

**APPENDIX E**  
**Reuse Alternative Assumptions**

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## APPENDIX E REUSE ALTERNATIVE ASSUMPTIONS

### REUSE ALTERNATIVE ASSUMPTIONS

In addition to the assumptions made for each reuse alternative (Tables E-3 to E-5 at the end of this Appendix), certain analyses required further assumptions. These are described below by resource area. Only those resource areas that required further assumptions are listed. The absence of a resource area in this list means that the analysis for that resource area was possible without further assumptions or that assumptions are provided in a separate appendix, as is the case with Transportation and Socioeconomics. Figure E-1, Building Numbers, identifies the location of buildings referenced in Tables E-3 through E-5 and is presented at the end of this appendix.

Although the Draft Reuse Plan presents a possible phasing strategy for reuse development, phasing was not assumed in the analysis in this EIS. As stated in the Reuse Plan, "phasing is illustrative and is expected to vary depending on actual market conditions, funding, and policy decisions" (San Francisco 1996e). The EIS therefore assesses the socioeconomic and environmental conditions at full buildout for each of the alternatives in order to avoid inaccurate impact characterization under a phased reuse implementation.

Subsequent to completion of the federal screening process and Navy determination that the property at Treasure Island was surplus to the needs of the United States on July 6, 1995, FHWA acquired 98 acres (40 ha) on Yerba Buena Island held by Navy. FHWA conveyed this property to Caltrans for construction of the east span of the SFOBB. The deed conveying the right-of-way also granted Caltrans a temporary construction easement (TCE) over approximately 78 acres (32 ha) of dry and submerged land on the Yerba Buena Island, as well as two permanent aerial easements of approximately 0.3 acres each.

Earlier negotiations between TIDA and Navy concluded that the property transferred to FHWA/Caltrans need not be conveyed to the designated property recipient until the easements had been relinquished. Further, the prospective completion date for the new SFOBB east span was beyond the period in which the Navy could convey the property under the BRAC authority. All lands transferred to FHWA, including the TCEs, were therefore excluded from evaluation in the Draft EIS. Due to new understandings between the Navy and TIDA, the Navy has determined that the TCE and aerial easements are available for disposal. These areas, consisting of approximately 78 acres (32 ha) of dry and submerged lands, are considered in the analysis presented in the Final EIS.

The land transferred to FHWA/Caltrans was considered in the 1995 Draft Reuse Plan and was designated for residential, publicly oriented, and open space/recreation uses. While the EIS alternatives are based on the 1995 Draft Reuse Plan and input on the Draft Plan, the development plan presented in the Reuse Plan is intended to be illustrative of the implications of plan policies and guidelines and "is by no means reflective of the only way development may occur" (San Francisco 1996e). For this reason, the analysis in the EIS assumes that uses that were proposed for lands transferred to FHWA are essential to the objectives of the reuse plan and would be accommodated in some manner within the remaining reuse plan area (i.e. other

locations or on reduced acreages). Therefore, while only 20 acres (8 ha), or approximately 4 percent of the developable acreage proposed for disposal, was lost to reuse as a result of the FHWA transfer, the functional loss to reuse would be much less.

While it may be feasible to accommodate publicly oriented and residential uses within the remaining reuse area, it may not be feasible to accommodate all open space proposed for the FHWA/Caltrans area elsewhere within the reuse plan area, loss of some open space would not have a measurable effect on the analysis in the EIS. Open space mainly has a beneficial impact under reuse by providing recreational space and visual enhancement, and contributes very little to socioeconomic and environmental impacts (the socioeconomic analysis assumes that open space on Yerba Buena Island would provide only one job [see Appendix F]). Further, much of the open space area transferred to FHWA is steeply sloping and has limited potential for development. Should these areas not be necessary for construction or operation of the SFOBB they may remain as open space and provide similar benefits.

## **VISUAL RESOURCES ASSUMPTIONS**

### **Alternative 1**

Under Alternative 1, a mix of land uses would be established that emphasizes publicly oriented development, open space/recreation, and residential development. Key assumptions about proposed development components that could affect visual resources or shadow include:

*Shoreline on Treasure Island.* The dike would remain at its present height (14 feet [4 m] NGVD), with modest widening and no highly visible structural strengthening; a 100-foot (30.5-m) wide shoreline open space corridor with landscaping, paths and overlooks (as described in the urban design section of the reuse plan [p. 65]).

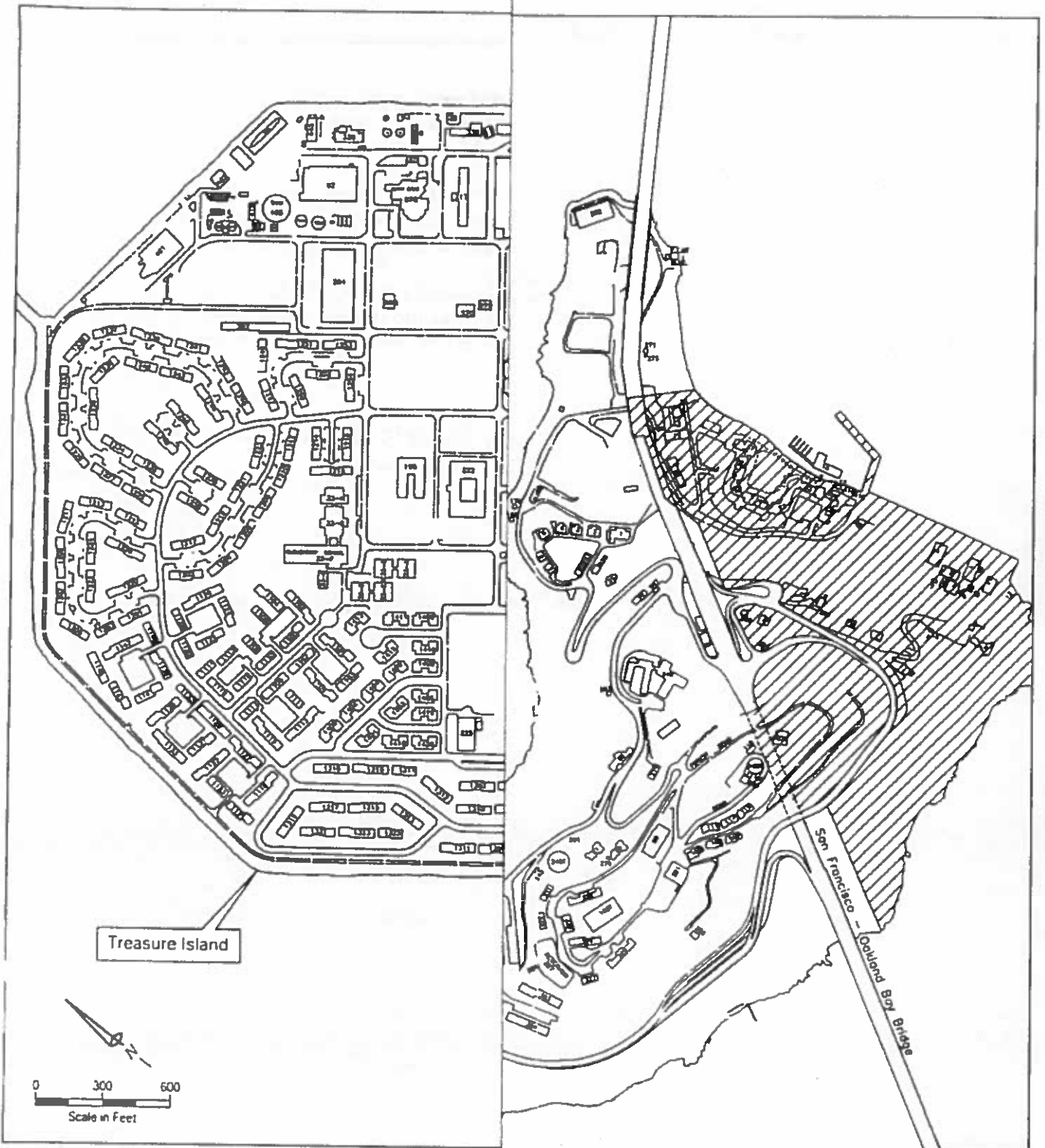
*Hotels on Treasure Island.* Two building complexes with height up to 75 feet (23 m), as shown in reuse plan Figure 3 (Illustrative Plan); San Francisco would apply some massing restrictions to the design of these buildings; the footprints of the buildings would not exceed 10 percent of the 75-foot (23-m) height-limit area.

*Themed attraction.* General appearance would be similar to Disneyland or Africa/USA, with lighting displays at night, fountains, elaborate landscaping in places, some tall structure such as a roller coaster, and at least 1 landmark structure for distant visibility in a central location (assumed to be a slender structure up to 100 feet [30.5 m] high); other buildings up to 60 feet (18 m), with building density similar to that of existing conditions.

*Offices.* 60-foot (18-m) height limit, with densities similar to the existing conditions.

*Sports complex.* No major landmark structures; building heights up to 60 feet (18 m), with the majority of the area comprising open playing fields for soccer, basketball, tennis courts, etc.

*New residential on Treasure Island.* 2,300 new units, replacing approximately 700 existing units on 80 acres (32.5 ha) (at an average density of almost 30 units per acre [0.4 ha]) and heights up to 40 feet (12 m) high (4-story multi-family dwellings). Two hundred existing residential units of the 1400 series would remain.



## ***Building Numbers***

Naval Station Treasure Island, California

Treasure Island has approximately 150 nonresidential buildings and 905 housing units. The NSTI portion of Yerba Buena Island includes 90 housing units and 10 other buildings for storage, communications, fire safety, and administration.

Source: ULI 1996; Developed by CCSF 1998

**Figure E-1**

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*Small hotel/bed and breakfast on Yerba Buena Island.* Sited on the hilltop location, with 60-foot (18-m) height limit and building density similar to that shown in the reuse plan, Figure 3 (Illustrative Plan).

*New residential on Yerba Buena Island.* 250 units, with approximately 170 new units and approximately 80 new infill units within existing residential areas higher on the hill. Buildings are assumed to be multi-family and up to 40 feet (12 m) in height (4-story).

*Open space and vegetation.* Loss of vegetation and open space would occur on both Treasure Island and Yerba Buena Island, but new development would minimize loss of large trees (including mature Eucalyptus trees on Yerba Buena Island) by rebuilding on current building footprints.

*Demolition.* Buildings unsuitable for reuse would be demolished at various locations on Treasure Island and at the hilltop (Tower Park area) on Yerba Buena Island; most residential structures elsewhere on Yerba Buena Island would remain or be rebuilt on the same general footprint.

*Roads and SFOBB access.* No change in the appearance or configuration of the roadways and bridge ramps.

*Ferry terminals at Pier 1 and Treasure Island west side.* Would include covered terminal buildings of modest scale (not landmark), similar in scale to Jack London Square on Oakland.

## Alternative 2

Key assumptions on major development components that could affect visual resources include:

*Shoreline area.* Similar to that described for Alternative 1, except that the shoreline open space would be wider (assumed 150 feet [46 m]) in most areas.

*Themed attraction.* As for Alternative 1, with 1 landmark structure for distant visibility but lower overall density and more open space/landscaping.

*Urban entertainment center.* 300,000 square feet (27,870 square m) on 6 acres (2.5 ha), located behind the museum on Clipper Cove, and up to 3 stories (40 feet [12 m]).

*Amphitheater.* 91,476 square feet (8,498 square m) on 7 acres (3 ha), assumed to be without a distinctive architectural feature, and approximately 40 feet (12 m) high.

*Sports facilities.* Similar to existing facilities.

*Hotels on Treasure Island.* Similar to Alternative 1, with a 700 room hotel (with 100,000 square-foot (9,290 square-m) conference facility) and 500 room resort hotel, assumed to be up to 75 feet (23 m) and configured as described for Alternative 1.

*Small hotel/bed and breakfast on Yerba Buena Island.* 150 units on 14 acres (6 ha)(i.e., much lower density than Alternative 1); assumes limited razing of existing housing in the area, with mainly

## ***Appendix E. Reuse Alternative Assumptions***

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conversion of use; height/mass of hotel assumed to be less than 40 feet (12 m), which is less than Alternative 1 limit of 60 feet (12 m).

*Demolition.* Several large buildings in northern half of the island would be razed, as well as housing in the hotel/bed and breakfast area on Yerba Buena Island and Buildings 2 and 3.

*New residential on Yerba Buena Island.* 200 units on 7 acres (3 ha); height/mass/lower density than Alternative 1; 2-story maximum.

*Golf course.* 147 acres (59.5 ha) on site of present housing, assumed to be regraded and landscaped.

*Wildlife area.* 18 acres (7 ha), with viewing areas.

### **Alternative 3**

Key assumptions on major development components that could affect visual resources include:

*Shoreline area.* New seawall and landscaping restricted to the southern perimeter of Treasure Island.

*Small themed attraction.* 39 acres (16 ha), with much lower intensity of development than in the other alternatives; includes 1 landmark structure for distant visibility (100 feet [30.5]); other new buildings similar in height to existing buildings.

*Small hotel/bed and breakfast Yerba Buena Island.* As described for Alternative 1.

*New residential Yerba Buena Island.* 70 new units on 9 acres (3.5 ha), at the lowest density of all alternatives; 2 to 3 stories.

*Demolition.* Most buildings remain intact (including hangars and barracks buildings); some razing of buildings, particularly in the themed attraction area.

*Ferry pier.* No new west side ferry pier.

## **WATER RESOURCES ASSUMPTIONS**

### **All Three Reuse Alternatives**

*Levee.* The height of the levee was assumed to be raised as necessary to 15 feet (4.5 m) NGVD around the entire perimeter of Treasure Island.

*Dredging.* All ferry piers and marina area 15 to 20 feet (4.5 to 6 m) below MLLW.

## **UTILITIES ASSUMPTIONS**

The assumptions for utility demand under each alternative are presented in Table E-1.



### **Alternative 1**

Under this alternative, a new reinforced utility corridor would be constructed along the perimeter of Treasure Island in conjunction with the geotechnical perimeter improvements. This corridor would contain primary infrastructure for the potable water distribution, wastewater collection, stormwater collection, electrical, natural gas, and telecommunications systems. The utility corridor also might include a recycled wastewater distribution system. Construction of the corridor would occur as a long-term phased development.

For infrastructure improvements not associated with the utility corridor, a long-term phased replacement plan coordinated with reuse and redevelopment likely would be implemented. The plan likely would coordinate upgrades and replacement with development of specific portions of the property. During the initial phases of reuse, existing infrastructure would be used to the extent possible with minor system upgrades, as necessary. Some of the required infrastructure improvements include:

- replacement of potable water pipelines composed of PVC and concrete-lined steel with ductile iron piping;
- replacement or repair of the potable water storage reservoirs;
- replacement of the wastewater collection system with a gravity-fed system composed of vitrified clay pipe; and
- construction of a new tertiary-level wastewater treatment plant.

### **Alternative 2**

The utility corridor constructed under this alternative would not extend to the shoreline perimeter adjacent to the golf course. Infrastructure improvements and repairs not associated with this corridor likely would be implemented as part of a separate long-term phased program coordinated with reuse and redevelopment.

**Table E-1**  
Assumptions for Utility Demand

Utility Type	Current Demand	Projected Per Capita Demand	Projected Population	Projected Demand	Increase in Demand	Percentage Increase
<b>Alternative 1</b>						
Potable Water - Residents (gallons per day)		130	6,895	896,350	896,350	
Potable Water - Hotel Guests (gallons per day)		130	1,450	188,500	188,500	
Potable Water - Employees (gallons per day)		42	4,920	206,640	206,640	
Potable Water - Visitors (gallons per day)		42	13,700	575,400	575,400	
Potable Water - Sports Fields (gallons per day)		6,000	47	282,000	282,000	
Potable Water - Total (gallons per day)	960,000			2,148,890	1,188,890	124
Wastewater - Total (gallons per day)				1,493,512		
Solid Waste - Commercial (tons per year/employee)		1.35	4,920	6,642		
Solid Waste - Residential (tons per year/dwelling unit)		1.02	2,840	2,897		
Total Solid Waste (tons per year)	15,240			9,539	-5,701	-37
Solid Waste - Demolition (tons)	15,240		3,059,959	110,159	94,919	623
Solid Waste - Demolition (cubic yards)	121,914		3,059,959	801,153	679,239	557
<b>Alternative 2</b>						
Potable Water - Residents (gallons per day)		130	710	92,300	92,300	
Potable Water - Hotel Guests (gallons per day)		130	1,200	156,000	156,000	
Potable Water - Employees (gallons per day)		42	2,820	118,440	118,440	
Potable Water - Visitors (gallons per day)		42	5,500	231,000	231,000	
Potable Water - Sports Fields (gallons per day)		6,000	165	990,000	990,000	
Potable Water - Total (gallons per day)	960,000			1,587,740	627,740	65
Wastewater - Total (gallons per day)				478,192		
Solid Waste - Commercial (tons per year/employee)		1.35	2,820	3,807		
Solid Waste - Residential (tons per year/dwelling unit)		1.02	250	255		

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**Table E-2**  
**Assumptions for Utility Demand**  
 (continued)

Utility Type	Current Demand	Projected Per Capita Demand	Projected Population	Projected Demand	Increase in Demand	Percentage Increase
Total Solid Waste (tons per year)	15,240			4,062	-11,178	-73
Solid Waste - Demolition (tons)	15,240		3,588,991	129,204	113,964	748
Solid Waste - Demolition (cubic yards)	121,914		3,588,991	939,663	817,749	671
<b>Alternative 3</b>						
Potable Water - Residents (gallons per day)		130	3,510	456,300	456,300	
Potable Water - Hotel Guests (gallons per day)		130	0	0	0	
Potable Water - Employees (gallons per day)		42	2,195	92,190	92,190	
Potable Water - Visitors (gallons per day)		42	2,740	115,080	115,080	
Potable Water - Sports Fields (gallons per day)		6,000	40	240,000	240,000	
Potable Water - Total (gallons per day)	960,000			903,570	-56,430	-6
Wastewater - Total (gallons per day)				530,856		
Solid Waste - Commercial (tons per year/employee)		1.35	2,195	2,963		
Solid Waste - Residential (tons per year/dwelling unit)		1.02	1,065	1,086		
Total Solid Waste (tons per year)	15,240			4,050	-11,190	-73
Solid Waste - Demolition (tons)	15,240		1,359,874	48,955	33,715	221
Solid Waste - Demolition (cubic yards)	121,914		1,359,874	356,040	234,126	192

**Alternative 3**

The new utility corridor would only be built on the southern Treasure Island perimeter. Infrastructure improvements and repairs not associated with this corridor likely would occur as needed to support the program of reuse and redevelopment.

**HAZARDOUS MATERIALS AND WASTE ASSUMPTIONS**

**All Three Reuse Alternatives**

The reuse alternatives call for a mix of land uses, most of which could involve the use and storage of hazardous materials. The alternatives include developed recreational and entertainment, institutional, and commercial land uses that, depending on the specific type of operation, could generate hazardous wastes. Hazardous materials likely to be used upon implementation of a reuse alternative based on land use categories are identified in Table E-2.

**Table E-2  
Hazardous Materials Use by Land Use Category**

<i>Land Use</i>	<i>Operation Process</i>	<i>Hazardous Materials</i>
Entertainment and publicly-oriented uses	Activities associated with themed attraction, hotel, and entertainment, including building and facilities maintenance and boat/ferry service and operations	Petroleum products, solvents, heavy metals, corrosives, catalysts, aerosols, fuels, heating oils, flammables, pesticides
Recreation/open space	Maintenance of existing recreation facilities and development of new facilities, including golf course, bike path, sports complex, swimming pools, and other recreation facilities	Pesticides, fertilizers, chlorine, heating oils, paints, thinners, cleaners, solvents, aerosols
Institutional	Public education, higher education, research labs, training facilities, vocational schools	Laboratory chemicals, corrosives, flammables, solvents, heating oils, solvents, lubricants, cleaners, pesticides, paints, thinners
Commercial	Activities associated with offices, film production, retail, service industries, restaurants	Fuels, heating oils, pesticides, dry cleaning chemicals, solvents, corrosives, flammables
Residential	Use and maintenance of single-family and multi-family units, landscaping	Pesticides, fertilizers, fuels, oils, chlorine, and household chemicals

Source: Developed by San Francisco 1997.

Table E-3  
Alternative 1 Assumptions

Treasure Island Land Use	Acres	FAR <sup>1</sup>	Buildout (sf)	Other	Existing Buildings To Be Reused
<b>Publicly Oriented</b>					
Themed Attraction	59	n/a		13,700 average daily visitors	
Hotel/Conference/Lodging	18	n/a		300 room hotel (unknown buildout sf) and 1,000 room hotel (unknown buildout sf)	
Retail/Specialty/Restaurant	8	n/a	225,000	includes three "landmark" restaurants	1, 227, 271
Entertainment center	0		0		
Amphitheater	0		0		
Movie Theater	0		0		
Wedding Chapel	0		0		
Museum	3	n/a	15,000	museum (see also retail/specialty/restaurant and mixed use/office)	1
Mixed Use/Office	11	n/a	100,000		1, 450, 140
Film Production	31	n/a	501,000	401,000 sf existing; expand by 100,000 sf	2, 3, 180, 111
Marina (land)	2	n/a	20,000	20,000 sf yacht club	
Marina (water)				12 water acres; 103 existing slips; 200 new slips and 100 new buoys	
Other publicly oriented uses	14	0.30	182,952	new development	
<b>Total Publicly Oriented</b>	<b>146</b>				
<b>Residential</b>					
Existing Residential	22	n/a		200 units	1400 series
New Residential	80	n/a		2,300 units	
Neighborhood Retail	1	n/a	24,000		
<b>Total Residential</b>	<b>103</b>				

**Table E-3**  
**Alternative 1 Assumptions**  
 (continued)

<i>Treasure Island Land Use</i>	<i>Acres</i>	<i>FAR<sup>1</sup></i>	<i>Buildout (sf)</i>	<i>Other</i>	<i>Existing Buildings To Be Reused</i>
<b>Institutional and Community</b>					
Elementary school	9	n/a		existing facility	existing buildings
Child development center	4	n/a	10,123	existing facility	502
Fire training school	5	n/a	69,887	existing facilities	600-617
Warehouse/Storage	0		0		
WWTP	10	0.20	87,120	new facility	
Brig	5	n/a	26,310	existing facilities	670, 671
Fire station	4	0.20	34,848	new facility	
Police station	3	0.20	26,136	new facility	
Other institutional facilities	0		0		
<b>Total Institutional and Community</b>	<b>40</b>				
<b>Open Space/Recreation</b>					
Golf course	0		0		
Sports fields/complex	47	0.20	409,464	new and existing facilities (square feet calculated from FAR, not sf of existing buildings)	402, 497, 229
Shoreline promenade/open space	30	n/a			
Ferry Terminals/Piers	0		0	new ferry dock and breakwater on west side of NSTI; Pier 1 would provide ferry docking	Pier 1
Wildlife Habitat	0		0		
<b>Total Open Space/Recreation</b>	<b>77</b>				
<b>Total Treasure Island Disposal Acreage</b>	<b>366</b>			<b>402 acres minus federal-to-federal transfer acres</b>	
<b>Total Treasure Island Building Square Footage</b>			<b>1,731,840</b>		

**Table E-3**  
**Alternative 1 Assumptions**  
 (continued)

<i>Yerba Buena Island Land Use</i>	<i>Acres</i>	<i>FAR<sup>1</sup></i>	<i>Buildout (sf)</i>	<i>Other</i>	<i>Existing Buildings To Be Reused</i>
<b>Publicly Oriented</b>					
Hotel/Bed and Breakfast	3	n/a		150 room hotel (hilltop)	
Conference/Reception	4	n/a	90,241	Quarters 1-7 (30,241 sf) and new 60,000 sf conference facility	Quarters 1-7
Restaurant	2	n/a		restaurant is part of new 60,000 sf conference facility	
<b>Total Publicly Oriented Uses</b>	<b>9</b>				
<b>Residential</b>					
Existing Housing	28	n/a		approximately 90 units	100, 200, 300 series, excluding 326, 324, 320 and 162T (tank)
New Housing	5	n/a		approximately 250 units	
Mixed Use	1	n/a	12,000	approximately 10 live-work units	
<b>Total Residential</b>	<b>34</b>				
<b>Institutional and Community</b>	<b>0</b>				
<b>Open Space/Recreation</b>	<b>41</b>	<b>n/a</b>			
<b>Total Yerba Buena Island Disposal Acreage</b>	<b>84</b>			<b>115 acres minus federal-to-federal transfers</b>	
<b>Total Yerba Buena Island Building Square Footage</b>			<b>102,241</b>		

<sup>1</sup> A Floor Area Ratio (FAR) of 0.20 was used for community facilities; 0.25 was used for neighborhood commercial facilities; 0.30 was used for visitor serving facilities.



Table E-4  
Alternative 2 Assumptions

Treasure Island Land Use	Acres	Far <sup>1</sup>	Buildout (sf)	Other	Existing Buildings To Be Reused
<b>Publicly Oriented</b>					
Themed Attraction	74	n/a		5,480 average daily visitors	2, 3*
Hotel/Conference/Lodging	26	n/a		700 room hotel (unknown buildout sf) with 100,000 sf conference; 500 room tourist hotel (unknown buildout sf)	
Retail/Specialty/Restaurant	0		0		
Entertainment center	6	n/a	300,000		
Amphitheater	7	0.30	91,476	5,000 seats	
Movie Theater	0		0		
Wedding Chapel	1		9,884	existing facility	187
Museum	4		149,799	existing facility	1
Mixed Use/Office	0		0		
Film Production	0		0		
Marina (land)	0		0		
Marina (water)				65 water acres; between 500 and 675 slips and buoys	
Other publicly oriented uses	14	0.30	182,952	new development	
<b>Total Publicly Oriented</b>	<b>132</b>				
<b>Residential</b>					
Existing Residential	0		0		
New Residential	0		0		
Neighborhood Retail	0		0		
<b>Total Residential</b>	<b>0</b>				

Table E-4. Alternative 2 Assumptions  
(continued)

Treasure Island Land Use	Acres	Far <sup>1</sup>	Buildout (sf)	Other	Existing Buildings To Be Reused
<b>Institutional and Community</b>					
Elementary school	0		0		
Child development center	0		0		
Fire training school	5	n/a	69,887	existing facilities	600-617
Warehouse/Storage	0		0		
WWTP	5	0.20	43,560	new facility	
Brig	4	n/a	26,310	existing facilities	670, 671
Fire station	2	0.20	17,424	new facility	
Police station	2	0.20	17,424	new facility	
Other institutional facilities	0		0		
<b>Total Institutional and Community</b>	<b>18</b>				
<b>Open Space/Recreation</b>					
Golf course	147	n/a	20,000	20,000 sf clubhouse	
Sports fields/complex	18	n/a	36,325	square feet includes only existing facilities	402, 497
Shoreline promenade/open space	33	n/a			
Ferry Terminals/Piers	0		0	new ferry dock and breakwater on west side of NSTI; Pier 1 would provide ferry docking	Pier 1
Wildlife Habitat	18	n/a			
<b>Total Open Space/Recreation</b>	<b>216</b>				
<b>Total Treasure Island Disposal Acreage</b>	<b>366</b>			<b>403 acres minus federal-to-federal transfer acres</b>	
<b>Total Treasure Island Building Square Footage</b>			<b>965,041</b>		

Table E-4. Alternative 2 Assumptions  
(continued)

Yerba Buena Island Land Use	Acres	Far <sup>1</sup>	Buildout (sf)	Other	Existing Buildings To Be Reused
<b>Publicly Oriented</b>					
Hotel/Bed and Breakfast	14	n/a		150 room hotel/bed and breakfast	
Conference/Reception	5	n/a	30,241	Quarters 1-7	Quarters 1-7
Restaurant	1	n/a	12,000	Torpedo Depot	262
<b>Total Publicly Oriented Uses</b>	<b>20</b>				
<b>Residential</b>					
Existing Housing	16	n/a		approximately 50 units	100, 200, 300 series, excluding buildings within the hotel/bed and breakfast area
New Housing	5	n/a		approximately 200 units	
Mixed Use	0		0		
<b>Total Residential</b>	<b>21</b>				
Institutional and Community	0				
Open Space/Recreation	43				
<b>Total Yerba Buena Island Disposal Acreage</b>	<b>84</b>			<b>115 acres minus federal-to-federal transfers</b>	
<b>Total Yerba Buena Island Building Square Footage</b>			<b>42,241</b>		

<sup>1</sup> A Floor Area Ratio (FAR) of 0.20 was used for community facilities; 0.25 was used for neighborhood commercial facilities; 0.30 was used for visitor serving facilities.

\*Buildings 2 & 3 may be demolished.

**Table E-5  
Alternative 3 Assumptions**

<i>Treasure Island Land Use</i>	<i>Acres</i>	<i>Far<sup>1</sup></i>	<i>Buildout (sf)</i>	<i>Other</i>	<i>Existing Buildings To Be Reused</i>
<b>Publicly Oriented/Visitor Attraction</b>					
Themed Attraction	39	n/a		2,740 average daily visitors	
Hotel/Conference/Lodging	6	n/a	80,000	80,000 sf conference	140
Retail/Specialty/Restaurant	1	n/a	13,200	Fogwatch restaurant	227
Entertainment center	0		0		
Amphitheater	0		0		
Movie Theater	0		0		
Wedding Chapel	2	n/a	9,884	existing facility	187
Museum	4	n/a	15,000	portion of existing facility (see also mixed use/office)	1
Mixed Use/Office	6	n/a	214,605	existing facilities (square feet calculated by using existing building 1 sf minus 15,000 sf, plus the square feet for building 265 and 450)	1, 265, 450
Film Production	33	n/a	501,000	existing facilities	2, 3, 180, 111
Marina (land)	2	n/a	20,000	20,000 sf yacht club	
Marina (water)				6 water acres; 103 existing slips	
Other publicly oriented uses	20	n/a	256,080	existing facility (7,788) plus possible new development (19 acres x 0.30 FAR x 43,560 = 248,292 sf)	271
<b>Total Publicly Oriented</b>	<b>113</b>				
<b>Residential</b>					
Existing Residential	110	n/a	360,370	905 units and 75 beds in barracks (360,370 sf)	1100, 1200, 1300, 1400 series; Barracks 452 and 453
New Residential	0		0		
Neighborhood Retail	0		0		

Table E-5. Alternative 3 Assumptions  
(continued)

Treasure Island Land Use	Acres	Far <sup>1</sup>	Buildout (sf)	Other	Existing Buildings To Be Reused
<b>Total Residential</b>	<b>110</b>				
<b>Institutional and Community</b>					
Elementary school	9	n/a		existing facility	existing buildings
Child development center	4	n/a	10,123	existing facility	502
Fire training school	5	n/a	69,887	existing facility	600-617
Warehouse/Storage	4	0.20	34,848	new facility	
WWTP	3	n/a		existing facility	415, 416, 417, 421, 465, 466, 467, 468
Brig	5	n/a	36,543	existing facilities	670, 671, 217
Fire station	2	n/a	10,215	existing facility	157
Police station	3	n/a	2,836	new facility in existing buildings	462, 463
Other institutional facilities	8	n/a	129,147	existing facilities	233, 7, 461
<b>Total Institutional and Community</b>	<b>43</b>				
<b>Open Space/Recreation</b>					
Golf course	0		0		
Sports fields/complex	40	n/a	150,557	existing facilities (150,557 sf) and possible new facilities (unknown sf)	402, 497, 201, 202
Shoreline promenade/open space	60	n/a			
Ferry Terminals/Piers	0		0	Piers 1 and 12 would provide ferry docking	Piers 1 and 12
Wildlife Habitat	0		0		
<b>Total Open Space/Recreation</b>	<b>100</b>				
<b>Total Treasure Island Disposal Acreage</b>	<b>366</b>			403 acres minus federal-to-federal transfer acres	
<b>Total Treasure Island Building Square Footage</b>			<b>1,914,285</b>		

**Table E-5  
Alternative 3 Assumptions (continued)**

<i>Yerba Buena Island Land Use</i>	<i>Acres</i>	<i>FAR<sup>1</sup></i>	<i>Buildout (sf)</i>	<i>Other</i>	<i>Existing Buildings To Be Reused</i>
<b>Publicly Oriented</b>					
Hotel/Bed and Breakfast	3	n/a		150 room hotel (hilltop)	
Conference/Reception	5	n/a	30,241	existing buildings	Quarters 1-7
Restaurant	1	n/a	12,150	Torpedo Depot	262
<b>Total Publicly Oriented Uses</b>	<b>9</b>				
<b>Residential</b>					
Existing Housing	28	n/a		approximately 90 units	100, 200, 300 series, excluding 326, 324, 320, 162T (tank)
New Housing	5	n/a		approximately 70 units	
Mixed Use	0		0		
<b>Total Residential</b>	<b>33</b>				
<b>Institutional and Community</b>	<b>0</b>				
<b>Open Space/Recreation</b>	<b>42</b>				
<b>Total Yerba Buena Island Disposal Acreage</b>	<b>84</b>			<b>115 acres minus federal-to-federal transfers</b>	
<b>Total Yerba Buena Island Building Square Footage</b>			<b>42,391</b>		

<sup>1</sup> A Floor Area Ratio (FAR) of 0.20 was used for community facilities; 0.25 was used for neighborhood commercial facilities; 0.30 was used for visitor serving facilities.

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