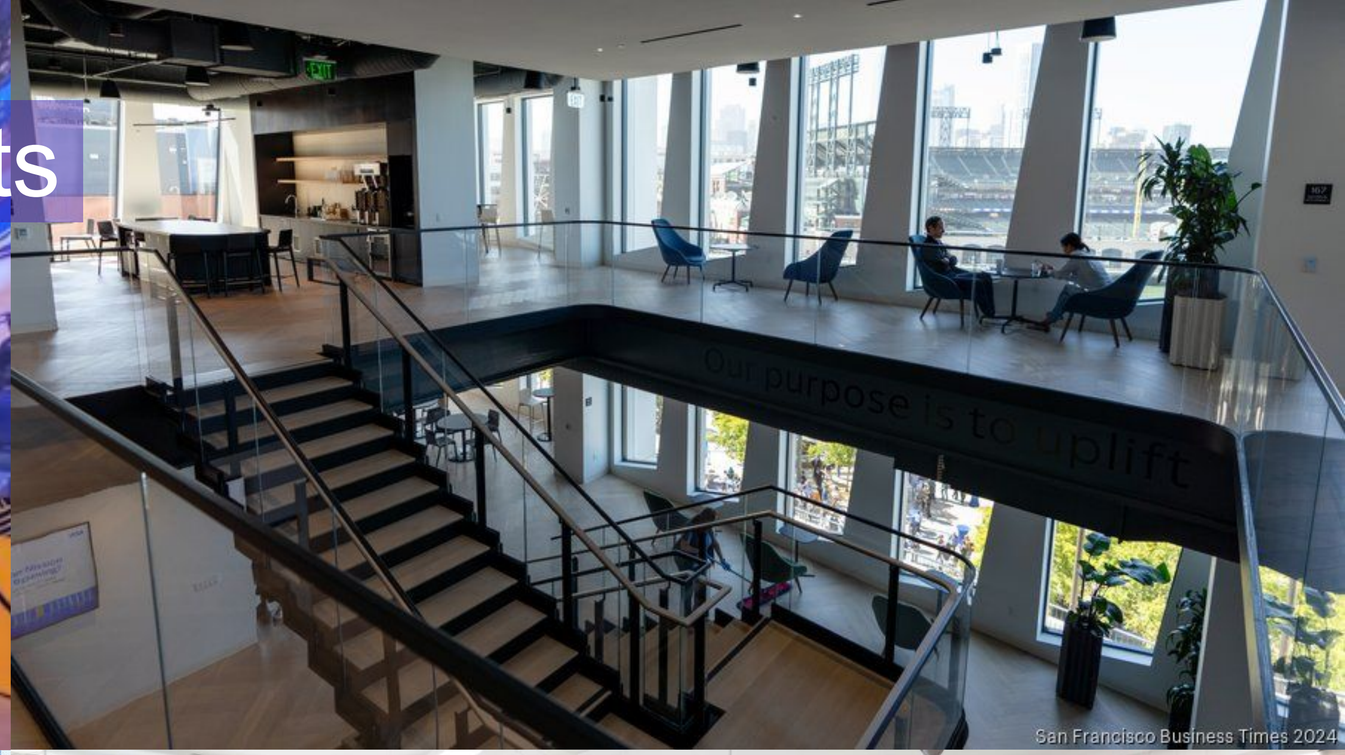

PICK-UP





Mission Rock Office Tenants





San Francisco Business Times 2024





China Basin Park

- 160+ Free Community Programs
  - Fitness Classes
  - Game Day Activations
  - Educational Activities
  - Movie Nights
- 25+ Events
  - Dan Patrick Super Bowl Filming
  - American Heart Walk Association
  - Susan G. Komen Walk
  - Light the Night with the Leukemia & Lymphoma Society
- New Retail - Fieldwork Brewing




MAYS
24


VISA






R.CARLOS
6
RONALDINHO
10
MAIGA'S


The Dan Patrick Show
The Dan Patrick Show












Giants








VISA

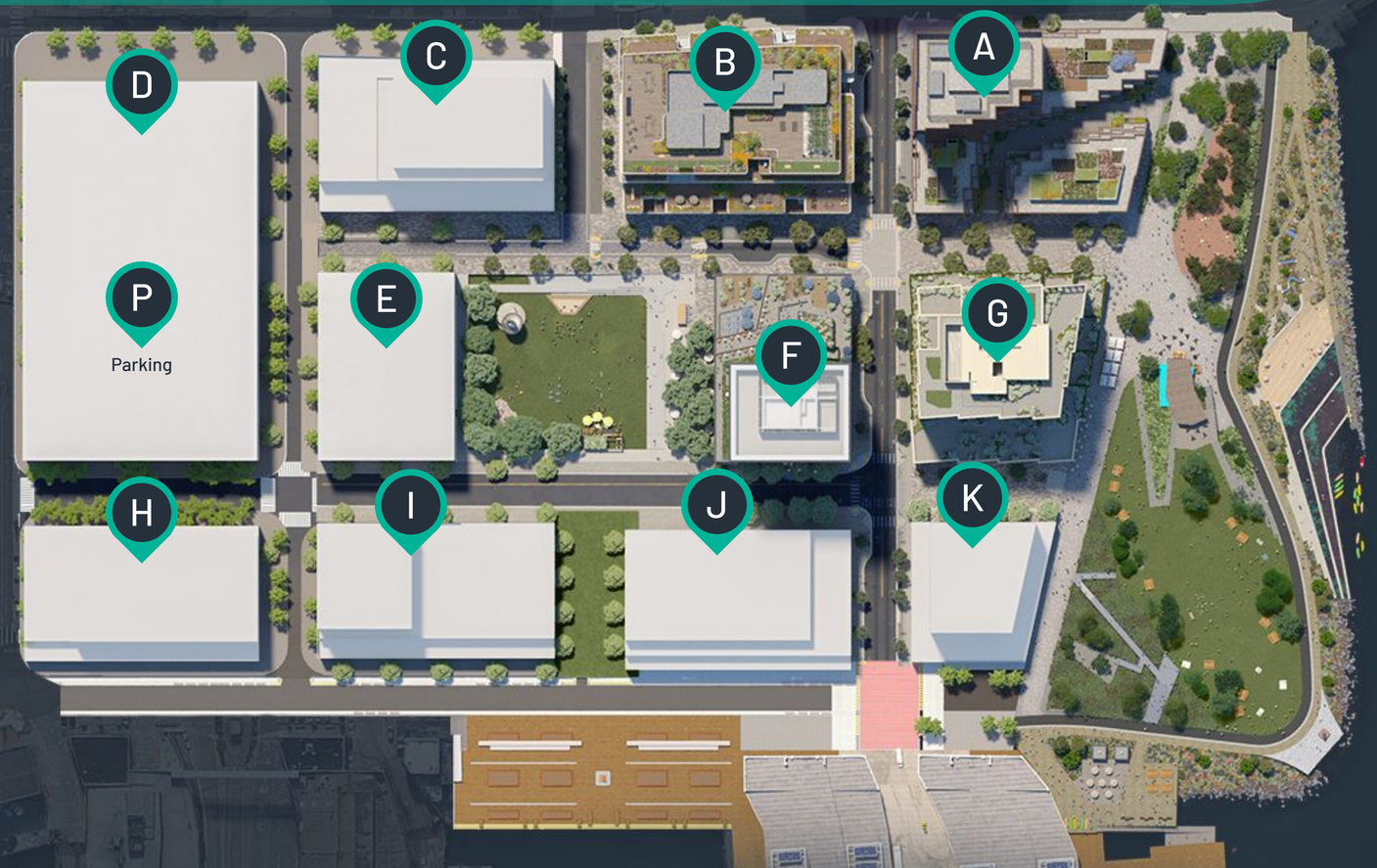
Mission Rock Phase 2+

- **Phase 2:** In coordination with the SF Port, Mission Rock is evaluating development scenarios for Phase 2.
- **Concurrent Due Diligence & Design:** We are conducting due diligence on potential development sites and infrastructure delivery in coordination with the SF Port, including geotechnical analysis and street design, to advance project readiness.
- **Parking Garage:** A parking garage is planned for a future phase, with its size and design yet to be determined. We are evaluating the appropriate garage size by balancing projected parking demand with construction costs.

Full Development

« Chase Center, Freeway, Ferry «

» To Oracle Park, Caltrain, Downtown SF »



Operational Questions

- **Lot A EV Charging Stations (Power Source):** PG&E provides electrical service to Pier 48 and Lot A.
- **Oracle Park Postgame Street Cleaning:** San Francisco Public Works is responsible for exterior street cleaning. Please report any areas that are not adequately cleaned or maintained after games directly to Public Works / 311. If the issue persists or requires further coordination, please don’t hesitate to contact me/SFG and we will coordinate with the appropriate contacts to address the concern.
- **Mission Rock Street Closures for Oracle Park Private Events:** Our Transportation team works closely with private event organizers to maintain adjacent road access and strongly discourages non-essential street closures on adjacent streets. Any proposed street closures are subject to review and approval through the ISCOTT process.
- **Other Questions?**

Thank You


ORACLE PARK
Fanatics
Dignity Health
CACHE CREEK
LEVIS LANDING
VISA
ORACLE PARK
ORACLE PARK
HOME OF THE SAN FRANCISCO