

MEMORANDUM

Date: January 11, 2019

BKF Job Number: 20160367

To: Leigh Lutenski, City of San Francisco

Cc: Joe Kirchofer, Avalon Bay
Kearstin Dischinger, Bridge Housing

From: Brian Scott

Subject: Balboa Reservoir Infrastructure Plan

Attached for the City's review and comment is a Draft Infrastructure Plan (IP) for the Balboa Reservoir Project. The IP is the result of several collaborative meetings with City staff to discuss the project and the design of the infrastructure and to receive initial feedback from the City.

We have outlined several outstanding design issues below. These issues will be further developed in 2019 as we receive input from agencies, and further refine the design approach.

1. Non-Potable Water Ordinance

The project includes approximately 100 townhome units and four below market-rate buildings. During our meetings with SFPUC, there was discussion about the applicability of the ordinance to townhomes and below market-rate buildings. The SFPUC is reviewing this issue and will provide input to the design team.

2. SFPUC Property (Block 3180, Lot 192)

This SFPUC owned property is located just east of the Ingleside Library and provides a connection from the project site to Ocean Avenue. There are existing water and combined sewer facilities within this property that will remain. The existing combined sewer line will be used to serve the project. This property is also being studied as a possible route for a second AWSS point of connection for the project, and an overland release path from the site to Ocean Avenue.

We understand there was an agreement between the SFPUC and the library to allow the use of this property as a courtyard area for the library. We need to understand if this property can be used for the proposed uses described above.

3. Existing CCSF Utilities

There are currently private CCSF owned sanitary sewer, storm drain, fire water and geothermal wells located within the future Lee Avenue right-of-way. These utilities will need to be relocated outside of the right-of-way prior to the construction of the new infrastructure for the project.

4. SFPUC Power

The SFPUC is considering whether it will provide power to the project. If the SFPUC decides not to provide power, the project will be served by PG&E. The source of the power impacts the design of the utility infrastructure and location of electrical equipment.

5. Lee Avenue Cross Section

Previous meetings with the City to discuss the design of Lee Avenue resulted in three possible cross sections within the proposed 72-foot right-of-way. The three options are presented in the Design Standards and Guidelines. These cross sections are being reviewed by SFMTA, Planning Department and SFPW for their final recommendation. The design team will work with the departments to discuss these options and help resolve possible design issues.