

Treasure Island/Yerba Buena Island Redevelopment Project 2016.006.00



Commission Hearing, September
15, 2016

TI/YBI Redevelopment Project



- 8,000 Residential Units - 18,640 Residents
- 450,000 square feet of commercial and retail space
- 500 hotel rooms
- Ferry Terminal – 399 passengers/trip
- 367 acres on TI – 94 acres on YBI

Fill Associated with the Project



- Ferry terminal including breakwaters and rock revetment connection to shoreline
- New replacement outfall system
- No fill for shoreline protection.

Public Access – Shoreline Band



- 54.6 Acres of public access throughout the shoreline band.
- Public access to be constructed in four phases, starting in 2016 and completed in 2030, along with infrastructure associated with each phase.

Commission Authority in the Shoreline Band



- Commission may only deny a permit when the project does not provide “maximum feasible public access”
- Development must be consistent with the Waterfront Park priority use designation in the Bay Plan (YBI)
- No authority over seismic safety or sea level rise impacts to the private development (structures used for residences or office).

Public Access Policy 6

Sea Level Rise and Storms



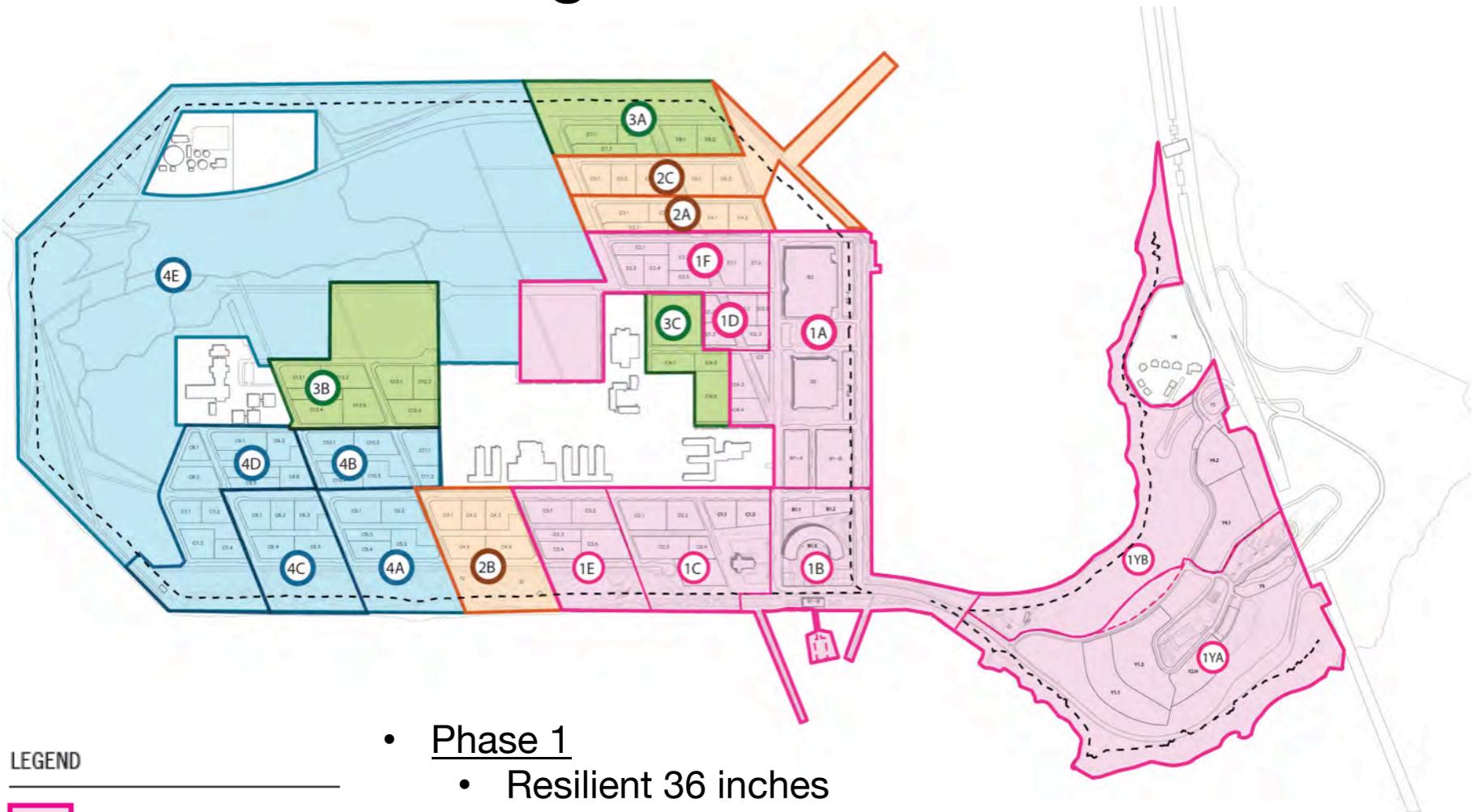
- Any public access provided as a condition of development should:
 - Either remain viable in the event of future sea level rise or flooding
 - Or equivalent access consistent with the project should be provided nearby.

Public Access Policy 6 “Viable”



- To determine the standards for “viable”, BCDC can look to Climate Change policies for guidance:
 - Resilient to mid-century.
 - Adaptable to the end-of-century.
- Climate Change policies only apply in the shoreline band through the Public Access policies.

Resilience in Original Phases



LEGEND

- MAJOR PHASE 1
- MAJOR PHASE 2
- MAJOR PHASE 3
- MAJOR PHASE 4

- Phase 1
 - Resilient 36 inches +100-year storm
- Phases 2-4
 - Resilient 16 inches +100-year storm

Sea Level Rise + 100 Year Storm

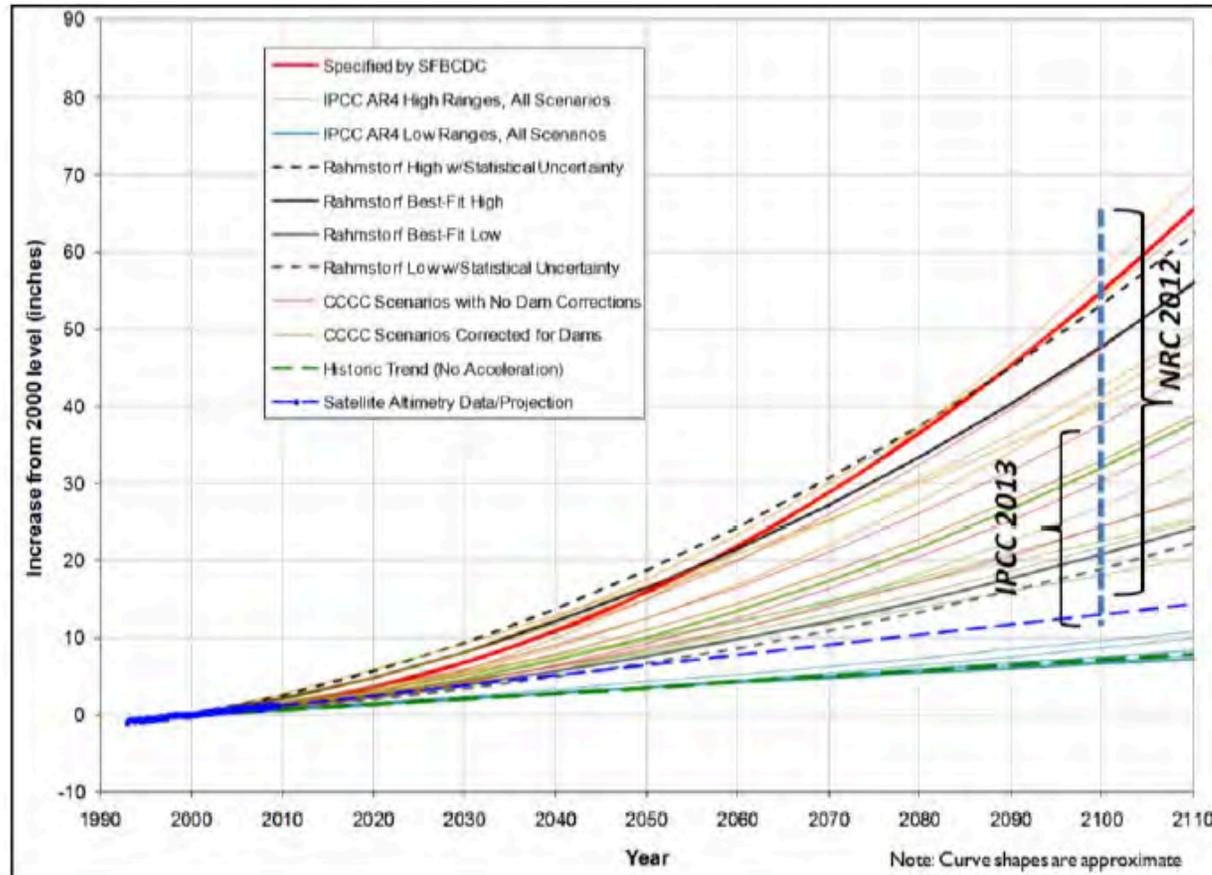


Figure 2-1. Summary of Various Sea Level Rise Projections

Public Access Monitoring



- Risk Assessment and Adaptation Plan Monitoring Report submitted every 5 years
 - Review of best available science and update as needed of future sea level projections
 - Changes in average tide levels in the Bay
 - Report on any flooding that has occurred on site.
- Commission will review and approve.
- Adaptation Plan could be revised and the Permit could be amended based on monitoring reports.
- **Ongoing and Science-Based Approach**

Proposed Adaptation Plan



- Phases 2-4: Built to 16 inches above today's 100-year storm, therefore at risk earlier than Phase 1
 - When the mean sea level in the Bay has risen 12 inches above year 2000 levels a planning process will be initiated to adapt the Phase 2-4 public access to a minimum 36-inches + 100 year storm
- Phase 1: Built to 36 inches above today's 100-year storm
 - When the mean sea level in the Bay has risen 30 inches above year 2000 levels a planning process will be initiated to adapt the Phase 1 public access.
 - This should provide approximately 8 years to plan and construct the improvements
 - Phases 2-4 would be included.

Treasure Island – Fill



- Ferry Terminal
 - 40 year lifespan.
 - Resilient to 36 inches of sea level rise above today's 100-year storm
- Outfalls –
 - Built for 16 inches of sea level above today's 100-year storm, adaptation measures will be initiated once high tide has reached 12 inches above year 2000 water levels