

## Exhibit O

### Developer Environmental Sustainability Obligations

#### Overarching Commitment:

*Commit to good faith effort to implement the sustainability principles embedded in the Land Use Plan and Development Program while also: (1) retaining the ability to achieve Developer's targeted return on investment as established in the DDA, and (2) maintaining the project's ability to finance the level of public benefits described in the Development Program.*

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The following represents Developer's environmental sustainability obligations pertaining to the development of Treasure Island and Yerba Buena Island:

#### LAND USE

1. Commit to achieving Gold certification under the United States Green Building Council's LEED (Leadership in Energy & Environmental Design) for Neighborhood Development (ND) rating system (July 2010 version), while making a good faith effort to achieve the higher Platinum certification.
2. Implement the Land Use Plan attached to the DDA which includes the following fundamental environmentally sustainable elements:
  - Construct a dense, compact, walkable design centered around a robust transit hub;
  - Orient streets and buildings to maximize penetration of sunlight into parks, streets and buildings and to protect streets and open spaces from the prevailing winds, fostering a more comfortable outdoor environment;
  - Establish convenient neighborhood-serving retail and services that lessen the need for driving;
  - Adaptively reuse existing historic structures to honor the heritage of the site and contribute to the uniqueness of the islands;
  - Convert previously developed lands so that approximately 2/3 of the available land area is dedicated for parks and open space;

- Dedicate land for an Urban Agricultural Park to promote local organic food production and prepare land for development of agricultural and community garden uses in accordance with the Design for Development and Infrastructure Plan; and
  - Complete additional remediation work beyond that done by the Navy to ensure the safety of future residents and users of Treasure Island, in accordance with the Infrastructure Plan.
3. Implement the Parks and Open Space plan attached to the DDA which includes the following elements:
- Use of native or regionally appropriate species for landscaping where appropriate, with an emphasis on drought tolerant plantings;
  - Protection of sensitive species in accordance and consistent with applicable laws and the California Environmental Quality Act
  - Funding for on-going operations and maintenance, in accordance with the terms of the DDA;
  - Implementation of certain components of the Yerba Buena Island Habitat Management Plan.
4. Comply with the CEQA Mitigation Monitoring and Reporting Program.

## TRANSPORTATION AND INFRASTRUCTURE

1. Provide transportation infrastructure and support for transportation programs and operations in accordance with the Transportation Plan Obligations, and as further detailed in the Infrastructure Plan and DDA. The transportation program includes the following elements:
- An on-island transit shuttle connecting the islands' neighborhoods;
  - Transit stops buffered against wind and rain;
  - A Ferry Terminal on Treasure Island for ferry service to San Francisco;
  - New bus infrastructure for service to the East Bay;
  - An extensive and connected islands'-wide bicycle network;
  - Mandatory car sharing service available in larger residential and commercial projects; and
  - Required purchase of a prepaid transit voucher for each household.

2. Develop an infrastructure system set forth in the Infrastructure Plan, which includes the following elements:
  - Storm water treatment wetlands appropriately sized to handle projected storm water treatment flows;
  - Provision of water storage on Yerba Buena Island equal to two days average potable water demand plus four hours of fire flow;
  - Construction of a recycling and composting center for composting food and green waste;
  - Erosion and sedimentation control measures during construction based on an approved Storm Water Pollution Prevention Plan for each phase of construction;
  - Improvements to protect against seismic, flooding and climate change risks; and
  - Improvements to provide adequate emergency support services as outlined in the Infrastructure Plan.

## ENERGY AND WATER

1. Reduce building energy demand by requiring developers to utilize the Green Building Specifications incorporated into the Design for Development.
2. Incorporate design standards that require building roofs to enable installation of photovoltaic panels or solar thermal applications and to provide appropriate access rights to enable third party energy providers to access rooftops.
3. Construct renewable energy infrastructure that will provide a minimum 5% of peak demand delivered from on-site renewable energy.
4. Achieve at least 15% compliance margin over Title 24 Part 6 2008 California Energy Standards.
5. Provide energy capacity and infrastructure to accommodate potential electric vehicle charging stations in public and private areas.
6. Provide for the use of recycled water for residential, commercial and irrigation applications, and install recycled water infrastructure as well as mandating dual plumbing in new buildings as required by code.

7. Reduce potable water consumption by requiring developers to utilize the Green Building Specifications incorporated into the Design for Development
8. Install native or regionally appropriate landscaping and maximize vegetation that does not require permanent irrigation for landscaping in public and private open spaces, rooftops and green walls

## **BUILDING DESIGN AND CONSTRUCTION**

1. Prescribe Treasure Island/Yerba Buena Island Green Building Specifications and incorporate into the Design for Development.
2. Use alternatively fueled construction equipment for at least 15% of the construction fleet.

## **SOLID WASTE**

1. Diversion of at least 75% of construction debris from landfills and incinerators back to the manufacturing process or reuse at appropriate sites.
2. Provide for on-site area for separation, storage and loading of trash, recyclables and compostable waste.
3. Commit to good faith efforts to explore feasibility of installing automatic waste management system.

## **COMMUNITY BENEFITS**

1. Provide public and community facilities, in accordance with the Community Facilities Obligations attached to the DDA, to serve the needs of residents and visitors commensurate with the phased development of the project.
2. Comply with the terms and conditions applicable to Developer outlined in the Jobs and Equal Opportunity Program attached to the DDA.
3. Provide developable land and developer subsidy to support the development of affordable housing that equals at least 25% and, depending on the circumstances, up to 30% of the homes built on the islands by implementing Developer's obligations under the Housing Plan attached to the DDA.