

ITEM 9
Treasure Island Development Authority
City and County of San Francisco
Meeting of May 8, 2024

Subject: Opening of New Public Parks and Streets on Treasure Island and Yerba Buena Island

Staff Contact: Joey Benassini, Vertical Development Project Manager

Reviewed by: AnMarie Rodgers, Deputy Director, TIDA

SUMMARY

Between March and April 2024, several new streets and parks on Treasure Island (“TI”) and Yerba Buena Island (“YBI”) have opened for public use. TIDA staff have coordinated closely with the Developer, San Francisco Department of Public Works (“DPW”), San Francisco Municipal Transportation Agency (“MTA”), vertical developers and contractors working in the vicinity of the new parks and streets, and Treasure Island Development Group (the “Developer”) to ensure a smooth transition of ownership and maintenance responsibilities, and that the new public improvements may be safely utilized by the public.

BACKGROUND

On June 28, 2011 the Treasure Island Development Authority (“the Authority”) and the Developer entered into the Disposition and Development Agreement (“Treasure Island/Yerba Buena Island DDA” or “DDA”). The DDA contemplates 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.

In addition, the Authority has entered into a Memorandum of Agreement regarding ownership and maintenance of public improvement on Treasure Island and Yerba Buena Island (“MOA”) with the City. This MOA sets out a framework for the ownership, maintenance and regulations of the Public Improvement and the land underlying them, outline the procedures for dedication and acceptance by the Authority and/or the City.

Opening of New Streets

On November 8, 2023, the Authority Board reviewed the Developer's offer of improvements for an array of public improvements and right of way lands, dedicated them for public use, designated them for street and roadway purposes, and recommended the areas to be dedicated and accepted by the Board of Supervisors. These improvements included the Subphase Application 1YA, 1YB, 1B, 1C, and 1E areas and were comprised of many new streets on TI and YBI. The Board of Supervisors subsequently passed an ordinance in February 2024 that accepted the City Improvements for public use and street and roadway purposes, or as City assets as appropriate, and the ordinance went into effect March 17, 2024. The new streets that were accepted but not yet open to the public by means of street license or other agreement include Cravath, Johnson, Bruton, Garden Walk, and Avenue of the Palms on TI, and Yerba Buena Road and Signal Road on Yerba Buena Island.

Prior to opening the new streets, a high level of coordination between TIDA, the Developer, San Francisco Municipal Transportation Agency ("MTA"), and San Francisco Department of Public Works ("DPW") was required. MTA had to install street signage, paint curbs, and develop a traffic enforcement plan. DPW had to establish a street sweeping schedule and establish storage locations for their equipment, and ensure the public right of way was accessible and safe for opening. There are four housing project sites currently under construction on Treasure Island and one on Yerba Buena Island. Some of these construction projects require temporary encroachments into the public right of way on the sidewalk or street, to accommodate various uses such as scaffolding along the exterior of the building, large cranes for placement of rooftop equipment or landscaping, debris storage, construction entrances, etc. All of the vertical development contractors had to apply for and obtain street space permits from DPW or special traffic permits from MTA, to ensure their encroachment into the public right of way was reviewed, approved, and deemed to be safe by the appropriate City agency.

Yerba Buena Road and Signal Road on YBI were opened on March 18, 2024. The remaining new streets on TI not already open to the public including Johnson, Cravath, Bruton, Garden Walk, and Avenue of the Palms opened to the public April 8, 2024. TIDA staff will monitor contractor activities on the parcels surrounded by the newly opened streets and alert DPW or MTA if any concerns arise that require enforcement.

Opening of New Parks

On March 13, 2024, the Authority Board accepted the park and open space improvements on Yerba Buena Island designated as Panorama Park and Signal Point, designated the improvements for park use, dedicated the improvements for public use, and accepted the improvements for maintenance and liability purposes. In February 2024, the Board of Supervisors approved Ordinance 028-24 delegating to the Authority various powers related to acceptance of public parks and open space improvements that are required as part of development of the Project pursuant to the DDA. This ordinance allows for more rapid opening of new park assets for public use following the Authority Board acceptance.

Panorama Park and Signal Point were opened for public use on March 19, 2024, the day after the surrounding new roads, Yerba Buena Road and Signal Road were opened for public use. TIDA is planning a Grand Opening Ceremony for these new parks, set for May 11, 2024. TIDA staff have already noticed steadily increasing use and enjoyment of the parks. The increased use aligns with elevated maintenance and groundskeeping responsibilities.

Prior to the March 19 opening of Panorama Park and Signal Point, TIDA staff met with Rubicon, the contractor in charge of landscaping maintenance, DPW staff, and the Developer to review the park design, landscaping and janitorial responsibilities, and maintenance items. The Treasure Island and Yerba Buena Island Parks Operations & Maintenance Manual guides ongoing management and maintenance of the parks. This document contains park-specific management, engineering, janitorial, and landscaping responsibilities and guidance. TIDA has consulted with San Francisco Recreation and Parks, as well as the Office of Community Investment and Infrastructure to develop cost estimates for ongoing parks management, and those costs have been accounted for in TIDA's parks maintenance budget.

Conclusion

The recent openings of new streets and parks on Treasure Island and Yerba Buena Island mark significant milestones in the ongoing development project. The acceptance of public improvements and the dedication of new streets and parks for public use reflect the commitment to enhancing community amenities and public spaces in line with the development goals outlined in the DDA. Moving forward, ongoing monitoring, management, and maintenance efforts, will ensure the continued enjoyment and upkeep of these newly opened assets, contributing to the overall vitality and appeal of Treasure Island and Yerba Buena Island.



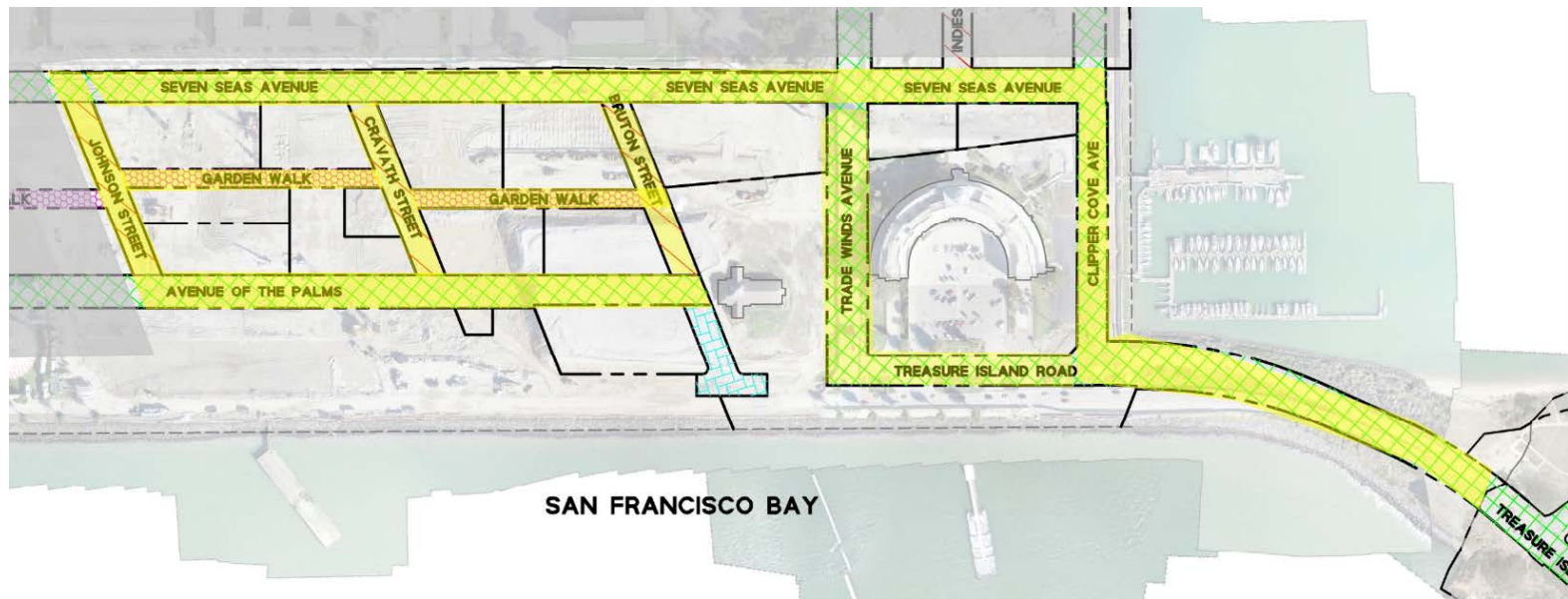
Treasure Island & Yerba Buena Island Park & Street Opening Update

May 8, 2024

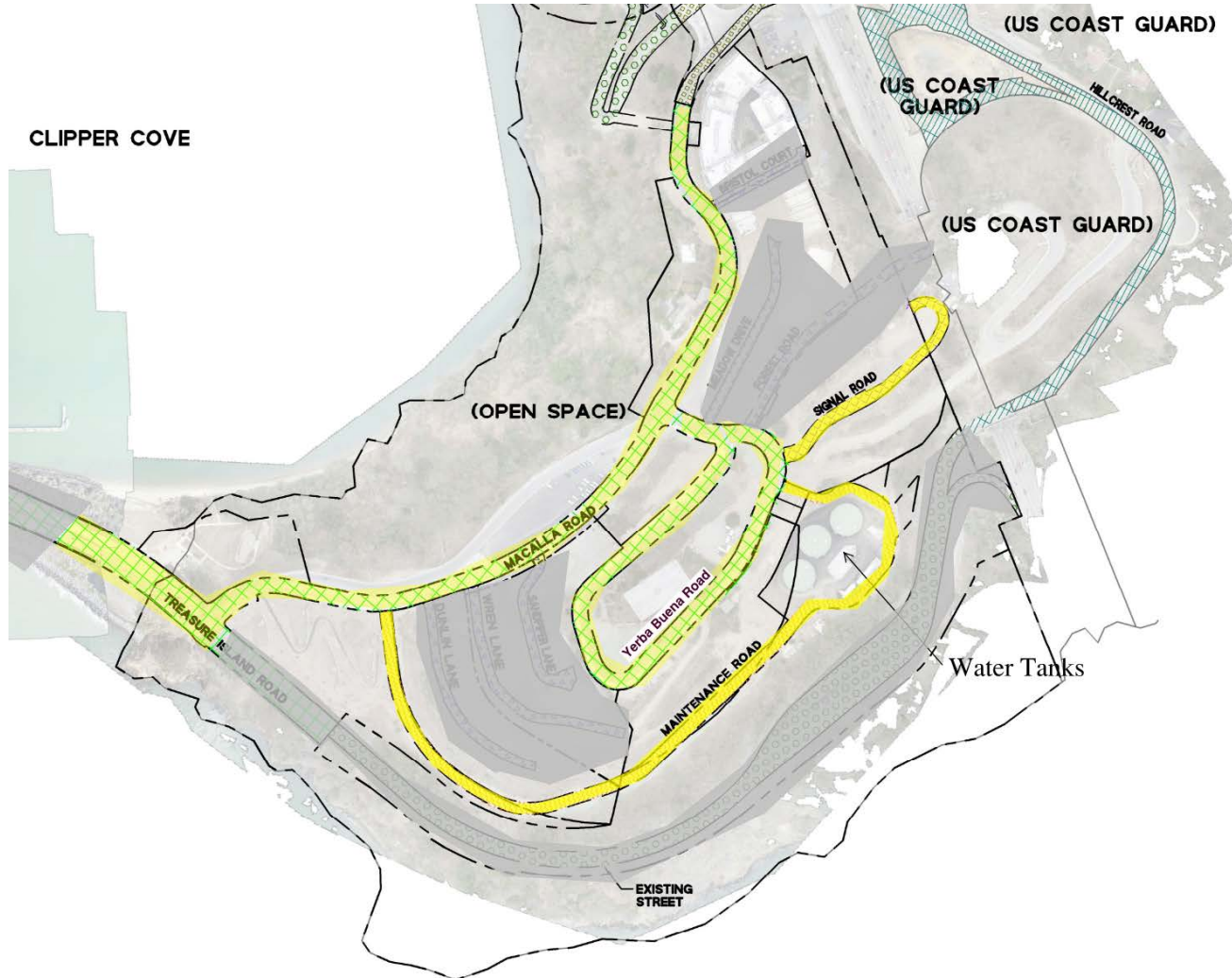
New Streets Opening

Timeline

- November 8, 2023 – TIDA Accepted Developer's Offer of Improvements for the Streets on TI / YBI & Recommended BOS Accept the Streets
- February 16, 2024 – Mayor Signs Ordinance for Acceptance of Streets
- March 17, 2024 – Ordinance Becomes Effective



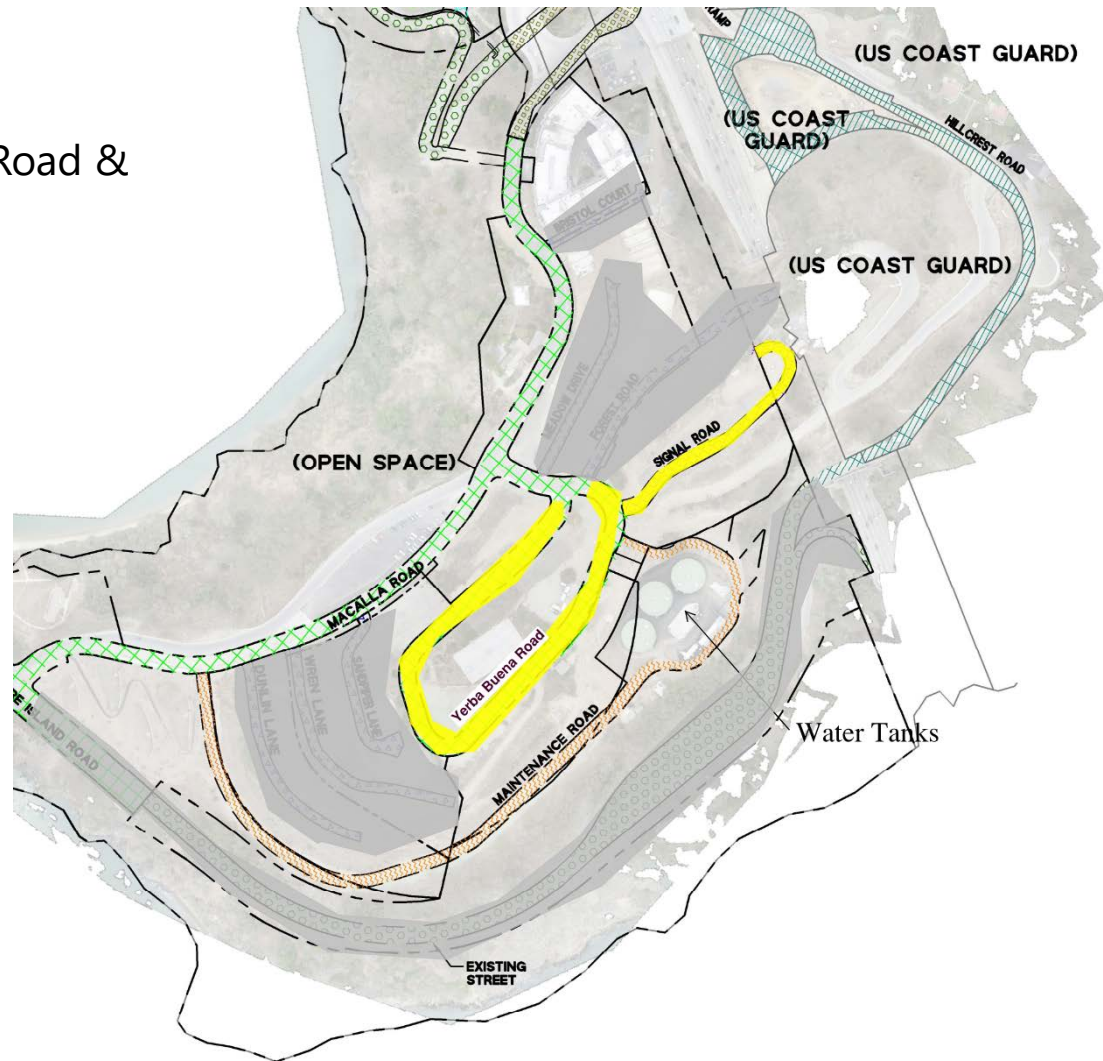
New Roads Opening



New Roads Opening

Timeline

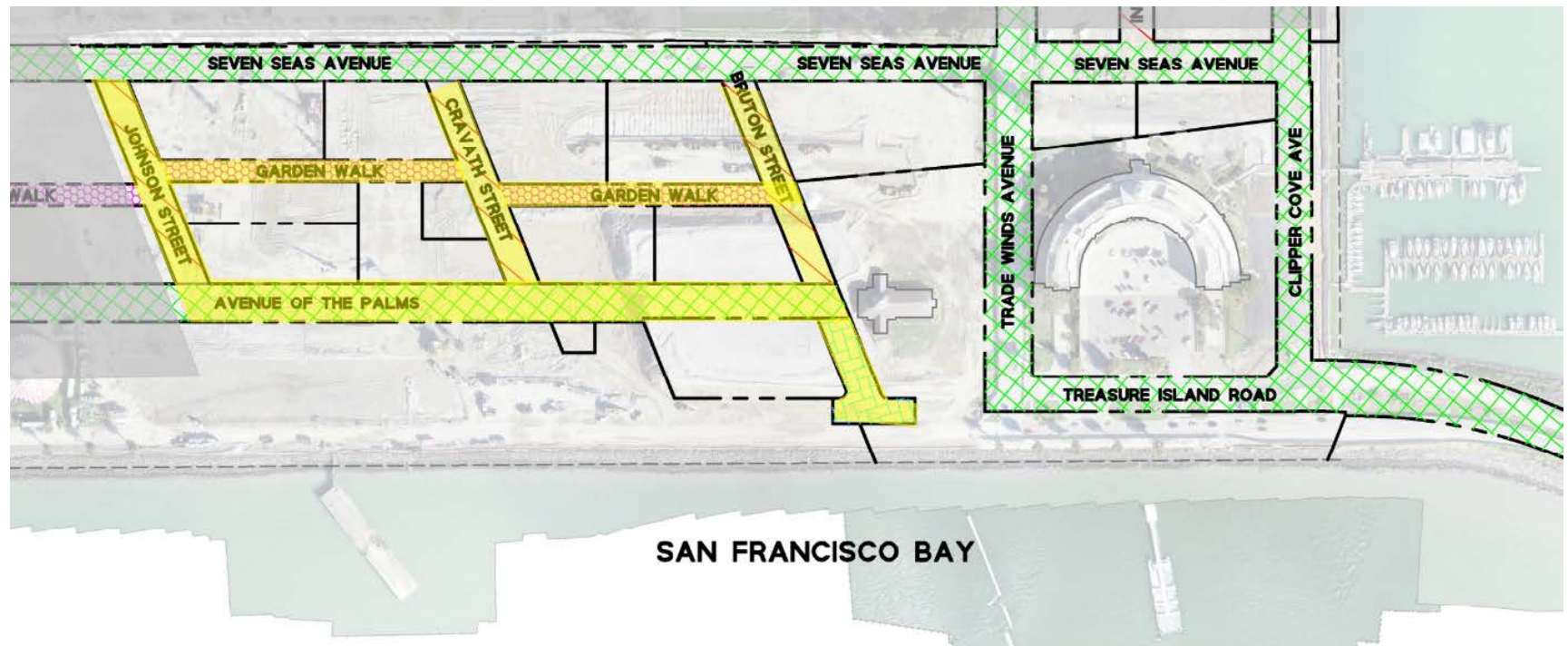
- March 18, 2024 – Yerba Buena Road & Signal Road Opened



New Streets Opening

Timeline

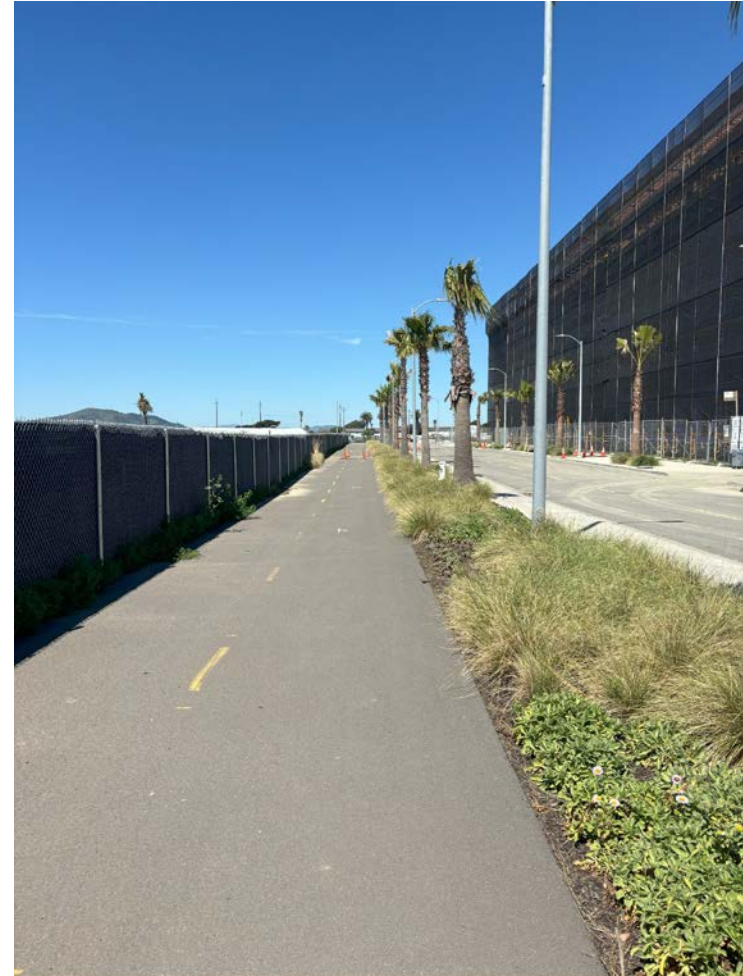
- April 8, 2024 – Remaining Public Streets Opened



New Streets Opening



New Streets Opening



New Parks Opening

Timeline

- March 13, 2024 – Panorama Park & Signal Point Accepted by TIDA Board
- March 19, 2024 – Panorama Park & Signal Point Available for Public Use
- May, 2024 – Tentative Grand Opening Ceremony



New Parks Opening



New Parks - Looking Ahead

Treasure Island Landing (previously Waterfront Plaza) Expected Notice of Completion & Offer of Acceptance by June 2024



Thank You

