

## LINKING TREASURE ISLAND TO SAN FRANCISCO'S WATERFRONT: IMAGINING DIRECT ACCESS

A major assumption driving the land use plan proposed for Treasure Island and Yerba Buena Island by Treasure Island Community Developers (TICD) is that a terminal for San Francisco-bound ferries will be built next to an existing pier at the southeastern corner of Treasure Island.

Treasure Island Community Developers (TICD) is a limited liability corporation comprised of Lennar Homes, Kenwood Investments, and Interland, with exclusive negotiating rights for the redevelopment of 440 acres of the former Naval Station Treasure Island. The property consists of Treasure Island (excluding the campus of the federal Job Corps) and Yerba Buena Island (excluding the Coast Guard Station).

The plan proposed by TICD is available at [http://www.sfgov.org/site/treasureisland\\_index.asp?id=284](http://www.sfgov.org/site/treasureisland_index.asp?id=284)

On the recommendation of the Treasure Island/Yerba Buena Island Citizens Advisory Board, and as an obligation of their March 2003 exclusive negotiating agreement with the Treasure Island Development Authority (TIDA), TICD agreed to compare the site of the existing pier with a location on the west side of Treasure Island that would provide direct access to the San Francisco waterfront.

Treasure Island Development Authority (TIDA) is San Francisco's second redevelopment agency, responsible for Treasure Island and Yerba Buena Island. In addition to exercising the powers of a redevelopment agency, TIDA is also the trustee for Public Trust lands (all of Treasure Island and a small portion of Yerba Buena Island).

Members of the TIDA Board of Directors include the San Francisco Planning Director, Port Director and Redevelopment Agency Director, plus four members who serve at the pleasure of the Mayor.

However, a western terminal site has not received well-timed or objective consideration. TICD did not release its study until December 2003, after the third iteration of its plan (with the ferry terminal in the southeastern corner) had already received informal approval by the State Lands Commission staff as the basis for a needed Public Trust exchange. In addition, the study is seriously biased in favor of the southeastern location preferred by TICD.

One of the major failings of the study is that it does not compare programmatic benefits including a more sustainable land use plan that could be achieved if the terminal were situated directly across from the San Francisco waterfront.

Treasure Island is Public Trust land, which means that private uses, such as housing, are not allowed. In order to build housing on Treasure Island, the State Lands Commission will have to lift Public Trust restrictions on portions of Treasure Island and impress the Public Trust on land of equivalent value at Yerba Buena Island.

## A DIRECT ACCESS ALTERNATIVE

The sketch below explores an alternative land use arrangement that an accessible ferry terminal would potentially allow. It is not a competing proposal, but rather an effort to understand how a western location might address some of the shortcomings in TICD's current proposal.

To enable an apples-to-apples comparison, the **Direct Access Alternative** does not modify the development program of 2,800 housing units, 2 hotels and associated uses (conference center, spa), 200 square feet of commercial, 400 square feet of public facilities, and retention of historic buildings.

## DESIGN OBJECTIVES FOR A DIRECT ACCESS LAND USE CONCEPT

- ◆ Ferry terminal and route viewable from the San Francisco waterfront;
- ◆ Commercial and other public uses adjacent to western bay shore;
- ◆ Ferry terminal within 1/2 mile of most housing;
- ◆ Increased open space along north-eastern shoreline;
- ◆ Hotels and most other visitor destinations clustered near ferry terminal;
- ◆ Interior pedestrian serpentine linking Clipper Cove Marina to commercial core and wetlands.
- ◆ Identifiable commercial core, including neighborhood-serving retail, within walking distance of most housing;
- ◆ Commercial core adjacent to Job Corps.

