

EXECUTIVE SUMMARY

The site for the Treasure Island and Yerba Buena Island “Project” is divided into four “Major Phases” (large, mixed-use areas) and, within each Major Phase, various “Sub-Phases” (one or more adjacent blocks within the Major Phase). This is conceptually illustrated in the Major Phases diagram on the previous page.

Subject to the terms and conditions in the Project’s Disposition and Development Agreement (DDA), the Treasure Island Development Authority (TIDA) will convey portions of the Project Site owned or acquired by the TIDA to the Developer, the Treasure Island Community Development (TICD), for phased development by TICD.

This application is the presentation by TICD of additional detailed information for Major Phase 1. It includes all of the plans, diagrams, data, narrative, reports, and compliance updates that are described in significant detail in the Project’s Design Review and Document Approval Procedure (DRDAP) exhibit to the DDA.

The Major Phase 1 application is organized according to the following Chapters.

1.0 INTRODUCTION

The Introduction chapter provides summary project background information including the regulatory governing processes for the Project, a summary description of the Project, and the Public Benefits associated with this Major Phase. It includes descriptions and diagrams of the sub phases within Major Phase 1, including one boundary adjustment made between two of the sub phases.

The chapter also features a summary description of the many ways in which the Project integrates sustainability guidelines in every aspect of its development. The concept of sustainability applies to the Project in such a broad manner, that the Project’s fulfillment of these obligations are relevant to and described in more detail in every chapter of the Major Phase application. Section 1.3 is a useful starting place to get an overview of the Project’s sustainability features.

2.0 LAND USE AND DEVELOPMENT PROGRAM

The Land Use and Development Program chapter describes existing and proposed land uses, including how the Project is subject to the Tidelands Trust administered by the State of California. The proposed land uses and building design standards are consistent with descriptions provided in previously approved Project documents.

The chapter also features diagrams that identify proposed locations for the various types of residential lots, commercial areas, and community facilities. The residential lots include Authority lots (lots dedicated to TIDA for affordable housing), Auction lots (lots that are sold to qualified vertical developers via a bidding process), Joint Venture lots (lots for which TICD may participate in development via a joint venture partnership), and TICD’s Developer lots (lots that can be sold directly to TICD).

3.0 TRANSPORTATION AND STREETSCAPES

The Transportation and Streetscapes chapter describes the various transportation networks planned for the Project, with a greater level of detail provided for the Intermodal Transit Hub, where the networks intersect at the southwest corner of Treasure Island. Illustrative plans and cross sections for each of the Project’s twelve street “families” are provided in this chapter.

The chapter also features data and diagrams for on-street parking, off-street parking, and loading zones, including information about accessible parking and loading areas.

4.0 PARKS AND OPEN SPACE

The Parks and Open Space chapter includes Schematic Design renderings, plans, illustrative images, and design narrative for all of the Open Space Lots within Major Phase 1. There are twelve parks or plazas described in detail, including information about program, circulation, finish materials, furnishings, lighting, and planting materials. There is a large amount of design information associated with all of the Parks and Open Space for Major Phase 1, so this chapter makes up almost 50% of the application.

This chapter also features more detailed information about the ferry terminal proposed for the southwest corner of Treasure Island. As described herein, the ferry terminal includes all the waterside and landslide improvements associated with the accommodation of new ferry service to Treasure Island.

5.0 UTILITIES

The Utilities chapter features narrative and diagrams for each of the major utility systems in the Project, including storm water treatment, storm drainage, sanitary sewer, low pressure water, recycled water, and the joint trench (dry utilities: electric, gas, telephone, and cable TV).

The information provided in this chapter is consistent with information previously provided in Project-wide utility master plans for each system. This chapter provides a summary version of the various utility master plan documents, and there is no new or additional utility information provided herein.

6.0 GEOTECHNICAL AND SHORELINE IMPROVEMENTS

The Geotechnical and Shoreline Improvements chapter provides technical information about the geologic characteristics of Treasure Island and Yerba Buena Island, the geotechnical issues that influence improvements, and an explanation of the various measures proposed to be implemented to mitigate any liquefaction, settlement, spreading, or other seismic deformations.

The chapter also provides technical information about projections for future sea level rise, proposed island perimeter improvements, and adaptive management strategies to fund and implement future shoreline protection improvements on an as-needed basis.

7.0 LAND TRANSFER AND IMPLEMENTATION

The Land Transfer and Implementation chapter provides information about the land transfer sequence of activities, including the initial transfer of land from the Navy to TIDA, the Trust Exchange reconfiguration conveyance, and the subdivision mapping processes that establish development parcels.

This chapter includes information that illustrates how the trust exchange and mapping process establishes lands on Treasure Island and Yerba Buena Island as either public or private properties.

8.0 APPENDICES

Various appendices in this chapter provide greater level of data and technical detail in support of the Major Phase 1 application. Included in this chapter are the compliance report for the Project’s EIR mitigation measures, an updated Schedule of Performance, a data table for housing, an updated pro forma, geotechnical reports, and auction lot bidder guidelines.

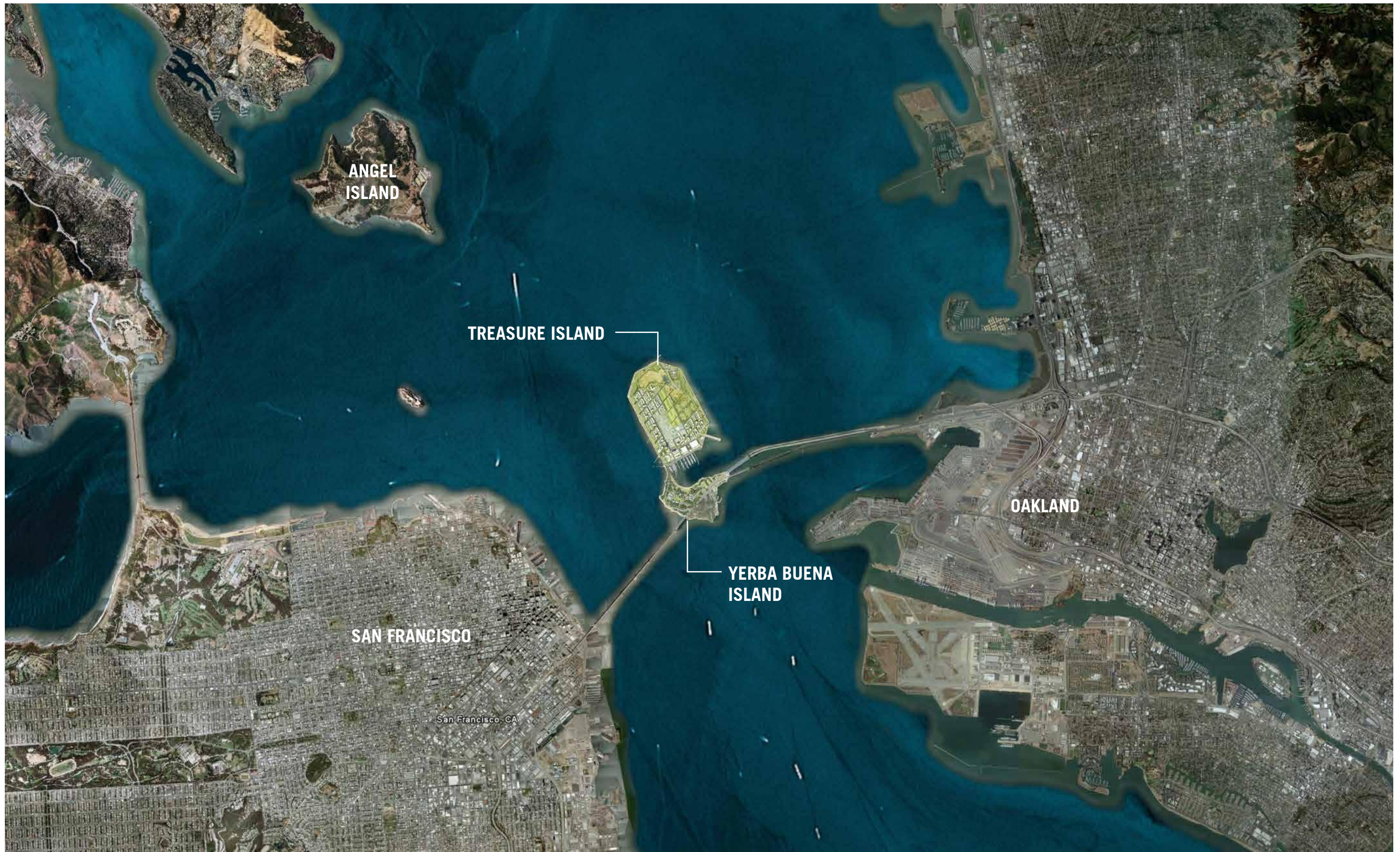


FIGURE 1.1 VICINITY PLAN