



TREASURE ISLAND AND YERBA BUENA ISLAND  
**SHORELINE IMPROVEMENTS**

SEPTEMBER 15, 2016  
BAY CONSERVATION AND DEVELOPMENT COMMISSION

# BCDC MAJOR PERMIT APPLICATION

## ■ CO-APPLICANTS

TREASURE ISLAND DEVELOPMENT AUTHORITY

TREASURE ISLAND COMMUNITY DEVELOPMENT AND SUBSIDIARIES

## ■ SCOPE OF PERMIT

SHORELINE PUBLIC ACCESS IMPROVEMENTS

FERRY TERMINAL, PIER, DOCK, BREAKWATERS

FILL REMOVAL

STORMWATER OUTFALLS

## ■ EXCLUDES

MARINA

SAILING CENTER

# PROJECT STATUS

- ✓ CEQA CERTIFICATION JUNE 2011
- ✓ APPROVED DEVELOPMENT AGREEMENT JUNE 2011
- ✓ ECONOMIC DEVELOPMENT CONVEYANCE BETWEEN NAVY AND CITY OF SF JULY 2014
- ✓ INITIAL LAND TRANSFER TO TIDA MAY 2015
- ✓ 401 CERTIFICATION RECEIVED FEBRUARY 2016
- ✓ LANDSIDE CONSTRUCTION STARTED ON YBI FEBRUARY 2016
- ☐ ARMY CORPS OF ENGINEERS PERMIT IN REVIEW PENDING BCDC PERMIT ISSUANCE

# **BCDC REVIEWS**

## **DRB AND ECRB REVIEWS**

### **■ DESIGN REVIEW BOARD MEETINGS**

- ✓ **NOVEMBER 2009**
- ✓ **FEBRUARY 2010**
- ✓ **JUNE 2011**
- ✓ **OCTOBER 2014**
- ✓ **DECEMBER 2014**
- ✓ **FEBRUARY 2015 -  
SUPPORTED DESIGN**

### **■ ENGINEERING CRITERIA REVIEW BOARD MEETINGS**

- ✓ **JANUARY 2015**
- ✓ **MAY 2015 –  
SUPPORTED ENGINEERING CRITERIA**



ANGEL  
ISLAND

TREASURE ISLAND

YERBA BUENA  
ISLAND

SAN FRANCISCO

OAKLAND

San Francisco, CA

# KEY PROJECT PRINCIPLES

- LEADERSHIP IN SUSTAINABILITY
- A REGIONAL DESTINATION
- A UNIQUE SAN FRANCISCO NEIGHBORHOOD
- EXTRAORDINARY COMMUNITY BENEFITS





16 Founding Projects, in 10 Countries on 6 Continents, will Demonstrate Climate Positive Strategies, Setting an Environmental & Economic Example for Cities Around the World 7



## INTERNATIONALLY RECOGNIZED FOR LEADERSHIP IN SUSTAINABILITY

### Master Plan

### Buildings

#### Treasure Island Green Building Specifications

- Applies to all new buildings
- Condition of Approval for building permits
- Derived from LEED NC Standards
- Developed with SF Dept. on Environment



CLINTON  
CLIMATE  
INITIATIVE

### Awards

#### Founding Project, Climate Positive Development Program

(In partnership with the Clinton Climate Initiative and the US Green Building Council)

Governor's Environmental and Economic Leadership Award,  
Sustainable Communities

AIA National Honor Award, Regional and Urban Design

# TREASURE ISLAND MASTER PLAN DESIGNED TO MEET BCDC POLICIES:

- **EXPAND PUBLIC ACCESS**
- **EXTEND BAY TRAIL**
- **ENHANCE VIEWS**
- **REMOVE FILL / PROVIDE SAFETY OF FILLS**
- **PRESERVE & CREATE OPPORTUNITIES FOR HABITAT**
- **CONSIDERATIONS FOR SEA LEVEL RISE**

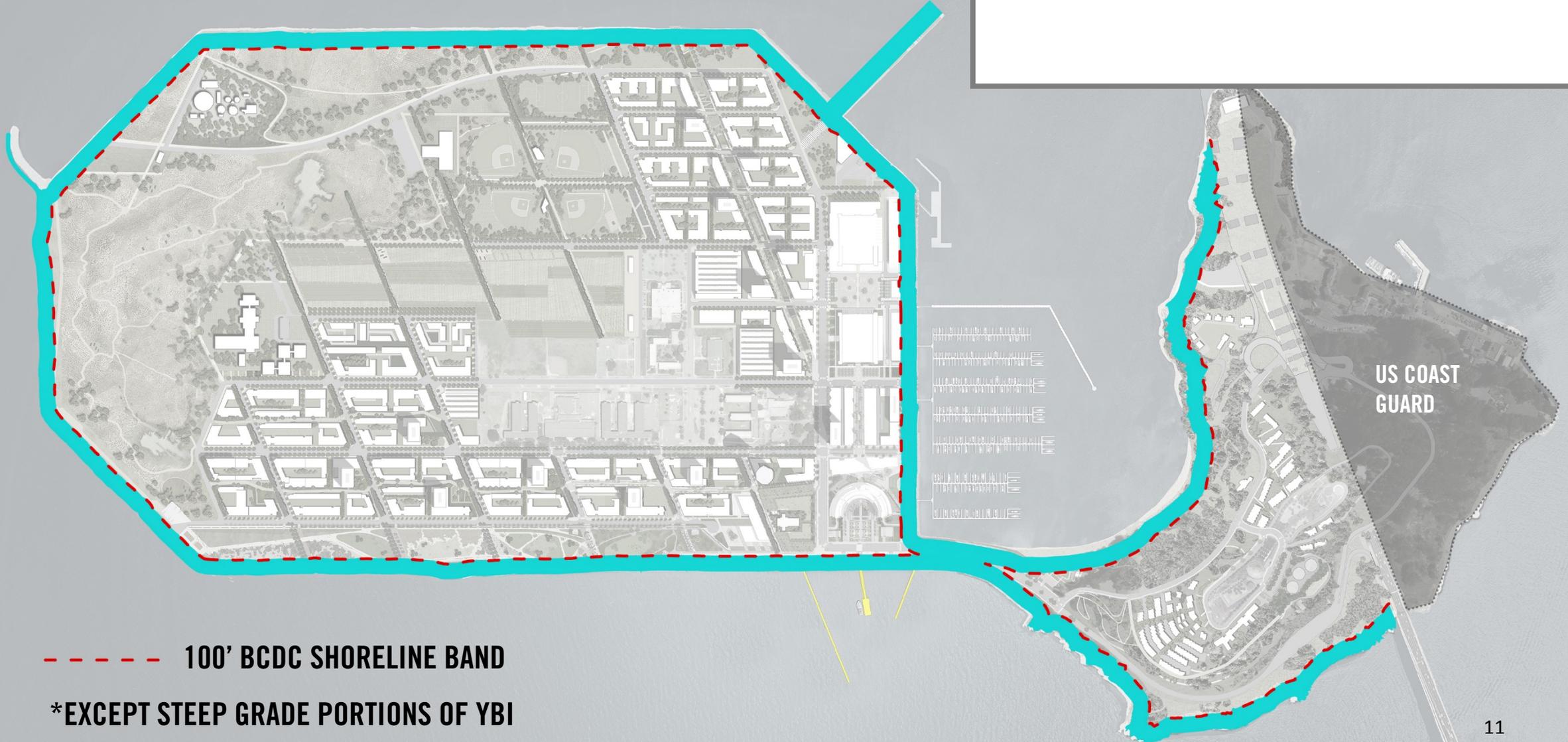


# SHORELINE PUBLIC ACCESS

---

# SHORELINE BAND

- 55 ACRES
- 100% PUBLICLY ACCESSIBLE\*



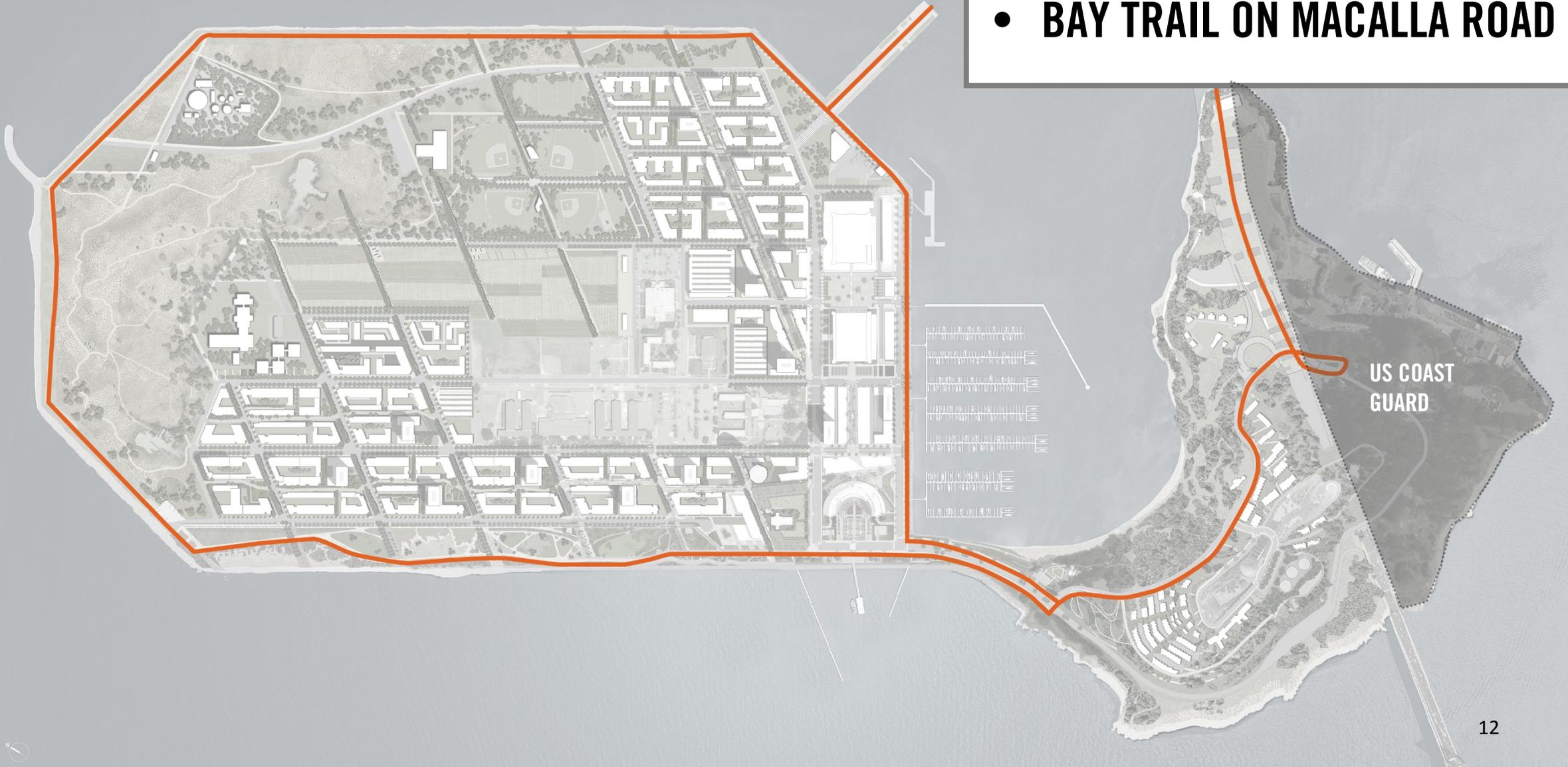
--- 100' BCDC SHORELINE BAND

\*EXCEPT STEEP GRADE PORTIONS OF YBI

US COAST  
GUARD

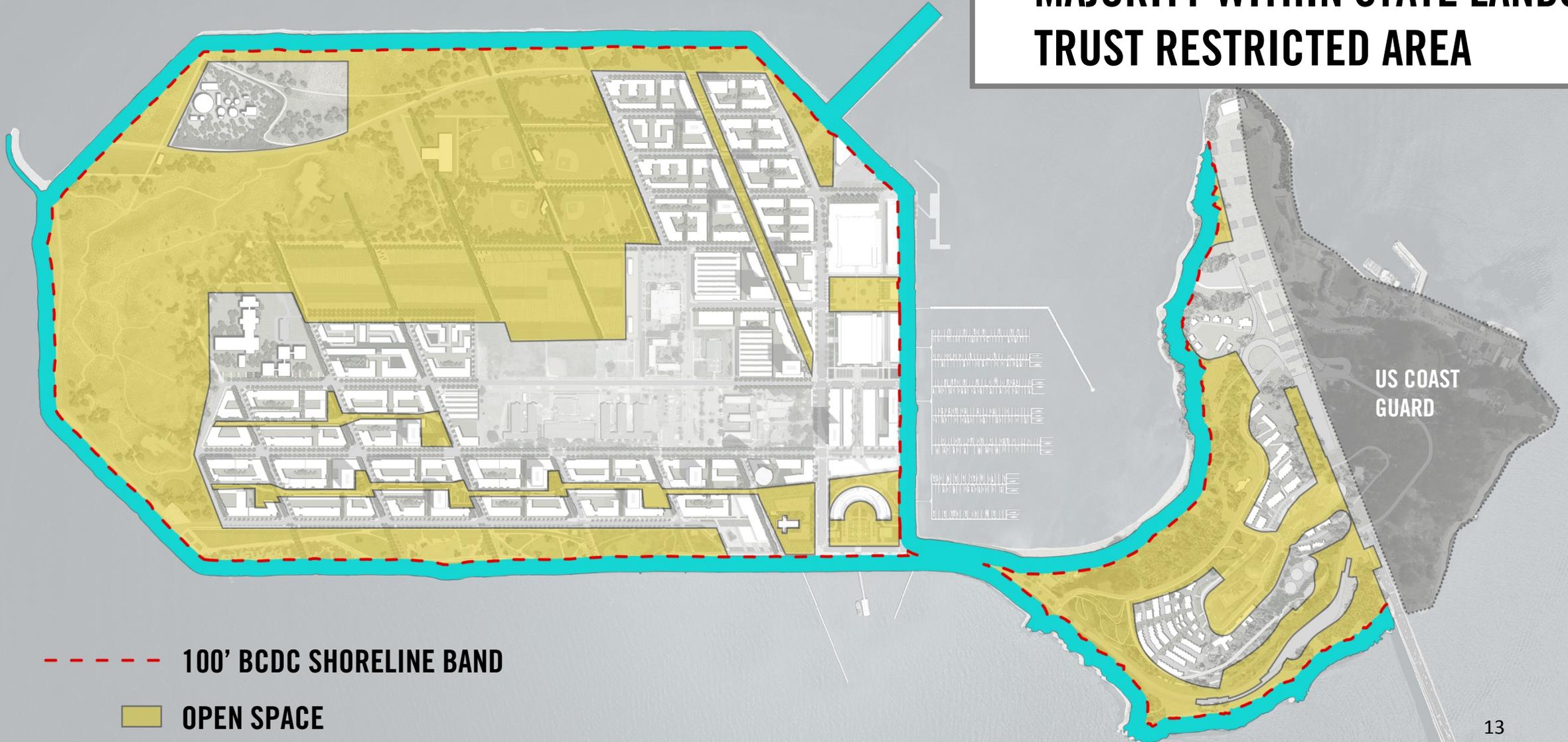
# BAY TRAIL

- 5 MILES OF TRAIL
- 100% PUBLICLY ACCESSIBLE
- BAY TRAIL ON MACALLA ROAD



# ADJACENT PUBLIC OPEN SPACE

- 245 ACRES
- 100% PARKS & OPEN SPACE
- MAJORITY WITHIN STATE LANDS TRUST RESTRICTED AREA



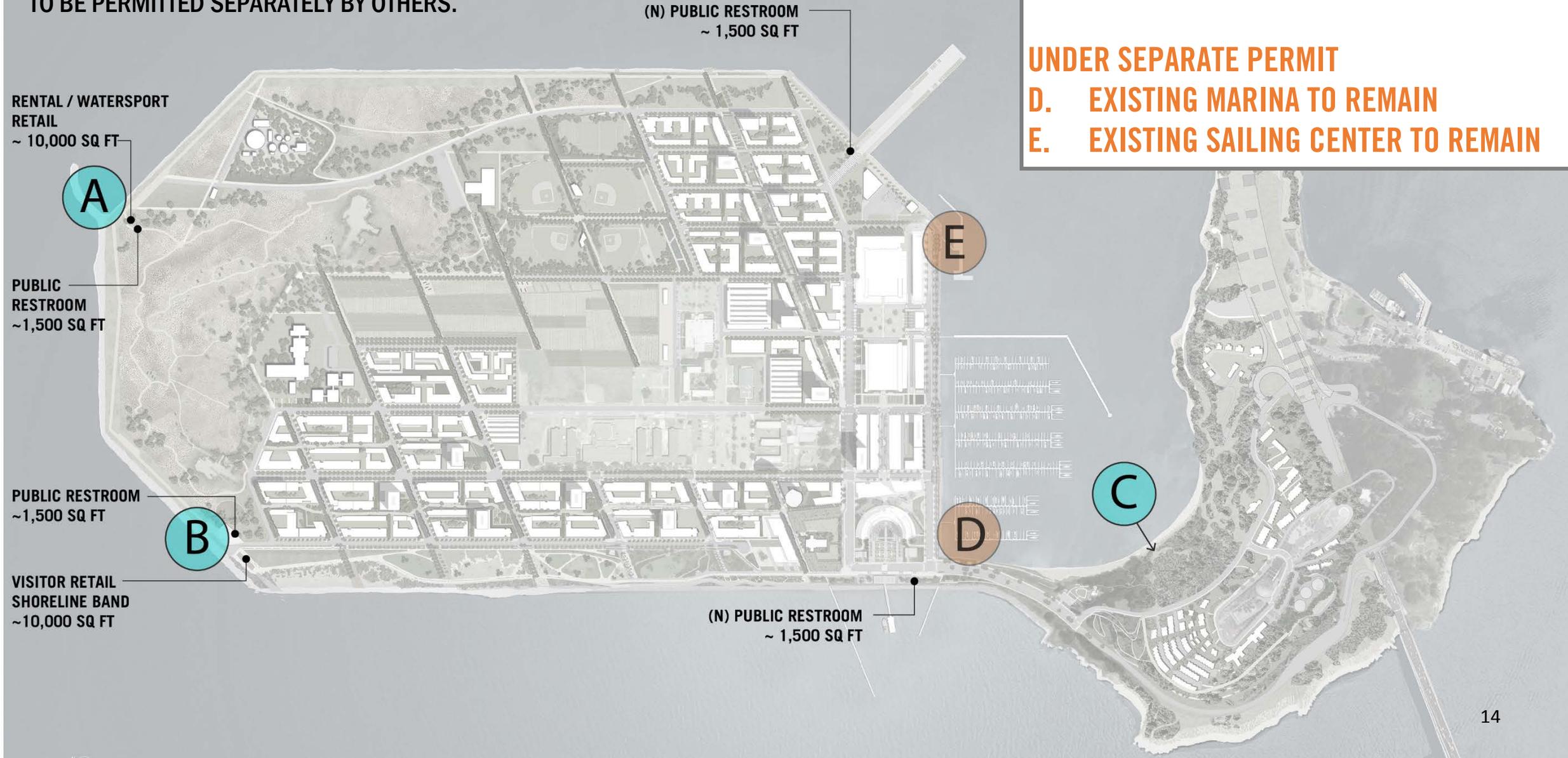
# WATER ACCESS & STRUCTURES

NOTE: MARINA EXPANSION AND TI SAILING CENTER EXPANSION  
TO BE PERMITTED SEPARATELY BY OTHERS.

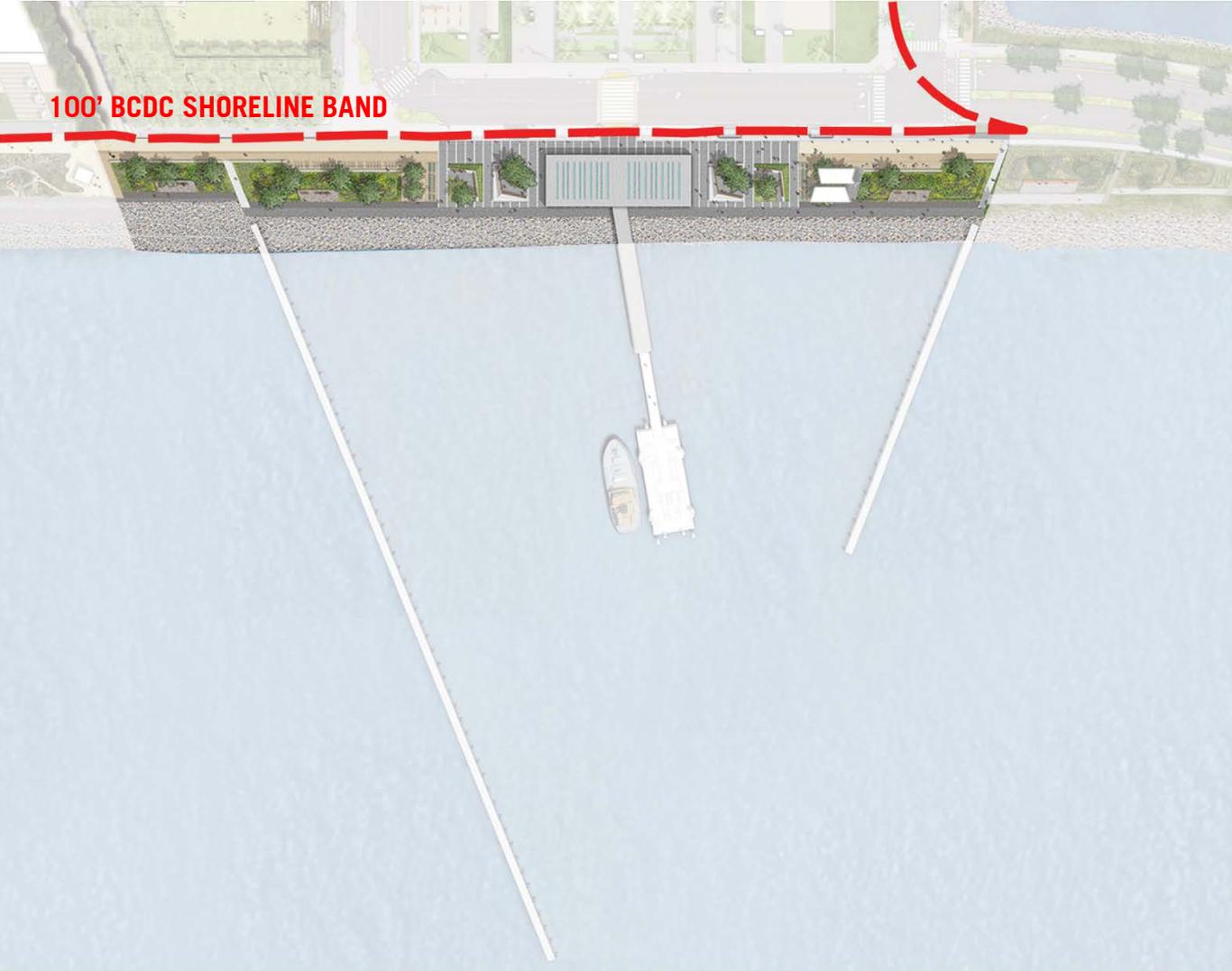
- A. WINDSURFING AND KAYAK LAUNCH
- B. WINDSURFING LAUNCH
- C. CLIPPER COVE BEACH

UNDER SEPARATE PERMIT

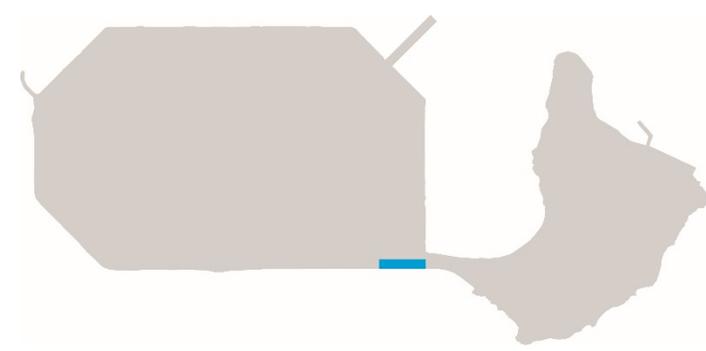
- D. EXISTING MARINA TO REMAIN
- E. EXISTING SAILING CENTER TO REMAIN



# WATERFRONT PLAZA AND FERRY SHELTER

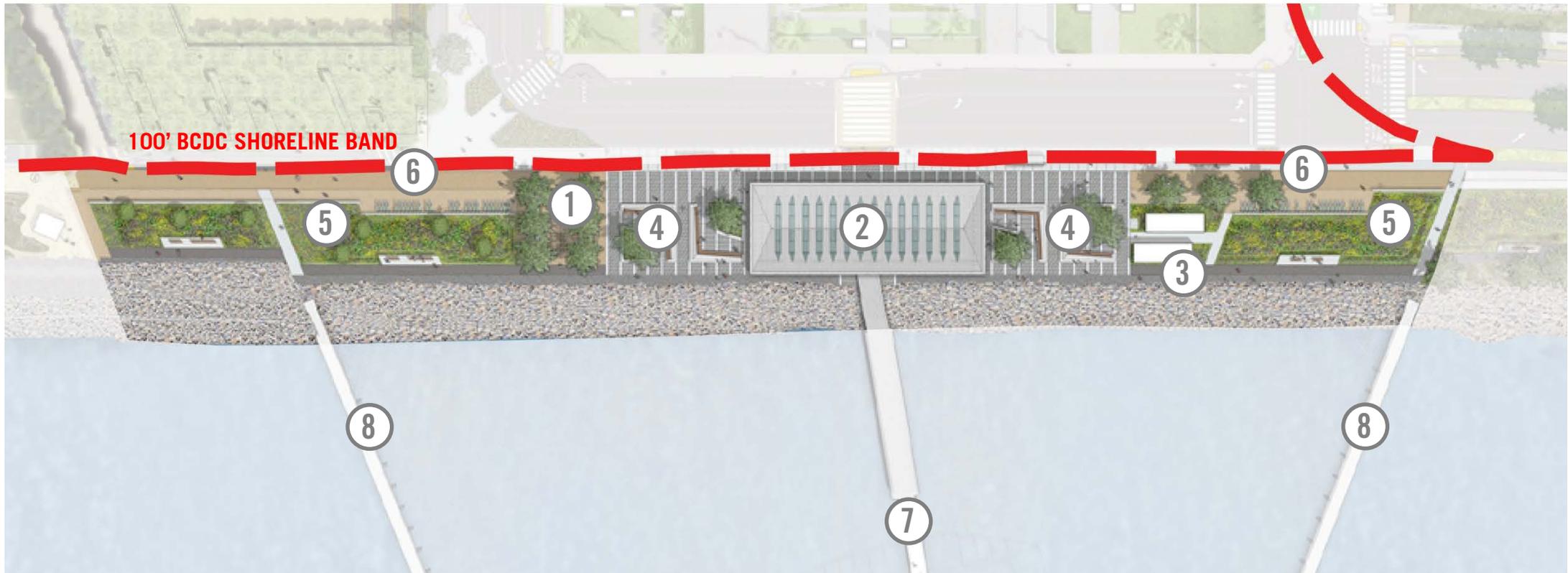


# WATERFRONT PLAZA AND FERRY SHELTER



## PUBLIC ACCESS BENEFITS

- ① BIKE PARKING
- ② FERRY SHELTER
- ③ RESTROOMS
- ④ AMPLE SEATING
- ⑤ STORMWATER GARDENS
- ⑥ BAY TRAIL
- ⑦ FERRY PIER
- ⑧ BREAKWATERS



# WATERFRONT PLAZA AND FERRY SHELTER

- FERRY PIER DESIGNED FOR WETA VESSELS
- BREAKWATER PROTECTION

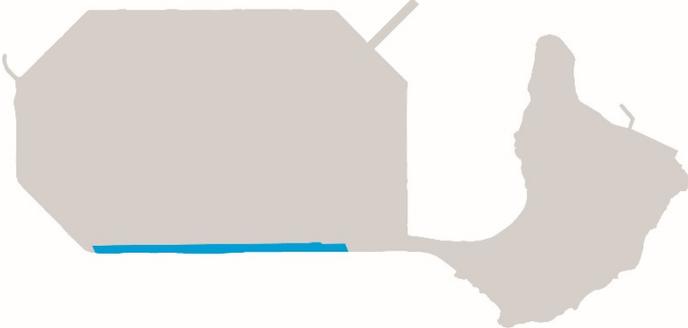


# WATERFRONT PLAZA AND FERRY SHELTER



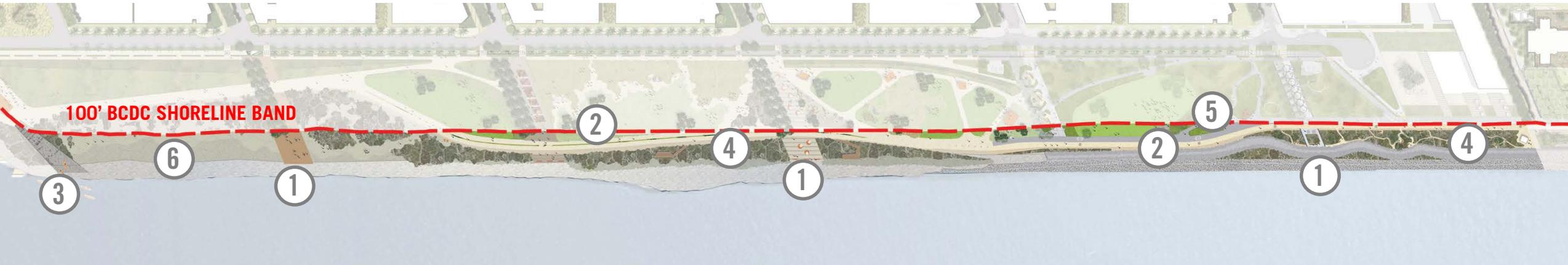
- OPEN AIR STRUCTURE
- CENTRAL MULTI-MODAL HUB
- GATEWAY TO THE ISLAND
- PROTECTION FROM ELEMENTS
- VIEWS TO THE BAY

# CITYSIDE WATERFRONT PARK



## PUBLIC ACCESS BENEFITS

- ① UNOBSTRUCTED VIEWS
- ② PEDESTRIAN + BIKE WATERFRONT PROMENADE
- ③ WINDSURFING ACCESS
- ④ COASTAL HABITAT
- ⑤ STORMWATER GARDENS
- ⑥ NEW BEACH



# CITYSIDE WATERFRONT PARK



- VARIETY OF PUBLIC SPACES AND USES
- 100% PUBLICLY ACCESSIBLE
- UNOBSTRUCTED VIEWS TO BAY

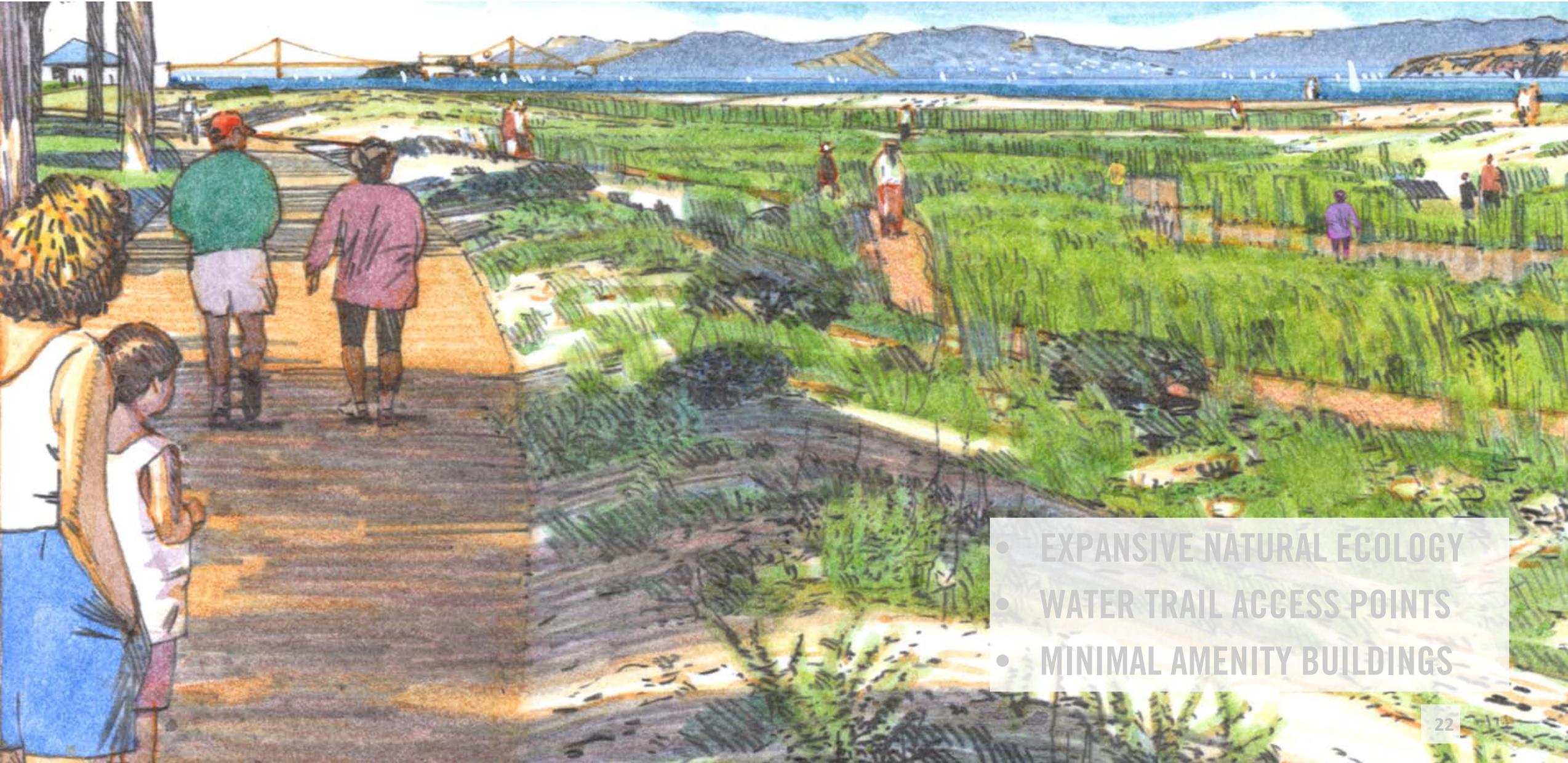
# NORTHERN SHORELINE PARK



## PUBLIC ACCESS BENEFITS

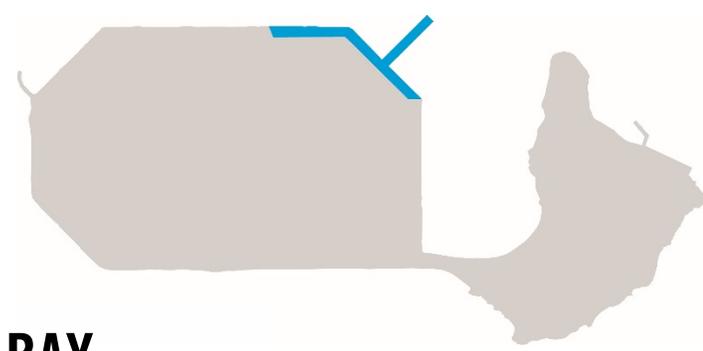
- ① BAY TRAIL ALONG WATERFRONT
- ② EXPANSIVE NATURAL ECOLOGY
- ③ UNOBSTRUCTED VIEWS

# NORTHERN SHORELINE PARK



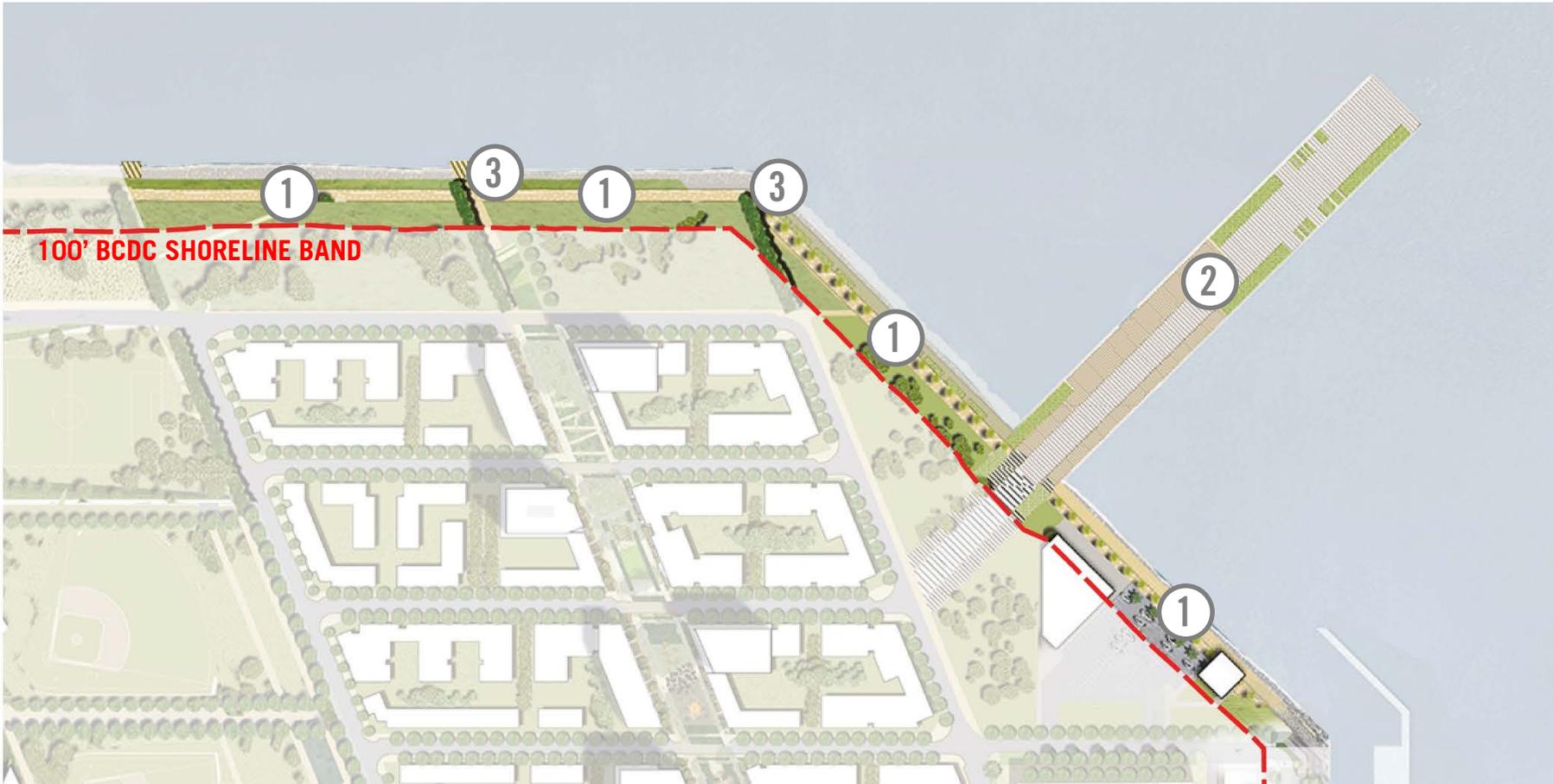
- EXPANSIVE NATURAL ECOLOGY
- WATER TRAIL ACCESS POINTS
- MINIMAL AMENITY BUILDINGS

# EASTERN SHORELINE PARK

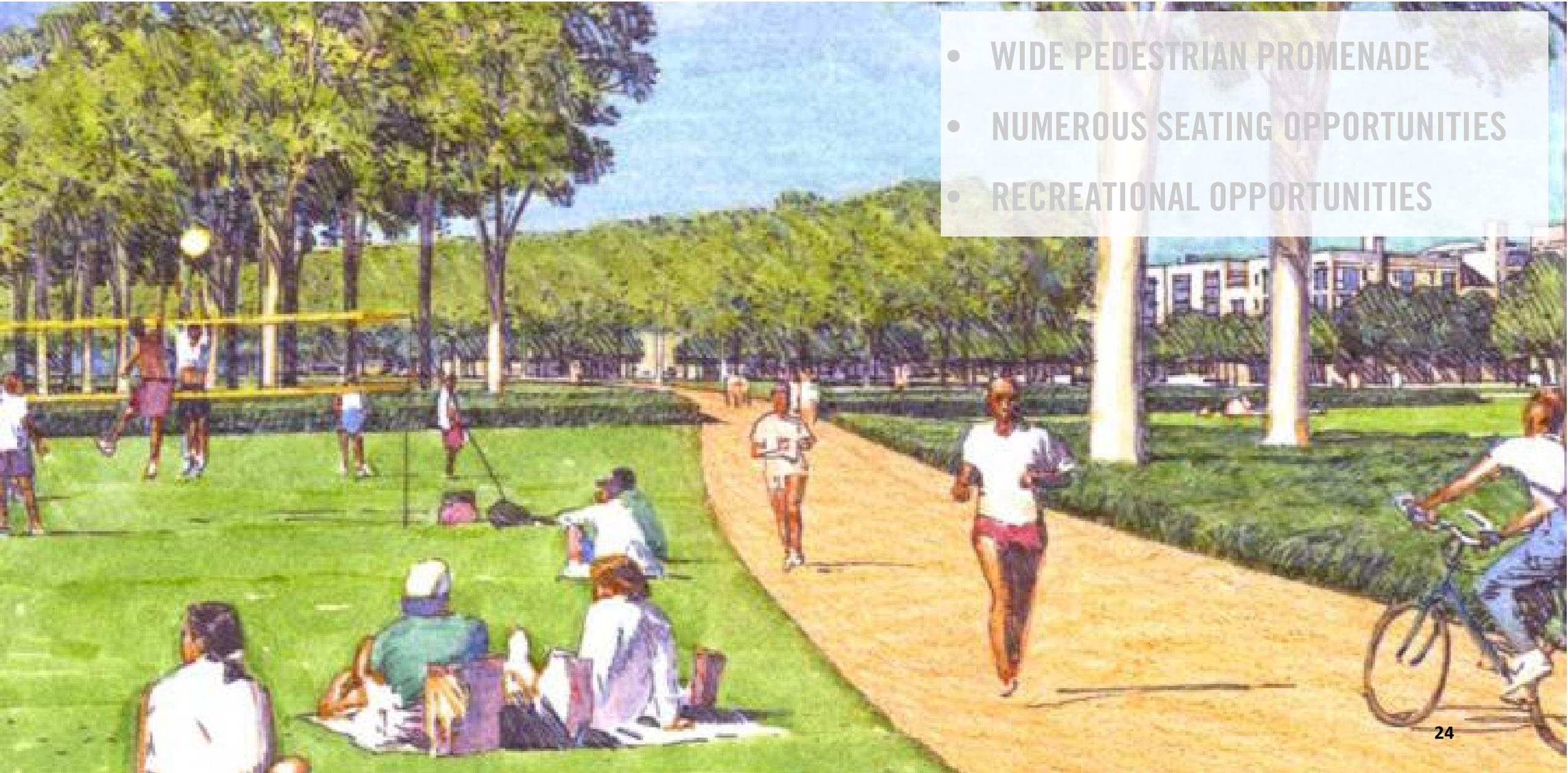


## PUBLIC ACCESS BENEFITS

- ① PEDESTRIAN WATERFRONT PROMENADE
- ② PUBLICLY ACCESSIBLE PIER
- ③ VIEWS OF THE EAST BAY

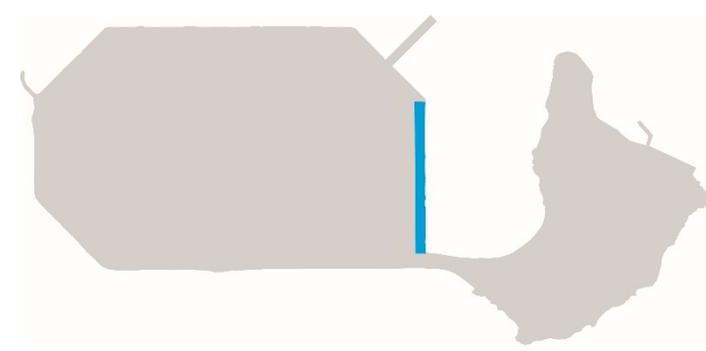


# EASTERN SHORELINE PARK



- WIDE PEDESTRIAN PROMENADE
- NUMEROUS SEATING OPPORTUNITIES
- RECREATIONAL OPPORTUNITIES

# CLIPPER COVE PROMENADE



## PUBLIC ACCESS BENEFITS

- ① WIDE PEDESTRIAN PROMENADE
- ② SEPARATED BICYCLE LANE
- ③ NUMEROUS SEATING OPPORTUNITIES
- ④ VIEWS OF SAN FRANCISCO, THE BAY BRIDGE AND EAST BAY



# CLIPPER COVE PROMENADE

- SEPARATED BICYCLE LANE
- WIDE PEDESTRIAN PROMENADE
- NUMEROUS SEATING OPPORTUNITIES



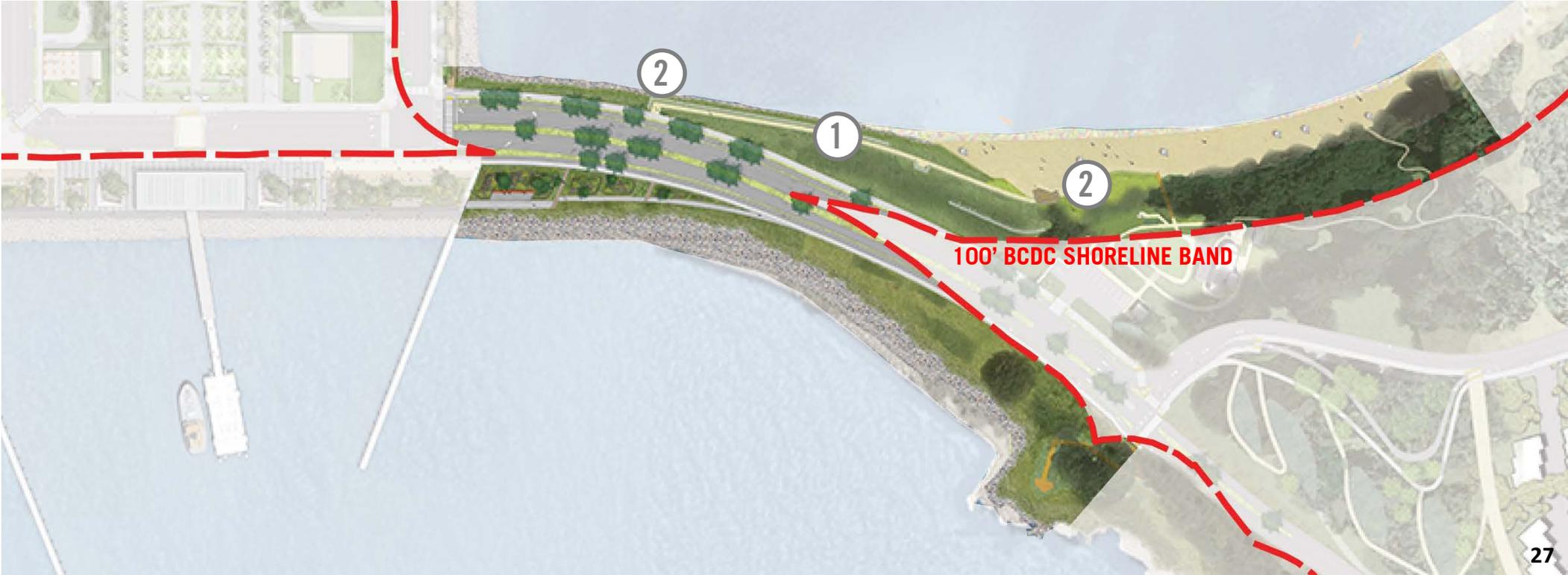
# CAUSEWAY & YBI BEACH PARK



## PUBLIC ACCESS BENEFITS

① ACCESSIBLE BEACH ACCESS PATH

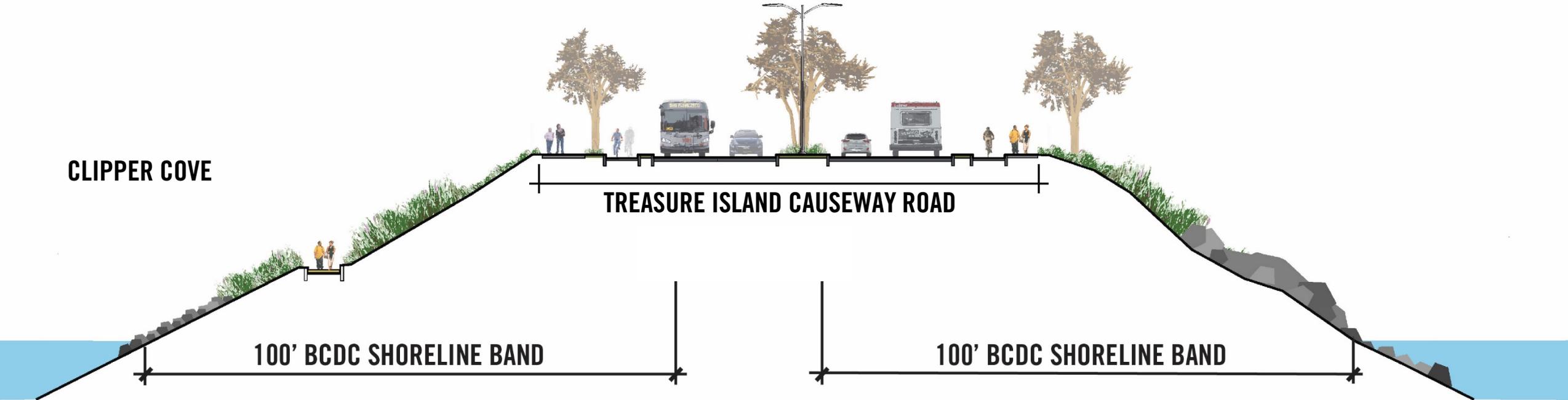
② NEW OVERLOOKS AND SEATING



# CAUSEWAY

## PUBLIC ACCESS BENEFITS

- CAUSEWAY REBUILT AND STRENGTHENED
- BICYCLE AND PEDESTRIAN ACCESS PATHS
- NEW LANDSCAPING AND UTILITIES

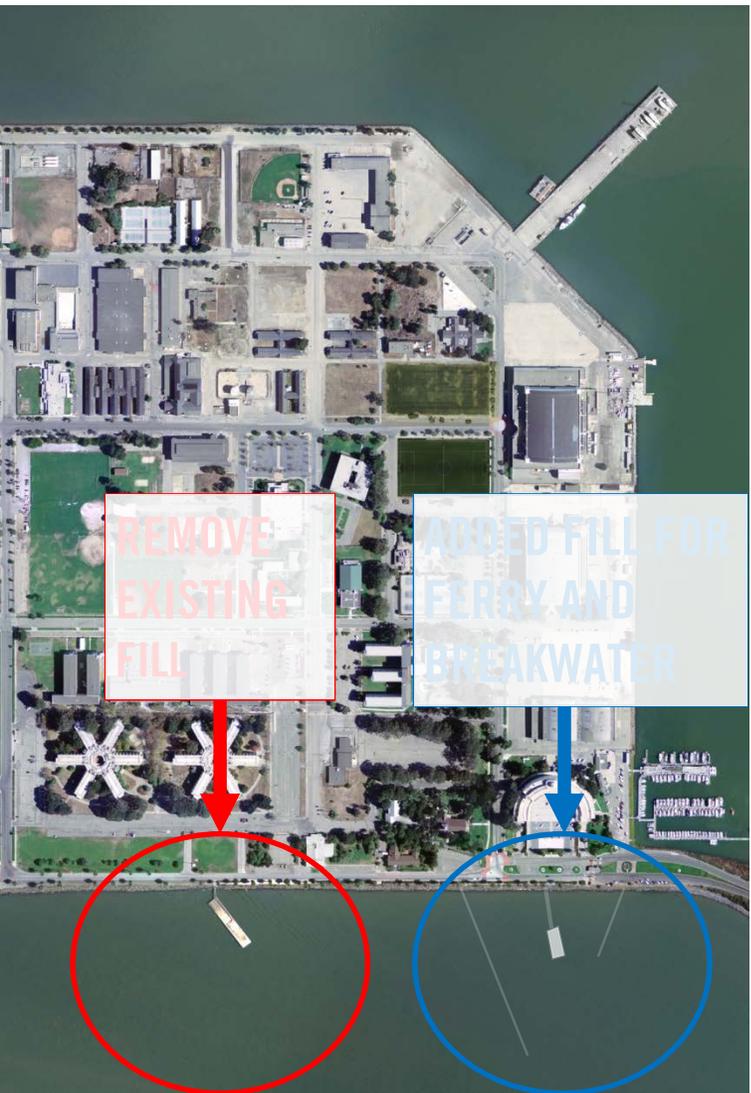


# FILL REMOVAL

---

# FILL REMOVAL OF RED-TAGGED PIER

- MITIGATION FOR NEW FERRY BREAKWATERS
- REMOVE 11,942 SF SHADED FILL
- REMOVE UP TO 256 CY SUBMERGED FILL



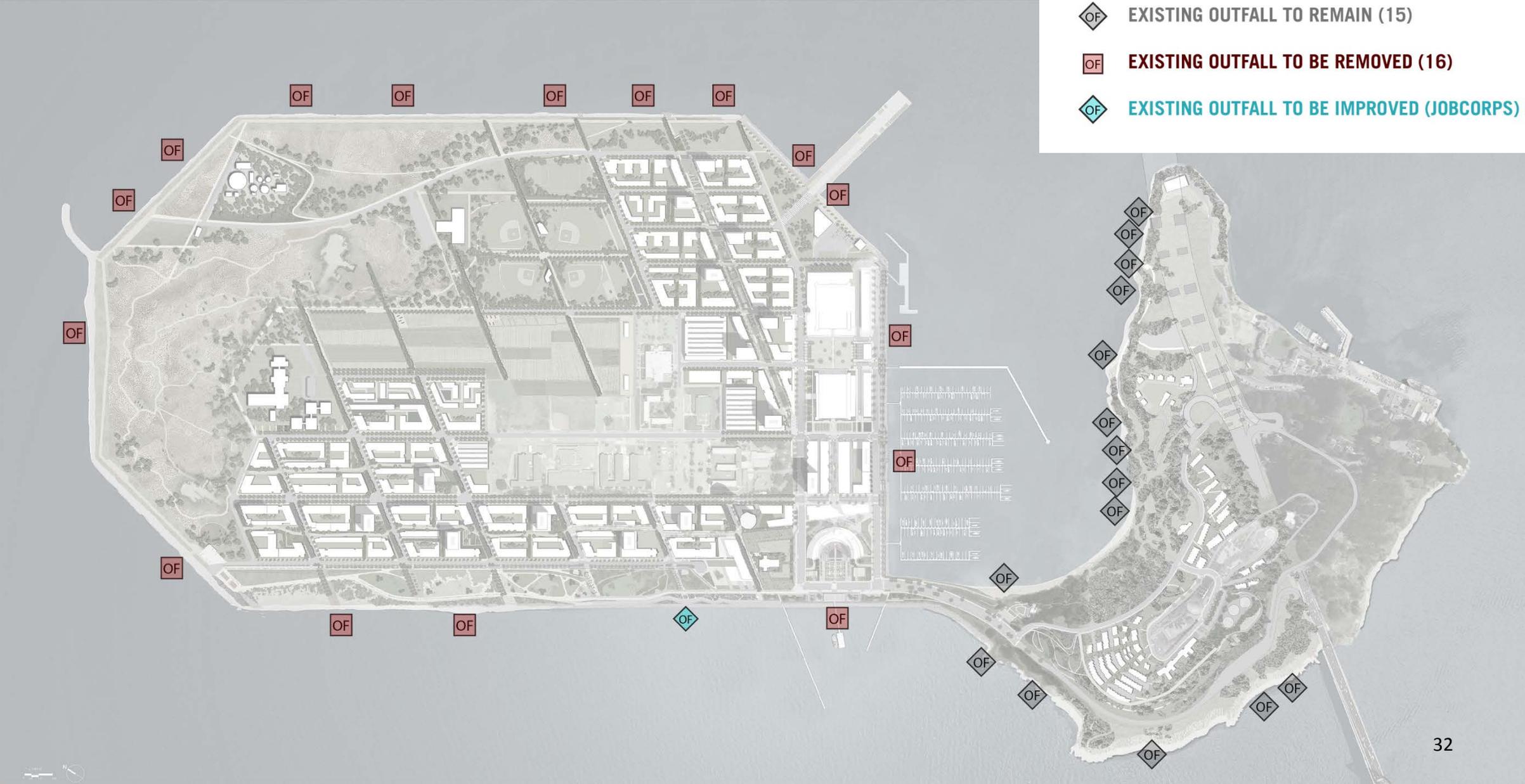
# STORMWATER OUTFALLS

---

# EXISTING STORMWATER OUTFALLS

## EXISTING STORMWATER OUTFALLS

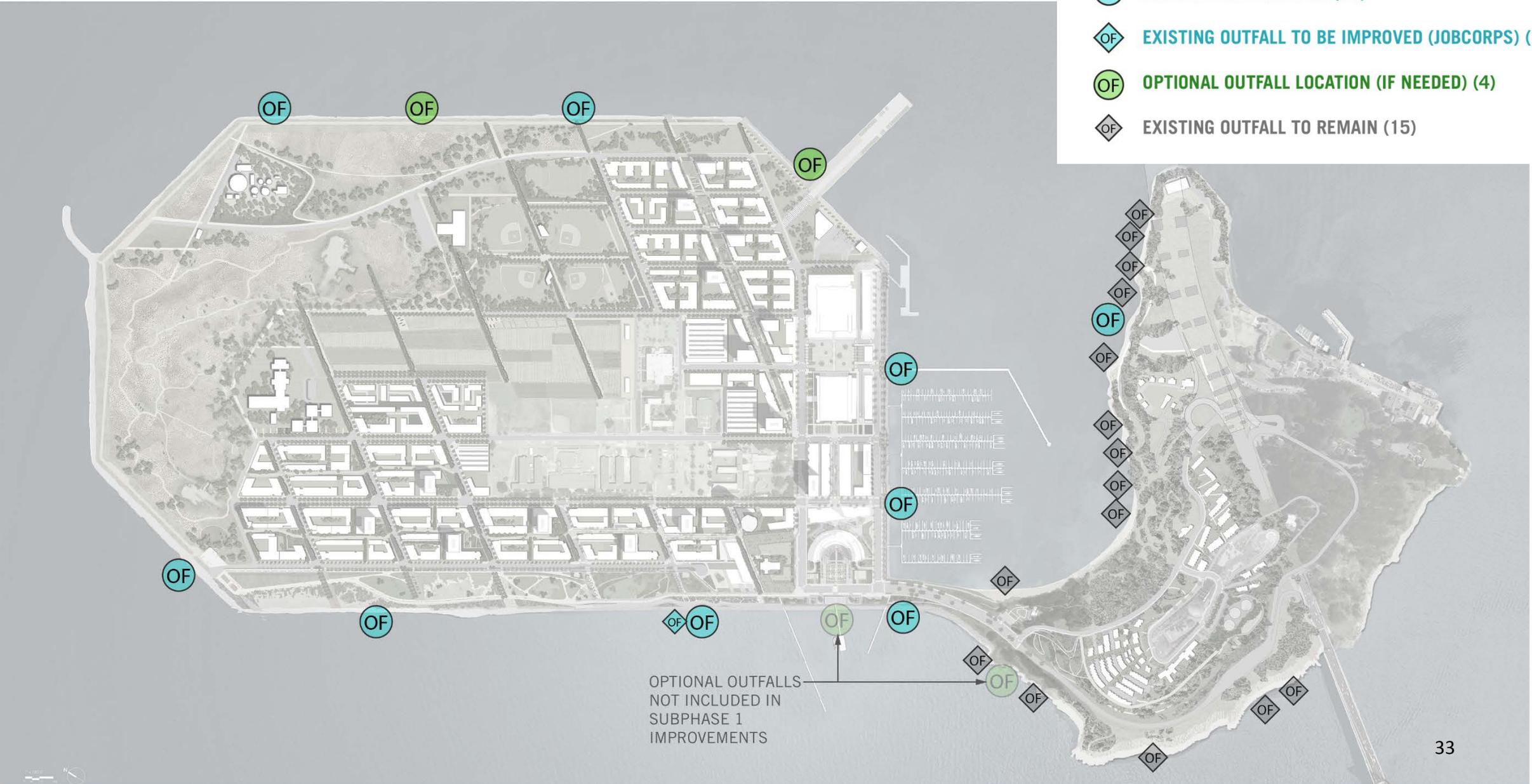
- ◇ OF EXISTING OUTFALL TO REMAIN (15)
- OF EXISTING OUTFALL TO BE REMOVED (16)
- ◇ OF EXISTING OUTFALL TO BE IMPROVED (JOBCORPS) (1)



# DEVELOPMENT STORMWATER OUTFALLS

## STORMWATER OUTFALLS

- OF DEVELOPMENT OUTFALL (10)
- ◇ OF EXISTING OUTFALL TO BE IMPROVED (JOB CORPS) (1)
- OF OPTIONAL OUTFALL LOCATION (IF NEEDED) (4)
- ◇ OF EXISTING OUTFALL TO REMAIN (15)



# SEA LEVEL RISE CONSIDERATIONS

---

# SEA LEVEL RISE

## Planning and Adaptive Management

**TIME** Build High and Monitor

**SPACE** Ample Setbacks and Open Spaces

**FUNDING** Community Facilities District (CFD) Generated

**ADAPTATION** Adaptive Management Plan

# **TREASURE ISLAND ADAPTIVE MANAGEMENT PLAN**

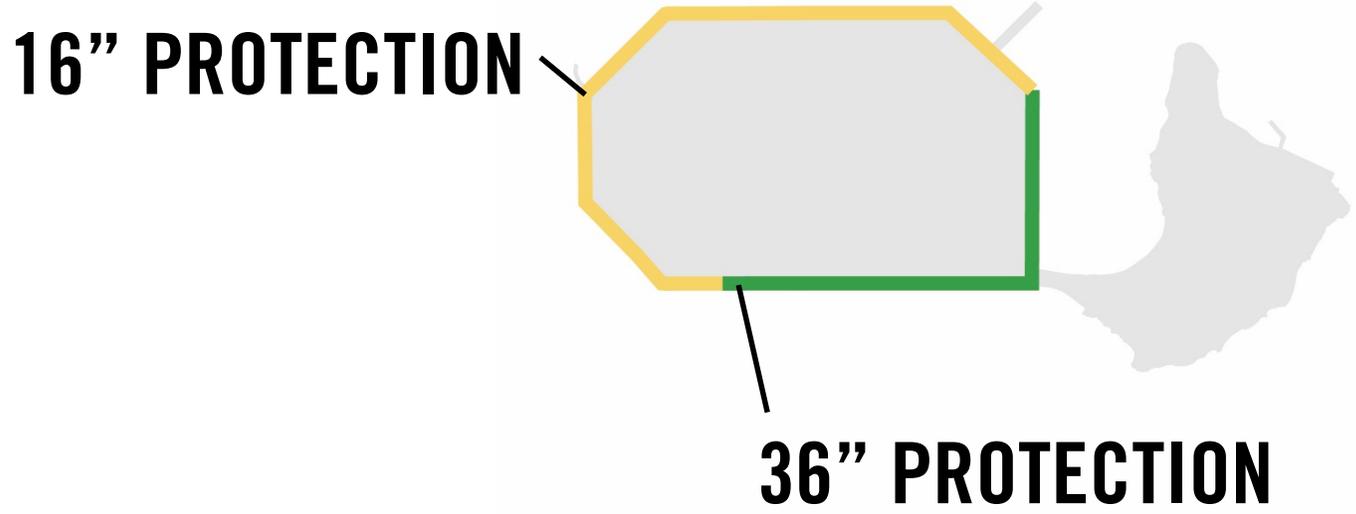
- 1. CLARIFIES RESPONSIBLE PARTIES**
- 2. OUTLINES MAINTENANCE OF PUBLIC ACCESS**
- 3. ESTABLISHES MONITORING PROGRAM**
- 4. DEFINES TRIGGERS FOR ADAPTATION**
- 5. OUTLINES IMPLEMENTATION STRATEGIES**
- 6. DESCRIBES FUNDING MECHANISM**

# **MONITORING PROGRAM**

## **PRIOR TO AND DURING THE CONSTRUCTION PERIOD:**

- **TIDA will monitor sea levels using scientific guidance from agencies (such as NOAA, USGS, USACE, BCDC) and state and federal guidance documents (CO-CAT and NRC reports).**
- **TIDA will monitor settlement by conducting periodic topographic surveys.**
- **TIDA will monitor the impact of sea level rise on public access improvements through the conditions assessment.**
- **TIDA will prepare reports on a 5-year cycle, which will be used to update the Adaptation Plan.**

# RESILIENCE STRATEGY



**INITIAL IMPROVEMENTS**

# RESILIENCE STRATEGY- STAGE 1 DESIGN AND PERMITTING

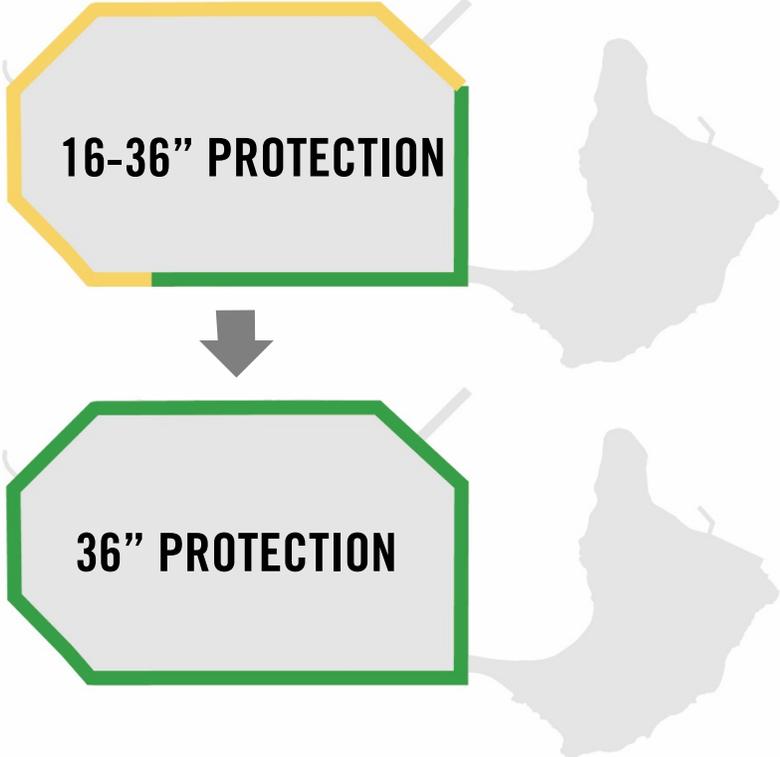


## INITIAL IMPROVEMENTS

### AT 12\" SEA LEVEL RISE- **Trigger 1 Improvements**

- Begin Design and Permitting
- Approximately 5 Years to Design, Permit and Build

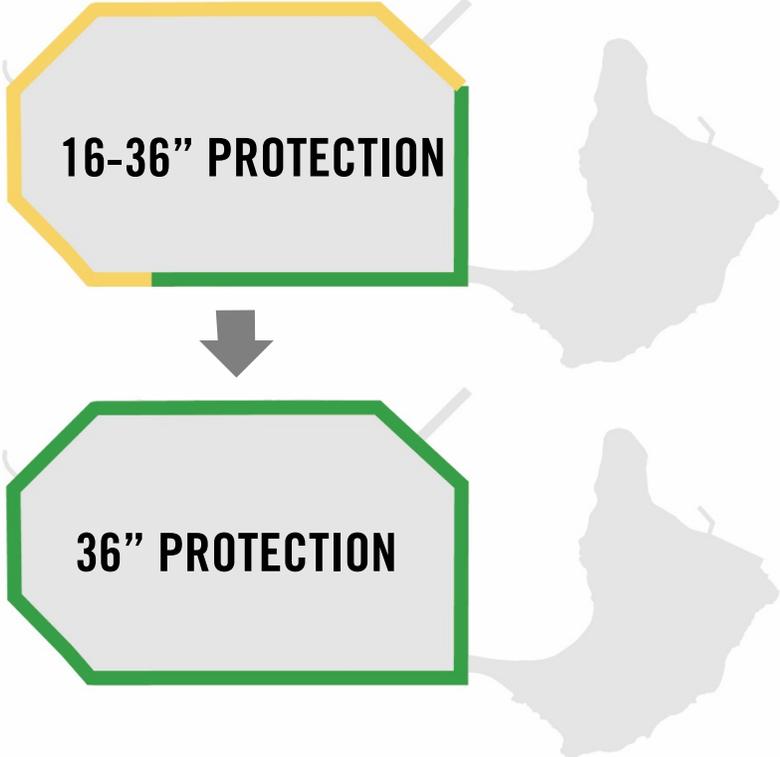
# RESILIENCE STRATEGY- STAGE 1 CONSTRUCTION



**INITIAL IMPROVEMENTS**

**TRIGGER 1  
IMPROVEMENTS**

# RESILIENCE STRATEGY- STAGE 2 DESIGN AND PERMITTING



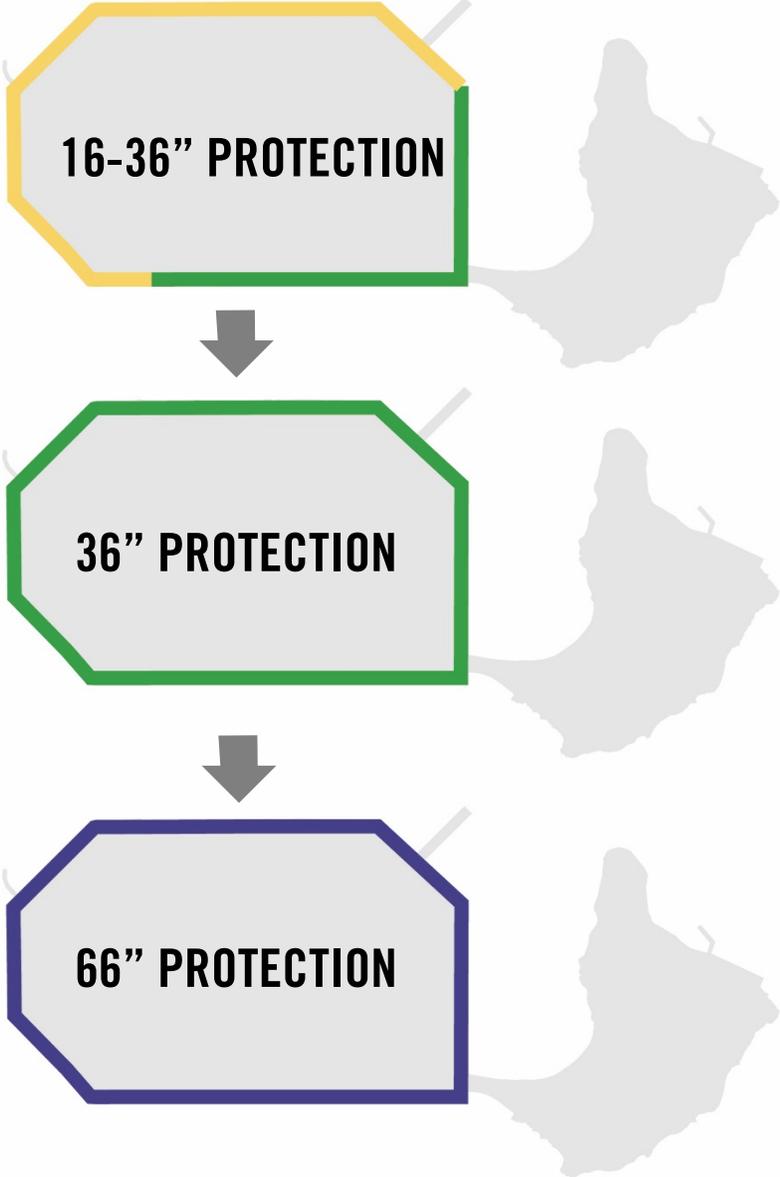
**INITIAL IMPROVEMENTS**

**TRIGGER 1  
IMPROVEMENTS**

## AT 30" SEA LEVEL RISE- **Trigger 2 Improvements**

- Begin Design and Permitting
- Approximately 8 Years to Design, Permit and Build

# RESILIENCE STRATEGY- STAGE 2 CONSTRUCTION



**INITIAL IMPROVEMENTS**

**TRIGGER 1  
IMPROVEMENTS**

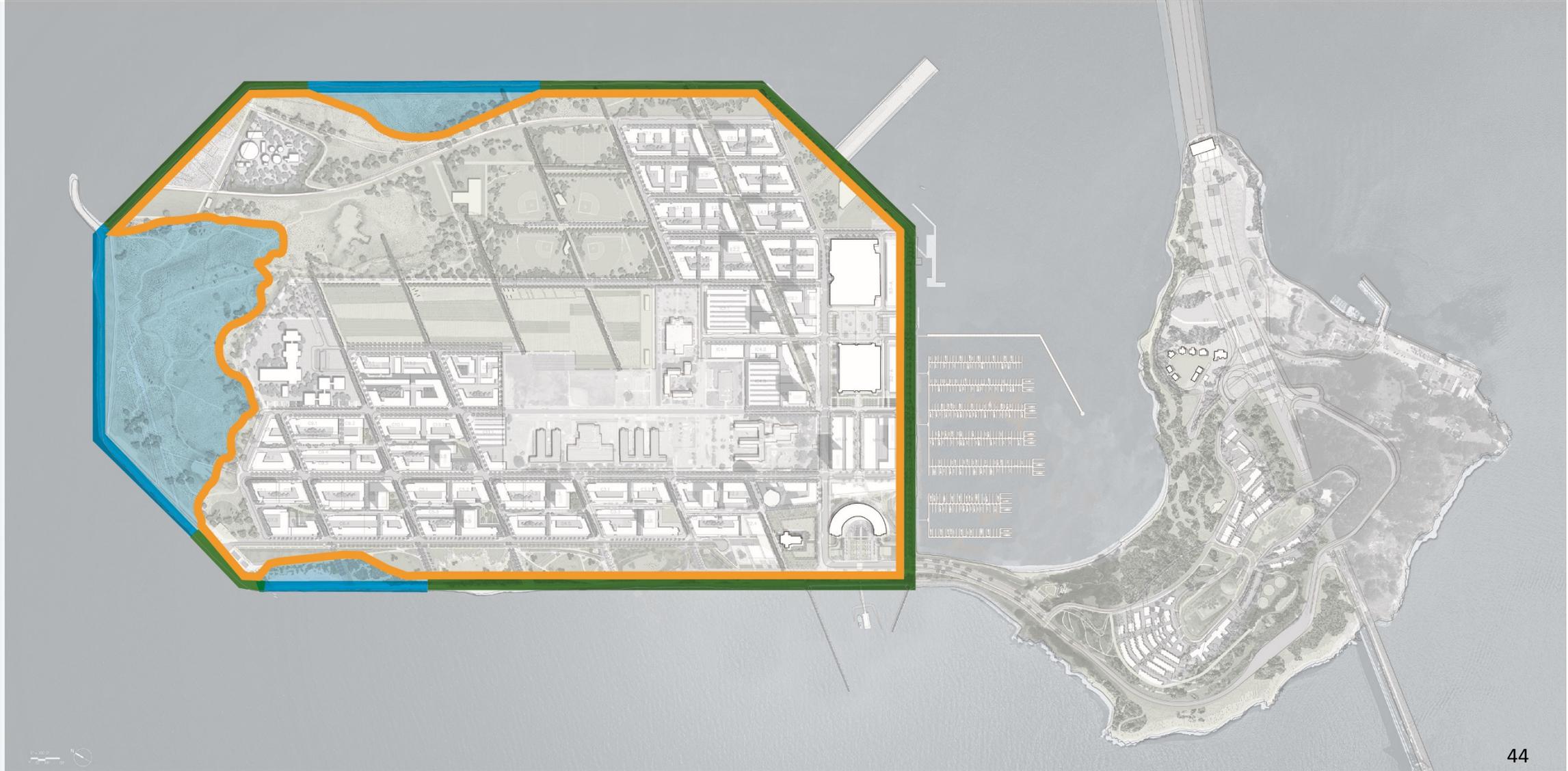
**TRIGGER 2  
IMPROVEMENTS**

# **ADAPTIVE MEASURES-OPTIONS**

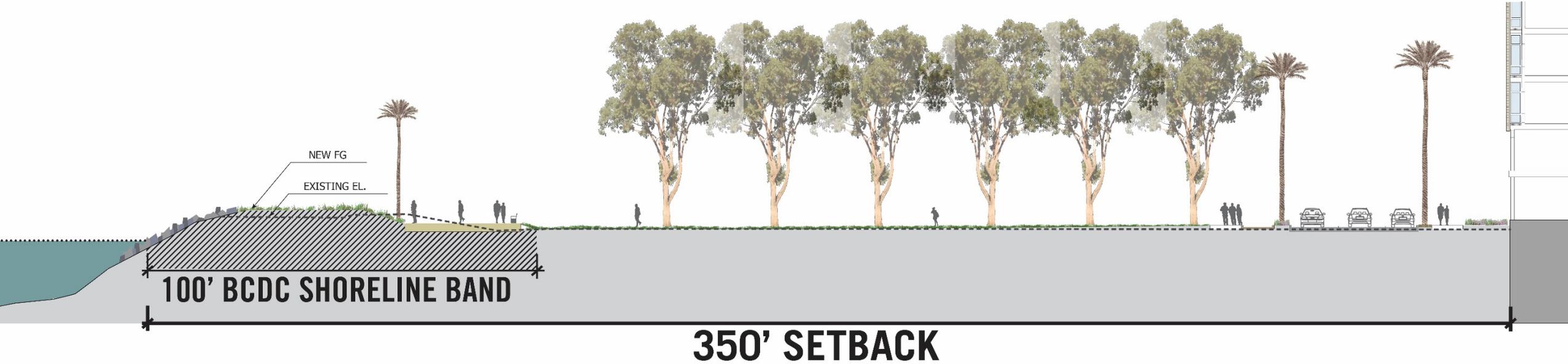
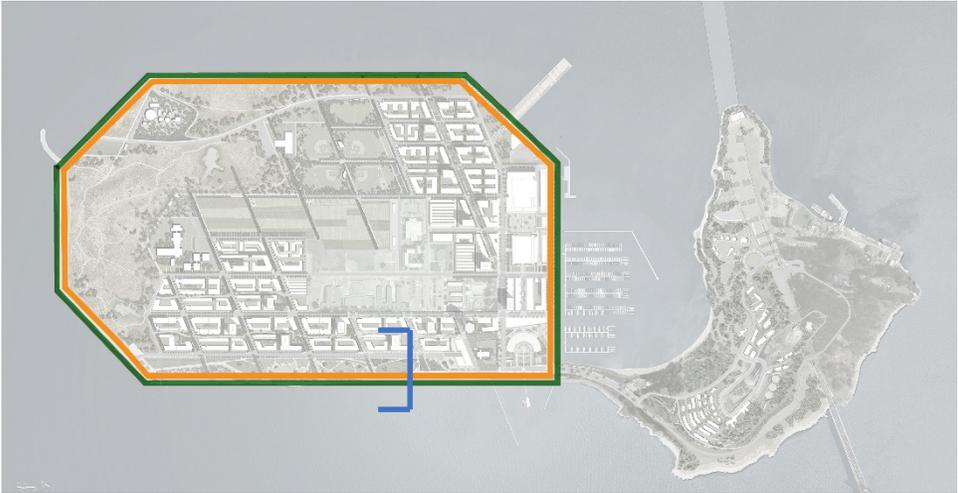
- 1. Raising the shoreline/constructing embankments**
- 2. Laying back the shoreline – retreat, wetlands, beaches/buffers**
- 3. Constructing sea walls**

# ADAPTIVE MANAGEMENT PLAN EXAMPLE

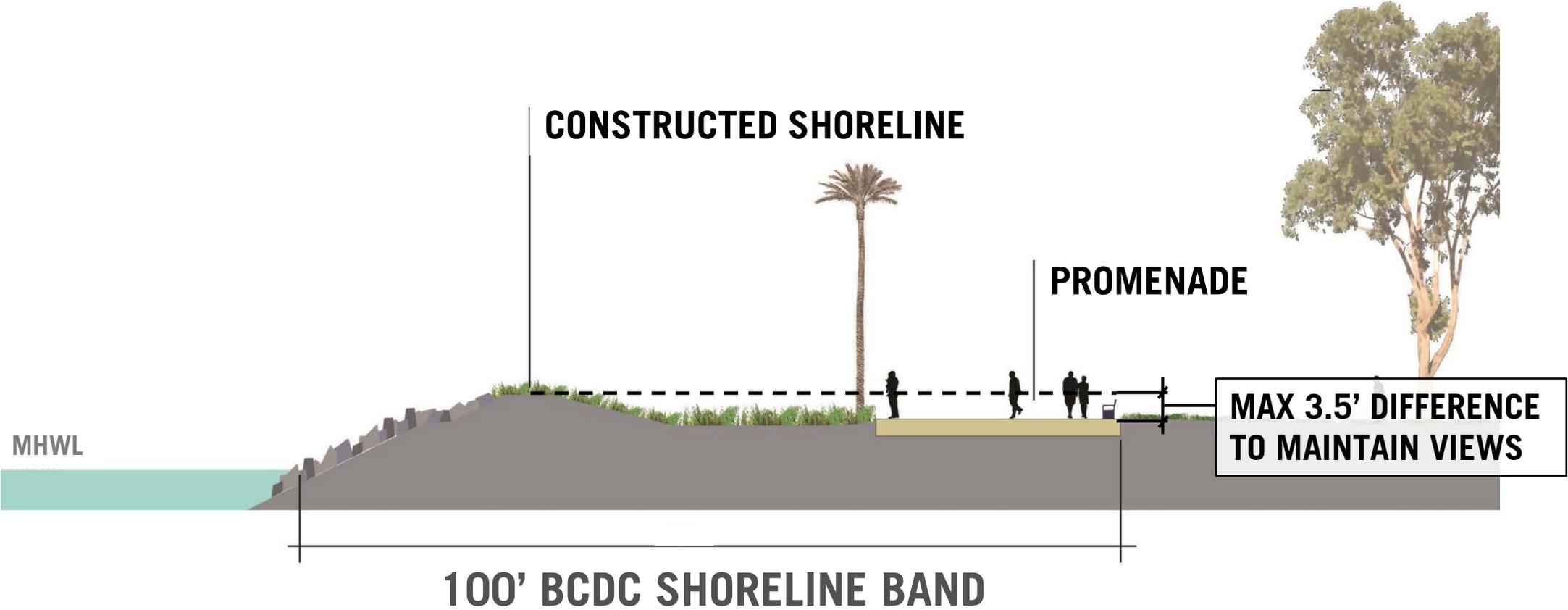
-  BUILD UP SHORELINE EDGE
-  POSSIBLE RETREAT AND HABITAT AREA
-  MAINTAIN PUBLIC ACCESS



# AMPLE SETBACKS

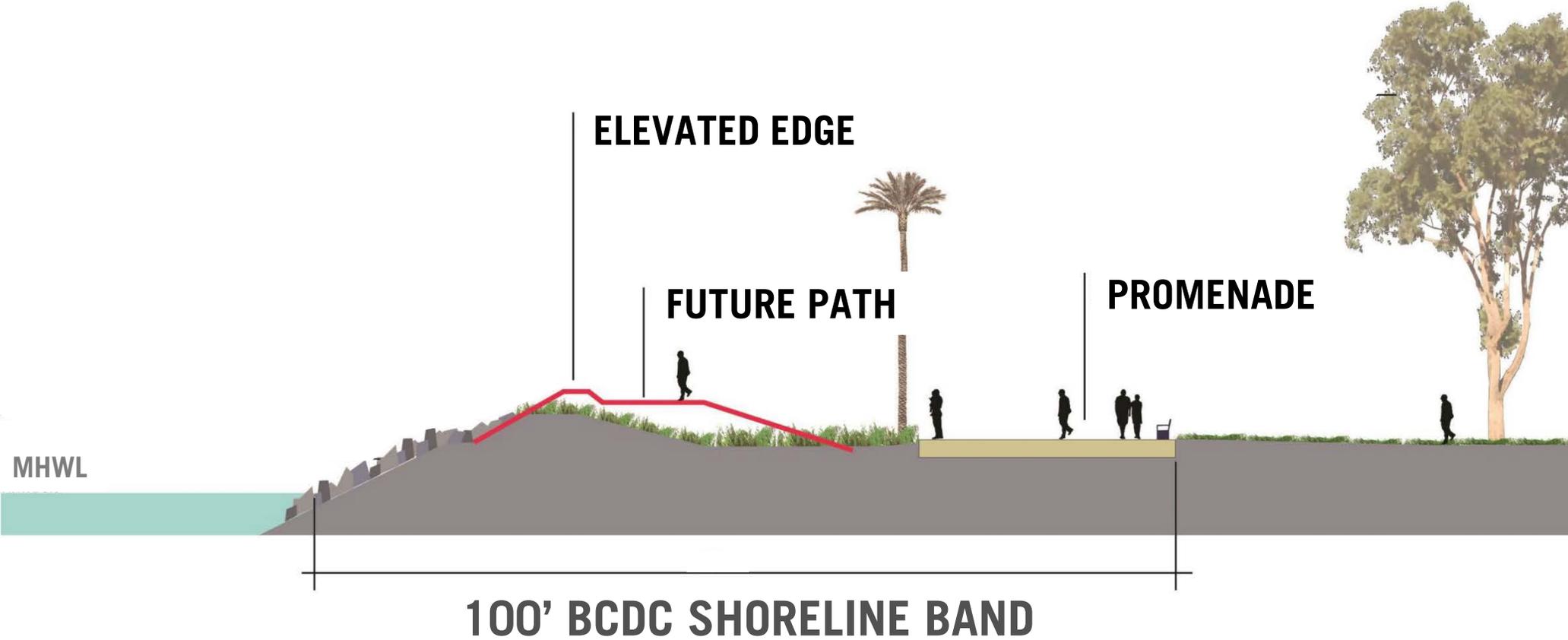


# INITIAL IMPROVEMENTS- Shoreline Protection for 36" Sea Level Rise

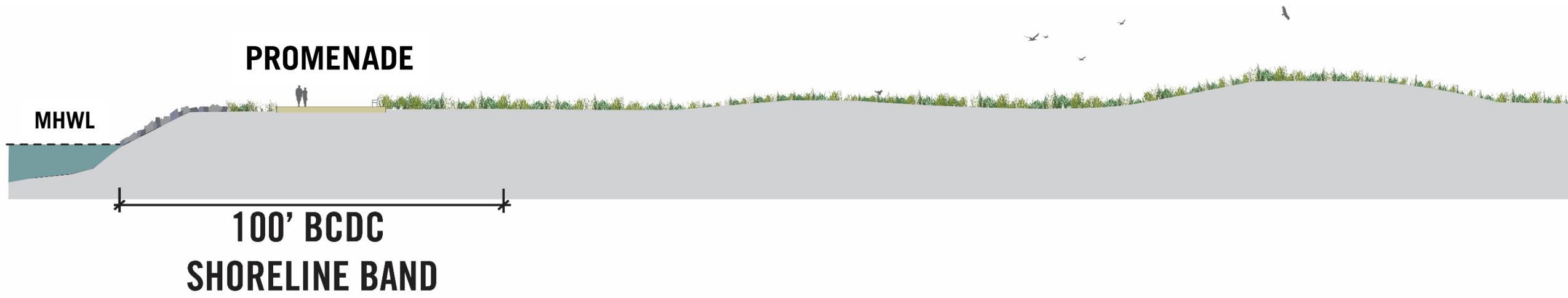


# TRIGGER 1 OR 2 IMPROVEMENTS-

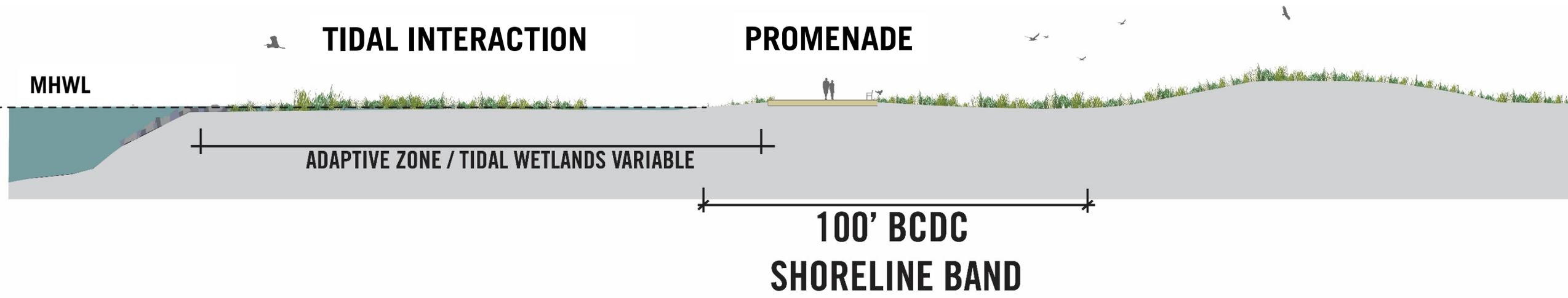
## Raise Shoreline and Provide Public Access



# INITIAL IMPROVEMENTS- Shoreline Protection for 16" Sea Level Rise



# TRIGGER 1 OR 2 IMPROVEMENTS- Retreat, Optional



# TREASURE ISLAND...

- **SAFE**
- **RESILIENT**
- **SUSTAINABLE**
- **EXPANSIVE VIEWS**

## PUBLIC ACCESS

- **55 ACRE BCDC SHORELINE BAND**
- **245 AC OF ADJACENT PUBLIC OPEN SPACE**
- **5 MILE BAY TRAIL EXPANSION**

## MODEL SEA LEVEL RISE STRATEGY

- **ADAPTIVE MANAGEMENT PLAN**
- **PROJECT GENERATED FUNDING**



# BCDC MAJOR PERMIT APPLICATION

- **SCOPE OF PERMIT**

**SHORELINE PUBLIC ACCESS IMPROVEMENTS**

**FERRY TERMINAL, PIER, DOCK, BREAKWATERS**

**FILL REMOVAL**

**STORMWATER OUTFALLS**



**THANK YOU**