

Date January 11, 2019
To: Leigh Lutenski, OEWD
From: Karen Murray/Peter Waller, Balboa Reservoir Design Team
RE: **Balboa Reservoir Unresolved Issues**
CC: Joe Kirchofer, Avalon Bay
Kearstin Dischinger, Bridge Housing

Enclosed is the DRAFT DSG Document for the City's review and comment. The DSG is the result of several collaborative meetings with City staff to discuss the project and the design and to receive initial feedback from the City. The attached matrix indicates requested cross review by infrastructure departments.

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.

Chapter 5 Streets and Circulation: These issues will require coordination with Planning, MTA, SFFD and DPW.

- Lee Avenue Configuration. Refer to separate memo regarding options for configuration of bike lanes at Lee Avenue.
- Alternative to the current West Street chicane configuration for mountable roundabouts at the North and South Street intersections. See Fig 5.15. in the DSG
- TDM measures are referenced in Chapter 5 but have been included in Chapter 8, Sustainability. These represent draft concepts, a final TDM plan will be provided.
- The Street arrangement allows the existing exit drive from Riordan High School to be connected to the north end of the proposed Lee Avenue alignment. The details of this connection and potential modifications required on the Riordan High School property has not been addressed .
- The DSG does not address specific off-site improvements related to transportation. We anticipate those improvements will be developed in response to the DRAFT EIR findings and recommended mitigations.
- Street Materials Palette- We received and incorporated the new DPW Street materials palette into the document and will continue to work to develop a coordinated approach to the paving and building materials in the coming months.

Chapter 6 Open Space

- The SFPUC open space program has been further developed and now includes a dog park where it can readily serve the larger neighborhood and where it will be most compatible with other active uses. We will need to coordinate this and the other uses on the PUC retained property with SFPUC, Planning and RPD.
- New pedestrian connections to Ocean Avenue at the Library and to Unity Plaza have been proposed over PUC property outside of the current project boundary. These will also need to be discussed and coordinated with SFPUC.
- If PUC power is provided, the large switchgear and enclosure will need to be located on the site. We will need to coordinate the location with SFPUC.
- The project is proposing to offset a portion of ROW stormwater treatment by oversizing stormwater treatment in the open space. This, as well as the overall Stormwater Control Plan will need to be approved by SFPUC and DPW.

Requested Variances

The project has submitted and received approval of a FD Access equivalency to allow Fire Department Stand Pipe Outlets and low pressure hydrants within 150 feet of all portions of exterior walls in lieu of fire access roads.

Unique Ownership and Maintenance structures

The following items will require further discussion for Maintenance and Operations obligations:

- Open Space on PUC Retained Property, Library Plaza and Pedestrian Path to Unity Plaza
- Median, bike lane and sidewalks at Lee Avenue protected bike lanes
- Bioswales in public ROWs