



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: AUGUST 22, 2019

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*Record No.:* 2007.0903PHA  
*Project Name:* Treasure Island Subphase 1C: C2.1 & C2.4  
*Zoning:* TI-OS (Treasure Island Open Space) Zoning District  
TI-R (Treasure Island Residential) Zoning District  
25-TI, 40-TI, 40-TI/240 Flex Zone-TI, 40-TI/315 Flex Zone-TI,  
60-TI/240 Flex Zone-TI, 70-TI, & 70TI/315 Flex Zone-TI  
Height and Bulk Districts  
*Area Plan:* Treasure Island  
*Block/Lot:* 8903/001 & 8904/002  
*Project Sponsor:* Danielle Butler  
Treasure Island Development Group  
4 Embarcadero Center Suite 3300  
San Francisco, CA 94111  
*Property Owner:* Treasure Island Development Group  
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San Francisco, CA 94111  
*Staff Contact:* Christy Alexander– (415) 575-8724  
[christy.alexander@sfgov.org](mailto:christy.alexander@sfgov.org)  
*Recommendation:* **Informational Only**

### BACKGROUND

The Treasure Island/Yerba Buena Island Development Project (the “Treasure Island Project”), was approved by the San Francisco Board of Supervisors in June 2011 pursuant to a Development Agreement (San Francisco Board of Supervisors in Ordinance No. 0095-11) (the “Development Agreement”). The Development Agreement is a legally-binding contract between the City and Project Sponsor that lays out the obligations of and benefits afforded the Project Sponsor and the City. Development Agreements are typical for master-planned developments of this scope. The Development Agreement establishes the overall framework for the project and the public benefits negotiated by the City, in exchange for a guarantee of the right of the Project Sponsor to build the project in accordance with the Design Standards and Guidelines while the Agreement is in effect. The Agreement includes substantial protections and relocation benefits for existing tenants and a Phasing Plan that lists all required community improvements and specific net new unit and/or auto-trip thresholds when each improvement must be provided. The Development Agreement was approved by the Planning Commission and the Board of Supervisors, and executed by the directors of other key agencies, specifically the Treasure Island Development Authority (TIDA).

The Treasure Island Project produces a new district of up to 8,000 homes, extensive open spaces and a compact mixed-use center on Treasure Island and Yerba Buena Island. Most of the new construction will occur on Treasure Island, save for 271 homes which will be located on Yerba Buena Island. Treasure Island will be developed into two neighborhoods, one along the eastern edge of the island (“East Side”), and the

second stretching along the western shore of the island ("City Side"). These east and west neighborhoods will share a retail main street linking the historic buildings along Clipper Cove to a west-facing ferry and bus terminal. As discussed in the Treasure Island Design for Development (D4D):

*"This Design for Development grows out of Treasure and Yerba Buena Islands' remarkable natural setting and rich history. It is oriented around a progressive design philosophy reflecting San Francisco's commitment to sustainability and reflects years of planning and design by many contributors. Its goal is to ensure that the islands enter San Francisco's family of world class neighborhoods, using an innovative design that embodies the City's most desirable characteristics: walkable, compact and eclectic; economically, ethnically, and demographically diverse; sensitive to topography, views and aesthetics; memorable and distinctive."*

## **CURRENT PHASE PROPOSAL**

Over the past 18 months the Project Sponsor has submitted schematic design proposals for Phase 1 which include four subphases on Yerba Buena Island and one subphase on Treasure Island. All schematic design review applications submitted thus far on Yerba Buena Island are for residential buildings with one residential amenity building and include a total of 252 market rate units and 14 affordable units. All schematic design review applications submitted thus far on Treasure Island are for residential buildings and include a total of 802 market rate units and 144 affordable units. On Yerba Buena Island, three of the four subphases have received Planning Director approval and two building permits have already been approved by Planning staff. Community improvements will include a hilltop public park, public art, residential amenities, common usable open space, trails, public stairways, and new public and private rights-of-way with enhanced pedestrian and bicycle networks. On Treasure Island, one 100% affordable housing building in Subphase 1C has received Planning Director approval and building permit approval by Planning staff. The other submittals are still in the process of schematic design review with Planning staff. Community improvements for this Subphase will include a Cityside waterfront public park, cultural park, waterfront public plaza, marina public plaza, public art, residential amenities, common usable open space, new public rights-of-way with enhanced pedestrian and bicycle networks, a shared public way, and a new ferry terminal.

This is an informational hearing for two of the buildings on Treasure Island that qualify as Large Projects pursuant to Planning Code Section 249.52(g)(4)(E) as both buildings are over 70 feet in height. Both buildings first submitted schematic design proposals in May of 2019. The proposal for Block C2.1 includes new construction of an approximately 31-story, 315-foot tall building with 265 residential units and 190 parking spaces and designed by Handel Architects, LLP. The building materials proposed include folding glass fiber reinforced concrete on the tower and masonry material at sawtooth bays at the residential base with recessed balconies. The proposal for Block C2.4 includes new construction of an approximately 19-story, 200-foot tall building with 248 residential units, ground floor retail, and 85 parking spaces and designed by David Baker Architects. The building materials proposed include GFRC panels on the tower and thin brick at the residential base with an aluminum storefront for the retail portion. Both buildings substantially comply with the Design for Development and are subject to Planning Director approval. The buildings are located in the TI-OS (Treasure Island Open Space) and TI-R (Treasure Island Residential) Zoning Districts and 25-TI, 40-TI, 40-TI/240 Flex Zone-TI, 40-TI/315 Flex Zone-TI 60-TI/240 Flex Zone -TI, 70-TI, and 70-TI/315 Flex Zone-TI Height and Bulk Districts.

## **DESIGN REVIEW APPROVAL PROCESS**

Except for projects seeking a Major Modification to the Design Standards and Guidelines (which must be approved by the Planning Commission), the Planning Director may approve or disapprove the project design and any Minor Modifications based on its compliance with this Special Use District and the Treasure Island/Yerba Buena Island D4D Standards and Guidelines and the findings and recommendations of the staff report.

The City's discretion to approve a vertical development application is limited to its application of the qualitative or subjective elements of the Design Standards and Guidelines, such as those related to the selection of building materials. Development Agreement Section 4 states: The City does not have discretion to disapprove or recommend modification to the aspects of a building that meets the quantitative or objective standards of the D4D (such as the building's proposed height, lot coverage, bulk, setbacks, or amount of open space or parking, or the width of sidewalks and streets).

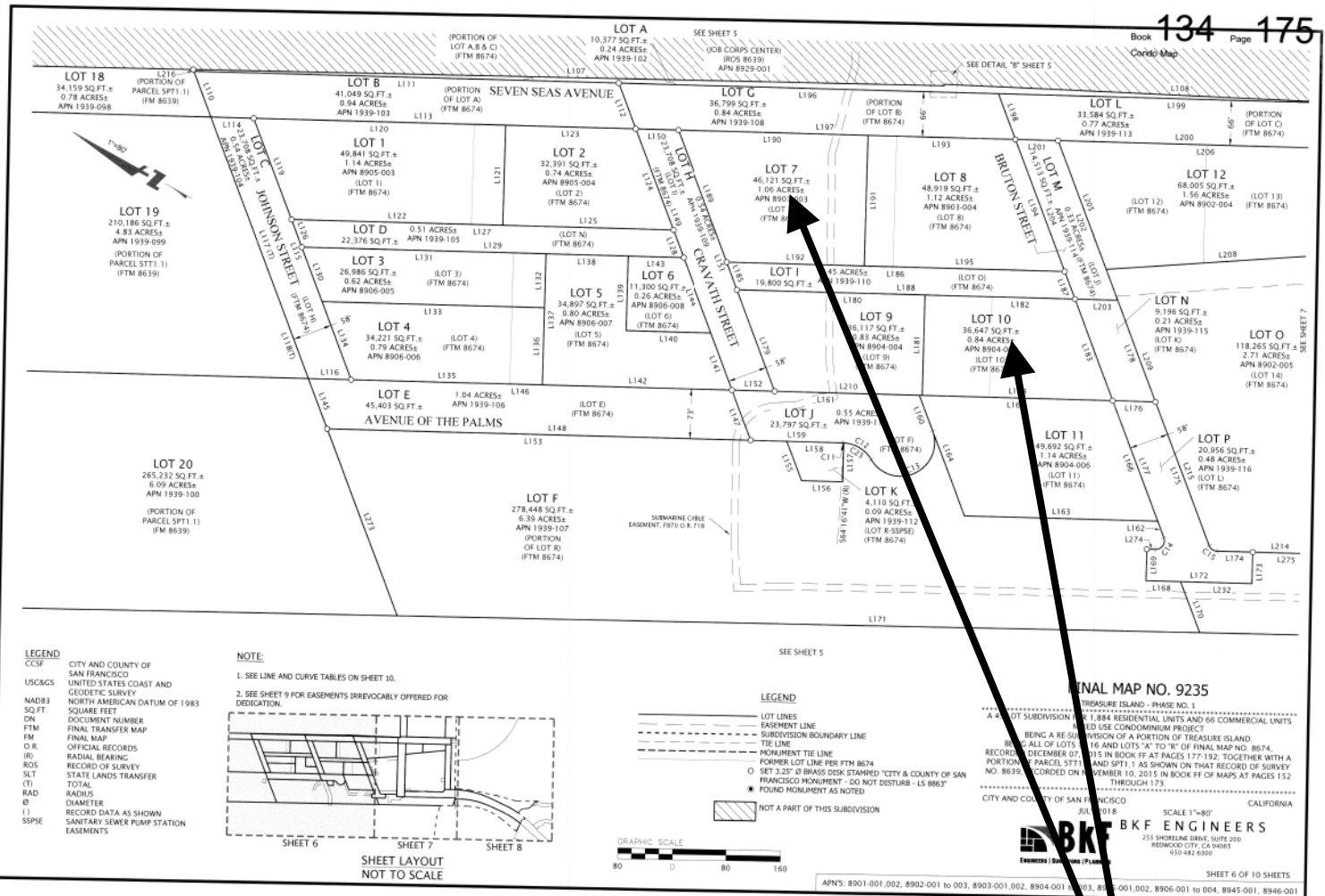
## **REQUIRED COMMISSION ACTION**

The item is being presented by the project sponsor for informational purposes only and to gather comments from the public and Planning Commission on the proposed design of Blocks C2.1 and C2.4 before the Planning Director makes his decision to approve, conditionally approve, or disapprove the project design. No formal action by the Planning Commission is required.

## **ATTACHMENTS:**

Final Subdivision Map  
Aerial Photo  
Zoning Map  
Height Map  
Site Photos  
Project Sponsor Submittal

# Final Subdivision Map



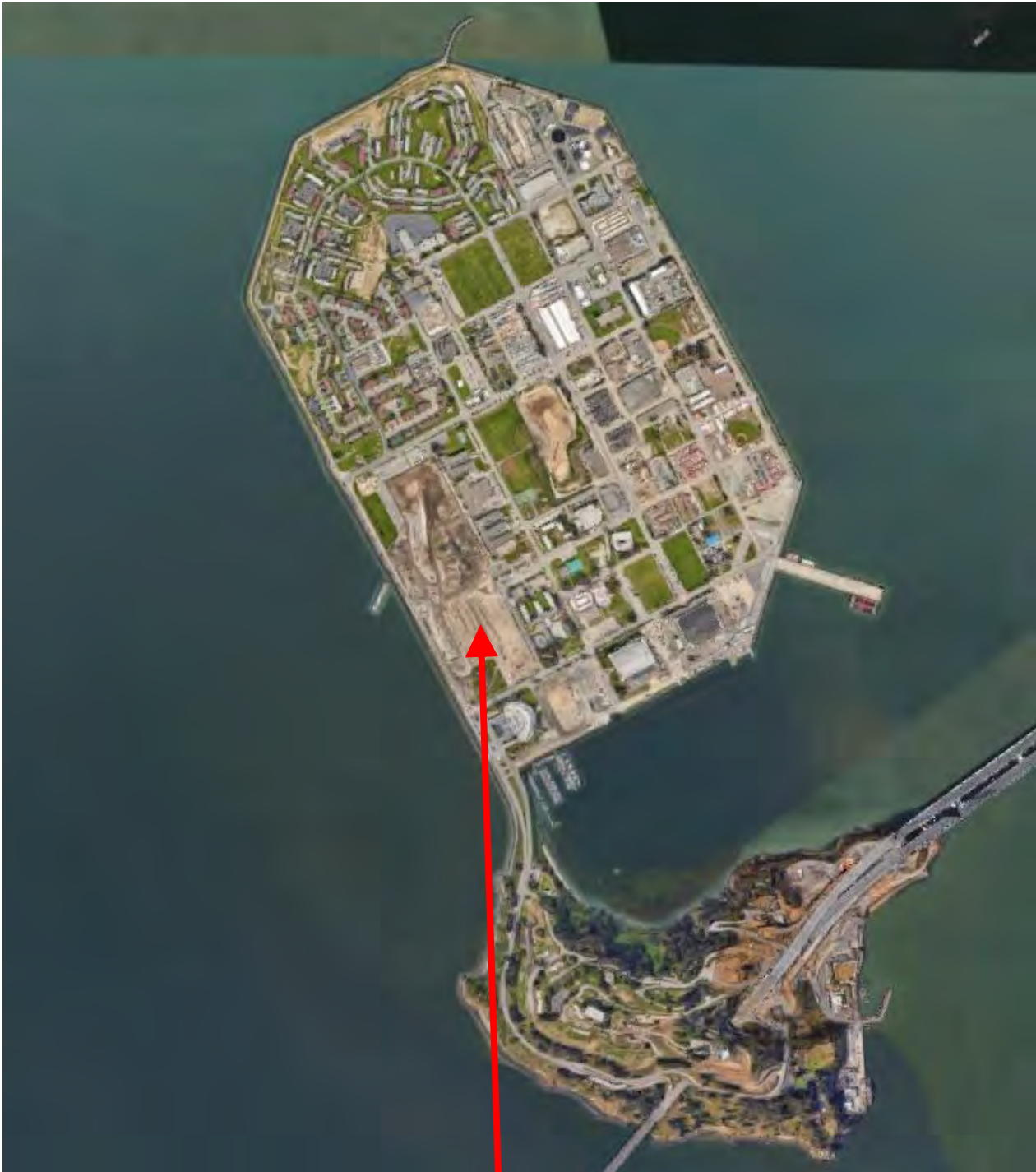
## SUBJECT PROPERTIES



Informational Hearing  
**Case Number 2007.0903PHA**  
Treasure Island Subphase 1C



# Aerial Photo

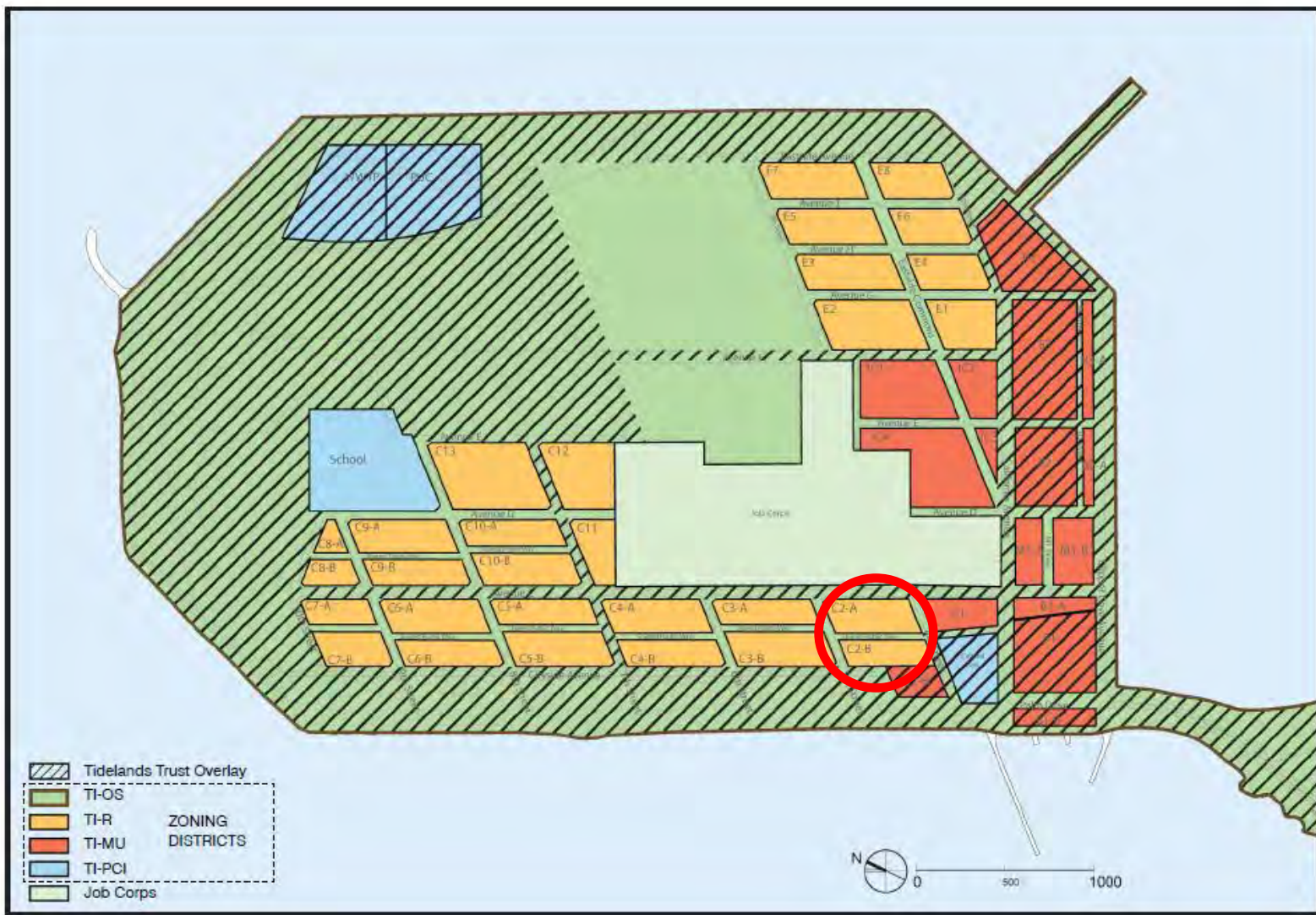


**SUBJECT PROPERTIES**



Informational Hearing  
Case Number 2007.0903PHA  
Treasure Island Subphase 1C

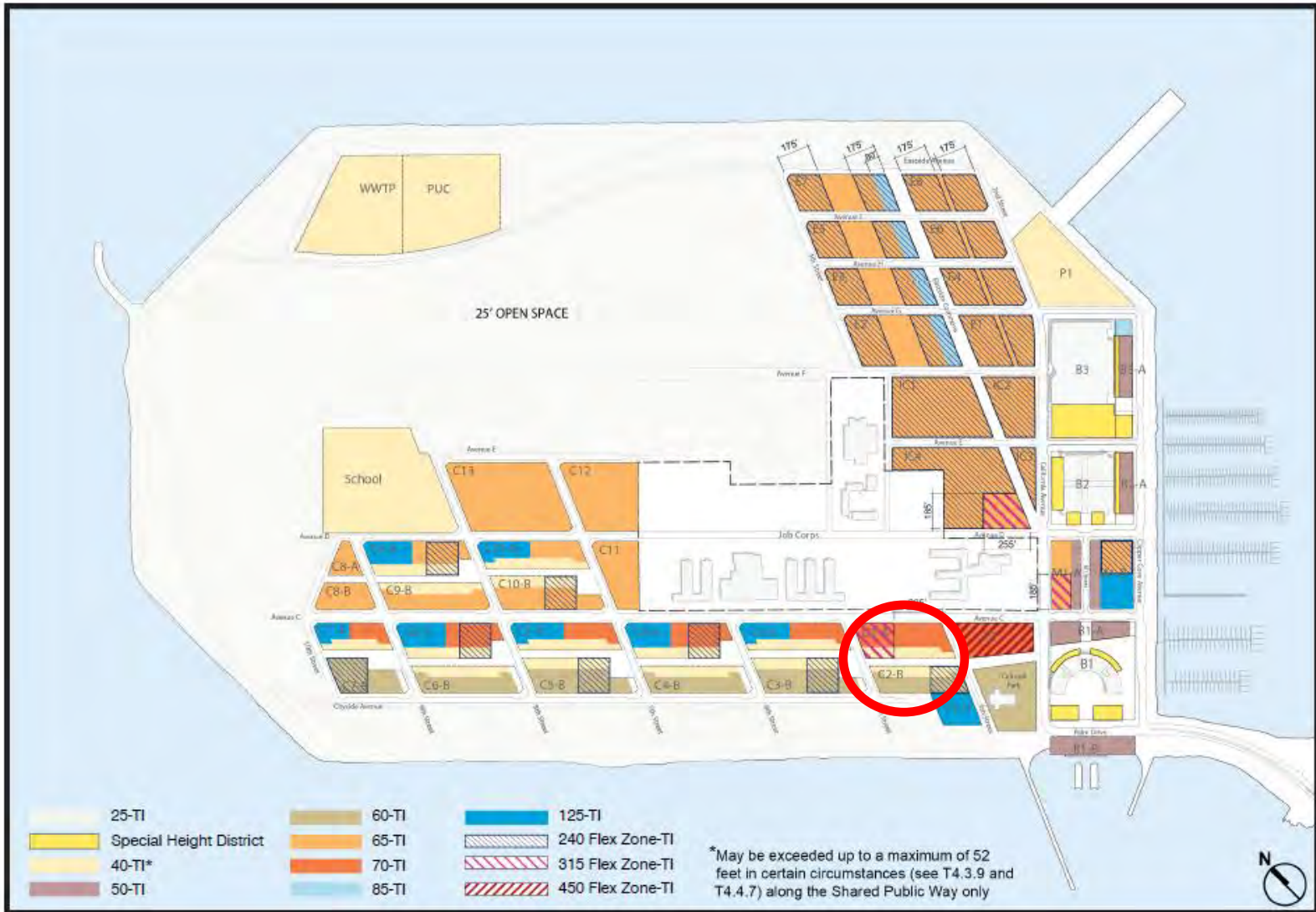
# Zoning Map



Informational Hearing  
**Case Number 2007.0903PHA**  
 Treasure Island Subphase 1C



# Height Map



# Site Photos



Informational Hearing  
Case Number 2007.0903PHA  
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Overall Illustrative Site Plan

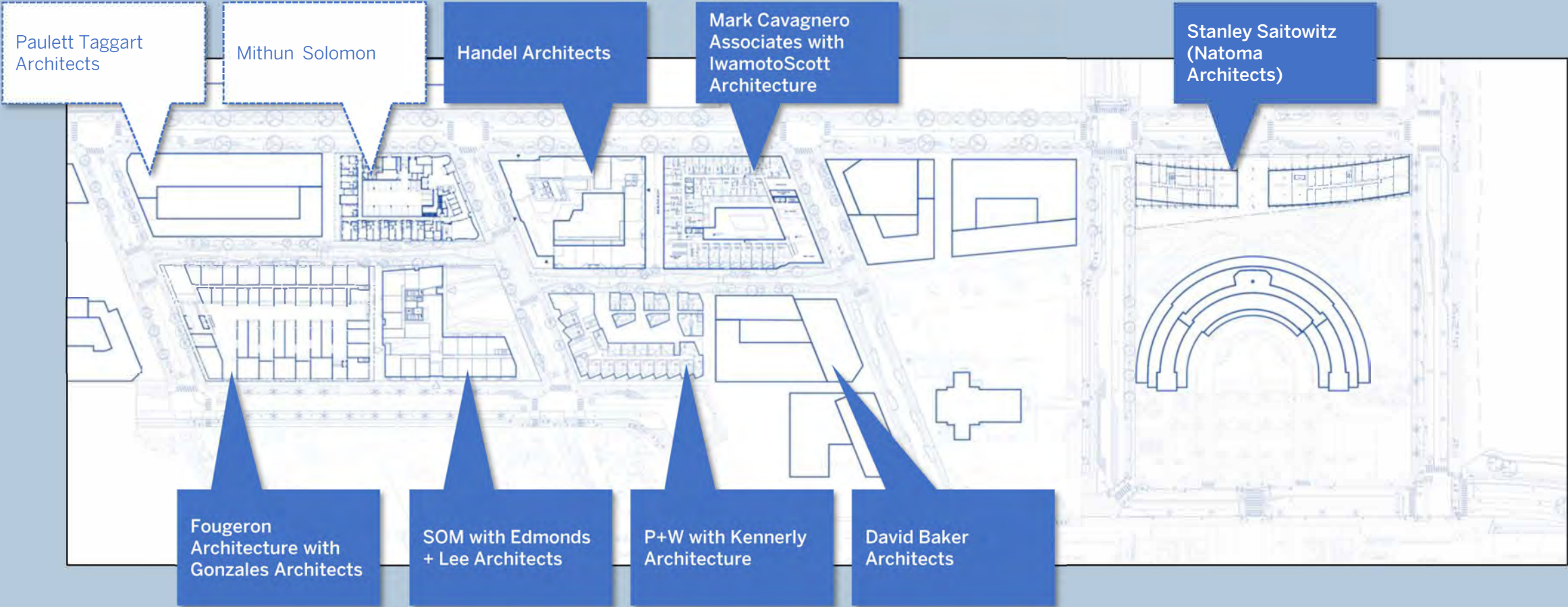




Existing Aerial View



# Stage 1 Architecture Teams







Courtesy of Steelblue

Aerial Rendering





Aerial Rendering - Stage 1/Phase 1 only





Aerial Rendering - Stage 1





Courtesy of Steelblue

Aerial Rendering - Full Buildout





1" - 100'

Context Site Plan





1" - 70'

C2 Block Ground Floor Plan





Parcel C2.1 Perspective  
Overall





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Parcel C2.1 Podium View  
Cravath and Shared Public Way (Park)





Parcel C2.1 Podium View  
Shared Publicway and Mid-Block Easement





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Parcel C2.1 Podium View  
Seven Seas and Mid-Block Easement





Parcel C2.1 Podium View  
Cravath and Shared Public Way (Park)





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Parcel C2.4 Renderings  
View from Cultural Park





Parcel C2.4 Renderings  
View from Bruton Street South





Parcel C2.4 Renderings  
Mid-Block Alley and Crossing View





Parcel C2.4 Renderings  
Shared Public Way View





Parcel C2.4 Renderings  
Entry View





Parcel C2.4 Renderings  
Bay View







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Parcel C2.4 Renderings  
Aerial View