

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Purpose	1
1.2 Land Use Program	1
1.3 Infrastructure Plan Overview	2
1.4 Developers Obligation	2
1.5 Property Acquisition, Dedication, and Easements	2
1.6 Project Datum	3
1.7 Conformance with EIR/EIS & Entitlements	3
1.8 Applicability of Uniform Codes and Infrastructure Standards	3
1.9 Master Utility Plans	3
1.10 Project Phasing	3
1.11 Phases of Infrastructure Construction	4
1.12 Operation and Maintenance	5
1.13 Companion Documents	5
2. SUSTAINABILITY	6
2.1 Sustainable Infrastructure	6
3. SITE DEMOLITION	8
3.1 Scope of Demolition	8
3.2 Phases of Demolition	8
4. GEOTECHNICAL CONDITIONS	9
4.1 Existing Site Geotechnical Conditions	9
4.2 Existing Site Geotechnical Constraints	9
4.3 Site Grading	10
4.4 Foundations	10
4.5 Stormwater Infiltration	10
4.6 Geotechnical Approaches	10
4.6.1 Site Grading Approach	10
4.6.2 Foundation Approach	10
4.6.3 Stormwater infiltration Approach	10
4.7 Schedule for Additional Geotechnical Studies	11

5. SITE GRADING	12
5.1 Project Datum	12
5.2 Existing Site Conditions	12
5.3 Site Geotechnical Constraints and Approaches	12
5.4 Project Grading Overview	13
5.5 Proposed Grading Designs	13
5.5.1 Building Areas	13
5.5.2 Proposed Roadways	13
5.5.3 Overland Release	14
5.6 Proposed Site Earthwork	14
5.7 Cut/Fill Quantities	14
5.8 Phases of Grading Activities and Approvals	14
6. STREET, MOBILITY AND CIRCULATION DESIGNS	15
6.1 Design Controls: Plan Overview	15
6.2 Public Street System	15
6.2.1 Public Street Layout and Parcelization	16
6.2.2 Roadway Dimensions	16
6.3 Public Street Modes of Travel and Access	17
6.3.1 Pedestrian Circulation and Accessibility	17
6.3.2 Vehicular Circulation and Intersections	17
6.3.3 Bicycle Circulation	17
6.3.4 Loading, Servicing, and Parking	17
6.3.5 Fire Department Access	18
6.4 Public Street Network and Hierarchy	18
6.4.1 Street Zones and Designs	19
6.5 Components of Public Streets	19
6.5.1 Curb Heights	19
6.5.2 Paving	19
6.5.3 Street Trees	20
6.5.4 Sustainable Water Strategies	20
6.5.5 Lighting	20
6.5.6 Accessible Loading	21
6.5.7 Driveway and Streetscape Coordination	21

6.6	Private Streets	21
6.7	Traffic Calming	21
6.7.1	Raised Mid-Block Crosswalks	21
6.7.2	Street Chicane.....	22
6.7.3	Intersection Bulb-Outs.....	22
6.8	Off-Site Traffic Signalization	23
6.8.1	Frida Kahlo Way and North Street.....	23
6.9	On-Site Traffic Controls.....	23
6.10	Public Transportation System.....	23
6.11	SFMTA Infrastructure	23
6.12	Acceptance and Maintenance of Street Improvements	24
6.13	Phasing of New Roadway Construction	24
7.	OPEN SPACE AND PARKS	25
7.1	Open Space	25
7.1.1	Reservoir Park	25
7.1.2	PUC Open Space.....	25
7.1.3	Brighton Paseo.....	25
7.1.4	Gateway Landscape.....	25
7.1.5	San Ramon Paseo.....	25
7.1.6	West Street North Paseo	25
7.1.7	West Street South Paseo	25
7.2	Proposed Open Space and Parks to be built by Developer	25
7.3	Phasing, Ownership, Operation, and Maintenance	26
8.	UTILITY LAYOUT AND SEPARATION	27
8.1	Utility Systems	27
8.2	Utility Layout and Separation Criteria	27
8.3	Conceptual Utility Layout	27
8.4	Utility Layout and Clearance Design Modifications and Exceptions	27
8.4.1	Design Modification or Exception #1.....	28
9.	LOW PRESSURE WATER SYSTEM.....	29
9.1	Existing Low Pressure Water System.....	29
9.2	Proposed Low Pressure Water System	29
9.2.1	Project Water Supply	29

9.2.2	Project Water Demands.....	29
9.2.3	Project Water Distribution System	30
9.2.4	Low Pressure Water Design Criteria	30
9.2.5	Proposed Fire Hydrant Locations.....	30
10.	NON-POTABLE WATER SYSTEM	32
10.1	Existing Recycled Water System	32
10.2	Proposed Non-Potable Water System	32
10.2.1	Project Demands.....	32
10.3	Rainwater Harvesting	32
11.	AUXILIARY WATER SUPPLY SYSTEM (AWSS).....	33
11.1	Existing AWSS Infrastructure	33
11.2	AWSS Regulations and Requirements.....	33
11.3	Conceptual AWSS Infrastructure.....	33
11.3.1	Proposed AWSS Infrastructure.....	33
12.	COMBINED SEWER SYSTEM.....	35
12.1	Existing Combined Sewer	35
12.1.1	Existing Conditions on Ocean Avenue and Frida Kahlo Way	35
12.1.2	Existing Drainage Area.....	35
12.1.3	Existing Sewer Demands	35
12.1.4	Existing Combined Sewer System.....	35
12.2	Proposed Combined Sewer System	35
12.2.1	Proposed Combined Sewer Demands	35
12.2.2	Proposed Combined Sewer Capacity and Design Criteria	36
12.2.3	Proposed Combined Sewer System	36
12.2.4	Pipe Material	36
12.2.5	Freeboard and Cover.....	36
12.2.6	Combined Sewer Construction and Phasing	36
13.	STORMWATER MANAGEMENT SYSTEM.....	37
13.1	Existing Stormwater Management System	37
13.2	Proposed Stormwater Management System	37
13.2.1	San Francisco Stormwater Management Requirements and Design Guidelines...	37
13.2.2	Proposed Site Conditions and Baseline Assumptions	37

13.2.3 Stormwater Management Design Concepts	38
13.3 Stormwater Control Plan	38
13.4 Phases for Stormwater Management System Construction	39
14. DRY UTILITY SYSTEMS	41
14.1 Existing Dry Utility Systems	41
14.1.1 Electric	41
14.1.2 Natural Gas	41
14.1.3 Communications	41
14.2 Project Power Providers and Requirements	41
14.3 Proposed Joint Trench	42
14.4 Street Lights	42
14.5 Public Utility Easements	43
14.6 Phases for Dry Utility Systems Construction	43

DRAFT