



June 28, 2021

Jim Rems
Chief Surveyor
City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Alaric Degrafinreid
San Francisco Department of Public Works
30 Van Ness, Suite 4200
San Francisco CA 94102

Re: Sunnydale HOPE SF Phase 1A-3 (Phase 2 Final Map) Request for Design Modifications and Exceptions

Dear Jim and Alaric:

As you know, Sunnydale Development Co., LLC filed a tentative map to subdivide the existing Sunnydale/Velasco public housing site for the Sunnydale HOPE SF Project. On June 16, 2021, we submitted the check print of the Final Map for Phase 2, which encompasses development Phases 1A-3 of infrastructure, housing Blocks 3A and 3B and Community Center Block 1 of the Sunnydale Hope SF improvement project.

The purpose of this letter is to request the City's approval of exceptions to the 2015 Subdivision Regulations or DPW Order and deferrals as further described below.

Exceptions requested are as follows:

1. Use of HDPE Pipe for Combined Sewer System in Lieu of VCP Pipe and reduction in pipe diameter downstream to accommodate differing pipe materials (VCP v. HDPE)
2. Use of HDPE Pipe for Combined Sewer System Pipe Greater than 36" I.D. in Lieu of RCP Pipe
3. Allowing construction work in Harmonia Street which would otherwise fall under DPW excavation moratorium requirements
4. City approval of exceptions and design modifications as shown in the Street Improvement Permit plans for Final Map Phase 2 that would be effective when the City approves the Street Improvement Permit plans.

Exception #1 – Subdivision Regulations, App. B §XV.B.3 “Sewers 6” to 21” in diameter shall be vitrified clay pipe (VCP) (ASTM C-700 Extra Strength). Sewers 24” to 36” diameter may be of VCP (ASTM C-700 Extra Strength) with construction modifications, or of reinforced concrete pipe subject to the approval of the Director with the consent of the SFPUC.

Request: Use of HDPE Pipe for Combined Sewer System in Lieu of VCP Pipe and reduction in pipe diameter downstream to accommodate differing pipe materials (VCP v. HDPE)

Based upon coordination with SFPUC, the Sunnydale Phase 1A-1 and 1A-2 Infrastructure Improvement project was approved to install HDPE piping in lieu of VCP piping for the new Combined Sewer system. It was noted that the pipe material ultimately chosen for Phase 1A-1 and 1A-2 would need to be used for all subsequent phases in the Sunnydale HOPE SF redevelopment. Therefore, the team has reflected the inner diameters of the HDPE pipe based on specifications for the product that was installed in the previous phase on the Utility Plan sheets C7.1 and C7.2. We request exception to above Subdivision Regulation to allow for this change in material.

In addition, due to the difference in sizing of HDPE and VCP piping and providing the minimum inner diameters used in the hydraulic analysis of the combined sewer network in the approved Master Combined Sewer Plan dated May 30, 2018, the inner diameter of the HDPE pipe at the east end of the Phase 1A-3 project limits (36.76") is larger than the existing VCP pipe (33") downstream of the point of connection. We request that this exception be allowable at this tie-in location.

Exception #2 - Subdivision Regulations, App. B §XV.B.3 "Sewers larger than 36" diameter may be of monolithic reinforced concrete or of reinforced concrete pipe subject to the approval of the Director with the consent of the SFPUC."

Request: Use of HDPE Pipe for Combined Sewer Pipe Greater than 36" I.D. in Lieu of RCP Pipe

Based upon the request for Exception #1 noted above, the Sunnydale Hope SF redevelopment proposes the use of HDPE piping in the Combined Sewer System. The pipe sizing required in Phase 1A-3 is 36.76" based on HDPE pipe sizing, which is marginally larger than the threshold for transitioning to RCP pipe. Since the regulations are written in reference to VCP piping and the threshold is set for that material, we request an exception for the use of HDPE piping greater than 36" I.D. for this project.

Exception #3 - Excavation Code, §2.9A "The Excavation Code establishes a 5-year moratorium on excavating streets that have been reconstructed, repaved or resurfaced in the preceding 5-years."

Request: Allow construction work in Harmonia Street which would otherwise fall under DPW excavation moratorium requirements

P1A3 is being developed under the Planning Department's Sunnydale HOPE SF Design Standards and Guidelines which require utility rooms be along this Harmonia frontage, so utility service from Sunnydale Ave is not feasible. Water demands for future Block 3 development were unknown at the time of Harmonia Street construction in Phase 1A-1 & 1A-2, and existing occupied buildings were located and had utility services along the Harmonia Street frontage, new utilities were not stubbed out to Blocks 3A and 3B during that phase of construction. With the development of these blocks forthcoming, we request an exception to perform street excavation within Harmonia Street to provide utility services. To restore the street after excavation, we propose to replace concrete road base that is impacted by the work to the full extent of the affected panels, and perform asphalt re-paving from property line to property line for all affected lanes.

Exception #4 – City approval of exceptions and design modifications as shown in the Street Improvement Permit plans for Final Map Phase 2 that would be effective when the City

approves the Street Improvement Permit plans. This will allow for the timely construction of the improvements per the City approved Street Improvement Permit plans. Our timeline for infrastructure construction effects our ability to start construction on Block 1 Community Center and Blocks 3A and 3B affordable housing. This request would be an exception to the Subdivision Regulations Appendix B- Technical Specifications related to the Engineering Documents as applicable.

In addition to the above request for exceptions, we request the City approve the deferral of the items as described below:

1. **Sidewalk Legislation:** The Tentative Map Conditions of Approval includes the following DPW-BSM Condition #7: “A Street Improvement Permit shall not be approved and issued until all other City design requirements and agency requirements, including but not limited to sidewalk legislation, approval from SFPU, approval from Public Works Hydraulics, approval from SFFD, approval from SFMTA, approval from Public Works Structural, and approval from the Public Works Disability Access Coordinator are granted unless otherwise stated by Public Works.”

We are working towards the start of infrastructure improvements per an approved Street Improvement Permit and other permits. We are also planning for a Public Improvement Agreement for this work to be brought to the Board of Supervisors for approval in September 2021. The scope includes the construction of bulbouts on the northeast and northwest corners of Sunnydale & Hahn. We request a deferral of the sidewalk legislation until such time as the offer of improvements are submitted to the Board of Supervisors for acceptance. We anticipate submitting the sidewalk legislation application in Summer 2021.

2. **Master Homeowner Association Covenants, Conditions and Restrictions (CCRs):** Customarily, CCRs are submitted concurrently with the Public Improvement Agreement. However, we request a deferral of the CCRs prior to the earlier of the first Temporary Certificate of Occupancy (TCO) or first Notice of Completion (NOC) in this Phase. We are working to develop a master association for the entire Sunnydale HOPE SF development, which will require us to develop an association budget and structure. We need to conduct some conceptual design of privately-owned open spaces in future phases and to develop a governance structure in partnership with MOHCD and the HOPE SF Director. A deferral of the CCR’s to the earlier of the first TCO or first NOC in this Phase will allow us time to develop the appropriate CCRs for this mixed income development.
3. **Deferral of obtaining a Master Major Encroachment Permit and Maintenance Agreement to the Notice of Completion for infrastructure improvements for Phase Two Final Map.** The deferral will provide the Subdivider of the Prior Infrastructure Phase additional time to complete work on the master major encroachment permit application, which is a new City process pursuant to Ordinance No. 35-18, to complete the maintenance agreement and to schedule the MMEP for Board of Supervisors approval.
4. **Operation & Maintenance (O&M) Responsibility Matrix:** The Tentative Map Conditions of Approval include the following CAO Condition #1: “Prior to City issuing any street improvement or excavation permit for a discrete public improvement or facility or the Subdivider's submission of 100% improvement plans, whichever first occurs, Subdivider shall

provide a Utility Acceptance Plan and Maintenance Matrix showing which facilities are intended to remain private and which will be offered for City acceptance as well as designating the responsible party for maintenance.”

Coordination of the O&M Responsibility Matrix is ongoing with the Infrastructure Task Force. We request a deferral of the approved O&M Responsibility Matrix until such as time as final comments are received from the Infrastructure Task Force and implemented for acceptance.

Please contact Thu Nguyen, Project Manager, at tnguyen@related.com or (415) 653-3167 if you require additional information to address this request. Thank you very much.

Sincerely,

DocuSigned by:

Ann Silverberg
CEO, NorCal Affordable
Related California