Typical Eastside development block corner conditions are defined in Figure 2.7, and identified on the Sub-Phase Development Blocks and Easement Plan, Figure 2.6.

Required easements and allowable easement zones are identified on the Development Block and Easement Plan (Figure 2.6). Easements are permitted anywhere and in any configuration within the allowable easement zone, as long as they provide a connection between public rights-of-ways at both ends. However, the easement on Blocks B2 and B3 must be specifically located and dimensioned as shown in Figure 2.8.

Easements must be open to the sky and are intended to serve as dedicated throughways that are publicly accessible. Easements must have a predominantly pedestrian character, but may be used for limited vehicular access. Easements must be a minimum width of 16 feet and a maximum of 35 feet, with the exception of the following:

- Easements on Blocks B2 and B3 shall be dimensioned as specified in Figure 2.8.
- Cityside and Eastside easements must be separated from the edge of the nearest right-of-way by a minimum of 150', as measured from the edge of the easement (as demonstrated in Figures 2.7).
2.6 SUB-PHASE BUILDING HEIGHTS AND MASSING

CONSISTENCY WITH DESIGN FOR DEVELOPMENT

Building heights, massing, setbacks, and building design standards and guidelines are addressed in detail as part of the approved Design for Development document and Disposition and Development Agreement. No changes to the provisions for building height and massing are proposed as part of this Sub-Phase Application. An overview of the vision and general parameters for building height and massing are provided below to provide context. Refer to the following sections in the Design for Development document for detailed information regarding building heights and massing:

T4 - Building Envelope Treasure Island
T5 - Building Design Treasure Island

TREASURE ISLAND

The heart of the design vision for Treasure Island is the creation of a series of distinctive, pedestrian-oriented, high-density and sustainable neighborhoods that have time-tested virtues but can also accommodate emerging trends in building design, sustainability and household makeup. Each neighborhood on Treasure Island will house a diverse population in a mix of low, mid and high-rise buildings. Density is focused near transit, services and amenities, and building massing is carefully considered to create places that are appropriately scaled to the pedestrian, shield public places from prevailing winds, and form a visually appealing skyline.

FIGURE 2.9 SUB-PHASE BUILDING MAXIMUM HEIGHTS AND MASSING PLAN
BUILDING HEIGHT

BUILDING HEIGHT STANDARDS

The height of structures shall not exceed the applicable maximum height as indicated on the Maximum Height Plan (Figure 2.9). Height limits are to be measured from the average finish grade, along the full parcel perimeter, to the roof of the top occupied floor of each building.

Flex Height Zones have been established to allow for the flexibility in locating tall buildings within the overall built form of the island. The Flex Height Zones allow for a variety of building types to be built up to the indicated maximum height for their zone as long as they conform to the relevant applicable Bulk and Massing Standards, and Figure 2.14, Bulk and Massing Controls Matrix. Sloped roofs are to be measured to the midpoint of the vertical dimension of the roof.

Buildings that are located within an allowable development block as indicated on Figure 2.6 shall not exceed the applicable maximum height as indicated on Figure 2.9.

Those portions of a building that may project above the applicable maximum height are:
- Parapets up to four feet (4') in height above the roof of the last habitable floor.
- For buildings less than 125 feet tall, mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 15 feet in height above the roof of the last habitable floor.
- For buildings taller than 125 feet, mechanical enclosures and other rooftop support facilities that occupy less than 50% of the roof area, up to 30 feet in height above the roof of the last habitable floor.
- For buildings taller than 125 feet, wall planes extensions that are either 50% physically and visibly permeable or translucent, up to 30 feet above the roof of the last habitable floor.

Components contributing to environmental sustainability, such as renewable power generation, may project above the applicable maximum height if they do not significantly alter the apparent height and mass of the building.

The majority of the area of these Sub-Phases are governed by a 240 foot Flex Zone height control. This 240 foot Flex Zone includes large portions of areas 1D, 1F and 1G. Two 315 foot Flex Zone areas occur on Block M1A, and on Block IC4 in Area 1A. A 125 foot Zone occurs on Block M1B. In area 1F, the interior of the block steps down to a 65 foot height limit, with the 240 foot Flex Zone flanking on the north and south. See Figure 2.9 for reference diagram of building heights and massing. Because so much of this Sub-Phase is in a Flexible Height Zone, the tower spacing requirements in the D4D will dictate the placement of tall buildings. These requirements will primarily impact placement of taller building elements on parcels IC1.3 and IC2.1.

The 25 foot Open Space height limit is established for structures to be built in the open space areas of the island. Temporary structures to remain in place 6 months or less, structures with a plan area of 500 square feet or less, sculptural structures that have a positive contribution to the visual quality of the public realm, or structures that contribute to the island’s sustainability goals are exempt from the indicated height limit.
VESSEL TRAFFIC SERVICE

Buildings whose height does not exceed the applicable maximum height on the Maximum Height Plan, subject to projections permitted under Maximum Height standards, but do exceed the applicable height on the Heights Requiring Consultation Plan (see Figure 2.12) inclusive of any projections, are permitted but require consultation with TIDA, Planning Department Staff or the Planning Commission, subject to the provisions of Planning Code Section 249.52 (g)(4)(E)(i), and the US Coast Guard to determine whether the building may interrupt direct contact between the U.S. Coast Guard’s Vessel Traffic Service (VTS) and vessels in the Bay’s shipping channels.

In the event that the consultation determines that the building would interrupt the VTS’s direct contact, the applicant must alter the building so it does not do so, or make other arrangements to avoid doing so. Such arrangements include, but are not limited to: upgrading the VTS equipment, locating VTS equipment on the roof of the building, or relocating VTS equipment to a new location.
BULK AND MASSING

Building bulk and massing have been established to support the creation of a neighborhood form that is comfortable for people, enhances views both to and from the island, and establishes a signature identity of a compact, visually engaging urban environment. The objective of bulk and massing controls is to create buildings that will be pedestrian scaled and visually well proportioned by defining: maximum floor plates, plan lengths, apparent faces and diagonals; building design elements that constitute a change in apparent face; and controls for sculpting the tallest buildings on Treasure Island. There are supplemental standards and guidelines for tall towers, which must respond to a unique set of issues due to their high degree of visibility from around the Bay Area. Tall towers are meant to be well proportioned, visually attractive, high quality design landmarks composed of simple geometries with tops that are visually engaging and accentuate smaller volumes as they rise towards the sky. As with all buildings on Treasure Island, tall towers are expected to engage the public and pedestrian realm by providing active bases and articulating facades with a high degree architectural detailing which promote a sense of vibrancy.

Figure 2.13 is a conceptual representation of the building heights and massing described in the Design for Development. Actual building designs will be completed in subsequent submittals consistent with the Design Review and Document Approval Procedure.

Figure 2.9 indicates the lot coverage and height zones for Treasure Island within Sub-Phases 1A, 1D, 1F, 1G, 1H and 1I.
**Treasure Island and Yerba Buena Island Design for Development**

**Buildings within the Cityside District taller than 125 feet are limited to maximum plan dimensions of 120 feet and maximum apparent faces of 100 feet, parallel to the western shoreline.**

<table>
<thead>
<tr>
<th>BUILDING HEIGHT</th>
<th>MAX FLOOR PLATE</th>
<th>MAX PLAN LENGTH</th>
<th>MAX APPARENT FACE</th>
<th>MAX DIAGONAL</th>
<th>CHANGE IN APPARENT FACE</th>
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</thead>
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<tr>
<td>Up to 49 ft</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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</tr>
<tr>
<td>50-100 ft</td>
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<td>140 ft</td>
<td>100 ft</td>
<td>100 ft</td>
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<tr>
<td>241-450 ft</td>
<td>12,000 sf</td>
<td>140 ft</td>
<td>100 ft</td>
<td>100 ft</td>
<td></td>
</tr>
</tbody>
</table>

**SCULPTED**

Tall Towers that produce a sculpted form should include one of the following:
- Individual floor plan profiles (not unit plans) that do not repeat consecutively
- A minimum floor plan rotation - 2° / floor
- A minimum floor plan offset - avg. 6° horizontal / floor

**FIGURE 2.15 MAX. PLAN DIMENSION AND MAX. APPARENT FACE**

**FIGURE 2.16 BULK AND MASSING CONTROLS MATRIX**

*Buildings within the Cityside District taller than 125 feet are limited to maximum plan dimensions of 120 feet and maximum apparent faces of 100 feet, parallel to the western shoreline.*