

TREASURE ISLAND AND YERBA BUENA ISLAND DEVELOPMENT PROJECT

RESIDENTIAL ENTITLEMENT EXPANSION PROPOSAL

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TREASURE ISLAND DEVELOPMENT AUTHORITY | MAJOR SITES PRINCIPAL PLANNER



TIDA BOARD OF DIRECTORS

HOUSING, INFRASTRUCTURE, TRANSPORTATION, AND SUSTAINABILITY COMMITTEE
INFORMATIONAL PRESENTATION | 05 JUNE 2026



RESIDENTIAL ENTITLEMENT EXPANSION PROPOSAL

PRESENTATION OUTLINE

- PROPOSAL OVERVIEW
- ADDITIONAL DETAILS
- ANALYSIS IN PROGRESS
- PROCESS AND SCHEDULE
- DISCUSSION



PROPOSAL OVERVIEW

PROPOSAL

TICD'S PROJECT APPLICATION PROPOSES:

- AN ADDITIONAL **1,400 TO 2,800** RESIDENTIAL UNITS.
- **MAINTAIN THE LAND USE, PARCELIZATION, AND BUILDING HEIGHTS APPROVED UNDER THE CURRENT PLAN.**
- MAINTAIN THE EXISTING 27.2% AFFORDABLE HOUSING REQUIREMENT AND THE EXISTING 5.0% INCLUSIONARY HOUSING REQUIREMENT FOR THE PROJECT.
- CONSIDER TARGETED DEVELOPMENT CONTROL AMENDMENTS TO OPTIMIZE BUILDING MASSING FOR COST EFFICIENCY.
- ADJUST PARKING RULES FOR GREATER FLEXIBILITY AND ALLOWANCE OF RESIDENTIAL GUEST PARKING.



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ADDITIONAL DETAILS

PROPOSED DEVELOPMENT CONTROL AMENDMENTS

BULK AND MASSING CONTROL CHANGES TO REDUCE CONSTRUCTION COSTS:

- INCREASE ALLOWABLE FLOORPLATE SIZE.
- CONSOLIDATE HEIGHT/BULK CATEGORIES AND REDUCE VARIATION.
- INCREASE DIMENSIONAL ALLOWANCES, I.E. MAXIMUM PLAN LENGTH AND MAXIMUM DIAGONAL DISTANCE.
- REDUCE DIMENSIONAL REQUIREMENTS FOR CHANGE IN APPARENT FACE.

CONSIDERATIONS:

- BALANCING CITY PRIORITIES FOR HOUSING PRODUCTION AND CONSTRUCTION COST PRESSURES WITH GUARDRAILS FOR HUMAN SCALE AND LIVABILITY.



PROPOSED DEVELOPMENT CONTROL AMENDMENTS

PARKING SCREENING CHANGES:

- PROHIBIT EXPOSED PARKING ALONG KEY PUBLIC FRONTAGES (CITYSIDE PARK, EASTSIDE COMMONS).
- ALLOW ARCHITECTURAL SCREENING, IN ADDITION TO LANDSCAPE SCREENING AND ACTIVE USE “WRAPPING.”
- LOOSEN DEFINITION OF EXPOSED PARKING TO PERMIT LONGER EXPANSES OF EXPOSED PARKING FRONTAGE.

CONSIDERATIONS:

- MAINTAINING ACTIVE FRONTAGE TO PROMOTE A PEDESTRIAN FRIENDLY PUBLIC REALM FACILITATING THE PROJECT VISION FOR A PEDESTRIAN-FIRST NEIGHBORHOOD.



PROPOSED DEVELOPMENT PARKING ENTITLEMENT AMENDMENTS

GUEST PARKING:

- CREATE AN ALLOWANCE FOR GUEST PARKING.

PARKING BONUS FOR LARGER UNITS:

- ALLOW AN ADDITIONAL PARKING SPACE FOR UNITS WITH 3 OR MORE BEDROOMS.

CONSIDERATIONS:

- HIGH DEMAND FOR ON-STREET PARKING.
- DIFFICULTY MARKETING LARGER [“FAMILY-FRIENDLY”] UNITS
- TRANSIT-FIRST PRIORITIES AND TDM PLAN
- TRAFFIC CONCERNS



**ANALYSIS
IN PROGRESS**

PARKING DEMAND ANALYSIS

TIMMA IS ASSESSING PROJECTED DEMAND FOR PUBLICLY-OPERATED PARKING WITH CONSIDERATION FOR EVOLVING CONDITIONS ON TREASURE ISLAND:

- POLICIES ADOPTED BY TIMMA BUT NOT YET INCORPORATED INTO THE TITIP,
- REDUCTION OF PROJECTED ON-STREET PARKING SUPPLY DUE TO UPDATED MTA CURB MANAGEMENT POLICY,
- REDUCTION OF BUILT AND PROJECTED OFF-STREET PARKING SUPPLY WITHIN 100% AFFORDABLE HOUSING PROJECTS ON AUTHORITY PARCELS,
- INCREASED NEED TO FACILITATE CAR SHARE ON PUBLIC SITES DUE TO RETICENCE OF RESIDENTIAL BUILDING OPERATORS TO PERMIT ACCESS FOR NON-RESIDENTS,
- INCREASED DEMAND FOR CITY FLEET VEHICLE SPACE (SFPD, RPD, OTHERS),
- EMERGING POTENTIAL MARKETS, I.E. FOR AUTONOMOUS ELECTRIC FLEET VEHICLE CHARGING AND STORAGE

TIMMA WILL ALSO ASSESS THE RESIDENTIAL ENTITLEMENT EXPANSION PROPOSAL IMPLICATIONS FOR PARKING DEMAND, PARKING SUPPLY AND TRANSPORTATION DEMAND MANAGEMENT.



INFRASTRUCTURE CAPACITY

TICD IS REVIEWING THE CAPACITY STUDIES PRODUCED FOR THE ORIGINAL PROJECT APPROVAL TO CONFIRM SUFFICIENCY.

- ELECTRIC POWER SUPPLY
- WATER SUPPLY
- WASTEWATER TREATMENT CAPACITY

TICD BELIEVES THAT PRIOR STUDIES DEMONSTRATED SUFFICIENT CAPACITY. THIS WILL BE REVIEWED AND VALIDATED BY PUC.

THE OVERALL CAPACITY OF THE INFRASTRUCTURE IS A CRITICAL FACTOR IN DETERMINING THE ENTITLEMENT LIMIT.

ADDITIONAL INFRASTRUCTURE IS NOT ANTICIPATED.



COMMUNITY FACILITIES NEEDS ASSESSMENT

THE PLANNING DEPARTMENT IS UPDATING THE COMMUNITY FACILITIES NEEDS ASSESSMENT.

- REVIEWING STANDARD METRICS FOR COMMUNITY FACILITIES NEEDS
- IDENTIFYING MARGINAL INCREASE IN FACILITIES DEMAND

THIS INCLUDES CONSULTATION WITH CITY AGENCIES TO UNDERSTAND ADDITIONAL FACTORS IN FACILITY SIZING.

- PUBLIC SAFETY (SFPD/SFPD)
- EDUCATION (SFUSD/SFPL)
- RECREATION (RPD)



PROCESS AND SCHEDULE

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ENVIRONMENTAL REVIEW AND INFRASTRUCTURE ASSESSMENTS ARE IN PROGRESS. OTHER AMENDMENTS WILL BE DRAFTED IN PARALLEL.

TARGET DATES (SUBJECT TO CHANGE):

- PUC BOARD REVIEW OF WATER SUPPLY ASSESSMENT, 9/8/2026
- PUBLICATION OF EIR ADDENDUM BY PLANNING DEPARTMENT, 9/23
- BOARD OF SUPERVISORS INTRODUCTION OF ORDINANCE PACKAGE, 9/29
- TIDA BOARD ACTION, APPROVAL OF DDA AND RECOMMENDATIONS TO PLANNING COMMISSION, 10/14
- PLANNING COMMISSION HEARING, 10/22
- BOARD OF SUPERVISORS LAND USE & TRANSPORTATION COMMITTEE 10/26; BUDGET AND FINANCE COMMITTEE 10/28
- BOARD OF SUPERVISORS 1ST READING, 11/3
- BOARD OF SUPERVISORS 2ND READING, 11/10



NEXT STEPS

DUE DILIGENCE ANALYSIS

ANALYSIS WILL CONTINUE THROUGH SUMMER 2026, WORKING TOWARD THE REVIEW AND APPROVAL PROCESS IN THE FALL OF THIS YEAR.

TIDA AND THE CONTROLLER'S OFFICE ARE EVALUATING POSSIBLE FISCAL IMPACTS TO THE CITY AND RELATED FINANCING PROPOSALS.

TIDA, THE CITY ATTORNEY'S OFFICE, AND OUTSIDE COUNSEL, ARE REVIEWING AND EVALUATING ANY ASSOCIATED RISKS.

STAFF WILL PROVIDE FURTHER ANALYSIS AND RECOMMENDATIONS TO THE BOARD AS AVAILABLE.



NEXT STEPS

- TIDA STAFF AND PARTNERING AGENCIES ARE TRACKING WITH CITY AND LEGISLATIVE REQUIREMENTS FOR APPROVAL.
- TIDA STAFF WILL BRIEF THE BOARD ON RESULTS OF KEY ANALYSIS TOPICS IN FUTURE HEARINGS, PRIOR TO ANY ACTION.



THANK YOU!



CONTACT

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