

Treasure Island Development Activities

Item 9: Looking Back at 2021 and Forward to 2022

January 12, 2022

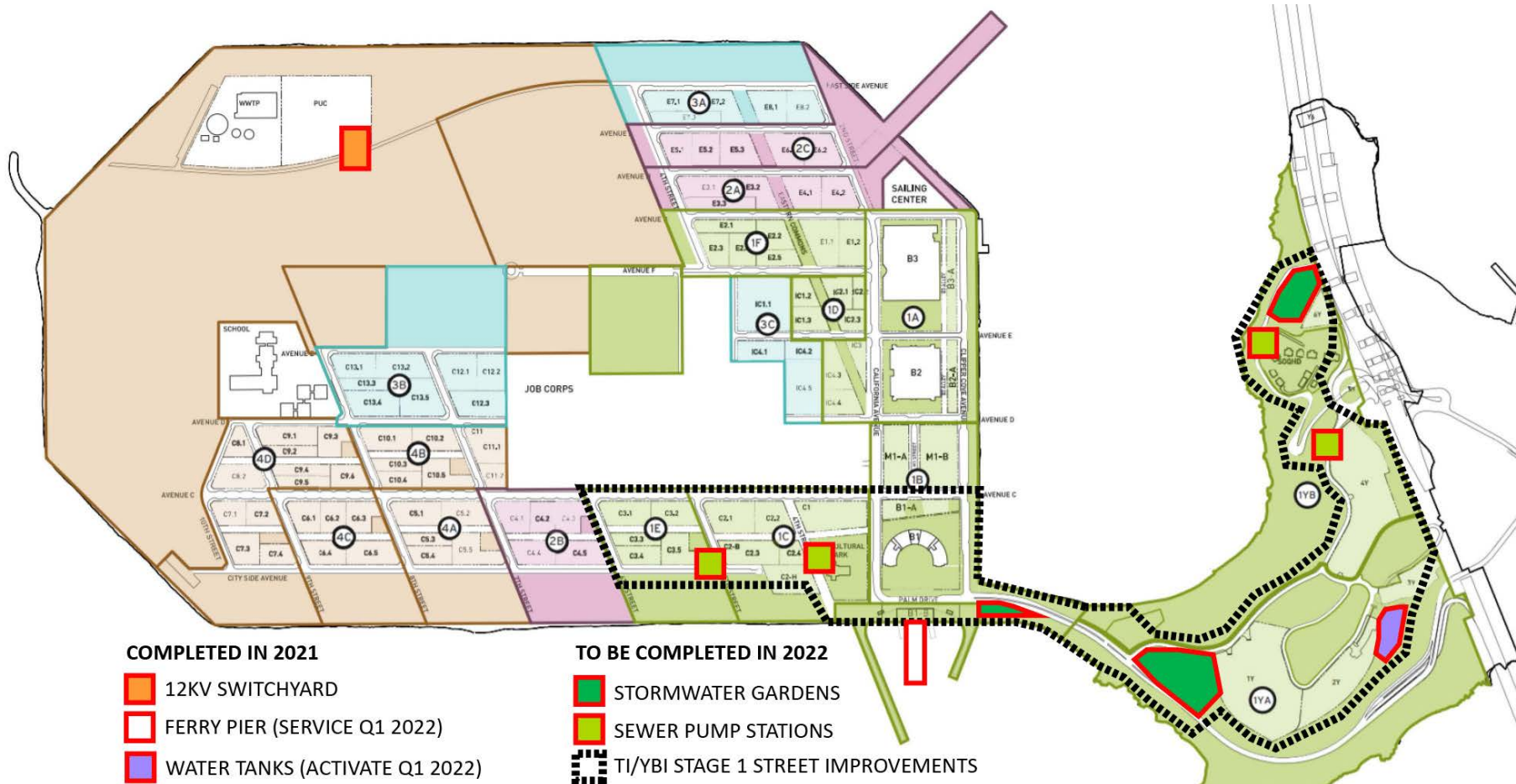


Topics

- Infrastructure
 - Water Reservoirs
 - Electrical Switchyard
 - Wastewater Treatment Plant
 - Roadways and Buried Utilities
 - Subphase 3
 - Ferry Facility
 - Marina
- Ramps & Roadways
- Vertical Development
 - Yerba Buena Island
 - Treasure Island

Key Utility Infrastructure

Key Utility Infrastructure



Supporting Temporary Utility Infrastructure

Interim Sewer Force Main
– Completed in 2020

Interim Gas Main – 75% Complete

WASTE WATER TREATMENT GEOTECH
8. 12KV SWITCHYARD IMPROVEMENTS

7. INTERIM POWER 12KV POWER LINE (YBI & C3.2 TCO)

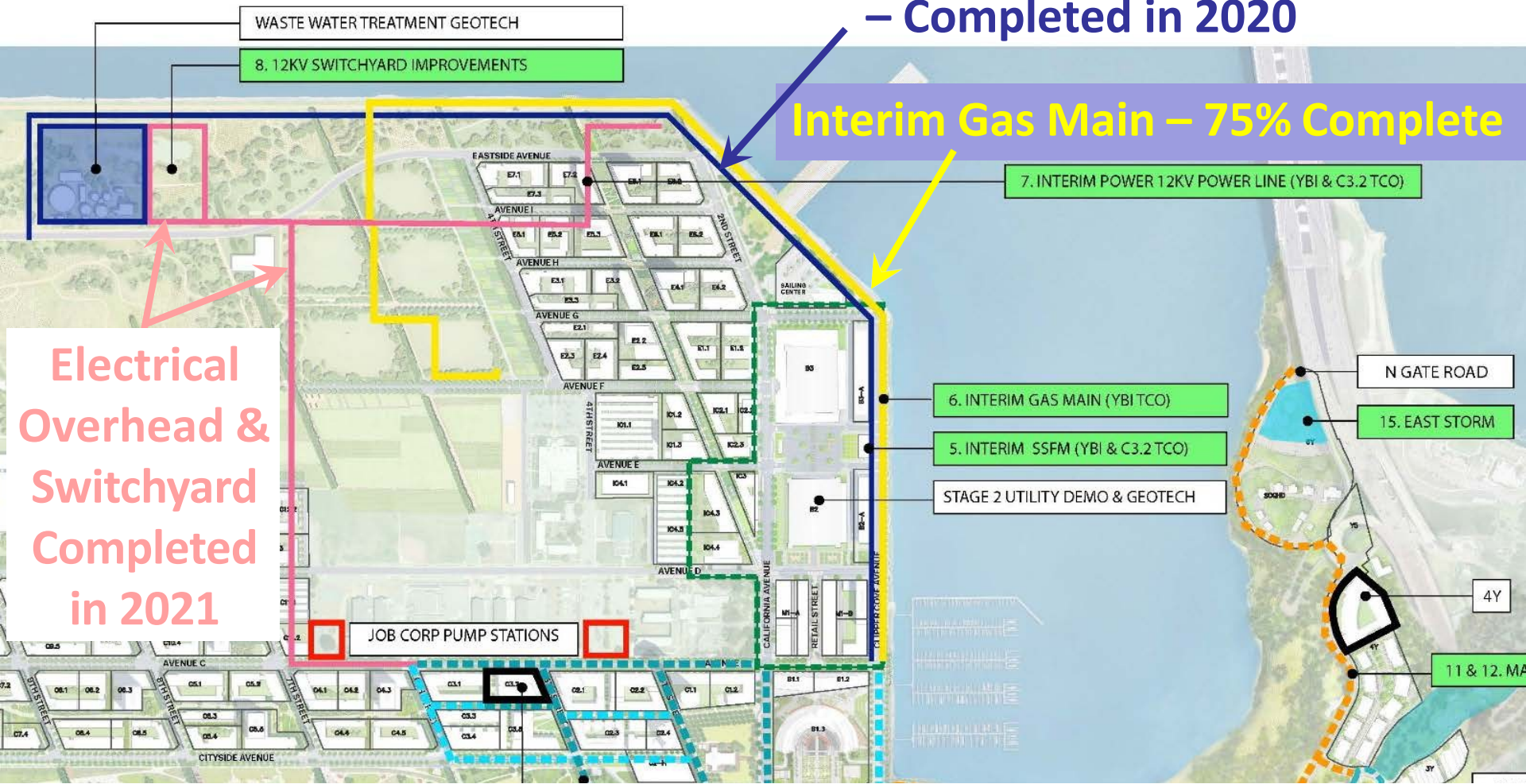
6. INTERIM GAS MAIN (YBI TCO)
5. INTERIM SSFM (YBI & C3.2 TCO)
STAGE 2 UTILITY DEMO & GEOTECH

N GATE ROAD
15. EAST STORM

4Y
11 & 12. MA

Electrical
Overhead &
Switchyard
Completed
in 2021

JOB CORP PUMP STATIONS



Water Reservoirs

New reservoirs are complete, scheduled to begin operation this month



**December
2020**



**December
2021**

Switchyard

- Switchyard was turned over to the SFPUC to begin installation of cabling and equipment
- Switchyard was activated by SFPUC in May 2021

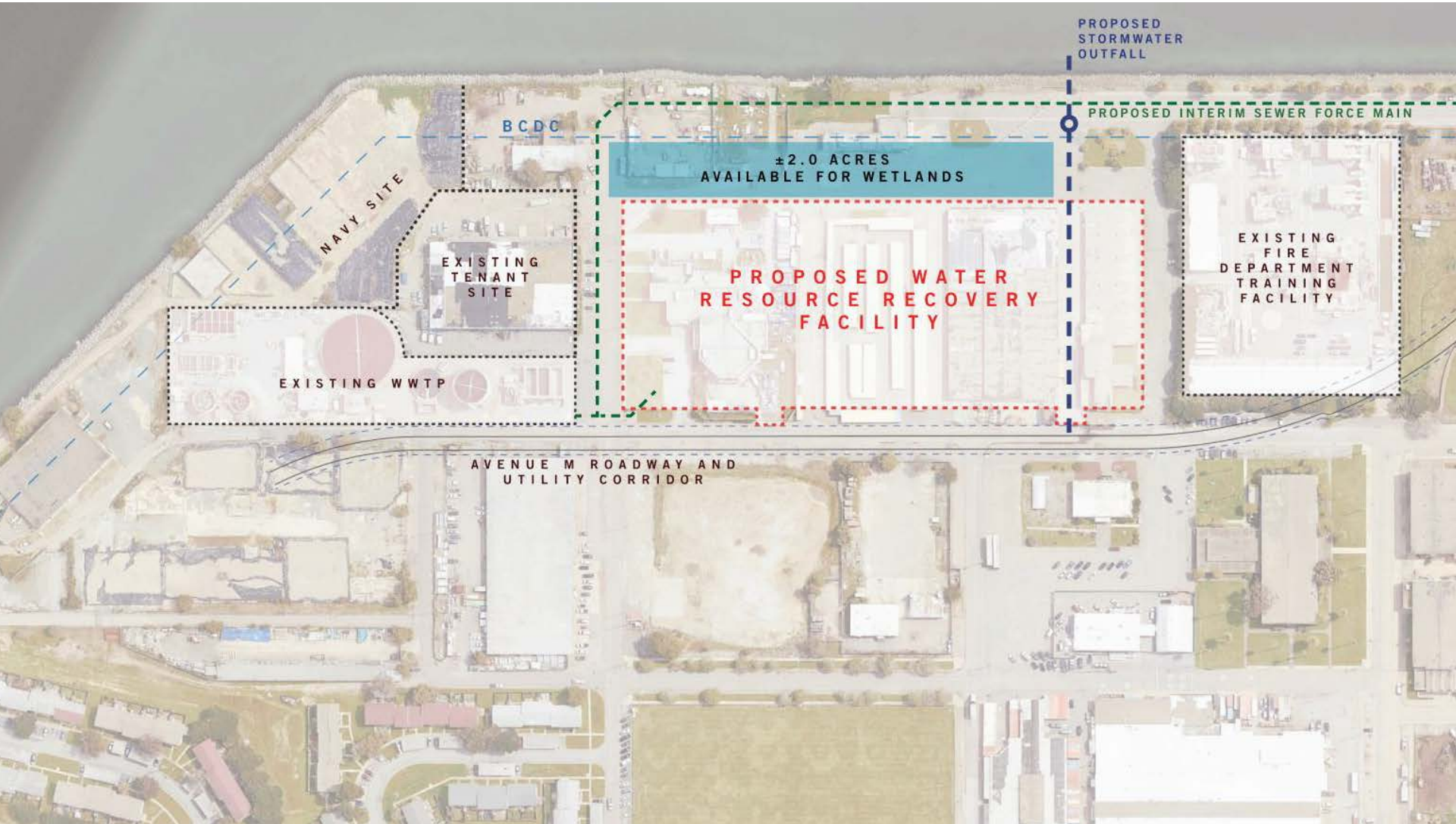


Wastewater Treatment Plant



- SFPUC advertised for construction on December 27th. Proposals are due in April
- Construction to 30-36 months to complete

Wastewater Treatment Plant Site



Wastewater Treatment Plant Site



Yerba Buena Island Development



Treasure Island Development

- Sanitary Sewer - Gravity
- Sanitary Sewer - Force Main
- Sanitary Sewer Pump Stations
- Storm Drain
- Storm Drain Pump Station
- Storm Drain Outfall
- Low Pressure Water
- Reclaimed Water
- Supplemental Fire Water
- Joint Trench
- Curb and Gutter
- Ferry Facility

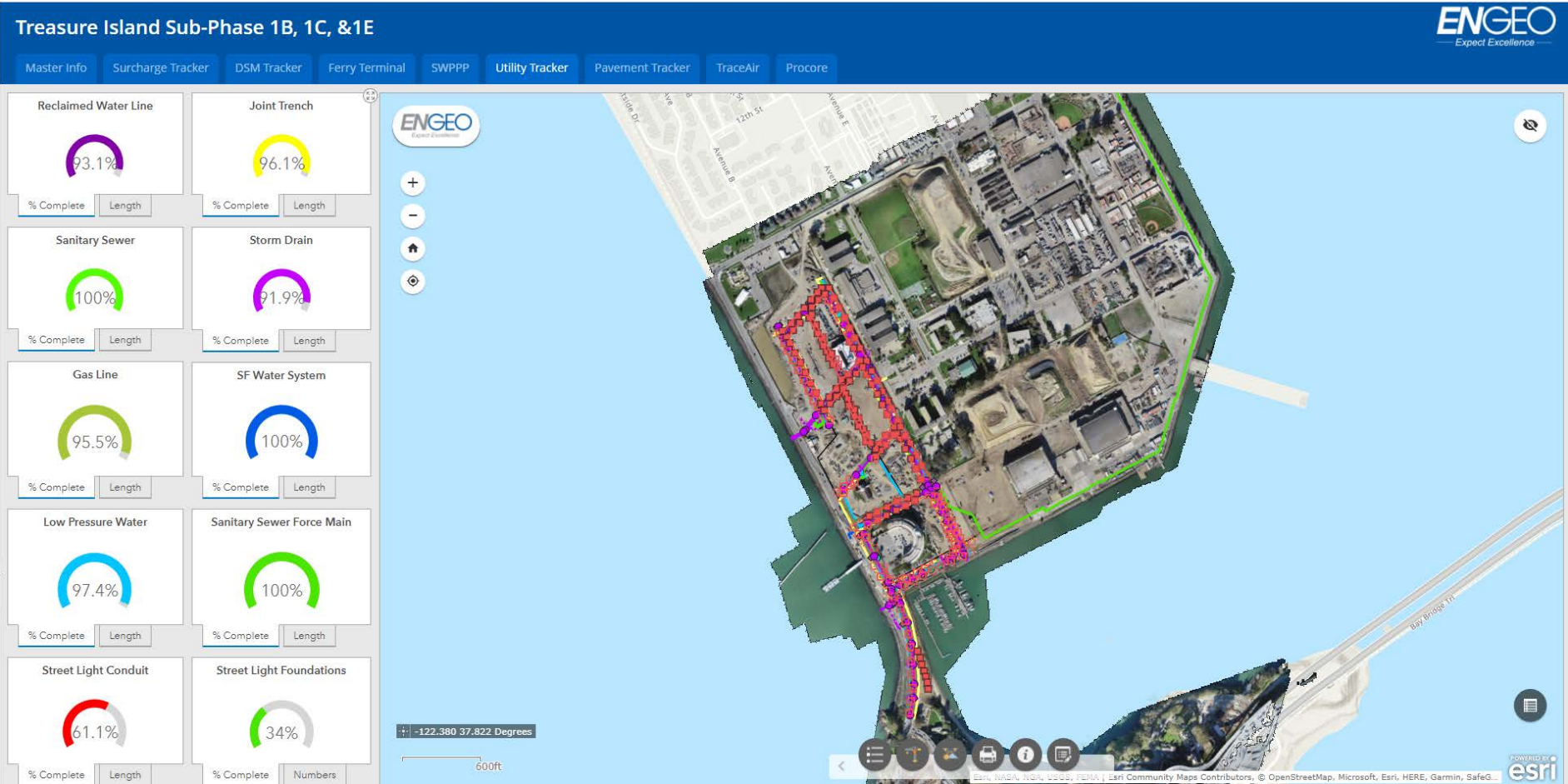


**December
2020**



**December
2021**

Treasure Island Infrastructure



Treasure Island Infrastructure

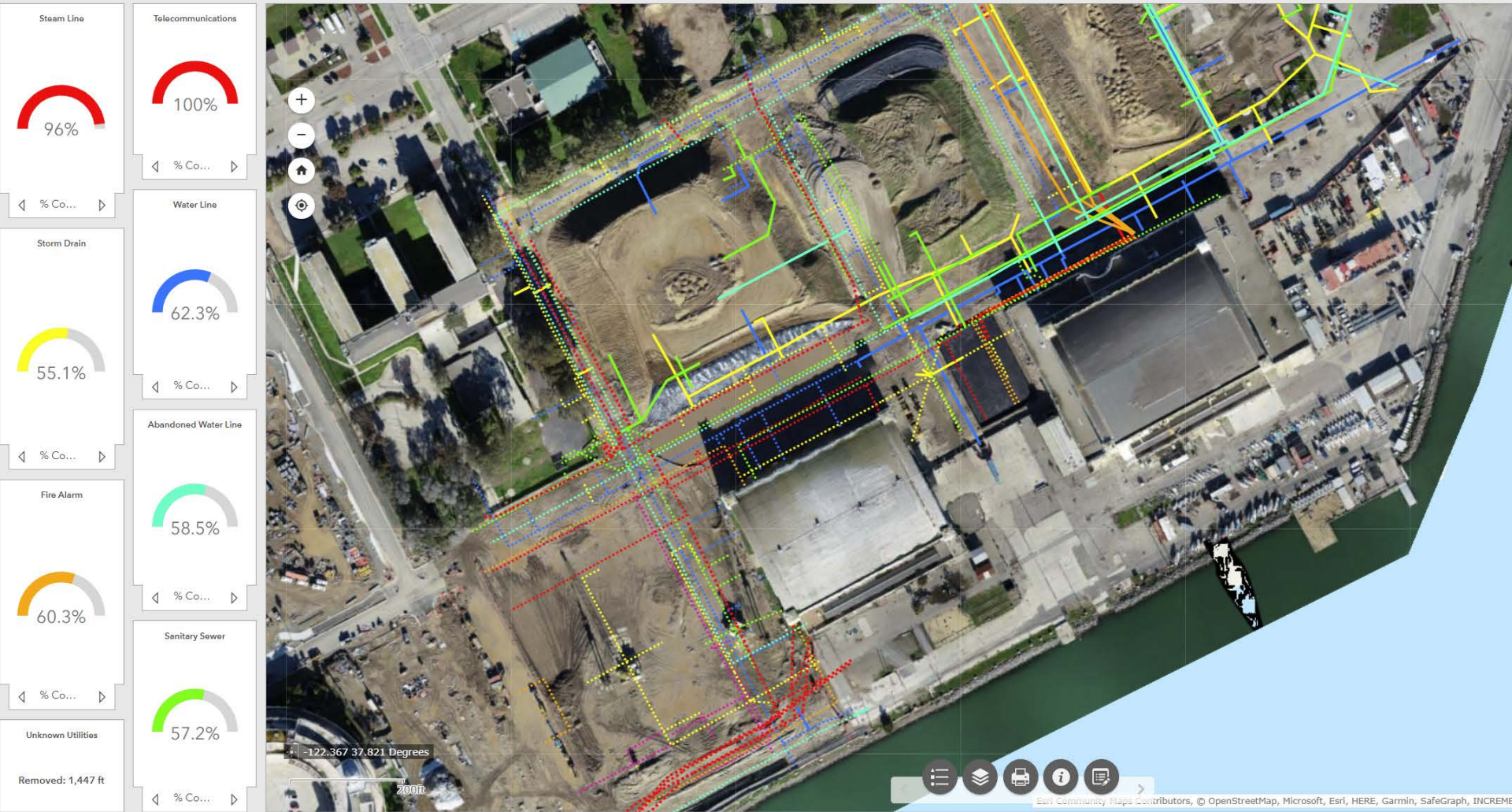


Subphase 3

- Moving forward in two stages – beginning with California Ave and areas to the south
- Demolition, utility isolation, and geotechnical work began in 2021



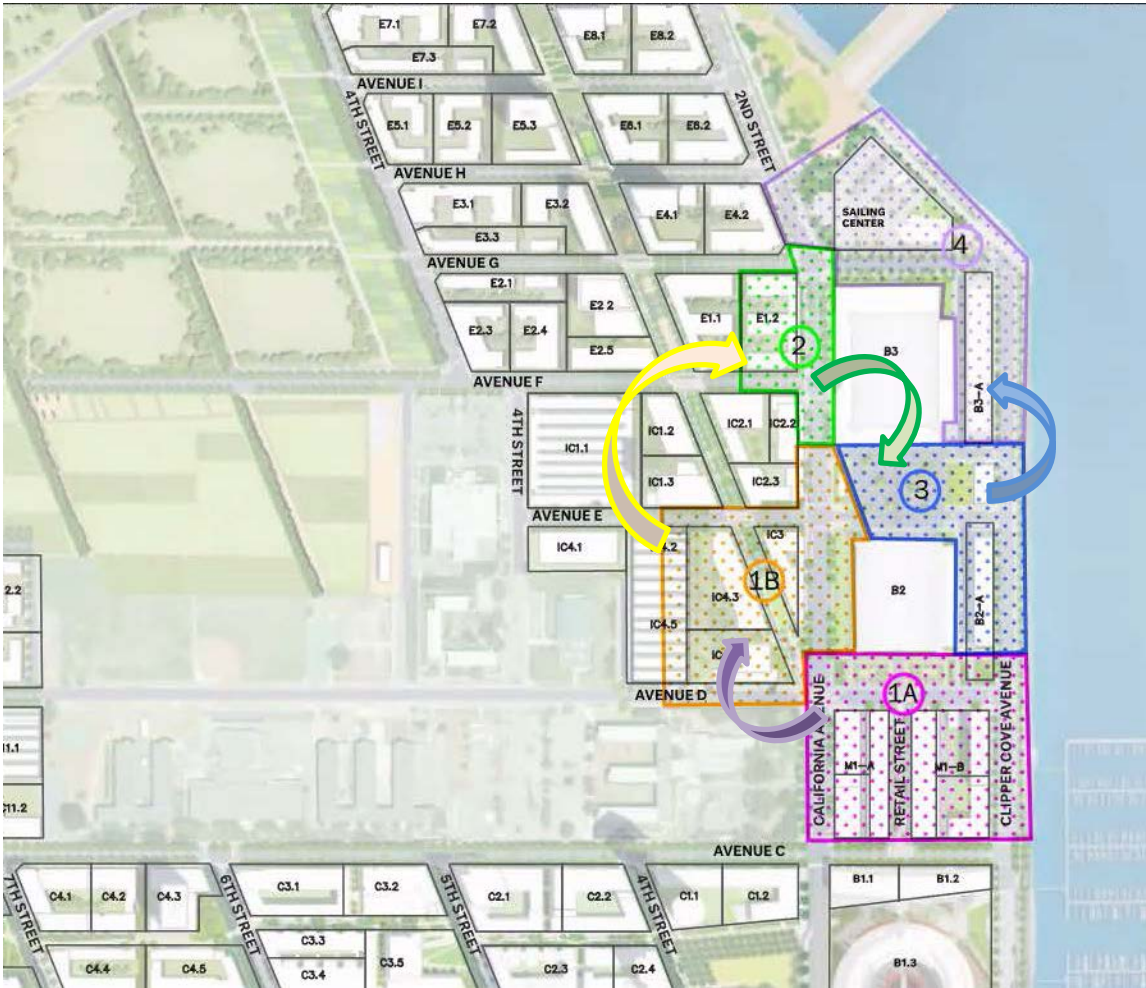
Subphase 3 Utility Demolition Progress



Subphase 3 – Geotechnical Sequencing

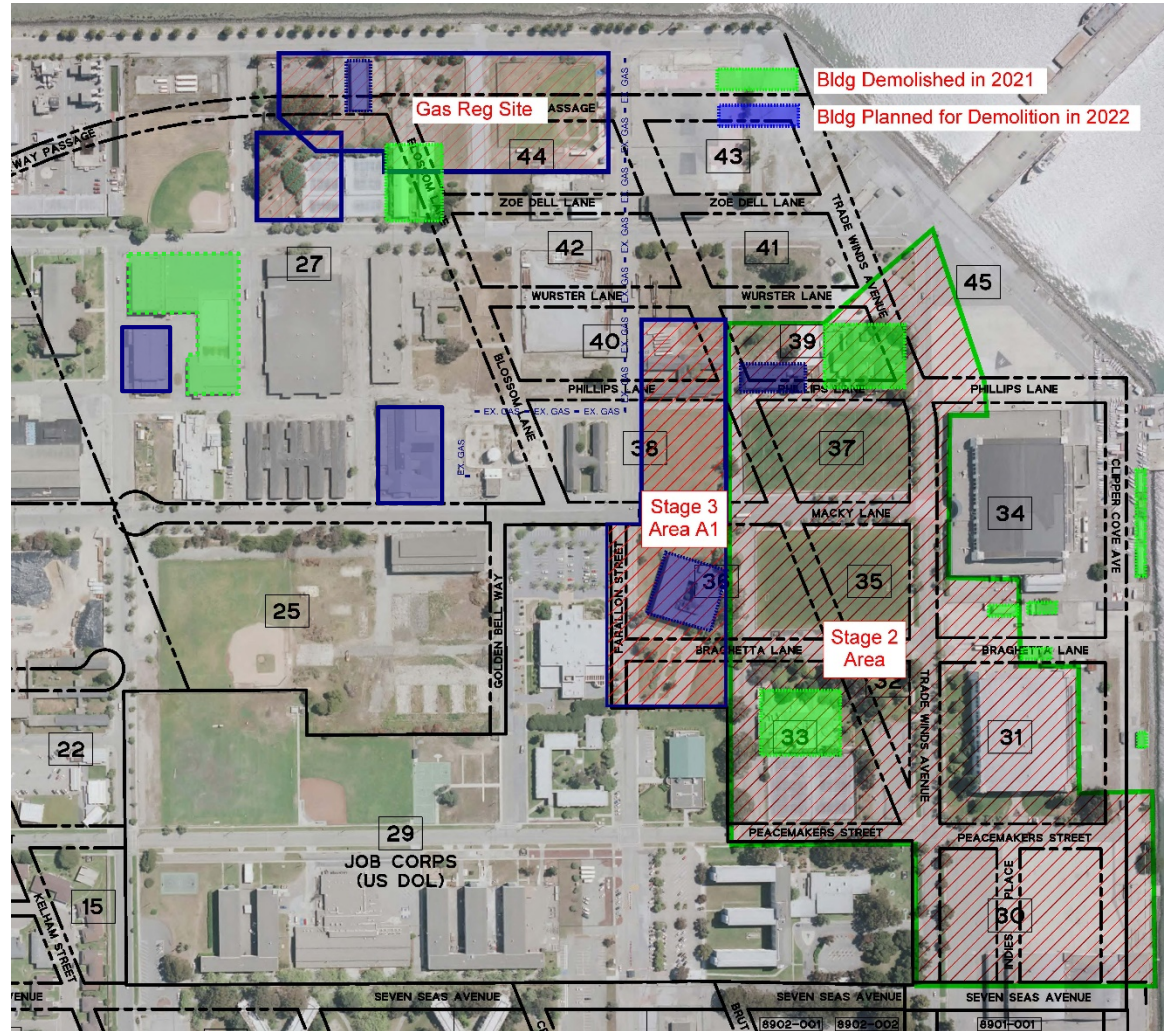
Subphase 3 – Geotechnical Sequencing

- Geotechnical work will proceed east along California in 2022
- Move to Clipper Cove in 2023
- New utility construction will begin in Q4 2022



Demolition

- Demolition in **2021** and **2022** to make way for Subphase 3
- Additional derelict structures removed to make way for construction staging, gas regulator station, and SF Glens field



Ferry Pier

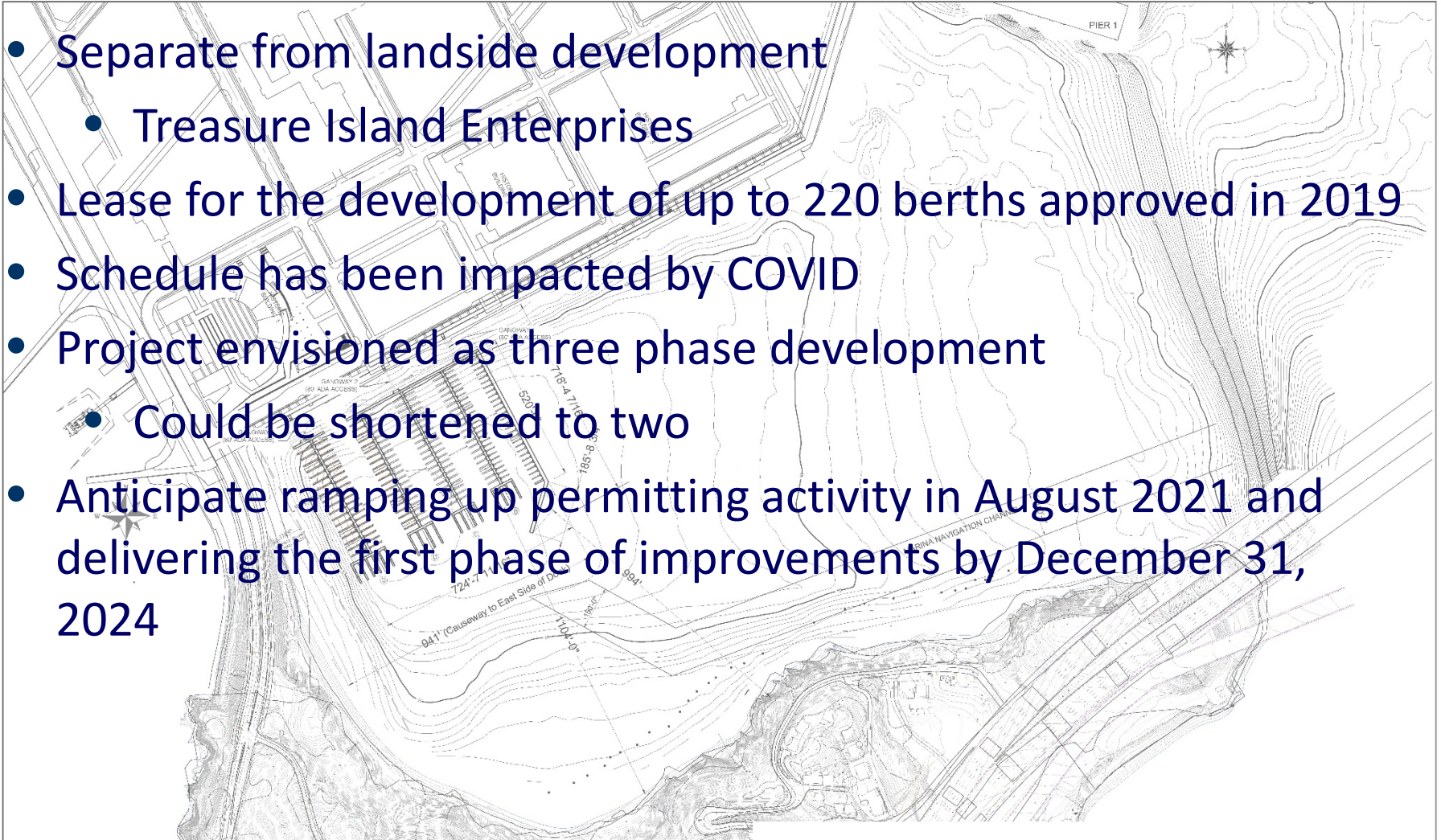


- Waterside improvements completed in 2021
- Ferry service beginning Jan-Feb 2022



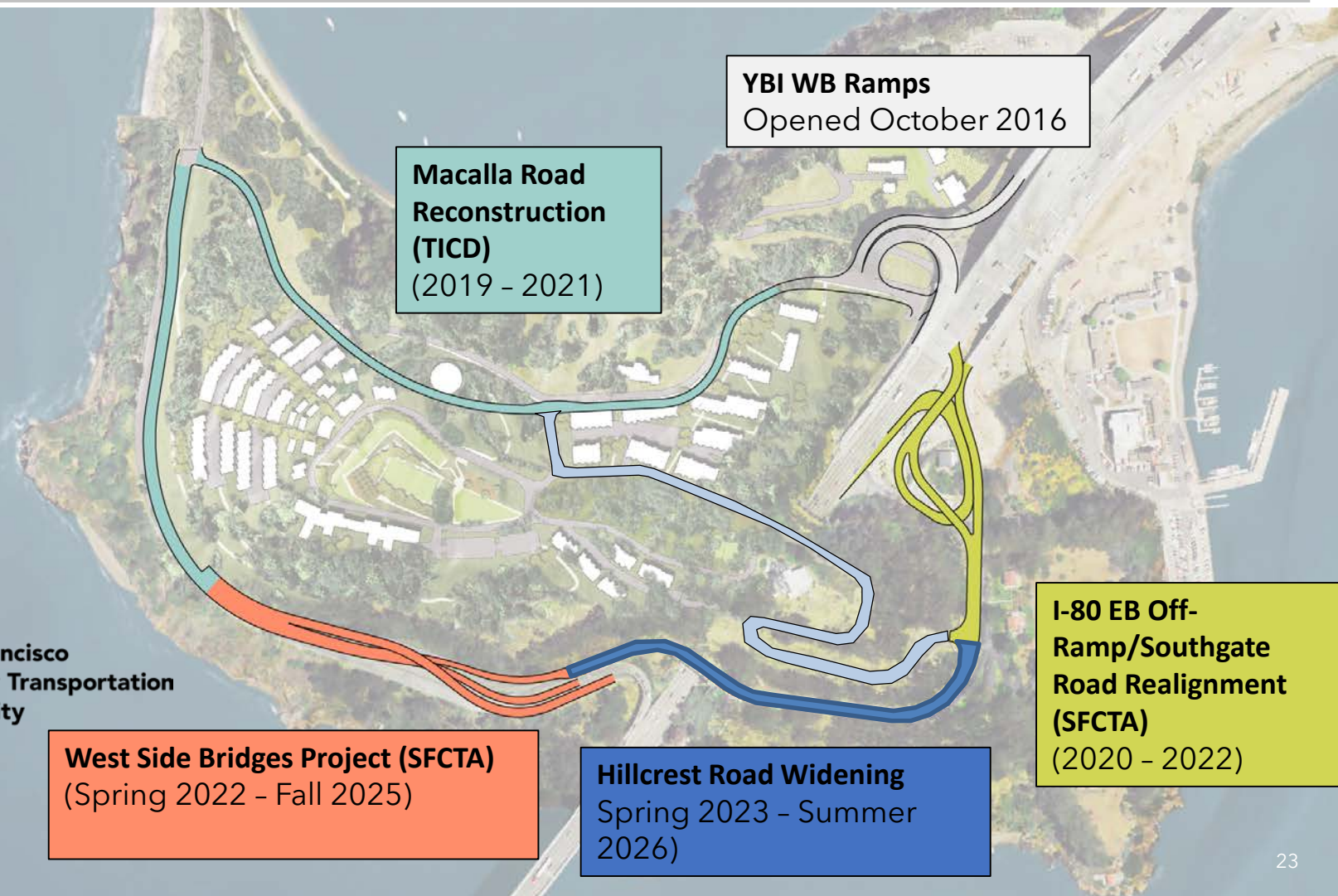
Treasure Island Marina

- Separate from landside development
 - Treasure Island Enterprises
- Lease for the development of up to 220 berths approved in 2019
- Schedule has been impacted by COVID
- Project envisioned as three phase development
 - Could be shortened to two
- Anticipate ramping up permitting activity in August 2021 and delivering the first phase of improvements by December 31, 2024



Ramps & Roadways

YBI Ramps/Roadway Projects



Macalla Road Reconstruction (TICD)
(2019 - 2021)

YBI WB Ramps
Opened October 2016

West Side Bridges Project (SFCTA)
(Spring 2022 - Fall 2025)

Hillcrest Road Widening
Spring 2023 - Summer 2026)

I-80 EB Off-Ramp/Southgate Road Realignment (SFCTA)
(2020 - 2022)

Eastbound I-80 Interchange

- Total Project Cost: \$65M
- Construction: Q3 2020 thru Q3 2022
- 70% Complete



Eastbound I-80 Interchange



Eastbound I-80 Interchange – Bike Path to Macalla

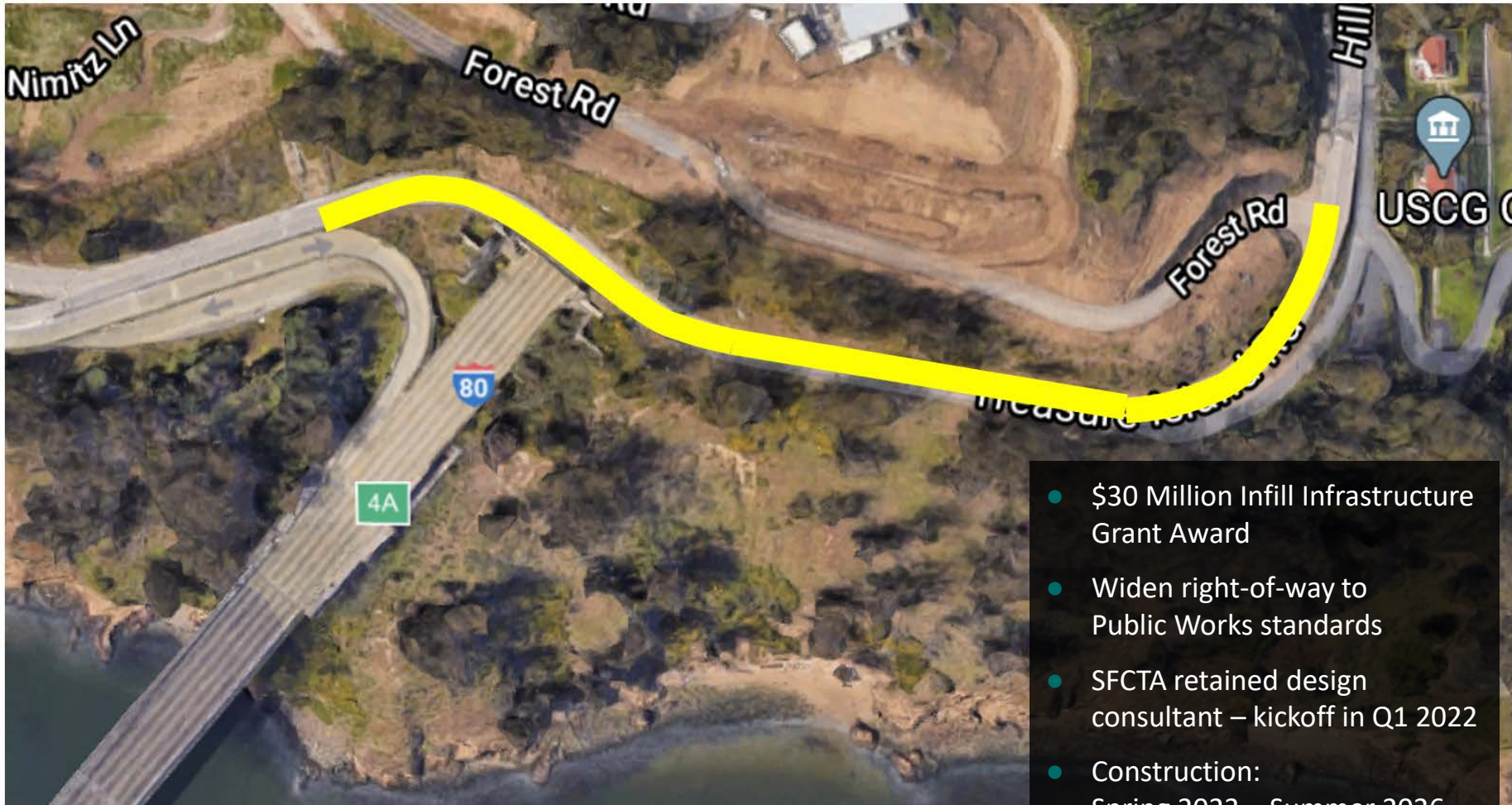


Westside Bridges

- Demolish eight (8) bridges
- Six (6) new retaining walls
- Retrofit one (1) bridge
- New undercrossing structure
- CM/GC Delivery Method
- Construction:
Spring 2022 – Fall 2025



Hillcrest



- \$30 Million Infill Infrastructure Grant Award
- Widen right-of-way to Public Works standards
- SFCTA retained design consultant – kickoff in Q1 2022
- Construction: Spring 2023 – Summer 2026

Present Circulation



Circulation During Westside Bridges & Hillcrest



Causeway Reconstruction



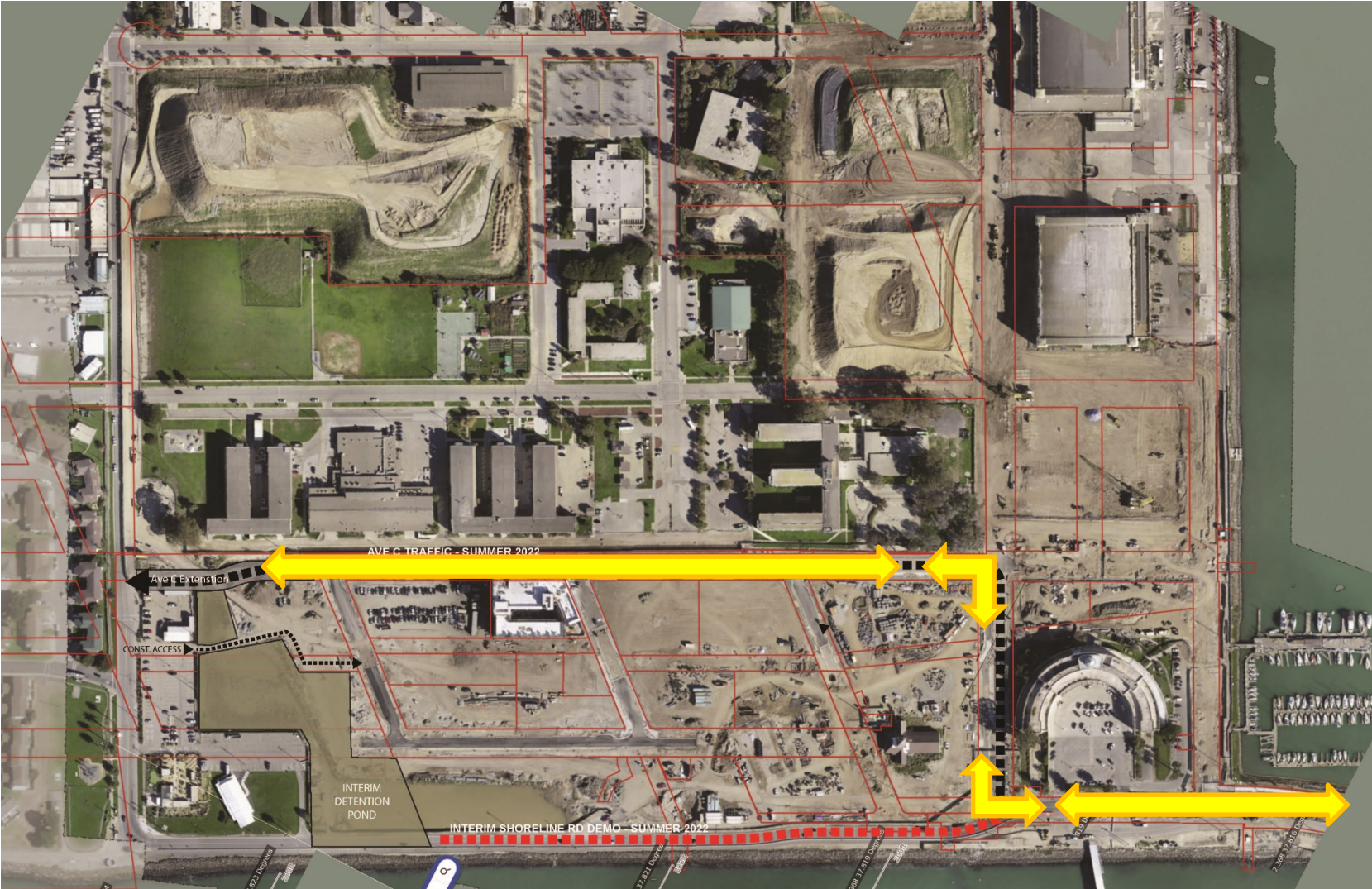
**December
2021**

- Causeway reconstruction was completed in 2021
- New road will be complete in Q2 of 2022

**December
2020**



Avenue C Extension



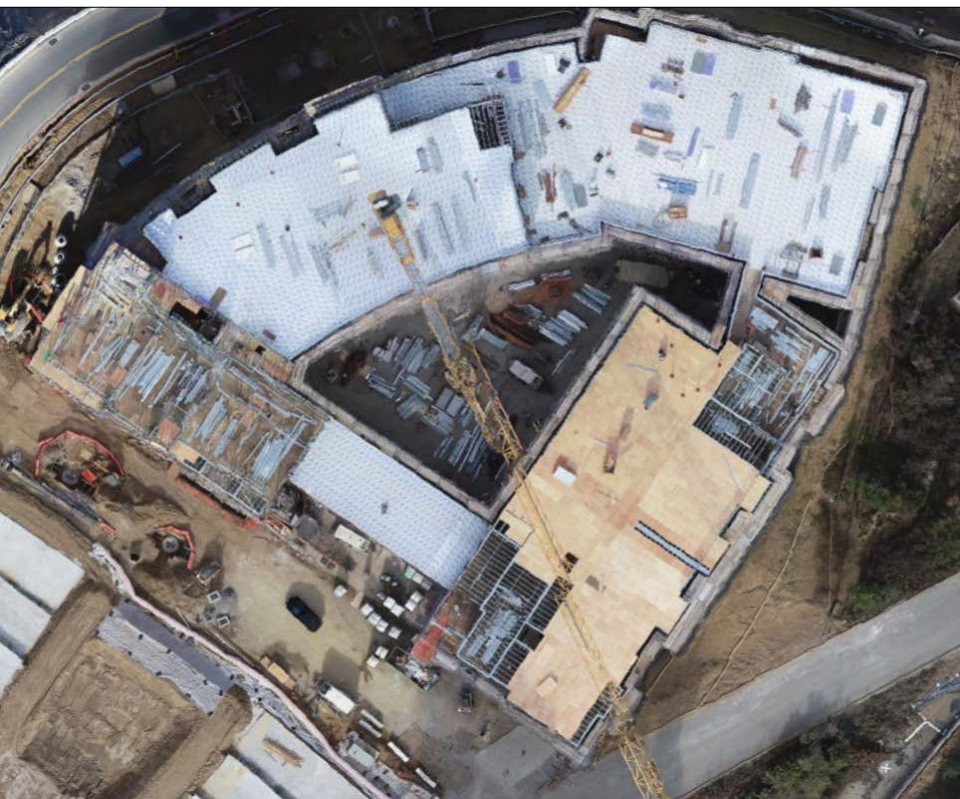
Vertical Development

Yerba Buena Vertical Development



The Bristol

December
2020



December
2021



The Bristol



Product Type: Condo; Studio, 1, 2, & 3-BR

Total Unit Count: 124

Inclusionary Affordable Units: 14

TCO scheduled for Feb 8, 2022





Maceo May

Developers:

Swords to Plowshares and Chinatown CDC

Unit Count: 105

Target Population:

Homeless and low-income veterans including

31 Swords households currently

living on Treasure Island

Construction Start:

Third quarter 2020

Completion Date:

Second quarter 2022

100% Occupancy Date:

Fourth quarter 2022



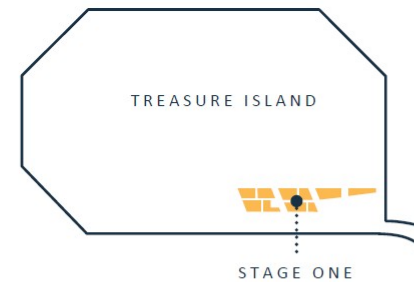


2022 Vertical Development Starts

- Mercy/Catholic Charities building (C3.1) will close financing in Q2 2022

2022 Vertical Starts

3Y – Q2
 4Y – Q1
 B1 – Q2
 C2.2 – Q3
 C2.3 – Q3
 C2.4 – Q1
 C3.1 – Q2
 C3.4 – Q2



MIDRISE
 FOR SALE
 AUTHORITY AFFORDABLE LOTS
 TOWER
 RENTAL

Yerba Buena Vertical



261 Total Units +
5 Single-Family Sites

Mercy/Catholic Charities Building

Developers:

Mercy Housing California

Unit Count:138

Target Population:

Will transition 71 current Catholic Charities households and include 23 Transition Units for Villages residents. Income qualifying residents of The Villages will be prioritized for the remaining units

| <u>Unit</u> | <u>Affordable</u> | <u>Transition</u> | <u>Total</u> |
|-------------|-------------------|-------------------|--------------|
| 1-BR | 23 | 0 | 23 |
| 2-BR | 57 | 4 | 61 |
| 3-BR | 26 | 14 | 40 |
| 4-BR | <u>9</u> | <u>5</u> | <u>14</u> |
| Total | 115 | 23 | 138 |



Parcel B1.1



Product Type: Rental; Studio, 1 & 2-BR

Total Unit Count: 120

Inclusionary Affordable Units: 6

Projected Construction Completion: Q3 2024



Parcel C2.2



Product Type: Rental; Studio, 1, 2, & 3-BR

Projected Construction Completion: Q2 2024

Total Unit Count: 175

Inclusionary Affordable Units: 9



Parcel C2.3



Product Type: Condo; Studio, 1, 2, & 3-BR

Projected Construction Completion: Q2 2024

Total Unit Count: 114

Inclusionary Affordable Units: 6



Parcel C2.4



Product Type: Rental; Studio, 1, 2, & 3-BR

Projected Construction Completion: Q2 2024

Total Unit Count: 250

Inclusionary Affordable Units: 24



Parcel C3.4



Product Type: Condo; Studio, 1, 2, & 3-BR

Total Unit Count: 160

Inclusionary Affordable Units: 8

Projected Construction Completion: Q1 2024



Vertical Development Completion Dates

Q4 2024



Q4 2022



Vertical Development Completion Dates



Treasure Island Shoreline – December 2024



Discussion