File No. 120016 Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development **Date** May 14, 2012

Board of Supervisors Meeting **Date** _____

Cmte	Board	
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☒	☐	**Resolution**
☐	☐	**Ordinance**
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☐	☐	**Public Correspondence**

OTHER **(Use back side if additional space is needed)**

☒	☐	Encroachment Plans
☒	☐	General Plan Referral and Environmental Determination, dtd 9/6/11
☒	☐	Encroachment Agreement
☒	☐	Hearing Notice
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Completed by: Alisa Miller **Date** May 11, 2012
Completed by: _____ **Date** _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[Street Encroachment - Outdoor Child Play Area - Redwood Street]

Resolution: 1) granting revocable permission to the Public Utilities Commission to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street to construct and maintain an outdoor play area accessible to a child care facility within the new building at 525 Golden Gate Avenue (Assessor's Block No. 0766, Lot No. 001); and 2) making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

WHEREAS, Pursuant to Public Works Code Section 786, Department of Public Works Project Management, on behalf of the Public Utilities Commission (PUC) requested permission to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street, with an outdoor play area accessible to a child care facility, as required by State Title 22 Regulations which mandates that a licensed child care facility provide a minimum of 75 square feet of outdoor space per child, within the new building at 525 Golden Gate Avenue. The encroachment is shown on plans filed with the Department of Public Works. Copies of such plans are on file in the office of the Clerk of the Board of Supervisors in File No. 120016 and are incorporated herein by reference; and

WHEREAS, The Transportation Advisory Staff Committee (TASC), at its meeting of December 1, 2011, recommended the proposed encroachment for approval; and

WHEREAS, The Planning Department by letter dated September 6, 2011, found the proposal, on balance, to be in conformity with the General Plan. This letter also includes a determination pursuant to the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.). A copy of said letter is on file with the Clerk of the

Board of Supervisors in File No. 120016, and is incorporated herein by reference; and

WHEREAS, After a duly noticed public hearing on January 4, 2012, the Department of Public Works recommended approval of the proposed encroachment; and

WHEREAS, The permit and associated encroachment agreement shall not become effective until the Permittee executes and acknowledges the permit and delivers said permit to the Department of Public Works. A copy of the permit and agreement are on file with the Clerk of the Board of Supervisors in File No. _____, and are incorporated herein by reference; and

WHEREAS, The Permittee, at the Permittee's sole expense and as is necessary as a result of this permit, shall make the following arrangements: (a) To provide for the support and protection of facilities belonging to the Department of Public Works, San Francisco Water Department, the San Francisco Fire Department and other City Departments, and public utility companies; and (b) To remove or relocate such facilities and provide access to such facilities for the purpose of constructing, reconstructing, maintaining, operating, or repairing such facilities; and

WHEREAS, The Permittee shall procure the necessary permits from the Central Permit Bureau, Department of Building Inspection and/or Bureau of Street-Use and Mapping, Department of Public Works, and pay the necessary permit fees and inspection fees before starting work; and

WHEREAS, No structures shall be erected or constructed within said street right-of-way except as specifically permitted herein; and

WHEREAS, The Permittee shall assume all costs for the maintenance and repair of the encroachments and no cost or obligation of any kind shall accrue to the Department of Public Works by reason of this permission granted; now, therefore, be it

RESOLVED, That pursuant to Public Works Code Section 786, the Board of Supervisors hereby grants permission, revocable at the will of the Director of the Department of Public Works, to the Public Utilities Commission (PUC) to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street to construct and maintain an outdoor play area accessible to a child care facility within the new building at 525 Golden Gate Avenue; and, be it

FURTHER RESOLVED, That this Board adopts the findings of the Planning Department, which determined that said permit is consistent with the General Plan and the priority policies of Planning Code Section 101.1.

RECOMMENDED:

Fuad Sweiss
Deputy Director for Engineering
and City Engineer

APPROVED:

Mohammed Nuru
Director of Public Works

City and County of San Francisco

Edwin M. Lee, Mayor
Mohammed Nuru, Director

San Francisco Department of Public Works
Office of the Deputy Director for Capital Programs
Bureau of Street-Use and Mapping
875 Stevenson St., Rm. 460
San Francisco, CA 94103
(415) 554-5810 ■ www.sfdpw.org

Jerry Sanguinetti, Bureau Manager

File 120016

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 APR -5 PM 1:04

April 2, 2012

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Dear Ms. Calvillo:

Attached please find an original and four copies of a proposed resolution for Board of Supervisors consideration, which would grant revocable permission to the Public Utilities Commission (PUC) to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street to construct and maintain an outdoor play area accessible to a child care facility within the new building at 525 Golden Gate Avenue and making findings of consistency with the priority policies of Planning Code Section 101.1.

Pursuant to Section 786 of the Public Works Code, the proposed Major Encroachment Permit was requested was requested in a letter received September 29, 2011 from Brook Mebrahtu, Project Manager for the subject project. The request was heard and recommended for approval by the Transportation Advisory Staff Committee) on December 1, 2011. The Planning Department, by letter dated September 6, 2011, declared that the proposed encroachments are in conformity with the General Plan and with the priority policies of Planning Code Section 101.1, pending the Department of Public Works finding of consistency with the Better Streets Plan.

The following is a list of accompanying documents (five sets):

- Letter from Mr. Mebrahtu dated September 29, 2011.
- Letter from the Planning Department dated September 6, 2011.
- DPW Public Hearing Notice with 300' radius map, a list of property owners and one (1) set of mailing labels.
- A plan for the Major Encroachment Permit.

The following person may be contacted regarding this matter: Mr. Nick Elsner of BSM at (415) 554-6186.

Sincerely,

Mohammed Nuru
Director of Public Works

Attachments: As Noted

City and County of San Francisco

Edwin M. Lee, Mayor
Mohammed Nuru, Interim Director

San Francisco Department of Public Works
Office of the Deputy Director for Design & Construction
Building Division
30 Van Ness, 4th Floor
San Francisco, CA 94102
(415) 557-4700 ■ www.sfdpw.org

Gary Hoy, Division Manager

RECEIVED
SEP 29 2011
PERMIT SECTION

Brook Mebrahtu, Project Manager
30 Van Ness, Suite 4100
San Francisco, CA 94102

Nick Elsner
Bureau of Street Use and Mapping
875 Stevenson St, Rm 460
San Francisco, CA 94103

RE: PUC Headquarters Building @ 525 Golden Gate Ave.
Request for Major Street Enroachment Permit
Block 766, Lot 1

Dear Nick

On September 6, 2011, the project received notice of conformity with the General Plan by the Planning Department, notice of which is attached. This request is for a Major Street Enrcroachment Permit for the new San Francisco Public Utilities Commission (SFPUC) Headquarters Building (the Project).

The project site, located at 525 Golden Gate A venue, has frontage on Polk Street, Golden Gate Avenue and Redwood Street. There are three proposed bulbouts which are described in detail below.

1. **Golden Gate Avenue**
   Establish a sidewalk bulbout on the south side of Golden Gate Avenue fronting the PUC office building. The project would widen the sidewalk from 10 to 15 feet, extending approximately 95 feet west from the Polk Street right-of-way. The bulbout would accommodate a wider sidewalk, 4 street trees and a large landscaped planter. The 80' section of curb prior to the bulbout is intended to be used as (1) electric vehicle charging stations and (1) accessible white passenger loading zone.
2. **Polk Street**
   Establish a sidewalk bulbout on the west side of Polk Street fronting the PUC office building. The existing sidewalk is 10 feet wide; the effective width of the sidewalk is approximately 6 feet wide where street trees and tree wells are located. The project would widen the sidewalk from 10 to 15 feet in width, extending approximately 65 feet south from Golden Gate Avenue. The 42 feet south of the bulbout will be a white passenger loading zone. The bulbout itself would accommodate a 6 foot wide sidewalk, 3 street trees, a curbside landscaped planter, and a Living Machine ® planter incorporating lush plantings. The Living Machine ® system incorporates advanced wetland processes to treat the building's wastewater and recycle it for certain

permitted uses. (Other Living Machine ® planters would be installed in other sidewalk areas and within the building.) By treating and recycling water onsite, the Living Machine ® system would reduce the PUC building's demand for potable water, and the volume of water discharged to the City's centralized clean water treatment system.

3. **Redwood Street**
   Establish a sidewalk bulbout on the north side of Redwood Street fronting the PUC office building widening the sidewalk area from 7 to 14 feet in width for approximately 150 feet west of Polk Street. Much of the sidewalk bulbout area would be developed as an outdoor play area accessible to a child care facility that will be provided at the PUC office as part of the building program. In order to operate as a licensed facility, the child care facility is required to provide a minimum of 75 square feet of outdoor space per child per Title 22 state regulations for child care centers. Providing this space in the Redwood Street encroachment appears to be the only location to meet the requirement. A sidewalk along the north side of Redwood Street would also be provided; the sidewalk would be 5 feet wide, widening to 7 ffet east and west of the encroachment. Four (4) street trees and a landscaped planter would also be installed in the Redwood Street right-of-way; the pedestrian amenities would be installed outside of the sidewalk's throughway zone to accommodate pedestrians.

The project team also did a study (attached to drawing set labeled CSK-01)to ensure the bulbout along Redwood street did not impact the turning radius for the largest Fire Department vehicles (W60 trucks). The project team met with the Fire Department to do a test run with the trucks and have obtained they're buy-in for the street configuration.

Additionally, PUC and DPW presented the project to the courts (at 350 McAllister Street) quarterly meeting on June 14, 2011 explaining the changes proposed on Redwood Street and have obtained their buy-in. The presentation included the deletion of 4 permitted parking spaces on Redwood Street would need to be relocated to a different site.

Attached to this request are:

- 300' radius map
- 300' radius property owner/address list
- 2 sets of mailing labels and postage
- 6 sets of plans
  - Topo survey
  - Dimension Plan
  - Site Improvement Plan
  - Fine grading
  - Road and Strip Plan
  - SFFD Truck Exhibit

Signed,

Brook Mebrahtu
Project Manager

SAN FRANCISCO
PLANNING DEPARTMENT

General Plan Referral

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	September 6, 2011
Case No.	**Case No. 2011.0742R** **Major Encroachment Permit for Sidewalk Bulbouts on Golden Gate Avenue, Polk Street and Redwood Street associated with PUC Office Building**
Block/Lot No.:	0766/001
Project Sponsor:	Brook Mebrahtu Building Design & Construction Division San Francisco Department of Public Works 30 Van Ness Avenue, Suite 4100 San Francisco, CA 94102
Applicant:	Same as Above
Staff Contact:	Stephen Shotland – (415) 558-6308 *stephen.shotland@sfgov.org*
Recommendation:	Finding the project, on balance, **in conformity** with the General Plan, as described further in this Case Report.
Recommended By:	John Rahaim, Director of Planning

PROJECT DESCRIPTION

The San Francisco Public Utilities Commission (SFPUC) is constructing an office building to house the headquarters of SFPUC in the Civic Center. The site, located at 525 Golden Gate Avenue, has frontage on Polk Street, Golden Gate Avenue and Redwood Street. On July 12, 2011, the project applicant submitted a General Plan Referral application, as required by § 4.105 of the San Francisco Charter and §2A.53 of the San Francisco Administrative Code, for review of a major sidewalk encroachment permit to establish sidewalk bulbouts on portions of Golden Gate Avenue, Polk Street and Redwood Street, fronting on the new PUC office building. The 13 story building will contain 277,500 square feet of space, a basement level and a childcare facility. The project incorporates a number of sustainability features, including features to be installed in the sidewalk encroachment areas to collect, treat and recycle the building's waste water on

site. The project sponsor expects that the project will attain LEED Platinum certification. The following proposed sidewalk encroachments / sidewalk bulb-outs are subject to the General Plan conformity determination:

- **Golden Gate Avenue** – Establish a sidewalk bulbout on the south side of Golden Gate Avenue fronting the PUC office building. The project would widen the sidewalk from 10 to 15 feet, extending approximately 95 feet west from the Polk Street right-of-way. The bulbout would accommodate a wider sidewalk, 4 street trees and a large landscaped planter.

- **Polk Street** – Establish a sidewalk bulbout on the west side of Polk Street fronting the PUC office building. The existing sidewalk is 10 feet wide; the effective width of the sidewalk is approximately 6 feet wide where street trees and tree wells are located. The project would widen the sidewalk from 10 to 15 feet in width, extending approximately 65 feet south from Golden Gate Avenue. The bulbout would accommodate a 6' wide sidewalk, 3 street trees, a curbside landscaped planter, and a Living Machine ® planter incorporating lush plantings. The Living Machine ® system incorporates advanced wetland processes to treat the building's wastewater and recycle it for certain permitted uses the building. (Other Living Machine ® Planters would be installed in other sidewalk areas and within the building.) By treating and recycling water on-site, the Living Water system ® would reduce the PUC building's demand for potable water, and the volume of water discharged to the City's centralized clean water treatment system.

- **Redwood Street** – Establish a sidewalk bulbout on the north side of Redwood Street fronting the PUC office building widening the sidewalk area from 7 to 14 feet in width for approximately 150 feet west of Polk Street. Much of the sidewalk bulbout area would be developed as an outdoor play area accessible to a child care facility that will be provided at the PUC office as part of the building program. In order to operate as a licensed facility, the child care facility is required to provide a minimum of 75 square feet of outdoor space per child. Providing this space in the Redwood Street encroachment appears to be the only location to meet the requirement. A sidewalk along the north side of Redwood Street would also be provided; the sidewalk would be 5 feet wide, widening to 7 feet east and west of the encroachment. Four (4) street trees and a landscaped planter would also be installed in the Redwood Street right-of-way; the pedestrian amenities would be installed outside of the sidewalk's throughway zone to accommodate pedestrians.

SITE DESCRIPTION AND PRESENT USE

The site is located in the Civic Center. Golden Gate Avenue is a major arterial street with high vehicular volumes; Polk Street has less vehicular traffic, supports moderate pedestrian traffic and is also a designated bicycle route. Redwood Street is a block-long alley located between Van Ness Avenue and Polk Street; it does not provide through-access, and is used primarily to provide vehicular and service access to the San Francisco Municipal Court House, and vehicular, pedestrian and service access to commercial buildings with frontage on the street and a residential building located at Redwood Street and Van Ness Avenue. The new PUC office building is currently under construction.

ENVIRONMENTAL REVIEW

The project received CEQA clearance in a Final Environmental Impact Report (Case 1997.478E) in a memorandum dated October 8, 2010.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in conformity** with the following Objectives and Policies of the General Plan. Note that General Plan Objectives and Policies appear in **Bold** Font, General Plan text is shown in regular font, and staff comments appear in *italic* font:

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 10
LOCATE WASTEWATER FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE AND EFFICIENT TREATMENT OF STORM AND WASTEWATER.

POLICY 10.1
Provide facilities for treatment of storm and wastewater prior to discharge into the Bay or ocean.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 6
CONSERVE AND PROTECT THE FRESH WATER RESOURCE.

POLICY 6.2
Encourage and promote research on the necessity and feasibility of water reclamation.

Reclaiming water for public use from waste water may prove to be a necessary step in securing an adequate water supply in the future. Other communities, not as fortunate as San Francisco, are currently looking into water reclamation as a means of conserving fresh water and generating additional supply. San Francisco should investigate the future possibilities of water reclamation, especially for such purposes as fire fighting and industrial use.

Comment: The Project would utilize portions of the sidewalk bulbouts to incorporate the Living Machine ® system that will filter and treat grey and black water generated at the PUC office building. The system would be incorporated into planters with lush vegetation located in sidewalk areas s and the building lobby. Treated water would be used for flushing toilets in the building. By treating and recycling water on site, the project would reduce the increasing demand for potable water. The project would also help reduce the volume of water that must be treated by the City's Clean Water System and then discharged to San Francisco Bay and to the Pacific. Incorporating the system will demonstrate that water treatment and recycling is possible, effective and desirable in urban areas, and that it can be used at other applications. This aspect of the project is consistent with the referenced Community Facilities Element and Environmental Protection Element objectives and policies.

TRANSPORTATION ELEMENT

POLICY 1.2
Ensure the safety and comfort of pedestrians throughout the city.

Comment: The proposed sidewalk bulbs will incorporate street trees, sidewalk planters and lush landscaping. The improvements may help to slow vehicles down. While the proposed improvements will not provide a significant amount of useable public space, the additional queuing space at intersections, street trees and landscaping would improve the pedestrian environment in this area of the Civic Center.

Establishing sidewalk bulbs along Golden Gate Avenue, Polk Street and Redwood Alley would help to calm traffic. The bulbouts would provide additional space for pedestrians, street trees and landscaping, which would also help to visually reduce the dimensions of the streets, also helping to slow traffic.

POLICY 23.1
Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

POLICY 23.2
Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

Comment: The project would widen sidewalks on portions of Golden Gate Avenue, Polk Street and Redwood Street adjacent to the new PUC office building now under construction. The project would convert portions of the street rights-of-way from parking lanes (and in the case of Redwood Street would result in a narrowed travel lane) to sidewalk area. The project would provide pedestrian amenities in the form of street trees, vegetation in planters (the planters may also be used as seating walls), and installation of Living Machine ® technology that would filter, treat and recycle water at the PUC site. The sidewalk bulb proposed to be installed on Redwood Street would provide space for an outdoor children's play area for a Child Care facility that will be established at the PUC office building.

POLICY 23.3
Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

Comment: The Civic Center district is the center for Government services. City, State and Federal offices located in the Civic Center result in a large daytime work population and many government employees have young children. However, there are few child care facilities in the Civic Center area. The PUC office building would provide a child care facility on-site. In order for the facility to be licensed, it is required to provide a minimum of 75 square feet of outdoor play space per child. The project sponsor has incorporated a building setback along a portion of the building's Redwood Street façade to provide some of this space, but that area does not fully meet the licensing requirement. The project sponsor determined that the only other potential outdoor space in the site vicinity would be a portion of the Redwood Street right-of-way. The project would utilize a portion of the proposed Redwood

Street encroachment to provide part of the outdoor child care play area. The project would reduce the sidewalk width from 7 feet wide to 5 feet wide adjacent to the PUC office building (north side of Redwood). The sidewalk would meet minimum ADA width standards and would provide street trees and landscaping in the sidewalk frontage zone. Redwood Street would also retain a vehicular travel lane and reduced on-street parking. The existing 7 foot wide sidewalk on the south side of the street would not be affected. The encroachment would likely reduce the speed of cars travelling on the street, increasing safety for pedestrians walking along the public sidewalks provided on both sides of Redwood Street.

POLICY 23.5
Establish and enforce a set of sidewalk zones that provides guidance for the location of all pedestrian and streetscape elements, maintains sufficient unobstructed width for passage of people, strollers and wheelchairs, consolidates raised elements in distinct areas to activate the pedestrian environment, and allows sufficient access to buildings, vehicles, and streetscape amenities.

Comment: The proposed sidewalk bulbs incorporate the sidewalk zones described in the Better Streets Plan, including through-way zones for pedestrian travel, space in the sidewalk extension zones that incorporates street trees and landscaping. The project would also incorporate Living Machine ® planters in the Polk Street sidewalk extension zone and sidewalk frontage zones in building setbacks along Golden Gate Avenue and Polk Street.

*The **Better Streets Plan** characterizes portions of the Polk Street and Redwood Street sidewalks as 'constrained sidewalks' because they do not meet the recommended width for sidewalks located in commercial districts or alleys and therefore do not allow for the recommended dimension of all sidewalk zones. However, the project responds to the Better Streets Plan policies for 'constrained sidewalks' by:*

- *Providing required access for people with disabilities*
- *Accommodating expected levels of pedestrian activity*
- *Providing buffers between the active area of the sidewalk and adjacent traffic, and*
- *Incorporating landscaping and design features to enhance the public realm*

POLICY 23.6
Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

POLICY 23.9
Implement the provisions of the Americans with Disabilities Act and the city's curb ramp program to improve pedestrian access for all people.

Comment: The sidewalk bulbs proposed to be installed along both Golden Gate Avenue and Polk Street would minimize the distance pedestrians would need to travel to cross both of these streets. The proposed sidewalk improvements meet the minimum dimensions of the Americans with Disabilities Act. Curb ramps would be installed at the Golden Gate/Polk Street intersection as well as the on Polk Street on the north side of Redwood Alley.

OBJECTIVE 24
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

POLICY 24.2
Maintain and expand the planting of street trees and the infrastructure to support them.

Comment: The project includes planting street trees along portions of Golden Gate Avenue, Polk Street and Redwood Street, as well as lush plantings in planters along the three frontages of the PUC office building. The project incorporates Living Machine ® planters in sidewalk areas along Golden Gate Avenue and Polk Street. By incorporating these features where passers by can see them will educate the public and visitors to the PUC building about the many ways that new development can be green, reducing the demand for potable water, water recycling. The project incorporates a number of other strategies to reduce the demand for potable water, centralized water treatment facilities, and energy resources.

URBAN DESIGN ELEMENT

POLICY 1.10
Indicate the purposes of streets by adopting and implementing the Better Streets Plan, which identifies a hierarchy of street types and appropriate streetscape elements for each street type.
POLICY 2.8
Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

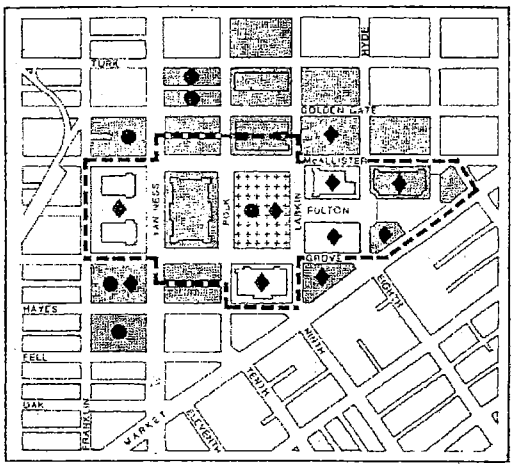
Comment: The proposed encroachment would convert portions of Golden Gate Avenue and Polk Street from parking lane to enlarge the area devoted to sidewalk uses. Much of the space would be devoted to establishing broad planters, providing space for street trees and for pedestrian use. The encroachment proposed along a portion of Redwood Street right-of-way would provide a secure outdoor play area to be used by a Child Care facility within the PUC office building. A 5 foot wide public sidewalk would be provided along the north side of Redwood Street, along a planter wall separating the sidewalk from the adjacent secure child care play area.

CIVIC CENTER AREA PLAN

OBJECTIVE 1
MAINTAIN AND REINFORCE THE CIVIC CENTER AS THE SYMBOLIC AND CEREMONIAL FOCUS OF COMMUNITY GOVERNMENT AND CULTURE.

The symbolic importance of major public buildings has traditionally been expressed through their architectural treatment. This is particularly true of an area such as the Civic Center which brings together in one setting major functions of community life--government and cultural activity. These functions should be treated together in a way that emphasizes their symbolic and ceremonial importance to the community.

POLICY 1.5
Maintain existing streets as vehicular, pedestrian or open space corridors.



CIVIC CENTER PLAN

Map 1

- Core Area
- Administrative
- Entertainment - Culture
- Open Space
- Parking

The new PUC office building is located in the Civic Center District. The project would maintain vehicular, and pedestrian access on each of the streets; Polk Street is also a signed bicycle route that provides a signed bicycle route to and through the Civic Center. The project maintains these uses and would provide additional sidewalk plantings and green infrastructure in these public rights-of-way. The project would provide street trees and landscaping adjacent to the new office building, one block from Civic Center Plaza and City Hall.

POLICY 2.4

Encourage administrative-oriented governmental functions (executive, legislative, and judicial) to locate in new consolidated facilities rather than being dispersed throughout the adjacent area in leased or rented quarters.

Comment: Construction of the new PUC headquarters building (related to but not the subject of this case) would enable the PUC to return many of its city workers (currently disbursed throughout adjacent areas) to the Civic Center, consistent with the policy. The proposed sidewalk bulbouts and landscaping along Golden Gate Avenue and Polk Street would provide pedestrian amenities for City workers, people doing business with the City, State and Federal Government, as well as Civic Center visitors.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

   The Project is limited to streetscape improvements and would have no effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

   The proposed project would conserve and protect the residential character of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced.

   The Project is limited to streetscape improvements and would have no effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

   The proposed project would not increase commuter traffic, nor cause it to impede MUNI transit service or overburden our streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

   The Project would not affect the existing economic base in this area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

   The Project would not impact emergency vehicle access, and thus would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The Project is limited to streetscape improvements. The project area is adjacent to the Civic Center Historic District. The streetscape improvements would have no effect on landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project is limited to encroachment permits to establish landscaped sidewalk bulbs on Golden Gate Avenue, Polk Street and Redwood Alley. The project would have no effect on parks and open space or their access to sunlight and vistas.

RECOMMENDATION:

Finding the Project, on balance, in conformity with the General Plan.

I:\Citywide\General Plan\General Plan Referrals\2011\2011.0742R Redwood Alley Final 9_6_11.doc

City and County of San Fran :o

(415) 554-5810
FAX (415) 554-5843
http://sfdpw.org

Department of Public Works
BUREAU OF STREET-USE & MAPPING
875 Stevenson Street, Room 460, S.F., CA 94103
Jerry Sanguinetti, Bureau Manager

Edwin M. Lee, Mayor
Mohammed Nuru,..., Director

DPW Order No: 179,804

PUBLIC HEARING TO CONSIDER A REQUEST FROM DPW PROJECT MANAGEMENT, ON BEHALF OF THE PUBLIC UTILITIES COMMISSION (PUC), FOR A MAJOR (STREET) ENCROACHMENT PERMIT TO OCCUPY A PORTION OF THE PUBLIC RIGHT-OF-WAY ON REDWOOD STREET, APPROXIMATELY 150 FEET WEST OF POLK STREET, WITH AN OUTDOOR PLAY AREA ACCESSIBLE TO A CHILD CARE FACILITY, AS REQUIRED BY STATE TITLE 22 REGULATIONS WHICH REQUIRES THAT A LICENSED CHILD CARE FACILITY PROVIDE A MINIMUM OF 75 SQUARE FEET OF OUTDOOR SPACE PER CHILD, WITHIN THE NEW BUILDING AT 525 GOLDEN GATE AVENUE (BLOCK 0766, LOT 001).

The Department of Public Works will consider the request for the above mentioned Major Encroachment Permit. Any interested person may attend the Department of Public Works hearing on this matter at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 at 9:00 AM, Wednesday, January 4, 2012.

Persons unable to attend the public hearing may submit written comments regarding the subject matter to the Bureau of Street-Use & Mapping, 875 Stevenson Street, Room 460, San Francisco, CA 94103, Attention: Nick Elsner. These comments will be brought to the attention of the hearing officer and made a part of the official public record.

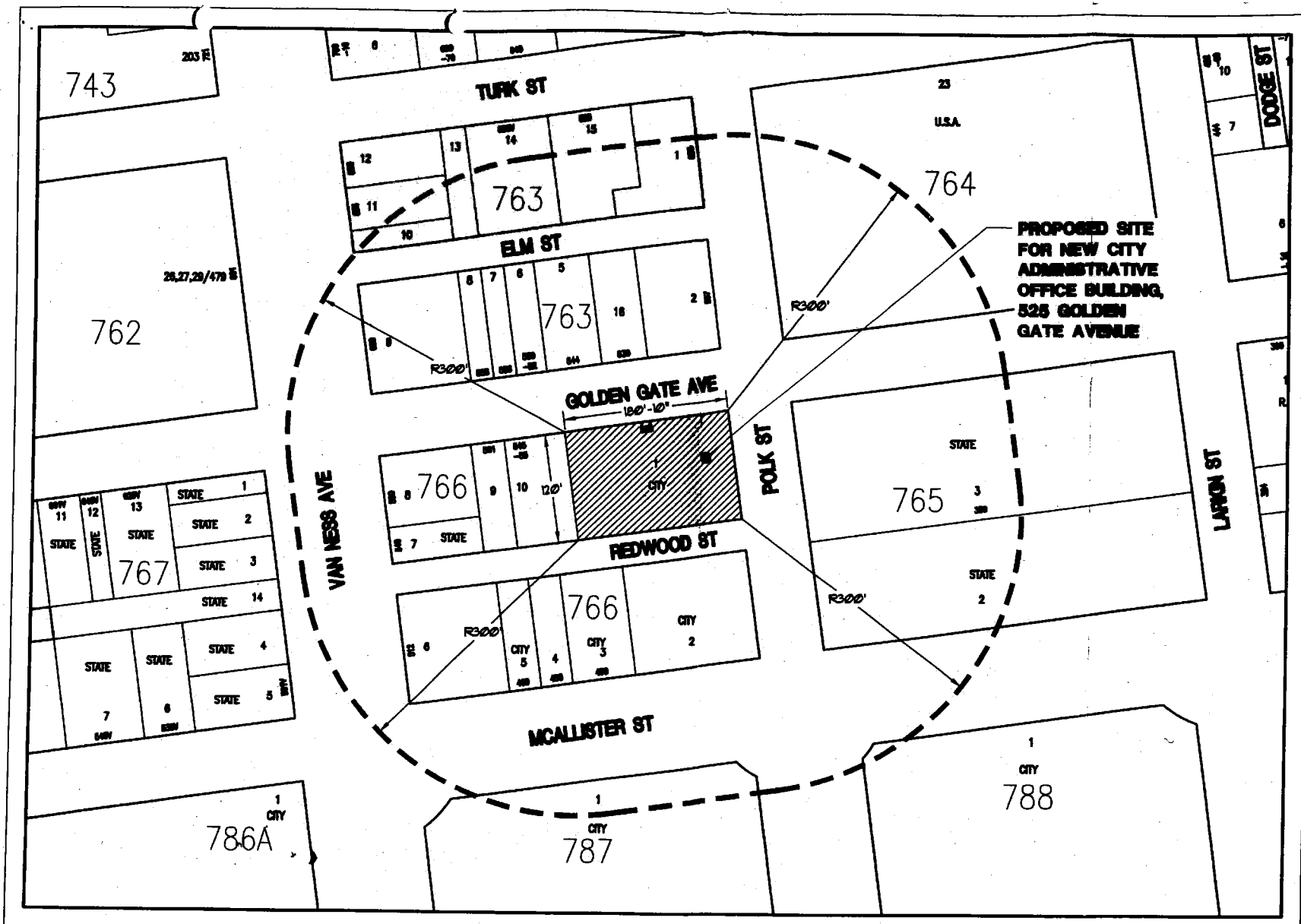
Information on this matter may be obtained prior to the hearing at 875 Stevenson Street, Room 460, or by contacting Mr. Elsner by phone at (415) 554-5810 or via e-mail at Nick.Elsner@sfdpw.org

Click here to sign this section

12/2/2011

X Rick Pearman

Signed by Pearman, Rick View details
on Friday, December 02, 2011 9:46 AM (Pacific Standard Time)



1 300 FOOT RADIUS MAP

Bureau of Architecture
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

CONSULTANT | CONSULTANT'S STAMP

PROJECT TITLE
NEW CITY ADMINISTRATIVE OFFICE BUILDING
525 GOLDEN GATE AVENUE
SAN FRANCISCO, CALIFORNIA
94102

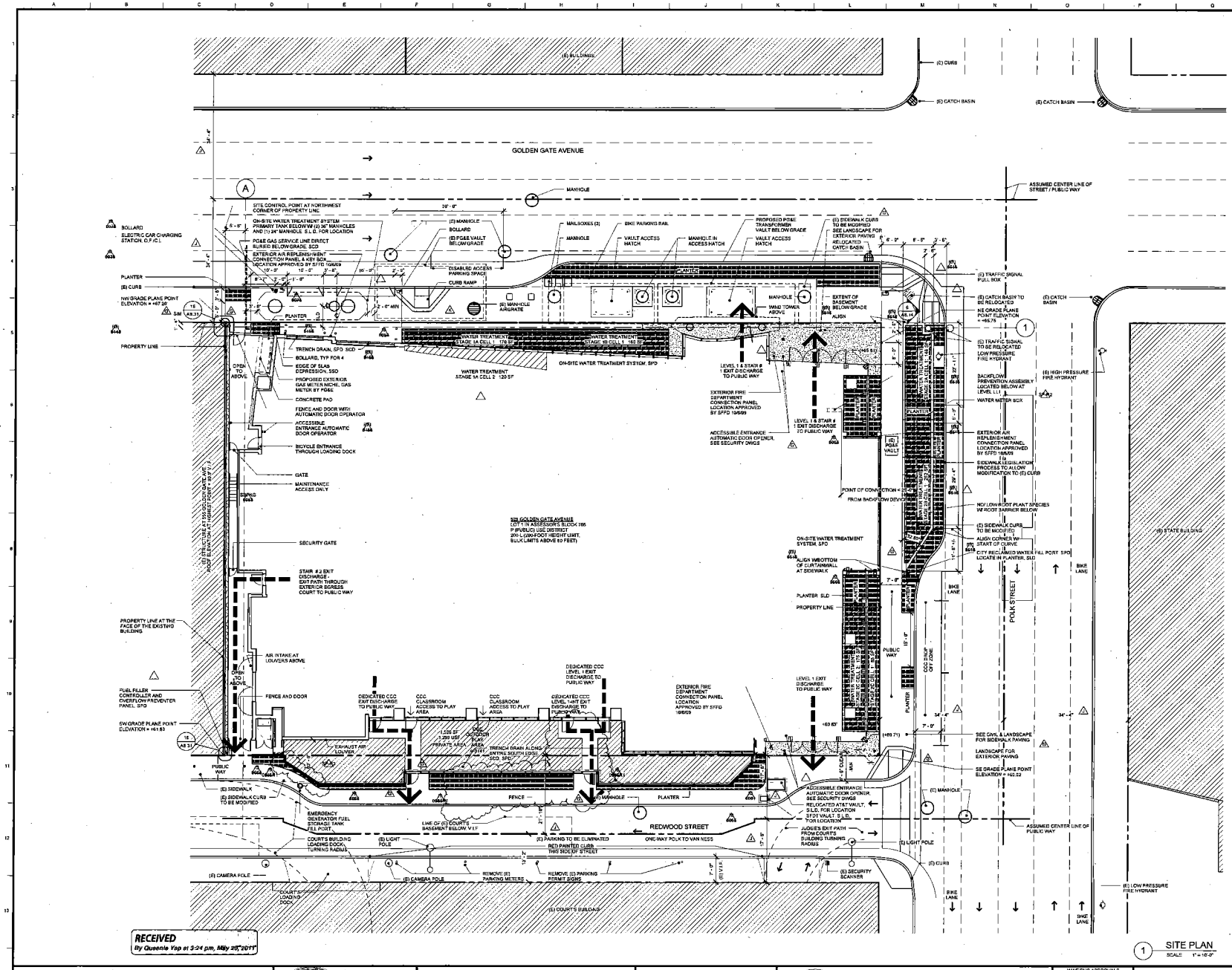
NO.	DATE	REVISIONS
DRAWN		
CHECK1		
CHECK2		
FILE		
PROJ. ARCH.		
PROJ. MGR.		
BUREAU MANAGER		DATE

MARK DORAN JULY 30, 2001

DRAWING TITLE
300 FOOT RADIUS MAP

SHEET NO.

SCALE 1"=300'-0" | JOB NO. 6012A



1 SITE PLAN
SCALE 1" = 10'-0"

SHEET NOTES:

1. PROJECT ELEVATION 0'-0" = COUNTY ELEVATION DATUM 169.82' = UPPER LOBBY FINISH FLOOR - SEE A2.01
2. RE-INSTALL PARKING METERS AND TRAFFIC LIGHTS REMOVED DURING DEMOLITION, AS REQUIRED
3. ITEMS SHOWN BEYOND THE PROPERTY LINE WILL BE ADDRESSED THROUGH THE DEPARTMENT OF PUBLIC WORKS (DPW) BUREAU OF STREET USE AND MAPPING.

GRADE PLANE CALCULATION:

SECTION 502 - GRADE PLANE - A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR WHERE THE LOT LINE IS MORE THAN 6' FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6' FROM THE BUILDING.

NW CORNER: +EL 67.26' WITHIN 6' OF BLDG CORNER
NE CORNER: +EL 65.81 - (17% x 5' = .85) = +EL 65.75'
SE CORNER: +EL 60.71 - (1.53% x 5' = .08) = +EL 60.62'
SW CORNER: +EL 61.23' WITHIN 6' OF BLDG CORNER

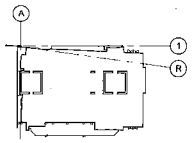
(67.26+65.82+60.75+60.62) / 4 = + EL 63.62 GRADE PLANE

LEVEL 1B DATUM = 55.63 - 63.85 = Z

GRADE PLANE = 2' BELOW LEVEL 1B

GENERAL NOTES:

1. SEE SHEET NOTES A0.03



#	DATE	DESCRIPTION	BY	APP
27	05/18/11	(I) 060551		
26	05/05/11	(I) 0035		
25	04/28/11	(I) 0041 - REV LED ROUTING FOR SFDT		
24	04/11/11	(I) 0074		
23	03/18/11	(I) 0069		
22	03/02/11	(I) 0033		
21	01/21/11	BSM - REVOCABLE SIDEWALK VAULT ENCROACHMENT PERMIT		
20	01/21/11	BSM - STREET IMPROVEMENT PERMIT		

TABLE OF REVISIONS

KMD | STEVENS
A JOINT VENTURE PARTNERSHIP
232 VALLEJO STREET
SAN FRANCISCO, CALIFORNIA 94111
PHONE: 415.292.3181
FAX: 415.292.4607

PUBLIC UTILITIES COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
SFPUC JOB NO.: WD - 2559R

WWE/PUC APPROVALS
SECTION MANAGER DATE
DIVISION MANAGER DATE
ASSIST. GEN. MANAGER DATE

NEW SFPUC ADMINISTRATION OFFICE BUILDING AT 525 GOLDEN GATE AVENUE

SITE PLAN
As indicated

CONTRACT NO. CS - 842
DRAWING NO. A1.01
KMD PROJECT NO. 259-305
ISSUE DATE July 23, 2010

5/19/2011 1:34:01 PM

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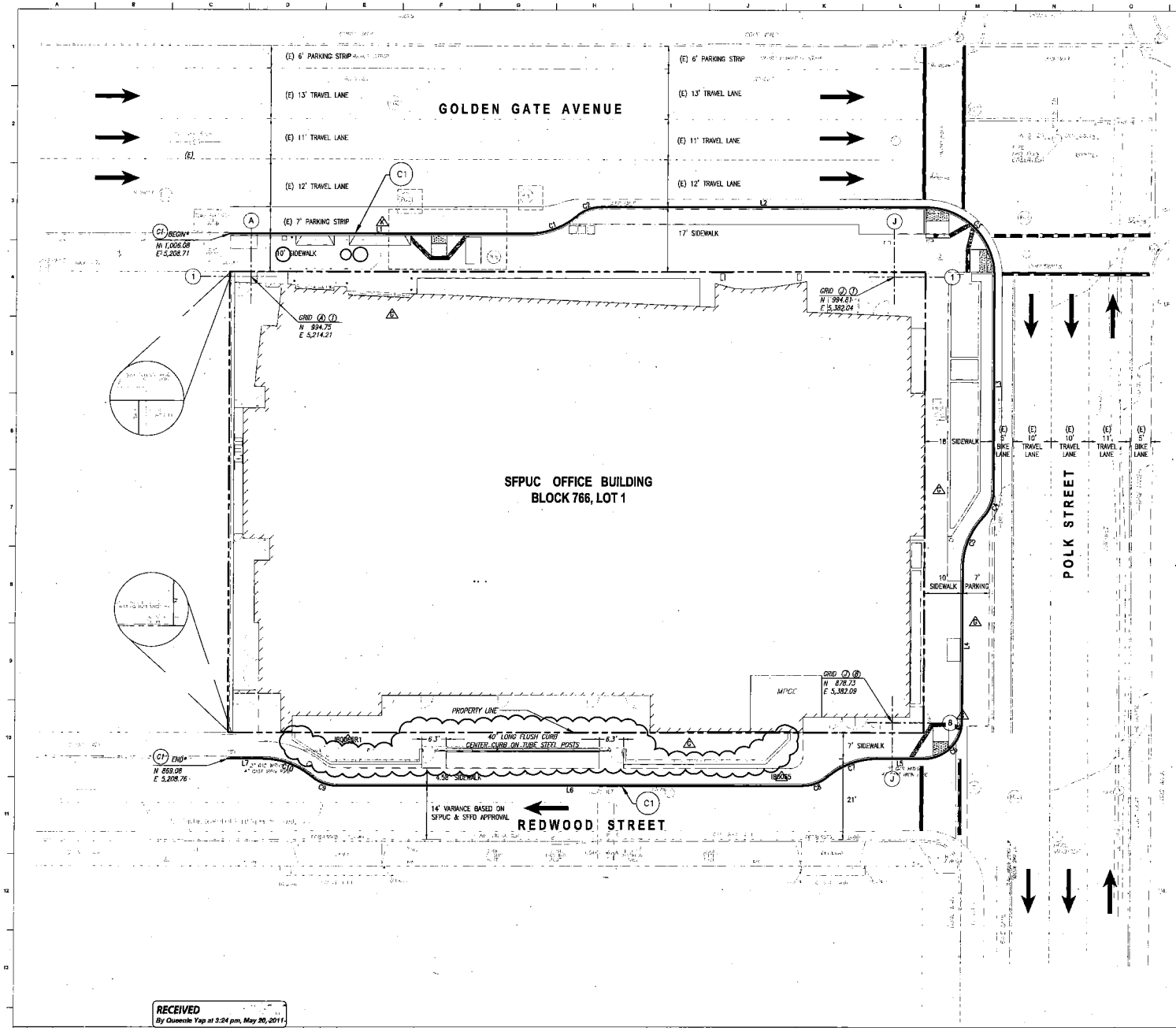

ALIGNMENT ALONG FACE OF CURB - LINE/CURVE TABLE

C #	Line Table				Curve Table				
	Line #	Length	Bearing		Curve #	Length	Radius	Delta (Δ)	Tangent
C1	L1	77.57	N89°58'39"E		C1	13.56	20.00	38°51'30"	7.05
	L2	84.67	N89°58'39"E		C2	7.35	10.00	42°06'40"	3.85
	L3	56.05	S0°01'21"E		C3	28.27	18.00	90°00'00"	18.00
	L4	39.55	S0°01'21"E		C4	7.49	10.00	42°53'50"	3.93
	L5	12.25	S89°58'06"W		C5	14.94	20.00	42°48'40"	7.84
	L6	121.59	S89°58'39"W		C6	15.72	10.01	90°00'00"	10.01
	L7	9.16	S89°58'39"W		C7	13.94	20.00	39°55'40"	7.26
					C8	6.97	10.00	39°54'50"	3.63
					C9	6.97	10.00	39°54'40"	3.63
					C10	13.94	20.00	39°55'40"	7.27

SHEET NOTES

1. FOR ALL PARKING STALL DIMENSIONING AND STRIPING SEE C8.01.
2. ALL COORDINATES ARE BASED ON THE CONTROL POINTS AND SURVEY INFORMATION PROVIDED BY THE CITY & COUNTY OF SAN FRANCISCO DATED MAY 2001, & SUPPLEMENTAL SURVEY PREPARED BY TECI ON 07/20/2009, SEE DRAWING C1.01.
3. ALL DIMENSIONS ARE TO FACE OF CURB, UON
4. ALL ALIGNMENTS ARE ALONG FACE OF CURB, UON
5. DESIGN VEHICLE TURNING RADII ARE ASSUMED TO BE AS FOLLOWS:

   PASSENGER CAR: RADIUS = 24'
   DELIVERY TRUCK: RADIUS = 60'

ABBREVIATIONS

(A1)	ALIGNMENT NUMBER
TYP	TYPICAL
N	NORTHING
E	EASTING
———	FACE OF CURB ALINGMENT
*	EXACT LOCATION SHOWN TO BE ADJUSTED IN FIELD TO CONFORM TO EXISTING SITE FEATURES

REFERENCE

10' 5' 0 10' 20'
GRAPHIC SCALE

RECEIVED
By Queenie Yap at 3:24 pm, May 20, 2011

ND	DATE	DESCRIPTION	BY	APP.
12	05/16/11	B 0065R1		
11	03/16/11	B 0065		
10	01/21/11	BSM: STREET IMPROVEMENT PERMIT		
9	10/01/10	ADDENDUM A		
8	09/17/10	ADDENDUM C		
7	07/23/10	FINAL CD DOCUMENTS		

TABLE OF REVISIONS

CERTIFIED BY

TELAMON ENGINEERING CONSULTANTS INC.
855 FOLSOM STREET, SUITE 142
SAN FRANCISCO, CA 94107
TEL: 415-837-1336 FAX: 415-837-1354

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A JOINT VENTURE PARTNERSHIP
222 VALLEJO STREET
SAN FRANCISCO, CALIFORNIA 94111
PHONE: 415.398.5161
FAX: 415.398.4657

PUBLIC UTILITIES COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
SFPUC JOB NO.: WD - 2559R

WWE/PUC APPROVALS
SECTION MANAGER DATE
DIVISION MANAGER DATE
ASSIST. GEN. MANAGER DATE

NEW SFPUC ADMINISTRATION OFFICE BUILDING AT 525 GOLDEN GATE AVENUE

HORIZONTAL CONTROL & DIMENSIONING PLAN

1" = 10'

CONTRACT NO. CS - 842
DRAWING NO. C2.01
ARB PROJECT NO. 338-385
ISSUE DATE July 23, 2010

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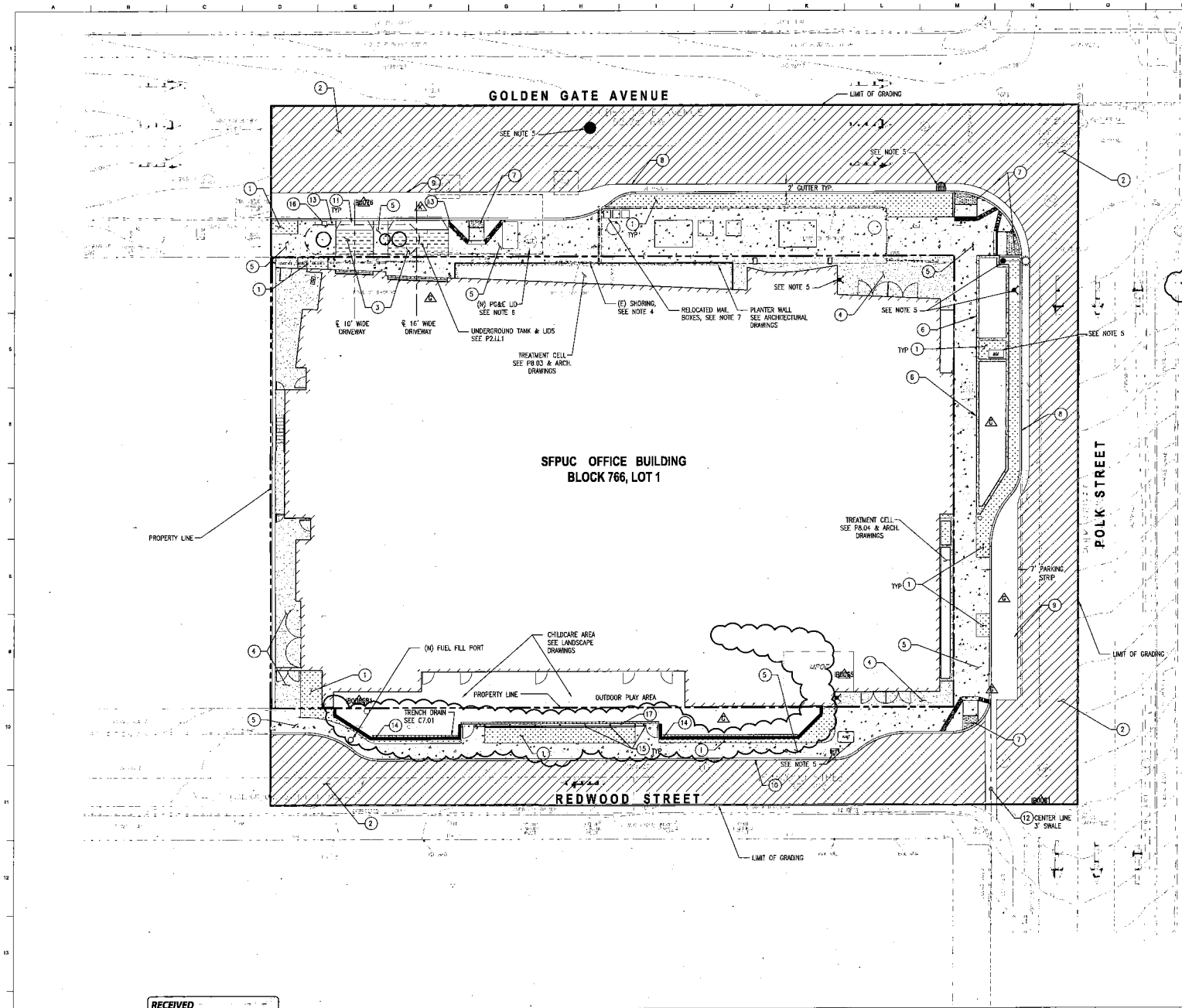
P:\09008.100_525 Golden Gate\Dwg 2008\Current\C2.01 Dimension Plan.dwg.z May 19, 2011 – 7:40pm



SHEET NOTES

1. FOR ALL NEW LANDSCAPE AREAS & CONCRETE SCORE PATTERNS, SEE LANDSCAPE DRAWINGS.
2. CONTRACTOR TO COORDINATE ALL NEW SURFACE IMPROVEMENTS WITH (N) PROPOSED PG&E VAULT AND LIDS.
3. CONTRACTOR TO COORDINATE INTERFACE OF SITE CONCRETE SLAB WITH STRUCTURAL FOUNDATION.
4. CONTRACTOR TO REMOVE PORTION OF (E) SHORING TO A DEPTH THAT DOES NOT INTERFERE WITH NEW CONSTRUCTION.
5. FOR NEW UTILITY STRUCTURE DETAILS & NOTES, SEE UTILITY DRAWING C7.01.
6. NEW PG&E 42"ø MANHOLE FRAME & LID SHALL BE IN ACCORDANCE WITH PG&E STANDARDS. TYPICAL MANUFACTURER FOR GRADE RINGS, FRAME & COVER SHALL BE UTILITY VAULT OR APPROVED EQUAL.
7. CONTRACTOR TO COORDINATE WITH SFDPW & OWNER FOR FINAL LOCATION OF RELOCATED MAIL BOXES.
8. DETECTABLE WARNING SURFACE SHALL BE TEKWAY "CALIFORNIA GOLD" CEMENTITIOUS UNITS, WET SET INTO CONCRETE RAMPS OR CITY APPROVED EQUAL.
9. OWNER SHALL FURNISH & CONTRACTOR SHALL INSTALL BOLLARD MOUNTED ELECTRIC CAR CHARGING STATION (MODEL CT2100 OR EQUAL) AND 18"X18"X18" CONCRETE FOOTING. CONTRACTOR SHALL COORDINATE WITH OWNER & MANUFACTURER FOR INSTALLATION REQUIREMENTS.
10. FOR ALL CURB LAYOUT LAYOUT, SEE DRAWING C2.01.

IBQ0ER1

LEGEND AND ABBREVIATIONS

ITEM#	LEGEND	DESCRIPTION	DETAIL
1		LANDSCAPING	SEE LANDSCAPE PLANS
2		FULL DEPTH PLANING	SEE CCSF STD. DWG FILE NO. 87,168
3		6" PCC TRAFFIC RATED SIDEWALK	2/C9.01
4		ARCHITECTURAL PAVING	
5		3 ½" CONCRETE SIDEWALK	PER CCSF STD. SPEC. SECTION 204 1/C9.01
6		STORMWATER TREATMENT PLANTER WALL	10/C9.01
7		CONCRETE CURB RAMP	SEE CCSF DPW ORDER NO. 175,387 & NOTE 8
8		6" CONCRETE CURB + 2' GUTTER	SEE CCSF STD. DWG FILE NO. 87,170
9		6" CONCRETE CURB + 7' PARKING STRIP	SEE CCSF STD. DWG FILE NO. 87,170
10		6" CONCRETE CURB	SEE CCSF STD. DWG FILE NO. 87,169 "STANDARD SECTION"
11		CONCRETE DRIVEWAY	SEE CCSF STD. D FILE NO. 87,171
12		CONCRETE GUTTER/SWALE	3/C9.01
13		BOLLARD	SEE CCSF STD. DWG FILE NO. 87,176 "STANDARD SIDEWALK BOLLARD"
14		CHILDCARE CONCRETE WALL	9/C9.01
15		CHILDCARE TUBE STEEL POST FOOTING	11/C9.01 IBQ0ES
16		ELECTRIC CAR CHARGING STATION	SEE NOTE 9
17		12" CONCRETE FLUSH CURB	12/C9.01

CCSF CITY & COUNTY OF SAN FRANCISCO IBQ0ER1 IBQ0RG

REFERENCE

10' 5' 0 10' 20'
GRAPHIC SCALE

RECEIVED
By Queenie Yap at 3:24 pm, May 20, 2011

NO.	DATE	DESCRIPTION	BY	APP.
14	05/19/11	IB 0065R1		
13	04/26/11	IB 0081		
12	04/11/11	IB 0076		
11	03/18/11	IB 0065		
10	01/21/11	BSM, STREET IMPROVEMENT PERMIT		
9	10/01/10	ADDENDUM K		
8	08/17/10	ADDENDUM G		

TABLE OF REVISIONS

CERTIFIED BY

TELAMON ENGINEERING CONSULTANTS INC.
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PUBLIC UTILITIES COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
SFPUC JOB NO.: WD - 2559R

WWE/PUC APPROVALS
SECTION MANAGER DATE
DIVISION MANAGER DATE
ASSIST. CON. MANAGER DATE

NEW SFPUC ADMINISTRATION OFFICE BUILDING AT 525 GOLDEN GATE AVENUE

SITE IMPROVEMENT PLAN

1" = 10'

CONTRACT NO. CS - 842
DRAWING NO. C4.01
KMD PROJECT NO. 259-200
ISSUE DATE July 22, 2010

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P:\09008.100_525 Golden Gate\Dwg 2008\Current\C4.01 Site Improvement Plan.dwg doug.z May 19, 2011 - 7:41pm

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

STREET ENCROACHMENT AGREEMENT

WITNESSETH

In consideration of the City and County of San Francisco Board of Supervisors' adoption of Resolution No. _____ (the "Permit") at its meeting of _____, 2012, a true copy of which is attached hereto as Exhibit A and incorporated herein by reference, and subject to all the terms, conditions and restrictions of this Street Encroachment Agreement ("Agreement"), the San Francisco Public Utilities Commission (referred to herein as PUC or "Permittee") agrees as follows:

1. The Permit for the herein described encroachment shall constitute a revocable license, shall be personal to Permittee and shall not be assignable or transferable, whether separate from or together with any interest of Permittee.

Upon revocation of such Permit, the undersigned Permittee will within 30 days remove or cause to be removed the encroachment and all materials used in connection with its construction, without expense to the Department of Public Works and shall restore the area to a condition satisfactory to the Department of Public Works.

2. The occupancy, construction, and maintenance of the encroachment shall be in the location and as specified by the plans submitted, revised, approved and filed in the Department of Public Works and attached hereto as Exhibit B and incorporated herein by reference. The Permittee, by acceptance of this Permit, acknowledges its responsibility to comply with all requirements of the occupancy, construction, and maintenance of the encroachment as specified in Public Works Code Section 786.

3. The Permittee shall verify the locations of City and public service utility company facilities that may be affected by the work authorized by this Agreement and the Permit and shall assume all responsibility for any damage to such facilities due to the work. The Permittee shall make satisfactory arrangements for any necessary temporary or permanent relocation of City and public utility company facilities; however, as a City entity, Permittee, only is responsible for payments related to any relocation of City facilities.

4. In consideration of this Agreement and the Permit being issued for the work described in the application, Permittee on its behalf promises and agrees to perform all the terms of this

Agreement and the Permit and to comply with all applicable laws, ordinances, and regulations.

5. Reserved.

6. Prior to undertaking the work permitted herein, the Permittee shall arrange for an inspection of the permitted encroachment by the Department of Public Works' Bureau of Construction Management (BCM). The Permittee also shall contact Nick Elsner of the Department's Bureau of Street-Use & Mapping at 554-6186 for a final inspection of the restrooms to ensure conformance with City Standards and Specifications.

7. The Permittee's right to use the public right-of-way, as set forth in this Agreement and the Permit, is appurtenant to the property occupied by the sidewalk that is located on Redwood Alley adjacent to its the intersection with Polk Street and Redwood Alley Such property is described more particularly in Exhibit B.

8. Should the Department of Public Works consider any disposition of the affected public right-of-way described in Section 7, the Department of Public Works shall be responsible for providing the PUC with reasonable advance notice prior to any action being taken on such property and shall not transfer any title to such property without the PUC's prior written approval.

9. The PUC shall be responsible for the maintenance of the children's play area encroachment located on the public right-of-way described in Section 7. The Department of Public Works shall be responsible for the maintenance of the public right-of-way surrounding the restrooms, except to the extent maintenance is required as a result of the construction, use, or maintenance of the restrooms.

10. All of the provisions of this Agreement shall be deemed provisions of said Permit. All of the provisions of said Permit shall be deemed provisions of this Agreement.

In witness whereof the undersigned Permittee has executed this Agreement this _____ day of _____, 2012.

Ed Harrington, General Manager, PUC

Mohammed Nuru, Director of Public Works

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will a hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, May 14, 2012**

Time: **1:00 p.m.**

Location: **Committee Room 263 located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 120016.** Resolution: 1) granting revocable permission to the Public Utilities Commission to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street to construct and maintain an outdoor play area accessible to a child care facility within the new building at 525 Golden Gate Avenue (Assessor's Block No. 0766, Lot No. 001); and 2) making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, May 11, 2012.

Angela Calvillo, Clerk of the Board

DATED: May 3, 2012
POSTED/MAILED: May 4, 2012