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February 14, 2013

Nick Elsner / Stacey Lee  
City and County of San Francisco  
Department of Public Works  
Bureau of Street Use & Mapping  
875 Stevenson St #460  
San Francisco, CA. 94103

**Subject: Parcel P - Avalon Hayes Valley  
Sidewalks Improvements (Laguna, Oak and Octavia Streets)**

Dear Mr. Elsner:

The Avalon Hayes Valley sidewalk improvements include the reconstruction of the sidewalks surrounding the project site along Laguna Street, Oak Street, Octavia and the reconstruction and extension of the roadway and sidewalks on Hickory Street within in the City's public right of way. New curb ramps shall be installed at all curb returns and on the north side of Hickory Street. In addition to the sidewalk improvements, the existing 6-foot wide concrete parking strip along Oak Street shall be reconstructed.

The width of the sidewalk on Laguna Street (15'), Oak (10') and Octavia (12') shall remain the same except at the curb return bulb outs to be installed at the northwest corner of Laguna and Oak Streets and the northeast corner of Laguna and Octavia Streets. The sidewalk width at the bulb outs shall be 18-feet and include new sidewalk, curb ramps and landscape improvements. The bulb out at the north east corner of Laguna and Oak Street shall extend approximately 48-feet east of the property line and the bulb out at the south west corner of Laguna and Octavia Street shall extend approximately 43-feet to the west on Oak and 49-feet to the north on Octavia Street. The bulb out areas will include new sidewalk, curb ramps and landscape improvements.

The sidewalks will be warped at the building entrances along Laguna and Oak Streets due to the existing roadway grades. Landscape planters shall extend beyond property line along project frontages. The landscape planters shall not extend more than 1-1/2 feet into the sidewalk areas. New utility services for the project shall be installed along Oak and Octavia. No new utility services are proposed to be installed on Laguna Street. No new street lights or traffic signals are proposed along the project frontages. The 4-foot wide furniture zones along Laguna, Oak and Octavia Streets shall include tree wells and pavers to treat stormwater runoff from the public right of way in conformance with the San Francisco Stormwater Design Guidelines. The existing traffic signals and street light conduits in the furniture zone shall be relocated out of the permeable paver section. The existing utility vaults will be reset to grade and relocated to accommodate new curb ramps, permeable paves and landscaping.

Sincerely,  
**AGS, Inc.**

A handwritten signature in black ink, appearing to read "Erik Alderson".

Erik Alderson, P.E.  
Project Manager

cc(Via email): Bryan Moore, Senior Project Manager- AvalonBay Communities Inc.  
Bruce Baumann, Bruce Baumann & Associates  
Ken Little, Kenneth J. Little, PE, PLS, LEED AP, Principal Civil Engineer - AGS, Inc.