

**ITEM 9**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of July 9, 2025**

**Subject:** Resolution to Accept Certain Park and Open Space Improvements on Treasure Island Including Any Structures Thereon, to Designate the Improvements for Park Use, to Dedicate the Improvements for Public Use, and to Accept the Improvements for Maintenance and Liability Purposes

**Staff Contact:** Joey Benassini, Vertical Development Project Manager  
Peter Summerville, Treasure Island Operations Lead

**SUMMARY**

Accepting improvements constructed by Treasure Island Community Development, LLC (the “Developer”) to the areas on Treasure Island named Cityside Park Phase 1 for maintenance, operations and liability purposes, dedicating the area and improvements to public use as a park, including the Canopy of Sky sculpture, and setting park hours as 5:00 AM to Sunset. Exhibit A to this report is a legal description of the park.

**BACKGROUND**

On June 28, 2011 the Treasure Island Development Authority (“the Authority”) and the Developer entered into the Disposition and Development Agreement (“Treasure Island/Yerba Buena Island DDA” or “DDA”). The DDA contemplates the redevelopment of Treasure Island and Yerba Buena Island (“the Project”), including up to 8,000 units of housing, 140,000 square feet of commercial and retail space, 100,000 square feet of office space, and up to approximately 300 acres of parks and open space, a ferry terminal, new and upgraded streets and other public ways, and extensive bicycle, pedestrian, and transit facilities. As part of the Project, the Developer is obligated to construct a wide range of public facilities including the new parks, ferry terminal, new utilities, roadways and more (collectively, the “Public Improvements”).

As part of the implementation of the Project, the Authority has entered several Public Improvement Agreements (“PIAs”) by which Developer or its assigns agreed to construct the Public Improvements required by the DDA, such as roads and park and open space facilities, and to offer those improvements to the Authority and/or the City, as appropriate, for acceptance.

The Authority will own and operate the parks and open space lands and improvements within the Project and owns the land underlying these parks, including any structures thereon. Accordingly, the PIAs call for the Authority Board to accept park improvements and other infrastructure or facilities to be owned, operated and maintained by the Authority.

The Treasure Island and Yerba Buena Island Parks Operations & Maintenance Manual prepared by CMG Landscape Architects will guide ongoing management and maintenance of the parks. This document contains park-specific management, engineering, janitorial, and landscaping responsibilities and guidance attached as Exhibit D. TIDA has consulted with San Francisco Recreation and Parks, as well as the Office of Community Investment and Infrastructure to develop cost estimates for ongoing parks management, and Rubicon Landscape has prepared a staffing plan based upon requirements laid out in the O&M Manual. That effort and the associated costs have been accounted for in TIDA's parks maintenance budget and the Annual Agreement with Rubicon approved at the June meeting of the Authority Board. TIDA and Recreation and Parks Staff will routinely survey Cityside Park with Rubicon supervisory staff to review plant establishment and park conditions and modify work efforts accordingly.

The park area completed and accepted as a part of this resolution is Cityside Park Phase 1. Public Works inspects the public improvements constructed by the Developer for conformance with permitted plans and City standards and regulations. To accelerate opening of Cityside Park so the public can enjoy it sooner, the Authority and Public Works have agreed to an accelerated acceptance process. Acceptance will occur upon Public Works' issuance of a Public Works Order confirming that Public Works inspected the park improvements and the City Engineer, by issuance of a Notice of Completion, determined them to be complete in substantial conformity with the approved plans, specifications, and applicable City regulations governing the park improvements, and determined that the park improvements are ready for their intended use.

The Developer, Authority, and Public Works staff have been working towards the final close out of the work and are bringing the improvements forward for acceptance by the Authority Board, conditioned on issuance of the Public Works Order and Notice of Completion. Treasure Island Series 1, an affiliate of the Developer responsible for the public improvements on Treasure Island, has provided an Offer of Improvements (Exhibit B) offering the completed work for acceptance and the assignment of warranties. Planning has also issued a General Plan Consistency Determination and CEQA Findings Letter (Exhibit C).

In February 2024, the Board of Supervisors approved Ordinance 028-24 delegating to the Authority various powers related to acceptance of public parks and open space improvements that are required as part of development of the Project pursuant to the DDA.

## **RECOMMENDATION**

Staff recommends the Authority Board accept the park and open space improvements on Treasure Island including any structures thereon, designate the improvements for park use, dedicate the improvements for public use, and accept the improvements for maintenance and liability purposes.

## **EXHIBITS**

- A      Legal Description for Cityside Park Phase 1
- B      Offer of Improvements

- C Planning General Plan Consistency Determination & CEQA Findings Letter
- D Cityside Park Phase 1 Operations and Maintenance Manual Chapter

Exhibit A

Legal Description for Cityside Park Phase 1

Exhibit B

Offer of Improvements

Exhibit C

Planning General Plan Consistency Determination & CEQA Findings Letter

## Exhibit D

Cityside Park Phase 1 Operations and Maintenance Manual Chapter

1 [Acceptance of Park Improvements on Treasure Island]

2 **RESOLUTION TO ACCEPT CERTAIN PARK AND OPEN SPACE IMPROVEMENTS ON**  
3 **TREASURE ISLAND INCLUDING ANY STRUCTURES THEREON, TO DESIGNATE THE**  
4 **IMPROVEMENTS FOR PARK USE, TO DEDICATE THE IMPROVEMENTS FOR PUBLIC**  
5 **USE, AND TO ACCEPT THE IMPROVEMENTS FOR MAINTENANCE AND LIABILITY**  
6 **PURPOSES**

7 WHEREAS, On June 28, 2011 the Treasure Island Development Authority ("the  
8 Authority") and Treasure Island Community Development, LLC ("Developer") entered into the  
9 Disposition and Development Agreement ("Treasure Island/Yerba Buena Island DDA" or  
10 "DDA"); and

11 WHEREAS, On June 28, 2011, the City and Developer entered a Development  
12 Agreement (the "DA"). The Board of Supervisors approved the DA in Ordinance No. 95-11,  
13 Clerk of the Board of Supervisors File No. 110226. Ordinance No. 95-11 and related DA  
14 documents and approvals are on file with the Clerk of the Board and incorporated by  
15 reference in this resolution; and

16 WHEREAS, The DDA contemplates the redevelopment of Treasure Island and Yerba  
17 Buena Island ("the Project"), including up to 8,000 units of housing, 140,000 square feet of  
18 commercial and retail space, 100,000 square feet of office space, and up to approximately  
19 300 acres of parks and open space, a ferry terminal, new and upgraded streets and other  
20 public ways, and extensive bicycle, pedestrian, and transit facilities; and

21 WHEREAS, Under the DDA, Developer is responsible for construction of public  
22 improvements within the Project, including parks and open spaces; and

23 WHEREAS, The Authority will own and operate the parks and open space lands and  
24 improvements within the Project; for purposes of this resolution "the Park Improvements" is  
25



1 the area named Cityside Park, and any structures or improvements thereon, located on  
2 Authority-owned real property on Treasure Island within a portion of Lots F, J, P, K and 20 as  
3 shown on Final Map No. 9235 recorded September 13, 2018 as Document No. 2018-  
4 K672373-00, copies of which are on file with the Secretary of this Board and are incorporated  
5 herein by reference; and

6 WHEREAS, As set forth in the Memorandum of Agreement Regarding Ownership and  
7 Maintenance of Public Improvements on Treasure Island and Yerba Buena Island between  
8 the Authority and the City, dated April 26, 2017, the Authority may accept park improvements  
9 completed by Developer with the approval of the Authority Board of Directors; and,

10 WHEREAS, In February 2024, the Board of Supervisors approved Ordinance No. 028-  
11 24 delegating to the Authority various powers related to acceptance of public parks, open  
12 space improvements, and any structures thereon that are required as part of development of  
13 the Project pursuant to the DDA; and

14 WHEREAS, This Ordinance also required the Authority, prior to taking the acceptance  
15 actions described above, find the Park Improvements are consistent with the DDA and DA,  
16 and obtain from the Planning Department a finding that the acceptance actions are consistent  
17 with the General Plan and Planning Code Section 101.1; and

18 WHEREAS, Treasure Island Series 1 LLC ("TI Series 1"), an affiliate of Developer and  
19 partial assignee of the DDA, has prepared an irrevocable offer of the improvements on the  
20 Parks ("the Park Improvements") to the Authority (the "TI Series 1 Offer") a copy of which is  
21 on file with the Secretary of this Board and are incorporated herein by reference; and

22 WHEREAS, To accelerate opening of Cityside Park so the public can enjoy it sooner,  
23 the Authority and Public Works ("PW") have agreed to an accelerated acceptance process;  
24 and  
25

1 WHEREAS, Acceptance will occur upon determination by the Treasure Island Director  
2 that PW the Park Improvements are ready for their intended use and PW's issuance of a  
3 Public Works Order (the "PW Order") confirming that PW has inspected the Park  
4 Improvements and the City Engineer, by issuance of a Notice of Completion, determined them  
5 to be complete in substantial conformity with the approved plans, specifications, and  
6 applicable City regulations governing the Park Improvements; and

7 WHEREAS, In the PW Order, the PW Director shall recommend, and the City Engineer  
8 shall certify, that the Authority should accept the Park Improvements for maintenance and  
9 liability subject to TI Series 1's conditional assignment of warranties, dedicate the Park  
10 Improvements for public use, and designate the Park Improvements for public park and open  
11 space purposes only; and

12 WHEREAS, PW and TIDA will ensure that construction bonds and liens or other  
13 security will remain until the construction process is closed, and that the Developer will  
14 complete any punch list items to close out the construction contract; and

15 WHEREAS, On April 21, 2011, the City Planning Commission by Motion No. 18325  
16 and the Authority Board of Directors by Resolution No. 11-14-04/21, as co-lead agencies,  
17 certified the completion of the Final Environmental Impact Report ("the FEIR") for the Project;  
18 and

19 WHEREAS, On April 21, 2011, the Authority Board of Directors, by Resolution No. 11-  
20 15-04/21, adopted environmental findings pursuant to the California Environmental Quality Act  
21 with respect to approval of the Project, including a mitigation monitoring and reporting  
22 program and a statement of overriding considerations (the "CEQA Findings"); and

23 WHEREAS, San Francisco Planning Department has provided a letter of General Plan  
24 Consistency Determination and CEQA Findings dated June 17, 2025 ("SF Planning Findings  
25 Letter") that finds the Park Improvements are covered within the scope of the FEIR and CEQA

Findings and, on balance, consistent with the General Plan and Planning Code Section 101.1. A copy of the SF Planning Findings Letter is on file with the Secretary of this Board and is incorporated herein by reference; now, therefore, be it

RESOLVED, That for purposes of the actions contemplated in this Resolution, the Authority Board adopts the CEQA Findings in the SF Planning Findings Letter and acknowledges the General Plan and Planning Code Section 101.1 consistency findings in said Letter consistent with Ordinance No. 028-24; and be it

FURTHER RESOLVED, That for the purposes of the actions contemplated in this Resolution, the Authority finds that the Park Improvements are consistent with the DDA and DA; and, be it

FURTHER RESOLVED, That the Authority Board will accept the Park Improvements, dedicate them to public use, designate them for public park and open space purposes, and accept them for maintenance and liability purposes based upon PW issuance of the PW Order that determines that such improvements have been constructed in accordance with the approved plans and specifications under the applicable permits and all applicable City codes, regulations, and standards, and such improvements are ready for their intended use; and, be it

FURTHER RESOLVED That the Authority Board's acceptance of the Park Improvements is for the Parks only, excluding any encroachments that are permitted, not permitted; and, be it

FURTHER RESOLVED, That the Authority Board will set park hours as 5:00 AM to Sunset; and, be it

FURTHER RESOLVED, That the Authority Board acknowledges and accepts TI Series 1's conditional assignment of all warranties and guaranties to the Authority related to the construction of the Park Improvements, substantially in the form on file with the Secretary of

1 this Board and are incorporated herein by reference (“Conditional Assignment of Warranties”);  
2 and, be it

3 FURTHER RESOLVED, That the Authority Board authorizes the Treasure Island  
4 Director, in consultation with the City Attorney, to take any and all actions (including amending  
5 the Conditional Assignment of Warranties) which may be necessary or advisable to effectuate  
6 the purpose and intent of this resolution, are in the best interests of the Authority, and that do  
7 not materially increase the obligations or liabilities of the Authority or materially reduce the  
8 rights of the Authority, such determination to be conclusively evidenced by the execution and  
9 delivery by the Treasure Island Director of the documents.

**CERTIFICATE OF SECRETARY**

**I hereby certify that I am the duly elected and acting Secretary of the Treasure Island Development Authority, a California nonprofit public benefit corporation, and that the above Resolution was duly adopted and approved by the Board of Directors of the Authority at a properly noticed meeting on July 9, 2025.**

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**Jeanette Howard, Secretary**