

Treasure Island Development Program

Item 9: Subphase Application Update

February 13, 2019



Schedule

- January 11th – TICD Submitted Subphase Application
 - Mayor's Executive Directive – target approval within 90 days
 - Agency comments due in 30 days
 - Target approval by April 11st
- Spring 2019 – Permit Submittals Begin
- Q1 2020 – Target Street Improvement Permit & Final Subdivision Map approvals



Agency Review

- Comments received from all but one reviewing agency
- 47 total comments received from six agencies
 - A significant reduction from the initial subphase applications
- Many comments are readily addressed
- Intersection design the focus of overlapping agency comments
 - Emergency vehicle turning radii & curb bulbouts
 - Initial multi-agency meeting held February 12th to begin resolving comments
 - Follow-up interagency sessions scheduled
- Revised Application document incorporating agency comments to be submitted in March

Design Exceptions

- Design Exceptions are requested where it is not possible to achieve design parameters established in the Subdivision Regulations
 - All requested Design Exceptions are for minimum utility separations
 - Utility-utility separations and utility-curb separations
 - Initial review meeting with SFPUC held February 8th
 - Most requested exceptions are for conditions encountered in the initial Treasure Island Subphase
 - Final approval of any granted exceptions will not come until the permit phase
 - Challenges on Treasure Island
 - Recycled water distribution
 - Separate storm and waste water collection systems
 - Sewer force mains and supplemental fire water
 - Narrow streets, curb bulbouts, shuttle boarding islands

Subphase Application

- Subphase Application approval is ministerial
 - Does not require TIDA Board action (unlike Major Phase Application)
 - Seek reviewing agency concurrence
- Target approval by April 11st
- With Basis of Design informs Permit Submittals
 - Full Construction Documents
 - Initial submittal anticipated in May
 - Target Permit issuance anticipated 9 months following initial submittal
 - Per Mayor's Executive Directive –
 - Allows for a maximum of two resubmittals following the initial street improvement permit application

Discussion