



San Francisco Public Works  
General – Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 208347**

**Evaluating a proposal that the Board of Supervisors delegate to the Treasure Island Development Authority (“TIDA”) authority to accept park and open space improvements on Treasure Island and Yerba Buena Island and dedicate such improvements to public use.**

WHEREAS, The City and County of San Francisco (the “City”) created the Treasure Island Development Authority (“the Authority”) in 1997 to serve as the entity responsible for the reuse and development of Naval Station Treasure Island (“NSTI”), which encompasses Treasure Island and portions of Yerba Buena Island.

WHEREAS, On June 28, 2011 the Authority and Treasure Island Community Development, LLC (“Developer”) entered the Disposition and Development Agreement (the “Treasure Island/Yerba Buena Island DDA” or “DDA”). On the same date, the City and Developer entered a Development Agreement (the “DA”).

WHEREAS, The DA and DDA contemplate a project (the “Project”) on Treasure Island and Yerba Buena Island that includes up to 8,000 units of housing, 140,000 square feet of commercial and retail space, 100,000 square feet of office space, and up to approximately 300 acres of parks and open space, a ferry terminal, new and upgraded streets, and extensive bicycle, pedestrian, and transit facilities. Under the DA, the DDA, and related Project documents, Developer is responsible for construction of public improvements within the Project, and the Authority or the City is required to accept and maintain the public improvements when they are completed in accordance with City approved plans and specifications.

WHEREAS, As part of its implementation of the Project, the Board has approved several final subdivision maps providing for the development of portions of the Project site, accompanied by Public Improvement Agreements (“PIAs”) by which Developer agreed to construct public improvements required by the DDA, such as roads and park and open space facilities, and to offer those improvements to the Authority and/or the City, as appropriate.

WHEREAS, On July 12<sup>th</sup>, 2023, at a duly noticed public hearing, the Authority in Resolution No. 23-22-0712 recommended that the Board of Supervisors delegate to the Authority all authority required to (1) accept ownership of the public park and open space improvements (collectively, “open space improvements”) when Public Works (“PW”) has determined that such improvements have been constructed in accordance with the approved plans and specifications under the applicable PIA and all City codes, regulations, and standards, and such improvements are ready for their intended use; (2) dedicate such open space improvements to public use, (3) designate them for park and/or open space purposes as appropriate; (4) accept such completed open space improvements for Authority maintenance and liability purposes; and (5) take all other official acts necessary for or related to acceptance of the public open space improvements, including without limitation accepting conditional

assignment of all warranties and guaranties related to the construction of park or open space improvements. A copy of the Authority Resolution will be on file with the Clerk of the Board of Supervisors and is incorporated herein by reference.

**NOW THEREFORE BE IT ORDERED THAT,**

The Director finds as follows:

The Authority's recommendation would expedite processing of public improvements required under the DDA and various PIAs, which would facilitate a timely construction schedule for the Project and put the improvements into service efficiently.

Such a delegation would have no adverse effect on public safety, because the Authority would accept improvements only after PW determines that they meet all City codes, regulations, and standards, and that such improvements are ready for their intended use.

The Director concludes that the question of whether to delegate authority to the Authority is a policy decision within the Board's discretion.

Attachments:

1. TIDA Resolution No. 23-22-0712
2. DRAFT BOS Legislation

**X** DocuSigned by:  
*Patrick Rivera*  
Ko, Albe 553C76966F59480...  
City Engineer

**X** DocuSigned by:  
*Carla Short*  
Short, Carla 073CF73A4EA6486...  
Interim Director of Public Works

FILE NO.

ORDINANCE NO.

1 [Treasure Island/Yerba Buena Island – Delegation of Public Open Space Improvement  
2 Acceptance]

3  
4 **Ordinance delegating to the Treasure Island Development Authority the authority to**  
5 **accept public park and open space improvements related to the development of the**  
6 **Treasure Island/Yerba Buena Island Project pursuant to its Disposition and**  
7 **Development Agreement, the Special Use District as set forth in the Planning Code;**  
8 **and adopting findings pursuant to the California Environmental Quality Act.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. **General Findings.**

18 (a) The City and County of San Francisco (the “City”) created the Treasure Island  
19 Development Authority (“the Authority”) in 1997 to serve as the entity responsible for the  
20 reuse and development of Naval Station Treasure Island (“NSTI”), which encompasses  
21 Treasure Island and portions of Yerba Buena Island.

22 (b) On June 28, 2011, the Authority and Treasure Island Community Development,  
23 LLC (“Developer”) entered the Disposition and Development Agreement (the “Treasure  
24 Island/Yerba Buena Island DDA” or “DDA”). On the same date, the City and Developer  
25 entered a Development Agreement (the “DA”).

1 (c) The DA and DDA contemplate a project (the “Project”) on Treasure Island and  
2 Yerba Buena Island that includes up to 8,000 units of housing, 140,000 square feet of  
3 commercial and retail space, 100,000 square feet of office space, and up to approximately  
4 300 acres of parks and open space, a ferry terminal, new and upgraded streets, and  
5 extensive bicycle, pedestrian, and transit facilities. Under the DA, the DDA, and related  
6 Project documents, Developer is responsible for construction of public improvements within  
7 the Project, and the Authority or the City is required to accept and maintain the public  
8 improvements when they are completed in accordance with City approved plans and  
9 specifications.

10 (e) As part of its implementation of the Project, the Board has approved several final  
11 subdivision maps providing for the development of portions of the Project site, accompanied  
12 by Public Improvement Agreements (“PIAs”) by which Developer or its assigns agreed to  
13 construct public improvements required by the DDA, such as roads and park and open space  
14 facilities, and to offer those improvements to the Authority or the City, as appropriate.

15 (f) On \_\_\_\_\_, at a duly noticed public hearing, the Authority in  
16 Resolution No. \_\_\_\_\_, recommended that the Board of Supervisors delegate to the  
17 Authority all authority required to (1) accept ownership of the public park and open space  
18 improvements (collectively, “open space improvements”) when Public Works (“PW”) has  
19 determined that such improvements have been constructed in accordance with the approved  
20 plans and specifications under the applicable PIA and all applicable City codes, regulations,  
21 and standards, and such improvements are ready for their intended use; (2) dedicate such  
22 open space improvements to public use, (3) designate them for park and/or open space  
23 purposes as appropriate; (4) accept such completed open space improvements for Authority  
24 maintenance and liability purposes; and (5) take all other official acts necessary for, or related  
25 to, acceptance of the public open space improvements, including without limitation accepting

1 conditional assignment of all warranties and guaranties related to the construction of park or  
2 open space improvements (“Authority Resolution”). A copy of the Authority Resolution is on  
3 file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated  
4 herein by reference

5 (g) In Public Works (“PW”) Order No. \_\_\_\_\_ dated \_\_\_\_\_, the Director of  
6 PW determined that the Authority’s recommendation would expedite processing of public  
7 improvements required under the DDA and various PIAs, which would facilitate a timely  
8 construction schedule for the Project and put the improvements into service efficiently. The  
9 Director further determined that such a delegation would have no adverse effect on public  
10 safety, because the Authority would accept improvements only after PW determines that they  
11 meet all applicable City codes, regulations, and standards, and such improvements are ready  
12 for their intended use. The Director concluded that the question of whether to delegate  
13 authority to the Authority is a policy decision within the Board’s discretion. A copy of the PW  
14 Order is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and incorporated  
15 herein by reference.

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**Section 2. Delegation to the Authority of Acceptance of Future Public  
Improvements for Public Use and Ownership and for Maintenance and Liability  
Purposes.**

20 (a) Based on the recommendations from the Authority and the PW Director, the Board  
21 of Supervisors determines that it would be efficient to eliminate the need for future Board  
22 actions related to acceptance of these open space improvements, and that this could be  
23 achieved by delegating to the Authority the authority to accept ownership of the open space  
24 improvements, to dedicate the open space improvements to public use, to designate the open  
25 space improvements for park and/or open space purposes, as appropriate, and to accept the

1 open space improvements for Authority maintenance and liability purposes, along with other  
2 actions necessary for or related to acceptance of the public improvements, upon PW's  
3 determination that the improvements are complete and ready for public use.

4 (b) Notwithstanding Administrative Code Sections 1.51 et seq., the Board of  
5 Supervisors hereby delegates to the Authority the authority, to (1) accept ownership of the  
6 Project's public open space improvements based on various offers of improvement when PW  
7 has determined that such improvements have been constructed in accordance with the  
8 previously approved plans and specification under the PIA and all applicable City codes,  
9 regulations, and standards, and such improvements are ready for their intended use; (2)  
10 dedicate such open space improvements to public use, designate them for park and/or open  
11 space purposes as appropriate; (3) accept such completed open space improvements for  
12 Authority maintenance and liability purposes; and (4) take all other official acts necessary for  
13 or related to acceptance of the public open space improvements, including without limitation  
14 accepting conditional assignment of all warranties and guaranties related to the construction  
15 of park or open space improvements, such that the Authority may take all such actions in the  
16 future without additional Board of Supervisors action.

17  
18 Section 3. **Official Acts in Furtherance of the Ordinance.** The Board of Supervisors  
19 authorizes the Authority's Director and the PW Director, in consultation with the City  
20 Attorney's Office, to take all actions necessary to implement the intent of this ordinance,  
21 including finalizing and, as appropriate, recording offers of dedication, notices of completion,  
22 and certifying that specific open space improvements are accepted by Authority when they  
23 have been completed in accordance with the Project plans and specifications and all  
24 applicable City codes, regulations, and standards, and are ready for their intended use.

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1           Section 4. **Effective Date.** This ordinance shall become effective 30 days after  
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
4 of Supervisors overrides the Mayor's veto of the ordinance.

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6 APPROVED AS TO FORM:  
7 DAVID CHIU, City Attorney

8 By: \_\_\_\_\_  
9       John D. Malamut  
10       Deputy City Attorney

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**ITEM 11**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of July 12, 2023**

**Subject:** Resolution Recommending that the Board of Supervisors Delegate Authority to the Treasure Island Board of Directors to Accept Open Space Improvements

**Contact:** Robert Beck, Treasure Island Director

**SUMMARY**

Recommending that the Board of Supervisors delegate to the Treasure Island Board of Directors (the “Authority Board”) the authority to accept open space improvements constructed by Treasure Island Community Development, LLC (the “Developer”) pursuant to the Disposition and Development Agreement for the Development of Treasure Island and Yerba Buena Island (“Treasure Island/Yerba Buena Island DDA” or “DDA”).

**BACKGROUND**

On June 28, 2011 the Treasure Island Development Authority (“the Authority”) and the Developer entered into the Treasure Island/Yerba Buena Island DDA. The DDA contemplated the redevelopment of Treasure Island and Yerba Buena Island (“the Project”), including up to 8,000 units of housing, 140,000 square feet of commercial and retail space, 100,000 square feet of office space, and up to approximately 300 acres of parks and open space, a ferry terminal, new and upgraded streets and other public ways, and extensive bicycle, pedestrian, and transit facilities. As part of the Project, the Developer is obligated to construct a wide range of public facilities including the new parks, ferry terminal, new utilities, roadways and more (collectively, the “Public Improvements”).

As part of the implementation of the Project, the Authority has entered several Public Improvement Agreements (“PIAs”) by which Developer or its assigns agreed to construct the Public Improvements required by the DDA, such as roads and park and open space facilities, and to offer those improvements to the Authority and/or the City, as appropriate, for acceptance. The bulk of these improvements are constructed under Street Improvement Permits (“SIPs”) issued by San Francisco Public Works while others are constructed under Building Permits issued by the Department of Building Inspection. Public Works inspects the Public Improvements constructed by the Developer for conformance with permitted plans and City standards and regulations.

For infrastructure to be owned, operated, and maintained by other City Agencies. An action of the Board of Supervisors (the “Acceptance Legislation”) formally accepts the completed work, dedicates it for public use, and assigns ownership of the improvements to the respective City



1 [Recommendation to Board of Supervisors Regarding Delegation of Public Open Space  
2 Improvement Acceptance]

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4 **RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS DELEGATE**  
5 **AUTHORITY TO THE TREASURE ISLAND BOARD OF DIRECTORS TO ACCEPT OPEN**  
6 **SPACE IMPROVEMENTS**

7 WHEREAS, On June 28, 2011 the Treasure Island Development Authority (“the  
8 Authority”) and Treasure Island Community Development, LLC (“Developer”) entered into the  
9 Disposition and Development Agreement (“Treasure Island/Yerba Buena Island DDA” or  
10 “DDA”); and

11 WHEREAS, The DDA contemplates the redevelopment of Treasure Island and Yerba  
12 Buena Island (“the Project”), including up to 8,000 units of housing, 140,000 square feet of  
13 commercial and retail space, 100,000 square feet of office space, and up to approximately 300  
14 acres of parks and open space, a ferry terminal, new and upgraded streets and other public  
15 ways, and extensive bicycle, pedestrian, and transit facilities; and

16 WHEREAS, As part of its implementation of the Project, the Authority has entered  
17 several Public Improvement Agreements (“PIAs”) by which Developer or its assigns agreed to  
18 construct public improvements required by the DDA, such as roads and park and open space  
19 facilities, and to offer those improvements to the Authority and/or the City, as appropriate; and

20 WHEREAS, The Authority will own and operate the parks and open space lands and  
21 improvements within the Project; and now, therefore, be it

22 RESOLVED, The Authority Board of Directors has determined that in order to expedite  
23 processing of public improvements required under the DDA and various PIAs, to facilitate the  
24 timely construction schedule for the Project, and to put the improvements into service efficiently,  
25 it would be prudent and desirable for the Board of Supervisors to, and recommends they

1 delegate to the Authority all necessary authority required to (1) accept ownership of the public  
2 park and open space improvements (collectively, "open space improvements") when Public  
3 Works ("PW") has determined that such improvements have been constructed in accordance  
4 with the approved plans and specifications under the applicable PIA and all City codes,  
5 regulations, and standards, and such improvements are ready for their intended use; (2)  
6 dedicate such open space improvements to public use, (3) designate them for park and/or open  
7 space purposes as appropriate; (4) accept such completed open space improvements for  
8 Authority maintenance and liability purposes; and (5) take all other official acts necessary for or  
9 related to acceptance of the public open space improvements, including without limitation  
10 accepting conditional assignment of all warranties and guaranties related to the construction of  
11 park or open space improvements; and, be it

12 FURTHER RESOLVED, The Authority Board of Directors has determined that such a  
13 delegation would have no adverse effect on public safety, because the Authority would accept  
14 improvements only after PW determines that they meet all City codes, regulations, and  
15 standards, and such improvements are ready for their intended use.

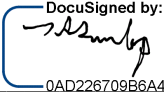
16 FURTHER RESOLVED, The Authority Board of Directors directs the Treasure Island  
17 Director to forward this recommendation to the Board of Supervisors and to take any further  
18 actions required to request that the Board of Supervisors consider and authorize the  
19 recommended delegation to the Authority as set forth in the resolution, at a duly noticed public  
20 hearing at its earliest convenience.

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**CERTIFICATE OF SECRETARY**

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I hereby certify that I am the duly elected Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on July 12, 2023.

DocuSigned by:  
  
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**Mark Dunlop, Secretary**

agency having responsibility for that infrastructure (e.g., roadways to Public Works; signage, striping, and traffic signals to SFMTA; and water, wastewater, and electrical utilities to SFPUC).

The Authority will own and operate the parks and open space lands and improvements within the Project and owns the land underlying these parks. Accordingly, the PIAs call for the Authority Board to accept park improvements and other infrastructure or facilities to be owned, operated and maintained by the Authority.

The language of the PIA for the improvements on Yerba Buena Island is not entirely consistent. In one section it implies that park improvements and other infrastructure or facilities to be owned, operated and maintained by the Authority may be accepted by the sole action of the Authority Board while in another section it seems to require all Public Improvements be accepted by the Board of Supervisors.

### **RECOMMENDATION**

Staff recommends the Authority Board request the Board of Supervisors delegate to the Authority Board the authority to accept open space improvements constructed under the Project pursuant to the determination of Public Works that the improvements are complete; meet all City codes, regulations, and standards; and are ready for their intended use.