



PAUNAWA NG NAKAPLANONG PAGHINTO NG SERBISYO NG KURYENTE

Petsa: _____

Oras: _____

Ang mga apektadong Pasilidad ng Treasure Island ay kabilang ang:

Ang Mga Tauhan ng Mataas na Boltahe ng San Francisco Public Utilities Commission (SFPUC) ay dapat gumawa ng kailangang mga pagkukumpuni upang masiguro ang maaasahang serbisyo sa lahat ng parokyano. Upang ligtas na magawa ang trabahong ito, kailangan ng mga tauhan na pansamantalang ihinto ang iyong serbisyo ng kuryente. Gagawin ng mga tauhan ang makakaya upang paliitin hanggang maaari ang haba ng paghinto ng serbisyo.

Kung ikaw ay isang Nagpapaupa na may (mga) umuupa sa mga lugar na nakalista sa itaas at sinisingil ka ng SFPUC sa iyong pangalan, **responsibilidad mo** na bigyan ng paunawa ang (mga) umuupa ng tungkol sa nakaplanong paghinto ng serbisyo.

Ang di-ligtas na mga kondisyon ng panahon o anumang di-inaasahang emerhensiya ay magtutulak sa mga Tauhan ng Mataas na Boltahe na kanselahin ang trabaho sa huling minuto at hindi magagawa ng mga tauhan na bigyan ka ng paunawa ng pagkanselang ito. Gayunman, tatanggap ka ng paunawa ng binagong petsa at oras.

BABALANG PANGKALIGTASAN: Ang mga residente ay hindi dapat gumamit ng mga generator sa ilalim ng anumang pangyayari nang hindi nalalaman ng tagapagkaloob ng Pabahay. Kung ikaw ay gagamit ng generator sa panahon ng paghinto ng serbisyo dapat mong ihiwalay ang iyong generator mula sa sistema ng SFPUC. Ang kabiguang gawin ito ay hindi lamang makakapinsala sa iyong generator kundi maaari ring maging dahilan ng seryosong pinsala sa mga tauhan ng kuryente. Humihingi ng paumanhin ang SFPUC para sa abalang ito at nagpapasalamat sa iyong pang-unawa.

Kung ikaw ay umaasa sa mga kagamitang sumusuporta sa buhay, mangyaring isaalang-alang ang mga sumusunod:

HUMANAP NG PANGHALILING TIRAHAN SA ISANG LOKASYON NA HINDI APEKTADO NG PAGHINTO.

- **Ang mga computer at ibang elektronikong kagamitan** ay partikular na sensitibo sa paghinto ng serbisyo ng kuryente. Malakas na inirekomenda namin ang paghugot sa kagamitang ito mula sa saksakan bago ang panahon ng paghinto.
- **Ang mga sistemang panseguridad, orasan, pantakda ng oras ng patubig,** at katulad na kagamitan ay malamang na mangailangan ng muling pagbabalik sa kaayusan pagkakumpleto ng paghinto.

Para sa impormasyon tungkol sa kung paano dapat **pangalagaan ang mga nasisirang pagkain** sa iyong refrigerator o freezer, bisitahin ang website www.foodsafety.gov/blog/power_outages.html

NOTICE OF PLANNED ELECTRIC SERVICE INTERRUPTION

Date: _____

Time: _____

Affected Areas of Treasure Island Facilities include:

The San Francisco Public Utilities Commission (SFPUC) High Voltage Crew needs to make necessary repairs to ensure reliable service to all customers. In order to perform this work safely, the crew needs to temporarily interrupt your electric service. The crew will do its best to minimize the length of the service interruption.

If you are a Landlord with tenant(s) in the areas listed above and the SFPUC bill is in your name, **it is your responsibility** to notify the tenant(s) of the planned service interruption.

Unsafe weather conditions or any unforeseen emergency will require the High Voltage Crew to cancel the work at the last minute and the crew will be unable to notify you of this cancellation. However, you will receive notification of the rescheduled date and time.

SAFETY WARNING: Residents should not use generators under any circumstances without the knowledge of the Housing provider. If you use a generator during the service interruption you must isolate your generator from the SFPUC system. Failure to do so will not only damage your generator but can cause serious injury to electric crew personnel. The SFPUC apologizes for this inconvenience and thanks you for your patience.

If you rely **on life support devices**, please consider the following:

FIND ALTERNATE LODGING AT A LOCATION NOT AFFECTED BY THE INTERRUPTION.

- **Computers and other electronic equipment** are particularly sensitive to power interruption. We highly recommend unplugging this equipment before the shutdown period.
- **Security systems, clocks, irrigation timers,** and similar equipment will likely require resetting after the shutdown is completed.

For information about how to **safeguard perishable foods** in your refrigerator or freezer, visit the website www.foodsafety.gov/blog/power_outages.html



AVISO DE INTERRUPCIÓN PROGRAMADA DE SERVICIO ELÉCTRICO

Fecha: _____

Hora: _____

Las Áreas Afectadas de la Instalación de Treasure Island incluyen:

El Equipo de Obreros de Alto Voltaje de la Comisión de Utilidades Públicas de San Francisco (SFPUC por sus siglas en inglés) necesita hacer reparaciones para asegurar un servicio fiable para todos sus clientes. Para realizar estas obras de manera segura, el equipo necesita interrumpir temporalmente su servicio eléctrico. El equipo se esforzará para mantener la interrupción de servicio a un mínimo.

Si usted es un propietario con inquilino(s) dentro de las áreas listadas anteriormente y la factura de la SFPUC está a su nombre, **es su responsabilidad** notificar a cada inquilino de esta interrupción programada de servicio.

Condiciones climáticas o cualquier otra emergencia imprevista requerirá que el equipo de obreros de Alto Voltaje cancele las obras a último momento y el equipo no será capaz de avisarle de dicha cancelación. Sin embargo usted recibirá una notificación sobre la fecha y horario de la reprogramación de las obras.

AVISO DE SEGURIDAD: Los residentes no deberán usar generadores bajo ninguna circunstancia sin el conocimiento del propietario. Si usted usa un generador durante la interrupción de servicio, debe aislar su generador del sistema de la SFPUC. De no hacerlo, no solo dañará su generador si no que puede causar heridas graves al personal del equipo eléctrico. La SFPUC le pide disculpas por estas molestias y le agradece de antemano por su paciencia.

Si usted depende de algún **dispositivo de soporte de vida**, por favor considere lo siguiente:

ENTRE VIVIENDA ALTERNATIVA EN UNA UBICACIÓN NO AFECTADA POR LA INTERRUPCIÓN.

- **Las computadoras y otro equipo electrónico son particularmente sensibles a la interrupción de energía.** Le recomendamos sumamente que desconecte este equipo antes del periodo de interrupción.
- **Los sistemas de Seguridad, relojes, cronómetros de riego, y otros equipos similares seguramente requerirán reprogramación después que termine la interrupción.**

Para información sobre como **resguardar alimentos perecederos** dentro de su refrigerador o congelador, visite la página Web www.foodsafety.gov/blog/power_outages.html

暫停計劃供電服務通知

日期: _____

時間: _____

金銀島設施受影響地區包括：

三藩市水利局（SFPUC）高壓機組人員需要做必要的維修，以確保為所有顧客提供可靠的服務。為安全執行此項工作，機組人員需要暫時停止你的電力服務。工作人員會儘力將暫停此服務的時間減至最少。

如你是房東，有住客住在上述的地區而三藩市水利局的帳單是以你的名字發出，**你有責任**通知住客計劃暫停此服務之事宜。

如天氣情況不安全或有任何未能預料到之緊急情況，高壓機組人員可能在最後一分鐘取消此工作，而他們將無法通知你此取消行動。但是，你將會收到重新安排時間和日期的通知。

安全警告：在任何情況下未經屋主知曉前，住客不應使用發電器。如果你在服務暫停的時間使用發電器，你必須將你的發電器和三藩市水利局的系統分開。如沒有這樣做你不只可損壞你的發電器同時可導致電力組工作人員嚴重受傷。三藩市水利局對此造成之不便謹以致歉，並感謝你的耐心。

如果你**依賴維生儀器**，請考慮以下方法：

在暫停供電之前在另一個地點找住宿

- **電腦和其他電子儀器**對電力中斷特別敏感。我們極力建議你在關閉期間將這些設備的電擊除出。
- **保安系統，鐘，灌溉計時器**和類似的設備可能需要在暫停供電結束之後重新設定。

有關如何保持你冰箱或冷藏庫易腐食物的安全，請上網：www.foodsafety.gov/blog/power_outages.html



PAUNAWA NG PAGHINTO NG SERBISYO NG LIKAS NA GAS

Petsa: _____

Oras: _____

Ang mga apektadong Pasilidad ng Treasure Island ay kabilang ang:

Ang San Francisco Public Utilities Commission (SFPUC) ay mag-iinstala ng bagong kagamitan at/o pagpapanatili ng pagganap sa iyong lugar. Ito ay tutulong sa SFPUC na masiguro ang maaasahang serbisyo sa lahat ng parokyano. Upang ligtas na magawa ang trabahong ito, kailangan ng mga tauhan na pansamantalang ihinto ang iyong serbisyo ng likas na gas. Gagawin ng mga tauhan ang makakaya upang paliitin hanggang maaari ang haba ng paghinto ng serbisyo.

Kung ikaw ay isang Nagpapaupa na may (mga) umuupa sa mga lugar na nakalista sa itaas at sinisingil ka ng SFPUC sa iyong pangalan, **responsibilidad mo** na bigyan ng paunawa ang (mga) umuupa ng tungkol sa nakaplanong paghinto ng serbisyo. Responsibilidad din ng Nagpapaupa na muling pailawin ang mga pilot light ng mga umuupa kasunod ng paghinto ng serbisyo ng likas na gas.

Ang di-ligtas na mga kondisyon ng panahon o anumang di-inaasahang emerhensiya ay magtutulak sa mga Tauhan ng Likas na Gas na kanselahin ang trabaho sa huling minuto at hindi magagawa ng mga tauhan na bigyan ka ng paunawa ng pagkanselang ito. Gayunman, tatanggap ka ng paunawa ng binagong petsa at oras.

Humihingi ng paumanhin ang SFPUC para sa abalang ito at nagpapasalamat sa iyong pang-unawa.

NOTICE OF NATURAL GAS SERVICE INTERRUPTION

Date: _____

Time: _____

Affected Areas of Treasure Island Facilities include:

The San Francisco Public Utilities Commission (SFPUC) will be installing new equipment and/or performing maintenance in your area. This will help the SFPUC to ensure reliable service to all customers. In order to perform this work safely, the crew needs to temporarily interrupt your natural gas service. The crew will do its best to minimize the length of the service interruption.

If you are a Landlord with tenant(s) in the areas listed above and the SFPUC bill is in your name, **it is your responsibility** to notify the tenant(s) of the planned service interruption. It is also the Landlord's responsibility to re-light the tenants' pilot lights following the natural gas service interruption.

Unsafe weather conditions or any unforeseen emergency will require the Natural Gas Crew to cancel the work at the last minute and the crew will be unable to notify you of this cancellation. However, you will receive notification of the rescheduled date and time.

The SFPUC apologizes for this inconvenience and thanks you for your patience.



AVISO DE INTERRUPCIÓN DEL SERVICIO DE GAS NATURAL

Fecha: _____

Hora: _____

Las Áreas Afectadas de la Instalación de Treasure Island incluyen:

La Comisión de Utilidades Públicas de San Francisco (SFPUC por sus siglas en inglés) estará instalando equipo nuevo y / o llevando a cabo obras de mantenimiento en su área. Esto ayudará a la SFPUC asegurar un servicio fiable a todos sus clientes. Para realizar estas obras de manera segura, el equipo de obreros necesita interrumpir temporalmente su servicio de gas natural. El equipo se esforzará para mantener la interrupción de servicio a un mínimo.

Si usted es un propietario con inquilino(s) en las áreas listadas anteriormente, y la factura de la SFPUC está a su nombre, **es su responsabilidad** notificar a cada inquilino de la interrupción programada de servicio. También es la responsabilidad del propietario re-encender los pilotos de cada aparato doméstico después de una interrupción de servicio de gas natural.

Condiciones climáticas o cualquier otra emergencia imprevista requerirá que el equipo de obreros de gas natural cancele las obras a último momento y el equipo no será capaz de avisarle de dicha cancelación. Sin embargo, usted recibirá una notificación sobre la fecha y horario de la reprogramación de las obras.

La SFPUC le pide disculpas por estas molestias y le agradece de antemano por su paciencia.

天然氣暫停服務通知

日期: _____

時間: _____

金銀島設施受影響地區包括：

三藩市水利局 (SFPUC) 將在你的地區安裝新設備及 / 或執行維修工作。這可幫助三藩市水利局為所有顧客提供可靠的服務。為安全執行此項工作，工作人員需要暫時停止你的天然氣服務。工作人員會儘力將暫停此服務的時間減至最少。

如你是房東，有住客住在上述的地區而三藩市水利局的帳單是以你的名字發出，你有責任通知住客計劃暫停此服務之事宜。房東亦有責任在天然氣服務中斷之後，重新為住客點燃常明火。

如天氣情況不安全或有任何未能預料到之緊急情況，天然氣工作人員可能在最後一分鐘取消此工作，而他們將無法通知你此取消行動。但是，你將會收到重新安排時間和日期的通知。

三藩市水利局對此造成之不便謹以致歉，並感謝你的耐心。



TREASURE ISLAND

COVID VACCINE POP-UP



WHEN: TUESDAY
December 19
3:00pm - 6:00pm

WHERE: Ship Shape
850 Ave I
Treasure Island

WHO: Any Treasure Island Resident
(FREE! No insurance required!)

Everyone who gets a vaccine will be entered into a raffle to win 1 of 5, \$100 gift cards!

**VACCINES AVAILABLE:
COVID
FLU
MONKEY POX**

Treasure Island COMMUNITY MEETING



Please join One Treasure Island as we provide this opportunity for information sharing and communication amongst the Treasure Island community about community engagement activities/events and the island development.

Wed Dec 20 @ 6:00-7:30pm

Meetings will occur every other month on ZOOM.



No registration needed. Just scan this QR code to join the meeting.



<https://us02web.zoom.us/j/81056789872>

Reunión de la Comunidad de Treasure Island



Por favor únete a One Treasure Island mientras ofrecemos la oportunidad de compartir información y comunicarnos entre la comunidad de Treasure Island acerca de actividades y eventos que relacionan a la comunidad y el desarrollo de la isla.

miércoles 20 de diciembre entre 6:00 pm y 7:30 pm

Las reuniones son mensuales vía zoom



No es necesario registrarse. Sólo escanee el código QR para unirse a la reunión



<https://us02web.zoom.us/j/81056789872>

金銀島 社區會議



請加入 One Treasure Island 社區會議，我們在此提供機會分享資訊和互相溝通有關社區參與活動／事件，以及金銀島的發展。

12 月 20 日星期三 · 下午 6 時至 7:30

會議每隔一個月用 Zoom 在網上舉行

無須登記。只掃描此 QR 二維碼即可加入會議



<https://us02web.zoom.us/j/81056789872>



YOU ARE INVITED!

THIS HOLIDAY, YOU AND YOUR FAMILY ARE INVITED TO "SHOP" AT GOOD TIDINGS' WINTER WONDERLAND.

UPON ARRIVAL, CHILDREN AND/OR PARENTS SHOPPING FOR THEIR CHILD WILL RECEIVE COMPLIMENTARY GOOD TIDINGS DOLLARS TO SHOP IN OUR TOY FILLED WAREHOUSE.

**December 9TH, 2023 - December 19TH, 2023
1469 N CAROLAN AVE. BURLINGAME, CA 94010**

**RESERVATION REQUIRED. YOU MUST HAVE A
TIMESLOT. NO WALK-INS. THE EVENT IS *FREE*.**

SPACE IS LIMITED - FIRST COME, FIRST SERVE.

DEADLINE TO RESERVE A SPOT:

December 7th, 2023

- 1. EMAIL: bridgette@goodtidings.org
OR TEXT (415) 715-7535**
- 2. MENTION
"One Treasure Island" WHEN RSVPING**
- 3. LIST HOW MANY CHILDREN YOU HAVE UNDER 12
AND THEIR AGES**



**GOOD TIDINGS
FOUNDATION**



One Treasure Island will be

CLOSED

Dec 25th - Jan 1st

If you need assistance with food or any other basic needs, please call the

RESIDENT SUPPORT LINE:

415-800-5937

Deadline to call: Dec 20th

OR

Stop by the Food Pantry on Tues Dec 19th
we will be offering support



BEWARE

OF SCAMS!



Join One Treasure
Island's Workshop
on a hot topic,

SCAMMERS!

**WEDNESDAY,
DECEMBER 13TH
6:30PM TO 7:30PM**



Join Zoom Meeting

[https://us02web.zoom.us/j/84614826108?](https://us02web.zoom.us/j/84614826108?pwd=MUs5VkJPZ1VQdDVsbDZkQzJTYWNsdz09)

pwd=MUs5VkJPZ1VQdDVsbDZkQzJTYWNsdz09

Meeting ID: 846 1482 6108

Passcode: 247451

Protect yourself from scams WORKSHOP

- Online scam and shopping awareness
- Prepare for the holidays
- Get educated on the scammers





Want a job in construction?



FREE!

- CERTIFICATIONS
- JOB PLACEMENT ASSISTANCE
- FINANCIAL SERVICES
- SUPPORTIVE SERVICES
- TOOLS & BOOTS

Learn everything you need to get started in a new construction career in **8 short weeks!**
 The next cohort will begin on **Jan 8 2024**, which we are actively recruiting for now!



Eligibility Requirements:

- FULLY VACCINATED FOR COVID
- 18 years or older
- DD-214 if a Veteran
- GED or HS Diploma preferred
- Must have verifiable SF address
- Valid Photo ID/Driver's License preferred
- Clean driving record preferred
- Available to attend ALL scheduled classes: Monday-Friday from 9:00am -5:00pm

Certifications:

- Hazwoper 40
- Confined Space
- Fall Protection
- Rigging/Signaling
- Hearing Conservation
- Lockout/Tagout
- Flagging & Traffic Control
- Sexual Harassment Training
- CPR/First Aid
- OSHA 10
- Silica
- HAZCOM

We are now offering a \$50 weekly stipend to our Students!

Please contact **(415) 426-6902** to express an interest in participating.
 Or register for an Orientation offered every Wednesday at: **onetreasureisland.org**

Treasure Island residents, women and formerly incarcerated individuals strongly encouraged to apply.



**Ham
and
Turkey
GIVEAWAY
DECEMBER
19TH
3PM TO 5PM
SHIP SHAPE
850 AVE I**





Holiday BINGO NIGHT



GREAT PRIZES AND FUN FOR ALL

Get ready for a festive and fun-filled Holiday Bingo Night! Gather your friends and family for an evening of laughter, joy, and exciting bingo games with a holiday twist.

There will be an UGLY sweater contest, so breakout your ugly sweaters and come on down!

DECEMBER 19TH 6PM TO 8PM

HOSTED AT THE

SHIP SHAPE COMMUNITY CENTER

850 AVE I, SF CA 94130



www.onetreasureisland.org

Treasure Island Resident

NERT Training

FREE

SAT JAN 6
AND
SAT JAN 13

9:00am-5:00pm

Ship Shape Community Center



REGISTER TODAY!

You only need to register 1 time. This will sign you up for BOTH classes.

We are pleased to announce a full NERT training class in person on Treasure Island. Captain Tom Brand from the San Francisco Fire Department has agreed to provide a Treasure Island specific training, so that we as neighbors can train and prepare together while getting to know one another.

All participants must attend all sessions in order to graduate the NERT program. No makeup sessions will be provided. This is a wonderful opportunity to learn about disaster preparedness and gain the crucial skills!

Full NERT Training Course Outline:

- Class 1: Earthquake Awareness, Preparedness, and Hazard Mitigation
- Class 2: Hazardous Materials/Terrorism Awareness, Utility Shut-off
- Class 3: Disaster Medicine
- Class 4: Light Search and Rescue
- Class 5: Emergency Team Organization & Disaster Psychology
- Class 6: Hands-On Skills Application, Course Review, and Graduation



VIRTUAL

TREASURE ISLAND

ORIENTATION

**LEARN ABOUT THE ISLAND AND
EVERYTHING IT HAS TO OFFER**



- **RECEIVE A WELCOME PACKET**
- **GIVE FEEDBACK**
- **MEET YOUR NEIGHBORS**
- **SNACKS PROVIDED**

SAT FEB 10 FROM 10:00AM-12:00PM



**NO REGISTRATION NEEDED.
JUST SCAN THIS QR CODE TO
JOIN THE MEETING.**

[HTTPS://US02WEB.ZOOM.US/J/81056789872](https://us02web.zoom.us/j/81056789872)



One Treasure Island estará

CERRADO

25 de diciembre - 2 de enero

Si necesita ayuda con comida o alguna otra necesidad básica, por favor llame a

LA LÍNEA DE APOYO A RESIDENTES:

415-800-5937

Fecha límite para llamar: **20 de diciembre**

O

Venga a la despensa de comida el martes
19 de diciembre donde estaremos ofreciendo apoyo





T.I YMCA HOURS

MONDAY	10:00 AM – 7:00 PM
TUESDAY	10:00 AM – 6:00 PM
WEDNESDAY	10:00 AM – 7:00 PM
THURSDAY	10:00 AM – 7:00 PM
FRIDAY	10:00 AM – 7:00 PM
SATURDAY	9:30 AM – 2:30 PM
SUNDAY	CLOSED

Please note that the facility closes at 6:00 pm on Tuesday's for our 6:00-7:00 pm yoga class (these are updated hours as of 12.03.23)

TREASURE ISLAND 2024

BLACK

HISTORY MONTH

This year Black History Month celebrates the varied history and life of African American Arts and Artisans.

CALLING ON ALL ARTISTS OF AFRICAN DECENT

DO YOU LIVE ON TREASURE ISLAND
AND WANT TO BE PART OF
BLACK HISTORY MONTH AND
SHOWCASE YOUR ART?

LOOKING FOR TALENT,
ARTISTS, SINGERS, POETRY
AND MORE.....

PLEASE CALL OR EMAIL

(415) 274-0311 X313

SCAN ME





FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY



TREASURE ISLAND BEST WINTER EVER!

Embark on a winter wonderland adventure! Sign up your kids for our Winter Camp—a whimsical blend of frosty fun and creative exploration that promises laughter, learning, and unforgettable memories

AVAILABLE CAMP WEEKS

DECEMBER 26TH - DECEMBER 29TH
AND
JANUARY 2ND - JANUARY 5TH

FREE TO ALL TREASURE
ISLAND YOUTH IN GRADES
TK - 8TH GRADE

FOR MORE INFORMATION, CONTACT PROGRAMS MANAGER CARLOS CALAMATEO @ 415-765-9307

OR STOP BY THE TREASURE ISLAND YMCA FOR MORE INFORMATION - SIGN UP NOW BEFORE SPACE FILLS UP

TIDA IN THE NEWS

December 2023

Summary

Over the past month, traditional news coverage surrounding the Treasure Island Development Authority was neutral but news coverage of each island was slightly negative.

TIDA's NYE public notices were picked up by a few local news outlets and radio stations.

A few Bay Area news outlets reported on the firework fatality on New Year's Day.

Treasure Island was mentioned in articles focusing on housing developing projects throughout the Bay Area.

The San Francisco Chronicle wrote a positive article highlighting Yerba Buena Island's transformation.

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[Here are the Bay Area mega housing projects to watch in 2024](#)

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[Man Is Killed by Fireworks on Treasure Island Barely an Hour into the New Year](#)

[One person dies after Treasure Island fireworks mishap during New Year's Eve celebrations](#)

[San Francisco's Hope for Expanding Supportive Housing? Treasure Island](#)

[San Francisco Is Wrapping Up One of Its Worst Housing Years of All Time](#)

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[A Whole New Slew of Parks and Public Spaces Have Opened on Yerba Buena Island](#)

Articles

New Year's Eve

SF officials urge public to avoid Treasure Island for New Year's 2024 fireworks

[CBS Bay Area](#), December 28, 2023

SAN FRANCISCO – Officials on San Francisco's Treasure Island are urging revelers looking to watch the New Year's fireworks to avoid the area due to ongoing construction.

In a statement Thursday, the Treasure Island Development Authority said it "strongly discourages" visiting Treasure Island and Yerba Buena Island on New Year's Eve.

"Viewing areas and parking will be extremely limited for viewing of the New Year's Eve Fireworks Show, and roadways into parking areas will be inaccessible," officials said.

As in past years, a large fireworks display is set to begin along the Embarcadero near the Ferry Building at the stroke of midnight on January 1. Multiple transit agencies, including Muni, BART and Caltrain, are offering extended service before and after the show.

Located in the middle of San Francisco Bay, Treasure Island is in the midst of a yearlong redevelopment project to transform the onetime military base into a new neighborhood. According to city planning officials, up to 8,000 homes, 140,000 square feet of commercial and retail space, along with 100,000 square feet of new office space are planned for the island.

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How SFPD is preparing for NYE after FBI flags city as 'attractive target' in threat assessment

[ABC7 News](#), December 29, 2023

SAN FRANCISCO (KGO) -- ABC7 News has obtained a threat assessment from the FBI flagging San Francisco as an 'attractive target' due to planned New Year's Eve celebrations. The confidential assessments shared with law enforcement include concerns about the city's 'unprotected coastline' and fireworks barges. But police say there is no credible threat to the city.

According to the assessment, San Francisco is one of several cities like New York City and Las Vegas that's on the FBI's radar. Federal authorities sent law enforcement agencies the document that lists San Francisco as a possible target for would-be attackers because of its size, cultural significance, and associated media coverage.

But San Francisco police say there is nothing prohibiting New Year's Eve celebrations.

"The assessment is meant for situational awareness," said Asst. Police Chief David Lazar. "We need to be aware that there are threats out there, there are people that are out there to do harm, we've seen that over a long period of time, but for San Francisco there is nothing credible... there's nothing specific."

Asst. Chief Lazar told ABC7 News while there are no known plans to disrupt celebrations, the department will be prepared with additional patrols.

"There will be additional officers out and around all the planned venues and the fireworks show along the Embarcadero but we will also have additional officers all throughout the city," Lazar said.

According to the threat assessment reviewed by ABC7, the FBI lists concerns about domestic or Jihadi Extremists acting on their own. In addition to possible cyber attackers. The note states law enforcement is also concerned about drones being used.

"We do not recommend anyone bring out a drone," said Lazar. "It just adds a layer of complication, it's a Homeland Security issue."

The FBI also cited specific concerns related to San Francisco - including what was described as the "large unprotected coastline and fireworks barges that could be targets." SFPD says they are working in coordination with the U.S. Coast Guard and their marine unit to respond accordingly.

Alameda Police Chief Nishant Joshi reviewed the FBI assessment and told ABC7 News he is preparing for maximum staffing -- but made it clear he has no information that suggests the community is at risk.

"We are going to have our officers on patrols. They're going to be diligent. We're going to be looking for any information or any indications that our communities could be at risk of a threat," Chief Joshi said. "If so... we will take the appropriate steps to mitigate risk."

The document also noted the current threat environment is made more toxic and dangerous by the ongoing Israel and Hamas war. The assessment states threats and hate speech have "skyrocketed" since the Oct. 7 Hamas attack, as well as the re-emergence of ISIS and al Qaeda propaganda online.

"If we think something is out of place, definitely everyone should report it," Lazar told ABC7 News.

A public notice from the Treasure Island Development Authority is strongly discouraging the general public from visiting Treasure Island and the Yerba Buena Island during New Year's Eve due to ongoing construction in the area.

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One person dies after Treasure Island fireworks mishap during New Year's Eve celebrations

[KTVU FOX2](#), January 1, 2024

SAN FRANCISCO - One person has died after a fireworks mishap during New Year's Eve celebrations on Treasure Island, according to the San Francisco Fire Department.

Fire crews arrived just a bit after midnight to find someone hurt after a fireworks explosion near Exposition and Gateview. First responders provided medical assistance, but the victim was ultimately pronounced dead at the scene.

Early Monday morning police were setting up caution tape as part of their investigation. People who live nearby say they heard an explosion and some screaming just after midnight. Police have not yet confirmed if anyone else was hurt.

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Man Is Killed by Fireworks on Treasure Island Barely an Hour into the New Year

[The San Francisco Standard](#), January 1, 2024

A man died during a mishap while setting off fireworks on San Francisco's Treasure Island in the early hours of New Year's Day, police said.

The San Francisco Police Department said that at around 12:40 a.m. Monday, officers responded to a report of someone who had been injured during a mishap involving fireworks in the 1200 block of Exposition Drive in the city's Treasure Island neighborhood.

Officers arrived to the residential neighborhood to find the man suffering life-threatening injuries.

They performed first aid and summoned paramedics, who declared the person deceased upon their arrival. Authorities did not immediately provide information on the man's identity or any other details about how the incident had occurred.

KTVU reported that neighbors in the area said they heard an explosion and screaming just after midnight.

Across the street from the home where police said the accident happened, several young men were gathered on Monday afternoon wearing all black in front of a row of candles. They declined to speak to the Standard.

But neighbor Kelly Mean said he had heard screams late on New Year's Eve and looked out his window and saw a man lying on the ground.

"The screams just sounded like disbelief at what had happened," Mean said.

Eleven people were killed by fireworks in the U.S. during 2022, with 10,200 treated in emergency rooms for fireworks-related injuries, according to the U.S. Consumer Product Safety Commission.

Anyone with information is asked to contact the SFPD at 415-575-4444 or text a tip TIP411.

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18-year-old killed in New Year's fireworks accident on Treasure Island, friend confirms

[ABC7 News](#), January 1, 2024

SAN FRANCISCO (KGO) -- Less than an hour into the New Year, San Francisco police officers responded to a chaotic scene involving a fireworks injury on the 1200 block of Exposition Drive in Treasure Island neighborhood.

In the background a woman in distress shouted: "Where is my baby? Where is my baby? Where is he?"

A neighbor said a group was shooting fireworks when one of the large explosives hit a teenager in the head.

SFPD said the victim was given first aid but died on scene.

"San Francisco fire did respond for a traumatic injury associated to New Year's Eve. San Francisco Police Department is investigating that incident," said Lieutenant Jonathan Baxter, public information officer for SF Fire.

On Monday, fireworks debris was visible in a trash can outside a home. Off camera, a friend of the victim said he was 18 years old and visiting the area to celebrate the New Year with friends.

Neighbors were shocked to hear that teen died.

"I woke up and came outside, and I saw there was a lot of commotion and a lot of people over there," said Keshawn Luckett, Treasure Island Resident. "A couple people mentioned that someone had passed away due to fireworks going off and hitting them."

A death that has shaken this community who've left candles to remember the teen.

"That is pretty sad I didn't know that and that makes me upset. People are supposed to be safe. I'm not sure what happened, but it does suck going into the New Year hearing that," said Brad Burke, Treasure Island Resident.

San Francisco Fire is urging the public to call 311 and report illegal firework activity to keep communities safe.

"They are extremely dangerous. Again, no matter if it's a safe and sane firework or a so-called safe and sane firework or a professional grade firework that is being used by a nonprofessional -- any of those can ignite a fire. That fire can cause injuries, can cause death, bring down your home. If you have some that are airborne, those can cause airborne injuries," said Lieutenant Baxter.

San Francisco police ask anyone with relevant information to contact them at (415) 575-4444 or text TIP411.

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ISLAND RESIDENTS

San Francisco's Hope for Expanding Supportive Housing? Treasure Island

[KQED](#), December 22, 2023

Oakland native De'andre Devereaux is no stranger to Treasure Island, a former military base along the Bay Bridge, halfway between Oakland and San Francisco. Up until about a year ago, he was unhoused, and the 55-year-old would spend afternoons on the quiet island panhandling for food and cash.

Devereaux now lives on the island, but his life couldn't look more different. After choosing to enter treatment for a substance-use disorder last winter, he's now living at a 70-bed sober, supportive living community that opened on Treasure Island in April.

"I've been in and out of rehabs since I was like 24 because I wasn't ready to get my life together," Devereaux told KQED at a holiday party for residents in the program in December. "I finally got tired and I haven't looked back, and I'm happy for that because this changed my life."

Residents can enter the step-down program after completing a separate rehabilitation program and live there between nine months and two years. They are also connected with recovery coaches who assist with job readiness and navigating public benefits and medications. Everyone in the program simultaneously participates in outpatient recovery services.

The program helped Devereaux line up a job as an in-home service provider for older people and those with disabilities — a job he said he loves.

“It feels good doing that, giving back,” he said as holiday music played and neighbors mingled at the facility on Gateview Avenue. The Department of Public Health and HealthRight 360 operates the community, a statewide health care nonprofit that provides substance-use treatment.

For most residents who spoke to KQED, having a safe place to call home and a supportive environment to help navigate the ups and downs of recovery has made the biggest difference in their journey with sobriety.

“The real thing is getting people off the streets and into a place where the fog can lift, you know? Because when you’re in a sober mind, and you finally do kick that drug, that’s a major thing,” said William Pecknold Jr., another resident. “I don’t know if everybody wants help, you know, but for those who do, this is where you can get it.”

As an ironworker, Pecknold has helped build the literal framework for prominent Bay Area structures like 131 Fremont Street in San Francisco. However, he struggled with alcohol addiction and later turned to methamphetamine when he was unhoused.

He got sober during a stay in prison, then quickly entered drug treatment programs after his release last December. The experience sent him down a new path, but, he said, everyone’s journey looks different.

“I don’t think it’s anyone else’s decision but the individual,” Pecknold said. “I just know one thing for a fact. This place saved my life. It really did.”

The residential step-down program is part of the city’s ongoing effort to increase the number of behavioral health care beds by 400, or 20% — a goal determined by the City’s Behavioral Health Bed Optimization Report released in 2020.

The site is part of a broader behavioral health program that collectively currently offers 128 beds across the island. The step-down facility is scheduled to be rebuilt by 2028 as part of a multistory building with health services and housing overseen by the Department of Public Health.

Still, the program is not running at full capacity yet due to a lack of trained staff. As of Thursday, 87 people were using the broader program’s 128 beds. At the Gateview site, in particular, it has just over half of the staff it needs and only 39 residents for its 70 beds so far, according to officials at HealthRight 360.

San Francisco is set to open three more projects across the city next year as part of the bed expansion. That includes a 30-bed care facility for people with mental health and substance-use issues, a 10-person mental health program for transitional-age youth, and a 16-bed urgent care facility.

But the city’s goal to add more beds is an ever-moving target. While more beds have been added, other behavioral health facilities and beds across the city’s network have shuttered as the overdose epidemic and housing crisis collide.

Residents in the step-down program are encouraged and supported to move out after a period of time. However, some housing and healthcare advocates argue that temporary programs can destabilize residents who have to move frequently from place to place. Many point to permanent supportive housing as the ultimate north star for making a dent in the housing and addiction crisis.

Eisen has been through residential treatment and said she views the issue as a “both-and,” arguing that there is a need for housing where people exiting drug detoxification or inpatient programs can build community, find work and secure longer-term housing.

“If we can develop permanent housing and affordable housing for people, that is the most important thing to do. But these services are unique. When people are just leaving intensive residential treatment, they’re less likely to be isolated here,” said Vitka Eisen, CEO of HealthRight 360. “Our hope is that they can build their support in the earliest part of their recovery journey and their journey post-treatment.”

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Treasure Island substance abuse program offers hope, saves lives

[KTVU FOX2](#), December 21, 2023

SAN FRANCISCO - The San Francisco Department of Public and HealthRight 360 held a holiday celebration on Wednesday that officials hope will inspire people with a substance abuse disorder to get help.

Organizers said the program provides transitional housing and other services they say will give clients the best chance for a successful recovery.

People who are participating in the program on Treasure Island said they're lucky to be alive thanks to the help they've received.

"My drug was whatever would help me escape reality," Larry Gilbert said, sharing that his drug use started when he was 10 years old.

He said drugs were readily available and help was not.

While growing up, he lived with various relatives, bouncing from home to home.

He said he suffered a heart attack during the pandemic that changed his perspective.

He described this program as a brotherhood: a bond of a shared life experience.

"We all want to see each other make it even though we know the truth is we are all not going to make it. But the hope is there," Gilbert said. "As long as there's breath in your lungs, you have a chance to recover and it's here."

During the gathering, the sweets of the holiday season were enjoyed by people recovering from substance abuse.

"I was addicted to fentanyl bad," said Remy Martinez, a client in recovery. "I was in the Tenderloin. It was a lot of cold nights, a lot of struggling."

He said this program offers a safe place to stay and outpatient services, which saved his life.

"I overdosed 15 times," Martinez said. "It was time to throw the white flag in. It was doing nothing for me. I needed a place like this."

The facility has 70 beds and opened eight months ago.

"The majority of the rooms have two beds," recovery coach Shari Ramirez said as she gave a tour of the site.

All participants have undergone a drug treatment program.

Experts said it takes an average of six attempts to get clean and sober before there's success.

HealthRight 360's CEO Vitka Eisen said this program gives participants the ideal environment to recover.

Help is available if and when they suffer a relapse.

"When that happens, we can work with their counselor, with them, so we don't lose them to the streets," said Eisen.

Eisen said the key to a successful recovery is safe and supportive housing.

She is working with San Francisco to expand the program.

For more information on how to get help with substance abuse, contact the Behavioral Health Access Center at 1-888-246-3333.

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HOUSING

San Francisco Is Wrapping Up One of Its Worst Housing Years of All Time

[The Medium](#), December 19, 2023

At a time when it's more pressing than ever for San Francisco to build new housing, the city is rounding out one of the worst production years on record.

Through October, the latest month for planning data, the 2023 tally is just north of 1,200 new homes, a pace well short of the roughly 2,900 homes built in 2022. The two previous years, 2020 and 2021, produced an average of 4,550 homes.

In other words, an already small output has slowed to a trickle, even during a year when city lawmakers — some reluctantly — made sweeping changes to SF's home-building goals and began overhauling rules that govern approval and construction.

It all started in January when supervisors put in place a new Housing Element, a blueprint meant to make space for more than 10,000 new homes a year through 2031.

All the changes — and more to come — are supposed to tempt builders to build. They'll start to take effect next year. Until then, the anemic output comes down to economics, says SF's acting director of citywide planning Joshua Switzky: "If you lose money on every unit you build, building more makes you lose more money."

Sources like the real estate firm CBRE have for years estimated that SF has the highest construction costs in the world. Switzky points out that most projects currently under construction fit into a few categories: those with contracts already in place; large projects that can start first on infrastructure,

such as power and sewer upgrades, and hope that markets are stronger when it comes time to build actual homes; and subsidized affordable housing, which to a degree is insulated from market woes.

Lower rents are also blunting developer enthusiasm. They're still some of the highest nationwide, but SF's 4.2 percent drop from 2022 is one of the largest year-over-year declines in average U.S. market rents, according to ApartmentList. (Note that market rents are distinct from actual rents; see here for the difference.)

"Even though prices are high, developers aren't necessarily pocketing disproportionately large margins," ApartmentList economist Igor Popov tells The Frisc via email, noting that in SF, variables like "high uncertainty, long approval delays, navigating [environmental] lawsuits," and more can cut into bottom lines.

A 4 percent dip in rents may not be all that discouraging for builders in some cities, but SF's high-risk, high-reward development world requires rewards to remain very high. Otherwise, developers will delay breaking ground during lean times like these, and in some cases give up on projects years in the making.

"We think rents will rise, we think costs will come down" over time, Switzky adds. But nobody can know when.

Larger macroeconomic issues are also squeezing the pipeline. "The whole country is facing a lost year of housing production from high interest rates," says California YIMBY spokesperson Matthew Lewis, noting that the Fed's inflation-fighting measures have chilled home buying, making this an unattractive time to generate new homes in the country's most expensive market.

While SF cannot control macroeconomic trends, it can chip away at the fees and red tape and reduce some costs. The big changes underway are supposed to do just that, but it might be cold comfort for projects already deep into the pipeline.

Narrow pipes

There are 72,000 units in progress, according to the SF Planning pipeline report. Less than 10 percent, or 6,667, are under construction. Another 3,313 have permits but haven't yet broken ground.

It's hard to say how many of these, or anything else in the pipeline, will come to fruition. Much depends on SF's large project sites that move ahead — or not — in stages, like Treasure Island, Parkmerced, and the beleaguered Hunters Point Shipyard.

More than 40 percent of the pipeline (31,000 units) are in the sections of these huge sites that have not yet filed for permits. Even if they gain permits and break ground, they can take years or even decades to complete.

Take the long-delayed example of Parkmerced, in the city's southwest corner. A developer got the green light in 2011 to overhaul the 1940s-era development and build some 5,700 units. They have yet to break ground.

Other huge projects like the Shipyard and Treasure Island have delivered hundreds of new homes, but that leaves many thousands still to come in the misty future. (The Navy's controversial cleanup at the Shipyard continues to haunt the prospect of fully building a new neighborhood there.)

The long-awaited Potrero Power Plant project finally kicked off construction of its first homes in October, but of the planned 2,600 units, only 105 are presently under construction. (Mayor London Breed and Sup. Shamann Walton said their new city financing program approved in March, which allows large projects to fund some work by borrowing against future tax revenue, sped up the process.)

Just up the shoreline from the Potrero Plant site, Pier 70 signed several new leases to businesses this year, but hasn't started building the 2,500 homes that are also part of the plan.

An enormous park is underway in India Basin, but the 1,200 or so homes proposed for the area are still to come. At Mission Rock, more than 280 homes were finished this summer, and an SF Port spokesperson tells The Frisc that a second building with about 250 homes should be ready by next summer.

A representative for the development firm Lennar, which has a hand in multiple large SF projects under construction, declined to comment on production timelines, citing "quiet period" regulations.

The affordable plan

Of the 72,000 projected units in the pipeline, about 15,400 are deemed affordable. This falls well short of the roughly 46,000 affordable units the city needs to plan for by 2031 to fulfill its state-mandated blueprint.

SF has promised to make room for an annual average of 5,700 affordable units for the next eight years. About 2,700 hit the market in 2021 and 2022.

But just because units are affordable doesn't make them cheaper to build. There's no discount on the cost of materials and labor, and while subsidies help cushion against market forces, they aren't immune to them.

Big chunks of affordable home funding come from public sources. SF can only provide so much (about \$1 billion in the past five years), which means state dollars and tax credits are crucial. Yet competition for those funds are already fierce; project delays can separate winners from losers. "State funding is dependent on projects breaking ground and finishing construction within established timelines, so projects that are 'shovel ready' are better positioned for funding," says Mayor's Office of Housing and Community Development spokesperson Anne Stanley.

And those funds might start shrinking, as California and SF tax bases are quickly eroding. Many fingers are crossed that SF and California voters, even as budgets tighten, approve big state and local housing bonds next year.

"We're all just waiting to see what's happening," says Li Lovett, director of communications for the Council of Community Housing Organizations. "We're impacted by interest rates, we're impacted by the limitations of low-income housing tax credits that are available at a local level and have become increasingly competitive, we're all still feeling that pandemic malaise."

That said, the big changes afoot to SF's planning codes are also designed to ease regulatory and financial burdens on affordable construction — a point that sometimes gets lost in the ongoing drama between City Hall and state regulators.

Next month, city planners will likely present a rezoning of some of SF's sleepiest and most staid neighborhoods, particularly on the west side. If approved by the Board of Supervisors, the new map could pave the way for small and midsize developers to turn underutilized west side parcels into new homes.

Which means we should steel ourselves for more fights. Sup. Connie Chan, who recently opposed a package of streamlined regulations by arguing that SF was already building plenty of housing, sent out a newsletter this week alerting constituents to proposed zoning changes in the Richmond. (She also repeated misinformation about the number of vacant homes in the city.)

In any case, it will probably be years before these steps start to pay visible dividends. But until San Francisco discovers an economy that doesn't suffer booms and busts, something the city has never been much good at, it must plan for the next boom. To assume the current negativity — the Covid exodus, the doom loop, the work-from-home wave — will continue indefinitely is bad planning. "The housing market is not just going to combust," says Lovett. "Multifamily homes are really where it's at."

People want to live here, and the city needs housing that everyone can afford.

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Here are the Bay Area mega housing projects to watch in 2024

[SiliconValley.com](#), December 31, 2023

The Bay Area's largest planned housing projects — slated to add tens of thousands of new homes — are clouded with uncertainty heading into next year. Some face delays amid an uneasy post-pandemic economy, while others have been mired in litigation or held up by bureaucracy.

How developers and local officials confront those challenges could be crucial to alleviating the region's deepening housing shortage. Here are five of the major Bay Area developments with the most at stake in 2024.

An "aggressive" new timeline for the Concord Naval Weapons Station project

After cycling through three different developers over the past two decades, Concord hopes the latest multibillion-dollar plan to transform the former Concord Naval Weapons Station into a new master-planned community with more than 10,000 homes signals the project is finally on the road to completion.

Until recently, the push to develop one of the Bay Area's most ambitious projects in one of its most sought-after locations — including millions of square feet of schools, offices, shops and restaurants — has been derailed by a litany of labor disputes, cost concerns and allegations of backroom deals.

In September, the city inked an initial agreement with Brookfield Properties to outline project timelines and other details in a term sheet, which the City Council could approve early next year. The New York-based developer aims to then work with city officials to have a finalized plan by January 2026.

While acknowledging two years is an "aggressive timeline" for preparing a project of this scope, Brookfield officials told this news organization earlier this year they're confident the plan will stick this time around.

Louis Mirante, vice president of public policy at the Bay Area Council, a regional pro-business group, said the biggest challenge for megaprojects like the weapons station is financing as borrowing costs have exploded. But he said simplifying the byzantine local approval process for large housing projects would slash costs and attract more investment as construction timelines become more certain.

“Right now, it’s really difficult to demonstrate you can make a return on 8% interest rates,” Mirante said.

Will Google’s San Jose megadevelopment break ground?

This year, Google was supposed to start construction on its massive mixed-use neighborhood with thousands of homes and offices in downtown San Jose. But in February, the tech giant revealed it was “assessing how to best move forward” with the project.

The news set off a flurry of speculation Google might back out of the long-planned project as the company began laying off workers as construction and financing costs soared, and questions emerged about the pandemic recovery of the Bay Area’s urban cores.

Google maintains it’s committed to the Downtown West development, which is expected to take many years to build, though it has yet to provide an updated timetable. Planned for the formerly industrial Diridon Station neighborhood, the development is still expected to include up to 4,000 homes, more than 7 million square feet of office space for 20,000 Google employees and dozens of shops and restaurants.

“We believe in the people who live here, who work here and are committed to being here in San Jose,” Ruth Porat, president and chief investment officer with Google parent company Alphabet, said in September.

But in November, citing “current market conditions,” the company announced it was parting ways with its real estate partner for Downtown West and three other huge South Bay projects, together totaling as many as 15,000 new homes. The other developments include two planned mixed-use projects in Mountain View, dubbed Middlefield Park and North Bayshore, and a possible housing project in the Moffet Park area of Sunnyvale. Google said it’s still pushing ahead with all four projects.

Elsewhere in the South Bay, the long-delayed Related Santa Clara mixed-use project, slated to add almost 1,700 apartments near Levi’s Stadium, could finally break ground in 2024. In Cupertino, preliminary construction on the redevelopment of Vallco Mall, planned for more than 2,600 homes and more than 6 million square feet of office space, is set to resume early next year.

Voters could decide Silicon Valley billionaires’ vision for new Solano County city

This coming November, Solano County voters may decide the fate of Silicon Valley billionaires’ utopian vision for a new city that would add tens of thousands of new homes to rural farmland between Travis Air Force Base and the Sacramento River.

California Forever, funded by a handful of uber-wealthy tech executives and investors, including Marc Andreessen, spent at least \$800 million in recent years quietly snapping up properties until its plans were revealed this summer. Seeking more parcels, the company is now suing local ranchers, accusing them of conspiring to overcharge for their properties out of “endless greed.”

While some neighbors view the project as a pure land grab sure to destroy the area's rural character, backers describe it as an opportunity to build an affordable and environmentally sustainable community that would be a "prosperous economic engine" for the county.

California Forever aims to continue selling county residents on the plan through a series of town hall meetings next year and said it will reveal more details about the decades-long project in January. The company then plans to collect thousands of signatures to put an initiative on the November ballot that would change local zoning regulations and allow the development to move forward.

Even if the measure fails, California Forever Chief Executive Jan Sramek told this news organization earlier this month "there are other ways to proceed" but declined to elaborate.

Developer lawsuits may hold up redevelopment of Treasure Island

The ongoing redevelopment of Treasure Island into a high-rise neighborhood with more than 8,000 housing units hit a potential snag this year when the real estate companies behind the development sued each other over their future returns from the former naval base project.

It's unclear whether the legal wrangling pitting Sonoma-based Kenwood Investments against Stockbridge Capital Group and Wilson Meany in San Francisco could jeopardize the project's 2026 completion date. But Sam Singer, a spokesperson for Kenwood, said in an email it's "likely that construction will be impacted by the litigation."

An issue in the lawsuits is reconciling how pandemic delays and other recent economic challenges have increased costs and depressed expected revenues to be split among the companies.

Stockbridge Capital Group did not immediately respond to a request for comment.

Still, the project, slated to include 300,000 square feet of retail space, 500 hotel rooms and 300 acres of open space, continues to take shape just west of the Bay Bridge. The 22-story Tidal House, the first high-rise completed on the island, is set to open for occupancy next year.

Three towering apartment and office buildings proposed for suburban Menlo Park

Three apartment and office towers as tall or taller than the Statue of Liberty may soon soar above suburban Menlo Park. And much to neighbors' dismay, city officials could be helpless to halt construction.

To push through the proposal for the former Sunset Magazine headquarters on leafy Willow Road, an upstart local development company seeks to take advantage of an until-recently little-known state law dubbed the "builder's remedy." While legal questions remain, the rule is designed to force cities that fall behind on their state-mandated housing plans to automatically accept projects of virtually any size.

Even though Menlo Park finally got state approval on its plan this month, local officials have acknowledged the project may still be able to go through.

An earlier proposal filed over the summer pointed to one tower, but a new plan submitted this month sketches out a vision for three high-rises at 80 Willow Road. The buildings would include more than 800 residential units, 161 of them affordable, along with 300,000 square feet of office space, 15,000 square

feet of retail and restaurant space and a hotel. Each high-rise would be more than 300 feet tall, with the largest at 421 feet.

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YERBA BUENA ISLAND

Yerba Buena opens up with ‘ecological infrastructure’ that embraces nature

[SF Chronicle](#), December 18, 2023

Amid all the changes happening on Yerba Buena Island in the middle of the bay — big new buildings and a redone road network, for starters — the subtle transformations are what make it worth visiting now.

Consider the benches along a sandy cove that use wood from the trunks of eucalyptus trees planted more than a century ago by the U.S. Navy. Or the dozens of tawny boulders scattered through the dog park, large rocks wrested from the ground to clear building sites. Or the seemingly natural tumble of the northwest slope — a path-sliced landscape that was bare 18 months ago, but now is softened by mounds of shrubbery grown from seeds gathered on the island.

All these spaces are public. They’re also inventive demonstrations of how the craft of landscape architecture, done properly, can fuse with nature in the best of ways.

“We can’t just make things for human use,” said Kevin Conger of CMG Landscape Architecture, the firm responsible for most of the island’s emerging public spaces. “We need to be stewards of the setting.”

Make no mistake: the north side of Yerba Buena Island still feels like a construction site. The Bristol, with its 124 condominiums, opened in 2021 but the first five townhouse-filled buildings are only now nearing completion. Sites are being cleared for other residential buildings and the realignment of roads is a constantly changing puzzle.

That’s also the case with Treasure Island to the north, where five large residential buildings in various stages of progress — including a 22-story apartment tower opening next year — greet people stepping off the hourly ferry. Fifty yards away, workers have started on the first phase of Cityside Park, a shoreline green space that will reach 300 feet into the flat island and is expected to open in late 2024 or early 2025.

Plans eventually call for 8,000 housing units and 290 acres of parkland. Most of this will be on Treasure Island; one-third of Yerba Buena Island will continue to serve as a Coast Guard base.

But even with this commotion, the spaces beginning to open on Yerba Buena reward the stroll along Clipper Cove — the east-facing inlet between the two islands — and then the steep ascent onto land that was off-limits to the public for generations. Along the way, you get a crash course in how the reuse of natural materials can result in sustainable design of the most holistic sort.

The most obvious example is the profusion of boulders in the dog park perched above the tiered bioswale that has been given the name Buckeye Grove. Some rocks frame the 15,000-square-foot space while others are arranged to form nooks of varying size that dogs can explore while their owners gape at the panoramic views. Hundreds more, meanwhile, are piled up to reinforce the park’s rear slope.

None of the boulders were trucked in; they were excavated during the work to prepare roadways and building sites. As the landscape architects saw what was being unearthed, they convinced construction contractors not to haul them away.

“We got them to agree that anything over two feet in all directions should be salvaged,” recalled CMG’s Will Bengé. “There are so many nuances to reuse.”

That sensibility also explains the wood used for the dog park benches. It’s milled from the fragrant but invasive eucalyptus trees that dominated the island but are being removed so native plants can be reintroduced as defining elements of the island’s habitat.

Many of them were cleared to make way for Buckeye Grove — the three-acre slope of tiered stormwater basins, or bioswales, that can store and filter rainwater before it reaches the bay.

“This is ecological infrastructure,” in Conger’s words.

It’s also a brief but transportive delight.

A pair of switchback trails — one paved and one not — wend through a fast-growing landscape of ceanothus and yarrow and toyon and other native species, 50 varieties in all, grown from seeds collected on the island. Even the topsoil has a history; it consists of dirt scraped off the island during regrading that was retained and stored on Treasure Island. As work began on Yerba Buena’s parks and bioswales, it was carted back over.

This integrated approach isn’t unique. San Francisco’s Presidio, for instance, has a site-specific nursery and has made similar use of cypress trees culled from that former military base. But on Yerba Buena the encounters are more vivid, because the emerging landscape is more concentrated than in the 1,400-acre Presidio with its array of semi-natural realms.

On Clipper Cove, the oddity of a rounded trunk lying on the sand, with a thick slice removed to provide seating, can’t help but make you wonder how it came to be part of the scene.

This reuse ethic even plays out in what likely will be the island’s main public draw once it opens: Infinity Point Park, a spacious crest above the dog park with open views in all directions.

Its centerpiece is the 69-foot-tall “Point of Infinity” — a sculpture by Japanese artist Hiroshi Sugimoto. The enormous composition could be the world’s most precise eyedropper, with a rounded concrete base of 23 feet tapering to a stainless steel point less than one inch in diameter. That artwork is original. The muscular concrete walls that frame the plaza in which it sits are not — they’re remnants of the foundation of a rectilinear water tank that once commanded the crest.

“It reminded me of a Roman cistern,” said Walter Hood, the landscape architect at Infinity Point Park. “Our whole point was that there have been inhabitations of various types on this island ... too often we don’t design to keep things, we design to erase things.”

As to when the public can explore Infinity Point Park, hard to say. The fenced landscape is complete, but it will remain off-limits until the city accepts legal ownership of the space (the current estimate is March). The dog park opened last month — without fanfare, since there’s chain link fencing related to other projects on two sides.

In a business sense, the success of Treasure Island and Yerba Buena islands will be measured by whether all 8,000 homes eventually get built, along with the retail and commercial spaces that are intended to accompany a project conceived nearly 20 years ago. Next year will see if there's currently a market for Treasure Island's tower, with its handsome design by David Baker Architects, or Yerba Buena Island's initial batch of ultraluxe townhouses nearing completion across the street from the dog park.

Already, though, the evolving slopes of Yerba Buena suggest that Treasure Island Community Development, the developers, are following through on early promises to make this area part of San Francisco's daily life, not just a residential enclave.

That's a positive sign. So is the quest to shape a landscape keyed to the future, but making use of the resources that already were there.

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They Spent Millions To Live on an Island in San Francisco With No Grocery Store. Who Are They?

[The San Francisco Standard](#), December 23, 2023

Living on San Francisco's Yerba Buena Island is something of a novelty. Residents of the Bristol, a luxury apartment building, are some of the first folks to call the 0.9-square-mile speck of land home since about 100 tenants were evicted from former naval housing in 2015. But why did they choose to spend more than \$1 million to live on an island that doesn't even have a grocery store?

Yerba Buena Island is a neighborhood in the making. Roads and trails have been rebuilt, but the island lacks even a neighborhood bar. It's essentially an exit off the Bay Bridge halfway between Oakland and Downtown San Francisco.

The Bristol, with 124 units, is the only condo building on the island at present, and it's not cheap. Here, a studio will set you back \$599,000. A parking space for your condo will cost you a cool \$115,000.

There are plans for more units in the near future, according to Compass Senior Managing Director Krysen Heathwood, who is selling the building's homes.

"You're seven minutes away from the city, but you're in this amazing village with all this nature around you," Heathwood said on a call set up by a public relations firm.

Since the building opened in June 2022, 49 units, or roughly 40%, have sold, Heathwood said.

Heathwood declined to share information about Compass' sales goals for homes on the island, but the developers have recently cut prices and are offering mortgage interest-rate buydowns to help move units. The price of a one-bedroom condo has been slashed by \$178,000 since being listed on Sept. 19, and the price of a three-bedroom has dropped by \$839,000 since it was listed on Nov. 9.

"We want them to be more popular," she said. "We want to increase absorption."

Although the city is under a state order to allow for the construction of 82,000 homes by 2031, San Francisco housing permits are at a 13-year low. Market-rate housing, like Yerba Buena Island's condos, makes up a larger percentage of new construction in San Francisco than affordable homes.

The island was once called “Goat Island” for the herds of goats raised for food that grazed there and became a military post in the 1870s, according to the National Park Service. During World War II, a portion of Yerba Buena Island fell under the jurisdiction of the Treasure Island Naval Station. The naval base’s commander and some of its officers lived on Yerba Buena Island.

‘It Was Perfect’

Jack Lease has owned a two-bedroom condo at the Bristol since September 2022, where he enjoys views of Oakland and the Bay Bridge.

Lease, 66, is a retired plastic surgeon who moved a decade ago from Chicago to Napa Valley’s Yountville, home of the bougie French Laundry restaurant. But, when his Parkinson’s disease worsened to the point that he couldn’t maintain a house anymore, he decided to downsize. A friend of his recommended he check out the new condos being built on Yerba Buena Island.

“It was perfect,” Lease said. “There’s green space like I had in Yountville, but I’m close to a city.”

Lease said he typically takes the ferry from Treasure Island—which is connected to Yerba Buena by a causeway—to San Francisco, often to visit restaurants and museums. Despite the island lacking a grocery store, Lease said he typically gets his food from Woodlands Market at 203 Folsom St., a short walk from the Ferry Building.

Lease said when he does drive, for instance, to visit the de Young Museum, he can get to Octavia Boulevard’s Highway 101 exit in 20 minutes, even in traffic.

“Even if it looks like there’s traffic on the bridge, you can get across pretty quickly because you don’t have to deal with the backup at the [toll] plaza” in Oakland, Lease said.

When all was said and done, after minor construction work on his new island home and the purchase of a parking space and storage locker, he had spent close to \$1.9 million to live there.

‘Like Being on Vacation Every Day’

Derek and Dorothy Krause, both 63, have lived at the Bristol on the fifth floor since June 2022 after moving out of Oakland’s Redwood Heights neighborhood after 18 years. They share the home with their two dogs, Paris and Monet.

The retired couple, who have been married for 19 years, were first at odds about downsizing from their 1,850-square-foot house in the Oakland Hills to a 700-square-foot condo on an isolated island in the San Francisco Bay. But Dorothy came around.

“It’s like being on vacation every day,” she said. “It’s so safe here.”

Before closing on their \$1.8 million, two-bedroom condo, Dorothy Krause said she had grown tired of crime issues in Oakland, from stolen packages to her husband’s truck being targeted by catalytic converter thieves. That’s not to mention PG&E shutting off their power whenever the risk of fire was too great.

“One time, it was for like four days,” Dorothy said of the power cuts. “It was scary.”

Derek Krause is a retired firefighter who teaches part-time at Las Positas and Chabot community colleges. He mainly drives to work. But despite relying on his truck, he said he doesn't have to worry about traffic, even though his only way off the island is the ferry or the Bay Bridge. He said it takes him 20 to 25 minutes to get to work.

"I get to Chabot [in Hayward] faster from here than when I lived in the Oakland Hills," he said. "Here, you're centrally located to all the thoroughfares."

The Krauses drive into San Francisco to get their groceries from Whole Foods on Rhode Island and 17th streets, shop at Bloomingdales in the San Francisco Centre and dine at favorite restaurants, such as Kokkari Estiatorio.

'10 Minutes From Downtown'

Michael Lee is a recruiting director for video game giant Electronic Arts. He moved into his two-bedroom condo in August 2022 after spending \$1.7 million on it.

Lee said while there are no businesses on Yerba Buena Island, he has easy access to restaurants and bars on Treasure Island, including Gold Bar, and takes either the ferry or walks 12 minutes to Treasure Island to hop on the 25 Muni bus whenever he travels to San Francisco. He's also the proud owner of four motorcycles but uses them more for recreation than commuting.

Residents can reserve a shuttle, whose cost is included in the homeowner's association fee, to drive them around either island, but Lee said he prefers to walk, even up the steep hill leading back from Treasure Island.

Lee primarily works from home and enjoys a walk down to Clipper Cove Beach and along the new trails.

"It's quite peaceful here," Lee said. "There's nature, but I'm, like, 10 minutes from Downtown, if I time it right."

The Bristol's penthouse also just sold, Heathwood said, declining to share the exact sale price or information on the buyer, although it was likely sold for more than \$4 million according to marketing information seen by The Standard.

"Unlike any other homes in San Francisco, you can see all three bridges," Heathwood said, referring to the Golden Gate, Bay and Richmond-San Rafael bridges.

In addition to condos, next year Compass will start selling single-family homes dubbed the Townhomes. The houses are designed as a "modern interpretation of iconic SF row houses," according to spokesperson Brian Cooley, and will be priced from \$3.4 million to \$6 million.

Compass will also add single-level "estate-sized" homes, the Flats, which will range in price from \$3.5 million to \$9 million and are still under construction. Both are set to be completed by spring 2024.

In total, there will be four planned developments and a handful of suburban-style single-family homes on Yerba Buena Island, totaling 266 homes.

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A Whole New Slew of Parks and Public Spaces Have Opened on Yerba Buena Island

[SFist](#), December 18, 2023

There are parts of Yerba Buena Island that have not been open to the public in generations, but they are now, in the form of hiking trails, dog parks, and more as the island takes on its long-planned new identity.

Here's an unconventional yet promising idea for a San Francisco holiday week hike: Yerba Buena Island, which you've probably known more for just the concrete tunnel you drive through back and forth when heading to or from Oakland. But the Chronicle reports that there's a whole set of brand new parks and public spaces on Yerba Buena Island, which provide panoramic views and perspectives of Alcatraz, San Francisco, and the East Bay that are unlike any other views in the Bay Area.

There are new picnic areas in Clipper Cove, ideal for seal-watching as it's a protected seal colony area. A new dog park in an area now called Buckeye Grove is full of decorative boulders, which were repurposed from the nearby construction projects at Treasure Island and Yerba Buena Island. Even the new park benches are made from the eucalyptus trees on the island, trees which have become invasive and were cleared, as the developers are determined to reuse as many of this island's elements and incorporate them back into the new parks and spaces.

"We got them to agree that anything over two feet in all directions should be salvaged," Will Benge of the project's designer, CMG Landscape Architects, told the Chronicle. "There are so many nuances to reuse."

Admittedly, much of Yerba Buena Island is still a construction site. There is that new 69-foot "Point of Infinity" sundial sculpture, which is visible from many spots on the island, though that area is not yet open to the public. And one third of the island is now and will remain a Coast Guard base, but there are still acres and acres of new open space to explore.

Remember, you can now get to Treasure Island and the connected Yerba Buena Island on that \$5 each way Treasure Island ferry that opened last year. While there is a bike lane to bike there from Oakland, the Bay Bridge does not have a bike lane from San Francisco. But you can catch Muni's 25-Treasure Island bus from the Salesforce Transit Center, and there is ample parking on the island if you prefer to drive.

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