2. LAND USE AND DEVELOPMENT BLOCKS

2.1 OVERALL LAND USE
2.2 SUB-PHASE LAND USE
2.3 SUB-PHASE HOUSING
2.4 SUB-PHASE RETAIL PLAN
2.5 SUB-PHASE DEVELOPMENT BLOCKS
2.6 SUB-PHASE BUILDING HEIGHT AND MASSING
2.7 LEED-ND CREDIT CHECKLIST

CONSISTENCY WITH ENTITLEMENT DOCUMENTS

The proposed land use for Sub-Phase Application 1 is consistent with all previous entitlement documents. The locations of housing, commercial and community uses are shown illustratively based on the land use standards and guidelines in Sections T3 and Y3 of the TI-YBI Design for Development. The proposed development program is also within the limits established by the Project EIR. The development blocks in Sub-Phase Application 1 are largely consistent with the TI-YBI D4D, but have been revised slightly based on updated street designs and new survey information. The changes to the development block dimensions are not substantive. Building height limits, setbacks, bulk and massing standards shown in the Sub-Phase Application 1 are all consistent with those in Sections T4 and Y4 of the TI-YBI D4D. The Tidelands Trust configuration is also consistent with the TI-YBI Trust Exchange Agreement.
2.1 OVERALL LAND USE

A map depicting the land use zones for the Project is shown in Figure 2.1. A map depicting the land use zones for Sub-Phases 1YA and 1YB is shown in Figure 2.2. Table 2.1 provides the following information: the overall TI/YBI building program, the Major Phase 1 land uses, and the proposed land uses for Sub-Phases 1YA and 1YB.

Further details of the development planned for this Sub-Phase are described in the subsequent sections and Appendices of this Application.

![Map of Proposed Land Use](image)

**FIGURE 2.1 OVERALL PROPOSED LAND USE**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total Allowable Building Program</th>
<th>Major Phase 1</th>
<th>Sub-Phase 1YA &amp; Sub-Phase 1YB Total</th>
<th>Sub-Phase 1YA Total</th>
<th>Sub-Phase 1YB Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Residential Units</td>
<td>8,000</td>
<td>3,371</td>
<td>130</td>
<td>155</td>
<td>145</td>
</tr>
<tr>
<td>Adaptive Reuse (GSF) - Office / Commercial</td>
<td>202,000</td>
<td></td>
<td>202,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adaptive Reuse (GSF) - Retail</td>
<td>67,000</td>
<td>67,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adaptive Reuse (GSF) - Circulation</td>
<td>42,000</td>
<td>42,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Construction Retail (GSF)</td>
<td>140,000</td>
<td></td>
<td>140,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel (Rooms)</td>
<td>500 Rooms</td>
<td>500 Rooms</td>
<td>50 Rooms</td>
<td>50 rooms</td>
<td></td>
</tr>
<tr>
<td>Office (GSF)</td>
<td>100,000</td>
<td></td>
<td>100,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Commercial Area (GSF &amp; Rooms)</td>
<td>551,000 sq ft &amp; 551,000 sq ft</td>
<td>500 Rooms</td>
<td>500 Rooms</td>
<td>50 rooms</td>
<td></td>
</tr>
<tr>
<td>Parks and Open Space (AC)</td>
<td>300.00</td>
<td>103.4</td>
<td>72.8</td>
<td>47.9</td>
<td>24.3</td>
</tr>
</tbody>
</table>

**TABLE 2.1 YBI SUB-PHASES AGGREGATE DEVELOPMENT IN RELATION TO THE MAJOR PHASE AND THE TOTAL ALLOWABLE BUILDING PROGRAM**
2.2 SUB-PHASE LAND USE

Sub-Phase 1YA includes Residential, Mixed Use and Open Space land use zones. Land uses in Sub-Phase 1YA are anticipated to be primarily residential, but may also include a hotel and support functions such as a spa and restaurant, as allowed by the standards in the Design for Development.

Sub-Phase 1YB includes Residential and Open Space land uses and is anticipated to be primarily residential.

Proposed program of uses for each block in Sub-Phases 1YA and 1YB are shown in Table 2.2. Further details of the development planned for this Sub-Phase are described in the subsequent sections and Appendices of this Application.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Sub-Phase 1YA</th>
<th>Sub-Phase 1YB</th>
<th>Sub-Phase 1YB</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Block 1Y</td>
<td>Block 2Y</td>
<td>Block 3Y</td>
</tr>
<tr>
<td>Total Residential Units</td>
<td>300</td>
<td>60</td>
<td>70</td>
</tr>
<tr>
<td>Adaptive Reuse (GSF) - Office /Commercial</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Adaptive Reuse (GSF) - Retail</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Adaptive Reuse (GSF) - Circulation</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>New Construction Retail (GSF)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Hotel (Rooms)</td>
<td>50 rooms</td>
<td>50 rooms</td>
<td>-</td>
</tr>
<tr>
<td>Office (GSF)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Commercial Area (GSF &amp; Rooms)</td>
<td>50 Rooms</td>
<td>50 rooms</td>
<td>-</td>
</tr>
</tbody>
</table>

TABLE 2.2 YBI SUB-PHASES PROGRAM OF USES AND APPROXIMATE AGGREGATE SQUARE FOOTAGE OF EACH USE BY LOT
2.3 SUB-PHASE HOUSING

Yerba Buena Island can accommodate up to 300 housing units. There is a requirement to provide inclusionary units within market-rate developments with an overall target of 5%, consistent with the requirements and process described in the DDA. The land parcels created within this sub-phase will enable the construction of townhomes and mid-rise flats.

A summary of the housing within these Sub-Phases is shown in Table 2.3.

The Housing Date Table in Appendix D provides more details on all proposed housing parcels within this sub-phase.

**PROPOSED MAJOR PHASE 1 EXCESS LAND APPRECIATION STRUCTURE**

The following schedule in Table 2.4 was proposed for the Excess Land Appreciation Structure for Major Phase 1. At the time of this submittal, TICD believes this structure represents the market conditions for land sales in San Francisco for similar products. As this is the initial phase of development on TI/YBI, it is proposed that TICD and TIDA revisit the Excess Land Appreciation Structure closer to the time of land sales, and adjust the structure by mutual agreement.

### Table 2.3 MAJOR PHASE AND YBI SUB-PHASE SUMMARY OF HOUSING DATA

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Lot Area (Sq Ft)</th>
<th>Housing Type</th>
<th>Total (Units)</th>
<th>Townhomes (Units)</th>
<th>Low-Rise (Units)</th>
<th>Mid-Rise (Units)</th>
<th>Tower (Units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT Y1.1</td>
<td>132,858</td>
<td>Developer</td>
<td>60</td>
<td>60</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>LOT Y1.2</td>
<td>149,846</td>
<td>Developer</td>
<td>70</td>
<td>70</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>LOT Y3</td>
<td>60,984</td>
<td>Developer</td>
<td>25</td>
<td>25</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Sub-Phase 1YA Total</strong></td>
<td><strong>343,688</strong></td>
<td><strong>155</strong></td>
<td><strong>155</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>LOT Y4.1</td>
<td>154,202</td>
<td>Developer</td>
<td>65</td>
<td>65</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>LOT Y4.2</td>
<td>76,666</td>
<td>Developer</td>
<td>80</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Sub-Phase 1YB Total</strong></td>
<td><strong>230,868</strong></td>
<td><strong>145</strong></td>
<td><strong>65</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Lot Area (Sq Ft)</th>
<th>Housing Type</th>
<th>Total (Units)</th>
<th>Townhomes (Units)</th>
<th>Low-Rise (Units)</th>
<th>Mid-Rise (Units)</th>
<th>Tower (Units)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Allowable Building Program</strong></td>
<td><strong>8,000</strong></td>
<td><strong>421</strong></td>
<td><strong>3,916</strong></td>
<td><strong>519</strong></td>
<td><strong>3,144</strong></td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Major Phase 1 Total</strong></td>
<td><strong>4,119</strong></td>
<td><strong>271</strong></td>
<td><strong>1,431</strong></td>
<td><strong>367</strong></td>
<td><strong>2,050</strong></td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Table 2.4 PROPOSED SCHEDULE FOR THE EXCESS LAND APPRECIATION STRUCTURE**

<table>
<thead>
<tr>
<th>Product Type</th>
<th>Profit Margin</th>
<th>Profit Participation %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhome</td>
<td>10%</td>
<td>50%</td>
</tr>
<tr>
<td>Low Rise</td>
<td>12%</td>
<td>30%</td>
</tr>
<tr>
<td>Mid Rise/Tower</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**SUB-PHASE APPLICATION 1: SUB-PHASES 1YA & 1YB**

**2 - LAND USE AND DEVELOPMENT BLOCKS**

30
RESIDENTIAL LOTS

AUTHORITY LOTS, RESIDENTIAL AUCTION LOTS AND JV LOTS

Consistent with the approved Major Phase 1 Application there are no Authority Lots, Residential Auction Lots and JV lots in the YBI Sub-Phases.

FIGURE 2.3 SUB-PHASE AUTHORITY LOTS
2.4 SUB-PHASE RETAIL PLAN

This section below fulfills the Retail Plan (DRDAP 1.2.16.) requirement to provide plans that includes the sizes and types of retail that will be targeted during the Sub-Phase including an updated assessment of the needs of Project residents for retail goods and services.

The overall Project’s commercial component includes a total amount of retail space not exceeding 207,000 sq. ft., including approximately 140,000 sq. ft. of new commercial and retail space and adaptive reuse of Buildings 1, 2, and 3 for approximately 67,000 square feet of additional retail. A variety of retail uses are anticipated, including neighborhood-serving uses such as personal services, restaurants and cafés, housewares and apparel shops, and health and fitness clubs. Regional-serving retail uses could include specialty foods, specialty gift or crafts, and entertainment uses. Retail tenant spaces could range in size from 500 to 10,000 SF per tenant, depending upon the type of retail establishment, with the smaller spaces accommodating businesses such as small specialty gift or food boutique and the larger spaces accommodating tenants such as general merchandising or restaurants.

Because of the limited population density planned for YBI, only a small amount of retail is anticipated. The hotel parcel, Y2-H, may include a small retail component to serve visitors and residents, such as a gift shop or market. The Quarters 10 building, which is located in the Beach Park area will be managed by TIDA and is planned to house retailers that will serve visitors and residents, such as a convenience store or kayak rental shop. The Senior Officer Quarters Historic District (Great Whites) and Torpedo Building on the east side of the island will also be managed by TIDA and may also contain limited retail. TICD is not responsible for the programming of TIDA-controlled building and they should not be considered part of this Application.

FIGURE 2.4 SUB-PHASE RETAIL PLAN
### 2.5 SUB-PHASE DEVELOPMENT BLOCKS

<table>
<thead>
<tr>
<th>SUB-PHASE</th>
<th>LAND USE BLOCK NUMBER</th>
<th>LOT NUMBER</th>
<th>LOT AREA (SQ FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1YA</td>
<td>1Y</td>
<td>LOT Y1.1</td>
<td>132,858</td>
</tr>
<tr>
<td>1YA</td>
<td>1Y</td>
<td>LOT Y1.2</td>
<td>149,846</td>
</tr>
<tr>
<td>1YA</td>
<td>2Y</td>
<td>LOT Y2.H</td>
<td>111,078</td>
</tr>
<tr>
<td>1YA</td>
<td>3Y</td>
<td>LOT Y3</td>
<td>60,984</td>
</tr>
<tr>
<td>Sub-Phase 1YA Total</td>
<td></td>
<td></td>
<td><strong>454,766</strong></td>
</tr>
<tr>
<td>1YB</td>
<td>4Y</td>
<td>LOT Y4.1</td>
<td>154,202</td>
</tr>
<tr>
<td>1YB</td>
<td>4Y</td>
<td>LOT Y4.2</td>
<td>76,666</td>
</tr>
<tr>
<td>Sub-Phase 1YB Total</td>
<td></td>
<td></td>
<td><strong>230,868</strong></td>
</tr>
<tr>
<td><strong>Sub-Phase 1YA, 1YB Total</strong></td>
<td></td>
<td></td>
<td><strong>685,634</strong></td>
</tr>
</tbody>
</table>

**Table 2.5** Sub-Phase Development Lots Square Footage

**Figure 2.5** Sub-Phase Development Blocks

**Sub-Phase Application 1: Sub-Phases 1YA & 1YB**

**Land Use and Development Blocks**
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.

Y4 - Building Envelope Yerba Buena Island
Y5 - Building Design Yerba Buena Island

Guidelines for building placement and form, described in Section Y4 of the Design for Development, support a variety of building types at desired locations with a strong connection to the public realm. In direct contrast to the flat surface of Treasure Island, the varied terrain of Yerba Buena Island poses a different set of challenges that requires integration of buildings, streets, paths and stairways to respect the existing slopes and character of the island and to minimize grading disturbances to the greatest extent possible. The objective is to encourage pedestrian circulation, enhance views from public spaces and buildings, and establish a signature identity of sustainable, compact development and inviting public spaces.

FIGURE 2.6 YERBA BUENA ISLAND CONCEPTUAL BUILDING HEIGHT AND MASSING
BULK AND MASSING

BULK AND MASSING STANDARDS

The intent for building bulk and massing on Yerba Buena Island is for low-slung buildings with modularity that is adaptable to the vertical and horizontal changes of the terrain, including slope and vegetation. The primary purpose of bulk and massing regulations is to protect local views within and from the island, as well as views to the island from across the Bay.

Low-rise buildings may extend to 35 feet above grade. Above this height, they are required to step back a minimum distance of ten feet (10') horizontal above the third floor for every 10 feet (10') vertical (See Figure 2.7).

Buildings shall be no longer than 150 feet in length. The maximum plan dimension of a building or structure is the greatest plan dimension parallel to the long axis of the building at a given level.

To produce well proportioned and finely grained buildings, the maximum apparent face or elevation length for specific building types shall be limited to 75'. A change in maximum apparent face or elevation length may include strategies such as a major change in fenestration pattern and/or material in combination with a minimum five-foot (5') setback of building massing or a continuous vertical recess no less than five feet (5') deep and five feet (5') wide.

On Block Y4.2 only, a mid-rise building conforming to the standard listed above, shall comply with the standards outlined in T4.6, Bulk and Massing for Treasure Island in the Design for Development.

On development Blocks Y1.1, Y1.2, Y2-H, Y3, Y4.1 and Y4.2, a minimum of one (1) cross stairway or pathway running perpendicular to the topographical contours no closer than 150'

from either end of the parcel measured parallel to the contours is required to break the overall apparent building mass of a development. These pedestrian cross paths and stairways shall be integrated into the island-wide pedestrian trail system referenced in Chapter Y1 of the Design for Development.

BULK AND MASSING GUIDELINES

Buildings with a large mass and an undifferentiated footprint should be avoided.

More than one cross stairway or pathway running perpendicular to the topographical contours is encouraged at each block for the breaking of overall building mass. These pedestrian cross paths and stairways should be integrated into the island-wide pedestrian trail system referenced in Chapter Y1 of the Design for Development.

To produce well proportioned and finely grained buildings, the maximum apparent face or elevation length for specific building types shall be limited to 75'. A change in maximum apparent face or elevation length may include strategies such as a major change in fenestration pattern and/or material in combination with a minimum five-foot (5') setback of building massing or a continuous vertical recess no less than five feet (5') deep and five feet (5') wide.

On Block Y4.2 only, a mid-rise building conforming to the standard listed above, shall comply with the standards outlined in T4.6, Bulk and Massing for Treasure Island in the Design for Development.

On development Blocks Y1.1, Y1.2, Y2-H, Y3, Y4.1 and Y4.2, a minimum of one (1) cross stairway or pathway running perpendicular to the topographical contours no closer than 150'

from either end of the parcel measured parallel to the contours is required to break the overall apparent building mass of a development. These pedestrian cross paths and stairways shall be integrated into the island-wide pedestrian trail system referenced in Chapter Y1 of the Design for Development.
BUILDING HEIGHT

BUILDING HEIGHT STANDARDS

The height of all new buildings and structures on Yerba Buena Island is governed by the following:

- The Tidelands Trust View Cone (see Figures 2.11 and 2.14)
- The Maximum Height Plan (see Figure 2.10)
- Only those exceptions as noted in Figures 2.18 and 2.19 can be made to the Maximum Height Plan, and in no instance are building obstructions allowed to extend into the Tidelands Trust View Cone referenced above.

Building height shall be measured from an average grade line connecting the base of the building at the bottom or downhill side to the top or uphill side (see Figure 2.12). For sloped or pitched roofs the height shall be measured at the mid-point between the eave and ridge line of the roof (see Figure 2.13). 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.
- Mechanical enclosures, elevator penthouses and other rooftop support facilities that occupy less than 20% of the roof area up to a height of 15-feet above the roof of the last habitable floor.

However, in no instances may any of these exempted portions of the building extend or intrude into the Tidelands Trust view cone.

New buildings shall not obstruct or intrude into the Tidelands Trust View Cones as observed from the public hilltop areas on Yerba Buena Island as framed by existing structures as of January 1, 2010. “Public hilltop areas” are the western most hilltop on Yerba Buena Island, having an elevation of approximately 325 feet, and the eastern most hilltop on Yerba Buena Island, having an elevation of approximately 345 feet. The Tidelands Trust View Cones are as denoted in Figures 2.11 and 2.14.

FIGURE 2.10 SUB-PHASE BUILDING HEIGHTS

**FIGURE 2.10** SUB-PHASE BUILDING HEIGHTS
Buildings fronting the “downhill” edge of a street or drive court where buildings on the uphill side are allowed shall have a maximum height of 25 feet. However, for a maximum width of 50% of each residential townhouse unit or lot, but in no instance wider than 18 linear feet increments, this maximum height may be increased to 35 feet (see Figures 2.15 and 2.16).

The height extension referenced above cannot be joined to a similar extension on an adjoining unit or lot; all height extensions must be discrete or independent from each other. The height extensions to 35 feet must be configured in such a manner that they allow potential views from adjacent uphill units or lots both over and through the subject unit or lot. The intent is to maintain the potential views of buildings or lots on the opposite side of the road or drive court to the greatest extent possible (see Figures 2.15 and 2.16).

On Block Y2.H, buildings shall not exceed the standards identified in the Maximum Height Plan (Figure 2.10) except as noted below, and in no instance shall extend into the Tidelands Trust View Cone. For building frontage on Yerba Buena Road, the standards noted above (25-foot maximum with height extensions as noted) shall apply. For building frontage on the lower or downhill portions, the 35-foot maximum height may be measured at a reference point 30 feet inboard from the downhill face of the building (see Figure 2.7).

On Block Y4.1 and Y4.2 a mid-rise building shall be permitted within the mid-rise building zone, as indicated on the Maximum Height Plan, so long as no part of the structure encroaches on the Tidelands Trust View Cone (see Figure 2.11, 2.14 and 2.17).

**BUILDING HEIGHT GUIDELINES**

The heights of buildings should be stepped, aggregated forms responding to slope and views.

The heights of buildings should avoid significant over-topping of the coastal oak canopy. However, certain exceptions are noted for Blocks Y2.H and Y4.2. Refer to the Yerba Buena Island Habitat Management Plan for specifics on the native trees and vegetation of Yerba Buena Island. A copy of this plan is on file with TIDA.

Buildings and associated development should minimize obstruction of potential views from adjacent buildings or units (See Figure 2.7).

If a mid-rise building is placed on Y4.2, it should protect views of Clipper Cove from adjacent buildings or development on Block Y4.1 or Y4.2 (see Figure 2.17).

FIGURE 2.11 KEY PLAN FOR TIDELANDS TRUST VIEW CONES

FIGURE 2.12 MEASUREMENT OF HEIGHT ABOVE GRADE

FIGURE 2.13 DEMONSTRATION OF HEIGHT MEASUREMENT AT ROOFLINE
BUILDING HEIGHT CONT’D

BUILDING FORM GUIDELINES

New buildings should be predominantly stacked forms with aggregated footprints that preserve slopes, views, and trees.

New building construction should incorporate public and private paths and stairways.

Buildings may be either larger single integral structures, composed of stepped forms, or individual structures laid out in response to the natural slope and view corridors. These should take into account existing topography, maximize potential views from each unit, and create a sense of safety and distinction throughout the public realm.

Construction on Yerba Buena Island should minimize disruption of the island’s natural areas. Where disruption or removal of landscape features within the Habitat Management Area is unavoidable, an architectural and landscape plan should be implemented to rehabilitate the disturbed areas in conformance with Yerba Buena Island Habitat Management Plan, which is on file with TIDA.

The scale of the new buildings should be such that, in addition to responding to slope through aggregated stepped forms, they do not project significantly above a mature native coastal oaks tree canopy. Although the non-native eucalyptus canopy is higher, their numbers will gradually be reduced over time through the Habitat Management Plan, such that the native

FIGURE 2.14 TIDELANDS TRUST VIEW CONE SECTIONS
**FIGURE 2.15** ELEVATION DIAGRAM OF BUILDING FRONTAGE ON THE 'DOWNHILL' SIDE OF A ROAD OR DRIVE COURT WITH BUILDINGS LOCATED ON OPPOSITE OR 'UPHILL' SIDE

- **Typical Unit or Lot:**
  - MAX 0.5 x 'W'
  - MAX 0.5 x 'W'
  - MAX 0.5 x 'W'
  - MAX 0.5 x 'W'

- **Adjacent Height Extensions:**
  - TO BE DISCONTINUOUS

- **NOTE:** MAX = NOT TO EXCEED 18 FEET

**FIGURE 2.16** PLAN DIAGRAM OF UNITS/LOTS DESCRIBED IN FIGURE 2.15 ON DOWNHILL SIDE OF ROAD OR DRIVE COURT

- **Typical Unit or Lot:**
  - OPEN
  - OPEN
  - OPEN
  - OPEN

- **Buildings or Lots on 'Uphill' Side of Road/Drive Court:**
  - ROAD / DRIVE COURT

**FIGURE 2.17** DEMONSTRATION OF MID-RISE BUILDING LOCATION ON BLOCK Y4

**FIGURE 2.18** MAX. HEIGHT CONDITION ALONG ROAD

**FIGURE 2.19** DEMONSTRATION OF MAX. DOWNHILL FRONTAGE HEIGHT OF BLOCK Y2 ONLY
BUILDING PLACEMENT

BUILDING PLACEMENT STANDARDS

The creation of large discrete graded benches cut perpendicular to the existing topographical contours, so as to accommodate combination building pads and roadways or drive-courts, is prohibited (see Figure 2.21). Graded benches should run parallel with (i.e. should follow) the contours.

Graded benches cut perpendicular to the existing contours shall not exceed 70 feet gross in width, allowing for retaining wall footing on the uphill side of the bench (65-feet net from edge of bench on the “downhill” side to the face of retaining wall on the “uphill” side of the bench). (See Figure 2.20)

BUILDING PLACEMENT GUIDELINES

Any future development on Yerba Buena Island should, to the greatest extent possible while maintaining fire and emergency access, incorporate the same grades and topography that result from the removal of pre-existing construction at these sites.

New development shall integrate building pads and roadways or drive courts into the predominant island topography by integrating to the greatest extent possible any required retaining walls into the building foundation systems (see Figures 2.20 and 2.21).

New housing layout should respond to the layout principles outlined for the three development areas shown in Figures 2.23-2.25:

- Block Y1.1 and Y1.2: See Figure 2.24 for concept layout.
- Block Y3: See Figure 2.23 for concept layout.
- Block Y4.1 and Y4.2: See Figure 2.25 for concept layout.

FIGURE 2.20 A DEMONSTRATION OF GRATED BENCH PERPENDICULAR TO CONTOURS

FIGURE 2.21 GRADING DIAGRAM

FIGURE 2.22 KEY PLAN

FIGURE 2.23 BLOCK Y3 DEVELOPMENT AREA ILLUSTRATIVE CONCEPT

FIGURE 2.24 BLOCK Y1 DEVELOPMENT AREA ILLUSTRATIVE CONCEPT

FIGURE 2.25 BLOCK Y4 DEVELOPMENT AREA ILLUSTRATIVE CONCEPT
The setback distance between a building and the right-of-way determines if there is an appropriate transition from public to private realm. Yerba Buena Island has larger development areas, or “blocks”, than Treasure Island, and many streets and publicly accessible ways will be located within private property. Setback standards and guidelines below apply only to the perimeter of these blocks where they are adjacent to public roads, trails or adjoining other development parcels, as shown in the Setback Plan (Figure 2.26).

**SETBACK STANDARDS**

Blocks must adhere to required setbacks as illustrated on the Setback Plan (see Figure 2.26).

A minimum 20-foot setback is required from the right-of-way of all public streets, except Yerba Buena Road, which requires a minimum 10-foot (10') setback.

A minimum ten-foot (10') setback is required from the shared boundary line between adjoining development Blocks Y1.1 and Y1.2 and Y2 for a total of 20 feet between opposing building faces.

**SETBACK GUIDELINES**

Landscaping located within required setbacks from public streets or publicly accessible drive courts, paths and stairs should follow the Guidelines for streetscape zones noted in the Streetscape Master Plan on file with TIDA.

To encourage an active street front, a safe environment, and visual interest, buildings fronting public streets or publicly accessible drive courts, paths and stairs should follow the Guidelines for the Setback Zone noted in the Bulk and Massing standards.

**FIGURE 2.26 SUB-PHASE BUILDING SETBACKS**
LEED-ND CREDIT CHECKLIST

Included below is an initial estimate of which LEED-ND (LEED for Neighborhood Development) credits the Treasure Island and Yerba Buena Island development project is likely to pursue. The checklist of credits will continue to be refined and developed throughout the summer, with submittal for LEED-ND Plan certification expected in the 4th Quarter of 2015. No points are final until reviewed and certified by USGBC.

The preliminary LEED-ND checklist identifies 70 “Yes” credits and 15 “Maybe” credits. “Yes” credits have a high likelihood of being achieved, and TICD currently intends to pursue them for certification. “Maybe” credits may be possible to pursue, but are being explored further to determine feasibility. Credits marked as “No” are infeasible. This preliminary LEED-ND checklist is consistent with Land Use Obligation #1 in the project’s Developer Environmental Sustainability Obligations, which calls for the project to achieve LEED-ND Gold, while “making a good faith effort to achieve the higher Platinum certification.” LEED-ND Gold is a minimum of 60 points, while LEED-ND Platinum is a minimum of 80 points.

Treasure Island and Yerba Buena Island will be certified under LEED-ND version 4, U.S. Green Building Council’s (USGBC) most current rating system version that was just publicly released in November 2014. The Sustainability Obligations reference the July 2010 version of the LEED-ND rating system, but version 4 is widely considered more stringent and complete, and was recommended as the preferred version to use by USGBC.

FIGURE 2.27 LEED-ND CREDIT CHECKLIST