MEETING NOTES

Balboa Reservoir - Monthly Infrastructure Meeting

September 5, 2018

Attendees:

Brian Scott, BKF
Molly Petrick, SFPUC
Derek Adams, SFPUC
Captain Mike Patt, SFFD
Rick Williams, Van Meter Williams Pollack
Seung Yen Hung, Planning Department
Peter Waller, Pyatok Architects
Joe Kirchoffer, AvalonBay Communities
Kearstin Dischinger, BRIDGE Housing
Kusha Modi, Van Meter Williams Pollack
Emily Lesk, OEWD
Karen Murray, Van Meter Williams Pollack (by phone)

1. **Introductions**

2. **Current Site Plan & Street Geometry**

- Slides presented by Rick Williams & Brian Scott.
    - Plans showing desired R.O.W. configuration and building heights of 3 to 7 stories.
    - Central open space location and size is known, but exact shape is TBD.
    - All streets anticipated to be public, except for "paseos" (non-vehicular) and stubs coming off of the main loop road (because they'll be raised).
    - Northern edge of the site is a landscaped buffer, not anticipated to have public access. There may access to Riordan High School (where or near where access currently exists), but it would be private and requires further conversation with Riordan.
- Comments:
    - Captain Patt: According to state fire marshall, roof decks above 75 feet are considered an additional floor, making the building a "high rise" for fire code requirements.
    - Derek Adams: Be cognizant of overland release and emergency vehicle access for the private paseos and stubbs.
    - Captain Patt: Paseos and/or stubbs may impact required fire hydrant layout and distances.

3. **Site Grading & Street Slopes**

- Slides presented by Brian Scott.
    - Grading plan is to remove western berm and use that soil to fill in the basin so that it conforms to existing grades at property lines.

    - Grading of the Lee Ave. extension (across the SFPUC retained property and out to Ocean Ave.) is challenging. It will cross SFPUC pipelines and needs to slope up about 9' between Ocean Ave. and the southwestern corner of the CCSF parking lot.
    - Project will tie into the existing sewer stub at the southwestern corner of the Balboa Reservoir, which will require new sewer pipes to pass under a private street stub and SFPUC retained property.
- Comments:
    - Molly: Overland release over a sidewalk may create an ADA issue.
    - Captain Patt: Confirmed that road grades (under 5.6% at steepest section) are acceptable.
    - Derek: Confirmed that road grade are under the "pain threshold."
- Information from Brian Scott/development team:
    - The Lee Ave. connection has a 4.5% slope, with no grade changes on top of the water lines and 3' of additional cover (above the existing grade) on top of the water lines.
    - Need to pothole to confirm exact water line locations.
- Comments:
    - Molly: Unlikely that the future cross-town pipeline will need to go through the portion of Lee Street between South St. and Ocean Ave. But Molly and Derek will check with CDD to confirm.
- Information from Brian/development team:
    - AWSS and low pressure water system will go through the Lee Ave. extension out to Ocean Ave.
    - There's an existing sewer line in that location; BKF is studying its capacity to see if it can serve the new development at the Reservoir.

4. Fire Truck Turning Radii

- Slides presented by Brian
    - Some streets are dimensioned with 24'-clear travel lanes and 8' wide parking lanes. But the first foot of the parking lanes will be a buffer that fire engines can pull into, so it's functionally like 26'-clear travel lanes with 7' parking lanes.
- Comments:
    - Captain Patt: Confirmed that this dimension (24'-clear + 8' parking lanes that have a 1' buffer) is acceptable.
    - Captain Patt: At certain West and North St. turn(s), fire rigs are going into opposing travel lanes; SFFD will take a closer look and then provide feedback.

5. Additional Street Design Discussion & Feedback

- Comments:
    - Rick: SFMTA and Planning asked developer to study protected bike lanes on Lee Avenue. Requires 7' bike lane + 4' protection strip, which is doable if you only have parking on one side of the street. However, it won't fit in the segment of Lee Ave. between the site and Ocean Ave.
    - Captain Patt: It is problematic if bike lanes/parking/sidewalks prevent fire trucks from getting within 30' of buildings.

- Captain Patt: SFFD would like to know building types and heights, as well as tree locations. On streets with buildings above 40', SFFD would like clear delineation of street tree maintenance responsibilities.
- Rick: Designers are currently working out lobby locations. They will have loading zones the length of 2-3 parking spaces.

6. Next Steps

- Development team will schedule a sit-down with SFFD for more detailed review.
- Dev. team will prepare utility sections to review and discuss at next meeting.
- Molly will pull appropriate SFPUC staff into the next meeting (for review of subsurface infrastructure)
- Emily will invite Task Force to upcoming SFMTA monthly meeting (to get their feedback on street design).