

Treasure Island and Yerba Buena Island Development Project

LAND USE COMMITTEE | APRIL 15, 2024



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Maintaining Momentum and Building on Success



Building Phase I



Key Program Elements of Phase 1

- 2,000 residential units (991 units complete or in construction)
- 16 acres of parks
- Ferry service to downtown SF
- Marina and water access
- 10,000 square feet of retail space

Infrastructure



\$2.5B Total Project Cost

- Geotechnical improvements
- New roadways, utilities, reservoirs
- New Utility Infrastructure
- Geotechnical Improvements
- Sea Level Rise Adaptation
- Community facility, transit, and housing subsidies

Photo: TICD

Housing Production

229 units complete
+ 745 units under construction now, complete by 2025
1,000 units!!



Treasure Island

- **Maceo May, 105 units affordable housing, complete & occupied**
- Starview Court, 138-unit affordable housing, anticipated June 2024
- Isle House, 250-units, anticipated completion July 2024
- Hawkins, 178-units, anticipated completion late 2024
- Parcel C3.4, 148-unit under construction, completion Q1 2025

Yerba Buena Island

- **The Bristol, 124 units, complete & occupied**
- Phase I townhomes and flats, 31 units, anticipated April 2024

Parks

Treasure Island & Yerba Buena Island will add the most parkland to SF since Golden Gate Park. Of the 300 acres planned:

- The Rocks Dog Park, OPEN!
- Clipper Cove Beach, OPEN!
- Panorama Park, City Accepted Grand Opening on May 11
- Signal Park, , City Accepted Grand Opening In May
- Cityside Park's Waterfront Landing is nearly complete & expected to open this summer
- Cultural Park & Chapel construction to start this year



Photo: TICD

Guiding Policy Objectives for Amendments

- Keep the existing public benefits
- Keep existing affordable housing plan (27.2%)
- Defer costs where possible to improve financial feasibility (w/o change to public benefits)
- Modernize sections/provisions in the DDA that are not comparable to other DAs and do not align with the project's current schedule
- Accelerate Treasure Island-generated revenues to finance the project through challenging economic period



Photo: TICD



PLANNING CODE AND ZONING MAP AMENDMENTS

Planning Code Amendments



- Update Bulk and Massing Figure
- Provide for additional circumstances that may authorize a minor modification
- Streamline and improve clarity for process for amending the Design for Development document

Zoning (Height) Map Amendments

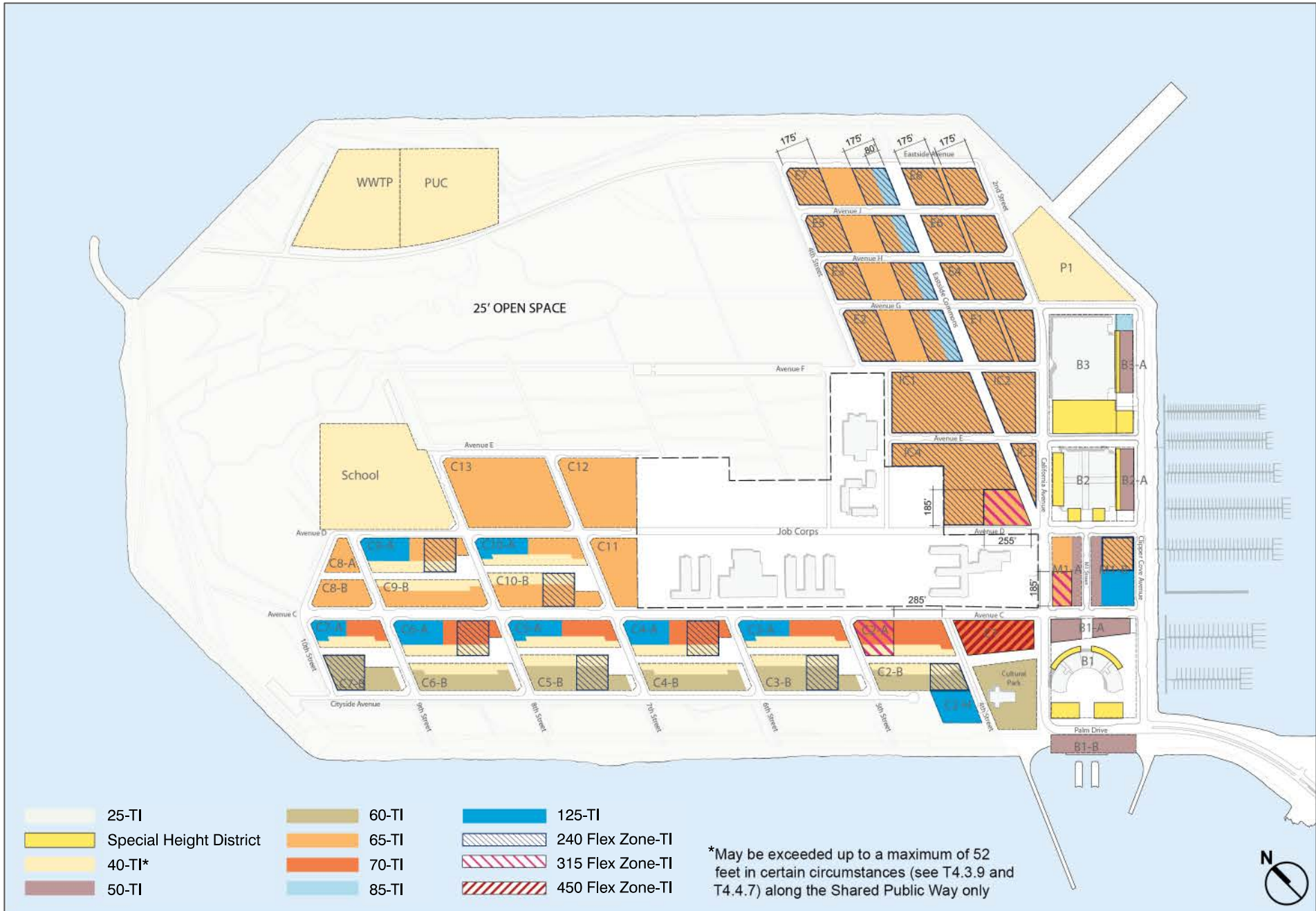
- Add 5' to 40', 60' and 70' height limits
- Clean up clerical error pertaining to a designation of a Special Height District
- Other updates to figures to ensure the D4D height map and the zoning map are consistent





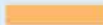

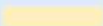









Thank you !

Additional slides for reference

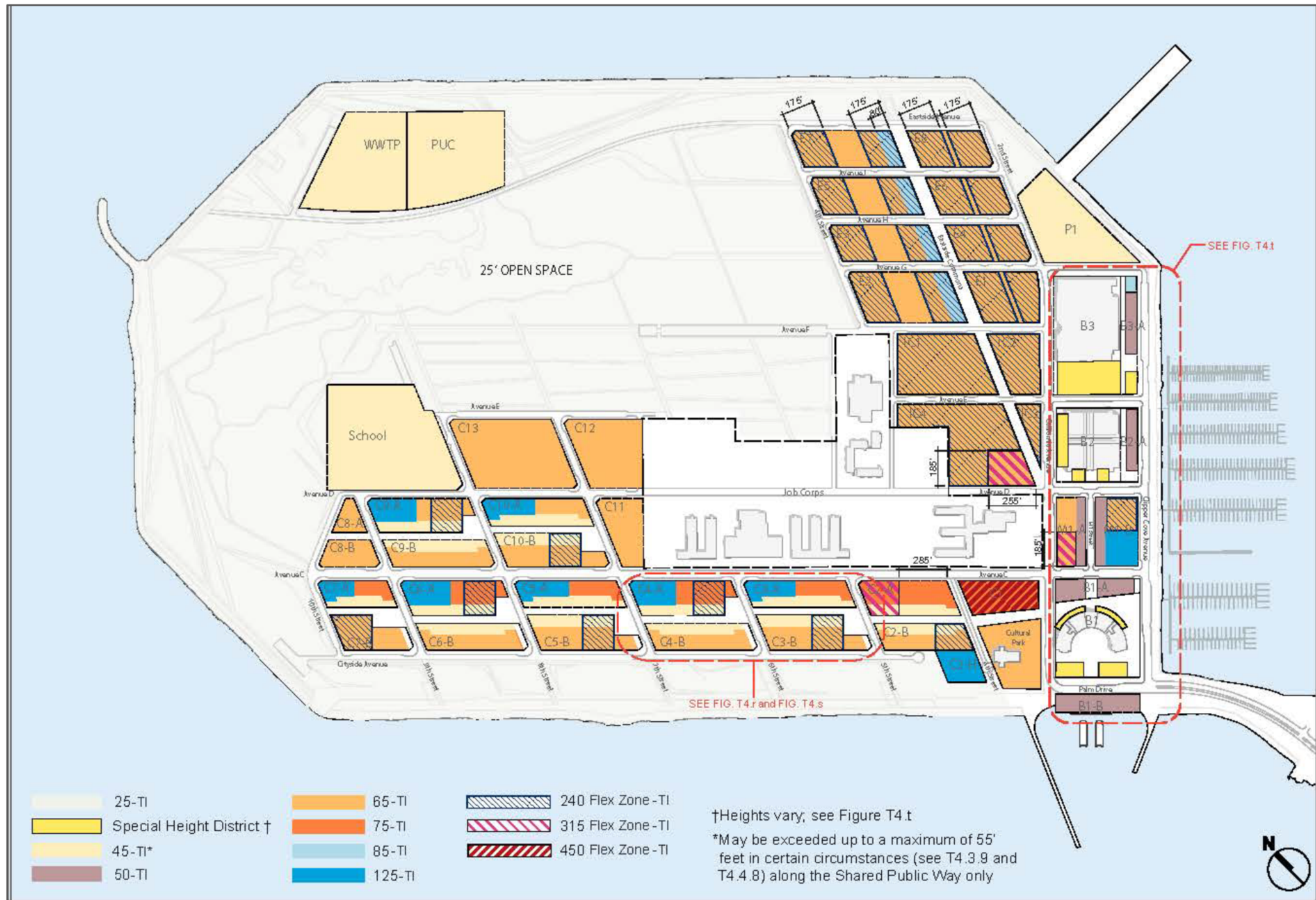


- | | | |
|---|---|---|
|  25-TI |  60-TI |  125-TI |
|  Special Height District |  65-TI |  240 Flex Zone-TI |
|  40-TI* |  70-TI |  315 Flex Zone-TI |
|  50-TI |  85-TI |  450 Flex Zone-TI |

*May be exceeded up to a maximum of 52 feet in certain circumstances (see T4.3.9 and T4.4.7) along the Shared Public Way only

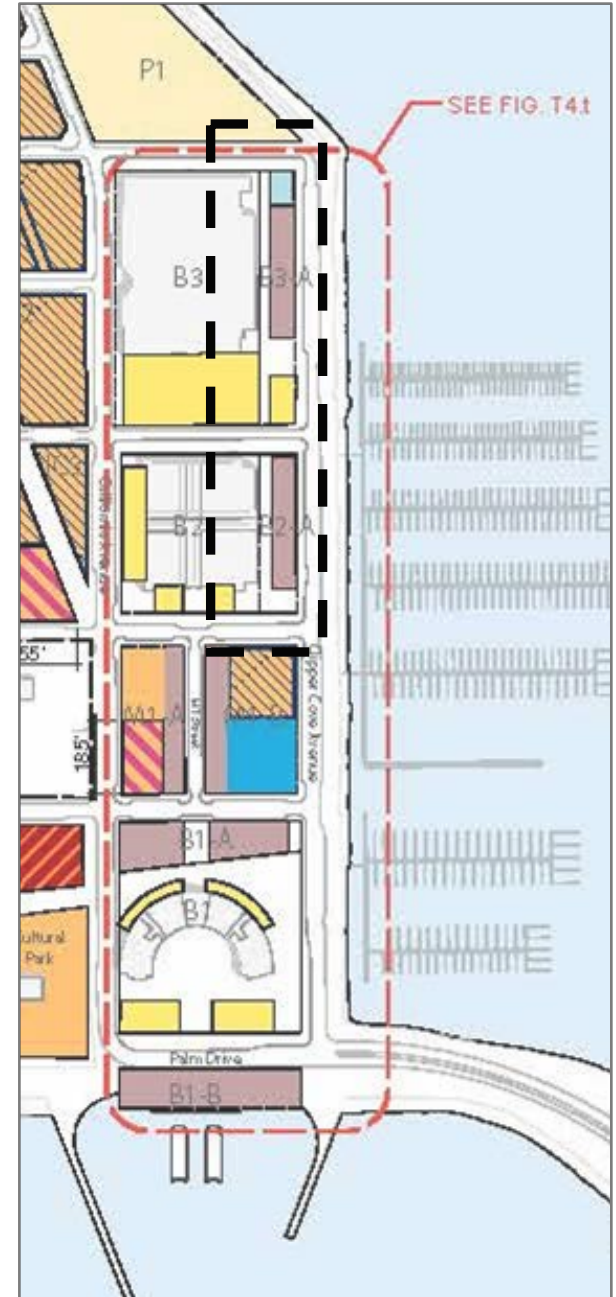


Existing





Existing



Proposed

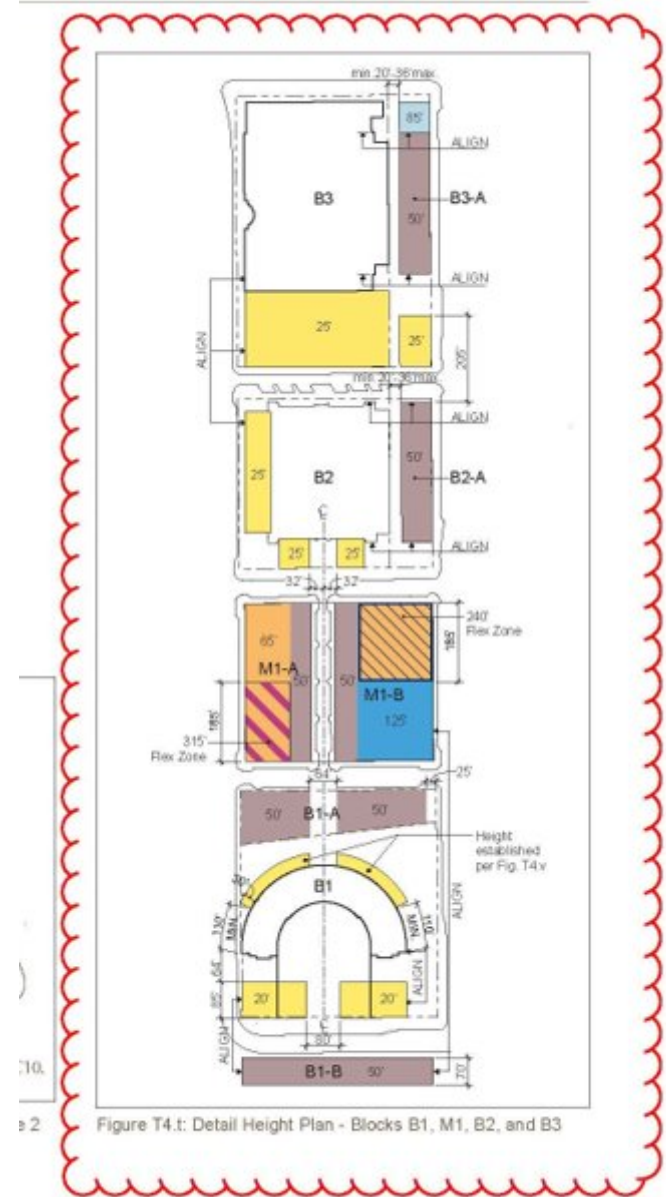


Figure T4.t: Detail Height Plan - Blocks B1, M1, B2, and B3

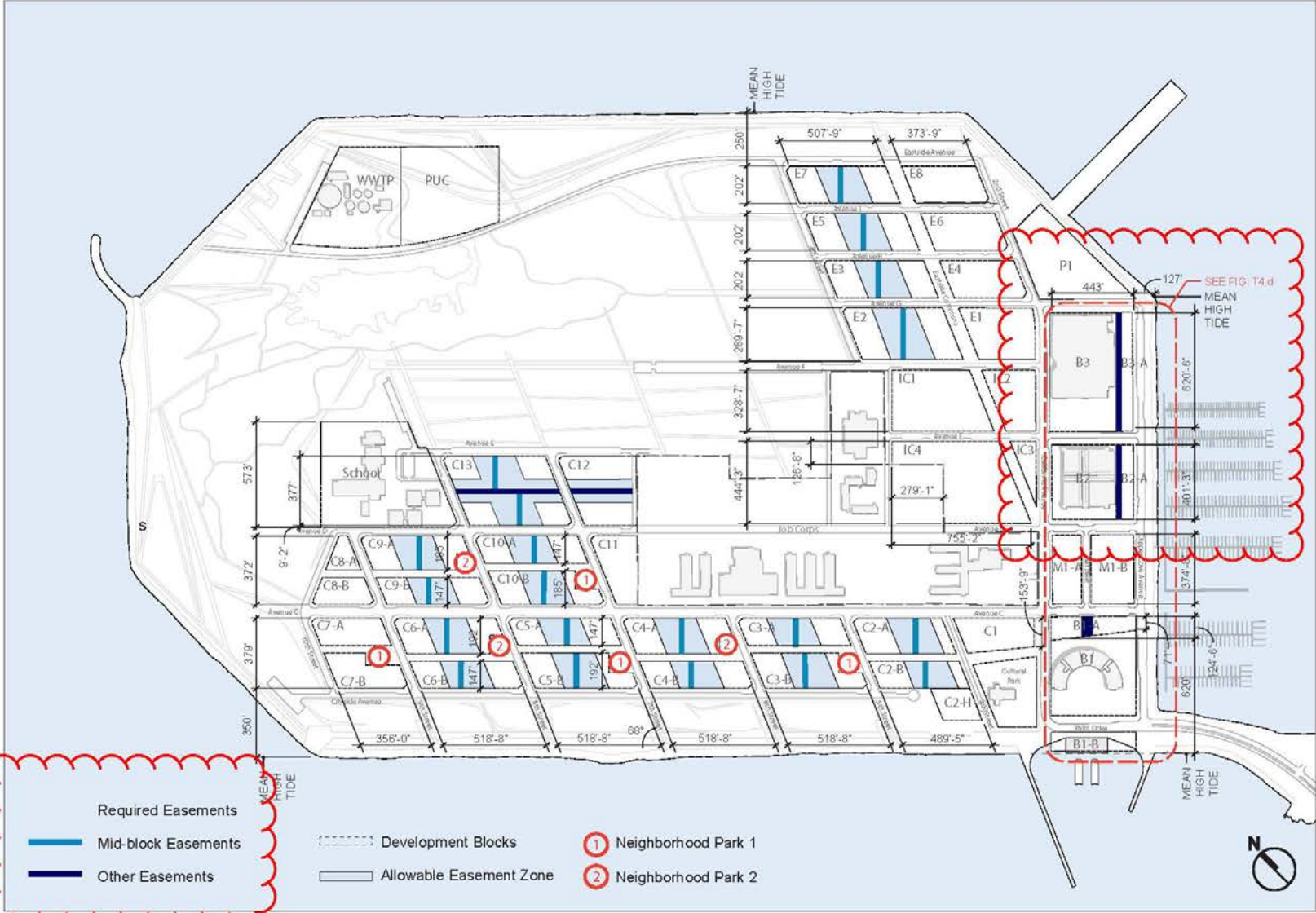
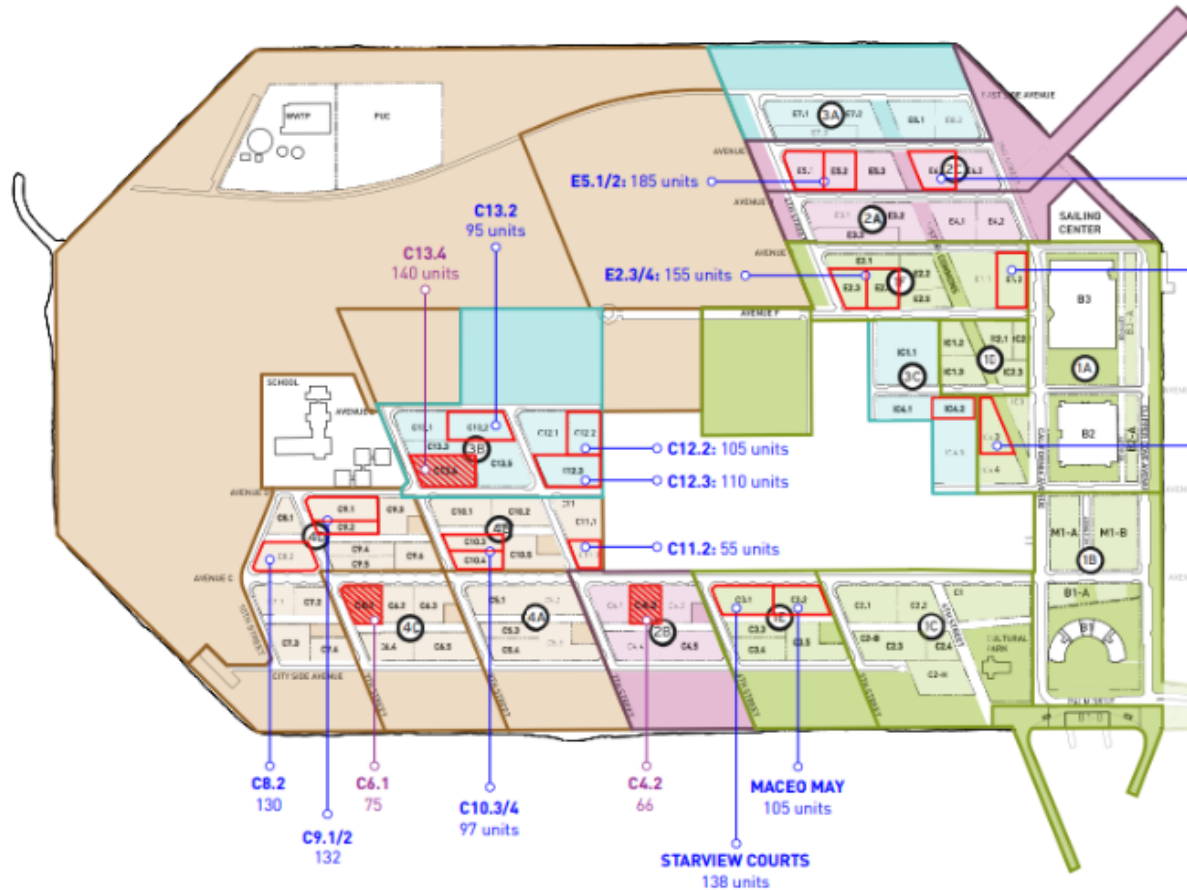


Figure 14.c. Development Block and Easement Plan (Dimensions subject to change at Final Tentative Map)



- MAJOR PHASE 1
- MAJOR PHASE 2
- MAJOR PHASE 3
- MAJOR PHASE 4
- BASELINE AFFORDABLE SITES
- POTENTIAL SWAP PARCELS (with IC2.2)

Parcel	Max Unit Count
Maceo May	105
Starview Courts	138
E1.2 - Senior	120
E1.2 Behavioral Health	120
IC4.3	150
E2.3/4	155
E6.1	110
E5.1/2	185
C11.2	55
C10.3/4	97
C9.1/2	132
C8.2	130
C12.3	110
C12.2	105
C13.2	95
TOTAL - Excluding Parcel Swap	1807
TIDA Required Total at Build Out	1866
(Under)	-59

Parcel swap options	C13.4	C4.2	C6.1
max unit count	140	66	75
TIDA Required Total Over	81	7	16

TREASURE AND YERBA BUENA ISLANDS

2011 Entitlement and Transaction Documents

Disposition and Development Agreement

- Agreement between the TIDA and Treasure Island Community Development
- 33 Exhibits including Financing Plan, Housing Plan, Infrastructure Plan, Parks and Open Space Plan, Schedule of Performance, etc.

Development Agreement

- Agreement between the City and Treasure Island Community Development
- 6 Exhibits, including **Financing Plan**, Project Site, and Legal Description in common with DDA

Other 2011 Project Document Approvals

- General Plan, **Planning Code**, Subdivision Code, and **Zoning Map Amendments**
- **Design For Development**
- Environmental Impact Report

(**Blue items** to be updated AND require review/approval of Planning Commission)