

1 [Endorsement of Development Plan and Term Sheet for the Redevelopment of Naval Station
2 Treasure Island.]

3 **Resolution endorsing the Development Plan and Term Sheet for the Redevelopment of**
4 **Former Naval Station Treasure Island between Treasure Island Community**
5 **Development, LLC and the Treasure Island Development Authority.**

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7 WHEREAS, In 1994, a Citizen's Reuse Committee ("CRC"), representing a broad
8 spectrum of community interests, was formed to review reuse planning efforts regarding
9 Treasure Island for the San Francisco Planning Department, the San Francisco
10 Redevelopment Agency, and the Board of Supervisors; and

11 WHEREAS, This planning effort resulted in the establishment of a Draft Reuse Plan for
12 Treasure Island that was endorsed in 1996 by the Mayor, the Board of Supervisors and the
13 Planning Commission; and

14 WHEREAS, The 1996 Draft Reuse Plan operated like a "general plan" for Treasure
15 Island, identifying opportunities and constraints and policy goals and recommendations
16 related to the redevelopment effort; and

17 WHEREAS, Also in 1996, the City finalized an agreement (the "TIHDI Agreement") with
18 the Treasure Island Homeless Development Initiative ("TIHDI"), a collaboration of homeless
19 services agencies that was formed in 1994 to develop the homeless component of the Reuse
20 Plan, that, among other things, (1) gave TIHDI certain rights to participate in economic
21 development opportunities on Treasure Island, (2) facilitated implementation of a permanent
22 employment program related to TIHDI's activities, (3) gave TIHDI certain rights to both
23 temporary and permanent housing in support of TIHDI's programs, and (4) provided TIHDI
24 with financial support; and,

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1 WHEREAS, One of the key recommendations from the reuse planning process was for
2 the City to create a single-purpose authority to govern the redevelopment of Treasure Island
3 and the Treasure Island Development Authority ("TIDA") was created in 1997 to serve as that
4 entity; and

5 WHEREAS, Under the Treasure Island Conversion Act of 1997 (the "Act"), the
6 California Legislature (1) designated TIDA as a redevelopment agency under the California
7 Redevelopment Law with authority over Treasure Island, and (2) with respect to those
8 portions of Treasure Island that are subject to the public trust for commerce, navigation and
9 fisheries (the "Tidelands Trust"), vested in TIDA the authority to administer the Tidelands Trust
10 in accordance with the terms of the Act; and

11 WHEREAS, Another key recommendation from the reuse planning process was that
12 the redevelopment of Treasure Island should be planned and implemented as a public/private
13 partnership in collaboration with a "master developer", and, accordingly, on June 14, 2000,
14 TIDA authorized the issuance of a Request for Qualifications ("RFQ") regarding the master
15 development of Treasure Island that contemplated the issuance of a Request for Proposals
16 ("RFP") to those respondents who met the qualifications under the RFQ; and

17 WHEREAS, Based on review of the submittals to the RFQ by the Treasure
18 Island/Yerba Buena Island Citizen's Advisory Board (the "TI CAB"), staff and a team of
19 consultants, TIDA selected Treasure Island Community Development, LLC ("TICD") as the
20 most qualified master developer to proceed to the RFP phase, and, after an extensive public
21 process of drafting the RFP with direct input from the TI CAB, TIDA issued a focused RFP in
22 April 2002, and, after almost another year of intensive analysis and numerous public
23 meetings, on March 12, 2003, TIDA determined that TICD's final response to the focused
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1 RFP met the criteria set forth in the RFP and warranted TIDA entering into exclusive
2 negotiations with TICD; and,

3 WHEREAS, On June 1, 2003, TIDA entered into an Exclusive Negotiating Agreement
4 (“ENA”) with TICD (and the parties entered into an Amended and Restated ENA dated
5 September 15, 2005) that sets forth the terms and conditions related to the preparation and
6 approval of transaction documents for the redevelopment of Treasure Island, including but not
7 limited to, the subject of the negotiations, the term of the exclusive negotiation period and
8 options to extend the term, the allocation and responsibilities related to transaction costs
9 associated with the negotiations, the obligations of TICD and TIDA during the negotiation
10 period, the financial guarantee required to cover TICD’s obligations under the ENA, and a
11 schedule of performance for completion of the transaction documents; and,

12 WHEREAS, As identified in the ENA Schedule of Performance, in order to address key
13 development issues central to the financial and regulatory structure of the development
14 planning, certain issues were prioritized for further analysis, including completion of additional
15 studies regarding alternative locations for a ferry terminal, the feasibility of on-site waste water
16 treatment, and a peer review of TICD’s geotechnical assumptions; and,

17 WHEREAS, TIDA and TICD worked collaboratively with staff of the State Lands
18 Commission to prepare Senate Bill 1873, authorizing a Tidelands Trust Exchange on
19 Treasure and Yerba Buena Islands, which was approved by the State legislature and signed
20 by the Governor on September 15, 2004; and,

21 WHEREAS, Under the ENA, TICD and TIDA have worked to prepare a Development
22 Plan for Treasure Island that includes Land Use and Urban Design, Open Space, Housing,
23 Infrastructure, Community Facilities, Transportation, Fiscal Impacts, Financing, Phasing,
24 Sustainability, Jobs and Equal Opportunity and Emergency Support plans; and

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1 WHEREAS, The public planning process that has resulted in the Development Plan
2 has involved presentation and review of all elements of the project by the TI CAB and its
3 subcommittees, the TIDA Board, the Board of Supervisors Land Use and Economic
4 Development Committee and other stakeholders groups totaling over 150 public meetings;
5 and,

6 WHEREAS, Through the planning process, staff and TICD have worked extensively
7 and in good faith with key stakeholders and partners such as TIHDI, the Sierra Club, the
8 Treasure Island Wetlands Project, Arc Ecology, the Bay Area Water Transit Authority, San
9 Francisco Planning and Urban Research, San Francisco Little League, Treasure Island
10 Sailing Center, a spectrum of City and County departments and agencies, and California
11 State Lands Commission staff, among others; and

12 WHEREAS, Staff and TICD presented a comprehensive Development Plan and Term
13 Sheet for the Redevelopment of Naval Station Treasure Island (the "Development Plan") to
14 the TI CAB at its September 26, 2006 meeting and to the TIDA Board at its September 27,
15 2006 meeting; and

16 WHEREAS, The Development Plan includes extensive public benefits, including,
17 among other things, 1,800 below-market affordable housing units, the creation of
18 approximately 300 acres of parks, open space and recreational amenities, a commitment to
19 high levels of sustainable development practices, including green building standards, an
20 innovative transportation program, storm water treatment wetlands and solar energy
21 generation, and economic development benefits such as the creation of thousands of
22 permanent and construction jobs and the expansion of the TIHDI job broker program targeting
23 jobs to formerly homeless and economically disadvantaged individuals and San Francisco
24 residents generally; and

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1 WHEREAS, The Development Plan has been structured such that the project delivers
2 all of these public benefits without any new contribution from or recourse to the City's General
3 Fund; and

4 WHEREAS, On October 11, 2006, the TIDA Board and the TI CAB held a joint hearing
5 to review and discuss the Development Plan and they provided significant questions,
6 comments and recommendations; and

7 WHEREAS, Staff produced a comprehensive set of responses to the comments that
8 incorporated many revisions to the Development Plan and exhibits in direct response to the
9 comments and recommendations; and

10 WHEREAS, On October 24, 2006, the TI CAB voted 16-0-1 to endorse the
11 Development Plan; and

12 WHEREAS, On October 30, 2006, the TIDA Board voted 6-0 to endorse the
13 Development Plan; now, therefore, be it

14 RESOLVED, That the Board of Supervisors hereby endorses the Development Plan in
15 substantially the form on file with the Clerk of the Board of Supervisors in File
16 No. _____, which is hereby declared to be a part of this resolution as if fully set forth
17 herein.

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