1.4 SCHEDULE OF PERFORMANCE

APPLICATION OUTSIDE DATES

The Schedule of Performance included in the DDA (as amended in Major Phase 1 application and this Sub-Phase Application 3, and included as Appendix B) provides for the submittal of the Sub-Phase Application as follows:

• 2019 - Sub-Phase 1A
  • Blocks B2, B3, M1, IC3, IC4.2-3, IC4.4
  • Clipper Cove Promenade 2
  • Eastside Common 1
• 2019 - Sub-Phase 1D
  • Blocks IC1.2, IC1.3, IC2.1, IC2.2, IC2.3
  • Eastside Commons 2
• 2020 - Sub-Phase 1F
  • Blocks E1.1, E1.2, E2.1, E2.2, E2.3, E2.4, E2.5
  • Eastern Shoreline Park
  • Eastside Commons 3
• 2020 - Sub-Phase 1G
  • Blocks IC1.1, IC4.1, IC4.5
• 2020 - Sub-Phase 1H
• 2020 - Sub-Phase 1I

All references to year used herein are the last day in such year. As noted in Table 1.1, this submittal of the application conforms to such requirements.

COMPLETION OUTSIDE DATES

The Horizontal Obligations for the Sub-Phase include outside dates for completion of Infrastructure and Stormwater Management Controls for the Lots and all improvements for the Open Space Lots. The Schedule of Performance included in the DDA (as amended in Major Phase 1 application and included as Appendix B) provides for the completion of all these Horizontal Obligations as follows:

• 2024 - Sub-Phase 1A
  • Blocks B2, B3, M1, IC3, IC4.2-3, IC4.4
  • Clipper Cove Promenade 2
  • Eastside Commons 1
• 2025 - Sub-Phase 1D
  • Blocks IC1.2, IC1.3, IC2.1, IC2.2, IC2.3
  • Eastside Commons 2
• 2025 - Sub-Phase 1F
  • Blocks E1.1, E1.2, E2.1, E2.2, E2.3, E2.4, E2.5
  • Eastern Shoreline Park
  • Eastside Commons 3
• 2033 - Sub-Phase 1G
  • Blocks IC1.1, IC4.1, IC4.5

All references to year used herein are the last day in such year. As noted in Table 1.1, the Planned Completion Dates conform to such requirements.

OBLIGATIONS UNDER THE HOUSING PLAN

The Housing Plan requires the developer to prepare developable lots in Sub-Phases in accordance with the Schedule of Performance. As noted in Table 1.1, the planned Completion Dates conform to such requirements.

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*Actual dates compared with Schedule of Performance deadline dates
1.5 ASSOCIATED PUBLIC BENEFITS

Sub-Phase Application 1A, 1D, 1F, 1G, 1H and 1I includes a variety of public benefits that will be provided to support the needs of the current and future residents, businesses and visitors. Associated Public Benefits shown in the Schedule of Performance (Appendix B) and the anticipated timing of the community benefits, including any payments or obligations to be fulfilled in this Sub-Phase Application in accordance with the DDA are described in this section. These will be completed in compliance with the Schedule of Performance. See Figure 1.5 on the following page.

PARKS AND OPEN SPACE

Sub-Phase Application 3 will provide 15.8 acres of open space and parks on Treasure Island. Consistent with the principle of adjacency described in the DDA, open space and parks will be developed in conjunction with the adjacent horizontal development proposed for these Sub-Phases. Chapter 4 – Parks & Open Space of this Sub-Phase Application provides detailed descriptions of the location, boundary and character of each open space and park that will be developed, including:

- Clipper Cove Promenade 2
- Eastside Commons 1, 2, and 3
- Eastern Shoreline Park
- Eastside Park (Stormwater Treatment Garden)
- Building 2 and 3 Open Space

COMMUNITY FACILITIES with Sub-Phases 1A, 1D, 1F, 1G, 1H and 1I

Note that obligations that apply to the entire Major Phase 1 may be referred to redundantly in all Sub-Phase Applications within that Major Phase.

- Treasure Island Sailing Center Parcel: Property indicated in Figure 1.5 will be set aside and geotechnically improved for development of a new Sailing Center facility.
- New Gas Regulator Pad: Property indicated in Figure 1.5 will be set aside and geotechnically improved for development of a new Gas Regulator Station supporting permanent PG&E gas service to the entire island. The existing Gas Regulator Station will be demolished after the new facility is on line.
- Police / Fire Station: Property indicated in Figure 1.5 will be set aside and geotechnically improved for development of a new approximately 20,000 square foot combined Police and Fire Station.
- Buses for East Bay Service: $3,213,675 to fund the purchase of up to five (5) buses in cooperation with AC Transit for service anticipated to commence with the occupancy of the first new residential units.
- Supplemental Fire Water: In this Sub-Phase TICD will install an emergency water system that will act as a back-up if major disaster damages or overloads the primary system. The supplemental system will be supplied by an intake pipe near Pier 1/Eastern Shoreline Park. The system will include four hydrants. One on each block on California Avenue and Second Street.

FINANCIAL OBLIGATIONS with Sub-Phases 1A, 1D, 1F, 1G, 1H, 1I

Note that obligations that apply to the entire Major Phase 1 may be referred to redundantly in all Sub-Phase Applications within that Major Phase.

- Open Space Annual O+M Subsidy: $14.32 million of total subsidy beginning with the first opening of the first park owned by TIDA at the maximum rate of $1.5 million per year for the first 5 years and $3 million per year thereafter.
- Transportation Annual Operating Subsidy: $30 million of total subsidy to be funded for transportation operation subsidies up to a maximum of $4 million per year, commencing after first new on-island shuttle AC transit bus, or ferry service begins.
- Transportation Capital Contributions: $1.8 million for the purchase of up to six (6) Muni buses at the lesser of 20% of the cost of a Muni bus or $300,000
- Community Center Space Subsidy: $9.5 million or 13,500 square feet of community center space (or a combination thereof as approved by TIDA and TICD) subject to a maximum of $2.375 million per Major Phase and consistent with timing provisions described in the DDA.
- Affordable Housing Subsidy: Approximately $28,800,000 at a subsidy rate of $17,500 per market rate unit sold from the approximately 1,650 market rate units expected to be developed within Sub-Phases 3.
- Ramps/Viaduct SFCTA Cost Reimbursement: Approximately $5.5 million in payment to SFCTA 30 days following the initial conveyance of land by the Navy to TIDA, followed by additional payments prior to the end of 2016.
- Import Fill: Approximately $1 million for landfill stockpiled on Treasure Island paid at a rate of $3.50 per cubic yard removed or in 3 equal annual installments at the end of 2015, 2016 and 2017.
FIGURE 1.5 SUB-PHASE PUBLIC BENEFITS

- Parks and Open Space
- Police / Fire Station
- Gas Regulator Pad
- Treasure Island Sailing Center Parcel
- Treasure Island Sailing Center Parcel Public Access Easement
- Supplemental Fire Water
- Supplemental Fire Water Pump Station

PUBLIC BENEFITS

SUB-PHASE APPLICATION 3: SUB-PHASES 1A, 1D, 1F, 1G, 1H, 1I