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DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY AND COUNTY OF SAN FRANCISCO

AND RESERVOIR COMMUNITY PARTNERS, LLC

FOR THE BALBOA RESERVOIR PROJECT

Block _____ Lots ____

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DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY AND COUNTY OF SAN FRANCISCO

AND RESERVOIR COMMUNITY PARTNERS, LLC

THIS DEVELOPMENT AGREEMENT dated for reference purposes only as of this 18th day of February, 2020 is by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the "**City**"), acting by and through its Planning Department, and RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company ("**Developer**"), pursuant to the authority of Section 65864 *et seq.* of the California Government Code and Chapter 56 of the Administrative Code. The City and Developer are also sometimes referred to individually as a "**Party**" and together as the "**Parties**". Capitalized terms not defined when introduced have the meanings given in Article 1.

RECITALS

This Agreement is made with reference to the following facts:

A. The City, through the San Francisco Public Utilities Commission ("**SFPUC**"), is the owner of an approximately 17 acre site located generally north of the Ocean Avenue commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School, in San Francisco, California, as described in greater detail in Exhibit A (the "**Project Site**").

B. The Developer proposes a mixed income housing development of up to approximately 1,100 housing units, including approximately 550 units affordable to low and moderate income households, approximately 4 acres of publicly accessible open spaces (including property immediately adjacent to the south of the Project Site that contains an SFPUC underground pipeline and will remain under the ownership of the City and the jurisdiction and control of SFPUC (the "**SFPUC Retained Fee Area**")), a childcare center serving approximately 100 children, a community room, no retail or commercial space, 550 parking spaces for use by residents and up to 450 parking spaces for use by the general public, in addition to new streets, sidewalks, sewer, power and water infrastructure, including an auxiliary water supply system, and bicycle and pedestrian facilities, located on the Project Site , as described in greater detail in Exhibit B (the "**Project**").

C. The Project is anticipated to generate an annual average of approximately 460 construction jobs during construction and approximately 30 net new permanent on-site jobs upon completion, and an approximately $1.7 Million annual increase in general fund revenues to the City.

D. In order to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Section 65864 *et seq.* (the "**Development Agreement Statute**"), which authorizes the City to enter into a development agreement with any person having a legal or equitable interest in real property regarding the development of such property. Pursuant to Government Code Section 65865, the City adopted Chapter 56 of the Administrative Code ("**Chapter 56**") establishing procedures and requirements for entering into a development agreement pursuant to the Development Agreement Statute. The Parties are entering into this Agreement in accordance with the Development Agreement Statute and Chapter 56.

E. In addition to the significant housing, jobs, and economic benefits to the City from the Project, the City has determined that as a result of the development of the Project in accordance with this Agreement, additional clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies. Major additional public benefits to the City from the Project include: (i) an increase in affordable housing that exceeds amounts otherwise required and will equal approximately fifty percent (50%) of the total number of housing units for the Project, of which Developer will be responsible for approximately sixty-seven percent (67%) of the gap financing for the affordable housing units, and City will be responsible for approximately thirty-three percent (33%) of the gap financing for the affordable housing units; (ii) construction and maintenance of new parks, pedestrian pathways, and landscape areas for a total of approximately 4 acres of publicly accessible open areas; (iii) street and infrastructure improvements; and (iv) an on-site childcare center serving approximately one hundred (100) children, each as further described in this Agreement.

F. It is the intent of the Parties that all acts referred to in this Agreement shall be accomplished in a way as to fully comply with the California Environmental Quality Act (California Public Resources Code Section 21000 *et seq.*; "**CEQA**"), the CEQA Guidelines

(Title 14, California Code of Regulations, Section 15000 *et seq.*); "**CEQA Guidelines**"), the Development Agreement Statute, Chapter 56, the Planning Code, the Enacting Ordinance and all other applicable Laws in effect as of the Effective Date. This Agreement does not limit the City's obligation to comply with applicable environmental Laws, including CEQA, before taking any discretionary action regarding the Project, or the Developer's obligation to comply with all applicable Laws in connection with the development of the Project.

G. The Final Environmental Impact Report ("**FEIR**") prepared for the Project and certified by the Planning Commission on May 28, 2020, together with the CEQA findings (the "**CEQA Findings**") and the Mitigation Measures adopted concurrently therewith and set forth in the MMRP, comply with CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. The FEIR thoroughly analyzes the Project and Project alternatives, and the Mitigation Measures were designed to mitigate significant impacts to the extent they are susceptible to feasible mitigation. On August 11, 2020, 2020, the Board of Supervisors, in Motion No. M20-101, affirmed the decisions of the Planning Commission to certify the FEIR. The information in the FEIR and the CEQA Findings were considered by the City in connection with approval of this Agreement.

H. On or about the Effective Date of this Agreement, the Parties anticipate entering into a Purchase and Sale Agreement ("**PSA**") pursuant to which the City will convey title to the Project Site to Developer (except for the SFPUC Retained Fee Area). In addition, the Parties anticipate entering into a separate license agreement with SFPUC pursuant to which Developer may access, construct, and maintain certain open space improvements on the SFPUC Retained Fee Area (the "**SFPUC Retained Fee License Agreement**")

I. On May 28, 2020, the Planning Commission held a public hearing on this Agreement and the Project, duly noticed and conducted under the Development Agreement Statute and Chapter 56. Following the public hearing, the Planning Commission adopted the CEQA Findings and determined among other things that the FEIR thoroughly analyzes the Project, and the Mitigation Measures are designed to mitigate significant impacts to the extent they are susceptible to a feasible mitigation, and further determined that the Project and this Agreement will, as a whole, and taken in their entirety, continue to be consistent with the objectives, policies, general land uses and programs specified in the General Plan, as amended, and the policies set forth in Section 101.1 of the Planning Code (together the "**General Plan**

Consistency Findings"). The information in the FEIR and the CEQA Findings has been considered by the City in connection with this Agreement.

J. On June 23, 2020, SFPUC held a duly noticed public hearing on this Agreement, the PSA, and the SFPUC Retained Fee License Agreement. Following the public hearing, SFPUC made the CEQA Findings required by CEQA, and adopted Resolution No. 20-0135, consenting to this Agreement, approving the PSA, and the SFPUC Retained Fee License Agreement, and incorporating by reference the General Plan Consistency Findings.

K. On August 11, 2020, the Board of Supervisors, having received the Planning Commission's recommendations, held a public hearing on this Agreement pursuant to the Development Agreement Statute and Chapter 56. Following the public hearing, the Board made the CEQA Findings required by CEQA, approved this Agreement, the PSA, the SFPUC Retained Fee License Agreement, incorporating by reference the General Plan Consistency Findings, and adopted Resolution No. 373-20 in connection with the Project.

L. On August 18, 2020, the Board adopted Ordinance No. 141-20, 142-20 and 143-20 amending the Planning Code, the Zoning Map, and the General Plan to create the Balboa Reservoir Special Use District ("**Project SUD**"), approving this Agreement (File No. 200423), and authorizing the Planning Director to execute this Agreement on behalf of the City (the "**Enacting Ordinance**"). The Enacting Ordinance took effect on September 27, 2020.

Now therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. DEFINITIONS

In addition to the definitions set forth in the above preamble paragraph, Recitals and elsewhere in this Agreement, the following definitions shall apply to this Agreement:

1.1. "**Administrative Code**" means the San Francisco Administrative Code.

1.2. "**Affordable Housing Program**" means the Affordable Housing Program attached hereto as Exhibit D.

1.3. "**Affordable Parcel(s)**" is defined in the Affordable Housing Program attached as Exhibit D.

1.4. "**Affordable Units**" is defined in the Affordable Housing Program attached as Exhibit D.

1.5. "**Agreement**" means this Development Agreement, the Exhibits which are expressly incorporated herein and any amendments thereto.

1.6. "**AMI**" is defined in the Affordable Housing Program attached as Exhibit D.

1.7. "**Annual Review Date**" is defined in Section 8.1.

1.8. "**Applicable Laws**" is defined in Section 5.2 (where not capitalized, "applicable Law" has its plain meaning and refers to Laws as otherwise defined herein).

1.9. "**Approvals**" means the City approvals, entitlements, and permits listed on Exhibit E, including any Later Approvals at the time and to the extent they are included pursuant to Section 5.1.

1.10. "**Assignment and Assumption Agreement**" is defined in Section 12.2.

1.11. "**Associated Community Benefit**" is defined in Section 4.1.

1.12. "**Board of Supervisors**" or "**Board**" means the Board of Supervisors of the City and County of San Francisco.

1.13. "**Building**" or "**Buildings**" means each of new buildings to be constructed on the Project Site, as described in the Project description attached as Exhibit B.

1.14. "**CEQA**" is defined in Recital F.

1.15. "**CEQA Findings**" is defined in Recital G.

1.16. "**CEQA Guidelines**" is defined in Recital F.

1.17. "**Chapter 56**" is defined in Recital D.

1.18. **"Child Care Program"** means the child care facility program attached as Exhibit L.

1.19. "**City**" means the City as defined in the opening paragraph of this Agreement. Unless the context or text specifically provides otherwise, references to the City means the City acting by and through the Planning Director or, as necessary, the Planning Commission or the Board of Supervisors.

1.20. "**City Agency**" or "**City Agencies**" means the City departments, agencies, boards, commissions, and bureaus that execute or consent to this Agreement, or are controlled by persons or commissions that have executed or consented to this Agreement, that have

subdivision or other permit, entitlement or approval authority or jurisdiction over development of the Project or any improvement located on or off the Project Site, including, without limitation, the City Administrator, Planning Department, SFPUC, MOHCD, OEWD, SFMTA, PW, DBI, together with any successor City agency, department, board, or commission. Nothing in this Agreement shall affect the jurisdiction under the City's Charter of a City department that has not approved or consented to this Agreement in connection with the issuance of a Later Approval. The City actions and proceedings subject to this Agreement shall be through the Planning Department, as well as affected City Agencies (and when required by applicable Law, the Board of Supervisors).

1.21. "**City Attorney's Office**" means the Office of the City Attorney of the City and County of San Francisco.

1.22. "**City Commitment Date**" is defined in Section 15.1.2.

1.23. "**City Costs**" means the actual and reasonable costs incurred by a City Agency in preparing, adopting or amending this Agreement, in performing its obligations or defending its actions under this Agreement or otherwise contemplated by this Agreement, as determined on a time and materials basis, including reasonable attorneys' fees and costs but excluding work, hearings, costs or other activities contemplated or covered by Processing Fees; provided, however, City Costs shall not include any costs incurred by a City Agency in connection with a City Default or which are payable by the City under Section 9.6 when Developer is the prevailing party, and shall not include any of the City's Affordable Funding Share, as defined in the Affordable Housing Program.

1.24. "**City Parties**" is defined in Section 4.7.

1.25. "**City Report**" is defined in Section 8.2.2.

1.26. "**City-Wide**" means all real property within the territorial limits of the City and County of San Francisco, not including any property owned or controlled by the United States or by the State of California and therefore not subject to City regulation.

1.27. "**CMA**" is defined in Section 12.1.

1.28. "**Commence Construction**", "**Commenced Construction**" or "**Commencement of Construction**" means groundbreaking in connection with the commencement of physical construction of horizontal infrastructure or, when used in reference

to any Building, the applicable Building foundation, but specifically excluding the demolition or partial demolition of existing structures.

1.29. "**Commenced Construction of the Project**" is defined in Section 15.1.1.

1.30. "**Commencement of Construction Notice**" is defined in Section 15.1.7.

1.31. "**Community Benefits**" is defined in Section 4.1.

1.32. "**Community Benefits Program**" is defined in Section 4.1.

1.33. "**Community Room**" is described in Exhibit C.

1.34. "**Costa Hawkins Act**" is defined in Exhibit D.

1.35. "**Dedicated Open Space**" means the privately owned, publicly accessible open space described in Exhibit C, including Reservoir Park, Gateway Landscape, Brighton Paseo, and San Ramon Paseo.

1.36. "**Default**" is defined in Section 9.3.

1.37. "**DBI**" means the Department of Building Inspection of the City and County of San Francisco.

1.38. "**Developer**" is defined in the opening paragraph of this Agreement, and shall also include (i) any Transferee as to the applicable Transferred Property, and (ii) any Mortgagee or assignee thereof that acquires title to any Foreclosed Property but only as to such Foreclosed Property.

1.39. "**Developer's Affordable Funding Share**" is defined in Exhibit D.

1.40. "**Development Agreement Statute**" is defined in Recital D, as in effect as of the Effective Date.

1.41. "**Development Parcel**" means a parcel within the Project Site on which a Building or other improvements will be constructed, as set forth in a Subdivision Map.

1.42. "**Development Phase Application**" is defined in Section 3.1.

1.43. "**ENR-BCI**", "**ENR-CCI**", and "**ENR Index**" have the meanings set forth in Section 11.5.2.

1.44. "**Economic Delay**" is defined in Section 11.5.2.

1.45. "**Effective Date**" is defined in Section 2.1.

1.46. "**Enacting Ordinance**" is defined in Recital L.

1.47. "**Engineering Design**" is defined in Section 5.4.2.

1.48. "**Excusable Delay**" is defined in Section 11.5.2.

1.49. "**Exercise Notice**" is defined in Section 15.1.2.

1.50. "**Existing Standards**" is defined in Section 5.2.

1.51. "**Existing Uses**" means all existing lawful uses of the existing land and improvements (and including, without limitation, pre-existing, non-conforming uses under the Planning Code) on the Project Site as of the Effective Date, as the same may be modified by the Approvals and any Later Approvals.

1.52. "**Federal or State Law Exception**" is defined in Section 5.8.1.

1.53. "**FEIR**" is defined in Recital G.

1.54. "**First Construction Document**" is defined in San Francisco Building Code Section 107A.13.1(a)(8).

1.55. "**Finally Granted**" means (i) any and all applicable appeal periods for the filing of any administrative or judicial appeal challenging the issuance or effectiveness of any of the Approvals, this Agreement or the FEIR shall have expired and no such appeal shall have been filed, or if such an administrative or judicial appeal is filed, the Approvals, this Agreement or the FEIR, as applicable, shall have been upheld by a final decision in each such appeal without adverse effect on the applicable Approval, this Agreement or the FEIR and the entry of a final judgment, order or ruling upholding the applicable Approval, this Agreement or the FEIR and (ii) if a referendum petition relating to this Agreement is timely and duly circulated and filed, certified as valid and the City holds an election, the date the election results on the ballot measure are certified by the Board of Supervisors in the manner provided by the Elections Code reflecting the final defeat or rejection of the referendum.

1.56. "**Foreclosed Property**" is defined in Section 10.5.

1.57. "**General Plan Consistency Findings**" is defined in Recital I.

1.58. "**Gross Floor Area**" is defined in Planning Code as of the applicable date of determination of such area.

1.59. "**Home Price Index**" is defined in Section 11.5.2.

1.60. "**Impact Fees and Exactions**" means any fees, contributions, special taxes, exactions, impositions, and dedications charged by the City, whether as of the date of this Agreement or at any time thereafter during the Term, in connection with the development of Projects, including but not limited to transportation and transit fees, child care requirements or in-lieu fees, housing (including affordable housing) requirements or fees, dedication or

reservation requirements, and obligations for on-or off-site improvements. Impact Fees and Exactions shall not include the Mitigation Measures, Processing Fees, taxes or special assessments or school district fees, SFPUC Capacity Charges, and any fees, taxes, assessments impositions imposed by any Non-City Agency, all of which shall be due and payable by Developer as and when due in accordance with applicable Laws.

1.61. "**Later Approval**" or "**Later Approvals**" means (i) any other land use approvals, entitlements, or permits from the City or any City Agency, other than the Approvals, that are consistent with the Approvals and necessary or advisable for the implementation of the Project, including without limitation, demolition permits, grading permits, site permits, building permits, lot line adjustments, sewer and water connection permits, major and minor encroachment permits, street and sidewalk modifications, street improvement permits, permits to alter, certificates of occupancy, transit stop relocation permits, subdivision maps, improvement plans, lot mergers, lot line adjustments, and re-subdivisions. A Later Approval shall also include any amendment to the foregoing land use approvals, entitlements, or permits, or any amendment to the Approvals that are sought by Developer and approved by the City in accordance with the standards set forth in this Agreement.

1.62. "**Law(s)**" means the Constitution and laws of the United States, the Constitution and laws of the State of California, the laws of the City and County of San Francisco, and any codes, statutes, rules, regulations, or executive mandates thereunder, and any State or Federal court decision (including any order, injunction or writ) thereunder. The term "**Laws**" shall refer to any or all Laws as the context may require.

1.63. "**Law Adverse to City**" is defined in Section 5.8.4.

1.64. "**Law Adverse to Developer**" is defined in Section 5.8.4.

1.65. "**Litigation Extension(s)**" is defined in Section 11.5.1.

1.66. "**Losses**" is defined in Section 4.7.

1.67. "**Market Rate Parcels**" is defined in Section 12.3.

1.68. "**Market Rate Units**" is defined in Exhibit B.

1.69. "**Material Change(s)**" means any modification that (i) would materially alter the rights, benefits or obligations of the City or Developer under this Agreement, (ii) is not consistent with the Project SUD, (iii) extends the Term, (iv) changes the permitted uses of the Project Site, (v) decreases the Community Benefits, (vi) increases the maximum height, density,

bulk or size of the Project, (vii) increases parking ratios, or (viii) changes the Impact Fees and Exactions.

1.70. "**Mitigation Measures**" means the mitigation measures (as defined by CEQA) applicable to the Project as set forth in the MMRP or that are necessary to mitigate adverse environmental impacts identified through the CEQA process as part of a Later Approval.

1.71. "**MMRP**" means that certain mitigation monitoring and reporting program attached hereto as Exhibit F.

1.72. "**MOHCD**" means the Mayor's Office of Housing and Community Development.

1.73. "**Mortgage**" means a mortgage, deed of trust or other lien on all or part of the Project Site to secure an obligation made by the applicable property owner.

1.74. "**Mortgagee**" means (i) any mortgagee or beneficiary under a Mortgage, and (ii) a person or entity that obtains title to all or part of the Project Site as a result of foreclosure proceedings or conveyance or other action in lieu thereof, or other remedial action.

1.75. "**Municipal Code**" means the San Francisco Municipal Code. All references to any part of the Municipal Code mean that part of the Municipal Code in effect on the Effective Date, as the Municipal Code may be modified by changes and updates that are adopted from time to time in accordance with Section 5.4 or by permitted New City Laws as set forth in Section 5.6.

1.76. "**New City Laws**" is defined in Section 5.6.

1.77. "**Non-City Agency**" means Federal, State, and local governmental agencies that are independent of the City and not parties to this Agreement.

1.78. "**Non-City Approval(s)**" means any permits, agreements, or entitlements from Non-City Agencies as may be necessary for the development of the Project.

1.79. "**OEWD**" means the San Francisco Office of Economic and Workforce Development.

1.80. "**Official Records**" means the official real estate records of the City and County of San Francisco, as maintained by the City's Assessor-Recorder's Office.

1.81. "**Open Space Improvements**" is defined in Exhibit C.

1.82. "**Party**" and "**Parties**" is defined in the opening paragraph of this Agreement and also includes any party that becomes a party to this Agreement, such as a Transferee.

1.83. **"Phase"** is defined in Section 3.1.

1.84. "**Phasing Plan and Community Benefits Linkages**" means the schedule attached to this Agreement as Schedule 1.

1.85. "**Planning Code**" means the San Francisco Planning Code.

1.86. "**Planning Commission**" means the Planning Commission of the City and County of San Francisco.

1.87. "**Planning Department**" means the Planning Department of the City and County of San Francisco.

1.88. "**Planning Director**" means the Director of Planning of the City and County of San Francisco.

1.89. "**Processing Fees**" means the standard fee imposed by the City upon the submission of an application for a permit or approval, which is not an Impact Fee or Exaction, in accordance with City practice on a City-Wide basis.

1.90. "**Project**" means the mixed-income development project as described in Recital B, Exhibit B, and the Approvals, together with Developer's rights and obligations under this Agreement.

1.91. "**Project Site**" is defined in Recital A, and as more particularly described in Exhibit A.

1.92. "**Project SUD**" means Planning Code Section 249.88 as adopted by the Board in Ordinance No. 141-20.

1.93. "**PSA**" is defined in Recital H.

1.94. "**Public Health and Safety Exception**" is defined in Section 5.8.1.

1.95. "**Public Improvements**" means the facilities, both on- and off-site, to be improved, constructed and dedicated by Developer and, upon completion in accordance with this Agreement, accepted by the City. Public Improvements include the streets within the Project Site shown on Exhibit M, and all infrastructure and public utilities within such streets (such as electricity, water and sewer lines but excluding any non-municipal utilities), including Streetscape Improvements, landscaping, bicycle lanes, bus boarding island, street furniture, and

paths and intersection improvements (such as curbs, medians, signaling, traffic controls devices, signage, and striping) as specified in the Master Infrastructure Plan. The Public Improvements also include the SFPUC infrastructure and the SFMTA infrastructure, as specified in the Master Infrastructure Plan. The Public Improvements do not include Open Space Improvements or, if any, privately owned facilities or improvements in the public right of way. All Public Improvements will be constructed in accordance with all City standards and at Developer's sole expense.

1.96. "**PW**" means San Francisco Public Works.

1.97. "**Purchase Price**" is defined in Section 15.1.3.

1.98. "**Purchase Option**" is defined in Section 15.1.

1.99. "**Release of Purchase Option**" is defined in Section 15.1.7.

1.100. "**Repurchase Closing**" is defined in Section 15.1.4.

1.101. "**SFMTA**" means the San Francisco Municipal Transportation Agency.

1.102. "**SFPUC**" means the San Francisco Public Utilities Commission.

1.103. "**SFPUC Capacity Charges**" means all water and sewer capacity and connection fees and charges payable to the SFPUC, as and when due in accordance with the applicable City requirements.

1.104. "**SFPUC Retained Fee Area**" is defined in Recital B.

1.105. "**SFPUC Retained Fee License Agreement**" is defined in Recital H.

1.106. "**Seller Financing**" is defined in the PSA.

1.107. "**Seller Financing Loan Documents**" is defined in the PSA.

1.108. "**Streetscape Improvements**" means the streets, sidewalks, curbs, gutters, bicycle pathways, and associated landscaping, all as set forth in the Master Infrastructure Plan attached to this Agreement as Exhibit M.

1.109. "**Subdivision Code**" means the San Francisco Subdivision Code.

1.110. "**Subdivision Map**" means any map that Developer submits for the Project Site with respect to the Project under the Subdivision Map Act and the Subdivision Code, which may include, but not be limited to, tentative or vesting tentative subdivision maps, final or vesting final subdivision maps and any tentative or final parcel map, or transfer map, including phased final maps to the extent authorized under an approved tentative subdivision map.

1.111. "**Subdivision Map Act**" means the California Subdivision Map Act, California Government Code Section 66410 *et seq.*

1.112. "**Term**" is defined in Section 2.2.

1.113. "**Third-Party Challenge**" means any administrative, legal or equitable action or proceeding instituted by any party other than the City or Developer challenging the validity or performance of any provision of this Agreement, the Project, the Approvals or Later Approvals, the adoption or certification of the FEIR or other actions taken pursuant to CEQA, or other approvals under Laws relating to the Project, any action taken by the City or Developer in furtherance of this Agreement, or any combination thereof relating to the Project or any portion thereof.

1.114. "**Townhouse Parcels**" is defined in Exhibit B.

1.115. "**Townhouse Units**" is defined in Exhibit B.

1.116. "**Transfer**," "**Transferee**" **and** "**Transferred Property**" have the meanings set forth in Section 12.1, and in all events excludes (1) a transfer of ownership or membership interests in Developer or any Transferee, (2) grants of easement or of occupancy rights for existing or completed Buildings or other improvements (including, without limitation, space leases in Buildings), and (3) the placement of a Mortgage on the Project Site.

1.117. "**Transportation Demand Management**" benefits are described in Exhibit J-1.

1.118. "**Trigger Date**" is defined in Section 15.1.

1.119. "**Vested Elements**" is defined in Section 5.1.

1.120. "**Workforce Agreement**" means the Workforce Agreement attached hereto as Exhibit I.

2. EFFECTIVE DATE; TERM

2.1. Effective Date. This Agreement shall take effect on the first date upon which both of the following have occurred: (i) the full execution and delivery of this Agreement by the Parties; and (ii) the date the Enacting Ordinance is effective and operative ("**Effective Date**"). The Parties shall execute this Agreement within thirty (30) days of the date the Enacting Ordinance is effective and operative.

2.2. Term. The term of this Agreement shall commence upon the Effective Date and shall continue in full force and effect for twenty-five (25) years thereafter unless extended or

earlier terminated as provided herein ("**Term**"); provided, however, that (i) the Term shall be extended for each day of a Litigation Extension and (ii) Developer shall have the right to terminate this Agreement with respect to a legal parcel upon completion of the Building within that parcel and the Associated Community Benefits for that Building, as set forth in Section 7.1. The term of any conditional use permit, planned unit development, any tentative subdivision map shall be for the longer of (a) the Term (as it relates to the applicable parcel) or (b) the term otherwise allowed under the Subdivision Map Act or conditional use/planned unit development approval, as applicable.

3. GENERAL RIGHTS AND OBLIGATIONS

3.1. Development of the Project. Developer shall have the vested right and obligation to develop the Project in accordance with and subject to the provisions of this Agreement, and the City shall consider and process all Later Approvals for development of the Project in accordance with and subject to the provisions of this Agreement. The Project will be developed in at least two phases (each, a "**Phase**"). Prior to Commencing any Construction on the Project Site and for each Phase, Developer will prepare a "**Development Phase Application**" substantially as set forth in Exhibit N, for City's review and approval. The Development Phase Application will set forth the detailed scope and work plan for each development phase, including the Associated Community Benefits required in connection with each Phase. The Parties acknowledge that Developer (i) has obtained all Approvals from the City required to Commence Construction of the Project, other than any required Later Approvals, including but not limited to approval of a Development Phase Application for each Phase, and (ii) may proceed in accordance with this Agreement with the construction and, upon completion, use and occupancy of the Project as a matter of right, subject to the terms and conditions of the PSA, the SFPUC Retained Fee License Agreement, the Project SUD, and subject to the attainment of any required Later Approvals and any Non-City Approvals.

3.2. Workforce. Developer shall require project sponsors, contractors, consultants, subcontractors and subconsultants, as applicable, to undertake workforce development activities in both the construction and end use phases of the Project in accordance with the Workforce Agreement attached as Exhibit I.

3.3. Public Power. Within sixty (60) days after the Effective Date, Developer will provide the SFPUC with all Project information the SFPUC requires to determine the feasibility

of providing electric service to the Project Site (the "**Feasibility Study**"). The SFPUC will complete the Feasibility Study within six (6) months after the date that Developer provides to the SFPUC all Project information needed to complete the Feasibility Study. Developer agrees that if the SFPUC determines it is feasible to provide electricity for the Project Site, then the SFPUC will be the exclusive power provider to the Project Site. The SFPUC power will be provided under the SFPUC's Rules and Regulations Governing Electric Service and at rates that are comparable to rates in San Francisco for comparable service from other providers.

3.4. Schedule of Performance. Developer shall satisfy the performance milestones by the Outside Dates set forth in Schedule 3, the Schedule of Performance, subject to Excusable Delay and Litigation Extension. Before sending a notice of default for any failure to meet a milestone in the Schedule of Performance, the Parties agree to meet and confer in good faith as set forth in Section 9.2 to determine the cause of delay and whether Developer can start and complete the required action to satisfy the milestone date in a reasonable time. Any termination of this Agreement based on a failure to meet the Schedule of Performance shall be made, if at all, only following a hearing at the City's Board of Supervisors and shall be subject to the approval of the City's Board of Supervisors by motion. An Excusable Delay will extend the date of the performance milestone in question by an equivalent number of days, but will not excuse or delay any other obligation of Developer in this Agreement, including the provision of any Associated Community Benefit at the times and in the manner specified in Schedule 1, the Phasing Plan and Community Benefits Linkages Schedule. In no event will an Excusable Delay extend the Term.

3.5. Community Engagement. Developer shall undertake and comply with the community engagement obligations described in Exhibit R.

3.6. City College Commitments. The City strongly believes that the San Francisco Community College District (the "**College**") is an invaluable and essential public resource, and recognizes that the Project provides a unique opportunity for the City to provide a large amount of affordable housing while also supporting the mission of the College to provide accessible, quality education to all. Developer and the College have agreed upon certain key obligations of Developer that will support and enhance the College's educational operations, development, and construction of new facilities pursuant to its facilities master plan. Therefore, Developer shall comply with those key obligations to the College summarized in Exhibit S in its development of the Project.

4. PUBLIC BENEFITS; DEVELOPER OBLIGATIONS AND CONDITIONS TO DEVELOPER'S PERFORMANCE

4.1. Community Benefits Exceed Those Required by Existing Ordinances and Regulations. The Parties acknowledge and agree that the development of the Project in accordance with this Agreement provides a number of public benefits to the City beyond those achievable through existing Laws, including, but not limited to, those set forth in this Article 4 (the "**Community Benefits**"). The City acknowledges and agrees that a number of the Community Benefits would not be otherwise achievable without the express agreement of Developer under this Agreement. Developer acknowledges and agrees that, as a result of the benefits to Developer under this Agreement, Developer has received good and valuable consideration for its provision of the Community Benefits, and the City would not be willing to enter into this Agreement without the Community Benefits. Payment or delivery of each of the Community Benefits is tied to a specific Building or other development milestone in connection with implementation of the Project, as described in the Phasing Plan and Community Benefits Linkages Schedule attached as Schedule 1 to this Agreement or as described elsewhere in this Agreement (each, an "**Associated Community Benefit**"). Upon Developer's Commencement of Construction of a Building, the Associated Community Benefits tied to that Building shall survive the expiration or termination of this Agreement to the date of completion of the Associated Community Benefit. Time is of the essence with respect to the completion of the Associated Community Benefits.

4.1.1. Community Benefits. Developer shall provide the following Community Benefits (collectively, the "**Community Benefits Program**") at the times specified in Schedule 1, the Phasing Plan and Community Benefits Linkages Schedule:

(a) the Dedicated Open Space, as described in Exhibit C;

(b) the Affordable Housing Program benefits, as described in Exhibit D and Schedule 1;

(c) the transportation and other infrastructure improvements as described in Exhibit J and Exhibit M; and

(d) the Child Care Program benefits, as described in Exhibit L.

4.1.2. Waiver of State Density Bonus Law and Similar Laws. The parties acknowledge that various state and local laws, including but not limited to the State Density

Bonus Law (California Government Code § 65915 et seq), the Affordable Housing Bonus Program (Planning Code section 206 et seq.), and Planning Code Sections 207, generally allow additional residential and/or non-residential density and modifications to development requirements for residential or mixed-use developments in exchange for the inclusion of a percentage of on-site below market rate units, or the dedication of land suitable for the construction of on-site affordable housing units. By entering into this Agreement, and adopting the Project SUD, and amendments to the City's General Plan, the City is allowing significantly more development than what is allowed under the existing zoning, and Developer is providing on-site affordable housing in amount greater than required to receive such bonuses, as set forth in the Affordable Housing Program. By entering into this Agreement, Developer voluntarily and intentionally waives its ability to use the State Density Bonus program, the Affordable Housing Bonus Program, and Planning Code sections 207, or any other process or mechanism allowed under state or local law now or in the future to increase, modify, or change the Project, both residential and non-residential, as described in and regulated by this Agreement and the Project SUD. Developer agrees to develop the Project Site solely within the regulatory framework of the Project SUD and as described in this Agreement. City would not enter into this Agreement and approve the Project, including the Project SUD, Zoning Map amendments, and Vested Elements, if Developer was able to use any other development bonus in conjunction therewith, and have negotiated the Community Benefits based on the Project as established in this Agreement.

4.2. Performance of Community Benefits. Whenever this Agreement requires completion of an Associated Community Benefit at or before the completion of or receipt of temporary or final certificate of occupancy for a Building, the City may withhold a temporary or final certificate of occupancy for that Building until the required Associated Community Benefit is completed or Developer has provided the City with adequate security for completion of such Associated Community Benefit in a commercially reasonable form (e.g., a bond or letter of credit) as approved by (i) the Planning Director in the Director's reasonable discretion (following consultation with the City Attorney), and (ii) the MOHCD Director in the Director's reasonable discretion if the subject Associated Community Benefit is construction of Affordable Units. In determining the need for and reasonableness of any such security, the Planning Director and MOHCD Director (in consultation with the City Attorney) shall consider (i) any existing or proposed security, such as any bonds required under the Subdivision Map Act, and (ii) payment

and performance bonds provided to a construction lender if the subject Associated Community Benefit is construction of Affordable Units and construction financing for the Affordable Units has closed.

4.3. No Additional CEQA Review Required; Reliance on FEIR for Future Discretionary Approvals. The Parties acknowledge that the FEIR prepared for the Project complies with CEQA. The Parties further acknowledge that (a) the FEIR contains a thorough analysis of the Project and possible alternatives, (b) the Mitigation Measures have been adopted to eliminate or reduce to an acceptable level certain adverse environmental impacts of the Project, and (c) the Board of Supervisors adopted CEQA Findings, including a statement of overriding considerations in connection with the Approvals, pursuant to CEQA Guidelines Section 15093, for those significant impacts that could not be mitigated to a less than significant level. Accordingly, the City does not intend to conduct any further environmental review or mitigation under CEQA for any aspect of the Project vested under this Agreement. The City shall rely on the FEIR, to the greatest extent possible in accordance with applicable Laws, in all future discretionary actions related to the Project; provided, however, that nothing shall prevent or limit the discretion of the City to conduct additional environmental review in connection with any Later Approvals to the extent that such additional environmental review is required by applicable Laws, including CEQA.

4.3.1. Compliance with CEQA Mitigation Measures. Developer shall comply with all Mitigation Measures imposed as applicable to the Project except for any Mitigation Measures that are expressly identified as the responsibility of a different party or entity. Without limiting the foregoing, Developer shall be responsible for the completion of all Mitigation Measures identified as the responsibility of the "owner" or the "project sponsor". The Parties expressly acknowledge that the FEIR and the associated MMRP are intended to be used in connection with each of the Later Approvals to the extent appropriate and permitted under applicable Law. Nothing in this Agreement shall limit the ability of the City to impose conditions on any new, discretionary permit resulting from Material Changes as such conditions are determined by the City to be necessary to mitigate adverse environmental impacts identified through the CEQA process and associated with the Material Changes or otherwise to address significant environmental impacts as defined by CEQA created by an approval or permit; provided, however, any such conditions must be in accordance with applicable Law.

4.4. Nondiscrimination. In the performance of this Agreement, Developer agrees not to discriminate against any employee, City employee working with Developer's contractor or subcontractor, applicant for employment with such contractor or subcontractor, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations, on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes.

4.5. City Cost Recovery.

4.5.1. Developer shall timely pay to the City all Impact Fees and Exactions applicable to the Project or the Project Site as set forth in Section 5.7.

4.5.2. Developer shall timely pay to the City all Processing Fees applicable to the processing or review of applications for the Approvals and Later Approvals.

4.5.3. Developer shall pay to the City all City Costs incurred in connection with the drafting and negotiation of this Agreement, defending the Approvals and Later Approvals, and in processing and issuing any Later Approvals or administering this Agreement (except for the costs that are covered by Processing Fees), within sixty (60) days following receipt of a written invoice complying with Section 4.5.4 from the City.

4.5.4. OEWD shall provide Developer on a quarterly basis (or such alternative period as agreed to by the Parties) a reasonably detailed statement showing costs incurred by OEWD, the City Agencies and the City Attorney's Office, including the hourly rates for each City staff member at that time, the total number of hours spent by each City staff member during the invoice period, any additional costs incurred by the City Agencies and a brief non-confidential description of the work completed (provided, for the City Attorney's Office, the billing statement will be reviewed and approved by OEWD but the cover invoice forwarded to Developer will not include a description of the work). OEWD will use reasonable efforts to provide an accounting of time and costs from the City Attorney's Office and each City Agency in each invoice; provided, however, if OEWD is unable to provide an accounting from one or more of such parties, then OEWD may send an invoice to Developer that does not include the charges of such party or parties without losing any right to include such charges in a future or

supplemental invoice but subject to the eighteen (18) month deadline set forth below in this Section 4.5.4. Developer's obligation to pay the City Costs shall survive the termination of this Agreement. Developer shall have no obligation to reimburse the City for any City Cost that is not invoiced to Developer within eighteen (18) months from the date the City Cost was incurred. The City will maintain records, in reasonable detail, with respect to any City Costs and upon written request of Developer, and to the extent not confidential, shall make such records available for inspection by Developer.

4.5.5. If Developer in good faith disputes any portion of an invoice, then within sixty (60) days following receipt of the invoice Developer shall provide notice of the amount disputed and the reason for the dispute, and the Parties shall use good faith efforts to reconcile the dispute as soon as practicable. Developer shall have no right to withhold the disputed amount. If any dispute is not resolved within ninety (90) days following Developer's notice to the City of the dispute, Developer may pursue all remedies at law or in equity to recover the disputed amount.

4.6. Prevailing Wages. As set forth in the Workforce Agreement (Exhibit I), Developer agrees that the Project Site is sold by the City for a Housing Development, as defined in Section 23.61(a) of the Administrative Code, and that therefore all persons performing labor in construction work on the Project Site shall be paid not less than the highest prevailing rate of wages for the labor so performed consistent with the requirements of Article VII of Chapter 23 and Section 6.22(e) of the Administrative Code (including those requirements applicable to a "**Housing Development**" as defined in Section 23.61 of the Administrative Code), shall be subject to the same hours and working conditions, and shall receive the same benefits as in each case are provided for similar work performed in San Francisco, California, and Developer shall include this requirement in any construction contract entered into by Developer for any such public improvements. Upon request, Developer and its contractors will provide to City any workforce payroll records as needed to confirm compliance with this Section. Without limiting the foregoing, Developer shall comply with all applicable state law requirements relating to the payment of prevailing wages, and to the extent there is any difference between the requirements of such state law requirements and the Administrative Code, the stricter requirements shall apply.

4.7. Indemnification of City. Developer shall indemnify, reimburse, and hold harmless the City and its officers, agents and employees (the "**City Parties**") from and, if requested, shall defend them against any and all loss, cost, damage, injury, liability, and claims ("**Losses**") arising or resulting directly or indirectly from (i) any third party claim arising from a Default by Developer under this Agreement, (ii) Developer's failure to comply with any Approval, Later Approval or Non-City Approval, (iii) the failure of any improvements constructed pursuant to the Approvals or Later Approvals to comply with any Federal or State Laws, the Existing Standards or any permitted New City Laws, (iv) any accident, bodily injury, death, personal injury, or loss of or damage to property occurring on the Project Site (or the public right of way adjacent to the Project Site) in connection with the construction by Developer or its agents or contractors of any improvements pursuant to the Approvals, Later Approvals or this Agreement, (v) a Third-Party Challenge instituted against the City or any of the City Parties, (vi) any dispute between Developer, its contractors or subcontractors relating to the construction of any part of the Project, and (vii) any dispute between Developer and any Transferee or any subsequent owner of any of the Project Site relating to any assignment of this Agreement or the obligations that run with the land, or any dispute between Developer and any Transferee or other person relating to which party is responsible for performing certain obligations under this Agreement, each regardless of the negligence of and regardless of whether liability without fault is imposed or sought to be imposed on the City or any of the City Parties, except to the extent that any of the foregoing indemnification obligations is void or otherwise unenforceable under applicable Law, and except to the extent such Loss is the result of the negligence or willful misconduct of the City Parties. The foregoing indemnity shall include, without limitation, reasonable attorneys' fees and costs and the City's reasonable cost of investigating any claims against the City or the City Parties. All indemnifications set forth in this Agreement shall survive the expiration or termination of this Agreement, to the extent such indemnification obligation arose from an event occurring before the expiration or termination of this Agreement. To the extent the indemnifications relate to Developer's obligations that survive the expiration or termination of this Agreement, the indemnifications shall survive for the term of the applicable obligation plus four (4) years.

5. VESTING AND CITY OBLIGATIONS

5.1. Vested Rights. By the Approvals, the City has made a policy decision that the Project, as described in and as may be modified in accordance with the Approvals, is in the best interests of the City and promotes the public health, safety and welfare. Developer shall have the vested right to develop the Project as set forth in this Agreement, including without limitation with the following vested elements: the locations and numbers of Buildings proposed, the land uses, height and bulk limits, including the maximum density, intensity and gross square footages, the permitted uses, the provisions for open space, vehicular access, and parking (collectively, the "**Vested Elements**"; provided the Existing Uses on the Project Site shall also be included as Vested Elements). The Vested Elements are subject to and shall be governed by Applicable Laws. The expiration of any building permit or Approval shall not limit the Vested Elements, and Developer shall have the right to seek and obtain subsequent building permits or approvals, including Later Approvals, at any time during the Term, any of which shall be governed by Applicable Laws. Each Later Approval, once granted, shall be deemed an Approval for purposes of this Section 5.1.

5.2. Existing Standards. The City shall process, consider, and review all Later Approvals in accordance with (i) the Approvals, (ii) the San Francisco General Plan, the Municipal Code (including the Subdivision Code), and all other applicable City policies, rules and regulations, as each of the foregoing is in effect on the Effective Date ("**Existing Standards**"), as the same may be amended or updated in accordance with permitted New City Laws as set forth in Section 5.6, (iii) California and Federal law, as applicable, and (iv) this Agreement (collectively, "**Applicable Laws**"). The Enacting Ordinance includes express waivers and amendments to Chapter 56 consistent with this Agreement.

5.2.1. Code Waivers. Pursuant to the Enacting Ordinance and this Agreement, certain provisions of the San Francisco Municipal Code are waived, as set forth in Schedule 2-2 (Schedule of Code Waivers and Amendments).

5.2.2. No Implied Waiver of Codes. Except as expressly set forth in Schedule 2-2, nothing in this Agreement constitutes an implied waiver or exemption of the Subdivision Code or the Public Works Code. For any waiver or exemption other than those set forth in Schedule 2-2, Developer shall comply with the City's existing processes to seek any necessary waivers or exemptions. The City's failure to enforce any part of the Subdivision Code or Public Works

Code shall not be deemed a waiver of its right to do so thereafter, but it shall not override the Approvals standards set forth in Sections 5.2, 5.3, and 5.4.

5.2.3. General Plan Consistency Findings. The Parties acknowledge the Project is consistent with the City's General Plan and the General Plan Consistency Findings are intended to support all Later Approvals that are consistent with the Approvals. To the maximum extent practicable, the Planning Department shall rely exclusively on the General Plan Consistency Findings when processing and reviewing all Later Approvals, including proposed Subdivision Maps and any other actions related to the Project requiring General Plan determinations; provided Developer acknowledges that the General Plan Consistency Findings do not limit the City's discretion in connection with any Later Approval that (a) requires new or revised General Plan consistency findings because of Material Changes or amendments to any of the Approvals or (b) is analyzed in the context of a future General Plan amendment that is a non-conflicting New City Law.

5.3. Criteria for Later Approvals. Developer shall be responsible for obtaining all required Later Approvals before the start of any construction and timely providing project schedules to OEWD as described in Exhibit K. The City, in granting the Approvals and vesting the Project through this Agreement, is limiting its future discretion with respect to Later Approvals to the extent that they are consistent with the Approvals and this Agreement. The City shall not disapprove applications for Later Approvals based upon an item or element that is consistent with the Approvals, and shall consider all such applications in accordance with its customary practices (subject to the requirements of this Agreement). The City may subject a Later Approval to any condition that is necessary to bring the Later Approval into compliance with Applicable Laws. For any part of a Later Approval request that has not been previously reviewed or considered by the applicable City Agency (such as additional details or plans), the City Agency shall exercise its discretion consistent with the Municipal Code and the Approvals and otherwise in accordance with the City's customary practice. Nothing in this Agreement shall preclude the City from applying New City Laws for any development not within the definition of the "Project" under this Agreement.

5.4. Strict Building Code Compliance.

5.4.1. City-Wide Building Codes. Notwithstanding anything in this Agreement to the contrary, except as otherwise provided in Schedule 2-1 (Schedule of Impact Fees) and

Schedule 2-2 (Schedule of Code Waivers and Amendments) and Section 5.4.2, when considering any application for a Later Approval, the City or the applicable City Agency shall apply the then-applicable provisions, requirements, rules, or regulations that are contained in the San Francisco Building Codes, including the Public Works Code (which includes the Stormwater Management Ordinance), Subdivision Code, Mechanical Code, Electrical Code, Green Building Code, Housing Code, Plumbing Code, Fire Code, or other uniform construction codes applicable on a City-Wide basis.

5.4.2. Sidewalks, Streets and Infrastructure. By entering into this Agreement, the City's Board of Supervisors and the City Agencies have reviewed and approved (i) the Streetscape Improvements and the Open Space Improvements, including sidewalks, pathways, street widths, and general right of way configurations with respect to location and relationship of major elements, curbs, bicycle facilities, parking, loading areas, as set forth in the Approvals described in Exhibit E (including but not limited to the Master Infrastructure Plan attached to this Agreement as Exhibit M and the Dedicated Open Space described in Exhibit C) and the Project SUD, as consistent with the City's central policy objective to ensure street safety for all users while maintaining adequate clearances, including for fire apparatus vehicles and utilities. No City Agency with jurisdiction may object to a Later Approval for any of the Buildings, Streetscape Improvements, or Open Space Improvements due to the proposed width of a sidewalk, pathway, or street, unless such objection is based upon the applicable City Agency's reserved authority to review Engineering Design for compliance with Applicable Laws or other authority under State law. In the case of such objection, then within five (5) business days of the objection being raised (whether raised formally or informally), representatives from Developer, PW, the Planning Department and the objecting City Agency shall meet and confer in good faith to attempt to find a mutually satisfactory resolution to the objection. If the matter is not resolved within fourteen (14) days following the objection, then the Planning Director shall notify the Clerk of the Board of Supervisors and the members of the Board of Supervisors' Land Use and Transportation Committee. The City Agencies and Developer agree to act in good faith to resolve the matter quickly and in a manner that does not conflict with the City policy, Approvals, this Agreement, or applicable Law. As used in this Agreement, "**Engineering Design**" means professional engineering work as set forth in the Professional Engineers Act, California Business and Professions Code Sections 6700 et seq.

5.5. Denial of a Later Approval. If the City denies any application for a Later Approval that implements a Building, such denial must be consistent with Applicable Laws, and the City must specify in writing the reasons for such denial and suggest modifications required for approval of the application. Any such specified modifications shall be consistent with Applicable Laws, and City staff shall approve the application if it is subsequently resubmitted for City review and corrects or mitigates, to the City's reasonable satisfaction, the stated reasons for the earlier denial in a manner that is consistent and compliant with Applicable Laws and does not include new or additional information or materials that give the City a reason to object to the application under the standards set forth in this Agreement.

5.6. New City Laws. All future changes to Existing Standards and any other Laws, plans or policies adopted by the City or adopted by voter initiative after the Effective Date ("**New City Laws**") shall apply to the Project and the Project Site except to the extent they conflict with this Agreement or the terms and conditions of the Approvals. In the event of such a conflict, the terms of this Agreement and the Approvals shall prevail, subject to the terms of Section 5.8. The Parties agree that it shall not conflict with this Agreement if the Project SUD is amended to provide that upon expiration or termination of this Agreement for any part of the Project Site, any new development other than replacement of what was built under this Agreement shall require a conditional use approval under Section 303 of the Planning Code.

5.6.1. New City Laws shall be deemed to conflict with this Agreement and the Approvals if they:

(a) limit or reduce the density or intensity of the Project, or any part thereof, or otherwise require any reduction in the square footage or number of proposed Buildings or change the location of proposed Buildings or change or reduce other improvements from that permitted under the Approvals;

(b) limit or reduce the height or bulk of the Project, or any part thereof, or otherwise require any reduction in the height or bulk of individual Buildings or other improvements that are part of the Project under the Approvals;

(c) limit, reduce or change the location of vehicular access, parking or loading from that permitted under the Approvals;

(d) limit any land uses for the Project from that permitted under the Approvals or the Existing Uses;

(e) change or limit the Approvals or Existing Uses;

(f) materially delay, limit or control the rate, timing, phasing, or sequencing of the Project, including the demolition of existing buildings at the Project Site, except as expressly set forth in this Agreement;

(g) require the issuance of permits or approvals by the City other than those required under the Existing Standards, except for permits or approvals that are required on a City-Wide basis, relate to the construction of improvements, and do not prevent construction of the Project as intended by this Agreement;

(h) limit or control the availability of public utilities, services or facilities, or any privileges or rights to public utilities, services, or facilities for the Project;

(i) materially and adversely limit the processing or procuring of applications and approvals of Later Approvals that are consistent with Approvals;

(j) increase the percentage of required affordable or Affordable Units, change the AMI percentage levels for the affordable housing pricing or income eligibility, change the requirements regarding unit size or unit type, or increase the amount or change the configuration of required Dedicated Open Space; or

(k) impose new or modified Impact Fees and Exactions on the Project (as is expressly prohibited in Section 5.7.2).

5.6.2. Developer shall have the right, from time to time and at any time, to file Subdivision Map applications (including phased final map applications and development-specific condominium map or plan applications) with respect to some or all of the Project Site and subdivide the Project Site as may be necessary or desirable in order to develop a particular part of the Project as generally described in Exhibit B and depicted in Exhibit B-1. The specific boundaries of Development Parcels shall be set by Developer and approved by the City during the subdivision process. Nothing in this Agreement shall authorize Developer to subdivide or use any of the Project Site for purposes of sale, lease or financing in any manner that conflicts with the Subdivision Map Act or with the Subdivision Code. Nothing in this Agreement shall prevent the City from enacting or adopting changes in the methods and procedures for processing subdivision and parcel maps so long as such changes do not conflict with the provisions of this Agreement or with the Approvals. Developer shall cause any Mortgagee to provide its authorized signature on any final subdivision map with respect to the Project, which shall include

consent and acknowledgement of the Affordable Unit requirements, for the life of the Project, in accordance with the Affordable Housing Program and this Agreement.

5.7. Fees and Exactions.

5.7.1. Generally. The Project shall only be subject to the Processing Fees and Impact Fees and Exactions as set forth in this Section 5.7 and Schedule 2-1 (Schedule of Impact Fees), and the City shall not impose any new Processing Fees or Impact Fees and Exactions on the development of the Project or impose new conditions or requirements for the right to develop the Project (including required contributions of land, public amenities or services) except as set forth in this Agreement. The Parties acknowledge that the provisions contained in this Section 5.7 are intended to implement the intent of the Parties that Developer have the right to develop the Project pursuant to specified and known criteria and rules, and that the City receive the benefits which will be conferred as a result of such development without abridging the right of the City to act in accordance with its powers, duties and obligations, except as specifically provided in this Agreement.

5.7.2. Impact Fees and Exactions. During the Term, as extended by the any Litigation Extensions, no Impact Fees and Exactions shall apply to the Project or components thereof except for (i) those Impact Fees and Exactions specifically set forth on Schedule 1, (ii) the SFPUC Capacity Charges, and (iii) New City Laws that do not conflict with this Agreement as set forth in Section 5.6, and (iv) as expressly set forth below in this Section. The Impact Fees and Exactions and SFPUC Capacity Charges will be calculated and determined at the time payable in accordance with the City requirements on that date, and the parties acknowledge and agree that the Impact Fees and Exactions are subject to the Planning Department's final confirmation once the applicable final land uses and Gross Floor Area are determined. Accordingly, Developer will be subject to any increase or decrease in the fee amount payable and any changes in methodology of calculation (e.g., use of a different index to calculate annual increases) but will not be subject to any new types of Impact Fees and Exactions or modification to existing Impact Fees and Exactions after the Effective Date except as described in Section 5.6 and this Section. Developer agrees that any new impact fee or exaction enacted after the Effective Date that (i) is of City-Wide applicability (e.g., applies to all retail development in the City), (ii) does not pertain to affordable housing, open space, child care, transportation, parking, or community improvements (for which this Agreement reflects the full extent of the required

Developer contributions), and (iii) would otherwise apply to the Project, shall apply to the Project or the applicable portion thereof.

5.7.3. Processing Fees. Developer shall pay all Processing Fees in effect, on a City-Wide basis, at the time that Developer applies for a Later Approval for which such Processing Fee is payable in connection with the applicable part of the Project.

5.8. Changes in Federal or State Laws.

5.8.1. City's Exceptions. Notwithstanding any provision in this Agreement to the contrary, each City Agency having jurisdiction over the Project shall exercise its discretion under this Agreement in a manner that is consistent with the public health and safety and shall at all times retain its respective authority to take any action that is necessary to protect the physical health and safety of the public (the "**Public Health and Safety Exception**") or reasonably calculated and narrowly drawn to comply with applicable changes in Federal or State Law affecting the physical environment (the "**Federal or State Law Exception**"), including the authority to condition or deny a Later Approval or to adopt a new Law applicable to the Project so long as such condition or denial or new regulation (i)(a) is limited solely to addressing a specific and identifiable issue in each case required to protect the physical health and safety of the public, or (b) is required to comply with a Federal or State Law and in each case not for independent discretionary policy reasons that are inconsistent with the Approvals or this Agreement and (ii) is applicable on a City-Wide basis to the same or similarly situated uses and applied in an equitable and non-discriminatory manner. Developer retains the right to dispute any City reliance on the Public Health and Safety Exception or the Federal or State Law Exception.

5.8.2. Changes in Federal or State Laws. If Federal or State Laws issued, enacted, promulgated, adopted, passed, approved, made, implemented, amended, or interpreted after the Effective Date have gone into effect and (i) preclude or prevent compliance with one or more provisions of the Approvals or this Agreement, or (ii) materially and adversely affect Developer's or the City's rights, benefits or obligations under this Agreement, then such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such Federal or State Law. In such event, this Agreement shall be modified only to the extent necessary or required to comply with such Law, subject to the provisions of Section 5.8.4, as applicable.

5.8.3. Changes to Development Agreement Statute. This Agreement has been entered into in reliance upon the provisions of the Development Agreement Statute. No amendment of or addition to the Development Agreement Statute that would affect the interpretation or enforceability of this Agreement or increase the obligations or diminish the development rights of Developer hereunder, or increase the obligations or diminish the benefits to the City hereunder shall be applicable to this Agreement unless such amendment or addition is specifically required by Law or is mandated by a court of competent jurisdiction. If such amendment or change is permissive rather than mandatory, this Agreement shall not be affected.

5.8.4. Effect on Agreement. If any of the modifications, amendments or additions described in this Section 5.8 would materially and adversely affect the construction, development, use, operation, or occupancy of the Project as currently contemplated by the Approvals, or any material portion thereof, such that the Project, or the applicable portion thereof, becomes economically infeasible (a "**Law Adverse to Developer**"), then Developer shall notify the City and propose amendments or solutions that would maintain the benefit of the bargain (that is this Agreement) for both Parties. If any of the modifications, amendments or additions described in Section 5.8 would materially and adversely affect or limit the Community Benefits (a "**Law Adverse to the City**"), then the City shall notify Developer and propose amendments or solutions that would maintain the benefit of the bargain (that is this Agreement) for both Parties. Upon receipt of a notice under this Section 5.8.4, the Parties agree to meet and confer in good faith for a period of not less than ninety (90) days in an attempt to resolve the issue. If the Parties cannot resolve the issue in ninety (90) days or such longer period as may be agreed to by the Parties, then the Parties shall mutually select a mediator at JAMS in San Francisco for nonbinding mediation for a period of not less than thirty (30) days. If the Parties remain unable to resolve the issue following such mediation, then either party shall have the right to seek available remedies at law or in equity to maintain the benefit of the bargain or alternatively to seek termination of this Agreement if the benefit of the bargain cannot be maintained in light of the Law Adverse to Developer or Law Adverse to the City.

5.9. No Action to Impede Approvals. Except and only as required under Section 5.8, the City shall take no action under this Agreement nor impose any condition on the Project that would conflict with this Agreement or the Approvals. An action taken or condition imposed shall be deemed to be in conflict with this Agreement or the Approvals if such actions or

conditions result in the occurrence of one or more of the circumstances identified in Section 5.6.1.

5.10. Estoppel Certificates. Developer may, at any time, and from time to time, deliver notice to the Planning Director requesting that the Planning Director certify to Developer, a potential Transferee, or a potential lender to Developer, in writing that to the best of the Planning Director's knowledge: (i) this Agreement is in full force and effect and a binding obligation of the Parties; (ii) this Agreement has not been amended or modified, and if so amended or modified, identifying the amendments or modifications and stating their date and providing a copy or referring to the recording information; (iii) Developer is not in Default in the performance of its obligations under this Agreement, or if in Default, to describe therein the nature and amount of any such Defaults; and (iv) the findings of the City with respect to the most recent annual review performed pursuant to Article 8. The Planning Director, acting on behalf of the City, shall execute and return such certificate within thirty (30) days following receipt of the request.

5.11. Existing, Continuing Uses and Interim Uses. The Parties acknowledge that the Existing Uses are lawfully authorized uses and may continue as such uses may be modified by the Project, provided that any modification thereof not a component of or contemplated by the Project is subject to Planning Code Section 178 and the applicable provisions of Article 5. Developer may install interim or temporary uses on the Project Site, which uses must be consistent with those uses allowed under the Project Site's zoning and the Project SUD.

5.12. Taxes. Nothing in this Agreement limits the City's ability to impose new or increased taxes or special assessments, or any equivalent or substitute tax or assessment, provided (i) the City shall not institute, on its own initiative, proceedings for any new or increased special tax or special assessment for a land-secured financing district (including the special taxes under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq.) but not including business improvement districts or community benefit districts formed by a vote of the affected property owners) that includes the Project Site unless the new district is City-Wide or Developer gives its prior written consent to or requests such proceedings, and (ii) no such tax or assessment shall be targeted or directed at the Project, including, without limitation, any tax or assessment targeted solely at all or any part of the Project Site. Nothing in the foregoing prevents the City from imposing any tax or assessment

against the Project Site, or any portion thereof, that is enacted in accordance with Law and applies to all similarly-situated property on a City-Wide basis.

6. NO DEVELOPMENT OBLIGATION

Except as provided in Section 3.4, there is no requirement under this Agreement that Developer initiate or complete development of the Project, or any Phase or portion thereof. There is also no requirement that development be initiated or completed within any period of time or in any particular order, subject to the obligations described in Section 3.4, the requirement to complete Associated Community Benefits as set forth in Section 4.1, and the Phasing Plan and Community Benefits Linkages Schedule (Schedule 1). The development of the Project is subject to numerous factors that are not within the control of Developer or the City, such as availability of financing, interest rates, access to capital, and similar factors. Except as expressly required by this Agreement, the City acknowledges that Developer may develop the Project in such order and at such rate and times as Developer deems appropriate within the exercise of its sole and subjective business judgment. In *Pardee Construction Co. v. City of Camarillo*, 37 Cal.3d 465 (1984), the California Supreme Court ruled that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development and controlling the parties' agreement. It is the intent of the Parties to avoid such a result by acknowledging and providing for the timing of development of the Project in the manner set forth herein. The City acknowledges that such a right is consistent with the intent, purpose and understanding of the Parties to this Agreement, and that without such a right, Developer's development of the Project would be subject to the uncertainties sought to be avoided by the Development Agreement Statute, Chapter 56 and this Agreement. Notwithstanding the foregoing, the City retains authority to reject any Developer request for temporary or interim Public Improvements or deferral of the construction of the permanent Public Improvements and can require permanent Public Improvements with each Development Phase.

7. MUTUAL OBLIGATIONS

7.1. Notice of Completion, Revocation or Termination. Within thirty (30) days after any early revocation or termination of this Agreement (as to all or any part of the Project Site), the Parties agree to execute a written statement acknowledging such revocation or termination, signed by the appropriate agents of the City and Developer, and record such instrument in the

Official Records. In addition, within thirty (30) days after Developer's request, when a Building and all of the Associated Community Benefits tied to that Building have been completed, the City and Developer shall execute and record a notice of completion in the form attached as Exhibit H for the applicable Building property.

7.2. General Cooperation; Agreement to Cooperate. The Parties agree to cooperate with one another to expeditiously implement the Project in accordance with the Approvals, any Later Approvals and this Agreement, and to undertake and complete all actions or proceedings reasonably necessary or appropriate to ensure that the objectives of this Agreement, the Approvals and any Later Approvals are implemented. Except for ordinary administrative costs of the City, nothing in this Agreement obligates the City to spend any sums of money or incur any costs other than City Costs or costs that Developer reimburses through the payment of Processing Fees. The Parties agree that the Planning Department will act as the City's lead agency to facilitate coordinated City review of applications for the Project.

7.3. Third-Party Challenge. Developer shall assist and cooperate with the City at Developer's own expense in connection with any Third-Party Challenge. The City Attorney's Office may use its own legal staff or outside counsel in connection with defense of the Third-Party Challenge, at the City Attorney's sole discretion. Developer shall reimburse the City for its actual costs in defense of the action or proceeding, including but not limited to the time and expenses of the City Attorney's Office (at the non-discounted rates then charged by the City Attorney's Office) and any consultants; provided, however, Developer shall have the right to monthly invoices for all such costs.

7.3.1. To the extent that any such action or proceeding challenges or a judgment is entered limiting Developer's right to proceed with the Project or any material portion thereof under this Agreement (whether the Project commenced or not), including the City's actions taken pursuant to CEQA, Developer may elect to terminate this Agreement. Upon any such termination (or, upon the entry of a judgment terminating this Agreement, if earlier), the City and Developer shall jointly seek to have the Third-Party Challenge dismissed and Developer shall have no obligation to reimburse City defense costs that are incurred after the dismissal (other than, in the case of a partial termination by Developer, any defense costs with respect to the remaining portions of the Project). Notwithstanding the foregoing, if Developer conveys or transfers some but not all of the Project, or a party takes title to Foreclosed Property constituting

only a portion of the Project, and, therefore, there is more than one party that assumes obligations of "Developer" under this Agreement, then only the Party holding the interest in such portion of the Project shall have the right to terminate this Agreement as to such portion of the Project (and only as to such portion), and no termination of this Agreement by such Party as to such Party's portion of the Project shall effect a termination of this Agreement as to any other portion of the Project.

7.3.2. The filing of any Third Party Challenge shall not delay or stop the development, processing or construction of the Project or the issuance of Later Approvals unless the third party obtains a court order preventing the activity.

7.4. Good Faith and Fair Dealing. The Parties shall cooperate with each other and act in good faith in complying with the provisions of this Agreement and implementing the Approvals and any Later Approvals.

7.5. Other Necessary Acts. Each Party shall use good faith efforts to take such further actions as may be reasonably necessary to carry out this Agreement, the Approvals and any Later Approvals, in accordance with the terms of this Agreement (and subject to all applicable Laws) in order to provide and secure to each Party the full and complete enjoyment of its rights and privileges hereunder.

8. PERIODIC REVIEW OF DEVELOPER'S COMPLIANCE

8.1. Annual Review. Pursuant to Section 65865.1 of the Development Agreement Statute and Section 56.17 of the Administrative Code (as of the Effective Date), at the beginning of the second week of each January following final adoption of this Agreement and for so long as the Agreement is in effect (the "**Annual Review Date**"), the Planning Director shall commence a review to ascertain whether Developer has, in good faith, complied with the Agreement. The failure to commence such review in January in any calendar year shall not waive the Planning Director's right to do so later in the calendar year. The Planning Director may elect to forego an annual review if no significant construction work occurred on the Project Site during that year, or if such review is otherwise not deemed necessary.

8.2. Review Procedure. In conducting the required initial and annual reviews of Developer's compliance with this Agreement, the Planning Director shall follow the process set forth in this Section 8.2.

8.2.1. Required Information from Developer. Within sixty (60) days following request by the Planning Director, Developer shall provide a letter to the Planning Director explaining, with appropriate backup documentation, Developer's compliance with this Agreement for the preceding calendar year, including, but not limited to, the status of subsequent development applications and approvals and compliance with the requirements regarding Community Benefits, payments and fees, the Affordable Housing Program, the Workforce Agreement, the Transportation Demand Management Program, and the environmental mitigation measures identified in the FEIR. The burden of proof, by substantial evidence, of compliance is upon Developer. The Planning Director shall post a copy of Developer's submittals on the Planning Department's website.

8.2.2. City Report. Within sixty (60) days after Developer submits such letter, the Planning Director shall review the information submitted by Developer and all other available evidence regarding Developer's compliance with this Agreement, and shall consult with applicable City Agencies as appropriate. All such available evidence, including final staff reports, shall, upon receipt by the City, be made available as soon as possible to Developer. The Planning Director shall notify Developer in writing whether Developer has complied with the terms of this Agreement (the "**City Report**"), and post the City Report on the Planning Department's website. If the Planning Director finds Developer not in compliance with this Agreement, then the City may pursue available rights and remedies in accordance with this Agreement and Chapter 56. The City's failure to initiate or to timely complete the annual review shall not be a Default and shall not be deemed to be a waiver of the right to do so at a later date. All costs incurred by the City under this Article shall be included in the City Costs.

8.2.3. Effect on Transferees. If a Developer has effected a Transfer so that its interest in the Project Site is divided among multiple Developers at the time of an annual review, then that annual review shall be conducted separately with respect to each Developer, each Developer shall submit the materials required by this Article 8 with respect to the portion of the Project Site owned by such Developer, and the City review process will proceed as one for the entire Project. Notwithstanding the foregoing, the Planning Commission and Board of Supervisors shall make its determinations and take its action separately with respect to each Developer pursuant to Chapter 56. If there are multiple Developers and the Board of Supervisors terminates, modifies or takes such other actions as may be specified in Chapter 56 and this

Agreement in connection with a determination that a Developer has not complied with the terms and conditions of this Agreement, such action by the Planning Director, Planning Commission, or Board of Supervisors shall be effective only as to the Party to whom the determination is made and the portions of the Project Site in which such Party has an interest.

8.2.4. Default. The rights and powers of the City under this Section 8.2 are in addition to, and shall not limit, the rights of the City to terminate or take other action under this Agreement on account a Default by Developer.

9. ENFORCEMENT OF AGREEMENT; DEFAULT; REMEDIES

9.1. Enforcement. As of the date of this Agreement, the only Parties to this Agreement are the City and Developer. Except as expressly set forth in this Agreement (for successors, Transferees and Mortgagees), this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person or entity whatsoever.

9.2. Meet and Confer Process. Before sending a notice of default in accordance with Section 9.3, the Party which may assert that the other Party has failed to perform or fulfill its obligations under this Agreement shall first attempt to meet and confer with the other Party to discuss the alleged failure and shall permit such Party a reasonable period, but not less than ten (10) days, to respond to or cure such alleged failure; provided, however, the meet and confer process shall not be required (i) for any failure to pay amounts due and owing under this Agreement, or (ii) if a delay in sending a notice pursuant to Section 9.3 would impair, prejudice or otherwise adversely affect a Party or its rights under this Agreement. The Party asserting such failure shall request that such meeting and conference occur within three (3) business days following the request and if, despite the good faith efforts of the requesting Party, such meeting has not occurred within seven (7) business days of such request, then such Party shall be deemed to have satisfied the requirements of this Section and may proceed in accordance with the issuance of a notice of default under Section 9.3.

9.3. Default. The following shall constitute a "Default" under this Agreement: (i) the failure to make any payment within sixty (60) days following notice that such payment was not made when due and demand for compliance; and (ii) the failure to perform or fulfill any other material term, provision, obligation, or covenant of this Agreement and the continuation of such failure for a period of sixty (60) days following notice and demand for compliance. Notwithstanding the foregoing, if a failure can be cured but the cure cannot reasonably be

completed within sixty (60) days, then it shall not be considered a Default if a cure is commenced within said 60-day period and diligently prosecuted to completion thereafter. Any notice of default given by a Party shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured (if at all). Notwithstanding any other provision in this Agreement to the contrary, if Developer conveys or transfers some but not all of the Project or a party takes title to Foreclosed Property constituting only a portion of the Project, and, therefore there is more than one Party that assumes obligations of "Developer" under this Agreement, there shall be no cross-default between the separate Parties that assumed Developer obligations. Accordingly, a default by one "Developer" shall not be a Default by any other "Developer" that owns or controls a different portion of the Project Site. City shall provide a copy of any notice to Developer of a Default (a) under Section 9.3(ii) concurrently to any entity that has assumed any rights or obligations of this Agreement pursuant to a Transfer, provided that such entity has requested such notice from City in writing, and such assignee shall have the right, at its option, to remedy any such Default on behalf of Developer in accordance with the terms of this Agreement, and (b) under Section 9.3(i) or Section 9.3(ii) concurrently to BHC Balboa Builders LLC, a California limited liability company, and to AVB Balboa, LLC at the addresses specified in Section 14.11, and such entities shall have the right, at either of their option, to remedy any such Default on behalf of Developer in accordance with the terms of this Agreement.

9.4. Remedies.

9.4.1. Specific Performance. Subject to, and as limited by, the provisions of Sections 9.4.3, 9.4.4, and 9.5, in the event of a Default, the remedies available to a Party shall include specific performance of this Agreement in addition to any other remedy available at law or in equity.

9.4.2. Termination. Subject to the limitation set forth in Section 9.4.4, in the event of a Default, the non-defaulting Party may elect to terminate this Agreement by sending a notice of termination to the other Party, which notice of termination shall state the Default. Any such termination shall be effective upon the date set forth in the notice of termination, which shall in no event be earlier than sixty (60) days following delivery of the notice. Any termination of this Agreement by City prior to the date that Developer has Commenced Construction of the Project shall be made, if at all, only following a hearing at the City's Board of Supervisors and

shall be subject to the approval of the Board of Supervisors by motion. Consistent with Sections 9.3 and 12.3, there are no cross-defaults under this Agreement, and therefore if there is more than one "**Developer**" (as it relates to different parts of the Project Site), then any termination of this Agreement for Default will be limited to the Developer that sent or received the termination notice.

9.4.3. Limited Damages. The Parties have determined that except as set forth in this Section 9.4.3, (i) monetary damages are generally inappropriate, (ii) it would be extremely difficult and impractical to fix or determine the actual damages suffered by a Party as a result of a Default hereunder, and (iii) equitable remedies and remedies at law, not including damages but including specific performance and termination, are particularly appropriate remedies for enforcement of this Agreement. Consequently, Developer agrees that the City shall not be liable to Developer for damages under this Agreement, and the City agrees that Developer shall not be liable to the City for damages under this Agreement, and each covenants not to sue the other for or claim any damages under this Agreement and expressly waives its right to recover damages under this Agreement, except as follows: (1) either Party shall have the right to recover actual damages only (and not consequential, punitive or special damages, each of which is hereby expressly waived) for a Party's failure to pay sums to the other Party as and when due under this Agreement, (2) the City shall have the right to recover actual damages for Developer's failure to make any payment due under any indemnity in this Agreement, (3) to the extent a court of competent jurisdiction determines that specific performance is not an available remedy with respect to an unperformed Associated Community Benefit, the City shall have the right to monetary damages equal to the costs that the City incurs or will incur to complete the Associated Community Benefit as determined by the court, (4) either Party shall have the right to recover reasonable attorneys' fees and costs as set forth in Section 9.6, and (5) the City shall have the right to administrative penalties or liquidated damages if and only to the extent expressly stated in an Exhibit to this Agreement or in the applicable portion of the San Francisco Municipal Code incorporated into this Agreement. For purposes of the foregoing, "**actual damages**" means the actual amount of the sum due and owing under this Agreement, with interest as provided by Law, together with such judgment collection activities as may be ordered by the judgment, and no additional sums.

9.4.4. City Processing/Certificates of Occupancy. The City shall not be required to process any requests for approval or take other actions under this Agreement during any period in which payments due the City from Developer are past due; provided, however, if Developer has conveyed or transferred some but not all of the Project or a party takes title to Foreclosed Property constituting only a portion of the Project, and, therefore, there is more than one party that assumes obligations of "Developer" under this Agreement, then the City shall continue to process requests and take other actions as to the other portions of the Project so long as the applicable Developer as to those portions is current on payments due the City. The City shall have the right to withhold any temporary or final certificate of occupancy for a Building until all of the Associated Community Benefits tied to that Building have been completed in accordance with Section 4.2. For a Building to be deemed completed, all of the Community Benefits described in Schedule 1, or a Later Approval, tied to that Building must be complete; provided, if the City issues a temporary or final certificate of occupancy before such items are completed, then Developer shall work diligently and use commercially reasonable efforts to complete or cause completion of such items following issuance.

9.5. Time Limits; Waiver; Remedies Cumulative. Failure by a Party to insist upon the strict or timely performance of any of the provisions of this Agreement by the other Party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such Party's right to demand strict compliance by such other Party in the future. No waiver by a Party of any condition or failure of performance, including a Default, shall be effective or binding upon such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by a Party to take any action with respect to such failure. No express written waiver shall affect any other condition, action or inaction, or cover any other period of time, other than any condition, action or inaction and/or period of time specified in such express waiver. One or more written waivers under any provision of this Agreement shall not be deemed to be a waiver of any subsequent condition, action or inaction, and the performance of the same or any other term or provision contained in this Agreement. Nothing in this Agreement shall limit or waive any other right or remedy available to a Party to seek injunctive relief or other expedited judicial and/or administrative relief to prevent irreparable harm.

9.6. Attorneys' Fees. Should legal action be brought by either Party against the other for a Default under this Agreement or to enforce any provision herein, the prevailing Party in

such action shall be entitled to recover its reasonable attorneys' fees and costs. For purposes of this Agreement, "**reasonable attorneys' fees and costs**" means the reasonable fees and expenses of counsel to the Party, which may include printing, duplicating and other expenses, air freight charges, hiring of experts and consultants, and fees billed for law clerks, paralegals, librarians, and others not admitted to the bar but performing services under the supervision of an attorney. The term "**reasonable attorneys' fees and costs**" shall also include, without limitation, all such reasonable fees and expenses incurred with respect to appeals, mediation, arbitrations, and bankruptcy proceedings, and whether or not any action is brought with respect to the matter for which such fees and costs were incurred. For the purposes of this Agreement, the reasonable fees of attorneys of City Attorney's Office shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience in the subject matter area of the Law for which the City Attorney's Office's services were rendered who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the City Attorney's Office.

10. FINANCING; RIGHTS OF MORTGAGEES

10.1. Developer's Right to Mortgage. Nothing in this Agreement limits the right of Developer to mortgage or otherwise encumber all or any portion of the Project Site for the benefit of any Mortgagee as security for one or more loans once Developer is the fee owner of such encumbered portion of the Project Site.

10.2. Mortgagee Not Obligated to Construct. Notwithstanding any of the provisions of this Agreement (except as set forth in this Section and Section 10.5), a Mortgagee, including any Mortgagee who obtains title to the Project Site or any part thereof as a result of foreclosure proceedings, conveyance or other action in lieu thereof, or other remedial action shall in no way be obligated by the provisions of this Agreement to construct or complete the Project or any part thereof or to guarantee such construction or completion. The foregoing provisions shall not be applicable to any party who, after a foreclosure, conveyance or other action in lieu thereof, or other remedial action obtains title to some or all of the Project Site from or through the Mortgagee, or any other purchaser at a foreclosure sale other than the Mortgagee itself, on which certain Associated Community Benefits must be completed as set forth in Section 4.1. Nothing in this Article or any other Section or provision of this Agreement shall be deemed or construed to permit or authorize any Mortgagee or any other person or entity to devote the Project Site or

any part thereof to any uses other than uses consistent with this Agreement and the Approvals, and nothing in this Article shall be deemed to give any Mortgagee or any other person or entity the right to construct any improvements under this Agreement (other than as set forth above for required Community Benefits or as needed to conserve or protect improvements or construction already made) unless or until such person or entity assumes Developer's obligations under this Agreement.

10.3. Copy of Notice of Default and Notice of Failure to Cure to Mortgagee. Whenever the City shall deliver any notice or demand to the Developer with respect to any breach or default by the Developer in its obligations under this Agreement, the City shall at the same time forward a copy of such notice or demand to each Mortgagee having a Mortgage on the real property which is the subject of the breach or default who has previously made a written request to the City therefor, at the last address of such Mortgagee specified by such Mortgagee in such notice. In addition, if such breach or default remains uncured for the period permitted with respect thereto under this Agreement, the City shall deliver a notice of such failure to cure such breach or default to each such Mortgagee at such applicable address. A delay or failure by the City to provide such notice required by this Section shall extend for the number of days until notice is given, the time allowed to the Mortgagee for cure. In accordance with Section 2924b of the California Civil Code, the City requests that a copy of any notice of default and a copy of any notice of sale under any Mortgage be mailed to the City at the address for notices under this Agreement. Any Mortgagee relying on the protections set forth in this Article 10 shall send to the City a copy of any notice of default and notice of sale.

10.4. Mortgagee's Option to Cure Defaults. After receiving any notice of failure to cure referred to in Section 10.3, each Mortgagee shall have the right, at its option, to commence within the same period as the Developer to remedy or cause to be remedied any Default, plus an additional period of: (a) thirty (30) days to cure a monetary Default; and (b) sixty (60) days to cure a non-monetary event of default which is susceptible of cure by the Mortgagee without obtaining title to the applicable property. If an event of default is not cured within the applicable cure period, the City nonetheless shall refrain from exercising any of its remedies with respect to the event of default if, within the Mortgagee's applicable cure period: (i) the Mortgagee notifies the City that it intends to proceed with due diligence to foreclose the Mortgage or otherwise obtain title to the subject property; and (ii) the Mortgagee commences foreclosure proceedings

within sixty (60) days after giving such notice, and thereafter diligently pursues such foreclosure to completion; and (iii) after obtaining title, the Mortgagee diligently proceeds to cure those events of default: (A) which are required to be cured by the Mortgagee and are susceptible of cure by the Mortgagee, and (B) of which the Mortgagee has been given notice by the City. Any such Mortgagee or Transferee of a Mortgagee who shall properly complete the improvements relating to the Project Site or applicable part thereof shall be entitled, upon written request made to the City, to a Certificate of Completion.

10.5. Mortgagee's Obligations with Respect to the Property. Notwithstanding anything to the contrary in this Agreement, no Mortgagee shall have any obligations or other liabilities under this Agreement unless and until it acquires title by any method to all or some portion of the Project Site (referred to hereafter as "**Foreclosed Property**"). A Mortgagee that, by foreclosure under a Mortgage, acquires title to any Foreclosed Property shall take title subject to all of the terms and conditions of this Agreement, to the extent applicable to the Foreclosed Property, including any claims for payment or performance of obligations which are due as a condition to enjoying the benefits of this Agreement and shall have all of the rights and obligations of Developer under this Agreement as to the applicable Foreclosed Property, including completion of the Associated Community Benefits under Section 4.1. Upon the occurrence and continuation of an uncured default by a Mortgagee or Transferee in the performance of any of the obligations to be performed by such Mortgagee or Transferee pursuant to this Agreement, the City shall be afforded all its remedies for such uncured default as provided in this Agreement.

10.6. No Impairment of Mortgage. No default by Developer under this Agreement shall invalidate or defeat the lien of any Mortgagee. No foreclosure of any Mortgage or other lien shall defeat, diminish, render invalid or unenforceable or otherwise impair Developer's rights or obligations under this Agreement or constitute a default under this Agreement.

10.7. Cured Defaults. Upon the curing of any event of default by any Mortgagee within the time provided in this Article 10 the City's right to pursue any remedies with respect to the cured event of default shall terminate.

11. AMENDMENT; TERMINATION; EXTENSION OF TERM

11.1. Amendment or Termination. This Agreement may only be amended with the mutual written consent of the City and Developer; provided, however, that following a Transfer, the City and Developer or any Transferee may amend this Agreement as it affects Developer or

the Transferee and the portion of the Project Site owned by Developer or the Transferee without affecting other portions of the Project Site or other Transferees. Other than upon the expiration of the Term and except as provided in Sections 2.2, 3.4, 7.1, 7.3.1, 9.4.2, and 11.2, this Agreement may only be terminated with the mutual written consent of the Parties. Any amendment to this Agreement that does not constitute a Material Change may be agreed to by the Planning Director (and, to the extent it affects any rights or obligations of a City department, with the approval of that City department). Any amendment that is a Material Change will require the approval of the Planning Director, the Planning Commission and the Board of Supervisors (and, to the extent it affects any rights or obligations of a City department, after consultation with that City department). The determination of whether a proposed change constitutes a Material Change shall be made, on City's behalf, by the Planning Director following consultation with the City Attorney and any affected City Agency. The Parties agree that Developer's obligations under the Affordable Housing Program, including the contribution of Developer's Affordable Funding Share which will enable construction of 50% of the total number housing units in the Project to be Affordable Units, is of utmost importance to the City and is essential to address the current housing shortage in San Francisco. The City would not approve this Agreement without these obligations and commitments. Therefore, in the event that Developer seeks amendments to this Agreement at any time, due to financial or other reasons, the Parties agree that any proposed future amendment will address alternatives to infrastructure, parks, and other cost or revenue items relative to the Project, and under no circumstance will any future amendment reduce the percentage of Affordable Units under the Affordable Housing Program. To the extent the City is willing to consider any potential future amendment to this Agreement, the Parties agree to meet and confer on alternatives, as necessary, without considering changes that would reduce the amount of Affordable Housing.

11.2. Early Termination Rights. Developer shall, upon thirty (30) days prior notice to the City, have the right, in its sole and absolute discretion, to terminate this Agreement in its entirety at any time if Developer does not Commence Construction on any part of the Project Site by the date which is five (5) years following the Effective Date as such five (5) year date may be extended by any Litigation Extension. Thereafter, the City shall, upon sixty (60) days prior notice to Developer, have the right, in its sole and absolute discretion, to terminate this Agreement if the Developer has not Commenced Construction; provided Developer can prevent

any such termination by the City by providing to the City notice, within the above sixty (60) day period, of Developer's intent to start construction and the Developer thereafter Commences Construction within one hundred twenty (120) days following delivery of Developer's notice to the City, or, if unable to actually Commence Construction within said time period, demonstrates reasonable, good faith and continuing efforts to Commence Construction, such as by pursuing all necessary Later Approvals, and thereafter promptly Commences Construction upon receipt of the Later Approvals.

11.3. Termination and Vesting. Notwithstanding anything to the contrary in the Project SUD, (i) any termination under this Agreement shall concurrently effect a termination of the Approvals with respect to the terminated portion of the Project Site, except as to any Approval pertaining to a Building that has Commenced Construction in reliance thereon, and (ii) upon expiration or termination of this Agreement for any part of the Project Site, any new development other than replacement of what was built under this Agreement shall require a conditional use approval under Section 303 of the Planning Code. In the event of any termination of this Agreement by Developer resulting from a Default by the City and except to the extent prevented by such City Default, Developer's obligation to complete the Associated Community Benefits shall continue as to the Building that has Commenced Construction and all relevant and applicable provisions of this Agreement shall be deemed to be in effect as such provisions are reasonably necessary in the construction, interpretation or enforcement to this Agreement as to any such surviving obligations. The City's and Developer's rights and obligations under this Section 11.3 shall survive the termination of this Agreement.

11.4. Amendment Exemptions. No issuance of a Later Approval, or amendment of an Approval or Later Approval, shall by itself require an amendment to this Agreement, and no change to the Project that is permitted under the Project SUD shall by itself require an amendment to this Agreement. Upon issuance or approval, any such matter shall be deemed to be incorporated automatically into the Project and vested under this Agreement (subject to any conditions set forth in the amendment or Later Approval). Notwithstanding the foregoing, if there is any direct conflict between the terms of this Agreement and a Later Approval, or between this Agreement and any amendment to an Approval or Later Approval, then the Parties shall concurrently amend this Agreement (subject to all necessary approvals in accordance with this Agreement) in order to ensure the terms of this Agreement are consistent with the proposed

Later Approval or the proposed amendment to an Approval or Later Approval. The Planning Department and the Planning Commission, as applicable, shall have the right to approve changes to the Project as described in the Exhibits in keeping with its customary practices and the Project SUD, and any such changes shall not be deemed to conflict with or require an amendment to this Agreement or the Approvals so long as they do not constitute a Material Change. If the Parties do not amend this Agreement as set forth above when there is a direct conflict, however, then the terms of this Agreement shall prevail over any Later Approval or any amendment to an Approval or Later Approval that conflicts with this Agreement.

11.5. Extension Due to Legal Action or Referendum; Excusable Delay.

11.5.1. Litigation and Referendum Extension. If any litigation is filed challenging this Agreement or any of the Approvals described on Exhibit E (the "**Initial Approvals**") and it directly or indirectly delays this Agreement or any such Initial Approval, or if this Agreement or any of the Initial Approvals is suspended pending the outcome of an electoral vote on a referendum, then the Term of this Agreement and the effectiveness of the Initial Approvals (starting from the date of the initial grant of the Initial Approval) shall be extended for the number of days equal to the period starting from the commencement of the litigation or the suspension to the end of such litigation or suspension (a "**Litigation Extension**"). The Parties shall document the start and end of a Litigation Extension in writing within thirty (30) days from the applicable dates.

11.5.2. "**Excusable Delay**" means the occurrence of an event beyond a Party's reasonable control which causes such Party's performance of an obligation to be delayed, interrupted or prevented, including, but not limited to: changes in Federal or State Laws; strikes or the substantial interruption of work because of labor disputes; inability to obtain materials; freight embargoes; civil commotion, war or acts of terrorism; inclement weather, fire, floods, earthquakes, or other acts of God; epidemics or quarantine restrictions; litigation; unforeseen site conditions (including archaeological resources or the presence of hazardous materials); or the failure of any governmental agency, public utility or communication service provider to issue a permit, authorization, consent or approval required to permit construction within the standard or customary time period for such issuing authority following Developer's submittal of a complete application for such permit, authorization, consent or approval, together with any required materials. In addition, "**Excusable Delay**" includes Economic Delay. "**Economic Delay**"

means a significant decline in the residential real estate market, as measured by a decline of more than two percent (2%) in the Home Price Index during the preceding twelve (12) month period, or by any period in which the rolling average of the previous two annual averages of either the ENR-CCI or the ENR-BCI is above four percent (4%). Economic Delay shall commence upon Developer's notification to the City of the Economic Delay (together with appropriate backup evidence). An Economic Delay triggered by the Home Price Index shall continue prospectively on a quarterly basis and remain in effect until the earlier of (i) the Home Price Index increases for three (3) successive quarters, or (ii) the Home Price Index returns back to the level it was at when the Economic Delay began. An Economic Delay triggered by an ENR Index shall continue until the earlier of (i) the rolling average of the previous two annual averages of the applicable ENR Index is below two percent (2.0%), or (ii) the ENR Index returns back to the level it was at when the Economic Delay began. "**Home Price Index**" means the quarterly index published by the Federal Housing Finance Agency representing home price trends for the San Francisco Metropolitan Statistical Area (comprising San Francisco, San Mateo, and Marin counties). "**ENR-CCI**" means the Engineering News Report Construction Cost Index (ENR-CCI) for San Francisco. "**ENR-BCI**" means the Engineering News Report Building Cost Index (ENR-BCI) for San Francisco. "**ENR Index**" means the ENR-CCI or ENR-BCI, as applicable. If either the Home Price Index or an ENR Index is discontinued, Developer and the City shall approve a substitute index that tracks the residential market with as close a geography to the San Francisco Metropolitan Statistical Area as possible. Excusable Delay shall not include delays resulting from the rejection of permit, authorization or approval requests based upon Developer's failure to satisfy the substantive requirements for the permit, authorization or approval request. Notwithstanding anything to the contrary above, the following shall not be Excusable Delay: (1) the lack of credit or financing, unless such lack is the result of Economic Delay; or (2) the appointment of a receiver to take possession of the assets of Developer, an assignment by Developer for the benefit of creditors, or any other action taken or suffered by Developer under any insolvency, bankruptcy, reorganization, moratorium or other debtor relief act or statute. In the event of Excusable Delay, the Parties agree that (i) the time periods for performance of the delayed Party's obligations impacted by the Excusable Delay shall be strictly limited to the period of such delay, interruption or prevention and the delayed Party shall, to the extent commercially reasonable, act diligently and in good faith to remove the cause of the Excusable

Delay or otherwise complete the delayed obligation, and (ii) following the Excusable Delay, a Party shall have all rights and remedies available under this Agreement, if the obligation is not completed within the time period as extended by the Excusable Delay. If an event which may lead to an Excusable Delay occurs, the delayed Party shall notify the other Party in writing of such occurrence as soon as possible after becoming aware that such event may result in an Excusable Delay, and the manner in which such occurrence is likely to substantially interfere with the ability of the delayed Party to perform under this Agreement.

12. TRANSFER OR ASSIGNMENT; RELEASE; CONSTRUCTIVE NOTICE

12.1. General Transfer Right. Except as limited by Section 12.2 and 12.3, at any time, Developer shall have the right to convey, assign or transfer all of its right, title and interest in and to all or part of the Project Site (a "**Transfer**") without the City's consent, provided that it also transfers to such party (the "**Transferee**") all of its interest, rights or obligations under this Agreement with respect to such portion of the Project Site together with any portion required to complete the Associated Community Benefits for such portion (the "**Transferred Property**"). Developer shall not, by Transfer, separate a portion of the Project Site from the Associated Community Benefits tied to that portion of the Project Site without the prior written consent of the Planning Director. Notwithstanding anything to the contrary in this Agreement, if Developer Transfers one or more parcels such that there are separate Developers within the Project Site, then the obligation to perform and complete the Associated Community Benefits for a Building shall be the sole responsibility of the applicable Developer (i.e., the person or entity that is the Developer for the Development Parcel on which the Building is located), subject to the limitation and requirements set forth in the Phasing Plan and Community Benefits Linkages Schedule; provided, however, that any ongoing obligations (such as open space operation and maintenance) may be transferred to a residential, commercial or other management association ("**CMA**") on commercially reasonable terms so long as the CMA has the financial capacity and ability to perform the obligations so transferred. Developer acknowledges and agrees that a failure to complete an Associated Community Benefit may, if not completed, delay or prevent a different party's ability to obtain a temporary or final certificate of occupancy for a specific Building or improvement under this Agreement if and to the extent the completion of the Associated Community Benefit is a condition to such temporary or final certificate of occupancy pursuant to

the Phasing Plan and Community Benefits Linkages Schedule, and Developer and all Transferees assume this risk.

12.2. Transfer Prior to Closing under PSA. Prior to consummation of the purchase and sale transaction under the PSA, Developer may only Transfer all of its interest, rights and obligations in the entire Project Site under the PSA concurrently with the conveyance, assignment or transfer of all of its interest, rights and obligations under this Agreement. Such Transfer must be with respect to the entirety of the Project Site and may only be to BHC Balboa Builders, LLC, a California limited liability company, AVB Balboa, LLC, a Delaware limited liability company, or to another entity approved by the Planning Director in the Planning Director's sole discretion; provided in all such cases that Developer shall not be released from any past or prospective liability under this Agreement (except as provided by Section 12.5 below) and that such Transfer shall be pursuant to a recordable assignment and assumption agreement, in substantially the form attached as Exhibit G (the "**Assignment and Assumption Agreement**").

12.3. Initial Market Rate Parcel Transfers. Other than in connection with a Transfer of all of Developer's interest in the Project Site pursuant to Section 12.2, Developer's initial Transfer(s) (the "**Initial Market Rate Parcel Transfer(s)**") of the portions of the Project Site identified on the Site Plan as Parcel C, Parcel D, or Parcel G (each a "**Market Rate Parcel**" and collectively, the "**Market Rate Parcels**") may be made only with the Planning Director's prior written consent (the "**Planning Director's Consent**"), and subject to the terms and provisions of this Section 12.3.

12.3.1. Transferee Payments and Developer Assurances. In connection with the Initial Market Rate Parcel Transfer(s): (i) the Transferee must pay to Developer (A) a minimum payment of $5,770,670 in connection with the Transfer of the Market Rate Parcels located within the first Phase of development of the Project, and (B) a minimum payment of $4,616,536 in connection with the Transfer of the Market Rate Parcels located within the second Phase of development of the Project (the "**Phase Two Transferee Payment**") (collectively, (A) and (B) are referred to as the "**Transferee Payments**"); and (ii) Developer must provide the Planning Director with reasonably satisfactory assurances that such payments will be applied towards Project development costs (the "**Developer Assurances**"). The Planning Director will make

good faith efforts to determine in writing within thirty (30) days after written request from Developer whether the Developer Assurances are reasonably satisfactory.

12.3.2. Deferral of Phase Two Payment; Payment Guaranty. If the Initial Market Rate Parcel Transfer(s) associated with both Phases of development are made during or prior to the first Phase, then Developer may elect, after providing written notice to the Planning Director, to defer the Phase Two Transferee Payment until a time that is no later than issuance of the first addendum to the site permit for the first Building on a Market Rate Parcel in the second Phase (the "**Phase Two Payment Date**"). Developer's ability to defer the Phase Two Payment Date is conditioned upon there being an anticipated Building on a Market Rate Parcel to be constructed as part of a second Phase of development. If Developer elects to defer the Phase Two Transferee Payment, then it shall, prior to or simultaneously with the Transfer associated with such deferral, provide an unconditional payment guaranty by AvalonBay Communities, Inc. in the form attached as Exhibit T (the "**Payment Guaranty**"). If this Agreement terminates after deferral of the Phase Two Transferee Payment but prior to such payment being made, then the Phase Two Transferee Payment will be due upon termination of this Agreement. Developer will use best efforts to pursue and collect payment of the Phase Two Transferee Payment under the Payment Guaranty if the Phase Two Transferee Payment is not otherwise made when due, and covenants to apply such payment towards Project development costs. Developer's obligation to pursue, collect, and apply the Phase Two Transferee Payment will survive termination of this Agreement.

12.3.3. Subsequent Transfers. After the Transferee Payment(s) have been made, and the Developer Assurances have been provided (and confirmed by the Planning Director), the requirements of this Section 12.3 will no longer apply to the Market Rate Parcel(s) for which the Transferee Payment(s) has/have been made, and any subsequent Transfer(s) of the applicable Market Rate Parcel(s) will be governed by the other terms and provisions of this Article 12; provided that if Developer elects to defer the Phase Two Transferee Payment, then, until such Transferee Payment has been made and the Developer Assurances have been provided, each subsequent Transfer of any Market Rate Parcel in the second Phase shall be deemed an "Initial Market Rate Parcel Transfer" subject to the requirements of Section 12.3.

12.3.4. Assignment and Assumption Agreement. The Assignment and Assumption Agreement in connection with the Initial Market Rate Parcel Transfer(s) shall be in

substantially the form attached as Exhibit G with: (i) the addition of a covenant from Developer obligating Developer to apply the Transferee Payments to Project development costs (the "**Developer Assurances Covenant**"); and if Developer has elected to defer the Phase Two Transferee Payment, then: (ii) the addition of a covenant from the Transferee to make such payment no later than the Phase Two Payment Date (the "**Transferee Covenant**").

12.3.5. Developer Assurances Deemed Satisfied. If Developer provides the Developer Assurances Covenant, Transferee Covenant, and Payment Guaranty in connection with deferral of the Phase Two Transferee Payment, then the Developer Assurances Covenant, Transferee Covenant, and Payment Guaranty will automatically satisfy the requirement to provide the Developer Assurances for such Transfer.

12.4. Notice of Transfer. Developer shall provide not less than thirty (30) days' notice to the City before any proposed conveyance, assignment or transfer of its interests, rights and obligations under this Agreement, together with a copy of the Assignment and Assumption Agreement for that parcel. The Assignment and Assumption Agreement shall be recordable and in substantially the form attached as Exhibit G (including the indemnifications, the agreement and covenant not to challenge the enforceability of this Agreement, and not to sue the City for disputes between Developer and any Transferee). Any material changes to the attached form will be subject to the review and approval of the Director of Planning, and except for material changes to Exhibit G for Transfers as described in Sections 12.2 or 12.3, or to the indemnifications, the agreement and covenant not to challenge the enforceability of this Agreement and not to sue the City for disputes between Developer and any Transferee as described in the foregoing sentence, will not be unreasonably withheld or delayed. The Director of Planning shall use good faith efforts to complete such review and grant or withhold approval within thirty (30) days after the Director of Planning's receipt of such material changes. Notwithstanding the foregoing, any Transfer of Community Benefit obligations to a CMA as set forth in Section 12.1 shall not require the transfer of land or any other real property interests to the CMA.

12.5. Release of Liability. Except with regard to a conveyance, assignment, or transfer of this Agreement pursuant to Section 12.2, the assignor shall be released from any prospective liability or obligation under this Agreement related to the Transferred Property upon recordation of an Assignment and Assumption Agreement (following the City's approval of any material

changes thereto if required pursuant to Section 12.4 above), the assignee/Transferee shall be deemed to be "**Developer**" under this Agreement with all rights and obligations related thereto with respect to the Transferred Property, and the form of Assignment and Assumption Agreement attached as Exhibit G may be modified to release the assignor from prospective liability under this Agreement without requiring the City's approval of such modification. Except with regard to a conveyance, assignment, or transfer of this Agreement pursuant to Section 12.2, if a Transferee Defaults under this Agreement, such default shall not constitute a Default by Developer or any other Transferee with respect to any other portion of the Project Site and shall not entitle the City to terminate or modify this Agreement with respect to such other portion of the Project Site, except as otherwise provided herein. Additionally, the annual review provided by Section 8 shall be conducted separately as to Developer and each Transferee and only as to those obligations that Developer or such Transferee has under this Agreement.

12.6. Responsibility for Performance. The City is entitled to enforce each and every such obligation assumed by each Transferee directly against the Transferee as if the Transferee were an original signatory to this Agreement with respect to such obligation. Accordingly, in any action by the City against a Transferee to enforce an obligation assumed by the Transferee, the Transferee shall not assert as a defense against the City's enforcement of performance of such obligation that such obligation (i) is attributable to Developer's breach of any duty or obligation to the Transferee arising out of the Transfer or the Assignment and Assumption Agreement or any other agreement or transaction between Developer and the Transferee, or (ii) relates to the period before the Transfer. The foregoing notwithstanding, the Parties acknowledge and agree that a failure to complete a Mitigation Measure may, if not completed, delay or prevent a different party's ability to start or complete a specific Building or improvement under this Agreement if and to the extent the completion of the Mitigation Measure is a condition to the other party's right to proceed, as specifically described in the Mitigation Measure, and Developer and all Transferees assume this risk.

12.7. Constructive Notice. Every person or entity who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project Site is, and shall be, constructively deemed to have consented to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Project Site. Every person or entity who now or hereafter owns or acquires any

right, title or interest in or to any portion of the Project Site and undertakes any development activities at the Project Site, is, and shall be, constructively deemed to have consented and agreed to, and is obligated by all of the terms and conditions of this Agreement (as such terms and conditions apply to the Project Site or applicable portion thereof), whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Project Site.

12.8. Rights of Developer. The provisions in this Section 12 shall not be deemed to prohibit or otherwise restrict Developer from (i) granting easements or licenses to facilitate development of the Project Site, (ii) encumbering the Project Site or any portion of the improvements thereon by any Mortgage, (iii) granting an occupancy leasehold interest in portions of the Project Site, (iv) entering into a joint venture agreement or similar partnership agreement to fulfill its obligations under this Agreement, or (v) transferring all or a portion of the Project Site pursuant to a foreclosure, conveyance in lieu of foreclosure, or other remedial action in connection with a Mortgage, and none of the foregoing shall constitute a Transfer for which the City's consent is required.

13. DEVELOPER REPRESENTATIONS AND WARRANTIES

13.1. Interest of Developer; Due Organization and Standing. Developer represents and warrants that it has the right and authority to enter into this Agreement. Developer is a limited liability company, duly organized and validly existing and in good standing under the Laws of the State of Delaware. Developer has all requisite power to own its property and authority to conduct its business as presently conducted.

13.2. No Inability to Perform; Valid Execution. Developer represents and warrants that it is not a party to any other agreement that would conflict with Developer's obligations under this Agreement and it has no knowledge of any inability to perform its obligations under this Agreement. The execution and delivery of this Agreement and the agreements contemplated hereby by Developer have been duly and validly authorized by all necessary action. This Agreement will be a legal, valid and binding obligation of Developer, enforceable against Developer in accordance with its terms.

13.3. Conflict of Interest. Through its execution of this Agreement, Developer acknowledges that it is familiar with the provisions of Section 15.103 of the City's Charter, Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Section

87100 et seq. and Section 1090 et seq. of the California Government Code, and certifies that it does not know of any facts which constitute a violation of said provisions and agrees that it will immediately notify the City if it becomes aware of any such fact during the Term.

13.4. Notification of Limitations on Contributions. Through its execution of this Agreement, Developer acknowledges that it is familiar with Section 1.126 of the San Francisco Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City, whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to (1) the City elective officer, (2) a candidate for the office held by such individual, or (3) a committee controlled by such individual or candidate, at any time from the commencement of negotiations for the contract until the later of either the termination of negotiations for that contract or twelve (12) months after the date that contract is approved. San Francisco Ethics Commission Regulation 1.126-1 provides that negotiations are commenced when a prospective contractor first communicates with a City officer or employee about the possibility of obtaining a specific contract. This communication may occur in person, by telephone or in writing, and may be initiated by the prospective contractor or a City officer or employee. Negotiations are completed when a contract is finalized and signed by the City and the contractor. Negotiations are terminated when the City and/or the prospective contractor end the negotiation process before a final decision is made to award the contract.

Developer acknowledges that (i) the prohibition on contributions applies to Developer, each member of Developer's board of directors, Developer's chief executive officer, chief financial officer and chief operating officer, any person with an ownership interest of more than ten percent (10%) in Developer, any subcontractor listed in the contract, and any committee that is sponsored or controlled by Developer, and (ii) within thirty (30) days of the submission of a proposal for the contract, the City department seeking to enter into the contract must notify the Ethics Commission of the parties and any subcontractor to the contract. Additionally, Developer certifies it has informed each of the persons described in the preceding sentence of the prohibitions contained in Section 1.126 by the time it submitted a proposal for the contract to the City, and has provided the names of the persons required to be informed to the City department seeking to enter into that contract within thirty (30) days of submitting its contract proposal to

the City department receiving that submittal, and acknowledges the City department receiving that submittal was required to notify the Ethics Commission of those persons.

13.5. Other Documents. Developer represents and warrants that to the current, actual knowledge of Developer, after reasonable inquiry, no document furnished by Developer to the City with its application for this Agreement nor this Agreement contains any untrue statement of material fact or omits a material fact necessary to make the statements contained therein, or herein, not misleading under the circumstances under which any such statement shall have been made.

13.6. No Bankruptcy. Developer represents and warrants to the City that Developer has neither filed nor is the subject of any filing of a petition under the federal bankruptcy law or any federal or state insolvency laws or Laws for composition of indebtedness or for the reorganization of debtors, and, to the best of Developer's knowledge, no such filing is threatened.

14. MISCELLANEOUS PROVISIONS

14.1. Entire Agreement. This Agreement, including the preamble paragraph, Recitals and Exhibits, and the agreements between the Parties specifically referenced in this Agreement, constitutes the entire agreement between the Parties with respect to the subject matter contained herein.

14.2. Incorporation of Exhibits. Except for the Approvals which are listed solely for the convenience of the Parties, each Exhibit to this Agreement is incorporated herein and made a part hereof as if set forth in full. Each reference to an Exhibit in this Agreement shall mean that Exhibit as it may be updated or amended from time to time in accordance with the terms of this Agreement.

14.3. Binding Covenants; Run With the Land. Pursuant to Section 65868 of the Development Agreement Statute, from and after recordation of this Agreement, all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties and, subject to the provisions of this Agreement, including without limitation Article 12, their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, and all persons or entities acquiring the Project Site, any lot, parcel or any portion thereof, or any interest therein, whether by sale, operation of law, or in any manner whatsoever, and shall inure to the benefit of the Parties and their respective

heirs, successors (by merger, consolidation or otherwise) and assigns. Subject to the provisions of this Agreement, including without limitation Article 12, all provisions of this Agreement shall be enforceable during the Term as equitable servitudes and constitute covenants and benefits running with the land pursuant to applicable Law, including but not limited to California Civil Code Section 1468.

14.4. Applicable Law and Venue. This Agreement has been executed and delivered in and shall be interpreted, construed, and enforced in accordance with the Laws of the State of California. All rights and obligations of the Parties under this Agreement are to be performed in the City and County of San Francisco, and the City and County of San Francisco shall be the venue for any legal action or proceeding that may be brought, or arise out of, in connection with or by reason of this Agreement.

14.5. Construction of Agreement. The Parties have mutually negotiated the terms and conditions of this Agreement and its terms and provisions have been reviewed and revised by legal counsel for both the City and Developer. Accordingly, no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement. Language in this Agreement shall be construed as a whole and in accordance with its true meaning. The captions of the paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of construction. Each reference in this Agreement to this Agreement or any of the Approvals shall be deemed to refer to this Agreement or the Approvals as amended from time to time pursuant to the provisions of this Agreement, whether or not the particular reference refers to such possible amendment. In the event of a conflict between the provisions of this Agreement and Chapter 56, the provisions of this Agreement will govern and control. Except as otherwise specifically provided, wherever in this Agreement one Party is required or requested to give its consent or approval to any matter or action by the other, such consent or approval will not be unreasonably withheld or delayed. Use of the word "including" or similar words will not be construed to limit any general term, statement or other matter in this Agreement, whether or not language of non-limitation, such as "without limitation" or similar words, are used. Each Exhibit to this Agreement is incorporated herein and made a part hereof as if set forth in full. Use of the word "Section" refers to the particular Section of this Agreement unless indicated otherwise.

14.6. Project Is a Private Undertaking; No Joint Venture or Partnership. The development proposed to be undertaken by Developer on the Project Site is a private development. The City has no interest in, responsibility for, or duty to third persons concerning any of said improvements. Developer shall exercise full dominion and control over the Project Site, subject only to the limitations and obligations of Developer contained in this Agreement. Nothing contained in this Agreement, or in any document executed in connection with this Agreement, shall be construed as creating a joint venture or partnership between the City and Developer. Neither Party is acting as the agent of the other Party in any respect hereunder. Developer is not a state or governmental actor with respect to any activity conducted by Developer hereunder.

14.7. Recordation. Pursuant to the Development Agreement Statute and Chapter 56, the Clerk of the Board of Supervisors shall have a copy of this Agreement recorded in the Official Records within ten (10) days after the Effective Date of this Agreement or any amendment thereto, with costs to be borne by Developer.

14.8. Obligations Not Dischargeable in Bankruptcy. Developer's obligations under this Agreement are not dischargeable in bankruptcy.

14.9. Survival. Following expiration of the Term, this Agreement shall be deemed terminated and of no further force and effect except for any provision which, by its express terms, survive the expiration or termination of this Agreement.

14.10. Signature in Counterparts. This Agreement may be executed in duplicate counterpart originals, each of which is deemed to be an original, and all of which when taken together shall constitute one and the same instrument.

14.11. Notices. Any notice or communication required or authorized by this Agreement shall be in writing and may be delivered personally or by registered mail, return receipt requested. Notice, whether given by personal delivery or registered mail, shall be deemed to have been given and received upon the actual receipt by any of the addressees designated below as the person to whom notices are to be sent. Either Party to this Agreement may at any time, upon notice to the other Party, designate any other person or address in substitution of the person and address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

To City:	Rich Hillis Director of Planning San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, California 94102 with a copy to: Dennis J. Herrera, Esq. City Attorney City Hall, Room 234 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102 Attn: Real Estate/Finance, Balboa Reservoir Project
To Developer:	Reservoir Community Partners, LLC c/o BRIDGE Housing Corporation 600 California St. #900 San Francisco, CA 94108 Attn: Brad Wiblin, Sr. Vice President Reservoir Community Partners, LLC c/o AvalonBay Communities 455 Market Street, Suite 1650 San Francisco, CA 94105 Attn: Joe Kirchofer, Vice President
with a copy to:	Charles J. Higley, Esq. Farella Braun + Martel 235 Montgomery Street, 17th Floor San Francisco, CA 94104

14.12. Limitations on Actions. Pursuant to Section 56.19 of the Administrative Code, any decision of the Board of Supervisors made pursuant to Chapter 56 shall be final. Any court action or proceeding to attack, review, set aside, void, or annul any final decision or determination by the Board of Supervisors shall be commenced within ninety (90) days after such decision or determination is final and effective. Any court action or proceeding to attack, review, set aside, void or annul any final decision by (i) the Planning Director made pursuant to Administrative Code Section 56.15(d)(3) or (ii) the Planning Commission pursuant to Administrative Code Section 56.17(e) shall be commenced within ninety (90) days after said decision is final.

14.13. Severability. Except as is otherwise specifically provided for in this Agreement with respect to any Laws which conflict with this Agreement, if any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect

unless enforcement of the remaining portions of this Agreement would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement.

14.14. MacBride Principles. The City urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et seq. The City also urges San Francisco companies to do business with corporations that abide by the MacBride Principles. Developer acknowledges that it has read and understands the above statement of the City concerning doing business in Northern Ireland.

14.15. Tropical Hardwood and Virgin Redwood. The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product, except as expressly permitted by the application of Sections 802(b) and 803(b) of the San Francisco Environment Code.

14.16. Sunshine. Developer understands and agrees that under the City's Sunshine Ordinance (Administrative Code, Chapter 67) and the California Public Records Act (California Government Code Section 250 et seq.), this Agreement and any and all records, information, and materials submitted to the City hereunder are public records subject to public disclosure. To the extent that Developer in good faith believes that any financial materials reasonably requested by the City constitutes a trade secret or confidential proprietary information protected from disclosure under the Sunshine Ordinance and other Laws, Developer shall mark any such materials as such. When a City official or employee receives a request for information that has been so marked or designated, the City may request further evidence or explanation from Developer. If the City determines that the information does not constitute a trade secret or proprietary information protected from disclosure, the City shall notify Developer of that conclusion and that the information will be released by a specified date in order to provide Developer an opportunity to obtain a court order prohibiting disclosure.

14.17. Non-Liability of City Officials and Others. Notwithstanding anything to the contrary in this Agreement, no individual board member, director, commissioner, officer, employee, official or agent of City or other City Parties shall be personally liable to Developer, its successors and assigns, in the event of any Default by City, or for any amount which may become due to Developer, its successors and assigns, under this Agreement.

14.18. Non-Liability of Developer Officers and Others. Notwithstanding anything to the contrary in this Agreement, no individual board member, director, officer, employee, official, partner, employee, or agent of Developer or any affiliate of Developer shall be personally liable to City, its successors and assigns, in the event of any Default by Developer, or for any amount which may become due to City, its successors and assigns, under this Agreement.

14.19. No Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

15. OPTION TO PURCHASE

15.1. Pursuant to the PSA, the City is selling the Project Site to Developer in order to obtain the housing and other Community Benefits set forth in this Agreement. The City would not be entering into this Agreement or the PSA without Developer's commitment to build the Project. Accordingly, notwithstanding anything to the contrary in this Agreement, if Developer (i) has not Commenced Construction of the Project on or before the date that is fifteen (15) years following the Effective Date (the "**Trigger Date**") for any reason other than the City's Default, or (ii) if this Agreement terminates for any reason other than the City's Default prior to the Trigger Date, then the City shall have the exclusive and irrevocable right to purchase the Project Site on the terms set forth in this Article (the "**Purchase Option**"). For purposes of this Article, the Project Site shall include all rights and interests in the Project Site, including easements and intangibles, that the City transferred to Developer under the PSA. The Trigger Date will be extended by the period of any Litigation Extension, but not by any other Excusable Delay.

15.1.1. Commenced Construction. For purposes of this Article, "**Commenced Construction of the Project**" or its corollary means: (i) Developer has received all Approvals from the City needed by Developer in order to begin the Public Improvements for the first Phase, including approval of the Development Phase Application, (ii) Developer and the City have executed a public improvement agreement for the first Phase consistent with the City's Subdivision Code and the Master Infrastructure Plan, and Developer has posted bonds or other security as required under the public improvement agreement, and (iii) Developer has started to physically construct the Public Improvements for the first Phase subject to the release of the Purchase Option (if and to the extent required by Developer's third party lender, investor or buyer), in which case the City shall deposit the Release of Purchase Option into an escrow

account to be recorded upon the release of funds to allow Developer to Commence Construction of the Project.

15.1.2. Exercise. The City may exercise the Purchase Option any time from and after the Trigger Date or, in the event of termination of this Agreement that is not due to the City's Default, the date upon which this Agreement is terminated, by sending written notice to Developer that the City intends to purchase the Project Site under the Purchase Option (the "**Exercise Notice**"). The Exercise Notice will be subject to approval by the City of such additional environmental and other investigations of the Project Site as the City may deem appropriate, and approval by the City's Board of Supervisors and Mayor, in their respective sole discretion, and due adoption of a resolution authorizing such purchase in accordance with all applicable laws (including CEQA), following City's delivery of the Exercise Notice. The City shall obtain such approvals, if at all, within one hundred twenty (120) days of City's delivery of the Exercise Notice. The City shall notify Developer when all such approvals have been obtained and all necessary funds have been appropriated for the City to complete the purchase (the "**City Commitment Date**"). If Developer Commences Construction of the Project at any time before the City Commitment Date, provided Developer is not in Default under this Agreement (following applicable notice and cure periods), the Purchase Option shall terminate and be of no further force or effect. For clarity, if Developer has received a notice of default from the City at the time Developer Commences Construction of the Project, there will be no release of the Purchase Option unless or until the default is cured.

15.1.3. Purchase Price. The purchase price for the Project Site shall be the purchase price paid by Developer to the City when Developer acquired the Project Site from the City, together with interest at the rate of 3% per annum from the date of each of Developer's payments to the City to the date of the closing of the City's acquisition under the Purchase Option (the "**Purchase Price**").

15.1.4. Repurchase Closing. The purchase and sale of the Project Site (the "**Repurchase Closing**") shall close on or before the date that is one hundred twenty (120) days from the City Commitment Date through an escrow opened by the City with a title insurance company selected by the City, or such earlier date as the conditions for the Repurchase Closing have been satisfied. Developer and the City shall each deposit in escrow with the title company all documents and funds necessary to close the purchase and sale, together with escrow

instructions consistent with this Article 15. Developer shall convey fee simple title to the Project Site to the City subject only to: (i) a lien for real property taxes and assessments not yet due and payable for the tax fiscal year in which the Repurchase Closing Date occurs, (ii) all title exceptions listed in Developer's title insurance policy as of the date when Developer acquired the Project Site from the City, (iii) any permits or regulatory agreements entered into by Developer in furtherance of the Project, and (iv) any other title exceptions created by the City or consented to in writing by the City. Developer will be responsible for removing any monetary liens or other encumbrances affecting the Project Site that arose concurrent with or after Developer's acquisition of the Project Site, including any deeds of trust or mechanics liens and any leases or possessory rights granted by Developer, if any, at Developer's cost.

15.1.5. As-Is. The City will take the Project Site at the Repurchase Closing in its "as is" condition, without representation or warranties, and will release Developer for hazardous materials and environmental liability relating only to the time prior to Developer's ownership of the Project Site and otherwise on terms substantially similar to those that released City upon Developer's acquisition of the Project Site pursuant to the PSA. Such release of Developer will survive any termination of this Agreement. The City will assume any risk of damage or destruction to the Project Site before the Repurchase Closing Date. The City shall have the right to not purchase the Project Site at any time and for any reason up to the date of the Repurchase Closing.

15.1.6. Costs and Expenses. The City shall pay for the cost of the premium of the title insurance policy to be issued to the City, any transfer taxes, and any escrow or recording fees for the purchase and sale. Real estate taxes and assessments and utility charges, if any, shall be prorated as of the Repurchase Closing Date.

15.1.7. Release of Purchase Option. Upon Developer's Commencement of Construction of the Project, provided Developer is not in Default under this Agreement (or there has been no notice from the City of an act or occurrence that, with the provision of time or the giving of notice, would become a Developer Default), the Purchase Option shall terminate. In connection therewith, when Developer reasonably believes that Developer is within 90 days from the Commencement of Construction of the Project, Developer may provide written notice (the "**Commencement of Construction Notice**") to the City. Within thirty (30) days following the City's receipt of the Commencement of Construction Notice, and provided the conditions for

release have been satisfied but for the receipt of funds needed by Developer to Commence Construction of the Project, the City shall execute and deliver into escrow a release of the Purchase Option in a form attached as Exhibit Q (the "**Release of Purchase Option**") and shall authorize delivery and recordation of the Release of Purchase Option in connection with the close of escrow. The City shall authorize the close of escrow and the recordation of the Release of Purchase Option when Developer has Commenced Construction of the Project. If the Parties dispute whether Developer is entitled to the Release of Purchase Option based on whether Developer has satisfied the requirements set forth above, either Party may seek appropriate judicial remedies which include specific performance.

15.1.8. Run with the Land; Prohibit Parcelization Before Horizontal Infrastructure Begins. The provisions of this Article 15 shall run with the land as set forth in Section 14.3, and bind all future owners of the Project Site. The Purchase Option shall continue until (i) the Repurchase Closing, (ii) subject to any agreement of the Parties to extend the Purchase Option further, twenty-four (24) months after the Trigger Date provided that Developer first gives City written notice of the impending termination date and City fails to deliver an Exercise Notice within sixty (60) days of such termination notice, or (iii) twenty-four (24) months after any termination of this Agreement (other than due to the City's Default) provided that Developer first gives City written notice of the impending termination date and City fails to deliver an Exercise Notice within sixty (60) days of such termination notice. To ensure that the City can purchase the Project Site under the Purchase Option from one seller, Developer agrees that, before Developer has Commenced Construction of the Project, Developer may not sell parts of the Project Site or enter into any leases for any part of the Project Site that are not terminable at the Repurchase Closing. Any sale or transfer up to that date must be of the entirety of the Project Site unless the City consents in writing to such partial sale in its sole discretion. Nothing in the foregoing will prevent Developer from selling shares or interests in the ownership entity at any time, or transferring the entirety of the Project Site, together with Developer's interest in this Agreement, at any time.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____
Rich Hillis
Director of Planning

Approved as to form:

DENNIS J. HERRERA, City Attorney

By: _____
Elizabeth A. Dietrich
Deputy City Attorney

RECOMMENDED:

By: _____
Eric Shaw
Director, MOHCD

Approved on August 18, 2020
Board of Supervisors Ordinance No. 142-20

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On FEBRUARY 22, 2021, before me, MARK ANTHONY BENNETT, a Notary Public, personally appeared RICHARD HILLIS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

NRO1 MARK ANTHONY BENNETT
COMM. #2220757
Notary Public - California
San Francisco County
My Comm. Expires Nov. 5, 2021 NRO1

DEVELOPER:

RESERVOIR COMMUNITY PARTNERS,
LLC, a Delaware limited liability company

BHC BALBOA BUILDERS, LLC,
a California limited liability company,
its Member

By: BRIDGE Housing Corporation
a California nonprofit public benefit
corporation,
its Manager

BRAD WIBLIN
EVP
2.16.21

AVB BALBOA, LLC,
a Delaware limited liability company,
its Member

By: AvalonBay Communities, Inc.,
a Maryland corporation, its sole member

Joe Kirchofer
Vice President – Development

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On February 17, 2021, before me, Wilson O. Idolyantes, Notary Public,

personally appeared JOE KIRCHOFER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE _____ (SEAL)

WILSON O. IDOLYANTES
COMM. # 2264497
NOTARY PUBLIC • CALIFORNIA
SAN FRANCISCO COUNTY
Comm. Exp. OCT. 26, 2022

Description of attached document: Development Agreement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On February 16, 2021 before me, Wanda Marie Blackmon, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Bradford Mark Wiblin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CONSENT TO DEVELOPMENT AGREEMENT
San Francisco Public Utilities Commission

The Public Utilities Commission of the City and County of San Francisco (the "**SFPUC**") has reviewed the Development Agreement to which this Consent to Development Agreement (this "**SFPUC Consent**") is attached. Except as otherwise defined in this SFPUC Consent, initially capitalized terms have the meanings given in the Development Agreement to which this SFPUC Consent is attached (as amended from time to time in accordance therewith, the "**Development Agreement**").

By executing this SFPUC Consent, the undersigned confirms that the SFPUC, after considering at a duly noticed public hearing the Development Agreement, the Infrastructure Plan, the CEQA Findings, including the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, and utility-related Mitigation Measures, consented to:

1. The Development Agreement as it relates to matters under SFPUC jurisdiction, including the Infrastructure Plan and the SFPUC-related Mitigation Measures.

2. Subject to Developer satisfying the SFPUC's requirements for construction, operation and maintenance that are consistent with the Applicable Standards and the plans and specifications approved by the SFPUC in accordance with the terms of the Development Agreement, and meeting the SFPUC-related Mitigation Measures, the SFPUC's accepting and then, subject to appropriation, operating and maintaining SFPUC-related infrastructure.

3. Delegating to the SFPUC General Manager any Later Approvals of the SFPUC under the Development Agreement.

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through the SAN FRANCISCO PUBLIC UTILITY COMMISSION

By: _____

Michael Carlin, Acting General Manager

CONSENT TO DEVELOPMENT AGREEMENT
San Francisco Municipal Transportation Agency

The SFMTA has reviewed the Development Agreement to which this Consent to Development Agreement (this "**SFMTA Consent**") is attached. Except as otherwise defined in this SFMTA Consent, initially capitalized terms have the meanings given in the Development Agreement.

By executing this SFMTA Consent, the undersigned confirms the following:

1. The SFMTA Board of Directors, on June 16, 2020, after considering at a duly noticed public hearing the CEQA Findings for the Project, including the Statement of Overriding Considerations, the MMRP and the transportation-related Mitigation Measures and improvement measures, consented to and agreed to be bound by this Development Agreement as it relates to matters under SFMTA jurisdiction, and delegated to the Director of Transportation or his designee any future SFMTA approvals under this Development Agreement, subject to Applicable Laws, including the City Charter.

2. The SFMTA also agrees to the following:

(a) The SFMTA will review and approve the SFMTA Infrastructure described in the Master Infrastructure Plan, subject to Developer satisfying SFMTA's requirements and the transportation-related Mitigation Measures and improvement measures for design, construction, testing, performance, training, documentation, warranties and guarantees that are consistent with the Applicable Standards;

(b) The SFMTA concurred with all of the transportation-related Mitigation Measures in the EIR including M-C-TR-4 Implement Measures to Reduce Transit Delay and they are conditions of the SFMTA Board approval;

(c) The SFMTA approved the Transportation Plan (Exhibit J), including (i) the Transportation Demand Management plan, attached to the Transportation Plan as Exhibit J-1; (ii) public parking provisions, including interim parking and parking garage analysis; (iii) payment of the Transportation Sustainability Fee; and (iv) an SFMTA staff contact.

3. Subject to appropriation of any necessary funds, authorizing the Director to take any and all steps (including but not limited to, the execution and delivery of any and all agreements, notices, consents and other instruments and documents) necessary in consultation with the City Attorney to consummate and perform SFMTA obligations under the Development Agreement in accordance with SFMTA Resolution No. 200616-055, including the Transportation Exhibit and Transportation-related Mitigation Measures.

By executing this SFMTA Consent, the SFMTA does not intend to in any way limit, waive or delegate the exclusive authority of the SFMTA as set forth in Article VIIIA of the City's Charter.

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through the SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY

By: _____
Jeffrey Tumlin
Director of Transportation

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: Susan Cleveland-Knowles
Susan Cleveland-Knowles
Deputy City Attorney

Schedule 1

SFMTA Board Resolution No. 191001-125

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 200616-055

WHEREAS, California Government Code section 65864 *et seq.* (the Development Agreement Statute) and San Francisco Administrative Code Chapter 56 authorize the City to enter into a development agreement regarding the development of real property; and,

WHEREAS, Under San Francisco Administrative Code Chapter 56, Reservoir Community Partners, LLC. (Developer) filed an application with the City's Planning Department for approval of a development agreement (Development Agreement) relating to the Balboa Reservoir Project, an approximately 16-acre mixed-use project; and,

WHEREAS, The City and Developer negotiated the Development Agreement, which would authorize Developer to proceed with the Balboa Reservoir Project in exchange for its delivery of various public benefits; and,

WHEREAS, The Balboa Reservoir Project would create up to 1,100 new housing units, 50% of which would be permanently below market rate, childcare and community facilities, up to 7,500 gross square feet of neighborhood serving commercial uses, and would create or improve 4 acres of public open space; and,

WHEREAS, The Project will implement street improvements that enhance pedestrian safety and bicycling connectivity; and,

WHEREAS, Under the terms of the Development Agreement, the Developer shall pay the Transportation Sustainability Fee; and,

WHEREAS, Exhibit J to the Development Agreement includes a Transportation Exhibit, which addresses the Transportation Demand Management Plan, Public Parking, Transportation Sustainability Fee, and SFMTA staffing for implementation; and,

WHEREAS, On May 28, 2020, the San Francisco Planning Commission, in Motion No. M-20730, certified the Balboa Reservoir Project (Case No 2018-007883ENV) Final Subsequent Environmental Impact Report (FSEIR); on that same date, in Motion No. M-200731 the San Francisco Planning Commission adopted California Environmental Quality Act (CEQA) Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP) (collectively, the Balboa Reservoir Project CEQA Findings); and,

WHEREAS, Since that time, there have been no changes to the Balboa Reservoir Project, changes to the circumstances under which the project will be undertaken, or substantial new information that would trigger the need for a subsequent environmental impact report; and,

WHEREAS, A copy of the FSEIR, Planning Commission motions and the CEQA findings, including the MMRP and statement of overriding considerations, are on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco and at http://ab900balboa.com, and are incorporated herein by reference; now therefore be it

RESOLVED, That the SFMTA Board of Directors has reviewed the Final Supplemental Environmental Impact Report (FSEIR) for the Project and finds that the FSEIR is adequate for its uses the decision-making body for the actions taken herein; and be it

FURTHER RESOLVED, That the SFMTA Board of Directors does hereby adopt the Balboa Reservoir Project CEQA Findings as its own and and to the extent the above actions are associated with any mitigation measures (including M-C-TR-4: Implement Measures to Reduce Transit Delay), makes such measures conditions of this approval; and, be it

FURTHER RESOLVED, That the SFMTA Board of Directors does hereby consent to the Balboa Reservoir Project Development Agreement, including its exhibits containing the Transportation Exhibit, substantially in the form and terms as outlined in the Development Agreement with respect to the items under the SFMTA's jurisdiction; and, be it

FURTHER RESOLVED, That the SFMTA Director of Transportation is authorized to execute the SFMTA Consent to the Development Agreement; pending approval by the Board of Supervisors; and, be it

FURTHER RESOLVED, That, by consenting to the SFMTA matters in the Development Agreement between the City and the Developer, the SFMTA Board of Directors does not intend to in any way limit, waive or delegate the exclusive authority of the SFMTA; and, be it

FURTHER RESOLVED, That, subject to appropriation of any necessary funds, the Board of Directors authorizes the Director of Transportation to take any and all steps (including, but not limited to, the execution and delivery of any and all agreements, notices, consents and other instruments or documents) necessary, in consultation with the City Attorney, to consummate and perform SFMTA obligations under the Development Agreement, or otherwise to effectuate the purpose and intent of this Resolution; and, be it

FURTHER RESOLVED, That the approval under this Resolution shall take effect upon the effective date of the Board of Supervisors legislation approving the Balboa Reservoir Project Development Agreement.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of June 16, 2020.

R. Boomer

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

EXHIBIT A
PROJECT SITE LEGAL DESCRIPTION

S-9668
4-10-20

LEGAL DESCRIPTION

"DEVELOPMENT PARCEL"

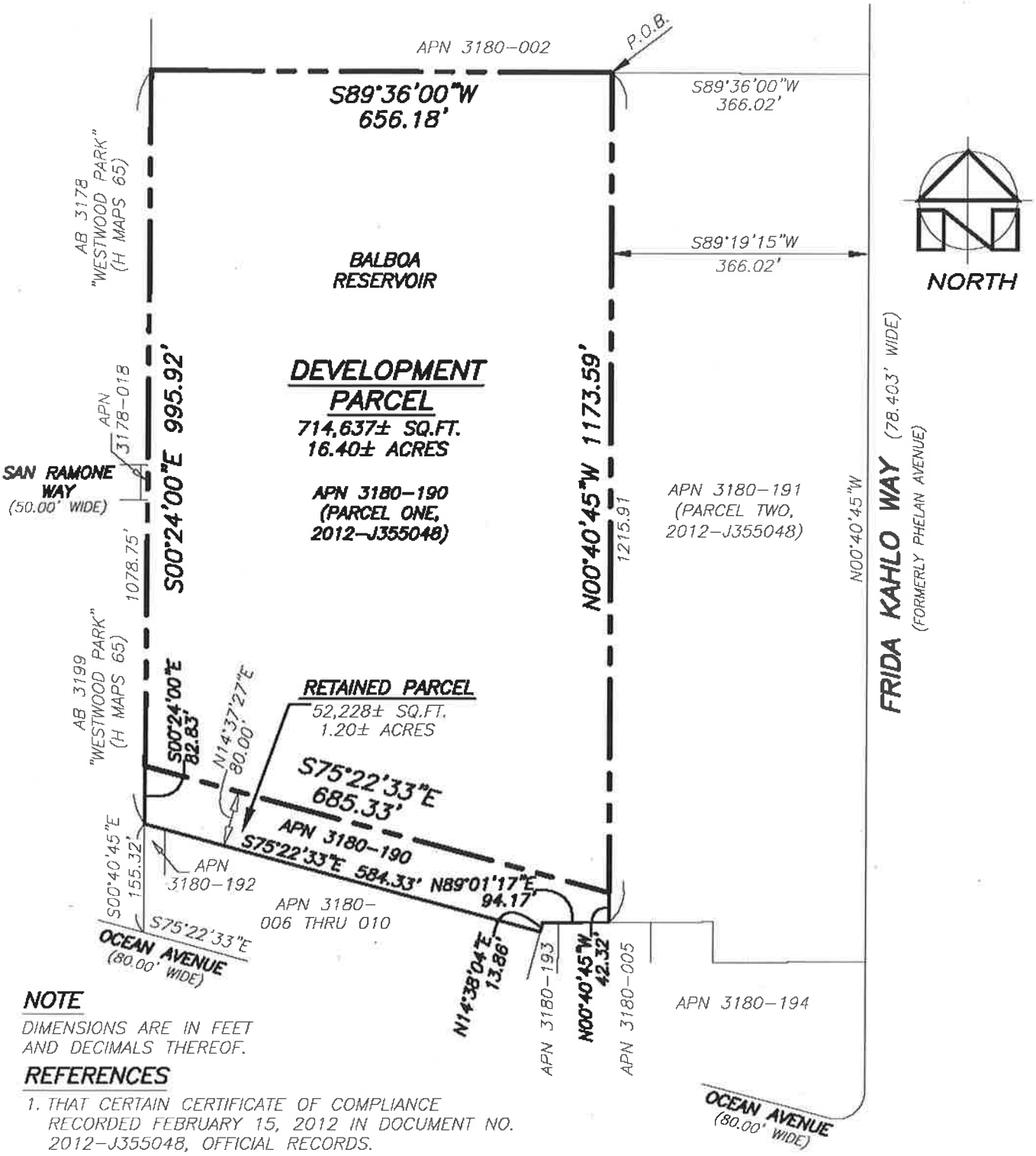
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL ONE (CITY AND COUNTY OF SAN FRANCISCO), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL ONE S89°36'00"W 656.18 FEET TO THE WESTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID WESTERLY LINE S00°24'00"E 995.92 FEET TO A POINT DISTANT THEREON N00°24'00"W 82.83 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL ONE, SAID POINT BEING ON A LINE THAT IS PERPENDICULARLY DISTANT 80.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE OF PARCEL ONE S75°22'33"E 685.33 FEET TO THE EASTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID EASTERLY LINE N00°40'45"W 1173.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 714,637 SQ.FT. OR 16.40 ACRES, MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



NOTE

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

REFERENCES

1. THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS.
2. RECORD OF SURVEY #7017 FILED FOR RECORD MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS.
3. "MAP OF WESTWOOD PARK" RECORDED MARCH 20, 1917, IN BOOK H OF MAPS, AT PAGES 65-71, OFFICIAL RECORDS.

LEGEND

APN ASSESSOR'S PARCEL NUMBER
AB ASSESSOR'S BLOCK
P.O.B. POINT OF BEGINNING

BOUNDARY PLAT

ASSESSOR'S BLOCK 3180
SAN FRANCISCO, CALIFORNIA

BY JP CHKD. BR DATE 4-10-29 SCALE 1"=200' SHEET 1 OF 1 JOB NO. S-9668

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9668_BNDY PLAT.dwg

EXHIBIT B
PROJECT DESCRIPTION

EXHIBIT B
PROJECT DESCRIPTION

The Project Site is located on an approximately 17 acre site in the West of Twin Peaks area of south central San Francisco. The Project Site is north of the Ocean Avenue commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School. The Project would develop the site with approximately 1,100 mixed-income family-friendly housing units (approximately 1.3 million gross square feet (gsf)), open space, a childcare facility/community room available for public use, on- and off-street parking, and new streets, utilities, and other infrastructure. A Site Plan is attached to this Exhibit B as Exhibit B-1.

The Site Plan attached as Exhibit B-1 depicts the various development parcels and anticipated locations of buildings comprising the Project ("**Buildings**"). The Affordable Units (defined below) are anticipated to be constructed on Parcels A, B, E, F, and H (the "**Affordable Parcels**"). The Project includes construction of approximately 450 market-rate rental units (the "**Market Rate Units**"), which are anticipated to be constructed on Parcels C, D, and G (the "**Market Rate Parcels**). In addition, the Project includes approximately 100 for-sale condominium townhouse units to be constructed on the western portion of the Project Site on Parcels TH-1 and TH-2 (the "**Townhouse Parcels**").

The buildings comprising the Project will range in height from 25 to 78 feet. Fifty percent (50%) percent of the new units comprising the Project will be designated affordable to persons earning between 30 and 120 percent of the area median income, with the final affordability levels for particular buildings determined as described in the Affordable Housing Program attached to this Agreement as Exhibit D. Developer will be responsible for providing gap financing for 66.7% of the affordable housing in the Project, with the City providing the remaining 33.3%. Affordable housing will be distributed throughout the site. The Affordable Housing Program is described in greater detail in Exhibit D to the Agreement.

In addition to the development of residential units, the Project includes an approximately 1,000 gsf community room for public use, and a childcare center to serve approximately 100 children. The Child Care Program is described in greater detail in Exhibit L to the Development Agreement.

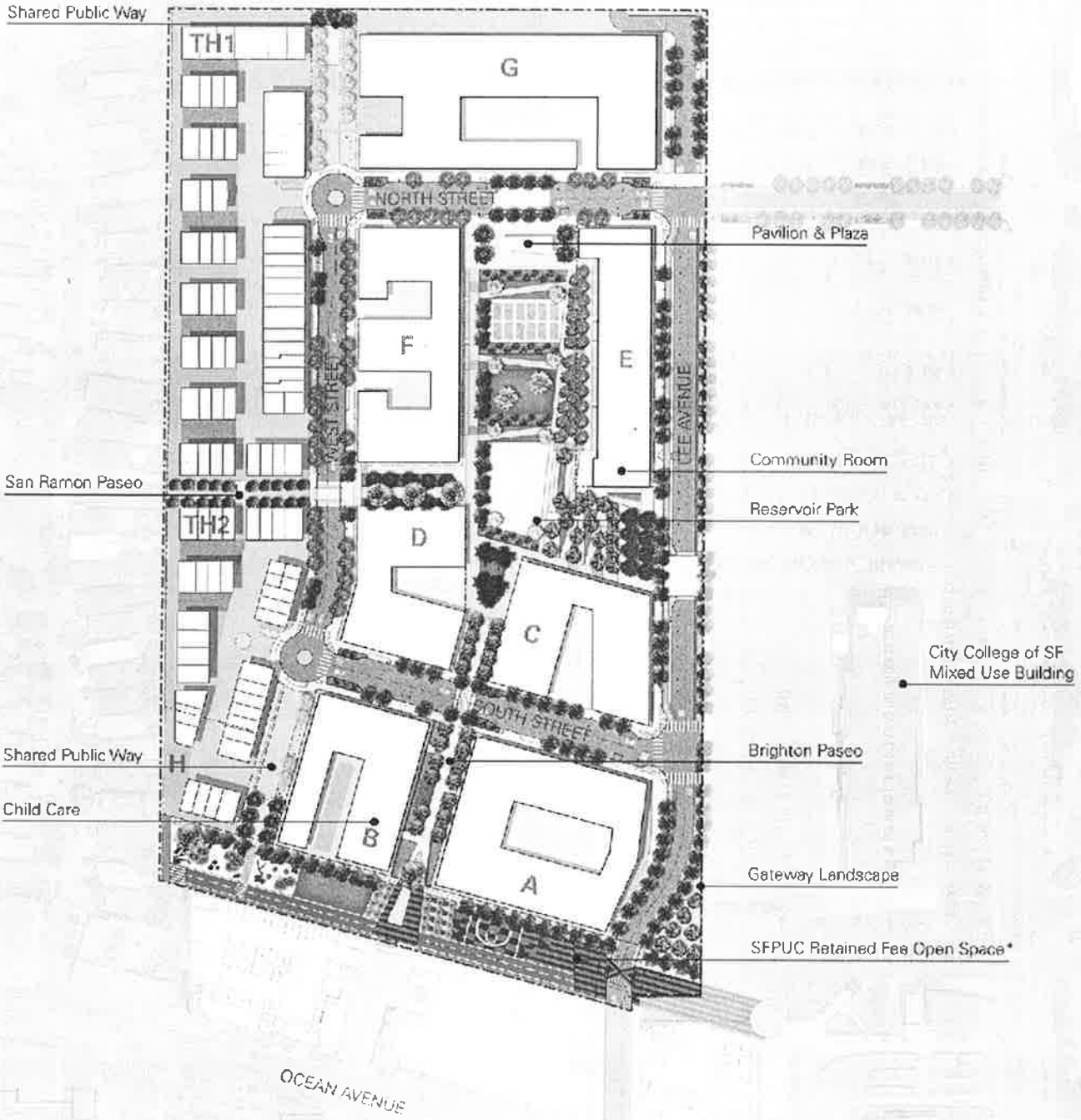
The Project includes up to 550 residential parking spaces, and up to 450 parking spaces that will be available at market rates to the general public, including the students, faculty, and staff of the City College of San Francisco. The parking plan is discussed in greater detail in the Transportation exhibit attached to this Agreement as Exhibit J.

Approximately 4 acres on the Project Site will be devoted to publicly accessible open space. The open spaces include pedestrian and bicycle pathways, or paseos, and an approximately 2 acre park in the center of the Project Site called Reservoir Park. The open space also includes an approximately 80-foot-wide parcel located along the southern edge of the Project Site where an underground water transmission pipeline is located, and that will remain under the ownership of

SFPUC. The Open Space Plan is described and depicted in greater detail in Exhibit C to the Agreement.

The Project includes transportation and circulation changes, including the extension of existing north–south Lee Avenue across the site, and a new internal street network. The project would include a roadway network that would be accessible for people walking, including people with disabilities, bicycling, and driving. The project would also include new utility infrastructure to supply the site with potable water, wastewater collection, stormwater collection and treatment, electricity, natural gas, and communications. The street and infrastructure improvements are described in greater detail in the Master Infrastructure Plan attached to the Agreement as Exhibit M.

EXHIBIT B-1
SITE PLAN



SITE PLAN

0 50 100 200ft

EXHIBIT C
DEDICATED OPEN SPACE

EXHIBIT C

DEDICATED OPEN SPACE

This Exhibit C (this "**Project Open Space Exhibit**") describes the Dedicated Open Space for the Project. All capitalized terms used in this Project Open Space Exhibit and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a California Delaware limited liability company (the "**Agreement**"). The Project will provide the dedicated and improved open space in accordance with the attached Exhibit C-1 (Declaration of Public Access Covenants and Restrictions) (the "**Declaration**"), including the following exhibits that are a part of the Declaration: Exhibit A (Project Site legal description); Exhibit B (Open Space Site Plan); Exhibit C (Completion Schedule); Exhibit D (Open Space Rules and Regulations); Exhibit E (Rules and Regulations for Privately Owned Streets); and Schedule 1 (Community Benefits Linkages).

1. Open Space Improvements. Developer will construct improvements substantially as described in the Design Standards and Guidelines in the City's Planning Department docket for Case No. 2018-007883DVA, as the same may be modified pursuant to conditions of approval for the Project adopted by the City's Planning Commission on May 28, 2020 (the "**DSG**"), and in accordance the Agreement and plans and specifications approved by the Planning Director (collectively, the "**Open Space Improvements**"). The Open Space Improvements will be privately owned but accessible to the public on the terms described in Exhibit D and Exhibit E to the Declaration. The Open Space Improvements will be operated, maintained and repaired in accordance with the Declaration of Public Access Covenants and Restrictions, Exhibit D to the Declaration, the Open Space Rules and Regulations, and Exhibit E to the Declaration, the Regulations for Privately-Owned Streets. The Open Space Improvements will be constructed on the property identified in Exhibit B to the Declaration, comprising approximately four acres of open space (the "**Dedicated Open Space**") and described as follows:

    a. Reservoir Park: An approximately 2-acre park located at the center of the Project Site, generally surrounded by the residential buildings proposed for the Project. Potential programming will include a multi-use lawn and terraces, a playground, community garden, picnic area, dog facility, and stormwater gardens and a terrace overlooking the park from the community room (anticipated to be provided as part of the building on Parcel E.)

    b. Gateway Landscape: An approximately 0.15-acre landscaped area, potentially programmed with dog facilities, and located at the Project Site's entrance east of the Lee Avenue and South Street intersection.

c. Brighton Paseo: An approximately .25-acre pedestrian and slow bike only shared path connecting the Project, including Reservoir Park, to the adjacent neighborhood across Ocean Avenue to the south.

d. San Ramon Paseo: An approximately .15-acre pedestrian and slow bike only shared path connecting the Project's open space network to San Ramon Way at the west. The landscaped area will include pedestrian and bike amenities, creating a garden-like passage for residents and community members.

2. SFPUC Open Space. An approximately 44,431 square foot, 80-foot wide parcel abutting the south side of Project site that contains a large underground water transmission pipeline. The City, through the SFPUC, will continue to own the space for utility use. The space will be improved to serve as an active flexible urban recreation space subject to a license from the SFPUC. The space may be used for temporary programming, subject to the terms of the SFPUC Retained Fee License Agreement and additional permits required for such temporary uses issued by the SFPUC.

3. Consideration of Public Ownership and Operation of Reservoir Park

a. At the end of the Term of this agreement, the Developer and the City may mutually agree that Reservoir Park is suitable for public ownership and/or operation, including funding of necessary maintenance, capital replacements, etc.

b. If the parties mutually agree that public ownership and/or operation of Reservoir Park may be feasible, then the Developer and the City will meet in good faith to discuss whether to pursue such changes to the status of Reservoir Park. The City representatives will include the General Manager of Recreation and Parks Department, the City Controller, the City Administrator, and, optionally, a member of the Board of Supervisors.

c. If it is decided to pursue transfer of Reservoir Park to the City for public ownership and/or operation, then the Developer and the City will determine an appropriate process and terms.

d. If such good faith discussions regarding transfer of Reservoir Park is pursued but determined to be infeasible or otherwise undesirable, then the City Administrator shall publish a report, distributed to the Recreation and Parks Commission, Board of Supervisors, and Planning Commission, summarizing the goals and terms discussed by the parties and the rationale for the parties' (or either party's) determination that such transfer is infeasible or undesirable.

EXHIBIT C-1

DECLARATION OF PUBLIC ACCESS COVENANTS AND RESTRICTIONS

DECLARATION OF PUBLIC ACCESS COVENANTS AND RESTRICTIONS

WHEN RECORDED MAIL TO:

Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

The undersigned hereby declares this instrument to be exempt from Recording Fees (Govt. Code § 27383) and from Documentary Transfer Tax (CA Rev. & Tax. Code § 11922 and SF Bus. and Tax Reg. Code § 1105)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

[Balboa Reservoir]
[APN 3180-190]

DECLARATION OF PUBLIC ACCESS COVENANTS AND RESTRICTIONS

This Declaration of Public Access Covenants and Restrictions ("**Declaration**") is made as of _____, 2019, by **[Buyer or Buyers under PSA_____]** ("**Declarant**"), in favor of the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**City**").

RECITALS

A. Declarant owns that certain parcel in the City and County of San Francisco comprised of approximately 16.4 acres (approximately [_____] square feet), and further described in the attached Exhibit A (the "**Project Site**").

B. Declarant intends to redevelop the Project Site as a residential mixed-use development that will include residential, retail, child care, open space, parking, and related uses (the "**Project**"), under a Development Agreement between Reservoir Community Partners LLC, a California Delaware limited liability company and City dated _____, 2020 (the "**Development Agreement**"), approved by the City's Board of Supervisors by Ordinance No. _____ on _____, 2020 and recorded in Official Records of San Francisco County on _____ as under Recorder's Serial Number _____, a Special Use District approved by the City's Board of Supervisors by Ordinance No. _____ on _____, 2020, and amendments to the City's Planning Code, Zoning Map, and Height Map adopted by the Board of Supervisors under Ordinance No. _____ on

_____ __, 2020. All capitalized terms used in this Declaration and not specifically defined herein will have the meanings ascribed to them in the Development Agreement.

C. Declarant's proposed Project buildings (each a "**Building**") are described and depicted in the attached Exhibit B. As part of the Project and pursuant to the Development Agreement, if Declarant constructs any Building during the term of the Development Agreement, Declarant will develop certain publicly-accessible open spaces on the areas of the Project Site identified on Exhibit B (the "**Dedicated Open Space**") and operate and maintain such Dedicated Open Space in accordance with the terms and conditions of this Declaration.

AGREEMENT

Now, therefore, in consideration of the City's approval and execution of the Development Agreement, Declarant declares as follows on behalf of itself and all future owners of the Project Site:

1. Construction.

(a) Timing. If Declarant constructs any Building during the term of the Development Agreement, Declarant shall build the applicable Open Space Improvements (as defined in Section 1(b) below) and within the time periods specified in the attached Exhibit C, Completion Schedule.

(b) Conceptual Plans; Changes. If Declarant is obligated to construct a Dedicated Open Space pursuant to Section 1(a) above, then Declarant shall construct that Dedicated Open Space substantially as described in the Design Standards and Guidelines in the City's Planning Department docket for Case No. 2018-007883DVA as the same may be modified pursuant to conditions of approval for the Project adopted by the City's Planning Commission on May 28, 2020 (the "**DSG**")and in accordance with plans and specifications approved by the Planning Director. The improvements described in the DSG and constructed on the Dedicated Open Space, as may be modified pursuant to this subsection (b), are referred to herein as the "**Open Space Improvements**".

2. Maintenance and Modifications. Following the completion of the Open Space Improvements for a Dedicated Open Space, Declarant shall maintain that Dedicated Open Space in good, clean and litter-free condition, and shall maintain the Open Space Improvements in that Dedicated Open Space in good condition for the life of the last remaining Building at the Project Site. After the substantial completion of the Open Space Improvements for a Dedicated Open Space, Declarant shall have the right to modify, renovate, replace and/or update the Open Space Improvements or other improvements installed in a Dedicated Open Space (each, a "**Change**"), provided that before submitting any permit application for a Change that could materially alter the Open Space Improvements or that could materially impact the public's ability to access or use of any Dedicated Open Space or Open Space Improvements as initially constructed or subsequently Changed (each, a "**Material Change**"), Declarant shall conduct a design review process pursuant to the Project SUD and obtain the consent of City's Director of Planning to such Material Change.

Declarant shall give the Planning Director at least thirty (30) days advance notice of any proposed Change that is not a Material Change if the hard cost of such proposed modification is anticipated to exceed the Threshold Amount (defined in the following sentence), but the Planning Director shall have no consent rights with respect to such modification. "**Threshold Amount**" means an amount equal to One Hundred Thousand Dollars ($100,000), as increased by three percent (3%) on each anniversary of the recordation of the Development Agreement in the Official Records of San Francisco County.

3. City Regulatory Approvals. In addition to any other City approvals required by this Declaration or the Agreement, prior to commencing the construction or maintenance of any Open Space Improvements, Changes, or Material Changes, Declarant shall obtain all City approvals it is required to obtain from City acting in its regulatory capacity.

4. Use; Operation. On substantial completion of the Open Space Improvements for a Dedicated Open Space, Declarant shall maintain and make that Dedicated Open Space available for the use, enjoyment and benefit of the public for open space and recreational purposes (the "**Permitted Public Use**") in accordance with this Declaration, the regulations reasonably approved by City's Director of Planning and attached as Exhibit D, the Open Space Rules and Regulations, and Exhibit E, the Regulations for Privately-Owned Streets (collectively, the "**Regulations**").

5. Notice and Cure Rights. Except as provided in this Section, City shall provide written notice to Declarant of any actual or alleged violation of the covenants or restrictions set forth in this Declaration before taking any enforcement action. Such notices shall be given to Declarant at the address last furnished to the City. Declarant shall have (i) a period of five (5) business days after receipt of such notice to cure any violation in making a Dedicated Open Space available for the Permitted Public Use as required in this Declaration ("**Public Access Violations**") and (ii) a period of thirty (30) days after receipt of such notice to cure any other violation, provided that if the violation is not capable of cure within such 30-day period, Declarant shall have such additional time as shall be reasonably required to complete a cure as long as Declarant promptly undertakes action to commence the cure within the 30-day period and thereafter diligently prosecutes the same to completion. "**Declarant Cure Period**" means the time in which Declarant may cure, and except for any Public Access Violations, City shall not exercise any legal or equitable remedies during the Declarant Cure Period (or the Lender Cure Period, as defined in Section 6 below) as long as Declarant (or any applicable Lender, as defined in Section 6 below) is diligently pursuing such cure. Notwithstanding anything to the contrary herein, in no event shall the Declarant Cure Period exceed six (6) months.

Any notices required or permitted to be given under this Declaration shall be in writing and shall be delivered (a) in person, (b) by certified mail, postage prepaid, return receipt requested, or (c) by U.S. Express Mail or commercial overnight courier that guarantees next day delivery and provides a receipt, and such notices shall be addressed as follows, or such other address as either party may from time to time specify in writing to the other party:

Declarant: [TBD]

City:	Planning Director City and County of San Francisco 1650 Mission Street, Suite 400 San Francisco, CA 94103
with a copy to:	Real Estate Division City and County of San Francisco 25 Van Ness Avenue, Suite 400 San Francisco, CA 94102 Attn: Director of Property
and to:	Office of the City Attorney City Hall, Room 234 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102 Attn: Real Estate/Finance Team

6. Lender Notice and Cure Rights. As long as any deed of trust encumbering any portion of the Project Site made in good faith and for value (each, an "**Encumbrance**") shall remain unsatisfied of record, the City shall give to the beneficiary of such Encumbrance (each, a "**Lender**") a copy of each notice the City gives to Declarant from time to time of the occurrence of a violation under this Declaration if that Lender has given to the City a written request for such notices. Copies of such notices shall be given to any requesting Lender at the address that requesting Lender last furnished to the City. Nothing in this Section shall be construed to mean that City must provide a Lender with a copy of any Self-Help Notices (as defined in Section 7 below).

Each Lender shall have the right, but not the obligation, to do any act or thing required of Declarant hereunder, and to do any act or thing which may be necessary and proper to be done in the performance and observance of the agreements, covenants and conditions hereof; provided, however, that no such action shall constitute an assumption by such Lender of the obligations of Declarant under this Declaration. In the case of any notice of violation given by the City to Declarant, the Lender shall have the same concurrent cure periods as are given Declarant under this Declaration for remedying a default or causing it to be remedied and, except in the event of a Public Access Violation, if prior to the expiration of the applicable cure period specified in Section 5 above, a Lender gives City written notice that it intends to undertake the curing of such default or to cause the same to be cured, and then proceeds with all due diligence to do so, Lender shall have, in each case, an additional period of thirty (30) days (or, except for a default relating to the payment of money, such longer period as reasonably necessary) as long as Lender commences cure within such thirty (30) day period and diligently proceeds to completion) after the later to occur of (i) the expiration of such cure period, or (ii) the date that the City has served such notice of default upon Lender, and the City shall accept such performance by or at the instance of the Lender as if the same had been made by Declarant. The time in which Lender may cure is herein called the "**Lender Cure Period**". Notwithstanding anything to the contrary herein, in no event shall the additional Lender Cure Period exceed six (6) months beyond the applicable Declarant Cure Period.

7. Enforcement. Declarant acknowledges that its failure to construct the Open Space Improvements for any Dedicated Open Space in a timely manner or to properly maintain or operate them as required in this Declaration will cause irreparable harm to the City and that the City will not have an adequate remedy at law for such breach. Accordingly, City shall be entitled to specific performance or injunctive or other equitable relief by reason of such breach. City may, in its sole discretion, rely on this Declaration to enforce any of the covenants or restrictions hereunder. City, but not the general public, shall have all rights and remedies available at law or in equity in order to enforce the covenants and restrictions set forth in this Declaration. All rights and remedies available to City under this Declaration or at law or in equity shall be cumulative and not alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other available right or remedy. If there is any breach of the covenants or restrictions hereunder, City shall be entitled to recover all attorneys' fees and costs in connection with City's enforcement activities and actions.

If Declarant fails to maintain a Dedicated Open Space in the manner required in this Declaration, and Declarant fails to timely cure such failure pursuant to Section 5 above and no Lender cures such failure pursuant to Section 6 above, City shall further have the right, at its sole option, to remedy such failure at Declarant's expense by providing Declarant with ten (10) days' prior written notice of City's intention to cure such failure (a "**Self-Help Notice**"). Such action by City shall not be construed as a waiver of such default or any rights or remedies of City, and nothing herein shall imply any duty of City to do any act that Declarant is obligated to perform. Declarant shall reimburse City for all of its costs and expenses, including without limitation, reasonable attorneys' fees, in remedying or attempting to remedy such failure, within thirty (30) days' of receiving City's invoice for such costs and expenses, together with documentation reasonably evidencing such costs and expenses. If Declarant fails to timely reimburse City for such costs and expenses, City shall have the right to record a notice of such unpaid costs and expenses against record title to the Project Site. At City's request, Declarant shall provide security in a form and amount satisfactory to City to ensure Declarant's prompt reimbursement of any amounts owed by Declarant to City pursuant to this Section.

8. Priority of Lien. No violation or breach of any provision of this Declaration shall impair, defeat or invalidate the lien of any Encumbrance, but all provisions hereof shall thereafter be binding upon and effective against any owner whose title is derived through foreclosure of any Encumbrance or acceptance of any deed in lieu of foreclosure.

9. No Waiver. No waiver by City of any violation under this Declaration shall be effective or binding unless and to the extent expressly made in writing by City, and no such waiver may be implied from any failure by City to take action with respect to such violation. No express written waiver of any violation shall constitute a waiver of any subsequent violation in the performance of the same or any other provision of this Declaration.

10. Compliance With Laws. Declarant shall comply with all laws, statutes, ordinances, rules, and regulations of federal, state and local authorities (including, without limitation, City laws of general applicability) having jurisdiction over the Project Site, now in force or hereafter adopted with respect to its use, in the performance of its obligations under this Declaration.

11. Litigation Expenses. If City brings an action or proceeding (including any cross-complaint, counterclaim, or third-party claim) against Declarant or the then-owner(s) of the Project Site by reason of a default, or otherwise arising out of this Declaration, the prevailing party in such action or proceeding shall be entitled to its costs and expenses of suit, including, but not limited to, reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing Party" shall include, without limitation, a party who dismisses an action for recovery hereunder in exchange for payment of the sums allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action. Attorneys' fees under this Section shall include attorneys' fees on any appeal, and, in addition, a party entitled to attorneys' fees shall be entitled to all other reasonable costs and expenses incurred in connection with such action. For purposes of this Declaration, reasonable fees of attorneys of City's Office of City Attorney shall be based on the fees regularly charged by private attorneys with an equivalent number of hours of professional experience in the subject matter area of the law for which City's services were rendered who practice in the City and County of San Francisco, in law firms with approximately the same number of attorneys as employed by the Office of City Attorney.

12. Binding on Successors; No Merger. This Declaration and the covenants and restrictions set forth herein constitute restrictions and covenants running with the land and shall bind and burden Declarant, in its capacity as owner of the Project Site, and each successor owner and occupier of the Project Site. Declarant and Declarant's successors in interest in the Project Site may transfer its obligations under this Declaration to a residential, commercial or other management association for the Project Site, but shall remain ultimately responsible for Declarant's rights and obligations under this Declaration.

13. Severability. Should any provision or portion hereof be declared invalid or in conflict with any law, the validity of all remaining provisions shall remain unaffected an in full force and effect.

14. Time. Time is of the essence of this Declaration and each and every part hereof.

15. Term; Amendment. This Declaration shall be effective on the date it is recorded in the Official Records of San Francisco County, shall continue for the life of the last remaining Building at the Project Site; provided, however, that if Declarant does not build any Building at the Project Site during the term of the Development Agreement, this Declaration shall automatically terminate on the expiration of the Development Agreement. This Declaration may be amended or otherwise modified only in a writing signed and acknowledged by Declarant (or its successors in interest to any fee interest of the Project Site) and City.

16. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Declarant and City have executed this Declaration as of the date first written above.

DECLARANT:

By: _____

CITY: CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA,
City Attorney

By: _____

Deputy City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

Legal Description of Project Site

S-9668
4-10-20

LEGAL DESCRIPTION

"DEVELOPMENT PARCEL"

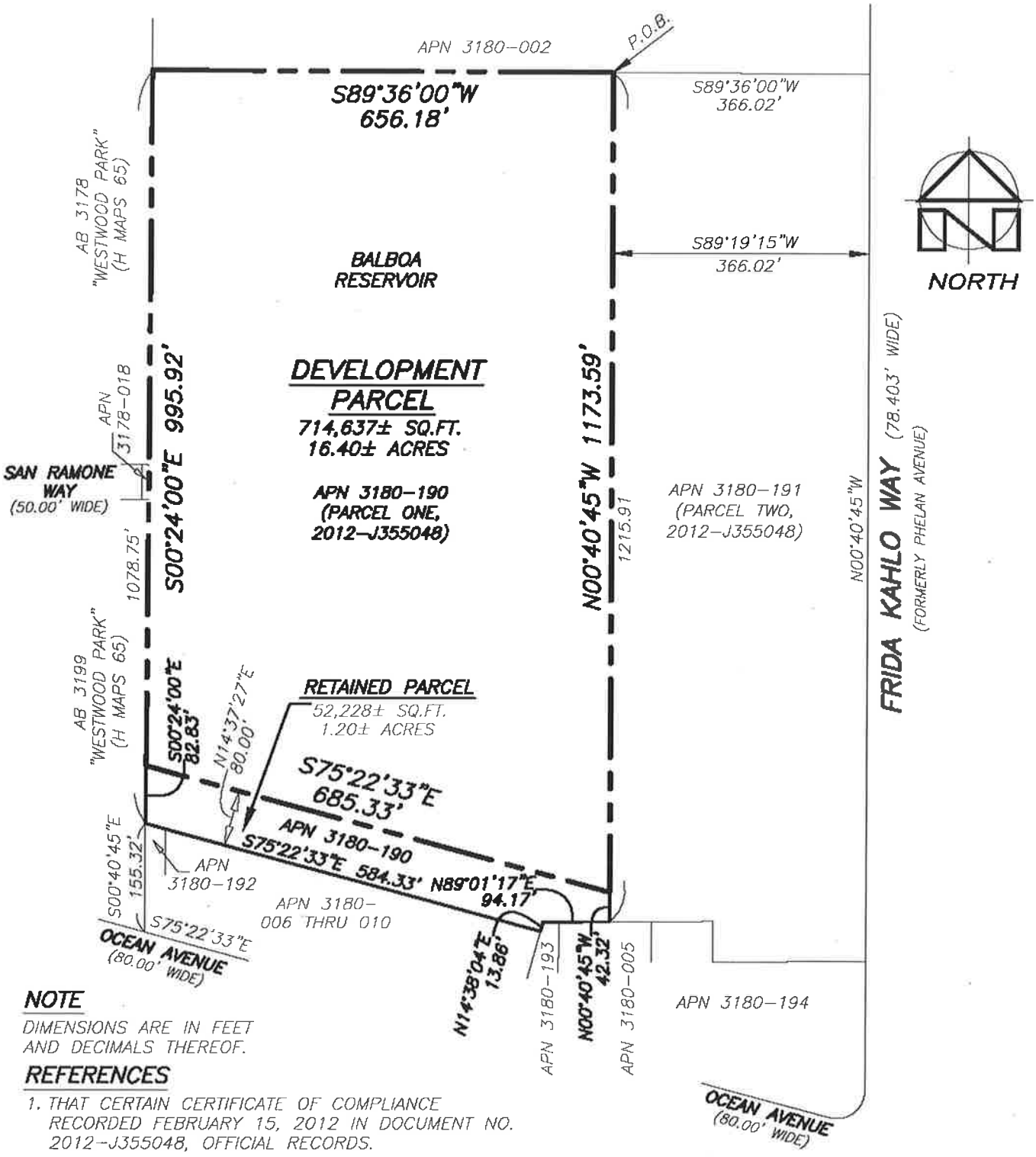
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL ONE (CITY AND COUNTY OF SAN FRANCISCO), AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL ONE S89°36'00"W 656.18 FEET TO THE WESTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID WESTERLY LINE S00°24'00"E 995.92 FEET TO A POINT DISTANT THEREON N00°24'00"W 82.83 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL ONE, SAID POINT BEING ON A LINE THAT IS PERPENDICULARLY DISTANT 80.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE OF PARCEL ONE S75°22'33"E 685.33 FEET TO THE EASTERLY LINE OF SAID PARCEL ONE; THENCE ALONG SAID EASTERLY LINE N00°40'45"W 1173.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 714,637 SQ.FT. OR 16.40 ACRES, MORE OR LESS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE MONUMENT LINE ON OCEAN AVENUE FROM MIRAMAR AVENUE TO LEE AVENUE SHOWN AS S75°22'33"E ON "RECORD OF SURVEY #7017" FILED FOR RECORD ON MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



NOTE

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

REFERENCES

1. THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012 IN DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS.
2. RECORD OF SURVEY #7017 FILED FOR RECORD MAY 21, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 14-15 INCLUSIVE, OFFICIAL RECORDS.
3. "MAP OF WESTWOOD PARK" RECORDED MARCH 20, 1917, IN BOOK H OF MAPS, AT PAGES 65-71, OFFICIAL RECORDS.

LEGEND

APN ASSESSOR'S PARCEL NUMBER
AB ASSESSOR'S BLOCK
P.O.B. POINT OF BEGINNING

BOUNDARY PLAT

ASSESSOR'S BLOCK 3180
SAN FRANCISCO, CALIFORNIA

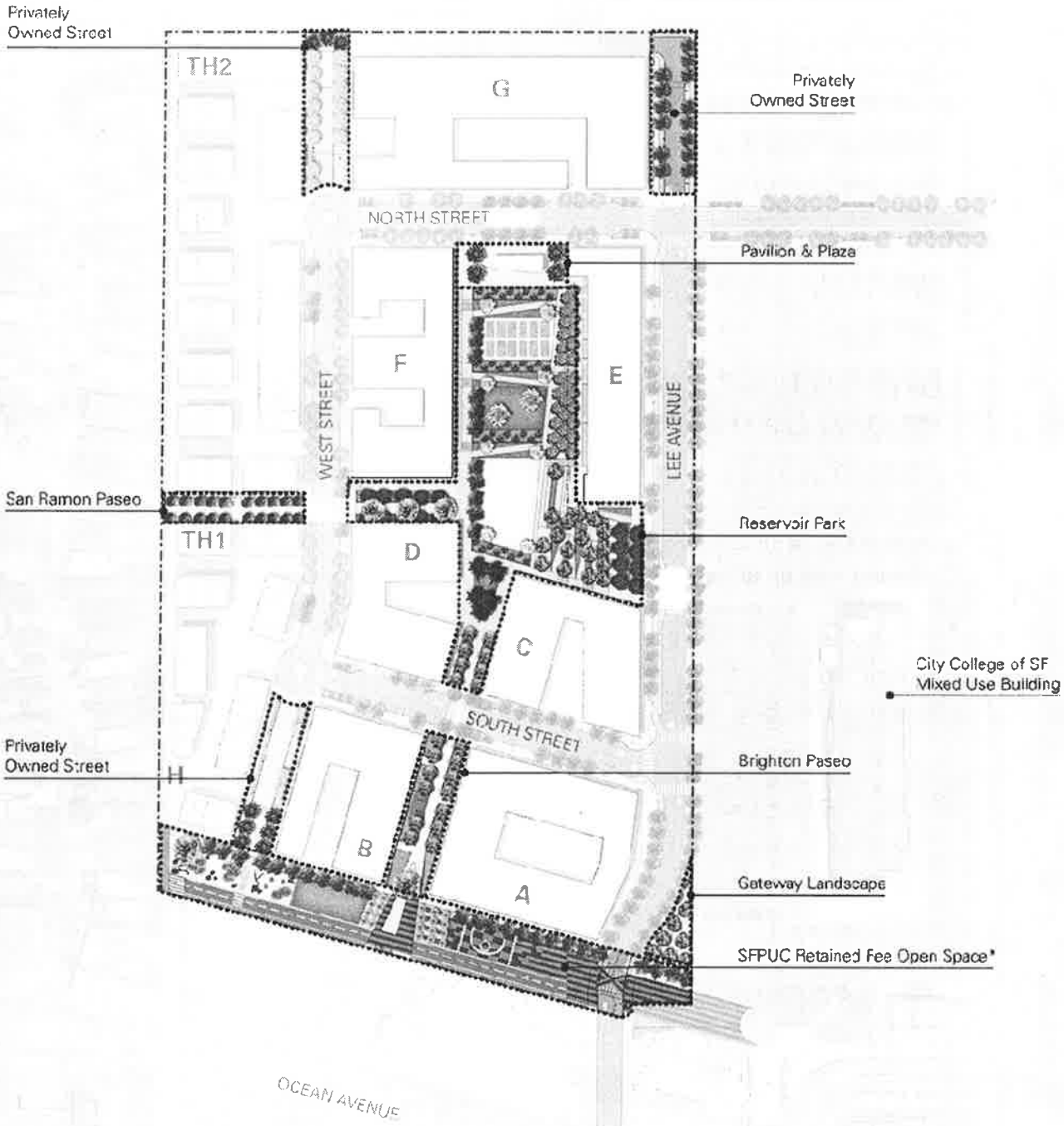
BY JP CHKD. BR DATE 4-10-29 SCALE 1"=200' SHEET 1 OF 1 JOB NO. S-9668

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
S-9668_BNDY PLAT.dwg

EXHIBIT B

Depiction of Buildings and Dedicated Open Spaces



OPEN SPACE PLAN

0 50 100 200ft

EXHIBIT C

Completion Schedule

Declarant's obligation to construct a Dedicated Open Space (as defined below) shall be as follows:

1. Description of Dedicated Open Spaces. Each of the following shall be a "**Dedicated Open Space**" and shall collectively be the "**Dedicated Open Spaces**":

a. Reservoir Park: An approximately 2-acre park located at the center of the project site, generally surrounded by the residential buildings proposed for the Project. Potential programming will include a multi-use lawn and terraces, a playground, community garden, picnic area, dog facility, and stormwater gardens and a terrace overlooking the park from the community room (anticipated to be provided as part of the building on Parcel E .)

b. Gateway Landscape: An approximately 0.15-acre landscaped area, potentially programmed with dog facilities, and located at the Project site's entrance east of the Lee Avenue and South Street intersection.

c. Brighton Paseo: An approximately .25-acre pedestrian and slow bike only shared path connecting the Project, including Reservoir Park, to the adjacent neighborhood across Ocean Avenue to the south.

d. San Ramon Paseo: An approximately .15-acre pedestrian and slow bike only shared path connecting the Project's open space network to San Ramon Way at the west. The landscaped area will include pedestrian and bike amenities, creating a garden-like passage for residents and community members.

2. Installation Schedule. A "**Certificate of Occupancy**" means a certificate of occupancy, including any temporary certificate of occupancy. Subject to Section 3 below, Declarant shall complete the construction of the Open Space Improvements as follows:

a. Reservoir Park: Construction of Reservoir Park must be (i) commenced no later than issuance of a final Certificate of Occupancy for the Market Rate Units in Phase 1, and (ii) completed as a condition to the issuance of the first addendum to any Site Permit for any Building on a Market Rate Parcel in Phase 2 (i.e., Parcel G). For purposes of this Section 2(a), construction of Reservoir Park will be considered (i) to have "commenced" upon issuance of the appropriate permit for construction (e.g., building permit or similar permit from the appropriate City department), and (ii) "complete" when it is sufficiently complete to allow the public to occupy or utilize the space for its intended use, as reasonably determined by the Planning Director.

b. Gateway Landscape: Gateway Landscape1 must have commenced construction of improvements as a condition of issuance of a Certificate of Occupancy for the Market Rate Building in Phase 2 (i.e., Parcel G). Gateway Landscape must be complete by the earlier to

occur of (i) three months after the date of the Certificate of Occupancy for the building on Affordable Parcel B, or (ii) the expiration of the Development Agreement. For purposes of this Section 2, the improvements at Gateway Landscape will be considered "complete" when it is sufficiently complete to allow the public to occupy or utilize the space for its intended use, as reasonably determined by the Planning Director.

c. Brighton Paseo, San Ramon Paseo: Brighton Paseo must be complete prior to issuance of the Certificate of Occupancy for the later of the Buildings on Parcel A or Parcel B. San Ramon Paseo must be complete prior to issuance of the Certificate of Occupancy for the 50th Townhouse Unit. For purposes of this Section 2, the Brighton Paseo and San Ramon Paseo will be considered "complete" when they are sufficiently complete to allow the public to occupy or utilize the spaces for their intended use as described in the DSG, as reasonably determined by the Planning Director.

3. Delayed Completion. Notwithstanding anything to the contrary in Section 2 above or in Section 4.2 of the Development Agreement, if Declarant wishes to receive the first Certificate of Occupancy for the residential portion of any of the buildings described in Section 2 above before completing its associated Open Space Improvements, Declarant may complete such associated Open Space Improvements at a later time by providing to the City, prior to issuance of the first Certificate of Occupancy for any residential portion of that building, a surety performance bond or other security in form acceptable to the City and in an amount equal to 100% of the reasonably estimated cost to complete the Open Space Improvements as required in this Declaration, and shall diligently and continuously pursue completion of the Open Space Improvements, following which such bond will be released.

4. Alternative Pedestrian Access. If Declarant receives an Certificate of Occupancy for any Building without completing those proposed Buildings during the term of the Development Agreement that would otherwise require the completion of the Brighton Paseo, as described above, then Declarant, in conjunction with the Planning Department, shall design an alternative plan for pedestrian access that seeks to achieve similar pedestrian access and widths as the Brighton Paseo and a similar pedestrian access across the adjacent open space area owned by City and under the jurisdiction of the San Francisco Public Utilities Commission, but takes into account then-current on-site conditions, including locations of improvements and the Project Site's topography, and the Declarant shall construct such alternative plan improvements prior to the end of the Development Agreement term. On their substantial completion, such alternative plan improvements shall be Open Space Improvements and the portion of the Project Site improved with such alternative plan improvements shall be a Dedicated Open Space, except where such access crosses the open space area owned by City and under the jurisdiction of the San Francisco Public Utilities Commission.

EXHIBIT D

Open Space Rules and Regulations

Exhibit D to Declaration

Open Space Rules and Regulations

These Open Space Rules and Regulations (these "**Regulations**") govern the use, maintenance, and operation of each completed Open Space Improvement (each, a "**Open Space Improvement**" and collectively, the "**Open Space Improvements**") as defined in Section 1 of the Development Agreement for the Balboa Reservoir Project by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a Delaware limited liability company (the "**Agreement**"). The Open Space Improvements are located on the Dedicated Open Space for the Project that is privately owned, but will remain accessible to the public, as described in this Exhibit and in the Declaration of Public Access Covenants to which these Regulations are attached and which is recorded against the Project Site (the "**Declaration**"). The Dedicated Open Space includes Reservoir Park, Gateway Landscape, Brighton Paseo, and San Ramon Paseo identified in Exhibit B to the Declaration. All capitalized terms used in these Regulations and not specifically defined herein will have the meanings ascribed to them in the Agreement. These Regulations will be incorporated into the form of CC&Rs recorded by Developer against the Project Site upon subdivision of the Project Site.

A. Developer Obligation to Maintain and Operate Open Space Improvements and Dedicated Open Space

1. Management in Accordance with Regulations and Declaration. Developer will control, manage, maintain and operate the Open Space Improvements and Dedicated Open Space pursuant to the Declaration and in accordance with these Regulations, the Declaration, and the Agreement.

2. Transfer of Obligations. Once the Open Space Improvements are completed, Developer's ongoing obligations under these Regulations may be transferred to a residential, commercial or other management association (the "**Manager**") on commercially reasonable terms so long as (i) the Manager has the financial capacity and ability to perform the obligations so transferred, (ii) the Planning Director reasonably approves the Manager, (iii) Developer notifies the City of the transfer in accordance with the notice provisions of the Agreement, and (iv) the governance of Manager is structured with representation from all covered buildings, on an equal, pro-rata, or other equitable basis. If so transferred, the approved Manager will assume Developer's obligations and will operate, manage, and maintain the Open Space Improvements and the Dedicated Open Space in good repair and in a clean and safe condition in accordance with the anticipated and foreseeable use thereof.

3. Annual Public Meeting. Developer will host a minimum of one (1) public meeting per year and post notice online inviting neighborhood organizations and members of the public to attend. Such notice also will be provided to the Planning Department. At such meeting,

Developer will provide the opportunity for the City, members of neighborhood organizations, and members of the public to comment on Developer's use, maintenance, and/or operation of the Open Space Improvements and the Dedicated Open Space.

4. Open Space Advisory Committee. Developer will establish and maintain an advisory committee during the term of the Agreement to facilitate members of the public to provide ongoing input on the use, maintenance, and/or operation of the Dedicated Open Space (the "**Open Space Advisory Committee**"). Developer will establish the Open Space Advisory Committee prior to the first annual meeting described in Section A.3. The Open Space Advisory Committee will meet once a year at a minimum, and such meetings will be open to the public. The Open Space Advisory Committee meeting may be combined with the annual meeting described in Section A.3. The Open Space Advisory Committee will include representation from the following groups for a representative, provided that if any such group fails to fill its seat then such seat will remain vacant unless and until the applicable group designates a representative:

- The President of the Westwood Park Neighborhood Association or his or her designee
- A resident of the OMI (Oceanview-Merced-Ingleside) neighborhood
- The President of the Sunnyside Neighborhood Association or his or her designee
- Two representatives from the City College of San Francisco community, including employees, students, and Trustees
- A person who owns a business located on Ocean Avenue
- The President of the Balboa Reservoir HOA (Affordable) or his or her designee
- A Balboa Reservoir Townhome Unit representative
- An employee, student or parent of Riordon High School or Lick Wilmerding or Sunnyside Elementary
- Two at-large seats, ideally neighbor/resident from Mercy/Avalon on Ocean Avenue

5. Monitoring and Reporting. One year after the completion and opening of any Open Space Improvement, and then every three years thereafter, Developer will submit a Maintenance and Operations Report to the City's Planning Director for review by the Planning Department. After the initial report relating to the first year of operations for each Open Space Improvement, the Maintenance and Operations Report for all of the Open Space Improvements may be combined into a single report, regardless of the timing of completion of the individual improvements. At a minimum the Maintenance and Operations Report will include:

(a) A description of the amenities, a list of events and programming with dates, and any changes to the programing during the reporting period;

(b) If the design of the Open Space Improvement was altered during the reporting period, a schematic plan of the Open Space Improvement, including the location of amenities, food service, landscape, furnishing, lighting, and signage;

(c) Photos of the existing Open Space Improvements and Dedicated Open Spaces at the time of reporting;

(d) A description and schedule of the means and hours of access to the Open Space Improvement and Dedicated Open Space, if changed during the reporting period, and all temporary closures occurring during the reporting period;

(e) A schedule of completed maintenance activities during the reporting period and an assessment of maintenance standards in accordance with the Recreation and Park Department park maintenance standards set forth in Proposition C (San Francisco Charter Section F1.102) and the Park Code;

(f) A schedule of proposed maintenance activities for the next reporting period; and

(g) Contact information for a community liaison.

B. Open Space Improvements, Dedicated Open Space, and Community Room.

Upon completion of any Open Space Improvement in accordance with this Agreement, Developer will make that Open Space Improvement and associated Dedicated Open Space available for the use, enjoyment, and benefit of the public for circulation, open space, and recreational purposes in accordance with the Declaration and these Regulations. The following Dedicated Open Spaces and associated Open Space Improvements will be available for the following specific uses:

1. Brighten Paseo and San Ramon Paseo. Brighton Paseo and San Ramon Paseo, as depicted in Exhibit B to the Declaration (collectively, the "**Paseos**"), will provide access for the use, benefit, and enjoyment of the public for purposes of circulation, including walking and bicycling, seven days a week, twenty-four hours a day, in the same manner as would a public right-of-way.

2. Park Areas. Reservoir Park and Gateway Landscape (collectively, the "**Park Areas**"), as depicted in Exhibit B to the Declaration, will be open and accessible for the use, enjoyment, and benefit of the public from 5am to Midnight, seven days per week, unless otherwise provided in these Regulations. No person will enter or remain in the Park Areas when the Park Areas are closed to the public, except persons authorized in conjunction with a public event reservation, Special Events, other Non-Closure Events, or authorized service and maintenance personnel. As part of the Park Areas, Developer will build, maintain, and operate at a minimum, a total of 2000 square feet of dog relief areas at one or more of the locations shown in DSG Figure 6.18–1: Potential Locations for Dog Relief Areas, attached to these Regulations as Figure 1. Additional locations within the Park Areas may be considered. Dog relief areas will

be open and accessible to the public from 5am to Midnight, seven days per week, unless otherwise provided in these Regulations. No person will enter or remain in the dog relief areas when the dog relief areas are closed to the public, except authorized service and maintenance personnel.

3. Community Room. The Project includes a Community Room that will host services and programs that are available to the public, but are designed for specified programmed activities (e.g., classes). As such, the Community Room will be considered partial public access. The Community Room must be located in a Building immediately adjacent to Reservoir Park and must front the Reservoir Park. Public access to the community room will be provided from Reservoir Park and/or from the public street. The public area of the room will be not less than 1,000 square feet, not including support areas. The Community Room will be used as a community clubhouse, neighborhood center, or other community facility open for public use in which the chief activity is not carried on as a gainful business and whose chief function is the gathering of persons from the immediate neighborhood for the purposes of recreation, social interaction, and education. The Community Room will be made available at reasonable times of the day and days of the week (such as evenings and weekends) for use and rent by residents, neighborhood organizations, non-profits, public agencies, and other members of the public for non-commercial meetings, events, and other gatherings. The operator of the Community Room will publicize the availability of such facility, may require a reasonable fee for such use, and set reasonable hours and terms for such use, but any fees may not exceed the administrative and maintenance costs of hosting such events.

C. Temporary Closure.

Developer will have the right, without obtaining the prior consent of the City or any other person or entity, to temporarily close an Open Space Improvement and associated Dedicated Open Space to the public from time to time for one of the following reasons. Except in the event of a closure in excess of one week as provided in Section C.6 below, such temporary closure will continue for as long as Developer reasonably deems necessary to address the circumstances described in Sections C.1, C.2, or C.3 below, provided that Developer uses commercially reasonable efforts to limit the duration of the closure and the area subject to closure.

1. Emergency; Public Safety. In the event of an emergency or danger to the public health or safety created from whatever cause (including, but not limited to, epidemics or quarantine restrictions, flood, storm, fire, earthquake, explosion, accident, criminal activity, riot, civil disturbances, civil unrest, unlawful assembly, or loitering), Developer may temporarily close an Open Space Improvement and associated Dedicated Open Space (or affected portions thereof) in any manner deemed necessary or desirable to promote public safety, security, and the protection of persons and property.

2. Maintenance and Repairs. Developer may temporarily close an Open Space Improvement and associated Dedicated Open Space (or affected portions thereof) in order to make any repairs or perform any maintenance as Developer, in its reasonable discretion, deems necessary or desirable to repair, maintain, or operate that Open Space Improvement or associated Dedicated Open Space; provided such closure may not impede emergency vehicle access.

3. Temporary Construction Staging. Developer may temporarily restrict access to an Open Space Improvement and associated Dedicated Open Space (or affected portions thereof) for limited duration and as reasonably necessary for temporary construction staging related to any phase of development of the Project (during which time the subject improvements and area will not be used by the public) if such temporary construction staging is in accordance with the Development Agreement, the Approvals, and any Later Approvals.

4. Primary Paths of Travel Remain Open. Notwithstanding anything to the contrary in these Regulations, the portions of the Dedicated Open Spaces shown on Figure 2 attached hereto (the "**Primary Paths**"), function as primary paths of pedestrian travel through the Site or provide access to adjacent buildings and uses, and will be open to public passage 24 hours per day every day.

5. Records; Notices; Security. Developer will keep records of all temporary closures and regularly disclose them at the annual meeting described in Section A.3 and in the Maintenance and Operation Report pursuant to Section A.4 of these Regulations. Developer will post notices within the Dedicated Open Space a minimum of 72 hours prior to a planned closure for maintenance and repairs. Developer will post signs within 24 hours of a closure for unplanned maintenance and repairs. Signs will explain the nature and duration of the closure and provide appropriate contact information. Developer will have the right to block entrances, install and operate security devices, and maintain security personnel in and around the Paseos and Park Areas to prevent the entry of persons or vehicles during the time periods when public access to any Open Space Improvement, Dedicated Open Space, or any portion thereof is restricted pursuant to this Section C.

6. Extended Closure. In the event of a closure in excess of one week that is not in connection with temporary construction staging pursuant to Section C.3, Developer will request the Planning Director's approval of such closure in writing. Requested extended closures will be reviewed by the Planning Department and may be approved by the Planning Director in the Director's sole discretion, in consultation with the General Manager of the Recreation and Parks Department.

D. General Use Provisions.

The following provisions are applicable to all Open Space Improvements and Dedicated Open Space, whether Paseos or Park Areas.

1. Operation of the Open Space Improvements and Dedicated Open Space. Operation of each Open Space Improvement and associated Dedicated Open Space will be subject to the additional requirements of this Paragraph.

(a) Hours of Operation. Each Open Space Improvement and associated Dedicated Open Space will be open and accessible to the public seven (7) days per week as specified in Section B.1 and B.2 (the "**Operating Hours**"), unless reduced hours are (i) approved in writing by the City, (ii) otherwise provided for in these Regulations, or (iii) reasonably imposed by Developer, with the Planning Director's reasonable consent, to address security concerns.

(b) Signs. Developer will post signs at the major public entrances to each of its Dedicated Open Space and other key locations (such as public restrooms or structures), indicating that it is a privately-owned Dedicated Open Space in accordance with all laws and signage requirements. The signs, at a minimum, will (i) indicate the public right to use the space in accordance with the Declaration and these Regulations, setting forth the applicable restrictions imposed by these Regulations, hours of operation, and a telephone number to call regarding security, management or other inquiries, and (ii) meet the minimum standards for design, location, and content otherwise applicable to signage similar spaces under Planning Code Section 138, as amended.

(c) Prohibited Uses. The following is prohibited in any Open Space Improvement and Dedicated Open Space: (i) smoking of any form, including cigarettes, cigars, pipes, e-cigarettes and smokeless cigarettes (including tobacco or other substances), (ii) consumption or possession of open alcoholic beverages (unless permitted by special permit), (iii) camping or sleeping, (iv) climbing or affixing items to trees, other landscaping, furniture or infrastructure, (v) disorderly conduct, as defined in Article 4 of the City's Park Code, as amended from time to time, (vi) building fires or cooking (unless permitted by special permit), (vii) peddling or vending merchandise (unless permitted by special permit), (viii) temporary structures or installations (unless permitted by special permit), (ix) littering or dumping of waste, (x) removal or modification of plants, soil, furniture, or other facilities or elements of the Open Space Improvements and Dedicated Open Space, (xi) graffiti or the damage or destruction of property, and (xii) amplified sound. Developer may limit off-leash animals to designated areas but will permit up to eight leashed animals per person, including leashed service animals, in the Dedicated Open Space.

2. No Discrimination. Developer will not discriminate against or segregate any person, or group of persons, on account of the basis of fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or acquired immune deficiency syndrome, HIV status, weight, height, medical condition, or association with members of any of the foregoing classes, in the use, occupancy, tenure, or enjoyment of an Open Space Improvement or Dedicated Open Space.

3. Maintenance Standard. Each Open Space Improvement and Dedicated Open Space will be operated, managed, and maintained in a clean and safe condition in accordance with the anticipated and foreseeable use thereof, and in accordance with the Recreation and Park Department park maintenance standards set forth in Proposition C (San Francisco Charter Section F1.102) and the Park Code or any successor standard that may be established by law for the maintenance of parks that are accessible to the public.

4. Permissive Use. Developer may post at each entrance to each of its Dedicated Open Spaces, or at intervals of not more than 200 feet along the boundary, signs reading substantially as follows: "Right to pass by permission, and subject to control of owner: Section 1008, Civil Code." Notwithstanding the posting of any such sign, no use by the public nor any person of any portion of the Open Space Improvement or associated Dedicated Open Space for any purpose or period of time will be construed, interpreted, or deemed to create any rights or interests to or in the Open Space Improvement or associated Dedicated Open Space other than the rights and interests expressly granted in the Declaration. The right of the public or any person to make any use whatsoever of an Open Space Improvement, associated Dedicated Open Space or any portion thereof, is not meant to be an implied dedication of a public easement or other right for the benefit of, or to create any rights or interests in, any third parties.

5. Arrest or Removal of Persons. Developer will have the right (but not the obligation) to use all lawful means to effect the removal of any person or persons who creates a public nuisance or causes safety concerns for the occupants or neighbors of the Project, or who otherwise violates these Regulations, or who commits any crime including, without limitation, infractions or misdemeanors, in or around an Open Space Improvement or Dedicated Open Space. To the extent permitted by law, Developer may prohibit members of the public who have repeatedly broken the Regulations in any material respect from entering the Dedicated Open Space, and if such person enters a Dedicated Open Space, may ask such person to leave the Dedicated Open Space. Developer will have the right to exercise its power and authority as owner consistent with other publicly accessible but privately-owned areas in the City, such as other privately owned public open space.

6. Project Security During Period of Non-Access. Developer will have the right to block entrances, install and operate security devices, and maintain security personnel in

and around the Open Space Improvements and associated Dedicated Open Space to prevent the entry of persons or vehicles during the time periods when public access thereto is restricted or not permitted. Subject to the access requirements for City's emergency vehicles, as described in the Subdivision Map, and Developer's obligations under Applicable Law, Developer may install permanent architectural features that serve as security devices such as gates, fences, and bollards, and close such devices during non-Operating Hours or during periods of closure as identified in these Regulations. Design of such devices is subject to approval of the Planning Department and will not be unreasonably withheld, subject to any permits required under Applicable Law. Such design review by the Planning Department will not be construed as a change in entitlement and will not be subject to a planning application or require a separate entitlement. It will not be unreasonable for the Planning Department to withhold its consent if any such devices would impede emergency access that may be required under Applicable Law or in the Approvals. Nothing will restrict Developer's right to install security cameras and monitoring devices anywhere on the Project.

7. Removal of Obstructions. Developer may remove and dispose of, in any lawful manner it deems appropriate, any object or thing left or deposited on an Open Space Improvement or Dedicated Open Space deemed to be an obstruction, interference, or restriction of use of that Open Space Improvement or Dedicated Open Space for the purposes set forth in these Regulations, including, but not limited to, personal belongings or equipment in or on an Open Space Improvement or Dedicated Open Space.

8. No Temporary Structures. No trailer, tent, shack, or other outbuilding, or structure of a temporary character, will be allowed on any portion of the Dedicated Open Space at any time during Operating Hours, either temporarily or permanently, except (a) with regard to Developer's right to use Dedicated Open Space for temporary construction staging related to adjacent development as set forth in Sections C.3 of these Regulations, and (b) Developer may approve the use of temporary tents, booths, art installations, temporary displays, and other structures in connection with public events, temporary exhibitions, or Special Events.

E. Special Events and Open Events

1. Special Events. Developer may temporarily close to the public all or any portion of Reservoir Park for private or public special events such as fundraisers, picnics, concerts, and weddings (each, a "**Special Event**" and collectively, "**Special Events**") in accordance with this Section. All Special Events must comply with applicable laws and will be subject to any required approvals or permits. Developer will post a notice of closure at all major entrances to Reservoir Park for a period of seventy-two (72) hours prior to closing Reservoir Park for a Special Event. Closures of Reservoir Park will be limited as follows: a total of six (6) events per year, but no more than one (1) per month, for up to 48 hours for each event, except as otherwise may be approved by the Planning Director in the Director's sole discretion. Events on

Saturdays and Sundays between the hours of 7am and 6pm are further limited to a maximum of two times per year, except as otherwise may be approved by the Planning Director in the Director's sole discretion. The portions of Reservoir Park that are Primary Paths must always remain open to public passage in accordance with Section C.4 and may not be closed for a Special Event. Developer will have the right to block entrances to, and to install and operate security devices, and to maintain security personnel in and around the Park Areas to prevent the entry of persons or vehicles during the time periods when public access to the Park Areas or any portion thereof is restricted or not permitted for a Special Event.

2. Open Events. In addition to Special Events, members of the public or other event sponsors ("**Event Sponsors**") may request the use of the Park Areas for privately- or publicly-sponsored events, including meetings, festivals, gatherings, assemblies, celebrations, receptions, seminars, lectures, fitness classes, concerts, art displays, exhibits, booths for charitable, patriotic or welfare purposes, conventions, farmers markets, and open air sale of agriculturally produced seasonal decorations, such as Christmas trees and Halloween pumpkins, that do not require the closure of any portion of the Open Space to the public (collectively, "**Open Events**").

(a) All Open Events must be approved in advance by Developer and are subject to any required approvals or permits from applicable City Agencies with jurisdiction over the Open Event. It will be the sole responsibility of the requesting member of the public to obtain any such required permits or approvals.

(b) Developer may require payment in the form of a permit fee or other charge for use of the Park Area for Open Events, so long as the permit fee or use charge does not exceed the reasonable costs for administration, maintenance, security, liability, and repairs incurred by Developer and associated with such event, and such fees will not exceed fees charged by City's Recreation and Parks Department for similar permits of similar facilities in San Francisco. Developer will post on the internet a clear explanation of the application process and criteria for review and approval of such Open Events, including related fees, and make available such criteria and application forms to the Planning Director and General Manager of the Recreation and Parks Department for the purpose of the Department or other City entity or Agency publishing such criteria and application forms if they so choose.

(c) Good Neighbor Policies. Event Sponsors will manage the Park Areas in accordance with the following good neighbor policies during any Open Event:

i. The quiet, safety, and cleanliness of the space and its adjacent area will be maintained in accordance with these Regulations;

ii. Proper and adequate storage and disposal of debris and garbage will be provided;

iii. Noise and odors, unless otherwise permitted, will be contained within the immediate area of the Park Areas so as not to be a nuisance to neighbors;

iv. Notices will be prominently displayed during Open Events urging patrons to: (i) leave the Park Areas and neighborhood in a quiet, peaceful, and orderly fashion; (ii) remove all litter; and (iii) avoid blocking driveways in the neighborhood. Such notices will be removed promptly after each Open Event.

v. The Event Sponsor or its employees or volunteers will walk a 100-foot radius from the edge of the Park Areas within thirty (30) minutes after the Open Event has ended and will pick up and dispose of any discarded beverage containers and other trash left by patrons.

F. Amendment of Regulations.

Developer and City anticipate that, as time progresses, these Regulations (but not the Declaration itself) may benefit from modification and amendment, and the Open Space Improvements and Dedicated Open Space may be more appropriately operated using an amended set of Regulations. Amendments may include limited operating hours and limitations on Special Events in order to maintain safety and to be considerate of neighboring residences, but in no event may an amendment materially alter the Open Space Improvements or materially impact the public's ability to access or use any of the Open Space Improvements or Dedicated Open Space without first undergoing a design review process pursuant to the Project SUD as required by the Declaration, together with any other required approvals. If Developer desires to amend any of these Regulations, Developer will request such amendments in writing to the Planning Director. Requested amendments that would not materially affect the public's ability to access or use the Open Space Improvements or the Dedicated Open Space will be reviewed by the Planning Department and may be approved by the Planning Director in the Director's sole discretion. The Planning Director will make its determination in consultation with the General Manager of the Recreation and Parks Department and the City Attorney. Any amendment of these Regulations will be recorded in the Official Records of San Francisco County.

G. Code of Conduct

1. Applicability. This Section G describes the Code of Conduct for Public Use of Open Space Improvements and Dedicated Open Space ("**Code of Conduct**") that applies to members of the public during use of the Open Space Improvements and Dedicated Open Space. The Code of Conduct is intended to address normal operating conditions; emergency or unusual circumstances may necessitate deviations from the Code of Conduct. The Code of Conduct is subject to update and change upon approval of the Planning Director in the Director's reasonable discretion.

2. Arrest or Removal of Persons. Developer will have the right (but not the obligation) to use lawful means to effect the removal of any person who creates a public nuisance, violates these Regulations, or commits any crime, including infractions or misdemeanors in or around any Open Space Improvement or Dedicated Open Space.

3. Limits on Public Use.

(a) No Loitering. No person will enter, remain, stay, or loiter in the Open Space Improvements and Dedicated Open Space outside of the hours of operation, or when the Open Space Improvements and Dedicated Open Space are closed to the public as set forth in these Regulations, except persons authorized in conjunction with a Special Event or other temporary closure, or authorized service and maintenance personnel.

(b) Intoxication as Cause for Exclusion. Developer is authorized to order any person to stay out of or to leave an Open Space Improvement, Dedicated Open Space, or any building, structure, equipment, apparatus, or appliance therein when it has reasonable cause to conclude that the person so ordered: (i) is under the influence of intoxicating liquor, any drug, or any "controlled substance" as that term is defined and described in the California Health and Safety Code, or any combination of any intoxicating liquor, drug, or controlled substance, and is in such a condition that he or she is unable to exercise care for his or her own safety or the safety of others or interferes with or obstructs or prevents the free use of an Open Space Improvement or Dedicated Open Space; (ii) is consuming alcoholic beverages in violation of this Code of Conduct; (iii) is using any drug or controlled substance or any combination of any intoxicating liquor, drug, or controlled substance; (iv) is doing any act injurious to the Open Space Improvements, Dedicated Open Space, or any building, structure, equipment, apparatus, or appliance therein; or (v) is taking any action in violation of Park Code Section 4.01 or this Code of Conduct.

(c) Permits, Reservations, and Rentals. No person may, without a written permission of Developer and permit issued by any necessary City Agency with jurisdiction, as applicable, perform any of the following acts on or about the Open Space Improvements or Dedicated Open Space:

i. Conduct or sponsor a parade involving fifty (50) or more persons.

ii. Conduct or sponsor or engage in petitioning, leafletting, demonstrating, or soliciting when the number of petitioners, leafletters, demonstrators, or solicitors engaging in one or more of these activities involves fifty (50) or more such persons at the same time within an area circumscribed by a five hundred foot (500-foot) radius.

iii. Sell or offer for sale books, newspapers, periodicals or other printed material.

iv. Conduct or sponsor any exhibit, promotion, dramatic performance, theatrics, pantomime, dance, fair, circus, festival, juggling or other acrobatics or show of any kind or nature which has been publicized four (4) hours or more in advance.

v. Perform any feat of skill or produce any amusement show, movie or entertainment which has been publicized four (4) hours or more in advance.

vi. Make a speech which has been publicized (4) four hours or more in advance.

vii. Conduct or sponsor a religious event involving fifty (50) or more persons.

viii. Conduct or sponsor a concert or musical performance which (1) has been publicized four (4) hours or more in advance, or (2) utilizes sound amplification equipment, or (3) involves a band or orchestra.

ix. Participate in a picnic, dance, or other social gathering involving fifty (50) or more persons.

x. Sell or provide food to persons, except that no permit is required when a person participating in a picnic or social gathering of fifty (50) or fewer persons provides food to others who are also participating in the picnic or social gathering.

xi. Conduct or sponsor a race or marathon which involves twenty (25) or more persons as participants or which obstructs or interferes with the normal flow of pedestrian traffic.

xii. Conduct or sponsor any event which utilizes sound amplification equipment, as defined in Part II, Chapter VIII (Police Code) of the San Francisco Municipal Code.

xiii. Conduct or sponsor an exhibition, animal show, wedding ceremony, art show, amusement park device, organized kite-flying event of any club or organization, or farmer's market.

xiv. Station or erect any scaffold, stage, platform, rostrum, tower, stand, bandstand, building, fence, wall, monument, dome or other structure.

xv. Launch or land any drone, airplane, helicopter, parachute, hang glider, hot air balloon, or other machine or apparatus of aviation, or bring any balloon with a diameter of more than six (6) feet or a gas capacity of more than one hundred fifteen (115) cubic feet.

xvi. Bring or cause to be brought, for the purposes of sale or barter, or have for sale, or sell or exchange, or offer for sale or exchange any goods, wares, or merchandise.

xvii. Construct or maintain or inhabit any structure, tent, or any other thing that may be used for housing accommodations or camping, nor construct or maintain any device that can be used for cooking.

xviii. Engage in commercial photography, filming, or recording.

xix. Bring any animal into the Open Space Improvements or associated Dedicated Open Space, other than a dog or other domesticated animal, or guide, signal, or support animal.

xx. Provide instruction in any athletic activity for compensation.

xxi. Additional Activities Requiring a Permit. Developer will have the authority to require a permit or written permission for additional activities in the Open Space Improvements or Dedicated Open Space when such a requirement furthers the purposes set forth in the Code of Conduct or the Municipal Code. A list of the additional activities for which permits are required will be posted in the Dedicated Open Space and made available to the public upon request.

4. Rules Regarding Conduct.

(a) Rules to Be Obeyed. No person may willfully disobey or violate any of the Regulations governing the use and enjoyment by the public of the Open Space Improvements or Dedicated Open Space, or of any building, structure, equipment, apparatus or appliance in the Open Space Improvements or Dedicated Open Space, which Regulations, at the time, are posted in some conspicuous place in that area or at an entrance to the Dedicated Open Space, or in or near the building, structure, equipment, apparatus, or appliance to which the Regulation applies.

(b) Signs to Be Obeyed. No person may willfully disobey the notices, prohibitions, or directions on any sign posted by the Developer.

(c) Interference with Developer Employees. No person may, with malice, interfere with or in any manner hinder any employee or agent of the Developer, or a duly authorized contractor while that person is engaged in constructing, repairing, or caring for any portion of the Open Space Improvements or Dedicated Open Space, or is otherwise engaged in the discharge of such employee's, agent's, or contractor's duties.

(d) Refusal to Obey Lawful Order. No person may refuse to obey the lawful order of law enforcement or an employee of Developer made pursuant to the Code of Conduct.

5. Prohibited Activities or Conduct. No person may do any of the following on or about the Open Space Improvements or Dedicated Open Space:

(a) Smoking. Smoke in any form, including cigarettes, cigars, pipes, e-cigarettes and smokeless cigarettes (including tobacco or other substances), either in enclosed or unenclosed areas.

(b) Intoxication by Alcohol or Drugs. Be under the influence of intoxicating liquor, drugs, or certain specified substances and endanger themselves or others or interfere with the free use of a public right of way is guilty of disorderly conduct, as provided in State law concerning public places.

(c) Fighting, Disturbing Peace, Offensive Words. State law prohibits unlawful fighting in a public place. No person may fight or maliciously and willfully disturb others by loud and unreasonable noise, or use offensive words which are inherently likely to provoke an immediate violent reaction, as provided in State law concerning public places.

(d) Malicious Destruction of Property. Maliciously deface, damage, or destroy real or personal property, as provided in State law.

(e) Human Body Substances. Emit, eject, or cause to be deposited any excreta of the human body, except in a proper receptacle designated for such purpose.

(f) Entrance to Controlled Areas. Enter by means other than at designated public entrances, where a "No Admittance" or "Employees Only" sign is posted, or where a charge is made without paying that charge.

(g) Polluting Waters. Throw or place, or cause to be thrown or placed, any garbage, trash, refuse, paper, container, or noxious or offensive matter into any fountain.

(h) Littering and Dumping of Waste Matter. Litter, dump, or dispose of garbage, bottles, cans, paper, or other waste matter anywhere other than in designated trash receptacles.

(i) Soliciting. Engage in petitioning, leafletting, demonstrating, or soliciting in an aggressive manner or such a manner as to substantially obstruct any traffic of pedestrians or vehicles after being warned by a law enforcement officer, or the Developer not to do so.

(j) Obstructing Any Sidewalk, Passageway, or Other Publicly Accessible Way. Willfully and substantially obstruct the free passage of any person or persons on any sidewalk, passageway, or other public places in an Open Space Improvement or Dedicated Open Space. The foregoing prohibition will not apply where its application would result in an interference with or inhibition of any exercise of the constitutionally protected right of freedom of speech or assembly, and will not prohibit persons from sitting on public benches or other public structures, equipment, apparatus, appliances, or facilities provided for such purpose.

(k) Consumption of Alcohol. Consume alcoholic beverages of any kind, except during a Special Event in which sale and consumption of alcohol is specifically allowed and regulated by permit.

(l) Weapons and Fireworks. Fire or carry firearms of any size or description or possess any instrument, appliance, or substance designed, made, or adopted for use primarily as a weapon, including but not limited to slingshots, clubs, swords, razors, billies, explosives, dirk knives, bowie knives, or similar knives, without the permission of the Developer, with the exception that this subsection will not apply to sworn law enforcement officers. No person may fire or carry any firecracker, rocket, torpedo, or any other fireworks of any description, except with permission of the Developer.

(m) Drive, propel, or park any vehicle on any Dedicated Open Space unless otherwise allowed by permit.

(n) Swimming and Bathing. Enter, wade, bathe, or swim in the waters of any fountain in an Open Space Improvement or Dedicated Open Space.

(o) Behavior of Children. No parent, guardian, custodian, or supervisor of a minor may permit or allow such minor to do any act or thing in an Open Space Improvement or Dedicated Open Space prohibited by provisions of the SF Park Code and this Code of Conduct. No adults may be allowed in the children's play area of an Open Space Improvement or Dedicated Open Space except when accompanying a child.

(p) Percussion Instruments. Play any percussion instrument, including drums, at any time or location prohibited by Developer when a sign has been posted in the area affected to give notice of this prohibition, provided that such prohibition does not unreasonably curtail the playing of such instruments.

(q) Graffiti. Possess, carry, use or keep graffiti or etching tools, etching cream, or slap tags. For purposes of this subsection: (a) "graffiti or etching tools" means a masonry or glass drill bit, a glass cutter, a grinding stone, an awl, a chisel, a carbide scribe, an aerosol paint container, or any permanent marker with a nib (marking tip) one-half inch or more at its largest dimension and that is capable of defacing property with permanent, indelible, or waterproof ink, paint or other liquid; (b) "etching cream" means any caustic cream, gel, liquid, or solution capable, by means of chemical action, of defacing, damaging, or destroying hard surfaces in a manner similar to acid; and (c) "slap tag" means any material including but not limited to decals, stickers, posters, or labels which contain a substance commonly known as adhesive glue which may be affixed upon any structural component of any building, structure, equipment, apparatus, appliance, post, pole, or other facility.

(r) Posting of Signs. Post or affix to any tree, shrub, plant, fence, building, structure, equipment, apparatus, appliance, monument, wall, post, vehicle, bench, or other physical object within a Dedicated Open Space any written or printed material, including but not limited to signs, notices, handbills, circulars, and pamphlets, except with permission of the Developer.

(s) Throwing or Propelling Objects. Throw or propel objects of a potentially dangerous nature, including but not limited to stones, bottles, glass, cans, or crockery, within or over the edges of an Open Space Improvement or Dedicated Open Space, except with permission of the Developer.

H. Wildlife and Environmental Protection.

1. Disturbing Animals, Exceptions. Except as provided in the Article 7, Chapter VIII (Police Code) of the San Francisco Municipal Code, it is unlawful and no person may hunt, chase, shoot, trap, discharge or throw missiles at, harass, disturb, taunt, endanger, capture, injure, or destroy any animal in an Open Space Improvement or Dedicated Open Space, or permit any animal in such person's custody or control to do so; provided, however, that any mole or any gopher, mouse, rat, or other rodent which is determined by the Developer to be a nuisance may be destroyed by the Developer; and provided, further, that any animal other than a mole or a gopher, mouse, rat, or other rodent which is determined by the Developer to be a nuisance or a hazard to persons using an Open Space Improvement or Dedicated Open Space or to be a hazard to plants or other horticulture, may, in a humane manner, be live trapped by the Developer and delivered as appropriate. The provisions of this Section H.1 are not applicable to the destruction of any animal in any Open Space Improvement or Dedicated Open Space where such animal poses an immediate and serious threat to persons or property or is suffering excessively.

2. Feeding Animals. No person may feed or offer to feed to any animal in an Open Space Improvement or Dedicated Open Space any substance which would be likely to be

harmful to it. No person may feed or offer food or any substance to any animal in an Open Space Improvement or Dedicated Open Space which is wild in nature and not customarily domesticated in the City and County of San Francisco, except with permission of the Developer.

I. Authorization of San Francisco Police Department to Enforce Code of Conduct

Law enforcement officers of the San Francisco Police Department have the right but not the obligation to order any person to stay out or leave any Open Space Improvement or Dedicated Open Space, when such officers have reasonable cause to conclude that the person (1) is doing any act injurious to any Dedicated Open Space or Open Space Improvement; (2) while using any facility or area, disobeys any rule or regulation governing such area or facility after being warned not to do so by a law enforcement officer, or Developer employee or designee, or (3) when the law enforcement officer or Developer employee or designee has reasonable cause to conclude that such behavior damages or risks damage to the Open Space Improvements or Dedicated Open Space, or interferes with the use and enjoyment of such area or facility by other persons.

J. Notices, Default and Remedies

1. Default. If Developer fails to perform or fulfill any material term, provision, or obligation of these Regulations and such failure continues for a period of sixty (60) days following notice and demand for compliance, then Developer will be in "**Default**" under these Regulations. Notwithstanding the foregoing, if a failure can be cured but the cure cannot reasonably be completed within sixty (60) days, then it will not be considered a Default if a cure is commenced within said 60-day period and diligently prosecuted to completion thereafter, but in no event shall such cure period exceed six (6) months. Any notice of default given by a party will specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured (if at all). City, but not the general public, will have all rights and remedies available at law or in equity to enforce the terms of these Regulations.

2. Remedies.

(a) Specific Performance. In the event of a Default, the remedies available to Citywill include specific performance of these Regulations in addition to any other remedy available at law or in equity.

(b) Tax to Support Open Space Improvements and Dedicated Open Space. In the event of a Default, in addition to specific performance and other remedies available at law or in equity, City may elect to commence the levy and collection of the Contingent Services Special Tax in accordance with the Financing Plan in order to fund the operation, maintenance, replacement and repair of the Open Space Improvements and Dedicated Open Space.

3. Notices. Any notice or communication required or authorized by these Regulations will be in writing and may be delivered personally or by registered mail, return receipt requested. Notice, whether given by personal delivery or registered mail, will be deemed to have been given and received upon the actual receipt by any of the addressees designated below as the person to whom notices are to be sent. City and Developer may at any time, upon notice to the other party, designate any other person or address in substitution of the person and address to which such notice or communication will be given. Such notices or communications will be given to the parties at their addresses set forth below:

To City:
Director of Planning
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94102

with a copy to:
Dennis J. Herrera, Esq.
City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Attn: Real Estate/Finance,
Balboa Reservoir Project

To Developer:_____
_____
_____
_____
_____

FIGURE 1 to EXHIBIT D

DSG FIGURE 6.18–1: POTENTIAL LOCATIONS FOR DOG RELIEF AREAS

5.16 WEST STREETS NORTH AND SOUTH, SHARED STREETS

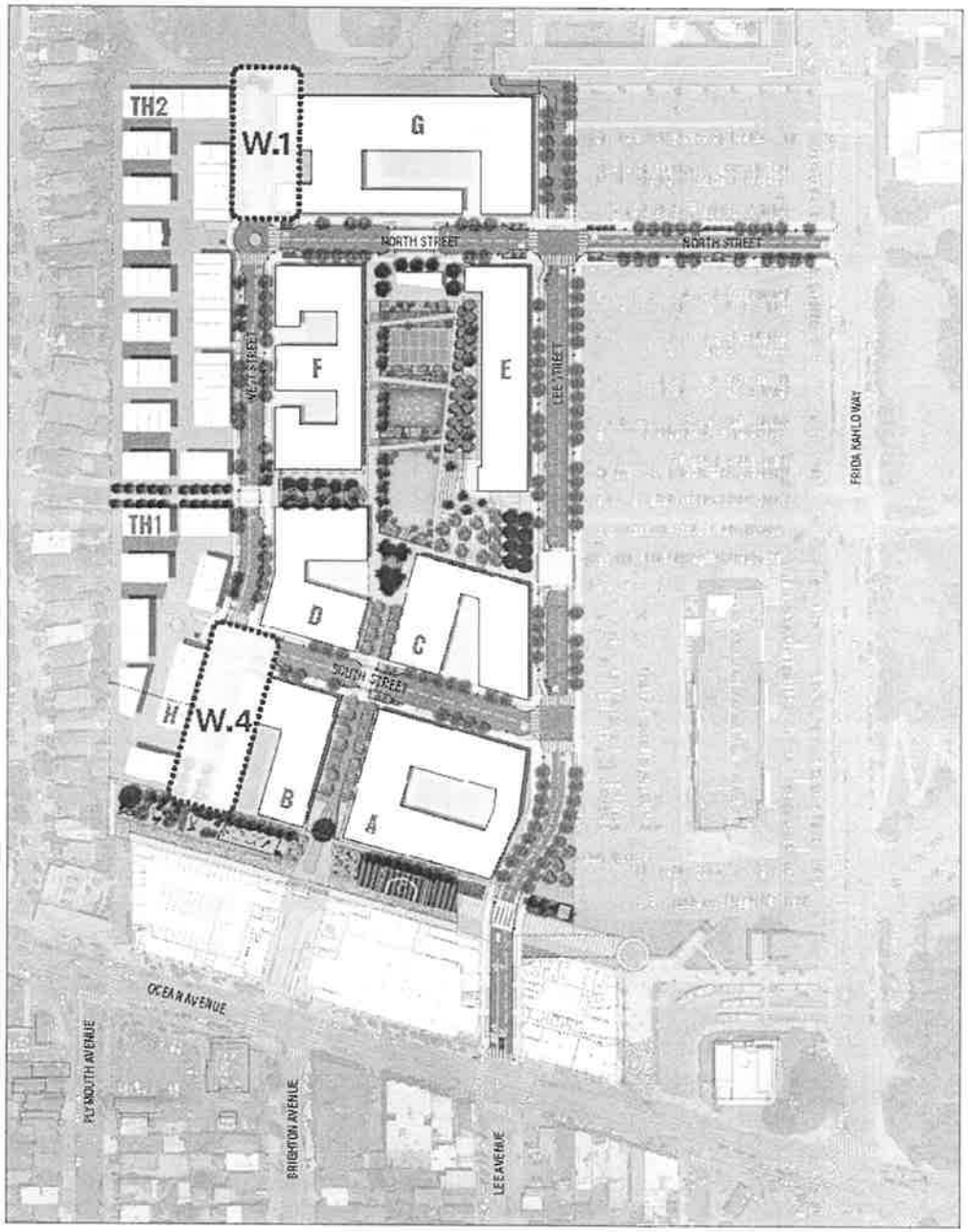
West Street North Shared Street (W.1)

The privately managed, pedestrianized raised street at the north end of West Street has a 54-foot-wide right-of-way. 28-feet outside the fire lane will serve as a usable open space with attractive paving that provides supplemental fire access and signifies pedestrian priority, and at the seating area with large trees at the end of the street to terminate the view. The streets will be flanked by townhouse entries on the west side and stoops on the east side. Off-street loading for Block G will be accommodated on the West Street North Shared Street.

West Street South Shared Street (W.4)

The West Street South shared street will also be a privately operated street. The south end of West Street will provide fire access, vehicular access, and off-street loading for Block B and the townhouse area. This curbless street will be flanked by plantings and stoops on both sides and will be curbless with permeable paving and warning pavers to emphasize its pedestrian nature of the street.

The pocket park at the West Street North is one of the possible dog relief area locations currently under consideration. See Section 6.18 (Dog Relief Area) for additional information.

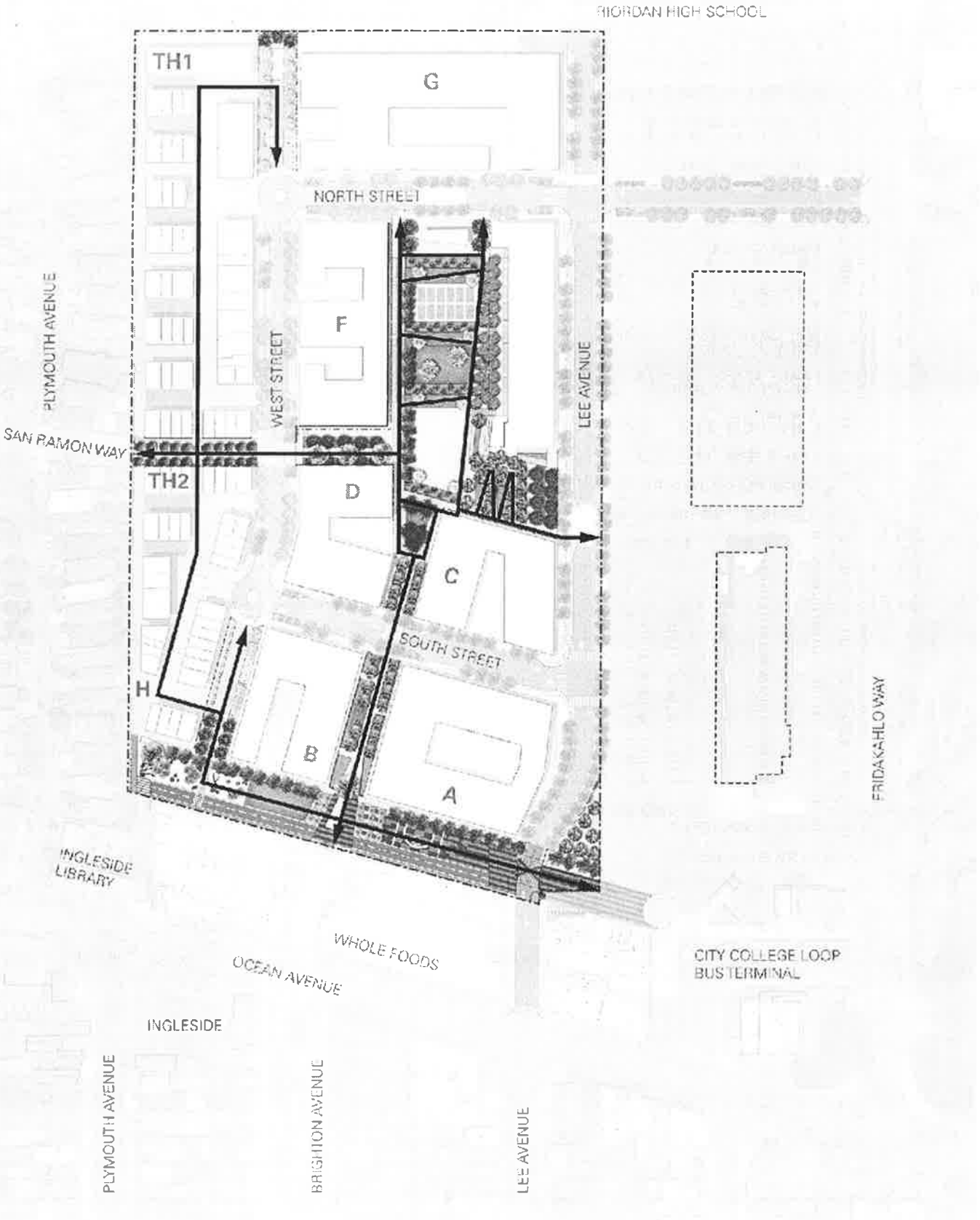


Note: building footprints are for illustrative purposes only

Figure 5.16–1: *West Street, Shared Street Key Map*

FIGURE 2 to EXHIBIT D

PRIMARY PEDESTRIAN PATHWAYS



PEDESTRIAN PATHS

0 50 100 200ft

EXHIBIT E

Regulations for Privately-Owned Streets

Exhibit E to Declaration

Regulations Regarding Access And Maintenance Of Privately-Owned Streets

These Regulations ("**Regulations**") govern the use, maintenance, and operations of those certain privately-owned streets, alleys, sidewalks, and pedestrian paths within the Project Site that are not dedicated to the City (each, a "**Privately-Owned Street**" and collectively the "**Privately-Owned Streets**") that will be developed pursuant to the Development Agreement for the Balboa Reservoir Project (the "**Agreement**") by and between the City and County of San Francisco, a municipal corporation, (the "**City**") and Reservoir Community Partners LLC, a Delaware limited liability company ("**Developer**"). The Privately-Owned Streets are depicted as "Privately-Owned Streets" on the Site Plan attached to this Exhibit E as Exhibit E-1 and include portions of West Street at the north and south ends of the Project Site and a portion of North Street at the north end of the Project Site. For purposes of these Regulations, Privately-Owned Streets also include streets areas within the Project Site that have not yet been accepted for maintenance and responsibility by the City. These Regulations will be incorporated into the form of CC&Rs recorded by Developer against the Project Site upon subdivision of the Project Site. All capitalized terms used in these Regulations and not specifically defined herein will have the meanings ascribed to them in the Agreement.

1. Authorities

a. Developer and/or Manager. Developer has authority to control, manage, and operate the Privately-Owned Streets, subject to the Development Agreement and these Regulations. Once the Privately-Owned Streets are completed, Developer's ongoing obligations under these Regulations may be transferred to a residential, commercial or other management association (the "**Manager**") on commercially reasonable terms so long as (i) the Manager has the financial capacity and ability to perform the obligations so transferred, (ii) the Planning Director reasonably approves the Manager, and (iii) Developer notifies the City of the transfer in accordance with the notice provisions of the Agreement.

b. Rules to Be Obeyed. No person may willfully disobey or violate any of the Regulations governing the use by the public of the Privately-Owned Streets, which Regulations, at the time, are posted in some conspicuous place in the area to which the rule or regulation applies.

2. Access to and Maintenance of Privately-Owned Streets

a. The Privately-Owned Streets will be available at all times for public travel and use in the same manner as public streets, including vehicular, pedestrian and bicycle passage and loading. The CC&Rs will provide that the Manager will ensure that the Privately-Owned Streets (including street trees) are kept in good and clean condition and repair. Conditions that pose a threat of damage to property or injury to persons, significant pavement cracks, pavement distress, excessive slab settlement, abrupt vertical variations, obstructions to vehicular or

pedestrian access, litter, and debris on travel ways will be removed or repaired promptly. Street trees will be maintained in a healthy condition, subject to water conservation restrictions imposed by governmental agencies.

3. Public Events in Privately-Owned Streets

a. Members of the public or other entities sponsoring events ("**Event Sponsors**") may request from Developer the right to use a Privately-Owned Street for a private or public special event, including block parties, gatherings, assemblies, celebrations, festivals, receptions, or other event ("**Special Event**") that is appropriate in scale for the Privately-Owned Street.

b. Prior to closing any Privately-Owned Street for a Special Event, a notice of the closure will be posted at all major entrances to the subject Privately-Owned Street for a period of seventy-two (72) hours prior to the Special Event.

c. All Special Events in a Privately-Owned Street must be approved in advance by Developer and are subject to any required approvals or permits from applicable City Agencies with jurisdiction over the Special Event. The requesting member of the public is responsible for obtaining all required permits or approvals.

d. Developer may require payment in the form of a permit fee or other charge for use of the Privately-Owned Street for a Special Event, so long as the permit fee or use charge does not exceed the reasonable costs for administration, maintenance, security, liability, and repairs associated with such event and such fees are no greater than similar permit fees by the City for similar events.

4. Regulations for Operation and Parking of Vehicles

a. No person will drive or propel any vehicle on any portion of the Privately-Owned Streets except as designated for use by such vehicular traffic.

b. All persons operating vehicles on the Privately-Owned Streets must drive or propel them in a careful manner, at a lawful rate of speed, and in accordance with the rules and regulations of the San Francisco Traffic Code and California Vehicle Code.

c. No person will wash, grease, or repair any vehicle in any Privately-Owned Street except insofar as repairs may be necessary for the immediate removal of any damaged or disabled vehicle from a Privately-Owned Street.

d. No vehicle will be parked on any Privately-Owned Streets, except in a designated parking space.

e. No person will park any automobile or other vehicle in any parking space on a Privately-Owned Street for a period of more than 72 consecutive hours, unless otherwise allowed by permit.

f. No person will park any "oversized vehicle," defined herein as any vehicle longer than 19 feet and/or wider than seven feet, eight inches, in any parking space on a Privately-Owned Street, unless otherwise allowed by permit.

g. Automobiles or other vehicles, including oversized vehicles, are permitted to load and unload in a designated loading space.

h. No person will allow any automobile or any other vehicle that is disabled to remain parked in any parking space on a Privately-Owned Street, unless otherwise allowed by permit.

SCHEDULE 1
COMMUNITY BENEFITS LINKAGES

SCHEDULE 1
PHASING PLAN AND COMMUNITY BENEFITS LINKAGES SCHEDULE

Pursuant to Article 4 of the Agreement, the Developer's right to occupy Market Rate Units and/or Townhouse Units is linked to (i) completion of Associated Community Benefits and (ii) its construction and/or funding of a certain number of Affordable Units, as described in the Affordable Housing Program set forth in Exhibit D to the Agreement and in this Phasing Plan and Community Benefits Linkages ("**Linkages Schedule**"). The linkages between the specific Associated Community Benefits/Affordable Housing Units and the associated Buildings, Townhouse Units or Market Rate Units are set forth in this Schedule 1. The anticipated phasing of Buildings and Associated Community Benefits are shown in the table attached to this Schedule 1 as Schedule 1-A, and as further described below. All capitalized terms used in this Linkages Schedule and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and RCP Community Partners LLC, a Delaware limited liability company (the "**Agreement**") to which it is attached.

1. **Phasing Plan.** An overriding principle of the Project is that as Developer constructs Market Rate Units, it will contribute Developer's Affordable Funding Share and cause a like number of Affordable Units to be constructed, subject to City's contribution of City's Affordable Funding Share, as described in the Affordable Housing Program attached as Exhibit D to the Agreement (the "**Affordability Principle**"). Therefore, Developer's ability to obtain a first certificate of occupancy, including any temporary certificate of occupancy (an "**FCO**"), for any Market Rate Units is conditioned upon Developer's obtaining an FCO for a like number of total Affordable Units in the Project, subject to the terms and provisions of this Schedule 1. The anticipated phasing of the Project is as follows:

a. **Phase 1**. Affordable Parcel E (approximately 124 units), Affordable Parcel F (approximately 154 units); Market Rate Parcels C and D (approximately 260 units), and Townhome Parcels H, TH1 and TH2 (approximately 100 units); Reservoir Park Parcel J, Community Room Parcel E.

b. **Phase 2**. Affordable Parcels A (approximately 182 units), Affordable Parcel B (approximately 70 units), Affordable Parcel H (approximately 20 units); Market Rate Parcel G (approximately 190 units); SFPUC Retained Fee Area Parcel I; childcare center on Parcel B.

c. **Changes to Phasing Plan.** Developer may propose changes to the phasing plan to be considered by the Planning Department. If those changes impact the linkages between the Associated Community Benefits and specific Buildings, Townhouse Units or Market Rate Units, or if the phasing plan changes such that certain Market Rate Parcels or Affordable Parcels are developed in different phases than described in this Linkages Schedule and thus cannot satisfy the Phase 1 or Phase 2 Linkage requirements, then the parties will meet and confer in good faith to attempt to agree to a new linkage requirement that is substantially equivalent and satisfies the Affordability Principle. The Planning Director may grant approval of an amended phasing and linkage requirement in the Planning Director's sole discretion. If the amended phasing includes changes to the phasing of an Affordable Parcel, then the Planning Director will consult with and obtain the consent of the MOHCD Director.

2. **Affordable Housing Linkage.**

a. **Phase 1 Linkage**. Prior to the "Initial Market Rate Parcel Transfer" of the market-rate parcels located within the first Phase of development, Developer must make a minimum payment of $5,770,670 and provide the Developer Assurances that such payment is applied towards Project development costs, as described in Section 12.3 of the Agreement. In addition, Developer must obtain an FCO for the Affordable Units located on Affordable Parcel E and Affordable Parcel F as a condition to the issuance of an FCO for the Market Rate Units located on Market Rate Parcels C and D and any Townhouse Units (except as detailed below for Townhouse Units).

b. **Phase 1 Townhouse Development**. Developer may, in its sole discretion, satisfy the Phase 1 Linkage for the Townhouse Units by paying a site-directed in-lieu fee equal to 33% of the Townhome Parcel's Townhouse Units (the "**Townhouse In-Lieu Fee**"). The methodology for calculating the Townhouse In-Lieu Fee will be as set forth in Planning Code Section 415.5; except that the applicable percentage will be 33% regardless of changes to the percentages otherwise required by Planning Code Section 415.5. The Townhouse In-Lieu Fee will be deposited into an escrow account at a mutually agreed upon title company and will be controlled jointly by City, acting by and through MOHCD, and Developer. City will release funds from the escrow account to Developer for Developer's use for any Affordable Units in Phase 1 or Phase 2. Such release of funds will occur no later than the close of escrow of the construction loan for any Affordable Building requested by Developer. The Townhouse In-Lieu Fee will, in City's sole discretion and upon City's unilateral direction to the escrow holder, be released to MOHCD upon (i) any termination of the Agreement resulting from Developer's Default, as described in Section 9.4.2 of the Agreement, or (ii) upon expiration of the Term of the Agreement.

c. **Phase 2 Linkage**. Prior to either (i) the Initial Market Rate Parcel Transfer of the market-rate parcels located within the second Phase of development, or (ii) if Developer has deferred the Phase Two Payment Date, issuance of the first addendum to the site permit for the first Building in Phase Two, Developer must make the Phase Two Transferee Payment and provide the Developer Assurances as described in Section 12.3 of the Agreement. In addition, Developer must obtain an FCO for Affordable Parcel A and Affordable Parcel B as a condition to the issuance of an FCO for Market Rate Parcel G, unless either of the following scenarios occurs:

i. If Affordable Parcel B contains homeownership affordable housing units that will be constructed using volunteer labor or a "self-help" model of construction, such as those anticipated to be developed by Habitat for Humanity (the "**Self-Help Units**"), then the linkage obligation for the Self-Help Units only will be satisfied upon the commencement of construction of the Self-Help Units and confirmation from the MOHCD Director at the time of commencement that, in the MOHCD Director's reasonable good faith judgment, Developer has demonstrated that these units have adequate financing or other security to complete construction. Subject to subsection (ii) below, all other Affordable Units in Affordable Parcel B must obtain an FCO as a condition to the issuance of an FCO for Market Rate Parcel G unless DBI determines that an FCO for the Affordable Units is not permissible without an FCO of the Self-Help Units, in which case the linkage obligation for the entire Affordable Parcel B will be satisfied upon the commencement of construction if the MOHCD Director determines that all Affordable Units in Affordable Parcel B have adequate financing or other security to complete construction.

ii. If the gap subsidy for either Affordable Parcel A or Affordable Parcel B will be funded entirely by City's Affordable Funding Share, without any contribution of Developer's Affordable Funding Share, Developer may obtain an FCO for Market Rate Parcel G if it has obtained an FCO for the parcel (either Affordable Parcel A or Affordable Parcel B) that requires Developer's Affordable Funding Share.

3. **Reservoir Park.** Construction of Reservoir Park, as described in Exhibit C, must be (i) commenced no later than issuance of a final Certificate of Occupancy for the Market Rate Units in Phase 1, and (ii) completed as a condition to the issuance of the first addendum to any Site Permit for any Building on a Market Rate Parcel in Phase 2 described in Schedule 1-A (i.e., Parcel G). For purposes of this Section 3, construction of Reservoir Park will be considered (i) to have "**commenced**" upon issuance of the appropriate permit for construction (e.g., building permit or similar permit from the appropriate City department), and (ii) "**complete**" when it is sufficiently complete to allow the public to occupy or utilize the space for its intended use, as reasonably determined by the Planning Director.

4. **Community Room**. The Community Room, as described in Exhibit C and Exhibit C-2, must be complete as a condition to the issuance of the FCO for the Building in which the Community Room is located. For purposes of this Section 4, the Community Room will be considered "**complete**" when the Department of Building Inspection is ready and willing to issue an FCO for the community room.

5. **Public Parking**. The Permanent Public Parking, as described in Exhibit J, must be complete prior to issuance of an FCO for any Building in Phase 2, as identified in Schedule 1-A, unless the Permanent Public Parking is being provided within a Building in Phase 2 in which case the Permanent Public Parking must be complete concurrent with issuance of the FCO for the Building in which the Permanent Public Parking will be located. For purposes of this Section 6, the Permanent Public Parking will be considered "complete" when it is sufficiently complete to allow the public to utilize the space for vehicular parking, as reasonably determined by the Planning Director.

6. **Childcare Center**. The childcare center, as described in Exhibit L, must receive an FCO prior to or concurrent with issuance of the FCO of the Building in which the childcare center is located. For purposes of this Section 7, the childcare center will be considered "**complete**" when it obtains a temporary certificate of occupancy for space in a "**warm shell**" condition, i.e. with the space demised to meet occupancy separation requirements (minus finishes on wall, floor and ceiling), stubs for standard utilities, path to a location for mechanical equipment, storefront and rear access as required, and other items required to obtain a temporary certificate of occupancy to allow a tenant to proceed with its improvements.

7. **SFPUC Open Space & Gateway Landscape**. The open space improvements on the SFPUC Retained Fee Area and Gateway Landscape, as described in Exhibit C must have commenced construction of improvements as a condition of issuance of an FCO for the Market Rate Units in Phase 2, as described in Schedule 1-A (i.e., Parcel G). The open space improvements on the SFPUC Retained Fee Area and Gateway Landscape must be complete by the earlier to occur of (i) three months after the date of the FCO for the building on Affordable Parcel B, or (ii) the expiration of the Term of this Agreement. For purposes of this Section 8, the improvements on

the SFPUC Retained Fee Area and Gateway Landscape will be considered "**complete**" when it is sufficiently complete to allow the public to occupy or utilize the space for its intended use, as reasonably determined by the Planning Director.

8. **Brighton Paseo, San Ramon Paseo**. Brighton Paseo must be complete prior to issuance of the FCO for the later of the Buildings on Parcel A or Parcel B. San Ramon Paseo must be complete prior to issuance of the FCO for the 50th Townhouse Unit. For purposes of this Section 8, the Brighton Paseo and San Ramon Paseo will be considered "**complete**" when they are sufficiently complete to allow the public to occupy or utilize the spaces for their intended use, as reasonably determined by the Planning Director.

SCHEDULE 1-A

Parcel	Approximate Unit Count	Affordable or Market Rate Units	Approximate Size
Phase 1			
Parcel E	124 Units	Affordable	140,000
Parcel F	154 Units	Affordable	181,000
Parcels C & D	260 Units	Market Rate	350,000
Parcels TH1 & TH2	100 Units	Market Rate	200,000
Parcel J Reservoir Park			2 Acres
Parcel L San Ramon Paseo			.12 acres
Public Improvements	[*describe*]		
Phase 2			
Parcel A	182 Units	Affordable	230,000
Parcel B	70 Units	Affordable	90,000
Parcel H	20 Units	Affordable (Self-Help Units)	30,000
Parcel G	190 Units	Market Rate	290,000
SFPUC Open Space & Parcel O			1.2 acres

Gateway Landscape			.07 acres
Parcel K Brighton Paseo			.23 acres
Child Care Facility			100 seats
Community Room			1,000 SF
Public Parking			
Public Improvements	[*describe*]		

EXHIBIT D
AFFORDABLE HOUSING PROGRAM

EXHIBIT D

AFFORDABLE HOUSING PROGRAM

This Exhibit D describes the affordable housing program for the Project (the "**Affordable Housing Program**"). All capitalized terms used in this Affordable Housing Program and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a California Delaware limited liability company (the "**Agreement**") to which it is attached. Developer anticipates developing 1,100 total dwelling units on the Project Site, of which 50% will be Affordable Units (as defined in Section A (Definitions), below). The Project Site includes five parcels to be developed with 100% Affordable Units (the "**Affordable Parcels**"), in accordance with the Agreement and this Affordable Housing Program, as generally depicted on the Site Plan attached to this Exhibit D as Exhibit D-1. The Affordable Parcels are anticipated to be Parcels A, B, F, E, and H, as depicted in the Site Plan. As described in Section 5 (Funding Plan), Developer will fund and construct 66.7% of the Affordable Units (the "**Developer's Affordable Funding Share**"). The gap financing necessary to build the remaining 33.3% of the Affordable Units will be provided by the City (the "**City's Affordable Funding Share**") in accordance with this Exhibit D.

A. **Definitions**

1. **"Affordable Developer"** means a non-profit affordable housing developer selected by Developer based on criteria from MOHCD's policies and procedures for developer selection, which may be updated from time to time. The following are pre-approved Affordable Developers based on their selection by the City during the competitive solicitation for the Project: [BRIDGE entity, Mission Housing entity, Habitat for Humanity entity], and [Affiliates] of each of them. If Developer selects or partners with an affordable housing developer which is not pre-approved, then such selection first must be approved by MOHCD in its reasonable discretion.

2. **"Affordable Housing Program"** means the affordable housing program for the Project, as set forth in this Exhibit D.

3. **"Affordable Parcels"** means Parcels A, B, F, E, and H, depicted on the Site Plan attached as Exhibit D-1. The Affordable Parcels are to be developed with 100% Affordable Units in accordable with this Exhibit D.

4. **"Affordable Units"** means residential dwelling units constructed on the Affordable Parcels in accordance with this Exhibit D. The Affordable Units include Low-Income Units and Moderate-Income Units, as described in Section B.2, below.

5. **"Agreement"** means the Development Agreement between the City and County of San Francisco and Reservoir Community Partners to which this Affordable Housing Program is attached.

6. **"AMI"** median income as published annually by MOHCD, which is derived from the income limits determined by HUD for the San Francisco area, adjusted solely for household size but not high housing cost area. If HUD ceases to publish such data for 18 or more months, MOHCD and the Housing Entity will make good faith efforts to agree on other publicly available and credible substitute data for MOHCD AMI.

7. **"AMR"** has the meaning set forth in Section C.5, below.

8. **"City's Affordable Funding Share"** has the meaning set forth in the opening paragraph of this Exhibit D.

9. **"College"** means the San Francisco Community College District.

10. **"Costa-Hawkins Act"** means the Costa-Hawkins Rental Housing Act, California Civil Code Sections 1954.50 et seq.

11. **"CPI Index"** means the Consumer Price Index for All Urban Consumers (base years 1982-1984 = 100) for the San Francisco-Oakland-San Jose area, published by the United States Department of Labor, Bureau of Labor Statistics or, if the Consumer Price Index is discontinued or revised during the Term, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

12. **"Developer's Affordable Funding Share"** has the meaning set forth in the opening paragraph of this Exhibit D.

13. "**Educator Units**" has the meaning set forth in Section D.1, below.

14. **"Low Income"** has the meaning set forth in Section B.2(a), below.

15. **"Low Income Units"** has the meaning set forth in Section B.2(a), below.

16. "**Moderate Income**" has the meaning set forth in Section B.2(b), below.

17. "**Moderate-Income Units**" has the meaning set forth in Section B.2(b), below.

18. **"Self-Help Units"** means homeownership affordable housing units constructed using volunteer labor or a "self-help" model of construction, such as those anticipated to be developed by Habitat for Humanity.

19. **"SFUSD"** means the San Francisco Unified School District.

20. **"TCAC"** means the California Tax Credit Allocation Committee.

B. **Affordable Housing Program**

1. **50% Affordable Obligation.** Developer will cause at least 50% of the total number of dwelling units constructed on the Project Site to be Affordable Units. Developer will be responsible for the pre-development, planning, permitting, construction, and management of

all Affordable Units. The Parties agree that the Project's ability to achieve an overall affordability level of 50% is predicated on Developer's receipt of City's Affordable Funding Share. Developer's compliance with the Agreement, including this Affordable Housing Program, will satisfy Developer's entire affordable housing obligation for the Project. Neither the requirements of Section 415 of the San Francisco Planning Code nor any similar future affordable housing fees or other requirements will apply to the Project.

2. **Income Mix.**

(a) At least 50% of the Affordable Units will be Low-Income Units. For purposes of this Affordable Housing Program, "**Low-Income Units**" will have rents set between 30% to 80% of AMI, with an average rental rate per building of no more than 60% of AMI, or an average purchase price of no more than 80% of AMI. "**Low Income**" will refer to the AMI levels described in this paragraph. Of the Low-Income Units, at least 20% shall be affordable to Very Low-Income. For the purposes of this Affordable Housing Program, "Very Low-Income Units" will have rents set between 30% to 55% of AMI. Developer will make best efforts to serve households with children or multi-generational households, and will pursue state funding sources that prioritize low income families.

(b) At least 30% of the Affordable Units will be Moderate-Income Units. For purposes of this Affordable Housing Program, "**Moderate-Income Units**" will have rents set between 80% to 120% of AMI, with an average rental rate per building of no more than 100% of AMI, or an average purchase price of no more than 120% of AMI. "**Moderate Income**" will refer to the AMI levels described in this paragraph. Moderate-Income Units will include Educator Units, and all Educator Units (whether they are Moderate Income Units or Middle Income Units, as defined in Section D.1 below) will be considered to satisfy Developer's obligation to provide at least 30% of the Affordable Units as Moderate-Income Units. Any Moderate Income homeownership units will make best efforts to serve a diverse range of households between 90% and 110% of AMI.

(c) The remaining 20% of affordable housing units may be a combination of Low- or Moderate-Income Units, depending upon the specifications of state and other affordable housing funding awarded to the Project. Developer will make best efforts to serve a diverse range of households, ensuring the Project provides equitable housing options for Very Low-Income, Low-Income, and Moderate-Income households with a focus on housing for very low-income seniors and for Moderate-Income families.

(d) The project sponsor may elect but is not required to serve any special populations in the affordable housing units, except for educator households as described in Section D below.

(e) Initial allowable rents, sales prices and eligibility for the Affordable Units will be consistent with MOHCD's published schedules as of the date of underwriting for the applicable Affordable Parcel. The maximum affordable rent or sales price for an Affordable Unit may be no higher than 20% below median market rents or sales prices of the market-rate units in or immediately adjacent to the Project Site.

(f) The Affordable Parcels may, in Developer's sole discretion, contain any combination of Low- and Moderate-Income Units to accommodate affordable funding source requirements, provided that, upon full build-out of the residential units in the Project, the Project's Affordable Units comply in the aggregate with the overall income mix requirements for the Project, as set forth in Sections B.2(a)-(c), above.

3. **Unit Mix and Unit Size.**

(a) Developer will comply with the minimum dwelling unit mix requirements of the SUD, but will use reasonable efforts to achieve the goal of providing 50% of the Affordable Units as two- or more bedroom units on the Affordable Parcels.

(b) All units must meet minimum sizes required by the California Tax Credit Allocation Committee ("**TCAC**").

4. **Affordability Restrictions.**

(a) Each Affordable Parcel will be subject to a recorded regulatory agreement approved by MOHCD to maintain affordability levels for the life of the Project or fifty-seven (57) years, whichever is longer, and regulatory requirements regarding term duration contained in any tax credit agreement. Any Affordable Parcel developed with Educator Units will have a recorded regulatory agreement approved by MOHCD to maintain affordability levels for the life of the Project or ninety-nine (99) years, whichever is longer. The recorded regulatory agreement will identify the limitations on development and use set forth in the Agreement and this Affordable Housing Program.

(b) Each Affordable Parcel will be subject to long-term restrictions pursuant to a notice of special restrictions approved by City's Planning Department and with the limitations on development set forth in the Agreement and this Affordable Housing Program.

(c) For all Affordable Parcels, the notice of special restrictions approved by City's Planning Department will be recorded against the subject Affordable Parcel upon Developer's acquisition of the site pursuant to the PSA. Upon closing of the construction loan for each Affordable Parcel, the MOHCD regulatory agreement will be recorded against the subject Affordable Parcel.

5. **Fee Transfer Requirement.**

(a) In recognition of the City's long-term investment in affordable housing at the Project Site, the fee interest in all Affordable Parcels with MOHCD permanent funding will be conveyed to the City under the jurisdiction of MOHCD for nominal consideration and will be immediately ground leased back to the Affordable Developer of such Affordable Parcel prior to or concurrently with the closing of the construction loan for the Building on the applicable Affordable Parcel, unless such requirement is waived by the Director of MOHCD in the Director's sole discretion. The foregoing requirement will not apply to any Affordable Parcel developed with Educator Units or Self-Help Units if such Educator Units or Self-Help Units are on a separate legal parcel from the other Affordable Units.

C. **Tenant Preferences, Marketing, and Monitoring.**

1. Chapter 47 of the Administrative Code regarding Preference in City Affordable Housing Programs, including the Educator Units, applies to the Project. For purposes of the Project, the definition of "Neighborhood" in Administrative Code Section 47.2 will mean the Supervisorial District in which the Project is located, plus a 1.15 mile buffer around the Project Site.

2. Developer will comply with all applicable state and federal laws, regulations, and guidelines regarding tenant preferences and Fair Housing Laws.

3. Marketing of Affordable Housing Units, except for educator housing.

(a) Developer will perform marketing and outreach for all Affordable Units in accordance with the Housing Preferences and Lottery Procedures Manual published by MOHCD as amended from time to time.

(b) Targeted marketing will be provided for seniors, early child care educators, and neighborhood residents, as applicable to the specific type of housing and funding sources of each Affordable Parcel.

(c) No later than six (6) months before the issuance of a temporary certificate of occupancy for a subject Building, Developer must deliver to the City for the City's review and approval an affirmative plan for initial and ongoing marketing of the Affordable Units and a written tenant selection procedure for initial and ongoing renting of the Affordable Units based on MOHCD's then-current form of marketing and tenant selection plan (the "**Marketing and Tenant Selection Plan**"), in form and substance acceptable to the City. Developer must obtain the City's approval of reasonable alterations to the Marketing and Tenant Selection Plan. Developer must market and rent the Affordable Units in the manner set forth in the Marketing and Tenant Selection Plan, as approved by the City.

4. Tenant waitlists and lottery selections will be managed by MOHCD and administered using the MOHCD Housing Preferences and Lottery Procedures Manual, as amended from time to time.

5. Developer will comply with MOHCD's policy for Annual Monitoring Reporting ("**AMR**"). Currently, the AMR is due on May 31 for projects whose business year ends on December 31 and on November 31 for projects whose business year ends on June 31, and must be submitted in electronic form only.

D. **Educator Housing**

1. Developer will designate one of the Affordable Parcels for development of approximately 150 Affordable Units for educator households (as defined by state law and otherwise in a manner that ensures Developer's receipt of a property tax exemption on the basis of the property's use exclusively for educational purposes) ("**Educator Units**"). The Educator Units will be located in a single building, currently anticipated to be located on Parcel F of the Site Plan. The Educator Units will be deed-restricted to Moderate Income educator households with rents set between 70% to 120% of AMI and to educator households qualifying for rents set between 120% to 130% of AMI ("**Middle Income Units**"), and with a goal of achieving an

average of no more than 100% AMI across all Educator Units. Developer will use best efforts to fill any Educator Units with a rental rate or purchase price set above 120% of AMI with a minimum occupancy of two persons. Households with at least one full-time employee of the San Francisco Community College District (the "**College**") or the San Francisco Unified School District ("**SFUSD**") will have preferential priority for all Educator Units. College households will have first priority and SFUSD households will have second priority.

2. Tenant waitlists and lottery selections for Educator Units will be managed by MOHCD and administered using the policies in the MOHCD Housing Preferences and Lottery Procedures Manual, as amended from time to time, but excluding the Waitlist policy. The lottery for Educator Units will draw from a specific educator waitlist and will prioritize College educators as described in Section D.1.

3. No later than six (6) months before the issuance of a temporary certificate of occupancy for a subject Building, Developer must deliver to the City for the City's review and approval an affirmative plan for initial and ongoing marketing of the Educator Units and a written tenant selection procedure for initial and ongoing renting of the Educator Units based on MOHCD's then-current form of Marketing and Tenant Selection Plan, in form and substance acceptable to the City. Developer must obtain the City's approval of reasonable alterations to the Marketing and Tenant Selection Plan. Developer must market and rent the Educator Units in the manner set forth in the Marketing and Tenant Selection Plan, as approved by the City. The educator building shall have an educator specific marketing program to be approved by MOHCD.

4. Developer will comply with MOHCD's policy for Annual Monitoring Reporting ("**AMR**"). The recorded regulatory agreement will establish the timeline for submitting the AMR. MOHCD's monitoring will ensure compliance with the regulatory agreement, the NSR, and the written agreement between the Developer, the College and SFUSD described in Section D.5.(b).

5. Developer's ability and obligation to provide the Educator Units is subject to all of the following:

(a) Developer obtains confirmation from the California State Board of Equalization that the building containing the Educator Units will receive a property tax exemption on the basis of the applicable property's exclusive use for educational purposes;

(b) Developer, the College, and SFUSD execute a written agreement regarding coordinated management policies for the Educator Units, including but not limited to policies regarding retention of residents/tenants of the Educator Units upon the termination, resignation, or retirement of the educator employee and maximum income for a household to remain in an Educator Unit over time, and subject to MOHCD approval as to form. If either the College or SFUSD has not entered into such an agreement, then educators from that institution will lose their preferential priority for occupancy of the Educator Units.

(c) In order for College educator households to receive preferential priority for the Educator Units as described in this Section D, the College must timely record a revised Access Easement Agreement with terms reasonably acceptable to Developer.

6. If Developer is unable to provide the Educator Units due to a failure to obtain the items described in Section D.5.(a)-(c) above, then Developer will provide Affordable Units that comply with the overall income mix requirements described in Sections B.2(a)-(c).

E. **Funding Plan**

1. Developer, or such other Affordable Developer of an Affordable Parcel, will identify and assemble funding for each Affordable Parcel. Developer may pursue funding from any and all sources, including but not limited to competitive state and federal sources, subject to the limitations set forth in Section E.4(b), below. Such funding may include, but is not limited to, LIHTC, tax-exempt bonds, conventional debt, State and/or Federal subsidies, grants, Developer's Affordable Funding Share, and the City's Affordable Funding Share.

2. The aggregate City's Affordable Funding Share (i.e., over the life of the Project) will be a maximum of $239,000 per Affordable Unit multiplied by 33.3% of the Affordable Units, which is based on the MOHCD 2019 per unit average subsidy amount. Any unallocated portion of the aggregate City's Affordable Funding Share will adjust annually based on the CPI Index, assuming a base year of 2020. City's Affordable Funding Share will be considered allocated upon MOHCD approval of the Affordable Parcel's gap loan evaluation.

(a) City's obligation to provide City's Affordable Funding Share will apply only to the extent other outside funding sources have been leveraged to the greatest extent feasible. Developer, or an alternative Affordable Developer, as applicable, will diligently pursue all such outside funding sources. Additionally, in no event will City's Affordable Funding Share on a per unit basis exceed Developer's Affordable Funding Share on a per unit basis.

(b) City will satisfy its obligation to pay City's Affordable Funding Share by disbursing a per-unit gap amount that may vary depending on the specific financing needs of each Affordable Parcel, but will not exceed the aggregate City's Affordable Funding Share except as provided for in Section E.2(e) below.

(c) The parties intend that the City's Affordable Funding Share will be applied to the three mixed-income Affordable Parcels A, B, and E, and not to the Educator Units in Parcel F. Any proposed use of the City's Affordable Funding Share for the Educator Units must be approved by MOHCD in the MOHCD Director's sole discretion.

(d) Notwithstanding anything to the contrary in this Affordable Housing Program or in the Agreement, City will not be obligated to provide City's Affordable Funding Share, including in the form of predevelopment funds and loan disbursements, (i) at any time that Developer is in default on another affordable housing project funded in whole or in part with City funds, until the default is cured, and (ii) if any material adverse change occurs in the financial condition or operation capacity of Developer or the Affordable Developer that has a material adverse impact on the Project.

(e) City's Affordable Funding Share represents the Parties' good faith estimate of the per-unit equity financing gap required to develop the Affordable Parcels, as of the date of this Agreement If, for reasons such as reduced funding opportunities available in Difficult Development Areas or Qualified Census Tracts (as those terms are defined by HUD), the actual per-unit financing gap required to develop an Affordable Parcel increases materially such that City's Affordable Funding Share, when combined with other funding sources, including but not limited to Developer's Affordable Funding Share, if applicable, is inadequate to secure viable financing for construction of the applicable Affordable Parcel, then the Parties will meet and confer in good faith to agree on an adjustment to the City's Per Unit Funding Share and/or the affordability levels to be achieved on a particular Affordable Parcel.

3. The City's Affordable Funding Share will be managed and disbursed by MOHCD. City funding allocations will be subject to MOHCD Loan Committee approval and appropriation by the Board of Supervisors.

(a) Developer's Affordable Funding Share will be applied to Affordable Parcels in amounts depending on the specific financing needs of each Affordable Parcel. Developer will work in consultation with MOHCD to determine the specific amount of City's Affordable Funding Share in each of the Affordable Parcels, in accordance with the funding plan application process set forth below.

(b) The parties intend that Developer's Affordable Funding Share and the City's Affordable Funding Share will be allocated proportionately to each Affordable Parcel A, B, and E. However, Developer may elect to increase Developer's Affordable Funding Share for a particular Affordable Parcel to allow development to proceed and/or to satisfy the Affordable Requirement Linkage described in Schedule 1 attached to the Agreement. In such event, City's Affordable Funding Share for the remaining Affordable Parcels will increase commensurately. Conversely, Developer may request that City increase the City's Affordable Funding Share for a particular Affordable Parcel, and if approved then in such event City's Affordable Funding Share for the remaining Affordable Parcels will decrease commensurately.

4. Three (3) months prior to Developer's submittal of a Phase Application to the Planning Department for any Phase that includes an Affordable Parcel, Developer will submit a funding plan to MOHCD. The funding plan will include an analysis of potential funding sources and project competitiveness for those funding sources, including Developer's proposal for allocation of City's Affordable Funding Share for the subject Affordable Parcel.

(a) In order to promote the efficient administration of City's obligations under this Affordable Housing Program, Developer will adhere to MOHCD's then-current procedures for underwriting of affordable housing projects financed with City funds. To the extent of any conflict between the Agreement (including this Affordable Housing Program) and MOHCD's then-current underwriting procedures, the Agreement shall control.

(b) In order to encourage maximum leveraging of outside funding, MOHCD will not restrict Developer's competitive application for funds from any particular source except that in no case will Developer pursue an allocation of tax credits under the 9% program without MOHCD's consent.

5. Once Developer and MOHCD have agreed to a funding plan for a particular Affordable Parcel, Developer will pursue outside funding sources identified in such plan with diligence.

(a) MOHCD will cooperate diligently and in good faith with Developer to assist Developer in securing all approved outside funding, including by acting as the applicant or co-applicant for certain funding sources, where necessary or desirable. If a proposed funding source requires MOHCD as an applicant, the application will be subject to Citywide Loan Committee approval prior to the submission of the outside funding application.

(b) Developer must comply with all project milestones and performance deadlines as required by all funding sources in the approved funding plan, including but not limited to those established by tax credit and tax-exempt bond financing. Should Developer fail to meet such performance deadlines, City will not have any obligation to provide City's Affordable Funding Share for the subject Affordable Parcel.

6. Developer must submit a Phase Application (as described in greater detail in Exhibit N of the Agreement) for any Phase that receives a predevelopment funding commitment from MOHCD within 12 months of receiving such commitment.

F. **Costa-Hawkins Rental Housing Act**

1. **Non-Applicability of Costa-Hawkins Act**. Chapter 4.3 of the California Government Code directs public agencies to grant concessions and incentives to private developers for the production of housing for lower income households. The Costa-Hawkins Rental Housing Act, California Civil Code Sections 1954.50 et seq. (the "**Costa-Hawkins Act**"), provides for no limitations on the establishment of the initial and all subsequent rental rates for a dwelling unit with a certificate of occupancy issued after February 1, 1995, with exceptions, including an exception for dwelling units constructed pursuant to a contract with a public agency in consideration for a direct financial contribution or any other form of assistance specified in Chapter 4.3 of the California Government Code (Section 1954.52(b)). The Parties agree that the Costa-Hawkins Act does not and in no way shall limit or otherwise affect the restriction of rental charges for the Affordable Units. The Agreement falls within the express exception to the Costa-Hawkins Act, Section 1954.52(b) because the Agreement is a contract with a public entity in consideration for contributions and other forms of assistance specified in Chapter 4.3 (commencing with Section 65919 of Division 1 of Title 7 of the California Government Code). The City and Developer would not be willing to enter into the Agreement without the understanding and agreement that Costa-Hawkins Act provisions set forth in California Civil Code Section 1954.52(a) do not apply to the Affordable Units as a result of the exemption set forth in California Civil Code Section 1954.52(b) for the reasons specified above.

2. **General Waiver**. Developer, on behalf of itself and all of its successors and assigns of all or any portion of the Project Site, agrees not to challenge and expressly waives, now and forever, any and all rights to challenge the requirements of the Agreement related to the establishment of the Affordable Units under the Costa-Hawkins Act (as the Costa-Hawkins Act may be amended or supplanted from time to time). If and to the extent such general covenants and waivers are not enforceable under Law, the Parties acknowledge and that they are important

elements of the consideration for the Agreement and the Parties should not have the benefits of the Agreement without the burdens of the Agreement. Accordingly, if Developer challenges the application of this covenant and waiver, then such breach will be an Event of Default and City shall have the right to terminate the Agreement in its entirety.

3. **Notification**. Developer shall notify any potential buyer of all or part of the Project Site of the provisions of this Affordable Housing Program. By acquiring any interest in the Project Site, a buyer agrees to these provisions, and agrees to the specific waiver, releases and indemnifications set forth herein. If Developer fails to notify a buyer of these provisions and a buyer alleges that it is not subject to the requirements of this Housing Plan because it was not made aware of these provisions before it acquired an interest in the Project Site, Developer shall indemnify and defend the City against any and all claims or losses resulting from such allegation.

EXHIBIT D-1
AFFORDABLE HOUSING SITE PLAN

Parcel	Affordability Range	Approximate Unit Count
A	Low and Moderate	182
B	Low and Moderate	70
E	Low and Moderate	124
F	Moderate	154
H	Moderate	20

EXHIBIT E
LIST OF APPROVALS

EXHIBIT E

LIST OF APPROVALS

A. Final approval actions of the San Francisco Board of Supervisors:

1. Ordinance No. 142-20 (File No. 200423): (1) Approving a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC; (2) waiving or modifying certain provisions of the Administrative Code, Planning Code, Public Works Code, Subdivision Code, and Health Code; (3) adopting findings under the California Environmental Quality Act and findings of consistency with the General Plan and Planning Code priority policies.

2. Ordinance No. 143-20 (File No. 200635): Amending the General Plan and adopting findings under the California Environmental Quality Act and findings of consistency with the General Plan and Planning Code priority policies.

3. Ordinance No. 141-20 (File No. 200422): Amending the Planning Code, the Zoning Map, and the Height Map to add the Balboa Reservoir Special Use District and adopting findings under the California Environmental Quality Act and findings of consistency with the General Plan and Planning Code priority policies.

4. Resolution No. 373-20 (File No. 200740): Approval of Agreement for Sale of Real Estate, SFPUC Open Space License Agreement, Promissory Note, Deed of Trust, Recognition Agreement, and Access Easement Agreement and Deed; CEQA Findings, General Plan Consistency Findings.

B. Final and related approval actions of the San Francisco Planning Commission:

1. Motion No. 20730: Certifying the Final Subsequent Environmental Impact Report for the Balboa Reservoir Project.

2. Motion No. 20731: Adopting California Environmental Quality Act findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

3. Resolution No. 20732: Recommending to the Board of Supervisors approval of General Plan amendments and adopting General Plan Consistency Findings.

4. Resolution No. 20733: Recommending to the Board of Supervisors approval of amendments to the Planning Code, the Zoning Map, and the Height Map to add the Balboa Reservoir Special Use District.

5. Resolution No. 20735: Recommending to the Board of Supervisors approval of a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC.

6. Motion No. 20734: Approving the Balboa Reservoir Design Standards and Guidelines.

C. Final and related approval actions of San Francisco Public Utilities Commission.

1. Resolution No. 20-135: Approval of Agreement for Sale of Real Estate, SFPUC Open Space License Agreement, Promissory Note, Deed of Trust, Recognition Agreement, and Access Easement Agreement and Deed; consenting to Development Agreement; CEQA Findings, General Plan Consistency Findings.]

D. Final and related approval actions of San Francisco Municipal Transportation Agency Board of Directors.

1. Resolution No. 200616-055: Consenting to a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC, including the Transportation Exhibit.

EXHIBIT F
MMRP

MITIGATION MONITORING AND REPORTING PROGRAM FOR BALBOA RESERVOIR PROJECT

Measures Adopted as Conditions of Approval	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
MITIGATION MEASURES FOR THE BALBOA RESERVOIR PROJECT				
Transportation and Circulation Mitigation Measures				
The project sponsor, under either project option, shall implement feasible measures (as developed in consultation with SFMTA) to reduce transit delay for the identified segments of the K/T Third/Ingleside, 29 Sunset, and 43 Masonic. **Routes and Study Segments.** The following routes and study segments would most likely experience cumulative transit delay impact to which the project would have a considerable cumulative contribution: • K/T Third/Ingleside (outbound): Jules Avenue/Ocean Avenue to Balboa Park Bay Area Rapid Transit (BART) • K/T Third/Ingleside (inbound): San Jose Avenue/Geneva Avenue to Dorado Terrace/Ocean Avenue • 29 Sunset (outbound): Plymouth Avenue/Ocean Avenue to Mission St/Persia Avenue • 29 Sunset (inbound): Mission St/Persia Avenue to Plymouth Avenue/Ocean Avenue • 43 Masonic (outbound): Gennessee Street/Monterey Boulevard to Geneva Avenue/Howth Street • 43 Masonic (inbound): Geneva Avenue/Howth Street to Foerster Street/Monterey Boulevard **Implement Capital Improvement Measures.** The project sponsor shall contribute funds for the following capital improvement measures that reduce transit travel times: 1. **Signal Timing Modifications at Ocean Avenue/Brighton Avenue**. The project sponsor shall fund the design and construction of signal timing modifications and restriping, as needed, at the Ocean Avenue/Brighton Avenue intersection. The existing traffic signal shall be modified to prohibit eastbound left turns and provide a protected green arrow signal phase for westbound left turns. 2. **Signal Timing Modifications at Ocean Avenue/Plymouth Avenue.** The project sponsor shall fund the design and construction of signal timing modifications and restriping, as needed, at the Ocean Avenue/Plymouth Avenue intersection. The existing traffic signal shall be modified to prohibit eastbound left turns and provide a protected green arrow signal phase for westbound left turns. 3. **Bus Boarding Island on Southbound Frida Kahlo Way.** The project sponsor shall fund the design and construction of a bus boarding island on southbound Frida Kahlo Way, north of the Frida Kahlo Way/Geneva Avenue/Ocean Avenue intersection, and restriping, as needed. If SFMTA adopts a strategy to reduce transit travel times to the K/T Third/Ingleside, 29 Sunset, and 43 Masonic that does not involve signal timing modifications or bus boarding islands, the project's total contribution shall remain the same, and may be used for other transit travel time saving strategies on these routes, as deemed appropriate by the SFMTA. The schedule for implementing capital improvement measures shall be at the discretion of SFMTA, as designated in the SFMTA's capital improvements plan.	Project sponsor	Project sponsor shall submit the $110,000 (plus CPI escalation) payment prior to issuance of the first construction document for the first project building in Phase 1. The project sponsor shall submit the $90,000 (plus CPI escalation) payment prior to issuance of the first construction document for the first project building in Phase 2.	SFMTA	Documentation of compliance. Considered complete when the project sponsor has contributed $200,000 (plus CPI escalation) to fund the SFMTA capital improvement measures.
Noise Mitigation Measures				
Mitigation Measure M-NO-1: Construction Noise Control Measures. The project sponsor shall implement a project-specific noise control plan that has been prepared by a qualified acoustical consultant and approved by the planning department. The noise control plan may include, but not limited to, the following construction noise control measures: • To the extent that it does not extend the overall schedule, conduct demolition of the parking lot at the northern portion of the project site during periods when Archbishop Riordan High School is not in session. • Require the general contractor to ensure that equipment and trucks used for project construction utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds). • Require the general contractor to locate stationary noise sources (such as the rock/concrete crusher, or compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and/or to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, to the maximum extent practicable. • Require the general contractor to use impact tools (e.g., jackhammers and pavement breakers) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which would reduce noise levels by as much as 10 dBA. • Include noise control requirements for construction equipment and tools, including specifically concrete saws, in specifications provided to construction contractors. Such requirements could include, but are not limited to, erecting temporary plywood noise barriers around a	Project sponsor and contractor	Draft noise control plan submittal to Planning Department: prior to issuance of the first demolition or site permit. Draft construction noise monitoring program submittal to Planning Department: prior to start of excavation of all construction phases. Implementation of measures: throughout construction period.	San Francisco Department of Building Inspection (DBI), Planning Department, Department of Public Health (on complaint basis), Police Department (on complaint basis). Planning Department to review and approve noise control plan and construction noise monitoring programs. Project sponsor, qualified consultant, and/or construction contractor(s) to prepare a weekly noise monitoring log which shall be made available to the Planning Department when requested. Any weekly report that includes an exceedance or for a period during which a complaint is received shall be submitted to the development performance coordinator within 3	Considered complete at the completion of construction for each subsequent phase of the project and submittal of final noise monitoring report.

MITIGATION MONITORING AND REPORTING PROGRAM FOR BALBOA RESERVOIR PROJECT

Measures Adopted as Conditions of Approval	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
construction site, particularly where a site adjoins noise-sensitive uses; utilizing noise control blankets on a building structure as the building is erected to reduce noise levels emanating from the construction site; performing all work in a manner that minimizes noise; and using equipment with effective mufflers. Moveable sound barrier curtains can provide up to 15 dBA of sound attenuation. • Undertake the noisiest activities (e.g., demolition using hoe rams) during the hours of 9 a.m. to 4 p.m.; and select or construct haul routes that avoid the North Access Road and the adjacent Archbishop Riordan High School and residential uses along Plymouth Avenue and Lee Avenue, such as the temporary or permanent relocation of North Street. • Postpone demolition of the west side berm to the end of Phase 0, to the extent that it does not extend the overall schedule, so that it may serve as a noise attenuation barrier for the receptors to the west for earlier Phase 0 demolition and construction activities. • Notify the planning department's development performance coordinator at the time that night noise permits are requested or as soon as possible after emergency/unanticipated activity causing noise with the potential to exceed noise standards has occurred. The general contractor or other designated person(s) shall prepare a weekly noise monitoring log report that shall be made available to the planning department upon request. The log shall include any noise complaints received, whether in connection with an exceedance or not, as well as any noise complaints received through calls to 311 or DBI if the contractor is made aware of them (for example, via a DBI notice, inspection, or investigation). Any weekly report that includes an exceedance or for a period during which a complaint is received shall be submitted to the planning department within three business days following the week in which the exceedance or complaint occurred. A report also shall be submitted to the planning department at the completion of each construction phase. The report shall document noise levels, exceedances of threshold levels, if reported, and corrective action(s) taken.			business days following the week in which the exceedance or complaint occurred. Project sponsor, qualified consultant, and/or construction contractor(s) to submit final noise monitoring report to the Planning Department development performance coordinator at the completion of each construction phase.	
Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Controls. Noise attenuation measures shall be incorporated into all fixed mechanical equipment (including HVAC equipment) installed on all buildings that include such equipment as necessary to meet noise limits specified in Police Code section 2909. Interior noise limits shall be met under both existing and future noise conditions. Noise attenuation measures could include provision of sound enclosures/barriers, addition of roof parapets to block noise, increasing setback distances from sensitive receptors, provision of louvered vent openings, location of vent openings away from adjacent residential uses, and restriction of generator testing to the daytime hours. After completing installation of the HVAC equipment but before receipt of the Certificate of Occupancy for each building, the project sponsor shall conduct noise measurements to ensure that the noise generated by fixed mechanical equipment complies with section 2909(a) and (d) of the San Francisco Noise Ordinance. No Final Certificate of Occupancy shall be issued for any building until the standards in the Noise Ordinance are shown to be met for that building.	Project sponsor	Prior to receipt of any certificate of final occupancy for each building.	San Francisco Department of Building Inspection (DBI). Project sponsor to provide copies of project construction plans to the Planning Department that show incorporation of noise attenuation measures.	Considered complete upon DBI review and issuance of final certificate of occupancy.
Air Quality Mitigation Measures				
Mitigation Measure M-AQ-2a: Construction Emissions Minimization. The project sponsor or the project sponsor's contractor shall comply with the following: A. *Engine Requirements.* 1. All off-road equipment greater than 25 horsepower shall have engines that meet Tier 4 Final off-road emission standards. 2. Since grid power will be available, portable diesel engines shall be prohibited. 3. Renewable diesel shall be used to fuel all diesel engines unless it can be demonstrated to the Environmental Review Officer (ERO) that such fuel is not compatible with on-road or off-road engines and that emissions of ROG and NOx from the transport of fuel to the project site will offset its NOx reduction potential. 4. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 5. The contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. B. *Waivers.* The ERO may waive the equipment requirements of subsection (A)(1) if: a particular piece of off-road equipment is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use other off-road equipment. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to the table below. The ERO may waive the equipment requirements of Item A.1 if: a particular piece of off-road equipment with an engine meeting Tier 4 Final emission standards is not regionally available to the satisfaction of the ERO. If seeking a waiver from this requirement, the project sponsor must demonstrate to the satisfaction of the ERO that the health risks from existing sources, project construction and operation, and cumulative sources do not exceed a total of 10 µg/m3 or 100 excess cancer risks for any onsite or offsite receptor. The ERO may waive the equipment requirements of Item A.2 if: an application has been submitted to initiate onsite electrical power,	Project sponsor and project sponsor's construction contractor	Submit construction emissions minimization plan to Planning Department prior to issuance of construction site permit. Implement plan throughout construction period. Submit final plan after completion of construction activities and prior to receiving a final certificate of occupancy.	Planning Department (ERO) or their designee must review draft construction emissions minimization plan prior to issuance of first demolition or construction permit and approve final plan prior to the start of demolition or construction. ERO to review quarterly and final monitoring reports.	Considered complete upon Planning Department review and approval of documentation and completion of construction.

MITIGATION MONITORING AND REPORTING PROGRAM FOR BALBOA RESERVOIR PROJECT

Measures Adopted as Conditions of Approval	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
portable diesel engines may be temporarily operated for a period of up to three weeks until onsite electrical power can be initiated or, there is a compelling emergency. C. *Construction Emissions Minimization Plan*. Before starting onsite ground disturbing, demolition, or construction activities, the contractor shall submit a Construction Emissions Minimization Plan to the ERO for review and approval. The plan shall state, in reasonable detail, how the contractor will meet the requirements of Section A, Engine Requirements. 1. The Construction Emissions Minimization Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. 2. The project sponsor shall ensure that all applicable requirements of the Construction Emissions Minimization Plan have been incorporated into the contract specifications. The plan shall include a certification statement that the contractor agrees to comply fully with the plan. 3. The contractor shall make the Construction Emissions Minimization Plan available to the public for review onsite during working hours. The contractor shall post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours and shall explain how to request to inspect the plan. The contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way. D. *Monitoring*. After start of construction activities, the contractor shall submit quarterly reports to the ERO documenting compliance with the Construction Emissions Minimization Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the plan.				
Mitigation Measure M-AQ-2b: Low-VOC Architectural Coatings. The project sponsor shall use low- and super-compliant VOC architectural coatings during construction. "Low-VOC" refers to paints that meet the more stringent regulatory limits in South Coast Air Quality Management District rule 1113; however, many manufacturers have reformulated to levels well below these limits. These are referred to as "Super-Compliant" architectural coatings.	Project sponsor	During construction	Planning Department (ERO)	Considered complete upon Planning Department review and approval of documentation of compliance
Mitigation Measure M-AQ-2c: On-Road Truck Emissions Minimization for the Compressed Construction Schedule. Under the compressed three-year construction schedule for either the Developer's Proposed Option or the Additional Housing Option, the project sponsor or the project sponsor's contractor shall comply with the following: A. *Engine Requirements*. The project sponsor shall ensure that all on-road heavy-duty diesel trucks with a gross vehicle weight rating of 19,500 pounds or greater used at the project site (such as haul trucks, water trucks, dump trucks, concrete trucks, and vendor trucks) be model year 2014 or newer. B. *Waivers*. The ERO may waive the engine year requirements of Subsection (A)(1) for on-road heavy duty diesel vendor trucks delivering materials to the project site, which could include window, door, cabinet, or elevator equipment if each vendor truck entering the project site is used only once for a single delivery of equipment or material. If the ERO grants the waiver, the contractor must demonstrate that that vendor truck would only be used once for a single delivery to the project site. Waivers to the engine year requirements of Subsection (A)(1) shall not be included for vendor trucks that import or off-haul soil, transport heavy earthmoving equipment, or ready-mix concrete, or deliver lumber. C. *Construction Emissions Minimization Plan*. The construction minimization requirements of Mitigation Measure M-AQ-2a item (C). D. *Monitoring*. The monitoring requirements of Mitigation Measure M-AQ-2a item (D).	Project sponsor and contactor	Implement prior to and during construction activities for the compressed construction schedule	Planning Department (ERO). ERO to review draft construction emissions minimization plan prior to issuance of first demolition or construction permit and final plan at the start of demolition or construction. ERO to review quarterly and final monitoring reports.	Considered complete upon Planning Department review and approval of documentation and completion of construction.
Mitigation Measure M-AQ-2d: Offset Construction Emissions for the Compressed Schedule. Under the compressed three-year construction schedule for either the Developer's Proposed Option or the Additional Housing Option, the project sponsor shall implement this measure. Prior to issuance of the final certificate of occupancy for the final building associated with Phase 1, the project sponsor, with the oversight of the Environmental Review Officer (ERO), shall either: 1. Directly fund or implement a specific offset project within San Francisco if available to achieve the equivalent to a one-time reduction of 2.0 tons per year of ozone precursors for the Developer's Proposed Option or 3.2 tons per year of ozone precursors for the Additional Housing Option. To qualify under this mitigation measure, the specific emissions offset project must result in emission reductions within the San Francisco Bay Area Air Basin that would not otherwise be achieved through compliance with existing regulatory requirements. A preferred offset project would be one implemented locally within the City and County of San Francisco. Prior to implementing the offset project, it must be approved by the ERO. The project sponsor shall notify the ERO within six months of completion of the offset project for verification; or 2. Pay mitigation offset fees to the Bay Area Air Quality Management District Bay Area Clean Air Foundation or other governmental entity or third party. The mitigation offset fee shall fund one or more emissions reduction projects within the San Francisco Bay Area Air Basin. The fee will be determined by the ERO, the project sponsor, and the governmental entity or third party responsible	Project sponsor	*Offset program*: Prior to issuance of final certificate of occupancy for final building constructed, notify the ERO within six months of completion of the offset project(s) and/or *Mitigation Fee*: Sign agreement prior to issuance of first site permit. Pay amount determined at time of impact	*Offset program*: Planning Department (ERO) *Mitigation Fee*: BAAQMD or other governmental entity or third party	*Offset program*: Considered complete upon approval of documentation of offset projects implemented *Mitigation Fee*: Considered complete upon BAAQMD/other governmental entity/third party confirmation of receipt of payment

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Measures Adopted as Conditions of Approval	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
for administering the funds, and be based on the type of projects available at the time of the payment. This fee is intended to fund emissions reduction projects to achieve reductions of 2.0 tons per year of ozone precursors for the Developer's Proposed Option or 3.2 tons per year of ozone precursors for the Additional Housing Option, which is the amount required to reduce emissions below significance levels after implementation of other identified mitigation measures as currently calculated. The agreement that specifies fees and timing of payment shall be signed by the project sponsor, the governmental entity or third party responsible for administering the funds, and the ERO prior to issuance of the first site permit. This offset payment shall total the predicted 2.0 tons per year of ozone precursors for the Developer's Proposed Option or 3.2 tons per year of ozone precursors for the Additional Housing Option above the 10-ton-per-year threshold after implementation of Mitigation Measures M-AQ-2a, M-AQ-2b, and M-AQ-2c. The total emission offset amount presented above was calculated by summing the maximum daily construction of ROG and NOx (pounds/day), multiplying by 260 work days per year, and converting to tons. The amount represents the total estimated operational and construction-related ROG and NOx emissions offsets required. No reductions are needed for operations or overlapping construction and operations.				
Mitigation Measure M-AQ-4a: Diesel Backup Generator Specifications. To reduce ROG and NOx associated with operation of the proposed project, the project sponsor shall implement the following measures: A. All new diesel backup generators shall: 1. Have engines that meet or exceed California Air Resources Board Tier 4 off-road emission standards which have the lowest NOx emissions of commercially available generators; and 2. Be fueled with renewable diesel, if commercially available, which has been demonstrated to reduce NOx emissions by approximately 10 percent. B. All new diesel backup generators shall have an annual maintenance testing limit of 50 hours, subject to any further restrictions as may be imposed by the Bay Area Air Quality Management District in its permitting process. C. For each new diesel backup generator permit submitted to Bay Area Air Quality Management District for the project, the project sponsor shall submit the anticipated location and engine specifications to the San Francisco Planning Department ERO for review and approval prior to issuance of a permit for the generator from the San Francisco Department of Building Inspection. Once operational, all diesel backup generators shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The operator of the facility at which the generator is located shall be required to maintain records of the testing schedule for each diesel backup generator for the life of that diesel backup generator and to provide this information for review to the planning department within three months of requesting such information.	Project sponsor and facility operator, Planning Department.	Prior to issuance of a permit for diesel backup generator specifications. Ongoing for maintenance, testing, and records keeping.	Planning Department (ERO) and DBI	Equipment specifications portion considered complete when equipment specifications approved by ERO. Maintenance portion is ongoing and records are subject to Planning Department review upon request.
Mitigation Measure M-AQ 4b: Install MERV 13 Filters at the Daycare Facility. If the daycare facility is constructed as part of Phase 1 and is operational while Phase 2 is under construction, the project sponsor shall install a mechanical ventilation system at the onsite daycare facility located in Block B capable of achieving the protection from particulate matter (PM2.5) equivalent to that associated with a Minimum Efficiency Reporting Value (MERV) 13 filtration (as defined by American Society of Heating, Refrigerating and Air-Conditioning Engineers [ASHRAE] standard 52.2). The system must meet the requirements of San Francisco Health Code article 38 and San Francisco Building Code section 1203.5.	Project sponsor	Prior to issuance of final certificate of occupancy for building containing daycare.	Planning Department (ERO) and DBI.	Considered complete upon ERO and DBI acceptance of documentation of compliance prior to issuance of a certificate of occupancy.
Cultural Resources (Archeological Resources) Mitigation Measures				
Mitigation Measure M-CR-2: Accidental Discovery of Archeological Resources (PEIR Mitigation Measure AM-1). The project sponsor shall distribute the planning department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet. Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. If the ERO determines that an archeological resource may be present within the project area, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the planning department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.	Project sponsor, contractor, qualified archaeological consultant, and Planning Department (ERO).	During soil-disturbing activities.	Planning Department (ERO).	Considered complete upon ERO's approval of FARR.

MITIGATION MONITORING AND REPORTING PROGRAM FOR BALBOA RESERVOIR PROJECT

Measures Adopted as Conditions of Approval	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions. The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report. Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.				
Mitigation Measure M-CR-3: Accidental Discovery of Human Remains. The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD).The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The Environmental Review Officer (ERO) shall also be notified immediately upon discovery of human remains. The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement) with the MLD, as expeditiously as possible for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code section 5097.98). Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soil-disturbing activity additionally shall follow protocols laid out in the project's archeological treatment documents, and any agreement established between the project sponsor, the Medical Examiner and the ERO.	Project sponsor and contractor, archaeological consultant, ERO in consultation with the Coroner of the City and County of San Francisco, Native American Heritage Commission, and Most Likely Descendant.	In the event human remains and/or funerary objects are encountered, during soil-disturbing activity; immediately, upon each such discovery	Planning Department (ERO)	Considered complete on notification of the San Francisco County Coroner and ERO, and if Native American remains are discovered, then notification to NAHC, and MLD, and completion of treatment agreement and/or analysis and reporting.
Tribal Cultural Resources Mitigation Measures				
Mitigation Measure M-TC-1: Tribal Cultural Resources Interpretive Program. If the Environmental Review Officer (ERO) determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible. If the ERO determines that preservation-in-place of the tribal cultural resource is both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP). Implementation of the approved ARPP by the archeological consultant shall be required when feasible. If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the tribal cultural resource in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and	Planning Department (ERO), Native American tribal representatives, archaeological consultant, project sponsor.	In the event tribal cultural resources are encountered during soil-disturbing activity.	Planning Department (ERO).	Considered complete if no Tribal Cultural Resource is discovered or Tribal Cultural Resource is discovered and either preserved in-place or project effects to Tribal Cultural Resource are mitigated by implementation of Planning Department approved interpretive program.

MITIGATION MONITORING AND REPORTING PROGRAM FOR BALBOA RESERVOIR PROJECT

Measures Adopted as Conditions of Approval	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Schedule and Verification of Compliance
educational panels or other informational displays.				
Geology and Soils Mitigation Measures				
Mitigation Measure M-GE-6: Inadvertent Discovery of Paleontological Resources. Before the start of excavation activities, the project sponsor shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, who is experienced in on-site construction worker training. The qualified paleontologist shall complete an institutional record and literature search and train all construction personnel who are involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils that are likely to be seen during construction, the proper notification procedures should fossils be encountered, and the laws and regulations protecting paleontological resources. If potential vertebrate fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 25 feet of the find shall stop immediately and the monitor shall notify the Environmental Review Officer. The fossil should be protected by an "exclusion zone" (an area approximately 5 feet around the discovery that is marked with caution tape to prevent damage to the fossil). Work shall not resume until a qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the qualified paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. The qualified paleontologist may also propose modifications to the stop-work radius and the monitoring level of effort based on the nature of the find, site geology, and the activities occurring on the site, and in consultation with the Environmental Review Officer. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and currently accepted scientific practice, and shall be subject to review and approval by the Environmental Review Officer. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection (e.g., the University of California Museum of Paleontology), and may also include preparation of a report for publication describing the finds. Upon receipt of the fossil collection, a signed repository receipt form shall be obtained and provided to the planning department. The qualified paleontologist shall prepare a paleontological resources report documenting the treatment, salvage, and, if applicable, curation of the paleontological resources. The project sponsor shall be responsible for the costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The planning department shall ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.	Prior to excavation: project sponsor and qualified paleontological consultant During construction: project sponsor and contractor	Institutional record and literature search: before issuance of a demolition permit. Worker training: before the start of excavation activities During construction	Planning Department (ERO) Planning Department (ERO)	Considered complete upon ERO acceptance of documentation of compliance Considered complete upon ERO acceptance of documentation of compliance

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EXHIBIT G
FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

EXHIBIT G

FORM OF ASSIGNMENT AND ASSUMPTION AGREEMENT

RECORDING REQUESTED BY
CLERK OF THE BOARD OF SUPERVISORS
OF THE CITY AND COUNTY OF SAN FRANCISCO
(Exempt from Recording Fees
Pursuant to Government Code
Section 27383)

AND WHEN RECORDED MAIL TO:

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

ASSIGNMENT AND ASSUMPTION AGREEMENT

RELATIVE TO DEVELOPMENT AGREEMENT FOR [_____]

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "**Assignment**") is entered into this _____ day of _____, 20__, by and between_____, a _____ ("**Assignor**") and _____, a _____ ("**Assignee**").

RECITALS

A. _____, a _____ and the City and County of San Francisco, a political subdivision and municipal corporation of the State of California (the "**City**"), entered into that certain Development Agreement (the "**Development Agreement**") dated as of _____, 20__ for reference purposes, with respect to certain real property owned by Assignor, as such property is more particularly described in the Development Agreement (the "**Project Site**"). The Development Agreement was recorded in the Official Records of the City and County of San Francisco on _____ as Document No. _____.

[*add recital to document any previous transfer of the Transferred Property, with recording information*]

B. The Development Agreement provides that Developer (Assignor) has the right to: (i) Transfer all or a portion of the Project Site, (ii) assign all of its rights, title, interest and obligations under the Development Agreement to a Transferee with respect to the portions of the Project Site transferred to the Transferee, and (iii) except as provided in Section 12.2of the Development Agreement, upon the recordation of an approved Assignment and Assumption Agreement, to be released from any prospective liability or obligation under the Development

Agreement related to the Transferred Property as set forth in Section 12.5 of the Development Agreement.

C. Assignor intends to convey certain real property as more particularly identified and described on Exhibit A attached hereto (hereafter the **"Transferred Property "**) to Assignee. The Transferred Property is subject to the Development Agreement.

D. Assignor desires to assign and Assignee desires to assume Assignor's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Transferred Property, as more particularly described below.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Defined Terms. Initially capitalized terms used herein and not otherwise defined shall have the meaning ascribed to them in the Development Agreement.

2. Assignment of Development Agreement. Assignor hereby assigns to Assignee, effective as of Assignor's conveyance of the Transferred Property to Assignee, all of the rights, title, interest, burdens and obligations of Assignor under the Development Agreement with respect to the Transferred Property, including any Community Benefits that are tied to Buildings on the Transferred Property. Assignor retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other portions of the Project Site owned by Assignor.

3. Assumption of Development Agreement. Assignee hereby assumes, effective as of Assignor's conveyance of the Transferred Property to Assignee, all of the rights, title, interest, burdens and obligations of Assignor under the Development Agreement with respect to the Transferred Property, including its associated Community Benefits, and agrees to observe and fully perform all the duties and obligations of Assignor under the Development Agreement with respect to the Transferred Property, and to be subject to all the terms and conditions thereof with respect to the Transferred Property. The parties intend that, upon the execution of this Assignment and conveyance of the Transferred Property to Assignee, Assignee shall become the "Developer" under the Development Agreement with respect to the Transferred Property.

4. Reaffirmation of Indemnifications. Assignee hereby consents to and expressly reaffirms any and all indemnifications of the City set forth in the Development Agreement, including without limitation Section 4.7 of the Development Agreement.

5. Housing Obligations. Assignee has read and understands the obligations set forth in Exhibit D of the Development Agreement as they relate to the Transferred Property. Without limiting the foregoing, Assignee agrees (1) to the terms and provisions such Exhibit D, including the indemnities, waivers and releases set forth therein, and (2) that the Development Agreement falls within the express exception to the Costa-Hawkins Act, Section 1954.52(b) because it is a contract with a public entity in consideration for contributions and other forms of assistance specified in Chapter 4.3 (commencing with Section 65919 of Division 1 of Title 7 of the

California Government Code). Assignee understands that the City would not have been willing to enter into the Development Agreement without the provisions of such Exhibit D.

6. Assignee's Covenants. Assignee hereby covenants and agrees that: (a) Assignee shall not challenge the enforceability of any provision or requirement of the Development Agreement; (b) Assignee shall not sue the City in connection with any and all disputes between Assignor and Assignee arising from this Assignment or the Development Agreement, including any failure to complete all or any part of the Project by any party; and (c) Assignee shall indemnify the City and its officers, agents and employees from, and if requested, shall defend them against any and all Losses resulting directly or indirectly from any dispute between Assignor and Assignee arising from this Assignment or the Development Agreement.

7. Binding on Successors. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

8. Notices. The notice address for Assignee under Section ____ of the Development Agreement shall be:

_____
_____
_____
Attn: _____

With copy to:

_____
_____
_____
Attn: _____

8. Counterparts. This Assignment may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument.

9. Governing Law. This Assignment and the legal relations of the parties hereto shall be governed by and construed and enforced in accordance with the laws of the State of California, without regard to its principles of conflicts of law.

IN WITNESS HEREOF, the parties hereto have executed this Assignment as of the day and year first above written.

ASSIGNOR:

[insert signature block]

ASSIGNEE:

[insert signature block]

EXHIBIT H
NOTICE OF COMPLETION AND TERMINATION

EXHIBIT H

NOTICE OF COMPLETION AND TERMINATION

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

_____

[address]_____

_____

_____

Attn: _____

(Space above this line reserved for Recorder's use only)

THIS NOTICE OF COMPLETION OF BUILDING AND COMMUNITY BENEFITS (this "Notice") dated for reference purposes only as of this _____ day of _____, 20__, is made by and between the CITY AND COUNTY OF SAN FRANCISCO, a political subdivision and municipal corporation of the State of California (the "City"), acting by and through its Planning Department, and _____, a _____] ("Developer") [*substitute party, if needed*].

1. The City and Developer entered into that certain Development Agreement dated as of _____, 20__ and recorded in the Official Records of the City and County of San Francisco on _____, as Document Number _____ (Book No. ___, Reel No. _____) (the "Development Agreement"). Capitalized terms used in this Notice that are not defined shall have meaning given to such terms in the Development Agreement.

2. Under Section 7.1 of the Development Agreement, when one or more Buildings have been completed and all of the Associated Community Benefits tied to those specific Buildings have also been completed, the City agreed, upon Developer's request, to execute and record a notice of completion as it relates to the applicable Building.

3. The City confirms that the Building known as _____, located on the property described in the attached Exhibit A (the "Affected Property"), together with all of the Associated Community Benefits tied to that Building, have been completed in accordance with the Development Agreement. All parties with an interest in the Affected Property have the right to rely on this Notice.

CITY:

CITY AND COUNTY OF SAN FRANCISCO, municipal corporation

By:_____
Director of Planning

Approved as to form:

[DENNIS J. HERRERA], City Attorney

By:_____
Deputy City Attorney

EXHIBIT A

[*attach legal description of Affected Property prior to recording*]

EXHIBIT I
BALBOA RESERVOIR WORKFORCE AGREEMENT

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BALBOA RESERVOIR WORKFORCE AGREEMENT

I. Project Background.

This Workforce Agreement is attached to and made a part of the development agreement ("**Agreement**") for the Balboa Reservoir Project (the "**Project**"). The Project involves the construction of residential dwelling units and related infrastructure and open space amenities, as described in greater detail in the Agreement. This Workforce Agreement sets forth the activities Developer shall undertake, and require their Construction Contractors, Consultants, Subcontractors, Subconsultants, and Commercial Tenants, as applicable, to undertake, to support workforce development in the construction of the Project and end use phases of the Project Site as required under this Workforce Agreement.

II. Purpose of the Workforce Agreement. This Workforce Agreement sets forth the employment and contracting requirements for the construction and operation of the Project. This Workforce Agreement has been jointly prepared by the City and Developer (on behalf of itself and its successors), in consultation with others including OEWD and other relevant City Agencies.

The purpose of this Workforce Agreement is to ensure training, employment and economic development opportunities are part of the development and operation of the Project. This Workforce Agreement creates a mechanism to provide employment and economic development opportunities for economically disadvantaged persons and San Francisco residents. The City and Developer agree that job creation and equal opportunity contracting opportunities in all areas of employment are an essential part of the redevelopment of the Project Site. The City and Developer agree that it is in the best interests of the Project and the City for a portion of the jobs and contracting opportunities to be directed, to the extent possible based on the type of work required, and subject to collective bargaining agreements, to local, small and economically disadvantaged companies and individuals whenever there is a qualified candidate.

This Workforce Agreement identifies goals for achieving this objective and outlines certain measures that will be undertaken in order to help ensure that these goals and objectives are successfully met. In recognition of the unique circumstances and requirements surrounding the Project, OEWD and Developer have agreed that this Workforce Agreement will constitute the exclusive workforce requirements for the Project.

This Workforce Agreement requires the following:

- Developer to meet the hiring and apprenticeship goals for Local Residents and Disadvantaged Workers for Construction Work on Covered Projects, as set forth in Attachment A (Local Hiring requirements).

- For any work not covered by Local Hiring requirements, Developer to enter into a First Source Hiring Agreement for Construction Work on Covered Projects, in the form attached as Attachment B.

- Developer to meet the utilization and outreach goals applicable to certain construction work for Local Business Enterprises, as set forth in Attachment C (LBE Utilization Plan).

- Developer will comply with Prevailing Wage and Working Conditions terms, as set forth in Section III.B.6.

The foregoing summary is provided for convenience and for informational purposes only. In case of any conflict between this Workforce Agreement and the Development Agreement, the provisions of this Workforce Agreement shall control.

III. Workforce Agreement.

A. DEFINITIONS

The following terms specific to this Workforce Agreement have the meanings given to them below or are defined where indicated. Other initially capitalized terms are defined in the Development Agreement. This Workforce Agreement and all Workforce-Development Plan-specific definitions will prevail over the Development Agreement in relation to the rights and obligations of Developers with respect to workforce development. All references to the Development Agreement include this Workforce Agreement unless explicitly stated otherwise.

"**Apprentice**" means any worker who is indentured in a construction apprenticeship program that maintains current registration with the State of California's Division of Apprenticeship Standards.

"**Apprenticeship**" shall mean a work experience that combines formal job-related technical instruction with structured on-the-job learning experiences. Apprentices are hired by employer at outset of training program, and the training program is pre-approved by the US Department of Labor (USDOL) or California Division of Apprenticeship Standards (DAS). Apprentices receive progressive wages commensurate with their skill attainment throughout an apprenticeship training program. Upon successful completion of all phases of on-the-job learning and related instruction components, Apprentices receive nationally recognized certificates of completion issued by the USDOL or DAS.

"**Building**" means each of the buildings to be constructed on the Project Site under the SUD.

"**Chapter 83**" means Chapter 83 of the San Francisco Administrative Code (First Source Hiring Program).

"**Commercial Activity**" means retail sales and services, restaurant, hotel, education and office uses, technology and biotechnology business, and any other non-profit or for-profit commercial uses permitted under the SUD that are conducted within a Building.

"**Construction Contractor**" means a construction contractor hired by or on behalf of Developer who performs Construction Work on the Project Site or other construction work otherwise covered under the LBE Utilization Plan or First Source Hiring Agreement for Construction (in the form of Attachment B-3).

"**Construction Work**" means, as applicable, (a) the construction of all Public Improvements, (b) the initial construction of Publicly Accessible Private Improvements, (c) the construction of all Buildings to be carried out by a Developer under the Development Agreement, and (d) tenant improvement work for all Buildings. For the avoidance of doubt, Construction Work for Buildings shall not include any repairs, maintenance, renovations or other construction work performed on the Building after the City issues the last Certificate of Occupancy for the entirety of the applicable Building, including all initial tenant spaces.

"**Construction Workforce Requirements**" is defined in Section III.B.1.

"**Consultant**" is defined in Attachment C.

"**Covered Projects**" means Construction Work with an estimated cost in excess of the Threshold Amount, as defined in Section 6.1 of the San Francisco Administrative Code.

"**Developer**" means each and every Developer under the Development Agreement, including any Developer of a Building. For purposes of the initial tenant improvements within a Building, Developer shall mean the property owner or tenant that is responsible for the initial tenant improvements.

"**Disadvantaged Worker(s)**" is defined in Attachment A.

"**Final, Binding and Non-Appealable**" means 90-days after the subject approval, or if a third party files an action challenging the approval during such 90-day period, thirty days after the final judgment or other resolution of the action or issue.

"**FSHA**" means the City's First Source Hiring Administration.

"**Horizontal Improvements**" means the (a) the initial construction of all Public Improvements, and (b) the initial construction of Publicly Accessible Private Improvements.

"**Local Business Enterprise(s)**" or "**LBE**" means a firm that has been certified as an LBE as set forth in Administrative Code Chapter 14B (Local Business Enterprise Utilization and Non-Discrimination in Contracting Ordinance).

"**Local Resident(s)**" is defined in Attachment C.

"**OEWD**" means the City's Office of Economic & Workforce Development.

"**OLSE**" means the City's Office of Labor Standards Enforcement.

"**Permanent Employer**" means each employer in a Covered Operation.

"**Referral**" shall mean a member of the Workforce System who has participated in an OEWD workforce training program.

"**Subconsultant**" is defined in Attachment C.

"**Subcontractor**" is defined in Attachment B-3.

"**Threshold Amount**" is defined in Section 6.1 of the Administrative Code.

B. CONSTRUCTION WORK

1. **Application**. Developer and Construction Contractors shall comply with the applicable provisions of this **Section III.B** (the "**Construction Workforce Requirements**") during construction of Horizontal Improvements and Buildings.

2. **Local Hiring Requirements**. Developer and Construction Contractors (and their subcontractors regardless of tier) must comply with the Local Hiring Requirements set forth on Attachment A attached with respect to Construction Work (as defined therein) for Covered Projects. Local Hiring Requirements supersede the First Source Hiring Program for Construction Work.

3. **First Source Hiring Program for Construction Work.** Developer performing any Construction Work that is not subject to the Local Hiring Requirements will enter into a Memorandum of Understanding with the City's First Source Hiring Administration in the form attached as Attachment B under which Developer must include in their contracts with Construction Contractors for Construction Work a requirement that the applicable Construction Contractor enter into a First Source Hiring Agreement in the form attached as Exhibit B, and to provide a signed copy of the relevant Form exhibits to the FSHA.

4. **Local Business Enterprise Requirements**. Developer and their respective Contractors and Consultants (as defined in Attachment C) must comply with the Local Business Enterprise Utilization Program set forth in Attachment C.

5. **Obligations; Limitations on Liability**. Developer shall use good faith efforts, working with the OEWD or its designee, to enforce the applicable Construction Workforce Requirements with respect to its Construction Contractors (as defined above), Contractors and Consultants (as defined in Attachment C), and each Construction Contractor, Contractor and Consultant, as applicable, shall use good faith efforts, working with OEWD or its designee, to enforce the Construction Workforce Requirements with respect to its Subcontractors and Subconsultants (regardless of tier). However, Developer shall not be liable for the failure of their respective Construction Contractors, Contractors and Consultants, and Construction Contractors, Contractors and Consultants shall not be liable for the failure of their respective Subcontractors and Subconsultants.

6. **Prevailing Wages and Working Conditions.** Developer agrees that all workers performing labor in the construction of Public Improvements that will be dedicated to the City under this Agreement will: (1) pay workers performing that work not less than the Prevailing Rate of Wages as defined in Administrative Code section 6.22 and established under Administrative Code section 6.22(e), (2) provide the same hours, working conditions, and benefits as in each case are provided for similar work

performed in San Francisco County in Administrative Code section 6.22(f), and (3) employ Apprentices in accordance with San Francisco Administrative Code Section 23.61. Any contractor or subcontractor performing a public work or constructing Public Improvements must make certified payroll records and other records required under Administrative Code section 6.22(e)(6) available for inspection and examination by the City with respect to all workers performing covered labor. OLSE enforces labor laws, and OLSE shall be the lead agency responsible for ensuring that prevailing wages are paid and other payroll requirements are met in connection with the work, as more particularly described in the Workforce Agreement.

C. GENERAL PROVISIONS

1. **Enforcement**. OEWD shall have the authority to enforce the Construction Workforce Requirements and the Operations Workforce Requirements. OEWD staff agree to work cooperatively to create efficiencies and avoid redundancies and to implement this Workforce Agreement in good faith, and to work with all of the Project's stakeholders, including Developer, and Construction Contractors (and Subcontractors) and Permanent Employers, in a fair, nondiscriminatory and consistent manner.

2. **Third Party Beneficiaries**. Each contract for Construction Work and Covered Operations shall provide that OEWD shall have third party beneficiary rights thereunder for the limited purpose of enforcing the requirements of this Workforce Agreement applicable to such party directly against such party.

3. **Flexibility**. Some jobs will be better suited to meeting or exceeding the hiring goals than others, hence all workforce hiring goals under a Construction Contract will be cumulative, not individual, goals for that Construction Contract or Permanent Employer. In addition, Developer shall have the right to reasonably spread the workforce goals, in different percentages, among separate Construction Contracts so long as the cumulative goals among all of the Construction Contracts at any given time meet the requirements of this Workforce Agreement. The parties shall make such modifications to the applicable First Source Hiring Agreements consistent with Developers' allocation. This acknowledgement does not alter in any way the requirement that Developer, Construction Contractors and Permanent Employers comply with good faith effort obligations to meet their respective participation goals for the Construction Work and Covered Operations.

4. **Exclusivity**. OEWD and Developer have agreed that this Workforce Agreement will constitute the exclusive workforce requirements for the Project.

[see attached]

ATTACHMENT A

LOCAL HIRING PLAN FOR CONSTRUCTION

1.1 SUMMARY

A. This Attachment A to the Balboa Reservoir Workforce Agreement ("**Local Hiring Plan**") governs the obligations of the Project to comply with the City's Local Hiring Policy for Construction pursuant to Chapter 82 of the San Francisco Administrative Code (the "**Policy**"). In the event of any conflict between Administrative Code Chapter 82 and this Attachment, this Attachment shall govern.

B. The provisions of this Local Hiring Plan are hereby incorporated as a material term of the Development Agreement. Developer performing any work on City Property under the Development Agreement shall require any Contractor performing Construction Work on City Property to agree that (i) the Contractor shall comply with all applicable requirements of this Local Hiring Plan; (ii) the provisions of this Local Hiring Plan and the Policy are reasonable and achievable by Contractor and its Subcontractors; and (iii) they have had a full and fair opportunity to review and understand the terms of the Local Hiring Plan.

C. The Office of Economic and Workforce Development (OEWD) is responsible for administering the Local Hiring Plan and will be administering its applicable requirements. For more information on the Policy and its implementation, please visit the OEWD website at: www.workforcedevelopmentsf.org.

D. Capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement or the Policy, as applicable.

1.2 DEFINITIONS. For purposes of this Attachment B, the following definitions apply:

A. "Apprentice" means any worker who is indentured in a construction Apprenticeship program that maintains current registration with the State of California's Division of Apprenticeship Standards.

B. "Area Median Income (AMI)" means unadjusted median income levels derived from the Department of Housing and Urban Development ("HUD") on an annual basis for the San Francisco area, adjusted solely for household size, but not high housing cost area.

C. "Construction Work" means the construction of all buildings and improvements located on the property under the Development Agreement.

D. "Covered Project" means Construction Work with an estimated cost in excess of the Threshold Amount.

E. "Contractor" means a prime contractor, general contractor, or construction manager contracted by a Developer who performs Construction Work

F. "Disadvantaged Worker" as defined in Administrative Code Section 82.3 (as that Code Section is amended from time to time, except to the extent that future changes to the definition are prohibited under the terms of Section 5.3(b)(xi) of the Development Agreement).

G. "Job Notification" means the written notice of any Hiring Opportunities from Contractor to CityBuild. Contractor shall provide Job Notifications to CityBuild with a minimum of 3 business days' notice.

H. "Local Resident" means an individual who is domiciled, as defined by Section 349(b) of the California Election Code, within the City at least seven (7) days prior to commencing work on the project.

I. "Non-Covered Project" means any construction projects not covered by the San Francisco Local Hiring Policy.

J. "Project Work" means Construction Work performed as part of a Covered Project.

K. "Project Work Hours" means the total onsite work hours worked on a construction contract for a Covered Project by all Apprentices and journey-level workers, whether those workers are employed by the Contractor or any Subcontractor.

L. "Subcontractor" means any person, firm, partnership, owner operator, limited liability company, corporation, joint venture, proprietorship, trust, association, or other entity that contracts with a Contractor or another subcontractor to provide services to a Contractor or another subcontractor in fulfillment of the Contractor's or that other subcontractor's obligations arising from a contract for construction work on a Covered Project who performs Construction Work on the 28 Acre site.

M. "Targeted Worker" means any Local Resident or Disadvantaged Worker.

N. "Threshold Amount" as defined in Section 6.1 of the San Francisco Administrative Code.

1.3 LOCAL HIRING REQUIREMENTS

A. Total Project Work Hours By Trade. For all construction contracts for Covered Projects, the mandatory participation level in terms of Project Work Hours within each trade to be performed by Local Residents is 30%, with a goal of no less than 15% of Project Work Hours within each trade to be performed by Disadvantaged Workers. The mandatory participation levels required under this Local Hire

Program will be determined by OEWD for each Phase under the Development Agreement, and in no event shall be greater than 30%; however, the Parties acknowledge that Developer intends to require each construction contract for Covered Projects to meet the mandatory participation levels on an individual contract level.

B. Apprentices. For all construction contracts for Covered Projects, at least 50% of the Project Work Hours performed by Apprentices within each trade is required to be performed by Local Residents. Hiring preferences shall be given to Apprentices who are referred by the CityBuild program This document also establishes a goal of no less than 25% of Project Work Hours performed by Apprentices within each trade to be performed by Disadvantaged Workers.

C. Out-of-State Workers. For all Covered Projects, Project Work Hours performed by residents of states other than California will not be considered in calculation of the number of Project Work Hours to which the local hiring requirements apply. Contractors and Subcontractors shall report to OEWD the number of Project Work Hours performed by residents of states other than California.

D. Pre-construction or other Local Hire Meeting. Prior to commencement of Construction Work on Covered Projects, Contractor and its Subcontractors whom have been engaged by contract and identified in the Local Hiring Forms as contributing toward the mandatory local hiring requirement shall attend a preconstruction or other Local Hire meeting(s) convened by Developer or OEWD staff. Representatives from Contractor and the Subcontractor(s) who attend the pre-construction or other Local Hire meeting must have hiring authority. Contractor and its Subcontractors who are engaged after the commencement of Construction Work on a Covered Project shall attend a future preconstruction meeting or meetings as mutually agreed by Contractor and OEWD staff.

E. This Local Hiring Plan does not limit Contractor's or its Subcontractors' ability to assess qualifications of prospective workers, and to make final hiring and retention decisions. No provision of this Local Hiring Plan shall be interpreted so as to require a Contractor or Subcontractor to employ a worker not qualified for the position in question, or to employ any particular worker.

F. Construction Work for Non-Covered Projects will be subject to the First Source Hiring Program for Construction Work in accordance with Section III.C.3 of the Workforce Agreement.

1.4 CITYBUILD WORKFORCE DEVELOPMENT PROGRAM: EMPLOYMENT NETWORKING SERVICES

A. OEWD administers the CityBuild Program. Subject to any collective bargaining agreements in the building trades and applicable law, CityBuild shall be a primary

resource available for Contractor and Subcontractors to meet Contractors' local hiring requirements under this Local Hiring Plan. CityBuild has two main goals:

1. Assist with local hiring requirements under this Local Hiring Plan by connecting Contractor and Subcontractors with qualified journey-level, Apprentice, and pre-Apprentice Local Residents.

2. Promote training and employment opportunities for disadvantaged workers of all ethnic backgrounds and genders in the construction work force.

B. Where a Contractor's or its Subcontractors' preferred or preexisting hiring or staffing procedures for a Covered Project do not enable Contractor to satisfy the local hiring requirements of this Local Hiring Plan, the Contractor or Subcontractor shall use other procedures to identify and retain Targeted Workers, including the following:

1. Requesting to connect with workers through CityBuild, with qualifications described in the request limited to skills directly related to performance of job duties.

2. Considering Targeted Workers networked through CityBuild within three business days of the request and who meet the qualifications described in the request. Such consideration may include in-person interviews. All workers networked through CityBuild will qualify as Disadvantaged Workers under this Local Hiring Plan. Neither Contractor nor its Subcontractors are required to make an independent determination of whether any worker is a "Disadvantaged Worker" as defined above.

C. CONDITIONAL WAIVER FROM LOCAL HIRING REQUIREMENTS

A. Contractor or the Subcontractor may use one or more of the following pipeline and retention compliance mechanisms to receive a conditional waiver from the Local Hiring Requirements of Section 1.3 on a project-specific basis. All requests for conditional waivers must be submitted to OEWD for approval.

1. Specialized Trades: OEWD has published a list of trades designated as "Specialized Trades" for which the local hiring requirements of this Local Hiring Plan will not apply. The list is available on the OEWD website. Contractor and its Subcontractors shall report to OEWD the Project Work Hours utilized in each designated Specialized Trade and in each OEWD-approved project-specific Specialized Trade.

2. Credit for Hiring on Non-Covered Projects: Contractor and its Subcontractors may accumulate credit hours for hiring Targeted Workers on Non-Covered Projects in the nine-county San Francisco Bay Area and apply those credit hours to contracts for Covered Projects to meet the mandatory local hiring requirement. For hours performed by Targeted Workers on Non-Covered Projects, the hours shall be credited toward the local hiring requirement for this Contract provided that:

a. the Targeted Workers are paid the prevailing wages or union scale for work on the Non-Covered Projects; and

b. such credit hours shall be committed to by the Contractor on future projects to satisfy any short fall the Contractor may have on a Covered Project. Such commitment shall be in writing by the Contractor, shall extend for a period of time negotiated between the contractor and OEWD, and shall commit to satisfying any assessed penalties should Contractor fail to achieve the required credit hours.

3. Sponsoring Apprentices: Contractor or a Subcontractor may agree to sponsor an OEWD-specified number of new Apprentices in trades in which noncompliance is likely and retaining those Apprentices for the period of Contractor's or a Subcontractor's work on the project. OEWD will verify with the California Department of Industrial Relations that the new Apprentices are registered and active Apprentices. Contractor will be required to write a sponsorship letter on behalf of the identified candidate to the appropriate Local Union and will make the necessary arrangements with the Union to hire the candidate as soon as s/he is indentured.

4. Direct Entry Agreements: OEWD is authorized to negotiate and enter into direct entry agreements with Apprenticeship programs that are registered with the California Department of Industrial Relations' Division of Apprenticeship Standards. Contractor may avoid assessment of penalties for non-compliance with this Local Hiring Plan by Contractor or its Subcontractors hiring and retaining Apprentices who are enrolled through such direct entry agreements. Contractor may also utilize OEWD-approved organizations with direct entry agreements with Local Unions, including District 10 based organizations to hire and retain Targeted Workers. To the extent that Contractor or its Subcontractors have hired Apprentices or Targeted Workers under a direct entry agreement entered into by OEWD or reasonably approved by OEWD, OEWD will not assess penalties for non-compliance with this Local Hiring Plan.

5. Corrective Actions: Should local employment conditions be such that adequate Targeted Workers for a craft, or crafts, are not available to meet the requirements and Contractor can document their efforts to achieve the requirements through the mechanisms and processes in this document, a corrective action plan must be negotiated between Contractor and OEWD.

1.5 LOCAL HIRING FORMS

A. Utilizing the City's online Project Reporting System, Contractors for Covered Projects shall submit the following forms, as applicable, to the Contracting City Agency and OEWD:

1. Form 1: Local Hiring Workforce Projection. OEWD Form 1 (Local Hiring Workforce Projection), a copy of which is attached, shall be initially

submitted prior to the start of construction and updated quarterly by the Contractor until all subcontracting is completed.

2. Job Notifications. Upon commencement of work, Contractor and its Subcontractors may submit Job Notifications to CityBuild to connect with local trades workers.

3. Form 4: Conditional Waivers. If a Contractor or a Subcontractor believes the local hiring requirements cannot be met, it will submit OEWD Form 4 (Conditional Waiver), a copy of which is attached, as more particularly described in Articles 1.4 and 1.5 above.

1.6 ENFORCEMENT, RECORD KEEPING, NONCOMPLIANCE AND PENALTIES

A. Subcontractor Compliance. Each Contractor and Subcontractor shall ensure that all Subcontractors agree to comply with applicable requirements of this document. All Subcontractors agree as a term of participation on the Project that the City shall have third party beneficiary rights under all contracts under which Subcontractors are performing Project Work. Such third-party beneficiary rights shall be limited to the right to enforce the requirements of this Local Hiring Plan directly against the Subcontractors. All Subcontractors on the Project shall be responsible for complying with the recordkeeping and reporting requirements set forth in this Local Hiring Plan. Subcontractors with work in excess of the of $600,000 shall be responsible for ensuring compliance with the Local Hiring Requirements set forth in Section 1.3 of this Local Hiring Plan based on Project Work Hours performed under their Subcontracts, including Project Work Hours performed by lower tier Subcontractors with work less than the Threshold Amount.

B. Reporting. Contractor shall submit certified payrolls to the City electronically using the Project Reporting System. OEWD and will monitor compliance with this Local Hiring Plan electronically.

C. Recordkeeping. Contractor and each Subcontractor shall keep, or cause to be kept, for a period of four years from the date of Substantial Completion of Construction Work, certified payroll and basic records, including time cards, tax forms, and superintendent and foreman daily logs, for all workers within each trade performing work on a Covered Project.

1. Such records shall include the name, address and social security number of each worker who worked on the covered project, his or her classification, a general description of the work each worker performed each day, the Apprentice or journey-level status of each worker, daily and weekly number of hours worked, the self-identified race, gender, and ethnicity of each worker, whether or not the worker was a Local Resident, and the referral source or method through which the contractor or subcontractor hired or retained that worker for work on the Covered Project (e.g., core workforce,

name call, union hiring hall, City-designated referral source, or recruitment or hiring method) as allowed by law.

2. Contractor and Subcontractors may verify that a worker is a Local Resident by following OEWD's domicile policy.

3. All records described in this subsection shall at all times be open to inspection and examination by the duly authorized officers and agents of the City, including representatives of the OEWD.

D. Monitoring. From time to time and in its sole discretion, OEWD may monitor and investigate compliance of Contractor and Subcontractors working on a Covered Project with requirements of this Local Hiring Plan. Contractor shall allow representatives of OEWD, in the performance of their duties, to engage in random inspections of Covered Projects. Contractor and all Subcontractors shall also allow representatives of OEWD to have access to employees of the Contractor and Subcontractors and the records required to be maintained under this document.

E. Noncompliance and Penalties. Failure of Contractor and/or its Subcontractors to comply with the requirements of this document and the obligations set forth in this Local Hiring Plan may subject Contractor to the consequences of noncompliance, including but not limited to the assessment of penalties, but only if City determines that the failure to comply results from willful actions of Contractor and/or its Subcontractors, and not by reason of unavailability of sufficient qualified Local Residents and Disadvantaged Workers to meet the goals required hereunder. The assessment of penalties for noncompliance shall not preclude the City from exercising any other rights or remedies to which it is entitled.

1. **Penalties Amount.** If any Contractor or Subcontractor fails to satisfy the Local Hiring Requirements of this Local Hiring Plan applicable to Project Work Hours performed by Local Residents, and the applicable Contractor or Subcontractor is unable to provide evidence reasonably satisfactory to the City that such failure arose solely due to unavailability of qualified Local Residents despite Contractors or Subcontractors good faith efforts in accordance with this Local Hiring Program, then the Contractor, and in the case of any Subcontractor so failing, and Subcontractor shall jointly and severally forfeit to the City, an amount equal to the Journeyman or Apprentice prevailing wage rate, as applicable, with such wage as established by the Board of Supervisors or the California Department of Industrial Relations under subsection 6.22(e)(3) of the Administrative Code, for the primary trade used by the Contractor or Subcontractor on the Covered Project for each hour by which the Contractor or Subcontractor fell short of the Local Hiring Requirement. The assessment of penalties under this subsection shall not preclude the City from exercising any other rights or remedies to which it is entitled.

2. **Assessment of Penalties.** OEWD shall determine whether a Contractor and/or any Subcontractor has failed to comply with the Local Hire Requirement. If after conducting an investigation, OEWD determines that a violation has occurred, it shall issue and serve an assessment of penalties to the Contractor and/or any Subcontractor that sets forth the basis of the assessment and orders payment of penalties in the amounts equal to the Journeyman or Apprentice prevailing wage rates, as applicable, for the primary trade used by the Contractor or Subcontractor on the Project for each hour by which the Contractor or Subcontractor fell short of the Local Hiring Requirement. Assessment of penalties under this subsection shall be made only upon an investigation by OEWD and upon written notice to the Contractor or Subcontractor identifying the grounds for the penalty and providing the Contractor or Subcontractor with the opportunity to respond pursuant to the recourse procedures prescribed in this Local Hiring Plan.

3. **Recourse Procedure.** If the Contractor or Subcontractor disagrees with the assessment of penalties, then the following procedure applies:

   a. The Contractor or Subcontractor may request a hearing in writing within 15 days of the date of the final notification of assessment. The request shall be directed to the City Controller. Failure by the Contractor or Subcontractor to submit a timely, written request for a hearing shall constitute concession to the assessment and the forfeiture shall be deemed final upon expiration of the 15-day period. The Contractor or Subcontractor must exhaust this administrative remedy prior to commencing further legal action.

   b. Within 15 days of receiving a proper request, the Controller shall appoint a hearing officer with knowledge and not less than five years' experience in labor law, and shall so advise the enforcing official and the Contractor or Subcontractor, and/or their respective counsel or authorized representative.

   c. The hearing officer shall promptly set a date for a hearing. The hearing must commence within 45 days of the notification of the appointment of the hearing officer and conclude within 75 days of such notification unless all parties agree to an extended period.

   d. Within 30 days of the conclusion of the hearing, the hearing officer shall issue a written decision affirming, modifying, or dismissing the assessment. The decision of the hearing officer shall consist of findings and a determination. The hearing officer's findings and determination shall be final.

e. The Contractor or Subcontractor may appeal a final determination under this by filing in the San Francisco Superior Court a petition for a writ of mandate under California Code of Civil Procedure Section 1084 *et seq.*, as applicable and as may be amended from time to time.

1.8 COLLECTIVE BARGAINING AGREEMENT

Nothing in this Local Hiring Plan shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, project labor agreements or existing employment contracts (Collective Bargaining Agreements"). In the event of a conflict between this Local Hiring Plan and a Collective Bargaining Agreement, the terms of the Collective Bargaining Agreement shall supersede this Local Hiring Plan.

END OF DOCUMENT

FORM 1: LOCAL HIRING WORKFORCE PROJECTION

Contractor: _____ **Project Name:** _____ **Contract #:** _____

The Contractor must complete and submit this *Local Hiring Workforce Projection* (Form 1) prior to the start of construction and quarterly until all subcontracting is complete. The Contractor must include information regarding all of its Subcontractors who will perform construction work on the project regardless of Tier and Value Amount.

Will you be able to meet the mandatory Local Hiring Requirements?

☐ **YES (*Please provide information for all contractors performing construction work in Table 1 below.)***

☐ **NO (*Please complete Table 1 below and Form 4: Conditional Waivers.*)**

INSTRUCTIONS FOR COMPLETING TABLE 1:

1. Please organize the contractors' information based on their Trade Craft work.
2. For contractors performing work in various Trade Craft, please list contractor name in each Trade Craft (*i.e. if Contractor X will perform two trades, list Contractor X under two Trade categories.*)
3. If you anticipate utilizing Apprentices on this project, please note the requirement that 30% of Apprentice hours must be performed by San Francisco residents.
4. Additional blank form is available at our Website: www.workforcedevelopsf.org. For assistance or questions in completing this form, contact (415) 701-4894 or Email @ Local.hire.ordinance@sfgov.org.

TABLE 1: WORKFORCE PROJECTION

Trade Craft	Contractor *List contractors by Trade Craft*		Est. Total Work Hours	Est. Total Local Work Hours	Est. Total Local Work Hours %
Example: *Laborer*	*Contractor X*	***Journey***	800	250	31%
		Apprentice	200	100	50%
Example: *Laborer*	*Contractor Y*	***Journey***	500	100	20%
		Apprentice	0	0	0
Example:	**TOTAL LABORER**	***Journey***	1300	350	**27%**
		Apprentice	200	100	**50%**
Example:	**TOTAL**		**1500**	**450**	**30%**
		Journey			
		Apprentice			
		Journey			
		Apprentice			

DISCLAIMER: *If the Total Work Hours for a Trade Craft are less than 5% of the Total Project Work Hours, the Trade Craft is exempt from the Mandatory Requirement. Subsequently, if the Trade Craft exceeds 5% of the Total Project Work Hours at any time during the project, the Trade Craft is subject to the Mandatory Requirement.*

Name of Authorized Representative	Signature	Date	Phone	Email

CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT
CITYBUILD PROGRAM

LOCAL HIRING PROGRAM
OEWD FORM 4
CONSTRUCTION CONTRACTS

FORM 4: CONDITIONAL WAIVERS

Contractor: _____ **Project Name:** _____ **Contract #:** _____

Upon approval from OEWD, Contractors and Subcontractors may use one or more of the following pipeline and retention compliance mechanisms to receive a Conditional Waiver from the Local Hiring Requirements on a project-specific basis. Conditional Waivers must be approved by OEWD. If applicable, each subcontractor must submit their individual Waiver request to OEWD and copy their Prime Contractor. This form can be submitted at any time.

TRADE WAIVER INFORMATION: Please provide information on the Trades you are requesting Waivers for:

Laborer Trade Craft	Est. Total Work Hours	Projected Deficient Local Work Hours	Laborer Trade Craft	Est. Total Work Hours	Projected Deficient Local Work Hours
1.			3.		
2.			4.		

Please check any of the following Conditional Waivers and complete the appropriate boxes for approval:

☐ 1. SPECIALIZED TRADES ☐ 2. SPONSORING APPRENTICES ☐ 3. CREDIT FOR NON-COVERED PROJECTS

1. SPECIALIZED TRADES: Will your firm be requesting Conditional Waivers for "Specialized Trades" designated by OEWD and listed on OEWD's website or project-specific Specialized Trades approved by OEWD during the bid period? ☐ Yes ☐ No

Please CHECK off the following Specialized Trades you are claiming for Condition Waiver:

☐ MARINE PILE DRIVER ☐HELICOPTER, CRANE, OR DERRICK BARGE OPERATOR ☐IRONWORKER CONNECTOR
☐ STAINLESS STEEL WELDER ☐TUNNEL OPERATING ENGINEER ☐ELECTRICAL UTILITY LINEMAN ☐MILLWRIGHT
☐ TRADE CRAFT IS LESS THAN 5% OF TOTAL WORK HOURS. *LIST:*

a. List OEWD-approved project-specific Specialized Trades approved during the bid period:

OEWD APPROVAL: ☐ Yes ☐ No **OEWD Signature:**

2. SPONSORING APPRENTICES: Will you be able to work with OEWD to sponsor an OEWD-specified number of new apprentices in the agreeable trades into California Department of Industrial Relations' Division of Apprenticeship Standards approved apprenticeship programs? ☐ Yes ☐ No

PLEASE PROVIDE DETAILS: Construction Trade	Est. # of Sponsor Positions	Union (Yes / No)	If Yes, Local #	Est. Start Date	Est Duration of Working Days	Est Total Work Hours Performed
		Y ☐ N ☐				
		Y ☐ N ☐				

OEWD APPROVAL: ☐ Yes ☐ No **OEWD Signature:**

3. CREDIT for HIRING on NON-COVERED PROJECTS: If your firm cannot meet the mandatory local hiring requirement, will you be requesting credit for hiring Targeted Workers on Non-covered Projects? ☐ Yes ☐ No

PLEASE PROVIDE DETAILS: Labor Trade, Position, or Title		Est. # of Off-site Hires	Est Total Work Hours Performed	Offsite Project Name	Project Address
	Journey				
	Apprentice				

OEWD APPROVAL: ☐ Yes ☐ No **OEWD Signature:**

ATTACHMENT B

FORM OF FIRST SOURCE HIRING AGREEMENT FOR CONSTRUCTION

[see attached]

City and County of San Francisco First Source Hiring Program

Office of Economic and Workforce Development
Workforce Development Division

First Source Hiring Agreement For Construction

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of , by and between the City and County of San Francisco (the "City") through its First Source Hiring Administration ("FSHA") and ("Project Sponsor").

WHEREAS, Project Sponsor, as developer, proposes to construct new dwelling units, with up to square feet of commercial space and accessory, off-street parking spaces ("Project") at , Lots in Assessor's Block , San Francisco California ("Site"); and

WHEREAS, the Administrative Code of the City provides at Chapter 83 for a "First Source Hiring Program" which has as its purpose the creation of employment opportunities for qualified Economically Disadvantaged Individuals (as defined in Exhibit A); and

WHEREAS, the Project requires a building permit for a commercial activity of greater than 25,000 square feet and/or is a residential project greater than ten (10) units and therefore falls within the scope of the Chapter 83 of the Administrative Code; and

WHEREAS, Project Sponsor wishes to make a good faith effort to comply with the City's First Source Hiring Program.

Therefore, the parties to this Memorandum of Understanding agree as follows:

A. Project Sponsor, upon entering into a contract for the construction of the Project with Contractor after the date of this MOU, will include in that contract a provision requiring the Contractor to enter into a First Source Hiring Agreement in the form attached as Exhibit A. It is the Project Sponsor's responsibility to provide a signed copy of Exhibit A to First Source Hiring program and CityBuild within 10 business days of execution.

B. CityBuild shall represent the First Source Hiring Administration and will provide referrals of Qualified (as defined in Exhibit A) Economically Disadvantaged Individuals for employment on the construction phase of the Project as required under Chapter 83. The First Source Hiring Program will provide referrals of Qualified Economically Disadvantaged Individuals for the permanent jobs located within the commercial space of the Project.

C. The owners or residents of the residential units within the Project shall have no obligations under this MOU, or the attached First Source Hiring Agreement.

D. FSHA shall advise Project Sponsor, in writing, of any alleged breach on the part of the Project's contractor and/or tenant(s) with regard to participation in the First Source Hiring Program at the Project prior to seeking an assessment of liquidated damages pursuant to Section 83.12 of the Administrative Code.

E. As stated in Section 83.10(d) of the Administrative Code, if Project Sponsor fulfills its obligations as set forth in Chapter 83, it shall not be held responsible for the failure of a contractor or commercial tenant to comply with the requirements of Chapter 83.

F. This MOU is an approved "First Source Hiring Agreement" as referenced in Section 83.11 of the Administrative Code. The parties agree that this MOU shall be recorded and that it may be executed in counterparts, each of which shall be considered an original and all of which taken together shall constitute one and the same instrument.

G. Except as set forth in Section E, above: (1) this MOU shall be binding on and inure to the benefit of all successors and assigns of Project Sponsor having an interest in the Project and (2) Project Sponsor shall require that its obligations under this MOU shall be assumed in writing by its successors and assigns. Upon Project Sponsor's sale, assignment or transfer of title to the Project, it shall be relieved of all further obligations or liabilities under this MOU.

Signature: _____ Date:

Name of Authorized Signer: Email:

Company: Phone:

Address:

Project Sponsor:

Contact: Phone:

Address: Email:

_____ Date:

First Source Hiring Administration
OEWD, 1 South Van Ness 5th Fl. San Francisco, CA 94103
Attn: Ken Nim, CityBuild Director, ken.nim@sfgov.org

Exhibit A:
First Source Hiring Agreement

This First Source Hiring Agreement (this "Agreement"), is made as of , by and between , the First Source Hiring Administration, (the "FSHA"), and the undersigned contractor ("Contractor"):

RECITALS

WHEREAS, Contractor has executed or will execute an agreement (the "Contract") to construct or oversee a portion of the project to construct new dwelling units, with up to square feet of commercial space and accessory, off-street parking spaces ("Project") at , Lots in Assessor's Block , San Francisco California ("Site"), and a copy of this Agreement is attached as an exhibit to, and incorporated in, the Contract; and

WHEREAS, as a material part of the consideration given by Contractor under the Contract, Contractor has agreed to execute this Agreement and participate in the San Francisco Workforce Development System established by the City and County of San Francisco, pursuant to Chapter 83 of the San Francisco Administrative Code;

WHEREAS, as a material part of the consideration given by Contractor under the Contract, Contractor has agreed to execute this Agreement and participate in the San Francisco Workforce Development System established by the City and County of San Francisco, pursuant to Chapter 83 of the San Francisco Administrative Code;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. DEFINITIONS

For purposes of this Agreement, initially capitalized terms shall be defined as follows:

a. "Core" or "Existing" workforce. Contractor's "core" or "existing" workforce shall consist of any worker who appears on the Contractor's active payroll for at least 60 days of the 100 working days prior to the award of this Contract.

b. "Economically Disadvantaged Individual". An individual who is either (a) eligible for services under the Workforce Investment Act of 1998 (29 U.S.C.A. 2801, *et seq.*), as may be amended from time to time, or (b) designated as "economically disadvantaged" by the OEWD/First Source Hiring Administration as an individual who is at risk of relying upon, or returning to, public assistance.

c. "Hiring opportunity". When a Contractor adds workers to its existing workforce for the purpose of performing the work under this Contract, a "hiring opportunity" is created. For example, if the carpentry subcontractor has an existing crew of five carpenters and needs seven carpenters to perform the work, then there are two

hiring opportunities for carpentry on the Project.

d. "Job Notification". Written notice of job request from Contractor to CITYBUILD for any hiring opportunities. Contract shall provide Job Notifications to CITYBUILD with a minimum of 3 business days' notice.

e. "New hire". A "new hire" is any worker who is not a member of Contractor's core or existing workforce.

f. "Referral". A referral is an individual member of the CITYBUILD Referral Program who has received training appropriate to entering the construction industry workforce.

g. "Workforce participation goal". The workforce participation goal is expressed as a percentage of the Contractor's and its Subcontractors' new hires for the Project.

h. "Entry Level Position". A position that requires less than two (2) years training or specific preparation, and shall include temporary and permanent jobs, and construction jobs related to the development of a commercial activity.

i. "First Opportunity". Consideration by Contractor of System Referrals for filling Entry Level Positions prior to recruitment and hiring of non-System Referral job applicants.

j. "Job Classification". Categorization of employment opportunity or position by craft, occupational title, skills, and experience required, if any.

k. "Job Notification". Written notice, in accordance with Section 2(b) below, from Contractor to FSHA for any available Entry Level Position during the term of the Contract.

l. "Publicize". Advertise or post available employment information, including participation in job fairs or other forums.

m. "Qualified". An Economically Disadvantaged Individual who meets the minimum bona fide occupational qualifications provided by Contractor to the System in the job availability notices required this Agreement.

n. "System". The San Francisco Workforce Development System established by the City and County of San Francisco, and managed by the Office of Economic and Workforce Development (OEWD), for maintaining (1) a pool of Qualified individuals, and (2) the mechanism by which such individuals are certified and referred to prospective employers covered by the First Source Hiring requirements under Chapter 83 of the San Francisco Administrative Code. Under this agreement, CityBuild will act as the representative of the San Francisco Workforce Development System.

o. "System Referrals". Referrals by CityBuild of Qualified applicants for Entry

Level Positions with Contractor.

p. "Subcontractor". A person or entity who has a direct contract with Contractor to perform a portion of the work under the Contract.

2. PARTICIPATION OF CONTRACTOR IN THE SYSTEM

a. The Contractor agrees to work in Good Faith with the Office of Economic and Workforce Development (OEWD)'s CityBuild Program to achieve the goal of 50% of new hires for employment opportunities in the construction trades and Entry-level Position related to providing support to the construction industry.

The Contractor shall provide CityBuild the following information about the Contractor's employment needs under the Contract:

i. On Exhibit A-1, the CityBuild Workforce Projection Form 1, Contractor will provide a detailed numerical estimate of journey and apprentice level positions to be employed on the project for each trade.

ii. Contractor is required to ensure that a CityBuild Workforce Projection Form 1 is also completed by each of its Subcontractors.

iii. Contractor will collaborate with CityBuild staff to identify, by trade, the number of Core workers at project start and the number of workers at project peak; and the number of positions that will be required to fulfill the First Source local hiring expectation.

iv. Contractor and Subcontractors will provide documented verification that its "core" employees for this contract meet the definition listed in Section 1.a.

b. The Contractor shall perform the following in its good faith efforts to meet the hiring goals set forth in this Agreement:

i. Contractor must (A) give good faith consideration to all CityBuild Referrals, (B) review the resumes of all such referrals, (C) conduct interviews for posted Entry Level Positions in accordance with the non-discrimination provisions of this contract, and (D) affirmative obligation to notify CityBuild of any new entry-level positions throughout the life of the project.

ii. Contractor must provide constructive feedback to CityBuild on all System

Referrals in accordance with the following:

(A) If Contractor meets the criteria in Section 5(a) below that establishes "good faith efforts" of Contractor, Contractor must only respond orally to follow-up questions asked by the CityBuild account executive regarding each System Referral; and

(B) After Contractor has filled at least 5 Entry Level Positions under this Agreement, if Contractor is unable to meet the criteria in Section 5(b) below that establishes "good faith efforts" of Contractor, Contractor will be required to provide written comments on all CityBuild Referrals.

c. Contractor must provide timely notification to CityBuild as soon as the job is filled, and identify by whom.

3. CONTRACTOR RETAINS DISCRETION REGARDING HIRING DECISIONS

Contractor agrees to offer the System the first opportunity to provide qualified applicants for employment consideration in Entry Level Positions, subject to any enforceable collective bargaining agreements. Contractor shall consider all applications of Qualified System Referrals for employment. Provided Contractor utilizes nondiscriminatory screening criteria, Contractor shall have the sole discretion to interview and hire any System Referrals.

4. COMPLIANCE WITH COLLECTIVE BARGAINING AGREEMENTS

Notwithstanding any other provision hereunder, if Contractor is subject to any collective bargaining agreement(s) requiring compliance with a pre-established applicant referral process, Contractor's only obligations with regards to any available Entry Level Positions subject to such collective bargaining agreement(s) during the term of the Contract shall be the following:

a. Contractor shall notify the appropriate union(s) of the Contractor's obligations under this Agreement and request assistance from the union(s) in referring Qualified applicants for the available Entry Level Position(s), to the extent such referral can conform to the requirements of the collective bargaining agreement(s).

b. Contractor shall use "name call" privileges, in accordance with the terms of the applicable collective bargaining agreement(s), to seek Qualified applicants from

the System for the available Entry Level Position(s).

c. Contractor shall sponsor Qualified Apprenticeship applicants, referred through the System, for applicable union membership.

5. CONTRACTOR'S GOOD FAITH EFFORT TO COMPLY WITH ITS OBLIGATIONS HEREUNDER

Contractor will make good faith efforts to comply with its obligations to participate in the System under this Agreement. Determinations of Contractor's good faith efforts shall be in accordance with the following:

a. Contractor shall be deemed to have used good faith efforts if Contractor accurately completes and submits prior to the start of demolition and/or construction Exhibit A-1: CityBuild Workforce Projection Form 1; and

b. Contractor's failure to meet the criteria set forth from Section 5(c) to 5(m) does not impute "bad faith." Failure to meet the criteria set forth in Section 5(c) to 5(m) shall trigger a review of the referral process and the Contractor's efforts to comply with this Agreement. Such review shall be conducted by FSHA in accordance with Section 11(c) below.

c. Meet with the Project's owner, developer, general contractor, or CityBuild representative to review and discuss your plan to meet your local hiring obligations under San Francisco's First Source Hiring Ordinance (Municipal Code- Chapter 83) or the City and County of San Francisco Administrative Code Chapter 6.

d. Contact a CityBuild representative to review your hiring projections and goals for the Project. The Project developer and/or Contractor must take active steps to advise all of its Subcontractors of the local hiring obligations on the Project, including, but not limited to providing CityBuild access and presentation time at each pre-bid, each pre-construction, and if necessary, any progress meeting held throughout the life of the project

e. Submit to CityBuild a "Projection of Entry Level Positions" form or other formal written notification specifying your expected hiring needs during the Project's duration.

f. Notify your respective union(s) regarding your local hiring obligations and request their assistance in referring qualified San Francisco residents for any available position(s). This step applies to the extent that such referral would not violate your union's collective bargaining agreement(s).

g. Be sure to reserve your "name call" privileges for qualified applicants referred through the CityBuild system. This should be done within the terms of applicable collective bargaining agreement(s).

h. Provide CityBuild with up-to-date list of all trade unions affiliated with any work on the Project in a timely matter in order to facilitate CityBuild's notification to these unions of the Project's workforce requirements.

i. Submit a "Job Request" in the form attached as Attachment A-1, Form 3, to CityBuild for each apprentice level position that becomes available. Please allow a minimum of 3 Business Days for CityBuild to provide appropriate candidate(s). You should simultaneously contact your union about the position as well, and let them know that you have contacted CityBuild as part of your local hiring obligations.

j. Developer has an ongoing, affirmative obligation and must advise each of its Subcontractors of their ongoing obligation to notify CityBuild of any/all apprentice level openings that arise throughout the duration of the project, including openings that arise from layoffs of original crew. Developer/contractor shall not exercise discretion in informing CityBuild of any given position; rather, CityBuild is to be universally notified, and a discussion between the developer/contractor and CityBuild can determine whether a CityBuild graduate would be an appropriate placement for any given apprentice level position.

k. Hire qualified candidate(s) referred through the CityBuild system. In the event of the firing/layoff of any CityBuild graduate, Project developer and/or Contractor must notify CityBuild staff within two days of the decision and provide justification for the layoff; ideally, Project developer and/or Contractor will request a meeting with the Project's employment liaison as soon as any issue arises with a CityBuild placement in order to remedy the situation before termination becomes necessary.

l. Provide a monthly report and/or any relevant workforce records or data from contractors to identify workers employed on the Project, source of hire, and any other pertinent information as pertain to compliance with this Agreement.

m. Maintain accurate records of your efforts to meet the steps and requirements listed above. Such records must include the maintenance of an on-site First Source Hiring Compliance binder, as well as records of any new hire made by the Contractor and/or Project developer through a San Francisco community-based organization whom the Contractor believes meets the First Source Hiring criteria. Any further efforts or actions agreed upon by CityBuild staff and the Project developer and/or Contractor on a project-by-project basis.

6. COMPLIANCE WITH THIS AGREEMENT OF SUBCONTRACTORS

In the event that Contractor subcontracts a portion of the work under the Contract, Contractor shall determine how many, if any, of the Entry Level Positions are to be employed by its Subcontractor(s) using Form 1: the CityBuild Workforce Projection Form and the City's online project reporting system (currently Elation), provided, however, that Contractor shall retain the primary responsibility for meeting the requirements imposed under this Agreement. Contractor shall ensure that this Agreement is incorporated into and made applicable to such Subcontract.

7. EXCEPTION FOR ESSENTIAL FUNCTIONS

Nothing in this Agreement precludes Contractor from using temporary or reassigned existing employees to perform essential functions of its operation; provided, however, the obligations of this Agreement to make good faith efforts to fill such vacancies permanently with System Referrals remains in effect. For these purposes, "essential functions" means those functions absolutely necessary to remain open for business.

8. CONTRACTOR'S COMPLIANCE WITH EXISTING EMPLOYMENT AGREEMENTS

Nothing in this Agreement shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, or existing employment contracts. In the event of a conflict between this Agreement and an existing agreement, the terms of the existing agreement shall supersede this Agreement.

9. HIRING GOALS EXCEEDING OBLIGATIONS OF THIS AGREEMENT

Nothing in this Agreement shall be interpreted to prohibit the adoption of hiring and retention goals, first source hiring and interviewing requirements, notice and job availability requirements, monitoring, record keeping, and enforcement requirements and procedures which exceed the requirements of this Agreement.

10. OBLIGATIONS OF CITYBUILD

Under this Agreement, CityBuild shall:

a. Upon signing the CityBuild Workforce Hiring Plan, immediately initiate recruitment and pre-screening activities.

b. Recruit Qualified individuals to create a pool of applicants for jobs who match Contractor's Job Notification and to the extent appropriate train applicants for jobs that will become available through the First Source Program;

c. Screen and refer applicants according to qualifications and specific selection criteria submitted by Contractor;

d. Provide funding for City-sponsored pre-employment, employment training, and support services programs;

e. Follow up with Contractor on outcomes of System Referrals and initiate corrective action as necessary to maintain an effective employment/training delivery system;

f. Provide Contractor with reporting forms for monitoring the requirements of this Agreement; and

g. Monitor the performance of the Agreement by examination of records of Contractor as submitted in accordance with the requirements of this Agreement.

11. CONTRACTOR'S REPORTING AND RECORD KEEPING OBLIGATIONS

Contractor shall:

a. Maintain accurate records demonstrating Contractor's compliance with the First Source Hiring requirements of Chapter 83 of the San Francisco Administrative Code including, but not limited to, the following:

(1) Applicants
(2) Job offers
(3) Hires
(4) Rejections of applicants

b. Submit completed reporting forms based on Contractor's records to CityBuild quarterly, unless more frequent submittals are reasonably required by FSHA. In this regard, Contractor agrees that if a significant number of positions are to be filled during a given period or other circumstances warrant, CityBuild may require daily, weekly, or monthly reports containing all or some of the above information.

c. If based on complaint, failure to report, or other cause, the FSHA has reason to question Contractor's good faith effort, Contractor shall demonstrate to the reasonable satisfaction of the City that it has exercised good faith to satisfy its obligations under this Agreement.

12. DURATION OF THIS AGREEMENT

This Agreement shall be in full force and effect throughout the term of the Contract. Upon expiration of the Contract, or its earlier termination, this Agreement shall terminate and it shall be of no further force and effect on the parties.

13. NOTICE

All notices to be given under this Agreement shall be in writing and sent by: certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the United States Mail, a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with that courier, or hand delivery, in which case notice shall be deemed delivered on the date received, all as follows:

If to FSHA:

OEWD, 1 South Van Ness 5th Fl.
San Francisco, CA 94103
Attn: Ken Nim, CityBuild Director,
ken.nim@sfgov.org

If to CityBuild:

CityBuild Compliance Manager
OEWD, 1 South Van Ness 5th Fl.
San Francisco, CA 94103
Attn: Ken Nim, CityBuild Director,
ken.nim@sfgov.org

If to Developer:

Attn:

If to Contractor:

Attn:

a. Any party may change its address for notice purposes by giving the other parties notice of its new address as provided herein. A "business day" is any day other than a Saturday, Sunday or a day in which banks in San Francisco, California are authorized to close.

b. Notwithstanding the forgoing, any Job Notification or any other reports required of Contractor under this Agreement (collectively, "Contractor Reports") shall be delivered to the address of FSHA pursuant to this Section via first class mail, postage paid, and such Contractor Reports shall be deemed delivered two (2) business days after deposit in the mail in accordance with this Subsection.

14. ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties to this Agreement and

shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest.

15. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

16. COUNTERPARTS

This Agreement may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.

17. SUCCESSORS

This Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs, successors and assigns. If there is more than one person comprising Seller, their obligations shall be joint and several.

18. HEADINGS

Section titles and captions contained in this Agreement are inserted as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any of its provisions

19. GOVERNING LAW

This Agreement shall be governed and construed by the laws of the State of California.

IN WITNESS WHEREOF, the following have executed this Agreement as of the date set forth above.

CONTRACTOR:

Date: _____ Signature: _____

Name of Authorized Signer: _____

Company: _____

Address: _____

Phone: _____

Email: _____

SAN FRANCISCO
Office of Economic and Workforce Development

CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT
CITYBUILD PROGRAM

FIRST SOURCE HIRING PROGRAM

CITYBUILD
CONSTRUCTION CONTRACTS

FORM 1: CITYBUILD WORKFORCE PROJECTION

Instructions

- *The Prime Contractor must complete and submit Form 1 within 30 days of award of contract.*
- *All subcontractors with contracts in excess of $100,000 must complete Form 1 and submit to the Prime Contractor within 30 days of award of contract.*
- *The Prime Contractor is responsible for collecting all completed Form 1's from all subcontractors.*
- *It is the Prime Contractor's responsibility to ensure the CityBuild Program receives completed Form 1's from all subcontractors in the specified time and keep a record of these forms in a compliance binder at the project jobsite.*
- *All contractors and subcontractors are required to attend a preconstruction meeting with CityBuild staff.*

Construction Project Name:	_____	Construction Project Address:	_____
Projected Start Date:	_____	Contract Duration:	_____ *(calendar days)*
Company Name:	_____	Company Address:	_____
Main Contact Name:	_____	Main Phone Number:	_____
Main Contact Email :	_____		
Name of Person with Hiring Authority:	_____	Hiring Authority Phone Number:	_____
Hiring Authority Email:	_____		

Name of Authorized Representative	Signature of Authorized Representative*	Date

By signing this form, the company agrees to participate in the CityBuild Program and comply with the provisions of the First Source Hiring Agreement pursuant to San Francisco Administrative Code Chapter 83.

Table 1: Briefly summarize your contracted or subcontracted scope of work

Table 2: Complete on the following page

- *List the construction trade crafts that are projected to perform work. Do not list Project Managers, Engineers, Administrative, and any other non-construction trade employees.*
- *Total Number of Workers on the Project: The total number of workers projected to work on the project per construction trade. This number will include existing workers and new hires. For union contractors this total will also include union dispatches.*
- *Total Number of New Hires: List the projected number of New Hires that will be employed on the project. For union contractors, New Hires will also include union dispatches.*

Table 2: List all construction trades projected to perform work

Construction Trades	Journey or Apprentice	Union (Yes or No)	Total Work Hours	Total Number of Workers on the Project	Total Number of New Hires
	J☐ A☐	Y☐N☐			
	J☐ A☐	Y☐N☐			
	J☐ A☐	Y☐N☐			
	J☐ A☐	Y☐N☐			
	J☐ A☐	Y☐N☐			
	J☐ A☐	Y☐N☐			
	J☐ A☐	Y☐N☐			
	J☐ A☐	Y☐N☐			

Table 3: List your core or existing employees projected to work on the project

- *Please provide information on your projected core or existing employees that will perform work on the jobsite.*
- *"Core" or "Existing" workers are defined as any worker appearing on the Contractor's active payroll for at least 60 out of the 100 working days prior to the award of this Contract. If necessary, continue on a separate sheet.*

Name of Core or Existing Employee	Construction Trade	Journey or Apprentice	City	Zip Code
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
		J☐ A☐		
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FOR CITY USE ONLY: CityBuild Staff: _____ Approved: Yes ☐ No ☐ Date: _____
Reason: _____

FORM 3: CITYBUILD JOB NOTICE FORM

INSTRUCTIONS: To meet the requirements of the First Source Hiring Program (San Francisco Administrative Code Chapter 83), the Contractor shall notify CityBuild, the First Source Hiring Administrator, of all new hiring opportunities with a minimum of 3 business days prior to the start date.

1. Complete the form and fax to CityBuild 415-701-4896 or EMAIL: workforce.development@sfgov.org
2. Contact Workforce Development at 415-701-4848 or by email: local.hire.ordinance@sfgov.org

   OR call the main line of the Office of Economic and Workforce Development (OEWD) at 415-701-4848 to confirm receipt of fax or email.

***ATTENTION:** Please also submit this form to your union or hiring hall if you are required to do so under your collective bargaining agreement or contract. CityBuild is not a Dispatching Hall, nor does this form act as a Request for Dispatch. All formal Requests for Dispatch will be conducted through your union or hiring hall.*

Section A. Job Notice Information

Trade _____ # of Journeymen _____ # of Apprentices _____

Start Date _____ Start Time _____ Job Duration _____

Brief description of your scope of work: _____

Section B. Union Information *(Union contractors complete Section B. Otherwise, leave Section B blank)*

Local # _____ Union Contact Name _____ Union Phone # _____

Section C. Contractor Information

Project Name: _____

Jobsite Location: _____

Contractor: _____ Prime ☐ Sub ☐

Contractor Address: _____

Contact Name: _____ Title: _____

Office Phone: _____ Cell Phone: _____ Email: _____

Alt. Contact: _____ Phone #: _____

Contractor Contact Signature _____ Date _____

OEWD USE ONLY *Able to Fill* Yes ☐ No ☐

ATTACHMENT C

LBE UTILIZATION PLAN

[see attached]

ATTACHMENT C

LBE UTILIZATION PLAN

1. Purpose and Scope. This Attachment C (**"LBE Utilization Plan"**) governs the Local Business Enterprise obligations of the Project pursuant to San Francisco Administrative Code Section 14B.20 and satisfies the obligations of each Project Sponsor and its Contractors and Consultants for a LBE Utilization Plan as set forth therein. Capitalized terms not defined herein shall have the meanings ascribed to them in the Workforce Plan or Section 14B.20 as applicable. Developer will seek to, whenever practicable, conduct outreach to contracting teams that reflect the diversity of the City and include participation of both businesses and residents from the City's most disadvantaged communities such as, but not limited to the Bayview/Hunters Point, Chinatown, Mission, South of Market, Tenderloin, Visitacion Valley and Western Addition neighborhoods.. In the event of any conflict between Administrative Code Chapter 14B and this Attachment, this Attachment shall govern.

2. Roles of Parties. In connection with the design and construction phases of all Construction Work (as defined in the Workforce Plan), the Project will provide community benefits designed to foster employment opportunities for disadvantaged individuals by offering contracting and consulting opportunities to local business enterprises ("LBEs"). Each Project Sponsor shall participate in a local business enterprise program, and the City's Contract Monitoring Division will serve the roles as set forth below.

3. Definitions. For purposes of this Attachment, the definitions shall be as follows:

a. "CMD" shall mean the Contract Monitoring Division of the City Administrator's Office.

b. "Commercially Useful Function" shall mean that the business is directly responsible for providing the materials, equipment, supplies or services to the Contracting Party as required by the solicitation or request for quotes, bids or proposals. Businesses that engage in the business of providing brokerage, referral or temporary employment services shall not be deemed to perform a "commercially useful function" unless the brokerage, referral or temporary employment services are those required and sought by the Contracting Party.

c. "Consultant" shall mean a person or company that has entered into a professional services contract for monetary consideration with a Project Sponsor to provide advice or services to the Project Sponsor directly related to the architectural or landscape design, physical planning, and/or civil, structural or environmental engineering of an LBE Improvement.

d. "Contract(s)" shall mean an agreement, whether a direct contract or subcontract, for Consultant or Contractor services for all or a portion of an LBE Improvement.

e. "Contracting Party" means a Project Sponsor, Contractor or Consultant retained to work on LBE Improvements, as the case may be.

f. "Contractor" shall mean a prime contractor, general contractor, or construction manager contracted by a Project Sponsor who performs construction work on an LBE Improvement.

g. "Follow-on Tenant Improvements" means tenant improvements within commercial spaces in residential or commercial buildings (office, retail) that are constructed pursuant to an approved building permit or site permit/addenda issued after the building permit or site permit/addenda for the Initial Tenant Improvements.

h. "Good Faith Efforts" shall mean procedural steps taken by the Project Sponsor, Contractor or Consultant with respect to the attainment of the LBE participation goals, as set forth in Section 7 below.

i. "Initial Tenant Improvements" means tenant improvements within commercial spaces in residential or commercial buildings (office, retail) that are constructed pursuant to the first building permit or site permit/addenda issued for such spaces after completion of building core and shell.

j. "Local Business Enterprise" or "LBE" means a business that is certified as an LBE under Chapter 14B.3.

k. "LBE Liaison" shall mean the Project Sponsor's primary point of contact with CMD regarding the obligations of this LBE Utilization Plan. Each prime Contractor(s) shall likewise have a LBE Liaison.

l. "LBE Improvements" means, as applicable, (a) all Horizontal Improvements required or permitted to be made to the Project Site to be carried out by Developer under the Development Agreement and (b) Workforce Buildings.

m. "Project Sponsor" shall mean the Developer of Horizontal Improvements or of Buildings constructed pursuant to the Development Agreement.

n. "Subconsultant" shall mean a person or entity that has a direct Contract with a Consultant to perform a portion of the work under a Contract for an LBE Improvement.

o. "Subcontractor" shall mean a person or entity that has a direct Contract with a Contractor to perform a portion of the work under a Contract for Construction Work.

p. "Workforce Buildings" means the following: (i) residential buildings, including associated residential units, common space, amenities, parking and back of house construction; (ii) commercial office, retail, parking buildings core & shell; (iii) tenant improvement for all commercial spaces in residential or commercial buildings (office, retail) which are 15,000 square feet (per square footage on building permit application) and above; and (iv) all construction related to standalone affordable housing buildings. Workforce Buildings shall expressly exclude residential owner-contracted improvements in for-sale residential units. Developer will use good faith efforts to hire LBEs for ongoing service contracts (e.g. maintenance, janitorial,

landscaping, security etc.) within Workforce Buildings and advertise such contracting opportunities with CMD except to the extent impractical or infeasible. If a master association is responsible for the operation and maintenance of publicly owned improvements within the Project Site, CMD shall refer LBEs to such association for consideration with regard to contracting opportunities for such improvements. Such association will consider, in good faith such LBE referrals, but hiring decisions shall be entirely at the discretion of such association.

4. LBE Participation Goal. Project Sponsor agrees to participate in this LBE Utilization Plan and CMD agrees to work with Project Sponsor in this effort, as set forth in this Attachment C. As long as this Attachment C remains in full force and effect, each Project Sponsor shall make good faith efforts as defined below to achieve an overall LBE participation goal of eighteen percent (18%) of the total cost of all Contracts for an LBE Improvement awarded to LBE Contractors, Subcontractors, Consultants or Subconsultants that are Small and Micro-LBEs, as set forth in Administrative Code Section 14B.8(A); Follow-on Tenant Improvements and services are not included in the numerical goal. Notwithstanding the foregoing, CMD's Director may, in his or her discretion, provide for a downward adjustment of the LBE participation requirement, depending on LBE participation data presented by the Project Sponsor and its team in quarterly and annual reports and meetings. Where, based on reasonable evidence presented to the Director by a party attempting to achieve the LBE Participation goals, that there are not sufficient qualified Small and Micro-LBEs available, the Director may authorize the applicable party to satisfy the LBE participation goal through the use of Small, Micro or SBA-LBEs (as each such term is defined is employed in Chapter 14B of the Administrative Code), or may set separate subcontractor participation requirements for Small and Micro- LBEs, and for SBA-LBEs.

5. Project Sponsor Obligations. For each LBE Improvement, the Project Sponsor shall comply with the requirements of this Attachment C as follows: Upon entering into a Contract with a Contractor or Consultant, each Project Sponsor will include each such Contract a provision requiring the Contractor or Consultant to comply with the terms of this Attachment C, and setting forth the applicable percentage goal for such Contract, and provide a signed copy thereof to CMD within 10 business days of execution. Such Contract shall specify the notice information for the Contractor or Consultant to receive notice pursuant to Section 17. Each Project Sponsor shall identify a "LBE Liaison" as its main point of contact for outreach/compliance concerns. The LBE Liaison shall be a LBE Consultant with the experience in and responsible for making recommendations on how to maximize engagement of local small businesses/LBEs from disadvantaged communities including but not limited to the Bayview/Hunters Point, Chinatown, Mission, South of Market, Tenderloin, Visitacion Valley and Western Addition neighborhoods.. The LBE Liaison shall be available to meet with CMD staff on a regular basis or as necessary regarding the implementation of this Attachment C. For the term of the Development Agreement, at least once per year, each Project Sponsor shall hold a public workshop for applicable contractor communities to publicize anticipated contracting opportunities for LBE Improvements for the succeeding year, which workshops may be held independently or in conjunction with each other. Each Project Sponsor will use good faith efforts to hire Small, Micro or SBA-LBEs for ongoing service contracts including janitorial, security and parking management contracts and advertise these contracting opportunities with the CMD except to the extent impractical or infeasible (e.g., a parking management contract

cannot be broken down to allow two parking operators). Each Project Sponsor agrees to utilize a "subguard" policy or other means (i.e., OCIP or CCIP) to provide bonding capacity or assistance for LBEs working on the Project at the developer or contractor's option, should the firm be required to bond. Developer agrees to work in good faith with CMD to set aside at least 50% of eligible contracts that are under the City's Threshold Amount or Minimum Competitive Amounts (for formal contracting)[1] to be let as Micro-LBE set-aside contracts.

If a Project Sponsor fulfills its obligations as set forth in this Section 6 and otherwise cooperates in good faith at CMD's request with respect to any meet and confer process or enforcement action against a non-compliant Contractor, Consultant, Subcontractor or Subconsultant, then it shall not be held responsible for the failure of a Contractor, Consultant, Subcontractor or Subconsultant or any other person or party to comply with the requirements of this Attachment C.

7. Good Faith Efforts. City acknowledges and agrees that each Project Sponsor, Contractor, Subcontractor, Consultant and Subconsultant shall have the sole discretion to qualify, hire or not hire LBEs. If a Contractor or Consultant does not meet the LBE hiring goal set forth above, it will nonetheless be deemed to satisfy the good faith effort obligation of this Section 7 and thereby satisfy the requirements and obligations of this Attachment C if the Contractor, Consultants and their Subcontractors and Subconsultants, as applicable, perform the good faith efforts set forth in this Section 7 as follows:

a. Advance Notice. Notify CMD in writing of all upcoming solicitations of proposals for work under a Contract at least 15 business days before issuing such solicitations to allow opportunity for CMD to identify and outreach to any LBEs that it reasonably deems may be qualified for the Contract scope of work.

b. Contract Size. Where practicable, the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant, in their sole discretion, may divide the work in order to encourage maximum LBE participation or, encourage joint venturing. The Contracting Party will identify specific items of each Contract that may be performed by Subcontractors. Developer agrees to work with CMD to set aside at least 50% of eligible contracts that are under the City's Threshold Amount or Minimum Competitive Amounts to be let as Micro-LBE set-aside contracts.

c. Advertise. The Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant may advertise for at least 30 days professional services and contracting opportunities in media focused on small businesses including the City's SF City Partners Website (https://sfcitypartner.sfgov.org/pages/index.aspx) and other local and trade publications, and allowing subcontractors to attend outreach events, pre-bid meetings, and inviting LBEs to submit bids to Project Sponsor or its prime Contractor or Consultant, as applicable. As Contractor deems necessary,

[1] The Threshold Amount for the procurement of construction services and general services is currently $706,000, effective January 1, 2020. The Minimum Competitive Amounts for the procurement of Professional Services and Commodities is $129,000, effective January 1, 2020. (Note: The Controller's Office is charged with recalculating the CPI, inflation-adjusted "Threshold Amounts" and the "Minimum Competitive Amounts" as defined in Chapter 6 and Chapter 21 of the San Francisco Administrative Code)

convene pre-bid or pre-solicitation meetings no less than 15 days prior to the opening of bids and proposals for LBEs to ask questions about the selection process and technical specifications/requirements.

d. CMD Invitation. If a pre-bid meeting or other similar meeting is held with proposed Contractors, Subcontractors, Consultants or Subconsultants, invite CMD to the meeting to allow CMD to explain proper LBE utilization.

e. Public Solicitation. The Project Sponsor or its prime Contractor(s) and/or Consultants, as applicable, will work with CMD to follow up on initial solicitations of interest by contacting LBEs to determine with certainty whether they are interested in performing specific items in a project.

f. Outreach and Other Assistance. The Project Sponsor or its prime Contractor (s) and/or Consultants, as applicable, will a) provide LBEs with plans, specifications and requirements for all or part of the project; b) notify LBE trade associations that disseminate bid and contract information and provide technical assistance to LBEs. The designated LBE Liaison(s) will work with CMD to conduct outreach to LBEs for all consulting/contracting opportunities in the applicable trades and services in order to encourage them to participate on the project.

g. Contacts. Make contacts with LBEs, associations or development centers, or any agencies, which disseminate bid and contract information to LBEs and document any other efforts undertaken to encourage participation by LBEs.

h. Good Faith/Nondiscrimination. Make good faith efforts to enter into Contracts with LBEs and give good faith consideration to bids and proposals submitted by LBEs. Use nondiscriminatory selection criteria (for the purpose of clarity, exercise of subjective aesthetic taste in selection decisions for architect and other design professionals shall not be deemed discriminatory and the exercise of its commercially reasonable judgment in all hiring decisions shall not be deemed discriminatory).

i. Incorporation into contract provisions. Project Sponsor shall include in Contracts provisions that require prospective Contractors and Consultants that will be utilizing Subcontractors or Subconsultants to follow the above good faith efforts to subcontract to LBEs, including the overall LBE participation goal and any LBE percentage that may be required under such Contract (Note: Developer/applicable tenants shall follow this programs Good Faith Efforts for Follow-on Tenant Improvements and services, but such work is not subject to the numerical LBE goal).

j. Monitoring. Allow CMD Contract Compliance unit to monitor Consultant/Contractor selection processes and, when necessary give suggestions as to how best to maximize LBEs ability to complete and win procurement opportunities.

k. Maintain Records and Cooperation. Maintain records of LBEs that are awarded Contracts, not discriminate against any LBEs, and, if requested, meet and confer

with CMD as reasonably required in addition to the meet and confer sessions described in Section 10 below to identify a strategy to meet the LBE goal;

l. Quarterly and Annual Reports. During construction, the LBE Liaison(s) shall prepare a quarterly and annual report of LBE participation goal attainment and submit to CMD as required by Section 10 herein; and

m. Meet and Confer. Attend the meet and confer process described in Section 10.

8. Good Faith Outreach. Good faith efforts shall be deemed satisfied solely by compliance with Section 7. Contractors and Consultants, and Subcontractors and Subconsultants as applicable shall also work with CMD to identify from CMD's database of LBEs those LBEs who are most likely to be qualified for each identified opportunity under Section 7.a, and following CMD's notice under Section 9.a, shall undertake reasonable efforts at CMD's request to support CMD's outreach identified LBEs as mutually agreed upon by CMD and each Contractor or Consultant and its Subcontractors and Subconsultants, as applicable.

9. CMD Obligations. The following are obligations of CMD to implement this LBE Utilization Plan:

a. During the fifteen (15) business day notification period for upcoming Contracts required by Section 7.a, CMD will work with the Project Sponsor and its Contractor and/or Consultant as applicable to send such notification to qualified LBEs to alert them to upcoming Contracts.

b. Provide assistance to Contractors, Subcontractors, Consultants and Subconsultants on good faith outreach to LBEs.

c. Review quarterly reports of LBE participation goals; when necessary give suggestions as to how best to maximize LBEs ability to compete and win procurement opportunities.

d. Perform other tasks as reasonably required to assist the Project Sponsor and its Contractors, Subcontractors, Consultants and Subconsultants in meeting LBE participation goals and/or satisfying good faith efforts requirements.

e. Insurance and Bonding. Recognizing that lines of credit, insurance and bonding are problems common to local businesses, CMD staff will be available to explain the applicable insurance and bonding requirements, answer questions about them, and, if possible, suggest governmental or third-party avenues of assistance.

10. Meet and Confer Process. Commencing with the first Contract that is executed for an LBE Improvement, and every six (6) months thereafter, or more frequently if requested by either CMD, Project Sponsor or a Contractor or Consultant and the CMD shall engage in an informal meet and confer to assess compliance of such Contractor and Consultants and its Subcontractors and Subconsultants as applicable with this Attachment C. When deficiencies are noted, meet and confer with CMD to ascertain and execute plans to increase LBE participation.

11. Prohibition on Discrimination. Project Sponsors shall not discriminate in its selection of Contractors and Consultants, and such Contractors and Consultants shall not discriminate in their selection of Subcontractors and Subconsultants against any person on the basis of race, gender, or any other basis prohibited by law. As part of its efforts to avoid unlawful discrimination in the selection of Subconsultants and Subcontractors, Contractors and Consultants will undertake the Good Faith Efforts and participate in the meet and confer processes as set forth in Sections 7 and 10 above.

12. Collective Bargaining Agreements. Nothing in this Attachment C shall be interpreted to prohibit the continuation of existing workforce training agreements or to interfere with consent decrees, collective bargaining agreements, project labor agreement, project stabilization agreement, existing employment contract or other labor agreement or labor contract ("Collective Bargaining Agreements"). In the event of a conflict between this Attachment C and a Collective Bargaining Agreement, the terms of the Collective Bargaining Agreement shall supersede this Attachment C.

13. Reporting and Monitoring. Each Contractor, Consultant, and its Subcontractors and Subconsultants as applicable shall maintain accurate records demonstrating compliance with the LBE participation goals, including keeping track of the date that each response, proposal or bid that was received from LBEs, including the amount bid by and the amount to be paid (if different) to the non-LBE contractor that was selected, documentation of any efforts regarding good faith efforts as set forth in Section 7. Project Sponsors shall create a reporting method for tracking LBE participation. Data tracked shall include the following (at a minimum):

a. Name/Type of Contract(s) let (e.g. civil engineering contract, environmental consulting, etc.)

b. Name of Contractors (including identifying which are LBEs and non-LBEs)

c. Name of Subcontractors (including identifying which are LBEs and non-LBEs)

d. Scope of work performed by LBEs (e.g. under an architect, an LBE could be procured to provide renderings)

e. Dollar amounts associated with both LBE and non-LBE Contractors at both prime and Subcontractor levels.

f. Total LBE participation is defined as a percentage of total Contract dollars.

g. Outcomes with respect to Developer's efforts to engage (hire) local small businesses/LBEs from disadvantaged communities including the 94124, 94134 and 94107 zip codes.

14. Written Notice of Deficiencies. If based on complaint, failure to report, or other cause, the CMD has reason to question the good faith efforts of a Project Sponsor, Contractor, Subcontractor, Consultant or Subconsultant, then CMD shall provide written notice to the Project Sponsor, each affected Contractor or Consultant and, if applicable, also to its Subcontractor or Subconsultant. The Contractor or Consultant and, if applicable, the Subcontractor or

Subconsultant, shall have a reasonable period, based on the facts and circumstances of each case, to demonstrate to the reasonable satisfaction of the CMD that it has exercised good faith to satisfy its obligations under this Attachment C. When deficiencies are noted CMD staff will work with the appropriate LBE Liaison(s) to remedy such deficiencies.

15. Remedies. Notwithstanding anything to the contrary in the Development Agreement, the following process and remedies shall apply with respect to any alleged violation of this Attachment C:

Mediation and conciliation shall be the administrative procedure of first resort for any and all compliance disputes arising under this Attachment C. The Director of CMD shall have power to oversee and to conduct the mediation and conciliation.

Non-binding arbitration shall be the administrative procedure of second resort utilized by CMD for resolving the issue of whether a Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant discriminated in the award of one or more LBE Contracts to the extent that such issue is not resolved through the mediation and conciliation procedure described above. Obtaining a final judgment through arbitration on LBE contract related disputes shall be a condition precedent to the ability of the City or the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant to file a request for judicial relief.

If a Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant is found to be in willful breach of the obligations set forth in this Attachment C, assess against the noncompliant Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant liquidated damages not to exceed $25,000 or 5% of the Contract, whichever is less, for each such willful breach. In determining the amount of any liquidated damages to be assessed within the limits described above, the arbitrator or court of competent jurisdiction shall consider the financial capacity of the Project Sponsor, Contractor, Consultant, Subcontractor or Subconsultant. For purposes of this paragraph, "willful breach" means a knowing and intentional breach.

For all other violations of this Attachment C, the sole remedy for violation shall be specific performance, without the limits with respect thereto in Section 9.3 of the Development Agreement.

16. Duration of this Agreement. This Attachment C shall terminate (i) as to each work of Horizontal Improvement where work has commenced under the Development Agreement, upon a determination by the City that such Horizontal Improvement is complete; and (ii) as to each Workforce Building, upon the issuance of the last Certificate of Occupancy for such Workforce Building (i.e., upon completion of the Workforce Building); and (iii) as to all Initial Tenant Improvements and Follow-on Tenant Improvements, ten (10) years after issuance of the last Temporary Certificate of Occupancy for the Buildings in which the Initial Tenant Improvements or Follow-on Tenant Improvements are located. Upon such termination, this Attachment C shall be of no further force and effect.

17. Notice. All notices to be given under this Attachment C shall be in writing and sent by: certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the United States Mail, a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with that courier, or hand delivery, in which case notice shall be deemed delivered on the date received, all as follows:

If to CMD: _____
_____
_____
Attn: _____

If to Project Sponsor: _____
_____
_____
Attn: _____

If to Contractor: _____
_____
_____
Attn: _____

If to Consultant: _____
_____
_____
Attn: _____

Any party may change its address for notice purposes by giving the other parties notice of its new address as provided herein. A "business day" is any day other than a Saturday, Sunday or a day in which banks in San Francisco, California are authorized to close.

EXHIBIT J
TRANSPORTATION

EXHIBIT J

TRANSPORTATION

This Exhibit J (the "Transportation Exhibit") outlines the Project's transportation commitments in four areas: transportation demand management, public parking (including permanent, interim, and parking garage analysis), Transportation Sustainability Fee, and SFMTA contact. All capitalized terms used in this Transportation Exhibit and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a Delaware limited liability company (the "Agreement").

A. Transportation Demand Management Plan

Developer will comply with the Transportation Demand Management Program described in Planning Code Section 169-169.6. Developer will implement the Transportation Demand Management Plan attached as Exhibit J-1 (the "TDM Plan").

Developer will implement the TDM Plan for each Building on the Project Site upon the issuance of the first certificate of occupancy, including any temporary certificate of occupancy, for that Building.

Developer will comply with its obligations under the TDM Plan throughout the life of the Project. Developer will monitor and submit monitoring reports as described in the Transportation Demand Management Program. TDM Plan monitoring and reporting, and any required TDM Plan adjustments, will be carried out in accordance with the TDM Plan.

B. Public Parking

Developer will provide interim public parking during construction of the Project and permanent public parking, both in accordance with this Transportation Exhibit. The interim and permanent parking will be available to the general public, including to students, faculty, and staff of the San Francisco Community College District (the "College") during weekday daytime hours.

Developer will charge market rate parking fees for all public parking. Developer (or other garage operator) will establish a fee structure with the commitment of not inducing demand through discounted rates. Strategies to manage demand can include a pricing plan where weekly and monthly parking rates are charged a price equivalent to the base hourly rate. The exact pricing structure will be proposed in the Parking Garage Analysis. Developer will have the option to offer hourly, daily and monthly parking. Daily or hourly rates may be raised above base rate level to address increased demand, for instance during special events. Developer may negotiate discounted rates for priority College populations.

a. Public Parking Requirement

The Project addresses the transformation of parking on the Project Site from College-oriented parking uses to residential uses by permanently replacing up to 450 public parking spaces. The

Project will do this through building one or more public parking facilities beneath or within the residential buildings that will be owned and operated by Developer. The process for determining the phasing and number of public spaces in any garage will be determined through the Parking Garage Analysis process described in Section C of this Transportation Exhibit. In no event will the total number of public, non-accessory parking spaces in the Project exceed 450 parking spaces, and, as described in the Project SUD, the maximum number of public parking spaces will be reduced by the number of parking spaces for dwelling units or group housing that are allowed to be used as public parking during any part of the day. Developer, through the Parking Garage Analysis process, will use best efforts to minimize the number of parking spaces provided, consistent with the City's Transit First Policy.

City, acting through the Planning Director in consultation with the Director of Transportation, may modify in whole or in part the Public Parking Requirement in this Section B after a written request from Developer, environmental review as required, and if Developer establishes to the satisfaction of City that either of the following conditions is met:

- Developer will construct parking facilities to be used jointly by residential tenants of the site and the College, to be owned and operated by Developer; or

- Developer will contribute funds to the College equal to the number of spaces established through the Parking Garage Analysis process for a College-sponsored parking facility, to be owned and operated by the College.

b. Interim Parking

During the initial site-wide grading phase of construction of the Project no publicly-available parking spaces will be provided. Developer will make good faith efforts to make parking spaces available for public use during the remaining construction phases of the Project. Availability of public parking space is dependent on construction activity, staging needs, safety considerations, and relevant operational considerations.

Developer (or other parking operator) will establish and offer hourly, daily, and monthly parking rates at market rate. Developer (or other garage operator) will establish a fee structure with the commitment of not inducing demand through discounted rates. Strategies to manage demand can include a pricing plan where weekly and monthly parking rates are charged a price equivalent to the base hourly rate. An additional goal of the interim parking operations is to provide data on the demand for long term public parking on the site. Accordingly, the developer (or other parking operator) may alter pricing structures to better understand demand, to the extent that the pricing structure does not intend to induce demand through discounts. Daily or hourly rates may be raised above base rate level to address increased demand, for instance during special events. Developer may negotiate discounted rates for priority College populations.

As described in the Phasing Plan and Community Benefits Linkages attached as Schedule 1 to this Agreement, permanent public parking will be made available to the public, including the College community, no later than the completion of phase two of construction of the Project.

C. Parking Garage Analysis

a. **Parking Report.** Not less than six months before submitting a development phase application for any phase of the Project that includes a permanent non-accessory parking facility, Developer will submit to the Planning Director, with copies provided to the Director of Transportation, a Parking Report prepared by a City-approved third-party transportation consultant that contains the following information.

i. The status of vertical build-out in prior Development Phases of the Project, if any;

ii. A summary of best available information on TDM efforts then being implemented by the College, including the most recently available data from surveys of College faculty, staff, and students and their transportation mode to and from the College, parking utilization associated with the College, and a discussion of how these travel behaviors are expected to change over the following five to ten years;

iii. The current inventory of parking that is accessory to Project uses and public parking available at the Project Site;

iv. Any parking use data collected during the interim parking period, including a full report of pricing structures tested during the interim period.

v. The SFMTA shall furnish a description of current transit services and any transit service changes budgeted for implementation by the anticipated date of occupancy for the proposed Development Phase. The report shall also include information from BART, as available;

vi. A conceptual analysis of the parking garage(s), including the expected capacity of the garage(s) at completion, a discussion of any features of the design(s) that would allow for adaptability of portions of the garage(s), and any requirements for future adaptation;

vii. A narrative description of the approach to parking management and garage operations, including pricing structure, any joint use of parking spaces, and plans for queue abatement measures to avoid any excessive recurring queuing that could affect the operation of any Muni routes that operate on Frida Kahlo Way or on Ocean Avenue;

viii. A description of how the information presented within the Parking Report will be reflected in the Development Phase Application.

b. **Parking Recommendations.**

i. The Planning Director and the Director of Transportation will have 45 days after their receipt of the Parking Report to provide to Developer a combined set of written recommendations regarding, operations, or management of the

proposed parking garage, including the number of public spaces that Developer is required to provide.

ii. Developer will meet and confer with the Director of Planning and Director of Transportation within 15 days of Developer's receipt of their written recommendations.

iii. Developer will incorporate the public parking space requirement into the Project. and make commercially reasonable efforts to incorporate the written recommendations of the Director of Planning and Director of Transportation, and will respond to their written recommendations with a document that includes:

1. The manner in which Developer will incorporate accepted recommendations into the development phase application; and

2. A reasoned narrative setting forth the reasons it did not accept any parking recommendations.

C. Transportation Sustainability Fee

As described in Schedule 2-1, Developer will pay the Transportation Sustainability Fee ("TSF") in accordance with Planning Code section 411A, and subject to any annual escalation as permitted by the Development Agreement. The TSF must meet all requirements of, and will be payable on all Buildings in accordance with, Planning Code sections 411A.1-411A.8 and the Development Agreement.

D. SFMTA Contact

SFMTA commits to designating a staff person to follow up on the transportation-related components of the Project, including this Exhibit, the DA, and the FEIR. This staff person will be a point person for the Developer and the community.

EXHIBIT J-1
TDM PLAN

BALBOA RESERVOIR TDM PLAN

AUGUST 2020

RESERVOIR COMMUNITY PARTNERS

BALBOA RESERVOIR: A TRANSIT ORIENTED DEVELOPMENT AND TDM

Balboa Reservoir is a transit-oriented development, including 1,100 units of housing with a range of affordability which are designed to encourage multiple modes of transportation, including walking, bicycling and public transportation. Balboa Reservoir will provide onsite amenities, such as a childcare center, a community room, a playground, a dog park and a community garden. All of these amenities will serve to reduce vehicle trips to off-site locations.

The site is located proximate to several major transportation lines including Bart, Muni train lines, and several major bus lines. The site is proximate to a neighborhood commercial corridor which includes groceries, restaurants, coffee shops and other neighborhood serving retail. The site is also proximate to many educational resources including public and private high schools and City College.

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM

The Balboa Reservoir project will implement a comprehensive TDM program that includes family friendly measures. The program will include physical improvements to the site as well as programmatic offerings to residents. The Project team will implement the program for each phase of development (see Balboa Reservoir Phasing Plan). Notices of special restrictions will be recorded for each building. The initiating implementation of each measure shall be controlled by the development agreement, especially the documents describing project phasing and community improvements linkages, and later live on for the Life of the Project.

The following inputs were used in the SF TDM Tool to determine the point goal Balboa Reservoir needs to achieve to be in compliance with the city's TDM ordinance. The land use summary below results in a goal of 30 points, as shown in detail in Appendix A.

- APN: 3180/190
- Residential
- 1,100 units (980 rental units in multi-family buildings; 20 affordable homeownership units; and 100 town houses)
- 25% two bedroom or larger and 10% 3 bedroom or larger
- 18% affordable (55% AMI or lower)
- 32% affordable to moderate income (between 55% and 120% AMI)
- 550 Accessory Parking Spaces
- TAZ zone number 915; Neighborhood Parking Rate: 1.19

Balboa Reservoir will implement a set of the strategies detailed in this plan to achieve the 30-point goal. Specific TDM measures will be selected by the developer from this approved tool kit. Should the land use profile of the project change, as permitted by the development agreement the TDM program points target and scoring shall be updated accordingly.

Some measures require an upfront investment in infrastructure, while others propose ongoing Programmatic measures. Physical Measures are marked with ☐, while Programmatic measures are marked with ➡. A table at the end of the document summarizes the proposed TDM program and sorts them by physical measures and programmatic measures.

PROPOSED TDM STRATEGIES

☐ ***ACTIVE – 1: Improve Walking Conditions (Option A or B: 1 Point)***

Option B: Balboa Reservoir will provide the recommended sidewalk width adjacent to the property and all required streetscape elements, as well as 50 feet of additional recommended sidewalk.

- **Mixed-use street:** Recommended width to achieve point: 15'
- **Neighborhood residential street:** Recommended width to achieve point: 12'
- Required streetscape elements in the neighborhood residential category typically include:
    - Curb ramps
    - Marked crosswalks
    - Pedestrian signals - countdown and advanced pedestrian signal
    - Street trees
    - Sidewalk planter strip
    - Stormwater control
    - Pedestrian lighting (at corners)

Option A: Should Option B not be feasible, Balboa Reservoir will provide the recommended sidewalk width adjacent to the property and all required streetscape elements, as well as implement five additional streetscape elements from the following options (listed in the Better Streets Plan, page 90) in addition to the required streetscape elements.

- Pedestrian-priority signal devices and timings
- High-visibility crosswalks
- Special crosswalk treatments
- Restrictions on vehicle turning movements at crosswalks
- Removal or reduction of permanent crosswalk closures
- Mid-block crosswalks
- Raised Crosswalks
- Extended bulb-outs
- Mid-block bulb-outs
- Center or side medians
- Pedestrian or refuge islands
- Transit bulb-outs
- Transit boarding islands
- Flexible use of the parking lane
- Parking lane planters
- Chicanes
- Sidewalk or median pocket parks
- Reuse of 'pork chops' and excess right-of-way

- Shared public ways
- Pedestrian-only streets
- Public stairs

The Balboa Reservoir Infrastructure Plan and Balboa Reservoir Design Guidelines include the proposed streetscape plan and sections that show the location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements along the project frontage(s).

☐ ***ACTIVE-2: Bicycle Parking (Option B or Option C – 2 or 3 Points)***

Ample and easily accessible bicycle parking, secure Class 1 bicycle parking, has been associated with an increase in bicycling and a corresponding decrease in driving alone. Balboa Reservoir will provide Class 1 and Class 2 bicycle parking spaces beyond the Planning Code requirements at the rates identified below.

OPTION B: 2 points

- Residential: One Class 1 Bicycle Parking space for each multi-family Dwelling Unit up to 100, plus one Class 1 space for every two multi-family Dwelling Units over 100. Two Class 2 Bicycle Parking spaces for every 20 multi-family Dwelling Units.
- 550 class one parking spaces
- 100 class two parking spaces

OR

OPTION C: 3 points

- Residential: One and a half Class 1 Bicycle Parking spaces for each multi-family Dwelling Unit up to 100, plus one Class 1 space for every 1.33 multi-family Dwelling Units over 100. Three Class 2 Bicycle Parking spaces for every 20 multi-family Dwelling Units.
- 827 Class one (150 plus 677)
- 150 class two parking spaces

Both Class 1 and Class 2 bicycle parking spaces in multi-unit buildings will conform with all standards governing bicycle parking detailed in Planning Code Section 155.1, ensuring they will be easy to use and are located in convenient, safe and accessible locations. Class 1 bicycle parking will include at least 30 spaces for non-traditional bicycles, such as cargo bikes and bike trailers, as well as outlets for charging electric bicycles. Approximate locations are identified in the bike parking plan in Appendix B.

☐ ***ACTIVE-5-A: Bike Repair Station (1 Point)***

Balboa Reservoir will include one bicycle repair station in each multi-unit building to allow residents to maintain and fix their bicycles without having to purchase their own tools. The repair stations will be located in bicycle rooms or cages and include, at a minimum, a bicycle pump, wrenches, a chain tool, lubricants, tire levers, hex keys/Allen wrenches, torx keys, screwdrivers, and spoke wrenches.

☐ ***DELIVERY – 1: Delivery-Supportive Amenities (1 Point)***

Balboa will offer temporary storage for package deliveries, laundry delivery or other deliveries for site residents. Being able to easily accept and securely store deliveries may reduce trips otherwise taken by residents driving alone. Storage will be made available in each of the multi-family buildings using a secure storage room or storage lockers. The site plan in the Design Guidelines shows approximate locations for each multi-unit building.

☐ ***FAMILY – 1: Family TDM Amenities (Option A, 1 Point)***

Option A (1points):

- One storage unit per 20 multi-family dwelling units located in each garage/building that has carshare spaces. Storage units will have an interior space that is at least 35 inches high, 25 inches wide and 30 inches deep.
- 30 cargo bike parking spaces (count towards required bike parking spaces) with access to outlets for charging. Per the description for ACTIVE-2, Class 1 bicycle parking will include at least 30 spaces for non-traditional bicycles

☐ ***FAMILY – 2: On-site Childcare (2 Points)***

The Balboa Reservoir development program includes an on-site childcare facility. The stand-alone facility is expected to significantly reduce vehicle trips due to its location adjacent to 1,100 residential units, 50 percent of which will be low income and more than half of which will be 2 or more bedrooms. In addition, this childcare facility will attract clients among adjacent City College of San Francisco (CCSF) employees and students, reducing trip lengths to access childcare options. The facility will meet licensing standards and requirements in local and state codes.

Outreach efforts for childcare providers will follow city best practices, including review by the Mayor's Office of Housing and Community Development (MOHCD), as detailed in the Balboa Reservoir Childcare Plan to ensure there is a competitive process.

☐ ***INFO-1: Multimodal Wayfinding Signage (1 Point)***

Effective wayfinding guides residents, visitors and employees to the wide variety of transportation options and infrastructure available to them. Balboa Reservoir will install pedestrian-scale, permanent signage in key locations directing people to the nearest transit stops, carshare parking, bikeshare location, bicycle parking and amenities, and taxi/Lyft/Uber/carpool pick-up and drop-off locations. Wayfinding signage will meet City standards for any on-street wayfinding signage, in particular for bicycle and car-share parking.

The site plan in Infrastructure Master Plan shows the general preliminary locations for wayfinding signage.

☐ ***INFO-2: Real Time Transportation Information Displays (1 Point)***

Balboa Reservoir will install real time transportation information displays in all multi-family building lobbies. Information displayed will, at a minimum, include real time information for area transit options, walk time to transit locations, and availability of on-site car-share vehicles. Planned locations are shown in the Infrastructure Master Plan.

☐ ***LU-2: Onsite Affordable Housing (Option C - 4 points)***

Fifty percent of all the units on site will be permanently affordable housing. Affordable housing generates fewer auto trips and related emissions.

- Eighteen percent of the dwelling units at Balboa Reservoir will be set aside for low-income housing (30 to 80 % of area median income (AMI)).
- An additional 15% of units will be available for moderate income residents with incomes between 80% and 120% AMI.
- An additional 17% of units will be provided as either low- or moderate-income units.

☐ ***PKG-4: Parking Supply: Right sized parking (Option F – 6 Points)***

Balboa Reservoir will provide accessory parking at a maximum rate of 0.5 parking spaces per unit, which equals to 42% of the neighborhood parking ration of 1.19 and yields 6 points.

☐ ***CCSF designated faculty and staff housing (1 point)***

Balboa Reservoir will collaborate with CCSF on reserving up to 150 housing units for CCSF staff and faculty. Assuming a 50% drive alone mode share[1] and four workdays per week for Balboa residents and, housing 150 faculty and staff could reduce an estimated 120 vehicle trips. Given the projected total number of daily trips generated at Balboa Reservoir from all land uses (10,985 daily), a reduction of 120 trips would equal 1.1% (the equivalent of one point)[2]. If CCSF trip reductions were taken into account as well, the number of vehicle trips reduced through this measure would be higher. CCSF staff and faculty are expected to live in affordable housing units dedicated to moderate income households. The anticipated trip reduction is in addition to that anticipated due to onsite affordable housing.

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[1] Per a 2018 online survey of CCSF employees 66% of employees drove alone to work, 22% took transit; 5% walk or bike; 4% carpool and 3% took other modes. Fehr and Peers, CCSF TDM and Parking Plan, March 15, 2019.

[2] This estimate is based on an estimated total vehicle trip generation of 10,985 (Balboa Reservoir DSEIR, Appendix C, Table 3). We estimate that 150 housing units for CCSF staff and faculty would reduce 120 daily vehicle trips (assuming the average Balboa resident takes 2 commute trips per day, 4 days per week at an SOV rate of 50% and that CCSF faculty and staff would not drive to work at CCSF). The reduction of 120 trips would equal a percentage reduction of 1.1% or the equivalent of 1 point). This reduction does not take into account the trips reduced on the CCSF side.

CSHARE – 1: Car-share Parking and Membership (Option E - 5 Points)

Balboa will designate one car-share parking space for every 40 provided dwelling units. The car-share parking spaces will be located in easily accessed locations within publicly accessible parking facilities. Car-share parking will be made highly visible through signage, which will serve both a directional and an educational/marketing purpose. Balboa Reservoir will comply with the quantity, location and related standards governing carshare parking detailed in San Francisco Planning code Sections 151.1 and 166. The planned locations of carshare vehicle parking are shown in Appendix B.

In addition to providing car-share parking, Balboa Reservoir will offer car-share memberships to households at a rate of one per multi-family dwelling unit on an annual basis, for the life of the project.

FAMILY 3- Family TDM Package – (2 Points)

The Balboa Reservoir is a family friendly development that will prioritize amenities for families in the TDM program. The project will provide carshare amenities (CSHARE-1, Option E) and family friendly amenities (Family 1A and Family 1B) which when combined offer a compelling suite of family friendly transportation demand management amenities. If the project elects to provide at least 40% two bedroom or larger units, the project would qualify for 2 points under this category.

FAMILY – 1: Family TDM Amenities (Option B, 1 Point)

Option B (1 point) Balboa Specific Option:

- 21 electric cargo bikes or electric bikes with bike trailer, 3 per rental building, to be checked out on a trip-by-trip basis by residents.
- One collapsible shopping/utility cart for every 10 Dwelling Units. Carts shall be available for use to any unit by advanced reservation on an hourly basis (e.g., pen and paper sign up system, online, etc.).

BALBOA SPECIFIC: ACTIVE-4: Bike Share Membership (Location B – 2 Points)

On an annual basis, for the life of the project or as long as a bike sharing program is available, Balboa Reservoir will offer bike sharing benefits, described here, for approximately 980 multi-family rental dwelling units. The bike sharing benefits will include 50% of an annual bike share membership subsidy and 50% in ride credits equivalent for a 50% enrollment fee. Example: if an annual membership is $100 then the Reservoir Community Partners (RCP) funded bike sharing benefits would include $50 towards membership and $50 credit towards rides on the bike share program, and the residents would be responsible for a $50 enrollment fee. Requiring an enrollment fee ensures that only residents who intend to use the service sign up, leading to maximum return

on investment. Should Bay Wheels cease service, RCP will amend the TDM program and offer bike/scooter sharing benefits with other bike or scooter share providers in the area, at a similar value.

PKG-1: Unbundle Parking (Location A – 1 Point)

Balboa Reservoir will lease or sell all accessory parking spaces associated with multi-family buildings separately from the unit rental or purchase fees. This reduces housing costs for residents who do not own a car and rewards the use of alternative modes of transportation. With the neighborhood parking rate being 1.19, the project qualifies for one point.

BALBOA SPECIFIC ACTIVE: Host a Bike Share Docking Station (1 Point)

RCP will host a bikeshare docking station on the project site, if deemed useful and desirable by SFMTA when the final infrastructure master plan is approved for construction (draft location shown on site plan in Appendix B). RCP will locate the station off the public right of way, in an area operated by the Homeowners Association. Bike share companies would be responsible for maintenance and operations of the dock, including any utilities.

HOV-1 Contributions or Incentives for Sustainable Transportation (2 points)

The Development Project (and subsequent property owner) shall closely consider developing a program which offers contributions or incentives to each Dwelling Unit at least once annually, for the Life of the Project. If requested by a resident or employee, the property owner shall pay for contributions or incentives equivalent to the cost of a 25 percent of a monthly Muni only "M" pass2, or equivalent value in e-cash loaded onto Clipper Card, per Dwelling Unit, and/or employee.

ADDITIONAL TRANSPORTATION DEMAND MANAGEMENT MEASURES

The Balboa Reservoir project is designed as a transit oriented and sustainable development. In addition to Transportation Demand Management measures identified above to meet the requirements of San Francisco's Planning Code, the project will include amenities and programming that will further reduce necessary vehicle trips for residents.

Additional Onsite amenities

Onsite playground, a dog park/run and community garden plots. As the closest playground and dog park are more than a mile away – outside of the typical walking radius - these amenities are expected to reduce vehicle trips, in particular in the afternoon and evening peak hour. Community garden plots reduce vehicle trips in two ways: residents are expected to take fewer trips to the grocery store and produce does not have to be delivered to the store, thereby reducing regional and

local freight trips. The community garden trip reductions are included in the requested two points, as they are more difficult to forecast and expected to be small.

Additional Infrastructure Improvements

In addition to streetscape improvements onsite, the project will provide bicycle amenities on Lee Avenue and transit improvements on Frieda Kahlo Way, as part of a mitigation measure. These measures will support Balboa Reservoir residents as well as neighbors who choose to walk, bicycle or use public transit in the area.

Additional Onsite Programming

The project may offer programming to encourage children to walk or bike to school. This could include providing safe walking and biking directions and maps to resident families, promoting annual Walk & Roll to School Day and facilitate formation of walking school buses or bike trains, where parents take turns walking or biking children to nearby schools. In addition, carpooling to schools that are farther away could be facilitated/encouraged.

IMPLEMENTATION OF THE BALBOA RESERVOIR TDM PROGRAM

Onsite Transportation Demand Management (TDM) Coordinator

Balboa Reservoir will employ an onsite TDM coordinator who will be responsible for implementing and marketing TDM strategies, coordinate with CCSF on joint efforts, serve as the liaison with City staff regarding all aspects of TDM plan, including implementation, verification, monitoring and reporting. The transportation coordinator will also be responsible for ensuring that all physical elements are implemented according to City's TDM Program Standards and maintained and replaced as needed. The TDM Coordinator will attend trainings/workshops offered by the City on a regular basis.

MONITORING AND REPORTING

This document provides an overview of the TDM Program's three monitoring and reporting processes. The first process occurs prior to issuance of the First Certificate of Occupancy (San Francisco Department of Building Inspection) for a Vertical Improvement. This process will ensure that all physical improvements are completed in accordance with the plan. The second process occurs after the First Certificate of Occupancy is issued by the San Francisco Department of Building Inspection and the Vertical Improvement is operational. It includes monitoring of physical measures, as well as ongoing programmatic measures. An optional third process to revise an

approved TDM Plan is also provided, which may occur at any point after approval of the Development Agreement.

Pre-Occupancy Monitoring and Reporting

Before construction starts the TDM requirements will be recorded on the deed of the property through a Notice of Special Restrictions (NSR). Once construction is complete, the city shall conduct a site visit to confirm that all applicable physical measures in the TDM plan have been implemented. Prior to the site visit, the TDM Coordinator shall provide to Planning Department staff a Pre-Occupancy Monitoring and Reporting Form including 1) a copy of the TDM Plan 2) the TDM Coordinator contact information 3) a copy of a signed letter stating that the TDM Coordinator agrees to distribute a copy of the TDM Plan tenant lease documents, and/or deeds to each new resident and 4) documentation that approved programmatic measures in the TDM Plan have or will be implemented as required. Within 30 days of the Pre-Occupancy Monitoring and Reporting Form submittal, Planning Department staff will review the documentation of the programmatic measures in the TDM Plan and schedule a site visit. During the site visit, Planning Department staff will verify that physical measures are provided as specified in the TDM Plan and complete corresponding sections of a Pre-Occupancy Monitoring and Reporting Form for programmatic measures. Planning Department staff will then review the documentation and finalize a Pre-Occupancy Monitoring and Reporting Form. This process, starting from the scheduled site visit date, shall not take longer than 30 days. The First Certificate of Occupancy from the Department of Building Inspection shall not be issued until the TDM Coordinator receives an approved Pre-Occupancy Monitoring and Reporting Form. The administrative fee associated with the TDM Plan Review Application covers the cost of pre-occupancy monitoring and reporting.

Ongoing Monitoring, Evaluation, and Refinement

During the established monitoring period, Planning Department staff will verify that the TDM Coordinator is maintaining physical measures and continuing to provide programmatic measures as specified in the TDM Plan. The TDM Coordinator will submit annual Ongoing Monitoring and Reporting Forms and supporting documentation, along with the associated administrative fee. The first Ongoing Monitoring and Reporting Form shall be due within 30 calendar days of the 18 month anniversary of the issuance of the First Certificate of Occupancy. Subsequent Ongoing Monitoring and Report Forms shall also be due within 30 calendar days of the 18 month anniversary of the issuance of the First Certificate of Occupancy.

Planning Department staff will conduct a site visit once every three years to confirm all approved physical measures in the TDM Plan continue to be implemented and/or installed. TDM coordinators will be informed in advance of these site visits. The project shall submit annual monitoring reports. If the Project is in good standing (i.e., submits satisfactory Ongoing Monitoring and Reporting Forms for five consecutive years), then the annual requirement will shift to one submittal every

three years. If, at any time, the Project fails to demonstrate satisfactory ongoing monitoring and reporting, the Project may be required to revert back to an annual submittal schedule until the Project again demonstrates five consecutive years of satisfactory monitoring and reporting.

TDM PROGRAM UPDATES

At any time after the Planning Department approves a Development Project's building permit, the property owner may propose an update to the TDM Plan by submitting a TDM Plan Update Application. The Planning Department shall ensure that the amended TDM Plan meets the TDM Program Standards that were in effect at the time that the Development Project's first Development Application was filed or the TDM Program Standards in effect at the time that the TDM Plan Update Application is filed, if elected by the project sponsor. Possible reasons that a property owner may request review of a TDM Plan by the Planning Department include altering the TDM measures within the TDM Plan1 or reducing or increasing the number of Accessory Parking spaces associated with the Development.

TDM MEASURES SUMMARY

The table below summarizes the proposed TDM measures. In addition, to the TDM Tool output, which does not capture the Balboa Specific or otherwise modified points.

TDM Measure			
Physical/Upfront Investment	**Category**	**Option**	**Points**
Provide wide sidewalks, extend sidewalks beyond property, streetscape elements that encourage active transportation	ACTIVE-1	A or B	1
Provide secure and public bike parking above code requirements	ACTIVE-2	B or C	2 or 3
Provide bike repair station	ACTIVE-5A	-	1
Provide bike share docking station		Balboa Specific	1
Provide package delivery lockers in each building	DELIVERY-1	-	1
Provide car seat storage near carshare spaces & cargo bike parking	FAMILY-1	A	1
Provide on-site childcare facilities and services	FAMILY-2	-	2
Multimodal wayfinding signage	INFO-1	-	1
Real-time transportation information in lobbies	INFO-2	-	1
Provide on-site affordable housing	LU-2		4
Parking Supply: Right sized parking	PKG-4	F	6
CCSF staff/faculty housing (1 point per 100 units)		BALBOA SPECIFIC	1
Provide parking spaces for on-site vehicle share vehicles and memberships	CSHARE-1	E	5
			26 to 28
Operational			
Provide bike share memberships to each unit	ACTIVE-4	B, MODIFIED	2
Host a bike share docking station	BALBOA SPECIFIC		1
Provide vehicle share vehicles and memberships	CSHARE-1	E	(above)
Provide cargo bikes or electric bikes	FAMILY-1	B, MODIFIED	1
Tailored marketing, including new resident kits, including one-time transit incentive	INFO-3	B	2
Unbundle parking from all tenant leases	PKG-1	A	1
Dedicated on-site transportation coordinator			
Contributions or incentives for sustainable Transportation	HOV 1		2
			9
	Total		**35 to 37**

REFERENCES

DESIGN GUIDELINES AND INFRASTRUCTURE MASTER PLAN

- The location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements along the project frontage(s)
- Approximate location of delivery amenities (lockers/mail room) in the lobby of each building
- Car-Share Parking, Bike Parking Locations and Wayfinding Plan
  - Class 1 bike parking locations
  - Class 2 bike parking locations
  - Possible new bike share station location
  - Use bike/ped plan as a base map
- Car-share parking locations
- Wayfinding signage
- Real-time transportation information locations

BALBOA RESERVOIR CHILDCARE PLAN

TDM TOOL OUTPUT

This appendix includes the TDM Tool output for the strategies Balboa Reservoir selected from the menu of options. Balboa Reservoir intends to claim points for Family-1, Option A and B, which is not reflected in the total point count due to a glitch in the tool.

EXHIBIT K
SCHEDULE TEMPLATE FOR LATER APPROVALS

EXHIBIT K

SCHEDULE TEMPLATE FOR LATER APPROVALS

Milestone Schedule #2 for Executive Directive on Housing:

First post-entitlement Schedule Requirements

Development partners will submit a project schedule with Basis of Design or no later than 30 days after entitlement upon request from the City, via the housing delivery agencies (OEWD/TIDA/OCII). This schedule is intended to support and guide City review and staff capacity planning between entitlement and temporary certificate of occupancy (TCO).

This schedule should include the following major milestones and be in the format described below. Public Works Infrastructure Taskforce and housing delivery agencies will review this schedule and then share this schedule with City departments for feedback. With department feedback in hand, Public Works Infrastructure Taskforce and housing delivery agencies will call a meeting with development partners for schedule confirmation.

Milestones to be included:
City approvals:

- **Subdivision/mapping actions**
- **Phase application**
- **Transaction documents** (any easements, street vacations, etc.)
- **Infrastructure engineering/permit applications**
    - Example: Street Improvement Plan (SIP), major systems, like AWSS
- **Vertical design review**
    - Examples: Site permit, building permit, schematic deign/detailed design, construction docs
- **Any necessary commission approvals**
- **Start of construction** (demolition/site prep, horizontal and/or vertical)
- **Substantial completion**
- **City acceptance of infrastructure**
- **Opening of horizontal infrastructure**
- **TCO**
- **Any other relevant major milestones**

Non-City approvals:

- **Any associated non-San Francisco approvals** (i.e. Navy, Caltrans, Caltrain, State lands, etc.)
    - Example: Caltrans encroachment permit

Schedule format:

- The schedule should be in Gantt chart format
    - Time should be in in fiscal years via months or quarters at the top

- Milestones should be in rows on the left
- Start dates (day/month/year) and durations in days should be indicated for each milestone

- Project should be broken out into major Phases and sub Phases, if applicable
- The planning horizon should include: 1st Phase app, Tent./Final Map, vertical design review, start of horizontal/vertical construction, substantial completion, City acceptance, TCO
- The preferred schedule software is Microsoft Project

Milestone Schedule #3 for Executive Directive on Housing:

Phase Application Preliminary Information

Development partners will submit pre-Phase Application information to the Planning Department with accompanying schedule upon request from the City, via the housing delivery agencies (OEWD/TIDA/OCII). The schedule must include the Phase Application milestones listed below, as applicable. The City will require a more detailed schedule during Phase Application review, but this high-level pre-Phase Application schedule will support and guide City design review and staff capacity planning.

This schedule should be in the format described below. Planning and the housing delivery agencies will review this schedule and then share this schedule with City departments for feedback. With department feedback in hand, Planning and Managing Agency will call a meeting with development partners for schedule confirmation.

Milestones to be included:

City approvals:

- **Phase application submittal**
- **Transaction documents** (any easements, street vacations, etc.)
- **Subdivision/mapping actions**
- **Horizontal Design review** (Street Plan, Infrastructure, and Community Benefits Plan)
- **Infrastructure engineering/permit applications**
- **Vertical Design Review**
- **Submittal/approval of Site Permit/Building Permit**
- **Start of horizontal/vertical construction**
- **Public infrastructure acceptance**
- **Building permits processes, building construction/occupancy** (TCO)
- **Any other relevant major milestones**

Non-City approvals:

- **Any associated non-San Francisco approvals** (i.e. Navy, Caltrans, Caltrain, State lands, etc.)

Schedule format:

- The schedule should be in Gantt chart format

    - Time should be in in fiscal years via months or quarters at the top
    - Milestones should be in rows on the left
- Project should be broken out into major Phases and sub Phases, if applicable
- The planning horizon for post-entitlement should include at least the first two post-entitlement years (five years for Development Agreements)
- The preferred schedule software is Microsoft Project, but the City will accept Microsoft Excel format, if that is the development team's preference

Milestone Schedule #4 for Executive Directive on Housing:

Improvement Plan Schedule Requirements

Development partners will submit a project schedule with any Street Improvement Permit (SIP) submittal. This schedule is intended to support and guide City review and staff capacity planning between SIP and Final Map(s), or other final City pre-construction approvals.

This schedule should include the following major milestones and be in the format described below. Public Works Infrastructure Taskforce and housing delivery agencies will review this schedule and then share this schedule with City departments for feedback. With department feedback in hand, Public Works Infrastructure Taskforce and housing delivery agencies will call a meeting with development partners for schedule confirmation.

Milestones to be included:
City approvals:

- **Subdivision/mapping actions**
- **Phase application and approvals**
- **Transaction documents** (any easements, street vacations, etc.)
- **Infrastructure engineering/permit applications**
    - Example: Street Improvement Plan (SIP), storm water plan, and other major systems, like AWSS or backwater system
- **Vertical design review**
    - Examples: Site permit, building permit, schematic deign/detailed design, construction docs
- **Any necessary commission approvals**
- **Start of construction** (demolition/site prep, horizontal and/or vertical)
- **Substantial completion**
- **City acceptance of infrastructure**
- **Opening of horizontal infrastructure**
- **TCO**
- **Any other relevant major milestones**

Non-City approvals:

- **Any associated non-San Francisco approvals** (i.e. Navy, Caltrans, Caltrain, State lands, etc.)

- Example: Caltrans encroachment permit

Schedule format:

- The schedule should be in Gantt chart format
  - Time should be in in fiscal years via months or quarters at the top
  - Milestones should be in rows on the left
  - Start dates (day/month/year) and durations in days should be indicated for each milestone
- Project should be broken out into major Phases and sub Phases, if applicable
- The planning horizon should include: SIP, Transactional Documents, Tent./Final Map, Vertical Design, SoC, TCO
- The preferred schedule software is Microsoft Project

Milestone Schedule #5 for Executive Directive on Housing:

Post-Final map(s) Schedule Requirements

Development partners will submit a project schedule no more than two weeks after Final Map approvals (or other pre-construction phase final City approval) upon request from the City, via the housing delivery agencies (OEWD/TIDA/OCII). This schedule is intended to support and guide City review and staff capacity planning between final pre-construction approvals and start of construction.

This schedule should include the following major milestones and be in the format described below. Public Works Infrastructure Taskforce and housing delivery agencies will review this schedule and then share this schedule with City departments for feedback. With department feedback in hand, Public Works Infrastructure Taskforce and housing delivery agencies will call a meeting with development partners for schedule confirmation.

Milestones to be included:

City approvals:

- **Subdivision/mapping actions,** if any remain
  - Example: Operations and maintenance manual
- **Transaction documents** (any easements, street vacations, etc.), if any tasks remain
  - Example: Release parcels from loan collateral
- **Infrastructure engineering/permit applications**
  - Example: SIP permit plan set, permit to enter
- **Infrastructure construction**
  - Contractor to mobilize
- **Start of construction**
- **Any other relevant major milestones**

Non-City approvals:

- **Any associated non-San Francisco approvals** (i.e. Navy, Caltrans, Caltrain, State lands, etc.)

- Example: Caltrans encroachment permit

Schedule format:

- The schedule should be in Gantt chart format
  - Time should be in in fiscal years via months or quarters at the top
  - Milestones should be in rows on the left
  - Start dates (day/month/year) and durations in days should be indicated for each milestone
- Project should be broken out into major Phases and sub Phases, if applicable
- The planning horizon should include: Final map(s) (or other final pre-construction City action), start of construction, substantial completion, City acceptance, opening of horizontal infrastructure, TCO
- The preferred schedule software is Microsoft Project.

Milestone Schedule #6 for Executive Directive on Housing:

Start of Construction (Horizontal and/or Vertical) Schedule Requirements

---

Development partners will submit a project schedule no more than four weeks before start of construction date upon request from the City, via the housing delivery agencies (OEWD/TIDA/OCII). This schedule is intended to support and guide City review and staff capacity planning between start of construction and start and opening of horizontal infrastructure and/or temporary certificate of occupancy (TCO).

This schedule should include the following major milestones and be in the format described below. Public Works Infrastructure Taskforce and housing delivery agencies will review this schedule and then share this schedule with City departments for feedback. With department feedback in hand, Public Works Infrastructure Taskforce and housing delivery agencies will call a meeting with development partners for schedule confirmation.

Milestones to be included:

City approvals:

- **Subdivision/mapping actions,** if any remain
- **Transaction documents** (any easements, street vacations, etc.), if any tasks remain
- **Infrastructure engineering/permit applications**
- **Infrastructure construction**
- **Start of construction**
- **Substantial completion**
- **City acceptance of infrastructure**, if any, including Board of Supervisor approvals
- **Opening of horizontal infrastructure**
- **TCO**
- **Any other relevant major milestones**

Non-City approvals:

- **Any associated non-San Francisco approvals** (i.e. Navy, Caltrans, Caltrain, State lands, etc.)
    - Example: Caltrans encroachment permit

Schedule format:

- The schedule should be in Gantt chart format
    - Time should be in in fiscal years via months or quarters at the top
    - Milestones should be in rows on the left
    - Start dates (day/month/year) and durations in days should be indicated for each milestone
- Project should be broken out into major Phases and sub Phases, if applicable
- The planning horizon should include: Final map(s) (or other final pre-construction City action), start of construction, substantial completion, City acceptance, opening of horizontal infrastructure, TCO
- The preferred schedule software is Microsoft Project.

EXHIBIT L
CHILD CARE PROGRAM

EXHIBIT L

CHILD CARE PROGRAM

This Exhibit L describes the child care program for the Project (the "**Child Care Program**"). All capitalized terms used in this Child Care Program and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a Delaware limited liability company (the "**Agreement**").

1. Developer will provide approximately 7,500 gross square feet of rentable area for a child care facility intended to serve approximately 100 children, currently anticipated to be built on Parcel B with an adjacent open space for child care use (as required by local/State law). Developer will deliver the child care facility in warm shell condition, with the space demised to meet occupancy separation requirements (minus finishes on wall, floor and ceiling), stubs for standard utilities, path to a location for mechanical equipment, storefront and rear access as required, and other items required to obtain a temporary certificate of occupancy to allow a tenant to proceed with its improvements. The childcare provider will be a nonprofit public benefit corporation. The child care provider will specify the tenant improvements necessary for the space, which Developer will not be responsible for providing under this Agreement.

2. A State-licensed child care provider will operate in the space under the following terms, provided that all Later Approvals and applicable operating and licensing and other requirements as may be necessary are first obtained.

a. Provider will comply with all State guidelines and applicable local guidelines for operating a child care facility.

b. Provider will operate a facility licensed to serve approximately 100 children with the final number to be determined based on state and any local licensing requirements.

c. Developer or subsequent owner of the building in which it is located will (i) lease the child care facility for nominal rent (i.e., one dollar ($1.00)) to a nonprofit public benefit child care provider, and (ii) include (and require compliance with) a provision in its lease with the child care provider requiring the provider to reserve at least fifty percent (50%) of the maximum capacity of the child care facility to be affordable to children of households of low income (as determined and defined by the license for the facility issued by the California Department of Social Services), and subject to availability of operating subsidy. Operators are encouraged to work with the San Francisco Office of Early Care and Education to learn about

Early Learning Scholarships for low- and moderate-income families as well as other operator resources.

d. Programs will serve a broad range of age groups, including infants and toddlers.

e. Openings will be made available to the general public on the same terms and conditions as those for Project residents, employees and users.

3. The operating term for the child care facility will equal the "**life of the Project**," as such term is defined in the "**NSR**" (defined in Section 5). Subject to the provisions of this Exhibit L, the Developer will use commercially reasonable efforts to lease the space to a child care operator at all times for the life of the Project. The operating term may be fulfilled by more than one child care operator over the life of the Project. The Developer will comply with the terms below during initial leasing and periods of operator turnover and/or vacancy periods.

a. (i) On the earlier to occur of (A) applying for a First Construction Document (as defined in San Francisco Building Code Section 107A.13.1(a)(8)) for the building in which the child care facility is located, and (B) 15 business days before initially offering the facility for rent and (ii) within 15 business days following the expiration or termination of a child care operator's lease for the facility, the owner of the facility will notify governmental and nonprofit entities that can assist in publicizing the availability of the facility of the opportunity to lease it, including, at a minimum, the following entities: the San Francisco Office of Early Care and Education (or any successor agency), the Family Child Care Association of San Francisco, the Children's Council, [City College Childcare Program Operator] and Wu Yee Children's Services.

b. If the child care space remains vacant for more than three years after DBI has issued of a first certificate of occupancy (including any temporary certificate of occupancy) for the building in which the facility is located, despite Developer's commercially reasonable efforts to lease it for nominal rent and otherwise at prevailing child care facility market terms (comparable to other similarly-sized and geographically proximate licensed child care facilities) to an initial child care operator, and Developer wishes to be released from its obligation to lease the facility to a child care operator, then Developer will have the right to pay City an amount equal to Two Million Nine Hundred Fifty-One Thousand and No/100 Dollars ($2,951,000.00), proportionately adjusted to reflect any increase between the published CPI Index in effect as of the Effective Date and the published CPI Index in effect at the time such payment is made (as adjusted, the "**Base Fee**"), plus an amount equal to 10% of the Base Fee, for deposit in the Child Care Capital Fund established under Planning Code Section 414.14. On paying such amount to

City, the Developer may use the facility for any use permitted under the Project SUD after receiving required approvals and permits pursuant to the Project SUD.

c. If after having leased the facility to at least one child care operator, the child care space remains vacant for more than three years after the termination or earlier expiration of the most recent child care operator's lease despite Developer's commercially reasonable efforts to lease the facility for nominal rent and otherwise at prevailing child care facility market terms (comparable to other similarly-sized and geographically proximate licensed child care facilities operated by a nonprofit public benefit corporation) to a child care operator, and Developer wishes to be released from its obligation to lease the facility to a child care operator, then Developer will have the right to pay City an amount equal to the Base Fee prorated over a twenty-five (25) year period, with a credit for any time the facility was operated by a child care provider in compliance with this Child Care Program. On paying such amount to City, the Developer may use the facility for any use permitted under the Project SUD after receiving required approvals and permits pursuant to the Project SUD.

4. Developer or subsequent owner of the building in which the child care facility is located cannot charge for items in addition to the nominal rent (including security, common building charges and utilities, etc.) to the child care operator that exceed prevailing market terms or are not commonly charged to comparable, similarly-sized and geographically proximate licensed child care facilities.

5. Developer or subsequent owner of the building in which the child care facility is located will execute a Notice of Special Restrictions to dedicate the space for child care use and to incorporate the terms of this Child Care Program in form and substance approved by Planning ("**NSR**"). The NSR will be recorded against the applicable parcel within the Project Site at the earlier to occur of the final map that includes the child care facility is recorded or the date the First Construction Document is issued for the building that will contain the child care facility.

6. In consideration of this Child Care Program community benefit and except as provided in Section 3.b,Section 3.c, and Section 7, the Project will not be subject to the residential child care fee (Planning Code Sec. 414A) and that fee is waived. For the avoidance of doubt, this waiver applies to all of the buildings constructed on the Project Site pursuant to the Agreement.

7. Phasing/performance requirements for the child care facility are detailed in Schedule 1 (Phasing Plan and Community Benefits Linkages). If DBI has not issued a certificate of occupancy (including any temporary certificate of occupancy) for the child care facility prior to the expiration of the Term but Developer has received a First Construction Document for any

Building, then Developer shall pay to City an amount equal to the Base Fee plus 20% of the Base Fee at the end of the Term.

EXHIBIT M
MASTER INFRASTRUCTURE PLAN

BALBOA RESERVOIR

INFRASTRUCTURE PLAN

DECEMBER 22, 2020

Prepared by

BkF 100+ YEARS

ENGINEERS . SURVEYORS . PLANNERS

With assistance from:

Van Meter Williams Pollack

Pyatok Architects

GLS Landscape Architecture

Urban Design Consulting Engineers

Rockridge Geotechnical Engineers

BKF No. 20160367

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APPENDICES

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Appendix B	Preliminary Geotechnical Report
Appendix C	SU-30 and WB-40 Design Vehicle Movements
Appendix D	Fire Engine and Fire Truck Turning Movements
Appendix E	Passenger Vehicle Turning Movements
Appendix F	Fire Flow Evaluation
Appendix G	"Balboa Reservoir Hydrologic and Hydraulic Modeling" memo by BKF, dated June 12, 2020
Appendix H	Balboa Reservoir Design Standards and Guidelines, Sustainable Neighborhoods Framework

The appendices are for reference only and are not approved as part of the Infrastructure Plan approval.

1. INTRODUCTION

1.1 Purpose

This Infrastructure Plan is an exhibit to the Development Agreement (DA) between Balboa Community Partners, LLC (Developer) and City and County of San Francisco (City). The Infrastructure Plan describes the infrastructure to be constructed for the Balboa Reservoir Project (Project), associated with Project sustainability, demolition, grading, street and transportation improvements, open space and park improvements, low pressure water system, combined sewer system, auxiliary water supply system (AWSS), stormwater management system and dry utility system. Initially capitalized terms unless separately defined in this Infrastructure Plan have the meanings and content set forth in the DA. Initially capitalized terms unless separately defined in this Infrastructure Plan have the meanings and content set forth in the DA.

1.2 Design Standards and Guidelines

The Balboa Reservoir Design Standards and Guidelines (DSG) is a separate document that establishes the design framework and detailed standards that guide the design of open spaces and buildings. The DSG is approved by the Planning Commission and is a companion document to the Infrastructure Plan. Chapter 5 of the DSG has been included as Appendix A to the Infrastructure Plan as it is relevant to the design of the streets, pedestrian network, loading zones and other features within the public right of way.

1.3 Land Use Program

The Project Site is located north of Ocean Avenue, West of Frida Kahlo Way, Southwest of Riordan High School and east of Plymouth Avenue as shown in Figure 1.0. The project boundary includes approximately 17.6 acres (Block 3180, Lot 190) as shown on Figure 1.1A. The proposed Project includes the redevelopment of the Project Site into a mixed-use development including residential, community room, limited retail, and parking. The proposed Project will also include public access areas and open spaces as well as public and private streets which extend beyond the project boundary. The limits of proposed improvements are shown in Figure 1.1B.

Overall the proposed Project will construct up to approximately 1,640,400 gross square feet (gsf) including approximately 1,100 residential units, approximately 7,500 gsf of retail use, approximately 339,900 gsf of parking, and approximately 10,000 gsf of daycare facilities.

Table 1.1: Proposed Development Program Scenarios

Proposed Building Use	Preferred Development Program
Residential	1,100 total units *450 market-rate units* *550 affordable units* *100 townhomes*
Retail	7,500 sf
Day Care	10,000 sf
Parking	339,900 sf
Public Open Space	4 acres

The land use program may be adjusted in the future provided that it remains within the limits analyzed under the Project EIR. The Project utility demands and infrastructure requirements have been evaluated based on the Development Program that results in the highest utility demand. Accordingly, future adjustments are not anticipated to significantly change the overall Project utility demands or general infrastructure requirements outlined in this Plan.

1.4 Property Acquisition, Dedication, and Easements

The mapping, dedication and acceptance of streets and other infrastructure improvements is anticipated to occur through the subdivision mapping process. Except as otherwise noted, infrastructure described in this Infrastructure Plan shall be constructed within the public right-of-way or dedicated easements to provide for access to and maintenance of infrastructure facilities. Existing and Proposed Property lines and easements are shown on Figure 1.2A and Figure 1.2B respectively.

Public service easements will be allowed within the Project as necessary to provide infrastructure and services to the Project and are subject to review and approval by the affected City agency. Proposed public water, combined sewer, auxiliary water supply system (AWSS), and power easements benefitting the San Francisco Public Utilities Commission (SFPUC) on the property will be reviewed on a case-by-case basis. Full access for vehicles and equipment for the maintenance and repair of utility mains will be provided. Public utilities within easements will be installed in accordance with applicable City regulations for public acquisition and acceptance within public utility easement areas, including provisions for maintenance access. Where improvement standards proposed herein differ from the City and County of San Francisco Subdivision Regulations (Subdivision Regulations), such standards and infrastructure shall

be subject to design modification or exception requests and reviewed by the affected City Agencies during the Project Phase application or construction document approval process. The City strongly prefers public utilities be installed within public right-of-ways. With the exception of those easement areas shown herein, public utilities in easements will only be allowed at the City's sole discretion during detailed design. The City shall not accept any public access easements for privately owned but publicly accessible areas. Instead, the Developer shall provide recorded notices of special restrictions of similar documents to allow such public access and include the City as a third party beneficiary with the right, but not the obligation to enforce the restriction such notice. The notice(s) of special restrictions shall be subject to the review and approval of the City prior to recordation.

1.5 Project Datum

Elevations referred to herein, are based on the CCSF 2013 NAVD88 Vertical Datum.

1.6 Conformance with EIR & Entitlements

This Infrastructure Plan has been developed to be consistent with Project mitigation measures required by the Draft Environmental Impact Report (EIR) and other entitlement documents. Regardless of the status of their inclusion in this Infrastructure Plan, the mitigation measures of the EIR shall apply to the Project.

1.7 Applicability of Uniform Codes and Infrastructure Standards

The Infrastructure Plan is intended to comply with the current City of San Francisco Subdivision Regulations. The Infrastructure Plan may be modified in the future to the extent that future modifications are in accordance with the current City of San Francisco Subdivision Regulations and the DA. Approval of future modifications will require approval from the relevant City agencies.

1.8 Master Utility Plans

Each publicly-owned or accepted infrastructure system described herein will be more fully described and evaluated in Master Utility Plans (MUPs), which will be submitted to the City Agencies after approval of the Infrastructure Plan. The MUPs provide detailed layouts and modeling of each infrastructure system. The Infrastructure Plan is to be approved by the City Agencies as part of the DA approval processes. Approval of this Infrastructure Plan does not imply approval of the MUPs, which will be approved after DA execution and prior to the submittal of the Basis of Design.

1.9 Project Phasing

It is anticipated that the Project will be developed in two phases (Development Phase(s)) subject to the approval process outlined in the DA. See Figure 1.3. Each Development Phase would include a

Development Parcel or Parcels and associated infrastructure and open space areas. Phased Improvements are the street, access, utility and open space improvements necessary to accommodate development of a particular Development Parcel or Parcels.

The parties acknowledge that certain improvements of the Infrastructure Plan, such as site preparation, grading, soil compaction and stabilization, may be required or desired at an earlier stage of development and in advance of such Phase Improvements. As described in the DA, the parties will cooperate in good faith in determining the scope and timing of such advance improvements, so as not to delay the construction of Development Parcels and associated Phase Improvements, or affect the criteria for the proportional scope of Phase Improvements.

1.10 Phases of Infrastructure Construction

The construction of infrastructure, as described in the Infrastructure Plan, Tentative Map and other Project approvals, can be phased to serve the incremental build-out of the Project in accordance with the Project approvals. Each phase of construction will result in a functioning infrastructure system. Phase Improvements will be described in subsequent Improvement Plans and associated Public Improvement Agreements or permits approved prior to filing a Final Map for the associated Development Parcels.

For each Development Parcel proposed for development, the associated adjacent and as needed infrastructure to provide access and utilities to serve that development, such as streets, and improvements therein and thereon, will be constructed. As described in the DA, adjacent infrastructure refers to infrastructure that is necessary and near to and may share a common border or end point with the proposed Development Parcel or Parcels.

The limits of the existing infrastructure to be demolished as well as conceptual layouts of the permanent and/or temporary infrastructure systems for each Development Parcel will be provided as part of the construction document submittals for that Development Parcel or Phase. Repairs and/or replacement of the existing facilities necessary to serve the Development Parcel will be designed and constructed by the Developer.

Where requested by Developer, and if the City Agency(s) with jurisdiction over the affected infrastructure determines it is appropriate in connection with the phased development of the Project, portions of the Phase Improvements may be constructed or installed as interim improvements to be owned and maintained by the Developer. Interim improvements would be removed or abandoned, as determined by

the City Agency, when substitute permanent Phase Improvements are provided to serve a subsequent Development Parcel. Infrastructure within the right of way will not be constructed in phases.

Demolition of existing Project area infrastructure and construction of each proposed Development Parcel and associated Phase Improvements will impact site accessibility. During construction of each Development Parcel and associated Phase Improvements, interim access shall be provided and maintained for emergency vehicles, subject to San Francisco Fire Department (SFFD) approval, as well as pedestrian access on at least one side of the street around the construction perimeter that is American with Disabilities Act (ADA) compliant. Interim access to the existing parking will also be maintained and coordinated between the Developer and City, as required.

At all phases of development prior to full build out, the Developer shall demonstrate to the City Agency that functioning utility systems are in place at all times and comply with applicable City laws, codes and regulations.

1.11 Operation and Maintenance

After formal City acceptance of public infrastructure installed by the Developer, the City will be responsible for maintenance of the infrastructure installed by the Developer, except as otherwise agreed to in writing by the Developer and the City. A maintenance agreement, as required by the Public Improvement Agreement (PIA), will be prepared in conjunction with the first phase of the Improvement Plans and may be subject to a Major Encroachment Permit (MEP).

1.12 Companion Documents

The following attachment and appendices contain reference documents that are referenced by the Infrastructure Plan:

- Appendix A Balboa Reservoir Design Standards and Guidelines, Chapter 5
- Appendix B Preliminary Geotechnical Report
- Appendix C SU-30 and WB-40 Design Vehicle Movements
- Appendix D Fire Engine and Fire Truck Turning Movements
- Appendix E Passenger Vehicle Turning Movements
- Appendix F Balboa Reservoir – Fire Flow Evaluation
- Appendix G "Balboa Reservoir Hydrologic and Hydraulic Modeling" memo by BKF
- Appendix H Balboa Reservoir Design Standards and Guidelines, Sustainable Neighborhoods Framework

1.13 Infrastructure Plan Amendments

Notwithstanding any provision in the Development Agreement, pursuant to Section 11.4 (Amendment Exemptions) of the Development Agreement, any amendments to this Infrastructure Plan shall be in writing and executed by the Parties to the Development Agreement. The Controller, the Mayor, and the City Engineer shall provide a written determination of whether any proposed amendment constitutes a Material Amendment pursuant to the criteria in Section 1.13.2 below, and, so long as one of the foregoing parties concludes that such proposed amendment is material, then such proposed amendment shall be considered material. Any amendment that is not deemed a Material Amendment shall be considered a Non-Material Amendment. An amendment that is otherwise consistent with the Subdivision Code and regulations shall be considered a Non-material Amendment. Proposed amendments to the Infrastructure Plan shall follow the procedures set forth herein, unless the Planning Director in consultation with the City Attorney, pursuant to this section, determines that the proposed change to the Infrastructure Plan constitutes a Material Change to the terms of the Development Agreement, in which case the Development Agreement also shall be amended as provided in that Agreement.

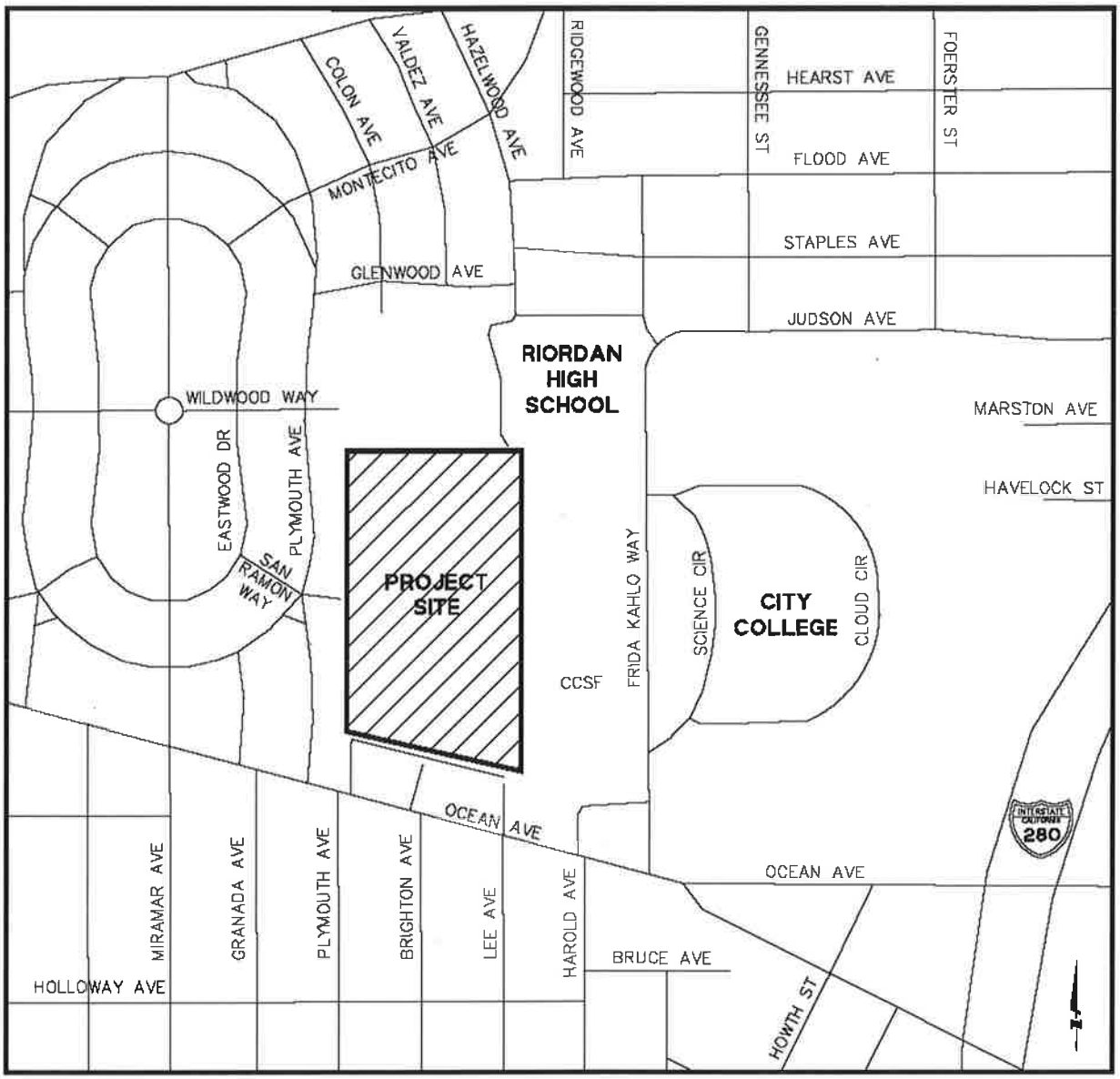
1.13.1 Non-Material Amendments

Any amendment to this Agreement that does not constitute a Material Amendment may be agreed to in writing by Developer, the Planning Director and the Public Works Director, with the consent of the Executive Director or equivalent position at any City Agency whose rights or obligations would affected by the proposed Non-Material Amendment. The City may condition approval of a Non-Material Amendment in any manner deemed appropriate to address any negative effects associated with the Non-Material Amendment.

1.13.2 Material Amendments

Any amendment that would: (i) materially increase the risk of a negative impact to the City's General Fund, as determined by the Controller; (ii) materially increase a City Agency's obligations, or materially lessen the primary benefits to the City, as determined by the Mayor; or (iii) materially increase the risk of a negative physical or engineering design impact on Required Public Infrastructure or on the public right-of-way as determined by the City Engineer, will be deemed a "Material Amendment." Approval of a Material Amendment will require approval by the Developer, Mayor, and the Commission for any agency with a Commission, or Director for any agency without a Commission, of any consenting agency whose rights, obligations, or facilities

would be affected by the proposed Material Amendment shall approve a Material Amendment in writing. The City may condition approval of a Material Amendment in any manner deemed appropriate to address any of the effects that led to a determination that the amendment was a Material Amendment.



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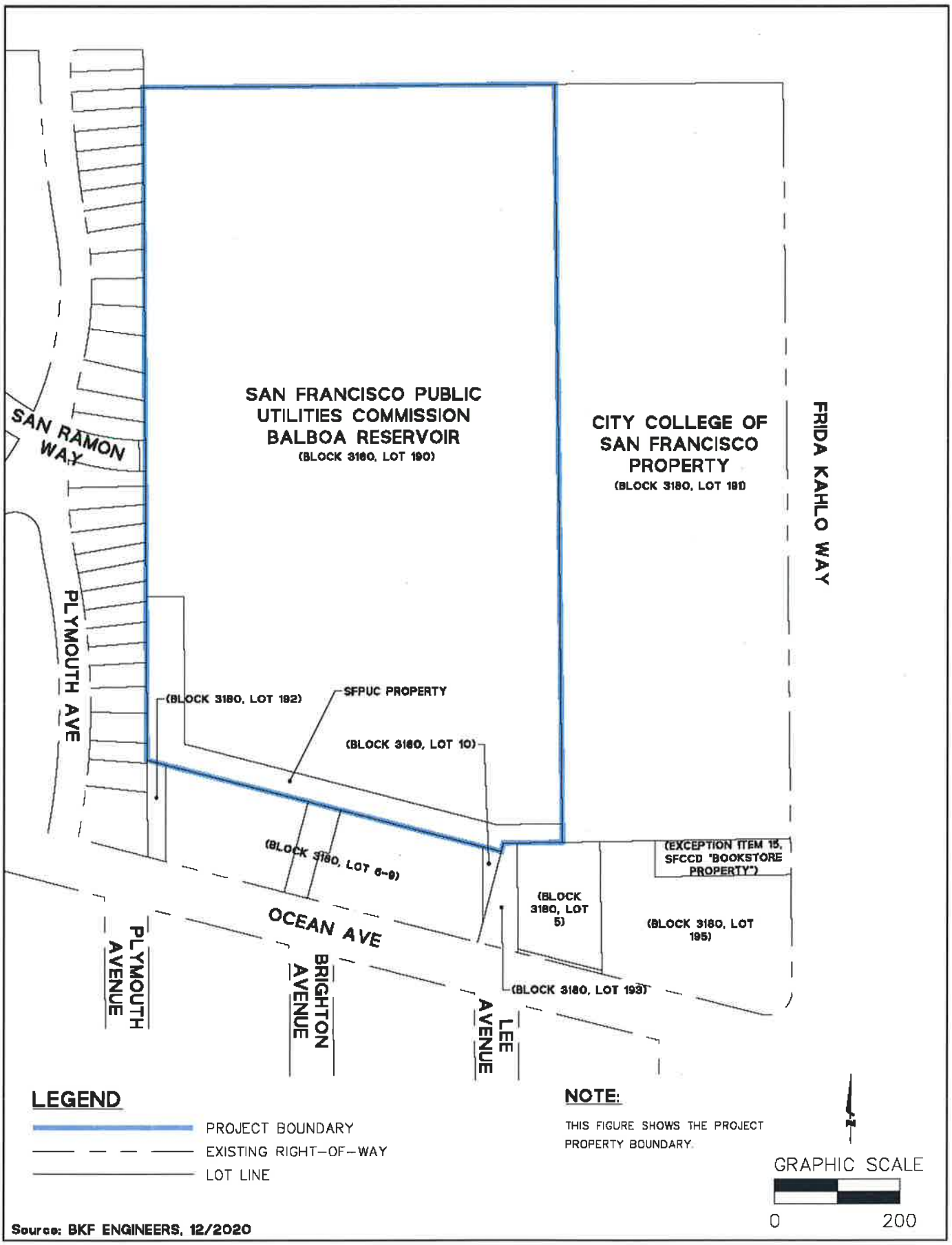
PLOT DATE: 11-30-20 PLOTTED BY: chen

Source: BKF ENGINEERS, 12/2020

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 1.0 – SITE LOCATION**



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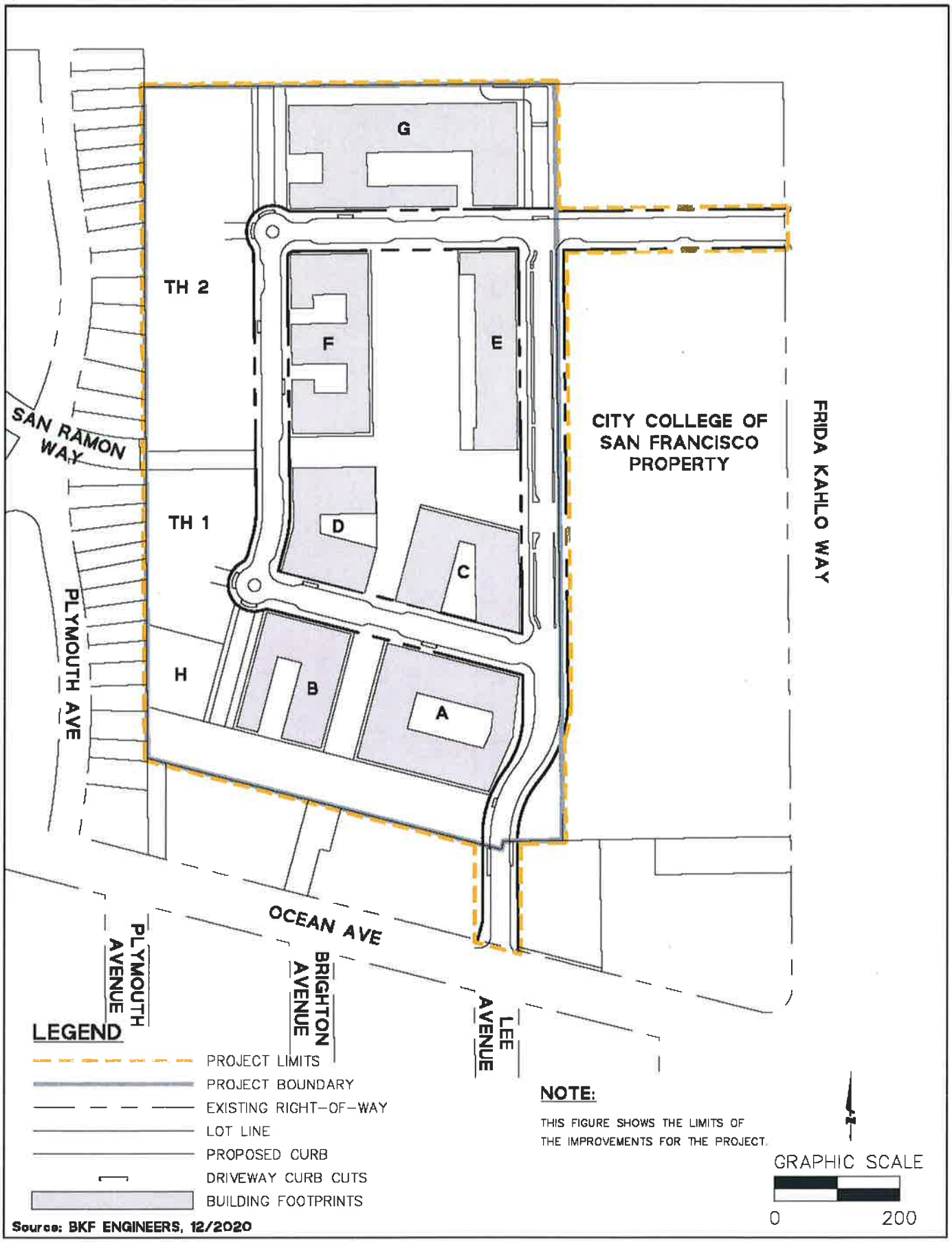
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 1.1A – PROJECT BOUNDARY



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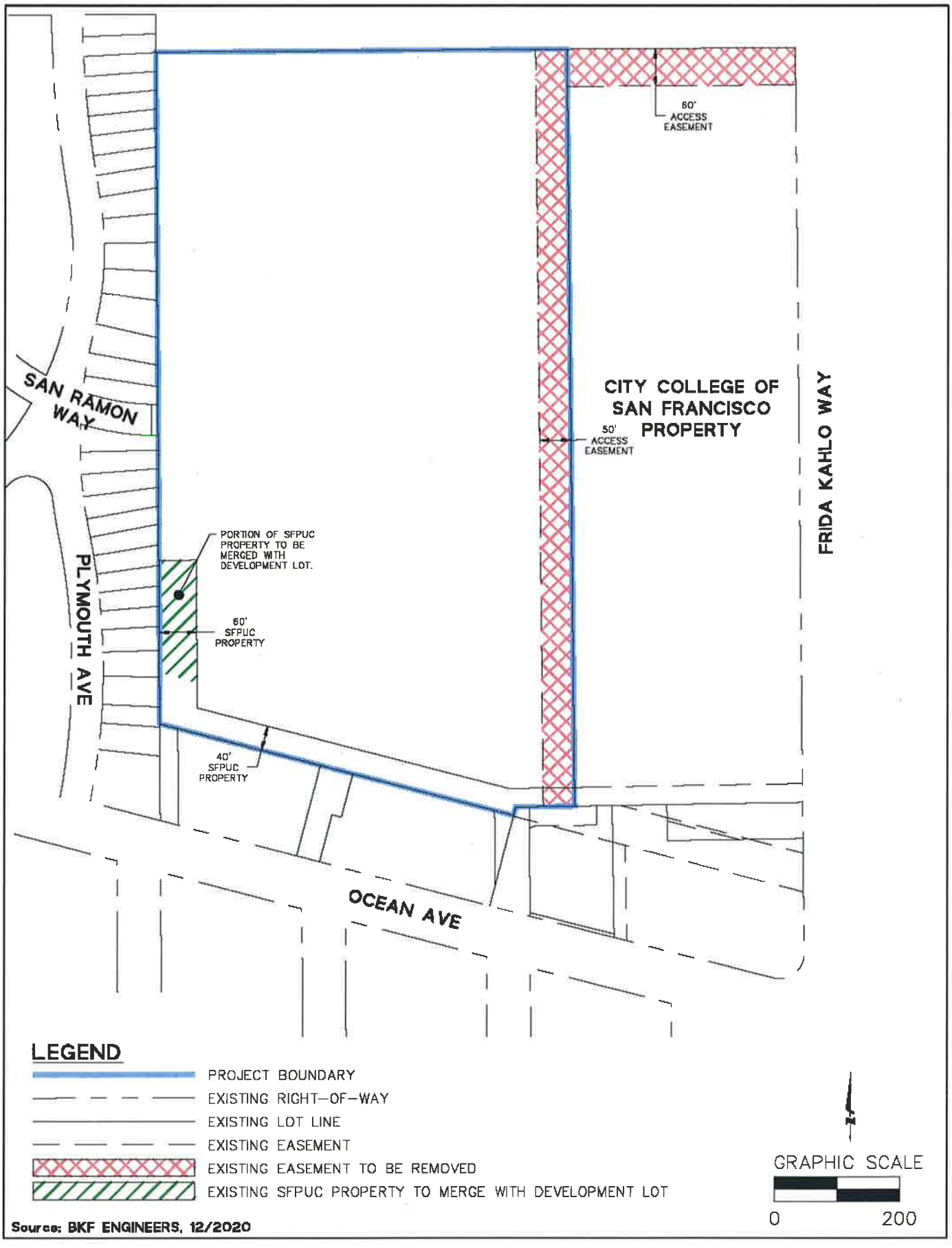
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 1.1B – PROJECT LIMITS



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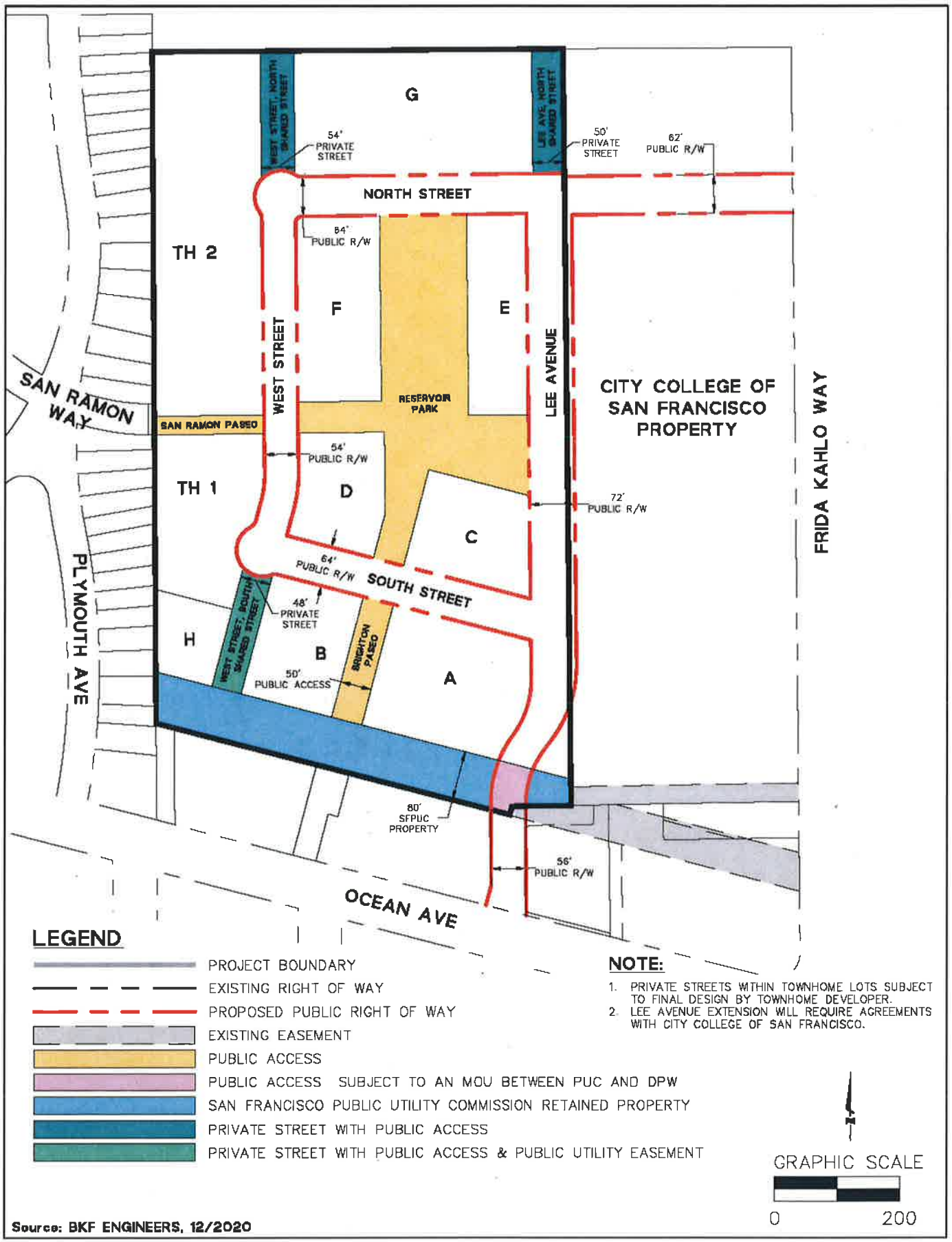
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 1.2A – EXISTING PROPERTY LINES & EASEMENTS**



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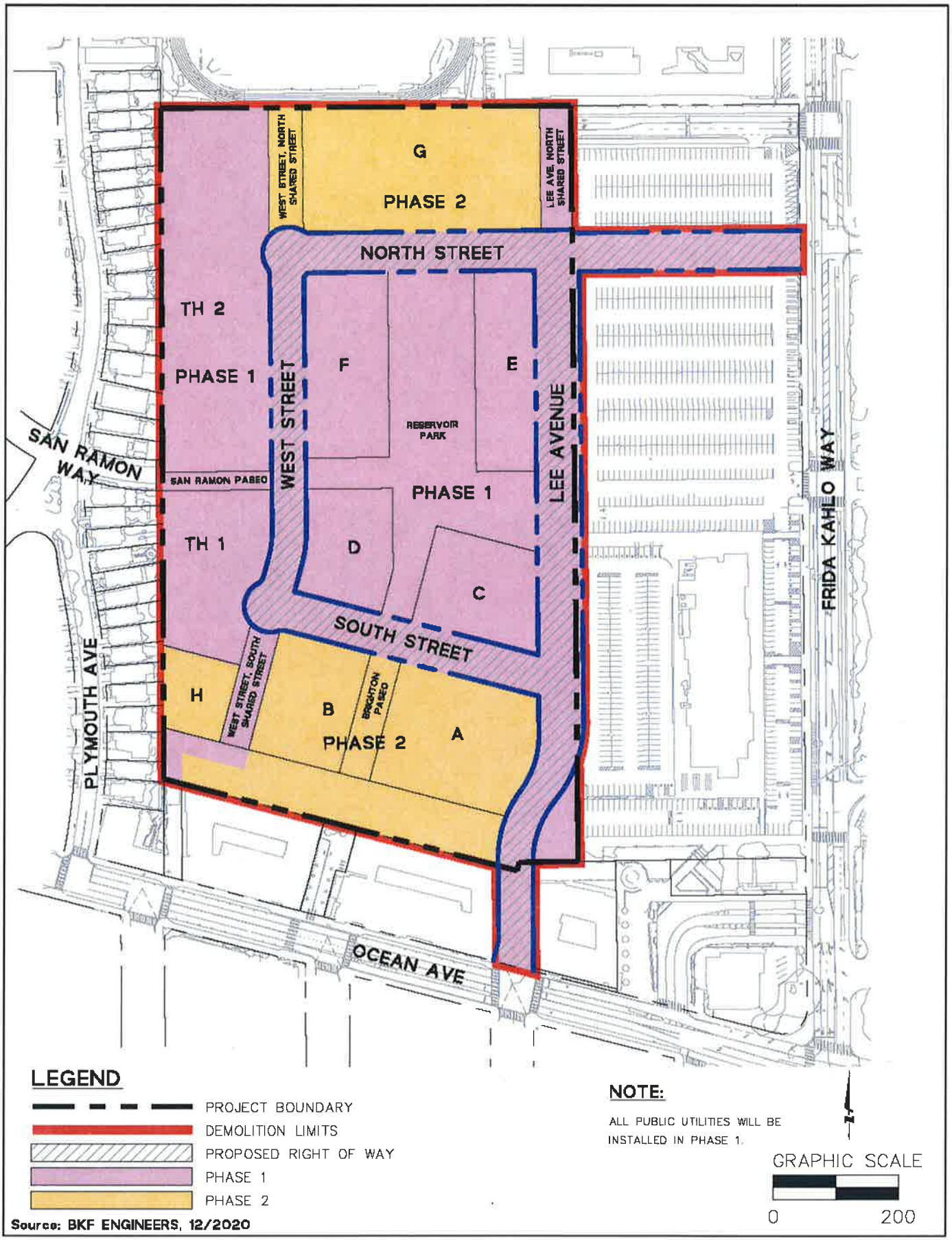
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 1.2B – PROPOSED PROPERTY LINES & EASEMENTS**



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BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 1.3 – PROJECT PHASING

2. SUSTAINABILITY

2.1 Sustainable Infrastructure

The Balboa Reservoir Project includes sustainable design development through modern infrastructure and attention to community health and prosperity. Improvements will comply with the City and County of San Francisco and State sustainability requirements including Title 24 (Divisions 6 and 11) and The San Francisco Green Building Code. A summary of the key sustainable infrastructure design strategies are as follows:

Section 4 – Site Demolition

- Recycle materials on-site where feasible.

Section 6 – Site Grading

- Erosion and sedimentation control measures during construction will be implemented consistent with an approved Erosion and Sediment Control Plan for the site during grading and construction to protect and control runoff.

Section 6 – Street, Mobility, and Circulation Designs

- New infrastructure and facilities to improve circulation and safely support all transportation modes such as walking and cycling to regional transit hubs.
- Establish an accessible neighborhood that prioritizes walking and biking.
- New public bicycle and pedestrian paths to provide connection to open spaces to support safety of bicycles and pedestrians.
- Selection of street trees that support Site ecosystems.

Section 7 – Open Space and Parks

- New parks and recreation facilities that will complement the existing surrounding neighborhood and citywide open space network.
- Selection of plants and trees that support Site ecosystems and habitats.

Section 9 – Low Pressure Water System

- New reliable potable water system.
- Use of water conservation fixtures.

Section 10 – Non-Potable Water System

- Non-potable water system for toilet flushing and irrigation uses.

Section 11 – Auxiliary Water Supply System (AWSS)

- New AWSS to improve reliability of fire suppression systems and improve site resiliency during a seismic event.

Section 13 – Stormwater Management System

- Stormwater management controls included in the buildings, streets, and open spaces to reduce runoff volume and rate affecting the City Combined Sewer System.

Section 14 – Dry Utility Systems

- New power, gas and communication systems to serve the Development.
- Refer to the DSG for discussion on photovoltaics and solar preheat systems on building rooftops in accordance with the Better Roofs Ordinance and energy efficient equipment and fixtures to reduce energy demands.

Please refer to Appendix H: Balboa Reservoir DSG Sustainable Neighborhood Framework and Chapter 4 of the DSG for a thorough discussion of the project's sustainability and resilience goals, standards and guidelines.

3. SITE DEMOLITION

3.1 Scope of Demolition

The Developer will be responsible for the demolition and deconstruction of all non-retained existing buildings and infrastructure features. Demolition and deconstruction will include removal and disposal of hardscape, landscape and utilities. The demolition limit of work consists of the existing surface parking lot, earthen berm on the west side of the site, and road on the east side. Project demolition and grading activities will comply with City Ordinance 175-91 for use of non-potable water for soil compaction and dust control. Where feasible, concrete and asphalt pavements will be recycled and used on-site or made available for use elsewhere. Soil removal associated with demolition activities will comply with the Project environmental permit requirements.

As part of the vegetation grubbing and clearing operation, trees and other plant materials will be removed, relocated or protected in placed, as required. Trees and plant materials removed as part of the demolition process will be recycled by composting or similar methods for on-site uses associated with the planting of new vegetation and erosion control to the extent feasible.

The Developer shall be responsible for providing for the infrastructure permanent improvements proposed to replace the existing infrastructure in accordance with approved building and construction permits issued by the City Agency. The extent of these improvements and associated demolition will be finalized during the construction document approval process.

3.2 Phases of Demolition

Demolition will occur in one phase for the entire site. Demolition will staged to allow the existing utility services, vehicular and pedestrian access areas, and landscaped spaces to remain in place as long as possible and reduce disruption of existing uses on the site and adjacent facilities. Project demolition activities will comply with City Ordinance 175-91 for use of non-potable water for soil compaction and dust control. The project will also meet City Ordinance 27-06 by recycling a minimum of 65% of its construction and demolition debris. As feasible, a 75% recycling rate will be achieved to meet LEED thresholds and align with municipal building requirements

4. GEOTECHNICAL CONDITIONS

4.1 Existing Site Geotechnical Conditions

The site is currently owned by the San Francisco Public Utilities Commission and was originally planned for use as a municipal water reservoir. Although the site was never used as a reservoir, the central portion of the site was excavated down approximately 15 feet and an embankment approximately 30 feet tall was constructed along the western and southern boundary. The southern embankment was removed in 2008, and a new embankment was constructed along the eastern site boundary between 2008 and 2009. The central, depressed portion of the site is currently occupied by an asphalt parking lot.

A preliminary geotechnical investigation was performed at the site by Rockridge Geotechnical, Inc. (Rockridge) on January 3, 2017. The investigation consisted of advancing four borings to depths of between 6 and 26 feet below ground surface (bgs) and advancing six cone penetrations tests (CPTs) until practical refusal in very dense sand, which occurred at depths between 5 and 46 feet bgs.

The site is mapped in a zone of early-Pleistocene alluvium (Qoa) (Graymer, 2006). Based on the results of the preliminary geotechnical investigation, the non-embankment portion of the site is underlain by a deposit of medium dense to very dense silty sand with occasional clay interbeds, known locally as the Colma formation. The Colma formation extends to a depth of at least 46 feet bgs at location CPT-6, the maximum depth explored. The embankment consists of sand fill which was likely excavated onsite and re-worked. Documentation of the embankment construction was not available; however, the results of the preliminary investigation indicates that the fill appears to have been well-compacted and is generally dense to very dense in consistency.

Free groundwater was not observed in the borings drilled for the preliminary investigation. A geotechnical investigation was previously performed in 2010 for a development on Phelan Loop immediately southeast of the site. In that investigation, groundwater was encountered in one boring at a depth of about 22 feet bgs, while a second boring drilled to 40 feet did not encounter groundwater.

4.2 Existing Site Geotechnical Constraints

Based on the results the preliminary geotechnical investigation, Rockridge concludes there are no major geotechnical or geological issues that would preclude development of the site as proposed. The primary geotechnical issues affecting the proposed development include site grading and support of the proposed structures.

4.3 Site Grading

Conceptual development plans include removing the western berm and raising grades across the remainder of the site. In some areas, grades may be raised 20 feet or more. Even where fill is properly placed and compacted, some minor settlement of the new fill is expected. During final design, the anticipated settlement will be determined so the site improvements can be designed to accommodate minor differential settlement. If necessary, building entrance slabs can be designed to accommodate settlement of the fill and building utility connections can be designed with a flexible connection. These and other approaches to manage site settlement will be reviewed during final design. The SFPUC's maximum threshold for differential settlement is ½-inch post-construction. The SFPUC may require settlement monitoring during the warranty period of installed improvements.

4.4 Foundations

Foundations should be designed to provide adequate foundation support and limit total and differential settlements of the proposed buildings to acceptable levels.

4.5 Stormwater Infiltration

Conceptual development plans include incorporating infiltration facilities to manage stormwater runoff from impervious surfaces.

4.6 Geotechnical Approaches

4.6.1 Site Grading Approach

Fill should be placed and compacted in accordance with the recommendations of the final geotechnical report. In general, fill should consist of on-site soil or imported soil (select fill) that is free of organic matter, contains no rocks or lumps larger than three inches in greatest dimension, has a liquid limit of less than 40 and a plasticity index lower than 12, and is approved by the Geotechnical Engineer. It is anticipated that the embankment material will meet these criteria.

Where proposed buildings or infrastructure will span different fill thicknesses, the Geotechnical Engineer should evaluate the need of overexcavating and recompacting in-place soil to reduce potential for differential performance.

4.6.2 Foundation Approach

Rockridge preliminarily concluded the proposed buildings could be supported on shallow foundations bearing on firm native soil or properly placed and compacted engineered fill.

4.6.3 Stormwater Infiltration Approach

Where explored in the preliminary geotechnical investigation, the soil at the site primarily consists of silty sand. The silty sand is anticipated to have moderate to high infiltration rates, depending on the exact gradation and mineralogy of soil exposed at designated infiltration areas. Infiltration facilities, including determination of infiltration rates, will be designed and constructed in accordance with SFPUC standards.

4.7 Schedule for Additional Geotechnical Studies

Prior to starting final design of the new infrastructure, the Geotechnical Engineer should perform additional borings/CPTs and prepare a final geotechnical report based on the supplemental field investigation. The geotechnical report should provide information about the soil and groundwater conditions at the site and include design-level recommendations regarding:

- site seismicity and seismic hazards, including the potential for liquefaction and liquefaction-induced ground failure
- the most appropriate foundation type for the proposed buildings
- design criteria for the recommended foundation type, including vertical and lateral capacities
- estimates of foundation settlement
- lateral earth pressures (static and seismic) for design of below-grade walls
- design groundwater level
- subgrade preparation for floor slabs, pavements, and exterior concrete flatwork
- flexible and rigid pavement design
- site grading and excavation, including criteria for fill quality and compaction
- temporary slopes
- temporary shoring and underpinning of adjacent structures, if required
- 2016 San Francisco Building Code (SFBC) site class and design spectral response acceleration parameters
- soil corrosivity
- construction considerations

In addition, infiltration rates should be determined in accordance with SFPUC guidelines[1] after the locations of infiltration facilities have been finalized. Approved infiltration testing methods for a development of this size include "Large Pilot Infiltration Test (PIT)" and "Soil Grain Size Analysis", as appropriate.

[1] *Determination of Design Infiltration Rates for the Sizing of Infiltration-based Green Infrastructure Facilities*, April 2017

5. SITE GRADING

5.1 Project Datum

Site elevations, referred to herein are on the CCSF 2013 NAVD88, unless identified otherwise.

5.2 Existing Site Conditions

The existing grade within the Project Site slopes gradually north, south, and west, away from the roadway to the north east with ground elevations ranging from approximately 315 feet elevation at the roadway to approximately 292 feet elevation to the south of the existing berm. The northern border is bounded by the track and field of Riordan High School with elevations between 315 and 325. The eastern border is bounded by the City College of San Francisco (City College) parking lot and drive aisle with grades varying between elevation 307 and 315. Along the southern border, there is a grade different of approximately 10 feet at the termination of Lee Avenue with elevation change from 308 on the Project Site to 298 at the termination of Lee Avenue. Mixed-use buildings border the south boundary. The elevation differential is reduced at the southwest corner of the site at elevation 289 where it conforms to the adjacent parcel. Along the western border, the site is bounded by and conforms to the existing grades along the backyards of residences fronting Plymouth Ave with ground elevations ranging from 286 feet to 320 feet in elevation. The existing site elevations are shown in Figure 5.1.

5.3 Site Geotechnical Constraints and Approaches

The Preliminary Geotechnical Report was prepared for the Project by Rockridge Geotechnical. Although the site was intended to be used as a reservoir, it never fulfilled that purpose as it was converted into a parking lot. The central of the portion of the site was excavated down approximately 15 feet and an embankment approximately 30 feet tall was constructed along the west and east boundaries. The southern embankment was removed in 2008 and a new embankment was constructed on the east boundary between 2008 and 2009.

The Project Site sits on sufficiently dense soil which is able to resist liquefaction, and associated manifestations such as settlement, loss of bearing capacity, sand boils, and lateral spreading. Furthermore, as the soil above the groundwater table consists primarily of dense to very dense silty sand, the Project Site is not susceptible to cyclic densification (also referred to as differential compaction).

5.4 Project Grading Overview

The Developer will be responsible for the design and construction of the proposed grading for the Project. Below is a description of the grading design for the different areas of the site. The proposed Project conceptual grading plan is shown in Figure 5.2.

The Project is comprised of a street network with North Street, West Street, and South Street located as described in their name and Lee Avenue occupying the eastern leg of the loop. The street network connects to Ocean Avenue to the south via Lee Avenue and Frida Kahlo Way at the northeast via North Street. Development areas are divided into Blocks with Block A and B south of South Street, Blocks C, D, E, and F occupying the center, Block G to the north, and Block H and townhomes to the west.

Proposed grading for the Project raises the development area to approximate elevations of 299.6 feet to 315.5 feet at the center of the site. The street grades will slope generally to the southwest through a private street into the existing SFPUC easement. The streets and sidewalks will be designed to provide ADA compliant accessible pathways throughout the site and adjacent parcels. The proposed looped street with interconnected open space and accessible pathways will be constructed to link San Ramon Way and City College in the west-east direction and Ocean Avenue and North Street in the north-south direction. Throughout the site longitudinal street grades less than 5 percent will be provided. Proposed watershed boundaries are shown in Figure 5.3.

5.5 Proposed Grading Designs

5.5.1 Building Areas

Proposed finished floors will be set at highest adjacent grades. Project development and grading designs will be developed to comply with the City requirements for ADA accessible paths of travel.

5.5.2 Proposed Roadways

Proposed slopes along public streets and private streets will be set at a maximum longitudinal slope of 5 percent to provide ADA accessible pathways of travel without requiring handrails as shown in Figure 5.2. The proposed public street system is designed in linear grading pattern from north to south and generally east to west as illustrated in Figure 5.2. At conforms, the site conforms or slopes down to the existing adjacent streets. Handrails will be provided for stairs and accessible areas exceeding 5 percent, where required.

At street intersections, grades will be designed at a maximum slope of 2% to provide an accessible path of travel in crosswalks. In addition, vertical curves within the streets will be designed to both begin and end outside the limits of the crosswalk areas.

5.5.3 Overland Release

The drainage design will be examined in the project's Grading, Sewer, and Stormwater Master Plan to ensure project designs contain the 100-year HGL below top of curb, consistent with the requirements of the San Francisco Subdivision Regulations. If necessary to avoid any potential adverse effects from overland release, stormwater will be detained onsite, including a variance request to contain flows from the 100-year storm within the pipe network for the Project Site. The proposed drainage system will route the 100-year runoff through the pipe network to the two points of connection to the existing combined sewer in Ocean Avenue. See Figure 5.4.

5.6 Proposed Site Earthwork

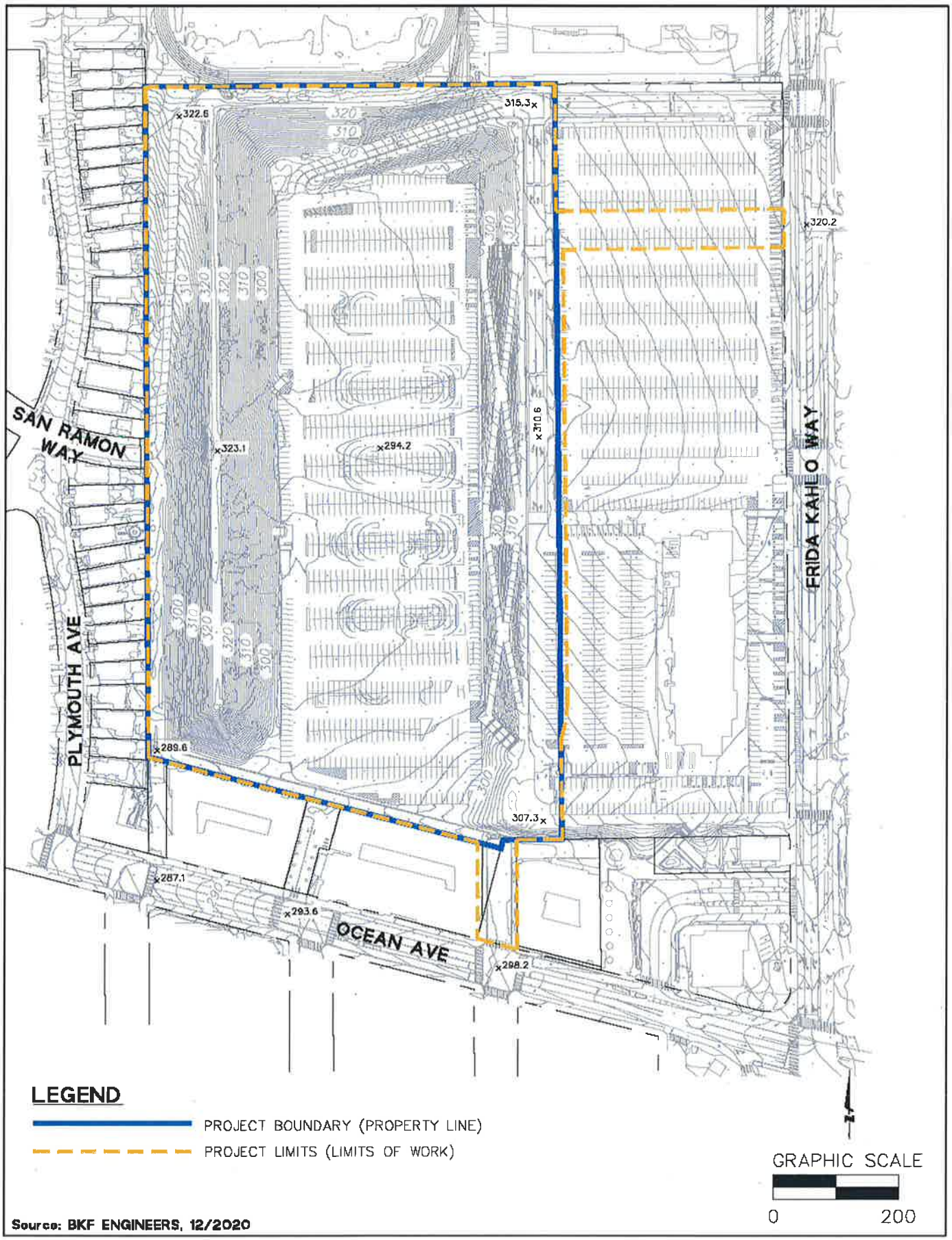
The conceptual grading plan for the Project will require approximately 171,000 CY of gross earthwork. To support grading activities, an Erosion and Sediment Control Plan (ESCP) will be submitted in parallel with future grading permits. Grading in conjunction with site remediation efforts will be performed by the Developer.

5.7 Cut/Fill Quantities

Approximate total quantity of soil to be exported is 56,000 CY. The remaining excavated material will be reused on site to eliminate the need to import additional fill.

5.8 Phases of Grading Activities and Approvals

The Developer will grade the site based on the principle of adjacency and as-needed to facilitate a specific proposed Development Phase and consistent with the requirements of the DA. The amount and location of the grading proposed will be the minimum necessary to support the Development Phase. The new Development Phase will conform to the existing grades as close to the edge of the Development Phase area as possible while maintaining the integrity of the remainder of the Project. Repairs and/or replacement of the existing facilities necessary to support the proposed Development Phase will be designed and constructed by the Developer. Interim grading will be constructed and maintained by the Developer as necessary to maintain existing facilities impacted by proposed Development Phases. Project grading activities will comply with City Ordinance 175-91 for use of non-potable water for soil compaction and dust control.



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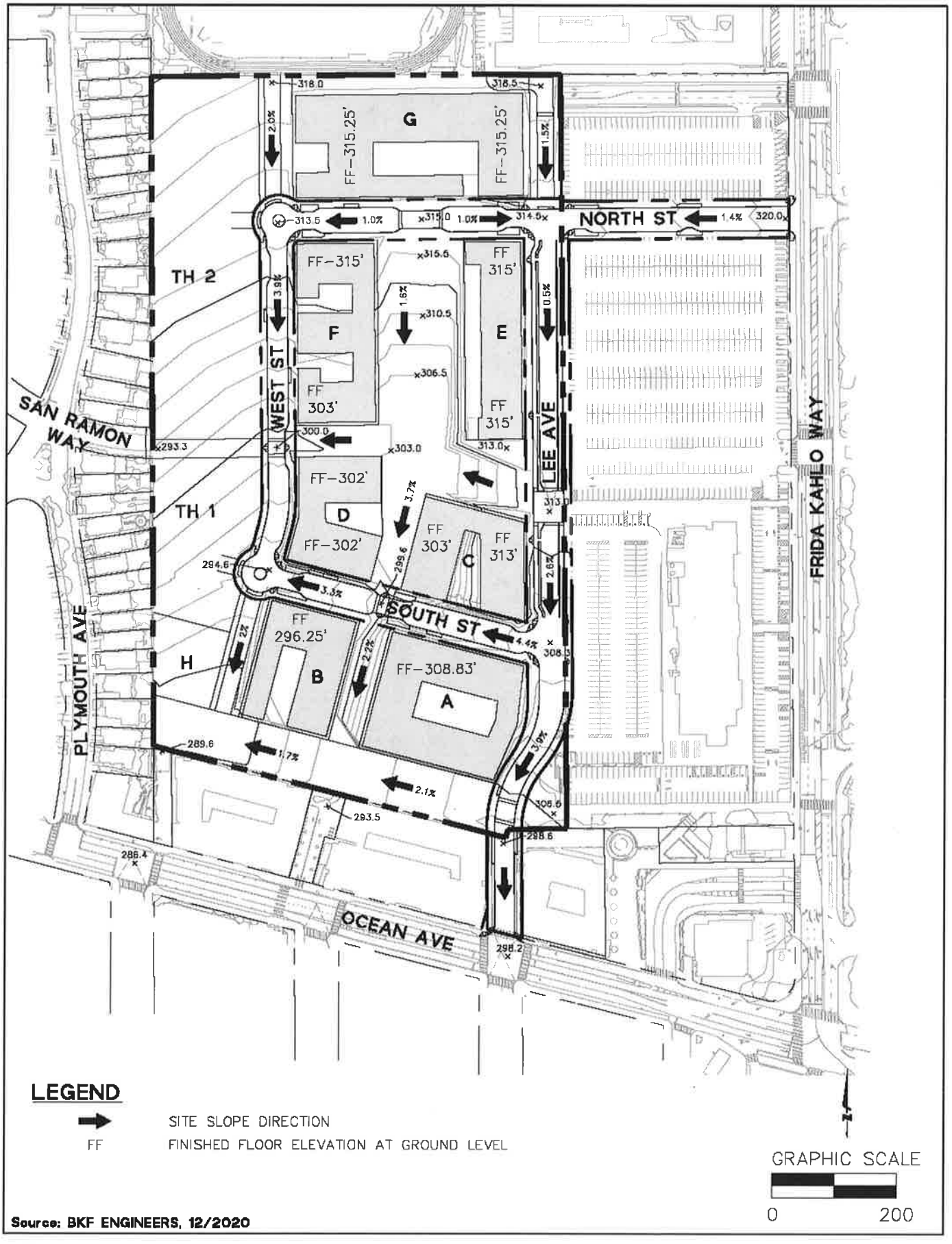
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 5.1 – EXISTING SITE TOPOGRAPHY



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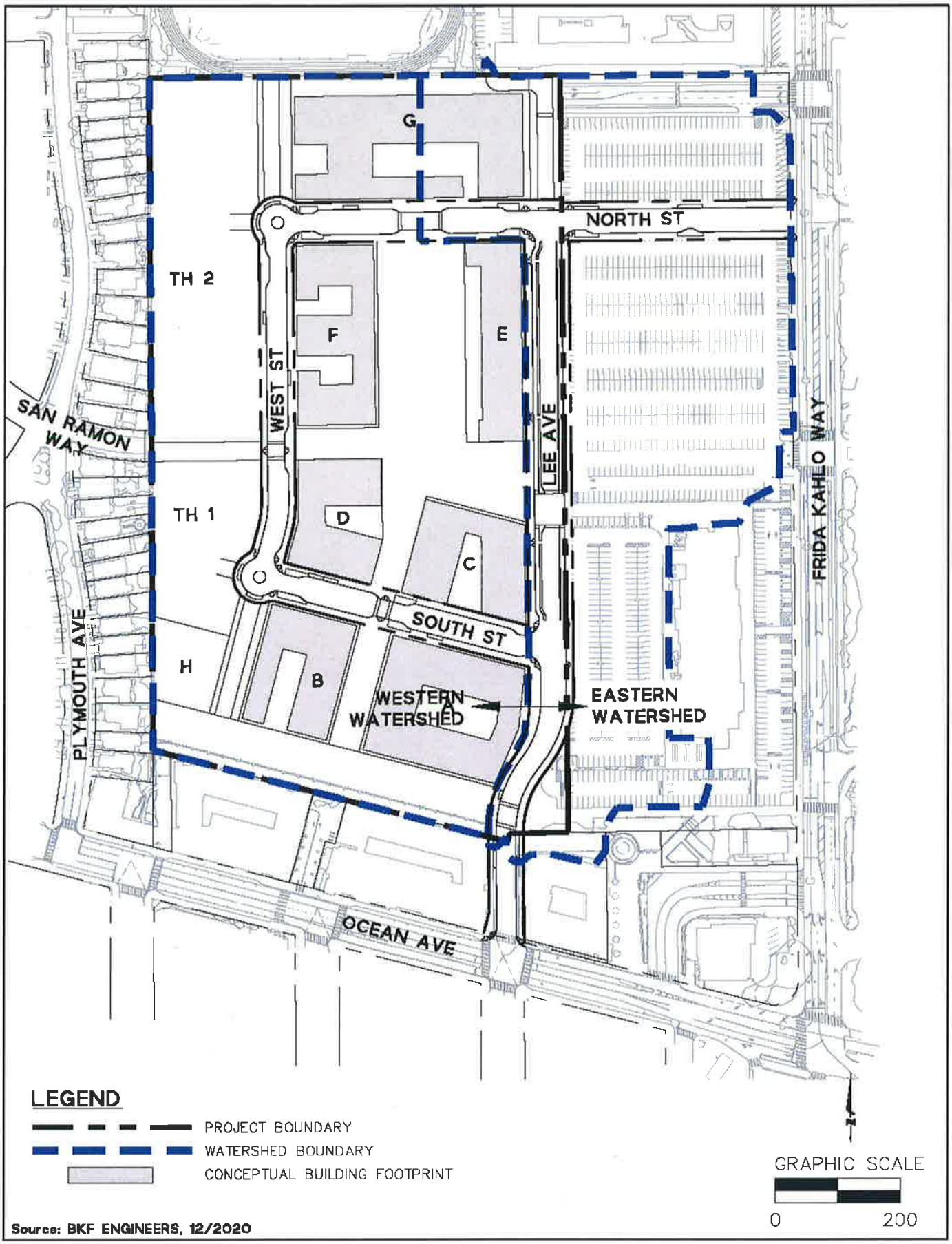
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 5.2 – PROPOSED GRADING**



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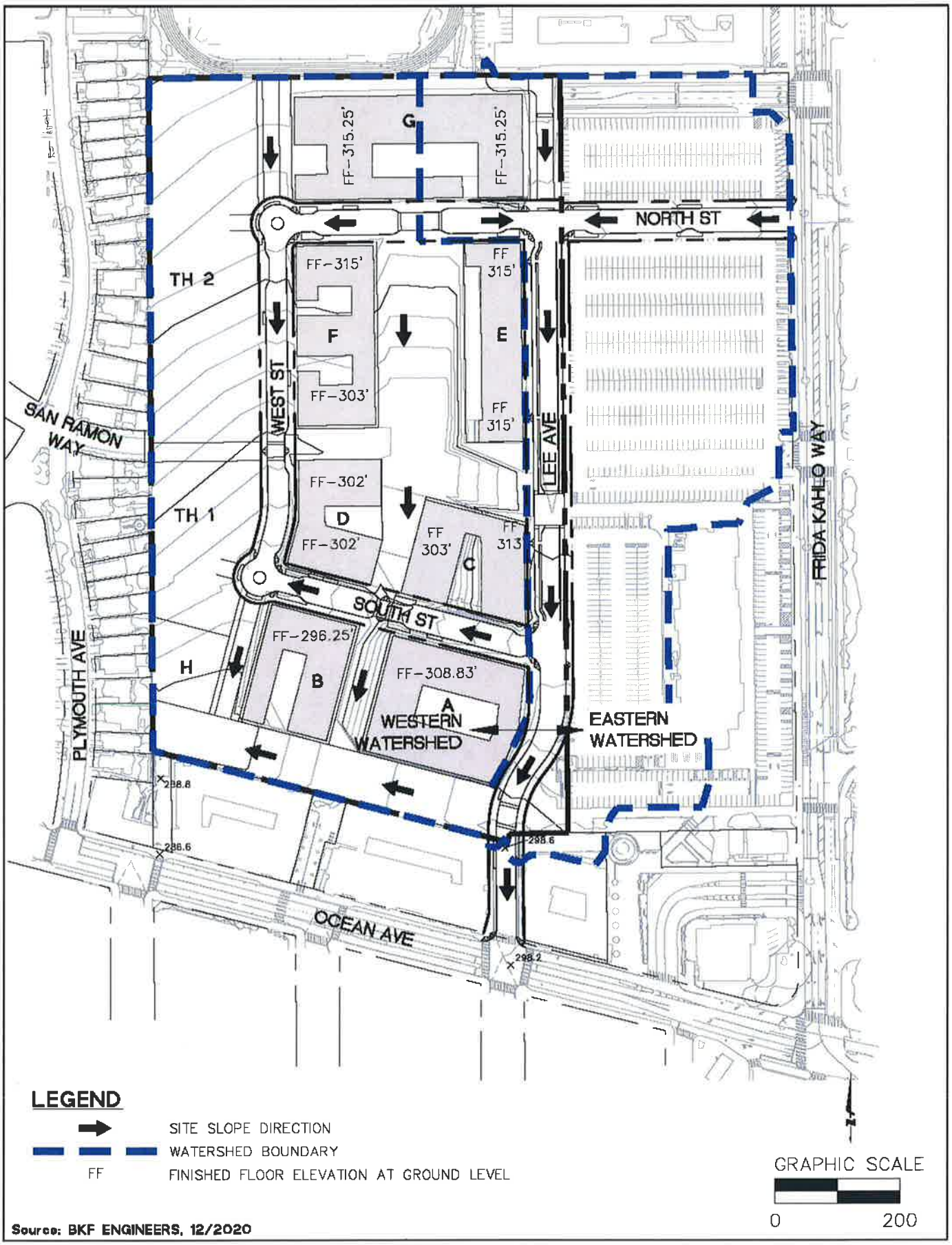
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 5.3 – PROPOSED WATERSHED



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BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 5.4 – PROPOSED OVERLAND RELEASE**

6. STREET, MOBILITY AND CIRCULATION DESIGNS

Balboa Reservoir's street network will be comprised of short, walkable blocks that connect to the existing neighborhoods, City College, and adjacent streets. The Project will prioritize pedestrian and bicycle safety and access to the buildings, streets, and open spaces through careful consideration of transit and transportation connections, accessibility, traffic calming measures, and on-street parking. The bicycle network will provide safe and convenient access within the Project and connections to nearby Ocean Avenue and Frida Kahlo Way. These facilities will be integral to the character of Balboa Reservoir's streets.

The report makes reference to specific sections of Chapter 5 of the DSG which is included as Attachment A to this report. The reviewer shall review both Chapter 6 of the Infrastructure Plan and Chapter 5 of the DSG concurrently.

6.1 Plan Overview

As a pedestrian-priority development, the street network will provide safe and easy access to open spaces, building entrances, and retail, with unique street types designed to the scale of the pedestrian experience. A combination of traffic calming strategies will discourage unnecessary vehicle traffic and ensure that internal traffic will be low-speed and low-volume. The public realm will be fully integrated with the design and scale of the ground floor of the buildings.

6.2 Public Street Modes of Travel and Access

6.2.1 Pedestrian Circulation and Accessibility

Creating a safe, accessible, and comfortable pedestrian experience will be a priority on all streets, with safe pedestrian street crossings and connections to open spaces and surrounding streets. All of the proposed internal streets will have raised crosswalks which raise pedestrians slightly above the adjoining vehicle traveled way and simultaneously providing a vehicle traffic calming measure. Passenger loading and building servicing strategies will be designed to minimize conflicts between pedestrians and vehicles, and to maximize the special street-life elements that create a rich pedestrian experience.

The pedestrian network is further defined in Section 5.3 of the DSG.

6.2.2 Bicycle Circulation

The Project is dedicated to improving bicycle transportation throughout the area by providing infrastructure for improved cyclist safety. Bicycle lanes of various class designations will be incorporated into the public streets throughout the site. Lee Avenue will accommodate the

majority of bicycle traffic traveling north and south through the site via Class II and Class IV bike lanes providing a safe environment that separates bicycles from vehicular traffic and prioritizes bicycle travel. Due to limited right-of-way and curb-to-curb widths, dedicated bike lanes cannot be accommodated in North, South, and West Streets. These streets will incorporate Class III bike routes. Figure 6.2 shows the conceptual strategy for bicycle facilities at a network scale. Refer to Section 6.4 for specific street designs, bicycle facilities, and safety strategies.

The bicycle network and bikeway design guidelines are further defined in the DSG.

6.2.3 Vehicular Circulation and Intersections

All streets shall have two-way, low-volume, posted low-speed limit traffic circulation. Streets should be designed for a 25 mph design speed and posted for 20 mph. Controlled intersections are shown on Figures 6.5A – 6.5D. Alternate options for implementing mountable traffic circles at the north and south ends of West Street are shown on Figure 6.5B2 and 6.5C2. *Refer to Section 5.14 of the DSG for additional information on traffic circle implementation.*

All intersections shall adhere to City standards for signage and street markings. Where crosswalks at uncontrolled intersections are proposed at Open Space connections, an appropriate combination of traffic control strategies, including crosswalk markings, shall be employed to maximize visibility and safe pedestrian crossing. Refer to Section 6.8 for more detailed information on intersection design and controls.

The vehicle design guidelines are further defined in Section 5.3 of the DSG.

6.2.4 Fire Department Access

Based on the planning efforts undertaken during the initial meetings with the San Francisco Fire Department, intersection radii, land widths, street widths from curb to curb, and right-of-way layouts have been designed to accommodate fire truck turning movements at the Project intersections shown in Appendix D. Per the SFFD requirements, intersections are designed to accommodate the truck turning movements of the City of San Francisco 57-foot Articulated Fire Truck (Fire Truck). Other emergency vehicles turning movements analyzed include the SFFD Engine. The SFFD 57-foot Articulated Fire Truck shown in Figures D.6-D.9 was the most restricted vehicle and thus was the basis for street layout designs. At intersection approaches and within intersections, the Fire Truck may encroach into the opposing vehicular travel lane to complete turning movements, but a minimum of 7-feet of refuge area is provided for any cars within these

lanes. Appendix D shows enlargements of the fire truck turning movements for the San Francisco 57-foot Articulated Fire Truck at the site intersections.

Where aerial ladder access is required, a 26-foot wide unobstructed clear width within 15-feet to 30-feet from the building façade will be provided.

Dead ends shall have an unobstructed clear width without parking of not less than 26-feet for aerial ladder access and shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Buildings H shall be provided with an unobstructed fire access road clear width of not less than 26-feet and will be provided under separate submittal.

The townhome building sites will be provided with a minimum 20-foot wide fire access road without parking for all streets where the townhome buildings are less than 40-feet in height. This will be provided under separate submittal.

Low pressure water system fire hydrant, stand pipe inlet, and auxiliary water supply system fire hydrant layout is shown on Figure 6.8.

6.2.5 Parking, Loading, and Service

Parking, loading, and service will be distributed to minimize impact on the public realm pedestrian experience. Passenger loading across the site will be accommodated in dedicated areas. Servicing needs for Development Parcels will be accommodated on all streets in time-limited or dedicated zones that will be either on-street or off-street. Commercial loading, trash pickup, mail drop-off and residential move-in and move-outs will require careful coordination in an active pedestrian environment. Loading and service areas are shown on Figure 6.9.

Refer to Section 5.12-5.16 of the DSG for more detailed information on parking, loading, and service.

6.2.6 Large Vehicle Access

All Project streets within the public right-of-way shall accommodate commercial vehicle circulation. Access through the public right-of-way shall be designed for the SU-30 truck and accommodate the WB-40 trucks. Refer to Appendix C for truck turning studies.

6.3 Public Street System

The Developer will be responsible for the design and construction of the public streets as shown on Figure 6.1. Improvements will generally include the following:

- Pavement structural sections
- Concrete curbs and gutters
- Concrete sidewalk and curb ramps
- Traffic control signage and striping
- Traffic signal
- Street chicane for traffic calming
- Street lighting and pedestrian-scale lighting
- Street landscaping and trees
- Stormwater management facilities (may include such methods as landscape strips, permeable pavements, and bioretention areas)
- Street furnishings (includes, but are not limited to, benches, trash cans and bike support facilities)
- Accessible on-street passenger loading zones with adjacent street level passenger loading aisles and curb ramps.
- Accessible curb ramps
- Accessible Pedestrian Signal (APS) at traffic signal
- Raised crosswalks
- Sidewalk bulb-outs
- Class II, III, and IV bikeways
- Enhanced Paving
- Utility Clearance Requirements
- Flashing Beacon

Approval of and responsibility for maintenance and liability for non-standard facilities, if any, shall be as described in the DA. If not described in the DA, the Developer shall be responsible for the maintenance and liability of such facilities unless the City, in its sole discretion, agrees in writing to accept maintenance and liability for one or more of such facilities.

Refer to Chapter 5 of the DSG for additional information on Streetscape and landscape improvements.

6.3.1 Public Street Layout and Parcelization

A system of street and parcel numbers has been created to facilitate planning and design coordination and is shown on Figure 6.1. The new grid network of public streets includes two streets oriented north to south: the Lee Avenue and West Street. Lee Avenue will conform to the existing dead-end street just north of Ocean Avenue. Property frontage improvements will result in partial renovation of the existing City College parking lots to the east. North Street and South Street will be oriented east to west. North Street will tie into Frida Kahlo Way at a new intersection. The existing intersection just north of North Street will be closed.

6.3.2 Roadway Dimensions

Street widths—curb to curb—are designed to accommodate emergency access, utility clearances, bicycle facilities, passenger loading and building servicing, and vehicular access throughout the site. Typical vehicular travel lanes within streets will range from 10-feet to 13-feet in width. Travel lanes are measured from the face of curb or outside edge of bicycle facilities. All streets will provide for two-way traffic and fire access, with street widths varying from a minimum of 26-feet to 40-feet. Additional roadway dimension information at intersections is shown in Figure 6.5A-D and detailed cross section information is shown on the utility cross section exhibits in Figures 8.2A-G.

6.4 Public Street Network and Hierarchy

The Balboa Reservoir street network will include several street types with distinctive character, traffic speed, and street-life elements – site furniture, street trees, special paving, and understory planting that combine with active ground floor uses to enrich the pedestrian experience.

Refer to Chapter 5.3 of the DSG for detailed information about the public street network and hierarchy.

6.4.1 Street Zones and Designs

The streets will contribute to a varied public realm while satisfying above- and under-ground infrastructure needs at the Project. Proposed streets shall conform to the Subdivision Regulations. The public right-of-way must be open to the sky with the exception of permitted landscape and street-wall encroachments per the DSG, and publicly accessible at all times unless subject to maintenance, operations, security and safety rights, or closure by Master Developer for events. Street closure by Master Developer or others shall be subject to all applicable City permitting and authorizations. Ownership and maintenance and liability for streetscape elements and

encroachments shall be addressed as set forth in the DA including, but not limited to non-standard design features, such as lighting, stormwater gardens, and other stormwater treatments.

6.5 Components of Public Streets

6.5.1 Curb Heights

The curb heights shall be 6-inches unless at a raised crosswalk where they are reduced to 4-inches.

6.5.2 Paving

Final pavement design for the roadway sections will be designed for the anticipated traffic load and equivalent single axial loads (ESAL) for a design life coordinated with the City Agency per the terms of the DA. See Figure 6.7 for pavement surfaces.

The Pedestrian Throughway defined on each street shall be an accessible path of travel that is unobstructed by non-ADA-compliant paving or material treatments. Paving and built-in site elements shall be comprised of high-quality materials and finishes that are durable to withstand high-intensity use. All material textures in designated clear path of travel and accessible use areas shall be ADA-compliant.

Refer to Section 5.9 of the DSG for street paving materials.

6.5.3 Street Planting

Planting will function ecologically to help achieve the Project's goals for sustainability and contribute to a healthy environment. Composition and distribution of a diverse, adapted urban forest, stormwater gardens, and planted areas will create a resilient ecological framework to shape varied sensory experiences across the site and urban habitat. Developer shall be responsible for the maintenance and liability of such planting, with the exception of street trees.

Refer to Section 5.5 and 5.8 of the DSG for more detailed information about the public street trees and planting palette respectively.

6.5.4 Sustainable Water Strategies

The Project's landscape and building systems will work together and be designed to conserve, re-use, and filter water. Site hydrology will be intertwined with daily life in a unique and systematic way, with stormwater management gardens that are a part of the public experience in every streetscape and open space. Irrigation is an essential element of plant health and should be considered as part of the site hydrology strategy. Developer shall be responsible for the

maintenance and liability of such strategies, unless the SFPUC, in its sole discretion, agrees to assume maintenance and liability for such strategies.

6.5.5 Lighting

Lighting will be an important component of nighttime identity, experience, and safety. Lighting of special, unique character should reinforce key pedestrian routes along the streetscapes. SFPUC acceptable lighting fixtures will work together to create a warm, inviting, and safe nighttime environment. Energy efficient LED street lighting will also be designed to limit light pollution within the streets.

6.5.5.1 Lighting Design Intent

Lighting design shall follow SFPUC – Streetlight Guidelines and IES-RP8, Illuminating Engineering Society standards appropriate to the subject street type. The street type classifications will be determined as part the MUPs. Metal finishes and colors shall be coordinated with other site furnishings and building color palette. Streetlight plans will be subject to review and approval by SFPUC – Streetlights.

6.5.5.2 Location

All street lights shall be located within the furnishing zone per SFPUC – Streetlight Guidelines and the SF Better Streets Plan. Streetlights shall not be installed in pavers, planters, or be surround by dirt. Streetlight infrastructure shall be in the sidewalk.

6.5.5.3 Fixtures

Light fixtures within the ROW shall comply with SFPUC – Streetlight Guidelines and shall be selected from the SFPUC catalogue of acceptable fixtures. Streetlight fixtures will be subject to review and approval by SFPUC – Streetlights.

6.5.5.4 Scale of Light Fixtures

Lighting shall satisfy functional needs of auto circulation but also be scaled to the pedestrian and bicycle experience. Lighting shall be coordinated with the design of the open space lighting, and glare shall not be created at eye level. Pole heights shall follow SFPUC – Streetlight Guidelines.

Refer to Section 5.11 of the DSG for additional information on public street lighting.

6.5.6 Accessible Loading

Loading zones for vehicular and paratransit loading and unloading will be distributed across the site to enable access to all Development Parcels and open spaces, with priority given to significant pedestrian connections. See Figure 6.9. Proposed configurations for loading stalls are described for integration with DPW-Standard Curb, 6-inches typical.

Refer to Sections 5.12-5.15, of the DSG for detailed information about the accessible loading zones.

6.5.7 Utility, Driveway, and Streetscape Coordination

The project will ensure that locations of above-grade utility structures, where provided, are coordinated with streetscape elements. These locations shall be coordinated with tree spacing to ensure City Standards are applied to the greatest extent possible. Driveway locations shall be coordinated with placement of streetscape elements.

Refer to Sections 5.4 and 5.7 of the DSG for additional information on streetscape coordination.

Full-street cross-sections with utilities are shown in Figures 8.2A-8.2F in Section 8

6.6 Traffic Calming

As part of the pedestrian and bicycle focused development plan, traffic calming elements are proposed to improve non-vehicular traffic safety and access. Proposed traffic calming elements for the Project street rights-of-way are identified in Figure 6.3 and include raised crosswalks, chicanes, bulb-outs, narrowed lane widths to accommodate bicycle infrastructure.

Refer to Section 5.6 of the DSG for additional information traffic calming strategies.

6.6.1 Raised Mid-Block Crosswalks

Raised mid-block pedestrian crosswalks are proposed along all streets except the portion of North Street east of Lee Avenue. At raised crosswalk locations, the street pavement areas will be raised as much as 3.5-inches to reduce the adjacent curb heights to 4-inches and will change paving material for a more effective visual cue to motorists. Final grades are dependent on overland release studies.

Where raised crossings are proposed, striped continental crosswalks shall be provided unless the project elects to use decorative crosswalk treatments that comply with the 2014 SFMTA Crosswalk Guidelines and required review. Any potential decorative crosswalks or ground mural require approval from SFMTA and must be in accordance with FHWA regulations. Proposed decorative

treatments shall meet ADA standards for slip-resistance. Each mid-block crossing will also have a Rectangular Rapid Flashing Beacon (RRFB). The design for these crosswalks will be coordinated with and are subject to the approval of the SFPUC, SFPW, the SFMTA, and the San Francisco Fire Department (SFFD). Refer to Section 5: Site Grading for additional information about Project grading and overland release requirements. Raised crossing configurations are shown on Figure 6.4A-E.

The Developer or HOA will be responsible for maintenance, liability, and restoration of the street pavement sections that constitute the raised crosswalk, including pavement markings, within the raised crosswalk. Designs will incorporate measures to minimize maintenance and reduce the potential for dirt, silt and other debris to settle within the crosswalks.

6.6.2 Street Chicane

A chicane is integrated at the northern end of West Street to calm traffic and reduce vehicle speeds approaching and departing from the intersection at North Street and West Street. The chicane offset is 8-feet and maintains a 12.5-foot travel lane consistent with the land widths of West Street. Layout of the chicane is shown on Figure 6.5B.

6.6.3 Intersection Bulb-Outs

Bulb-outs have been incorporated at all intersections. These locations are expected to have a high concentration of pedestrian traffic. Bulb-outs will narrow driving lanes, create a shorter pedestrian crossing, make pedestrians more visible to motorists and require vehicles to reduce speeds. The final design for the bulb-outs will be coordinated with the SFMTA, SFPW, SFPUC, and the SFFD. Bulb-out improvements will be constructed if the designs can meet the City Agency's requirements for overland drainage release, utility clearances, and accessibility for persons with disabilities. Overland release at these locations will be studied in the Sewer, Stormwater and Grading Master Utility Plan. Typical intersection bulb-out details are shown on Figures 6.5A-D.

6.7 Off-Site Traffic Signalization

The Developer will be responsible for design and construction funding, either as partial contribution or in full, of traffic signal modifications or new traffic signals, as well as striping. Where possible, the electrical service for traffic signals will be located within the joint trench (see Section 17). Traffic signals shall be designed by and constructed to the specifications of the SFMTA and SFPW. Relocation of the traffic signal

will require approval by the SFMTA Board of Directors. If determined feasible, planned off-site intersection improvements include, but may not be limited to the following:

6.7.1 Frida Kahlo Way and North Street Intersection

A new signalized intersection will be constructed at the proposed intersection of North Street and Frida Kahlo Way. The existing signalized intersection at the northern access road to the existing surface parking lot will be removed. See Figure 6.6 for the proposed intersection geometry.

6.8 On-Site Traffic Controls

Traffic calming and stop-controlled intersections, rather than signalization, are the primary strategy for on-site traffic control. Stop signs will be added at all intersections, with final locations to be determined by traffic sight distance requirements and coordination with the City. If implemented, stop signs on city streets will require legislation from SFMTA Board and traffic calming may also require SFMTA Board and/or public hearing.

6.9 Public Transportation System

No public transportation is envisioned within the Project Site. The site is not being designed to accommodate large passenger buses, which includes both large public buses and private transportation buses. However the site is located within a 1/4 mile of bus and streetcar service and less than 1 mile from the Balboa BART Station.

6.10 SFMTA Infrastructure

Where required, the following list of infrastructure items includes items to be owned, operated and maintained by the SFMTA within public right-of-ways:

- Signals and Signal Interconnects, including Muni Bus Prioritization signals
- TSP signal preempt detectors
- Conduit containing TSP signal cables
- Shelters (Via Vendor)
- Paint – poles and asphalt delineating coach stops
- Asphalt painting for transit lanes
- Departure prediction ("NextBus") monitors and related communications equipment
- Bicycle racks
- Crosswalk striping, except for areas with a raised crosswalk or with painted concrete special striping or other special decorative treatment

- Bike lane and traffic striping
- APS/Pedestrian crossing signals
- Street, traffic and parking signs
- Parking meters
- Colored curbs
- Rectangular Rapid Flash Beacon (RRFB)

6.11 Acceptance and Maintenance of Street Improvements

Upon acceptance of the new and/or improved public streets by the Board of Supervisors, responsibility for the operation and maintenance of the roadway and streetscape elements will be designated to the appropriate City Agency as defined in the City of San Francisco Municipal Code and related ordinances, and the Project DA. Conflicts between proposed public utility infrastructure and the surface improvements proposed as part of the Project, including but not limited to dedicated transportation routes, trees, bulb-outs, and medians, shall be minimized in the design of the infrastructure and surface improvements. The City Agency responsible for said utility infrastructure will review all proposals for surface improvements above proposed public utility infrastructure on a case-by-case basis to ensure that future access for maintenance is preserved. Stormwater management infrastructure installed as part of the streetscape to meet the Stormwater Management Requirements and Design Guidelines (SMR) will be maintained by the Master Developer and/or City Agency subject to the terms of the Project DA, this Plan, or subsequent agreement between the City and Developer. The SFPUC will maintain stormwater controls located in the public ROW that receive stormwater runoff from the public ROW only. Parcel developer or Master HOA will be required to maintain any stormwater control that manages private parcel runoff, or a blend of private parcel and public ROW runoff.

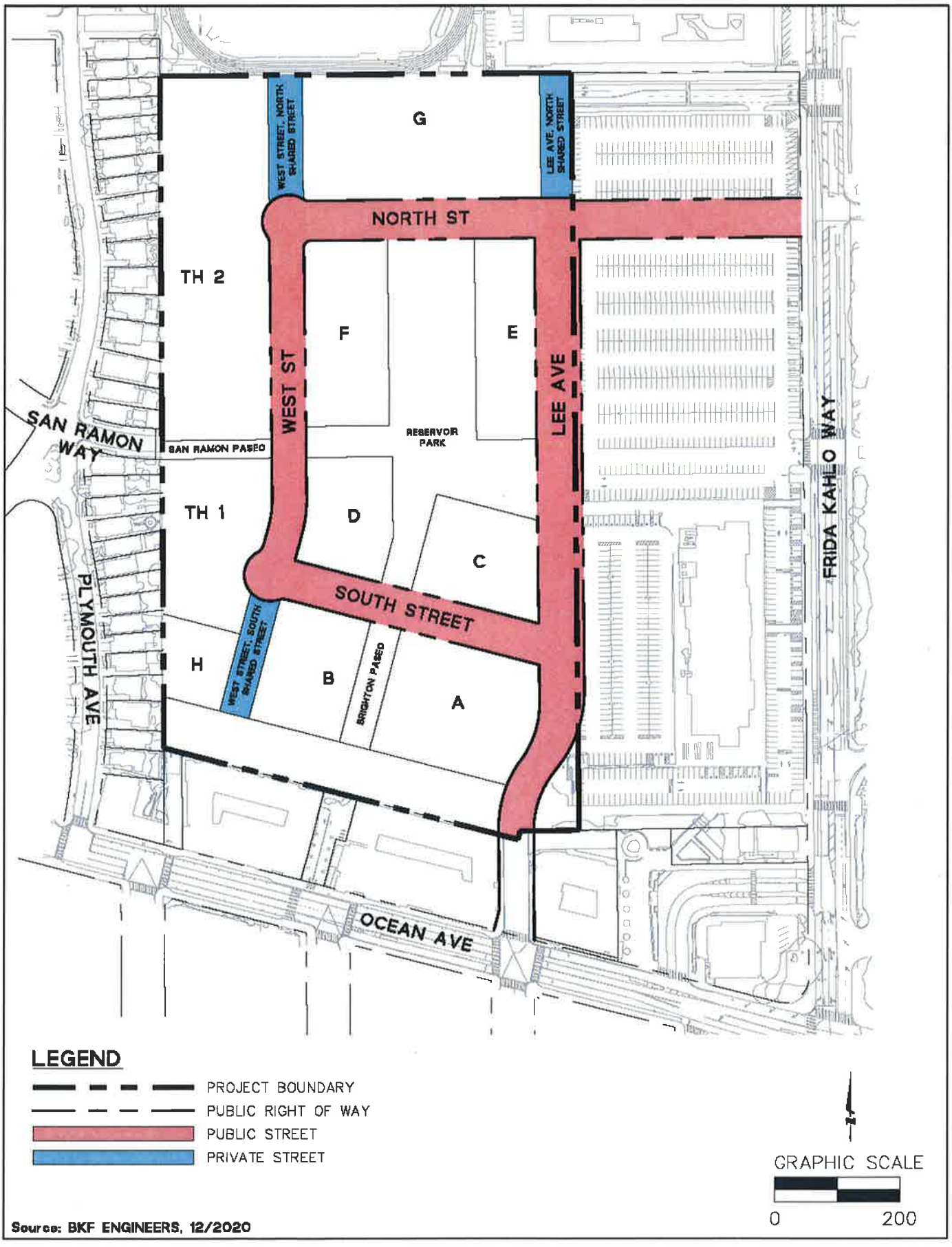
As outlined in the DA, the Master Developer will be responsible for maintenance and restoration of the non-standard materials and design features, including decorative paving and hardscape elements, as well as specific streetscape elements and encroachments. Restoration will include replacement of the pavement markings within areas with non-standard materials.

6.12 Phasing of New Roadway Construction

All new public roadways will be constructed in Phase 1.

6.13 Lee Avenue Right-of-Way

On the east side of the proposed 72-foot wide Lee Avenue right-of-way, approximately 11-feet of land needs to be dedicated from City College. At this time, the developer and City are negotiating this land dedication with City College. Should the land dedication not occur, the Lee Avenue street cross section would need to be revised to fit within a narrower 61-foot wide right-of-way. The alternate street cross section for Lee Avenue is shown on Figure 6.10.



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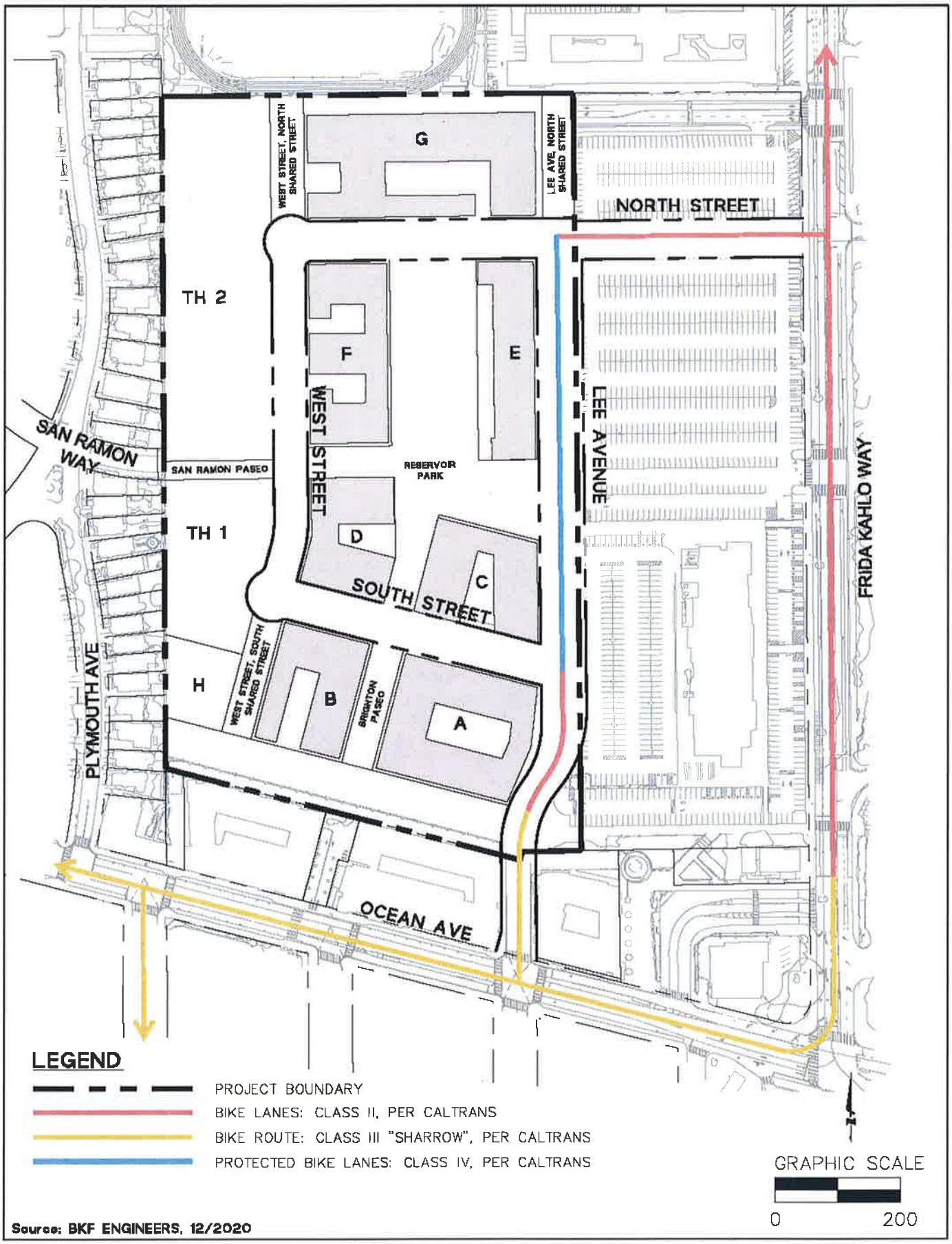
PLOT DATE: 11-30-20 PLOTTED BY: chah

BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 6.1 – PROPOSED STREET SYSTEM



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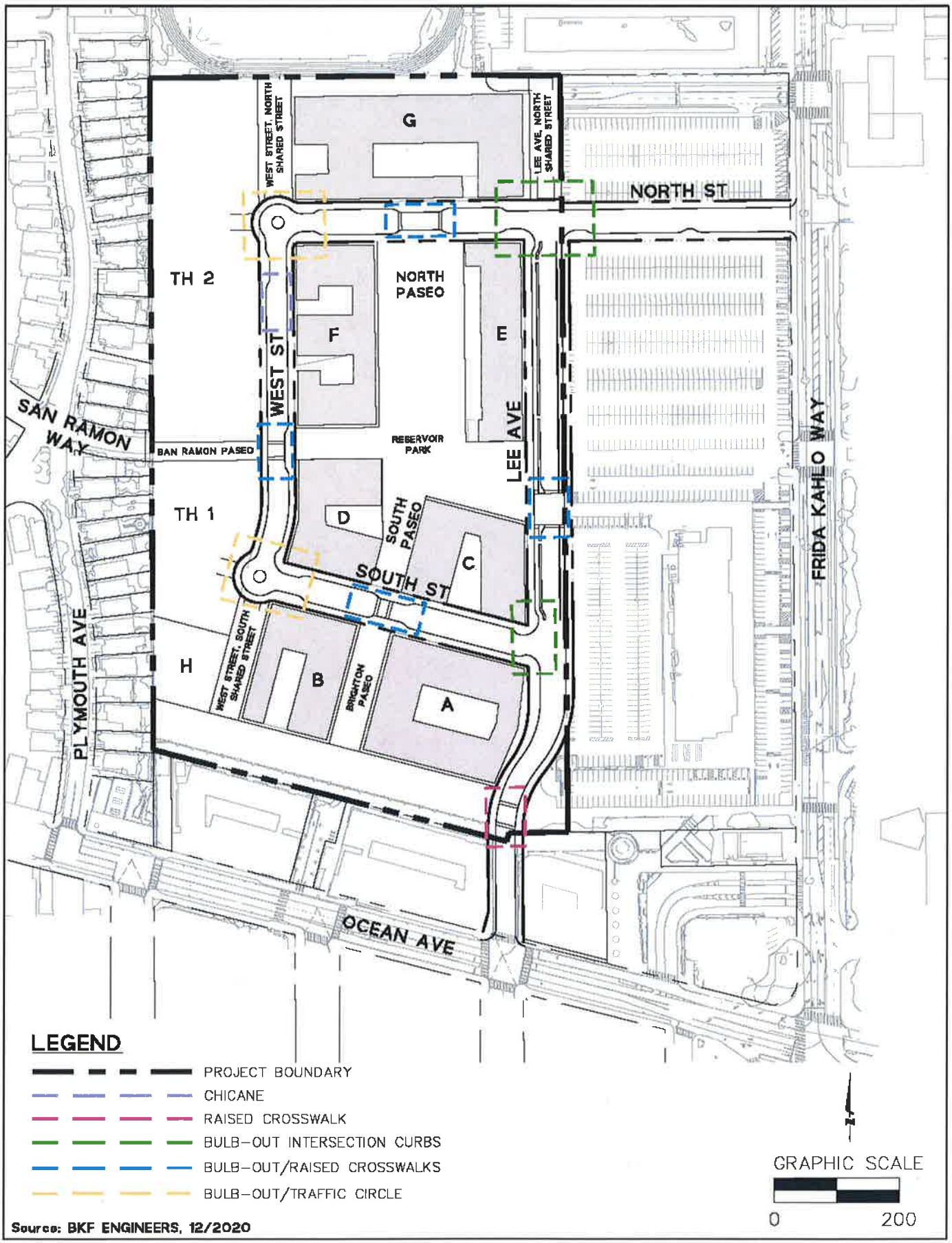
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 6.2 – PROPOSED BICYCLE FACILITIES



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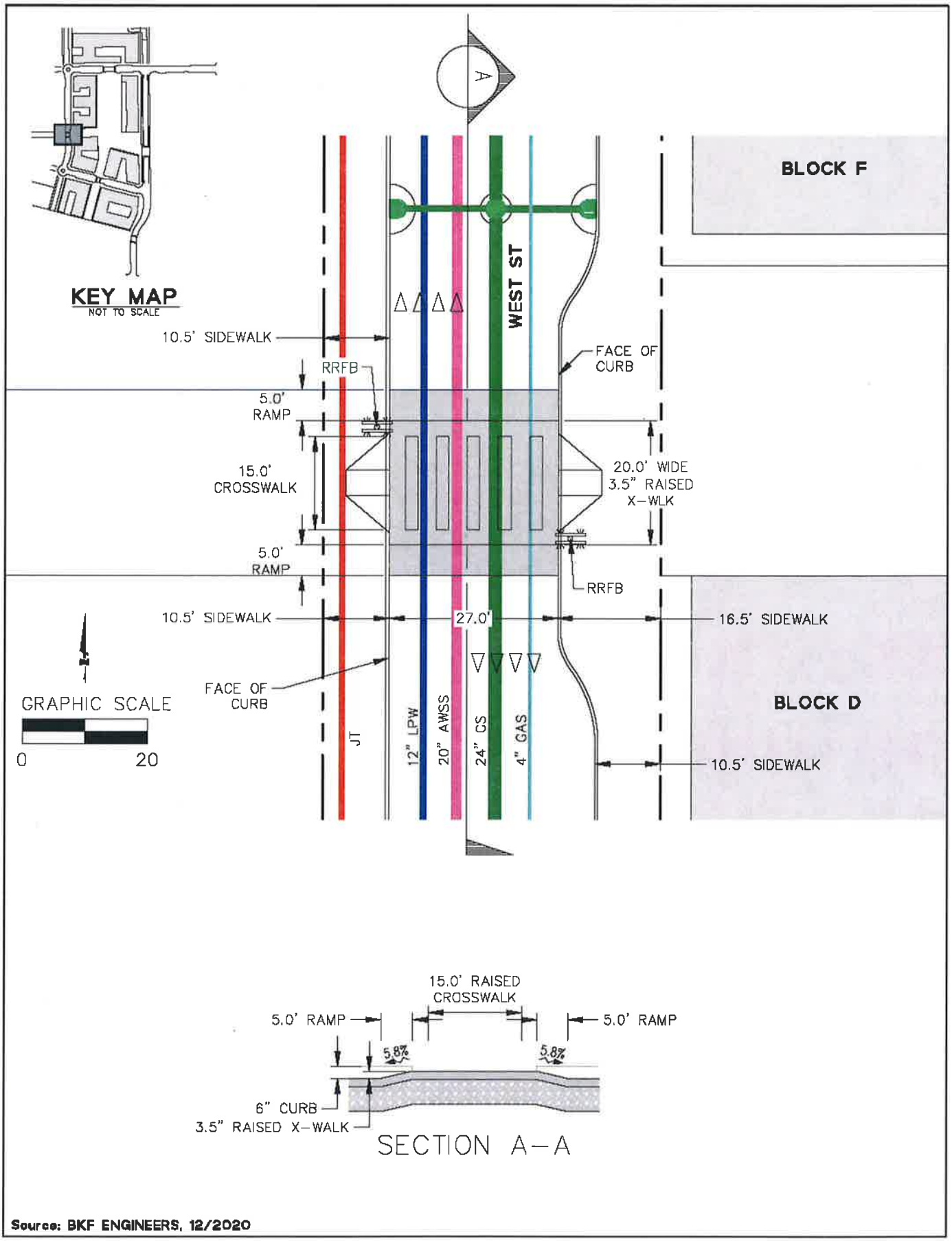
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 6.3 – TRAFFIC CALMING MEASURES



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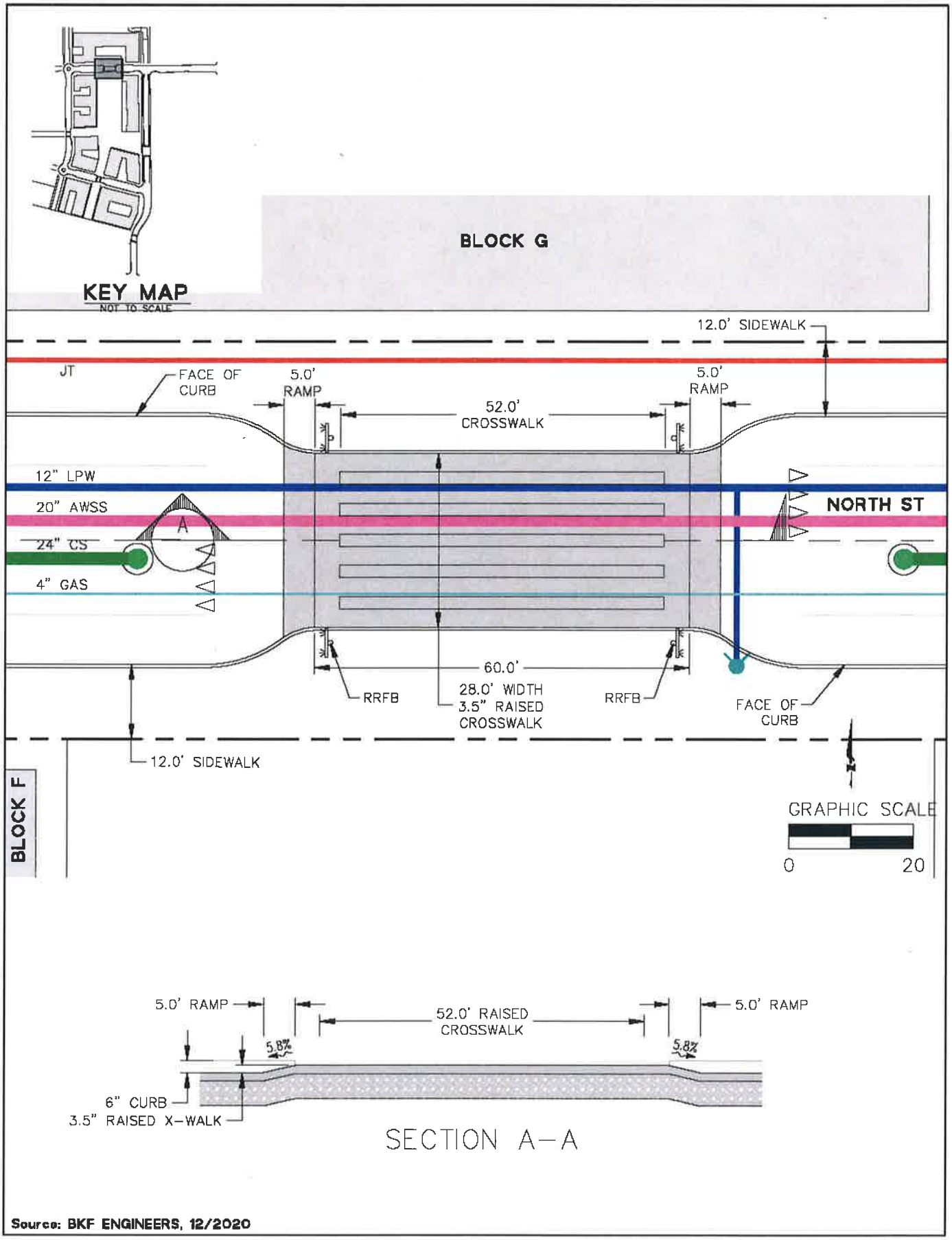
PLOT DATE: 11-30-20 PLOTTED BY: chah

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.4A – RAISED STREET CROSSING (WEST STREET)**



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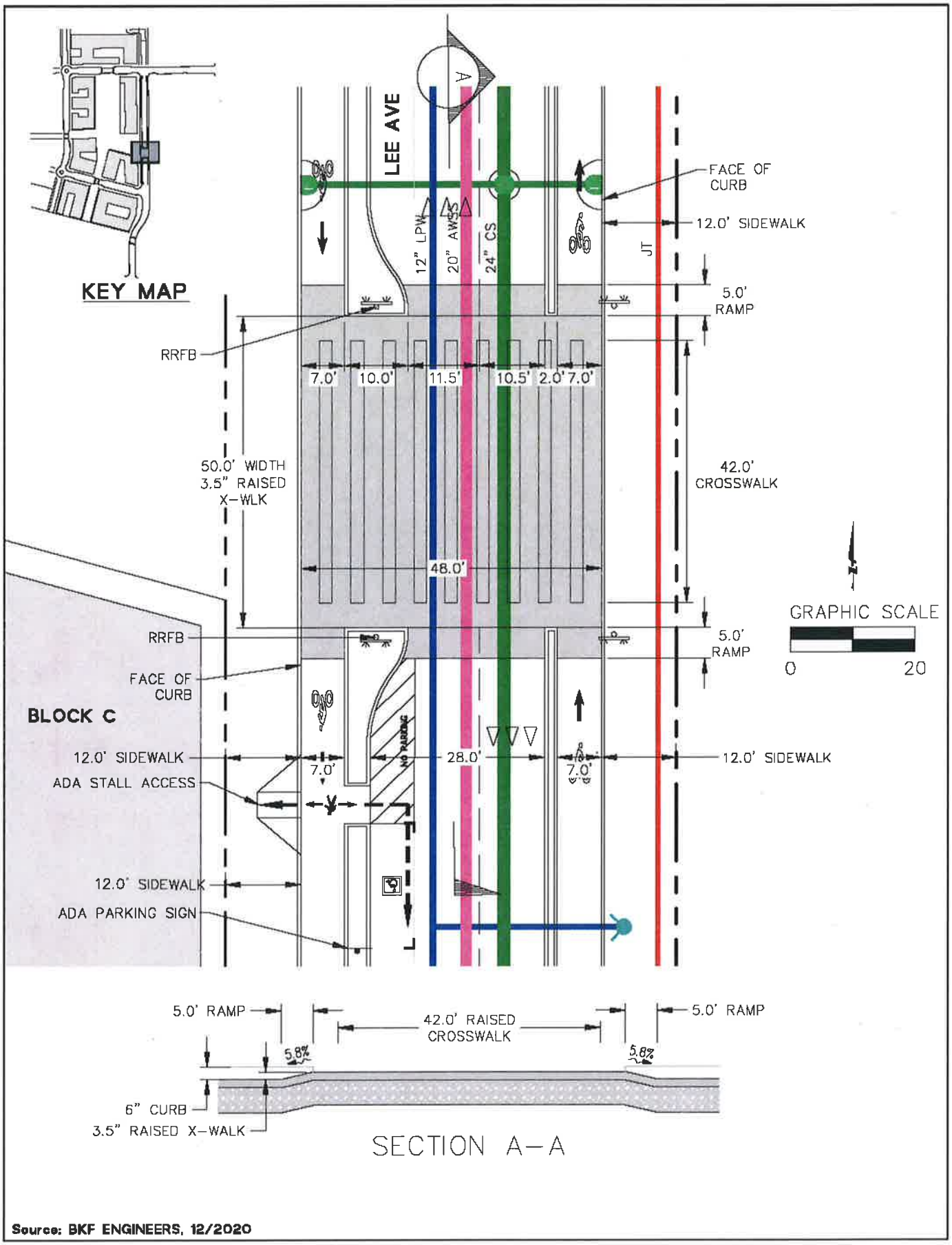
BALBOA RESERVOIR INFRASTRUCTURE PLAN FIGURE 6.4B – RAISED STREET CROSSING (NORTH STREET)



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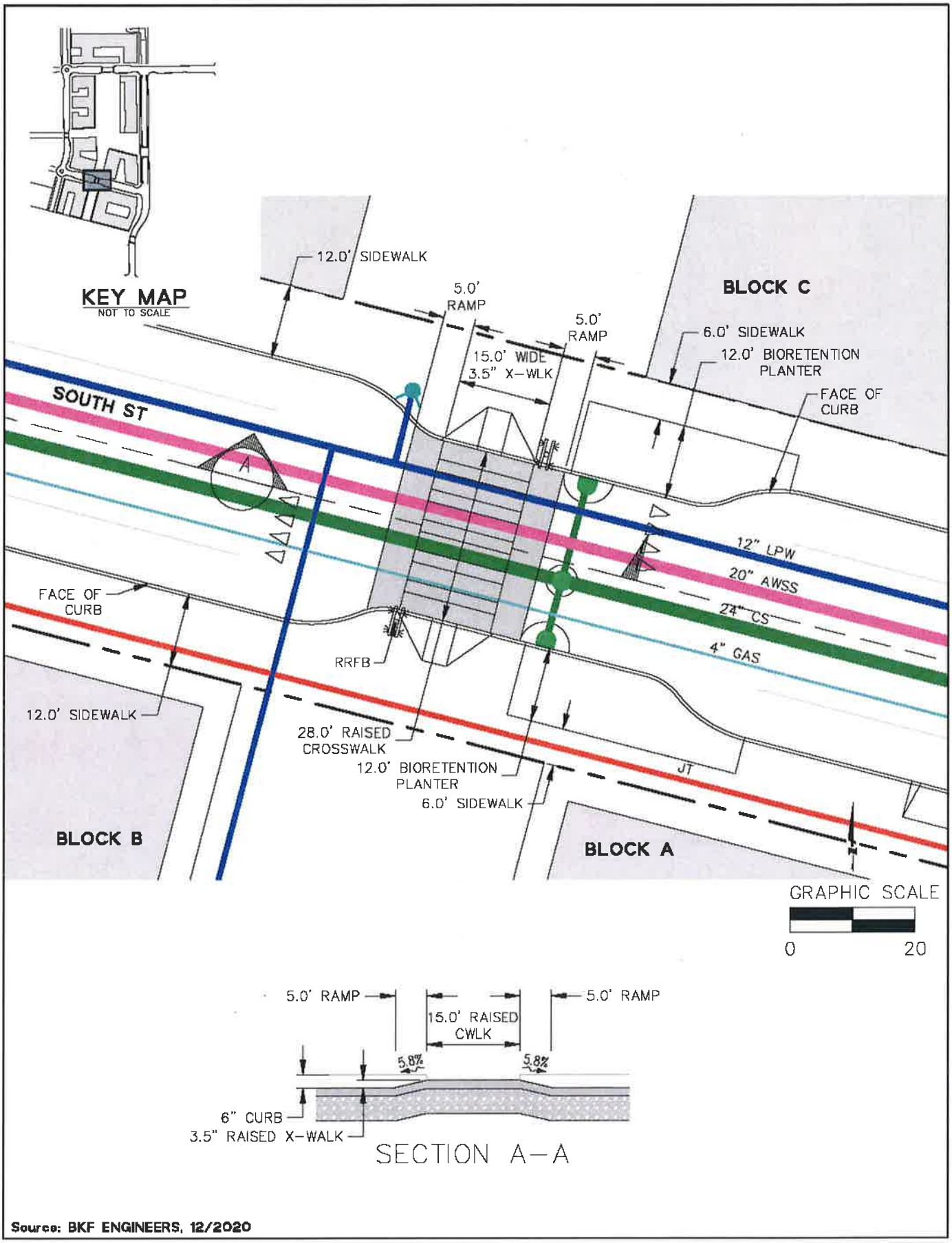
Source: BKF ENGINEERS, 12/2020

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.4C – RAISED STREET CROSSING (LEE AVE)**



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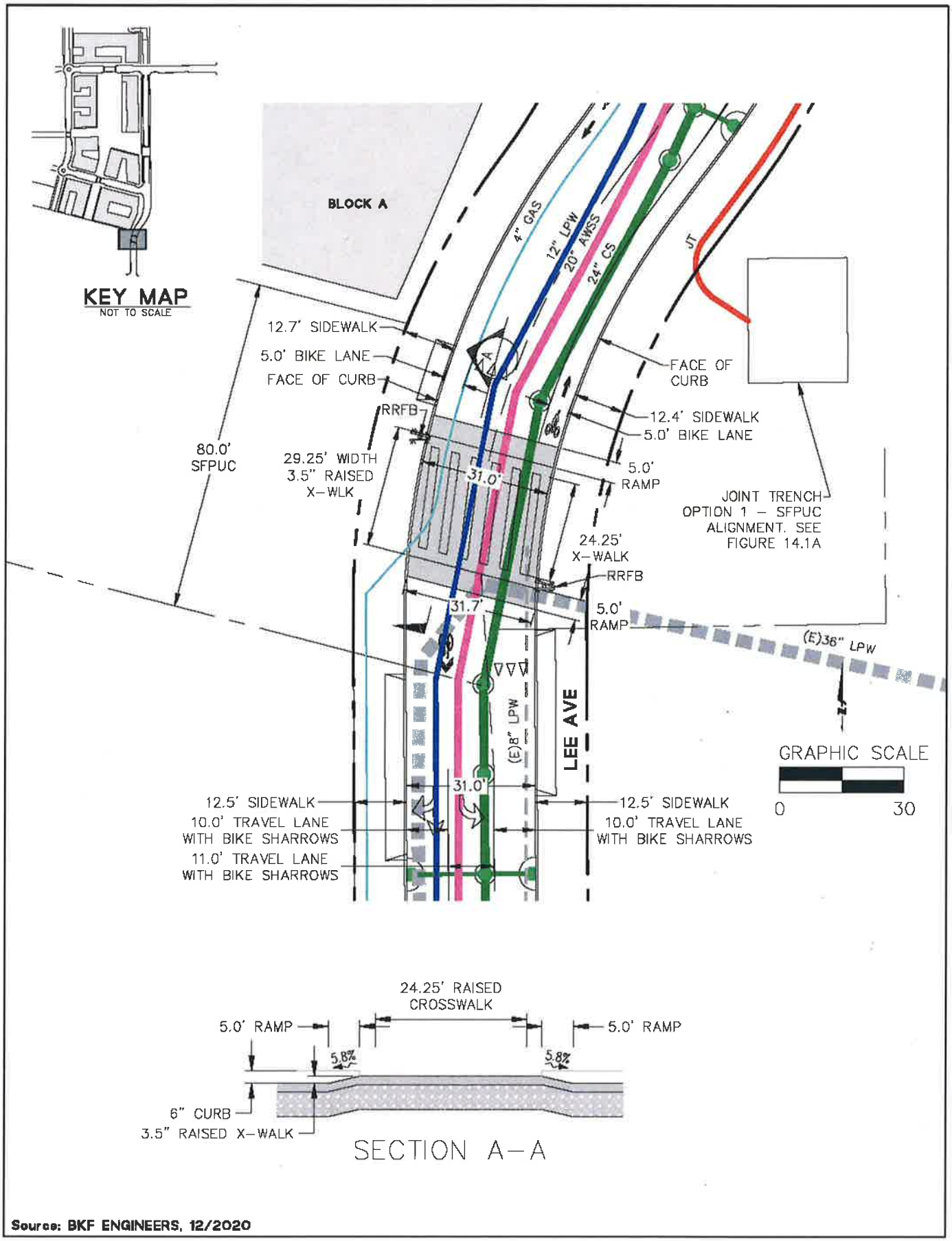
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN FIGURE 6.4D - RAISED STREET CROSSING (SOUTH STREET)



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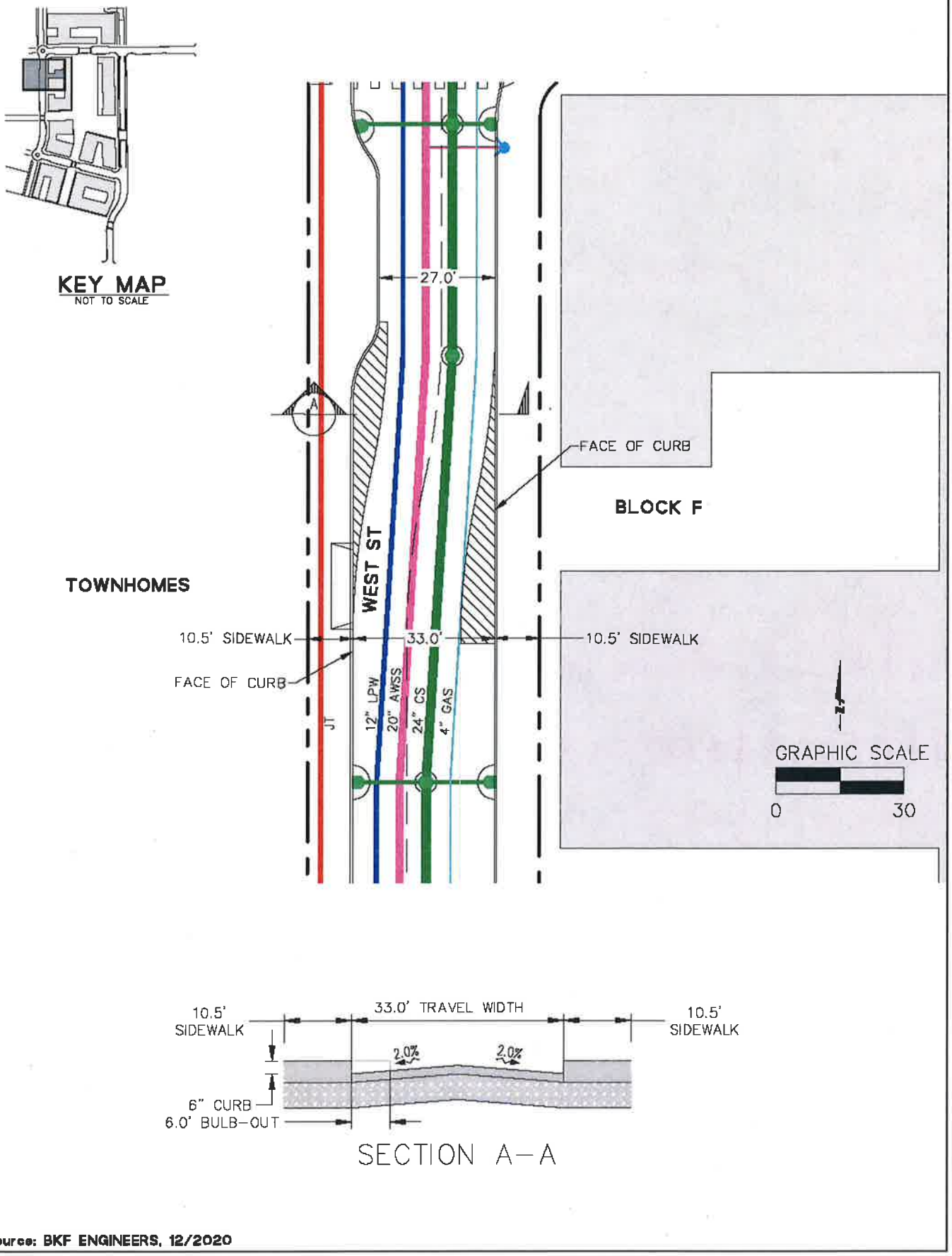
Source: BKF ENGINEERS, 12/2020

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.4E – RAISED STREET CROSSING (LEE AVE)**



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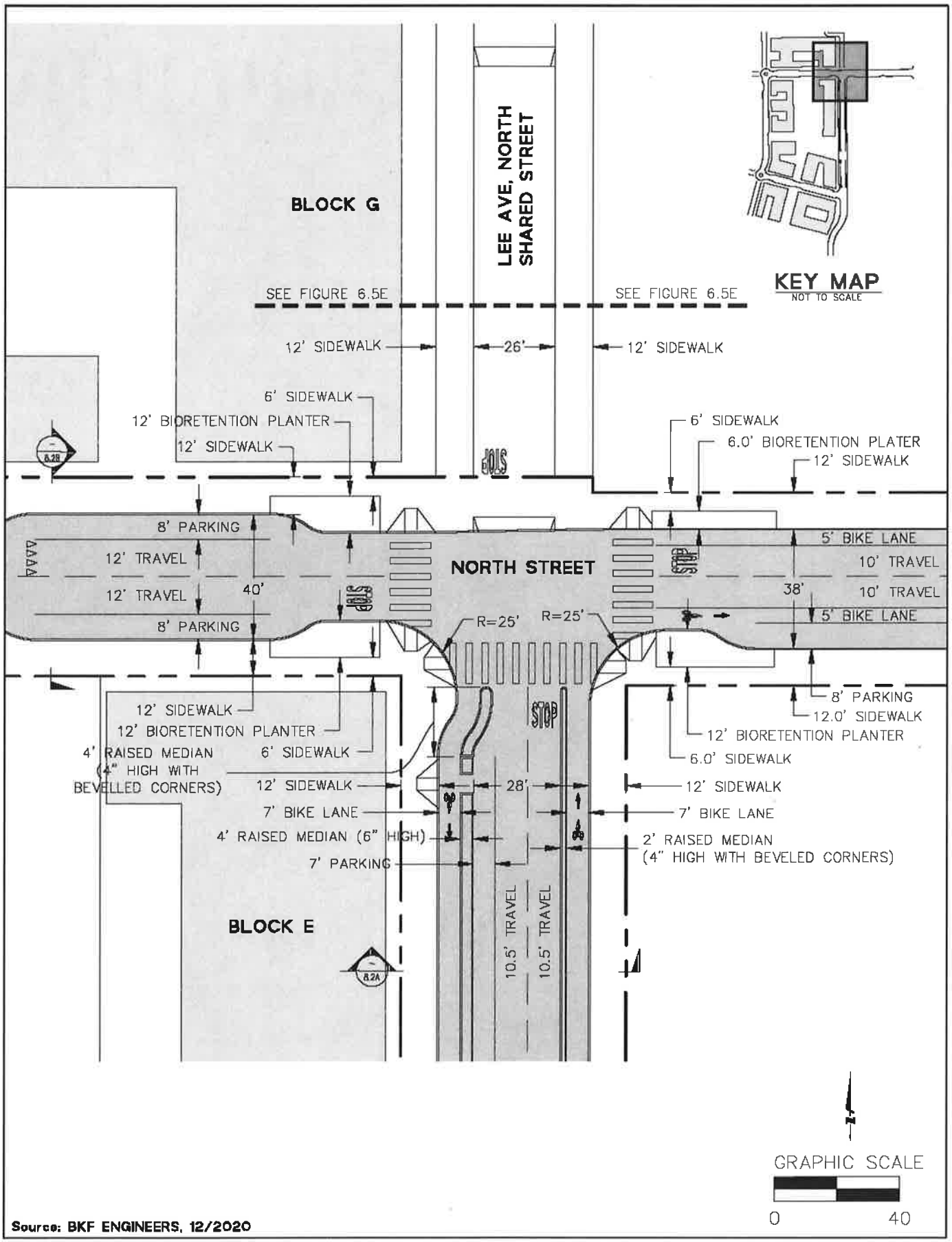
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 6.4F – CHICANE (WEST STREET)



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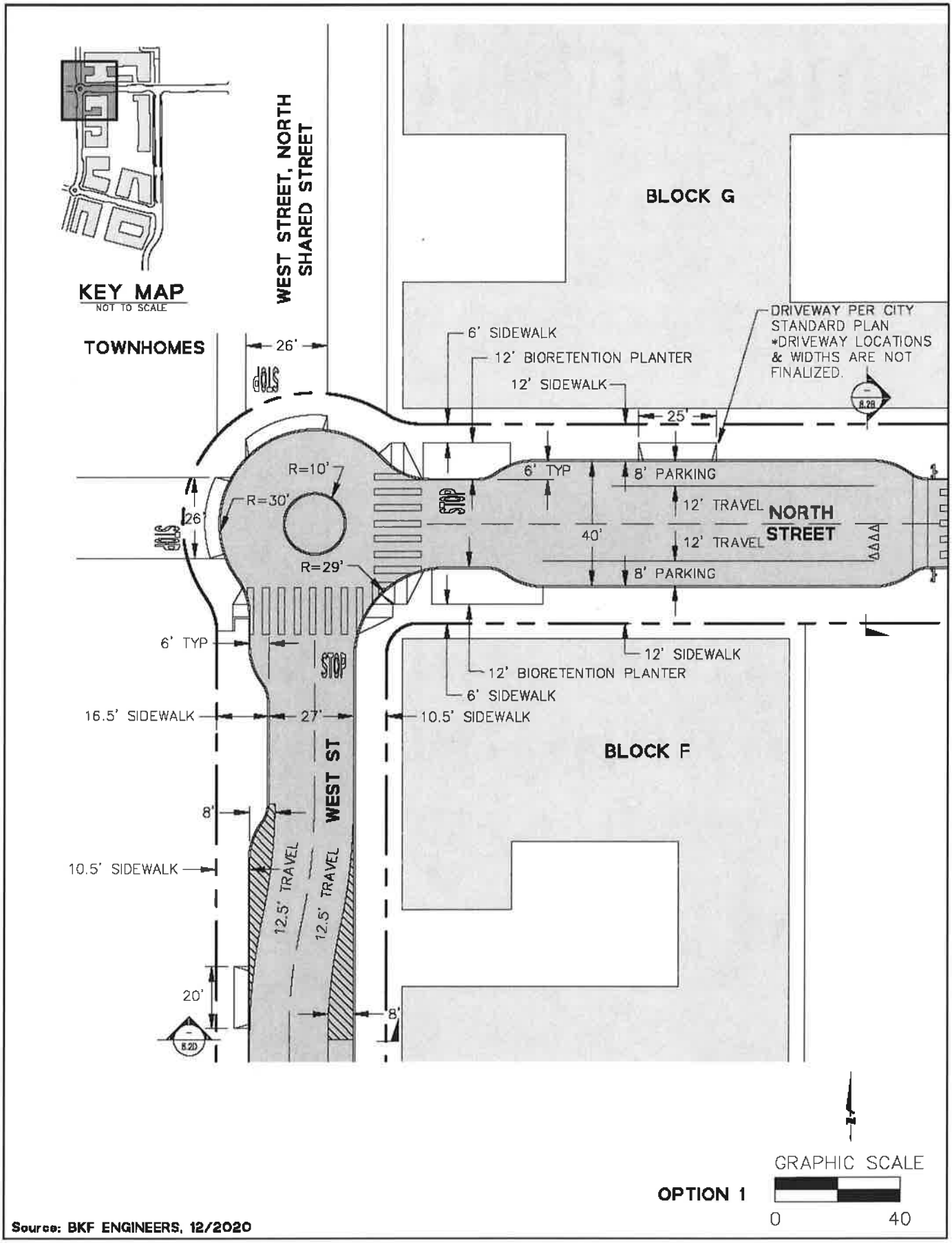
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.5A – INTERSECTION GEOMETRY (NORTH ST & LEE AVE)**



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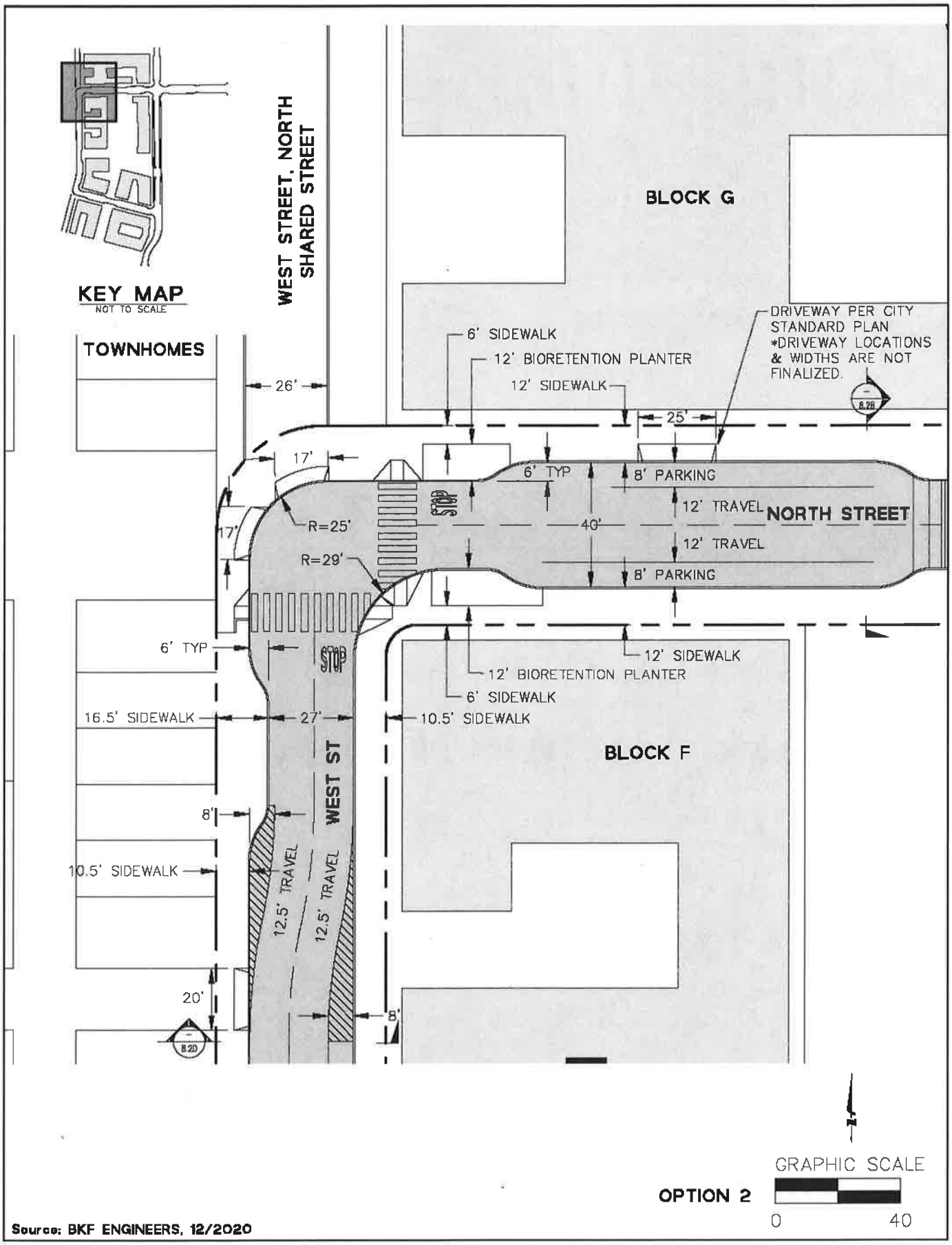
PLOT DATE: 11-30-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN FIGURE 6.5B1 – INTERSECTION GEOMETRY (NORTH ST & WEST ST)



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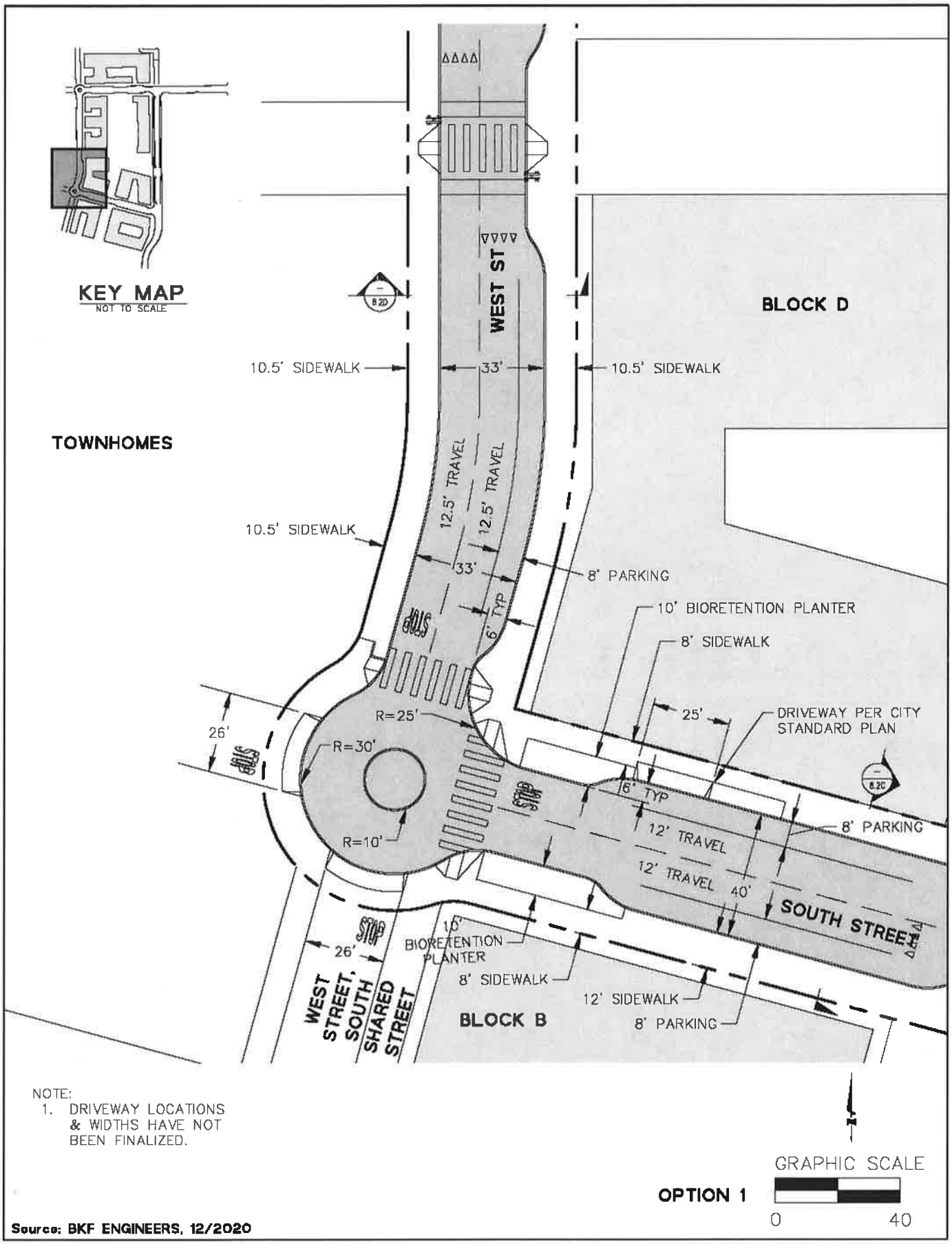
BALBOA RESERVOIR INFRASTRUCTURE PLAN FIGURE 6.5B2 – INTERSECTION GEOMETRY (NORTH ST & WEST ST)



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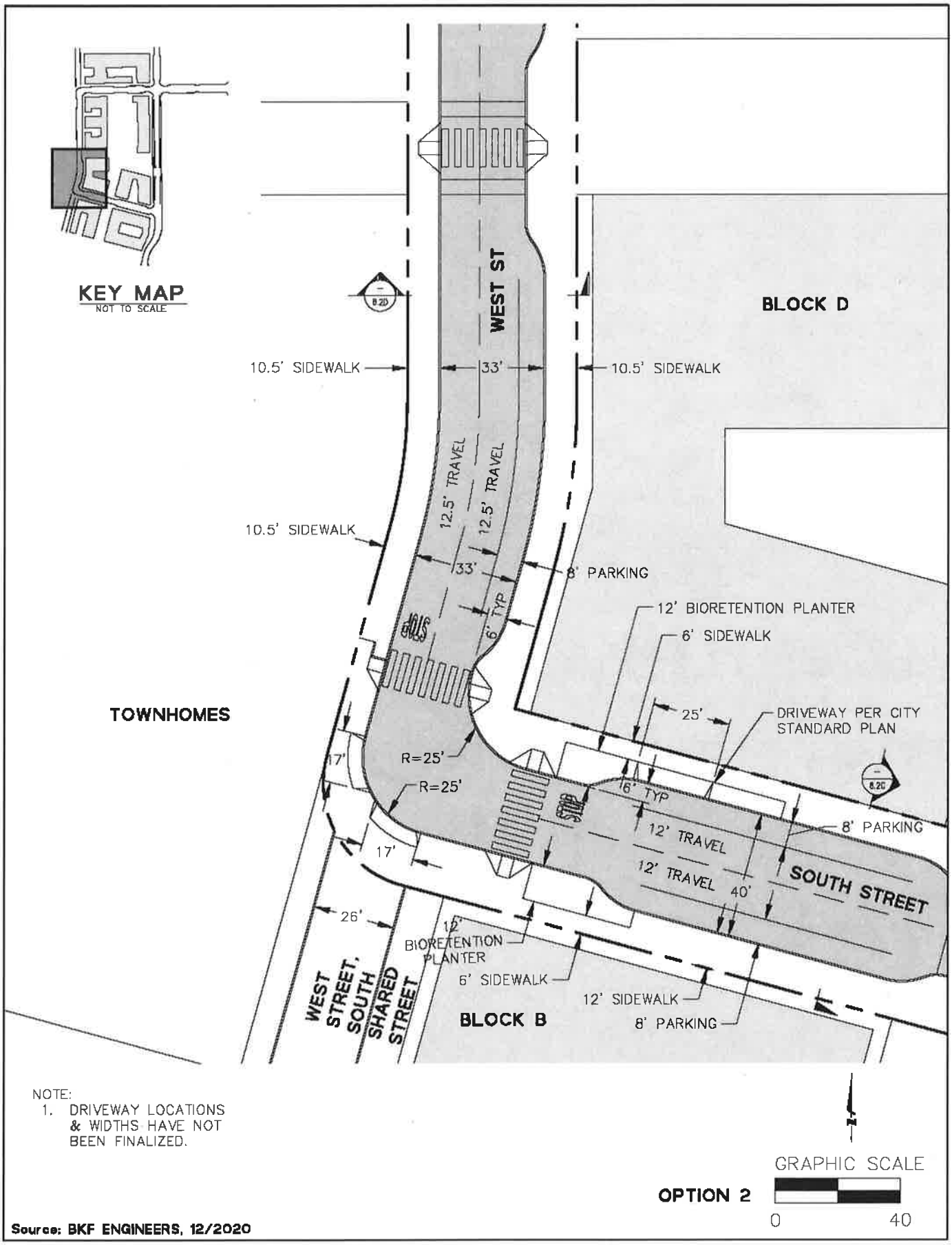
PLOT DATE: 11-30-20 PLOTTED BY: chen

Source: BKF ENGINEERS, 12/2020

BALBOA RESERVOIR INFRASTRUCTURE PLAN FIGURE 6.5C1 – INTERSECTION GEOMETRY (SOUTH ST & WEST ST)



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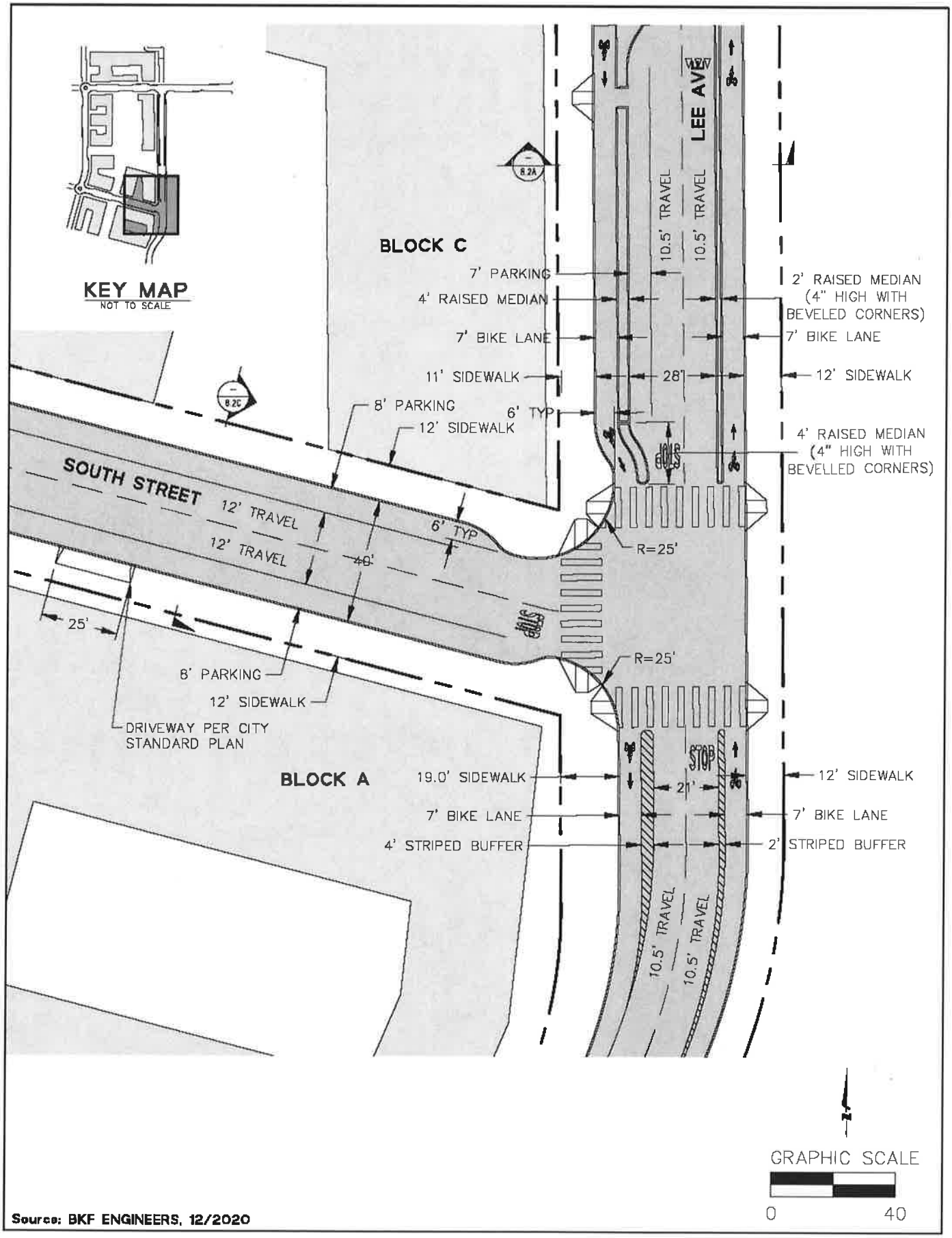
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.5C2 – INTERSECTION GEOMETRY (SOUTH ST & WEST ST)**



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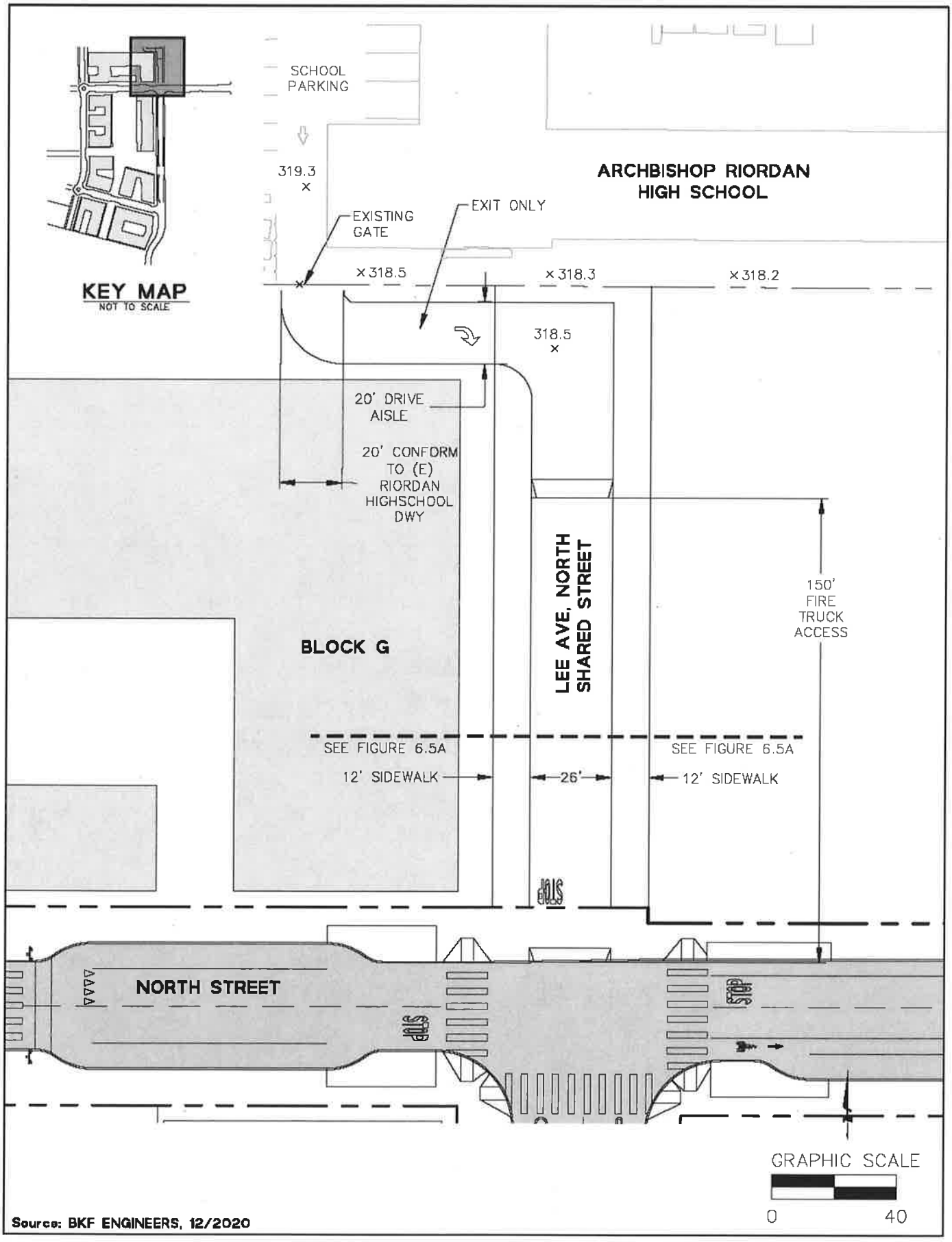
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.5D – INTERSECTION GEOMETRY (SOUTH ST & LEE AVE)**



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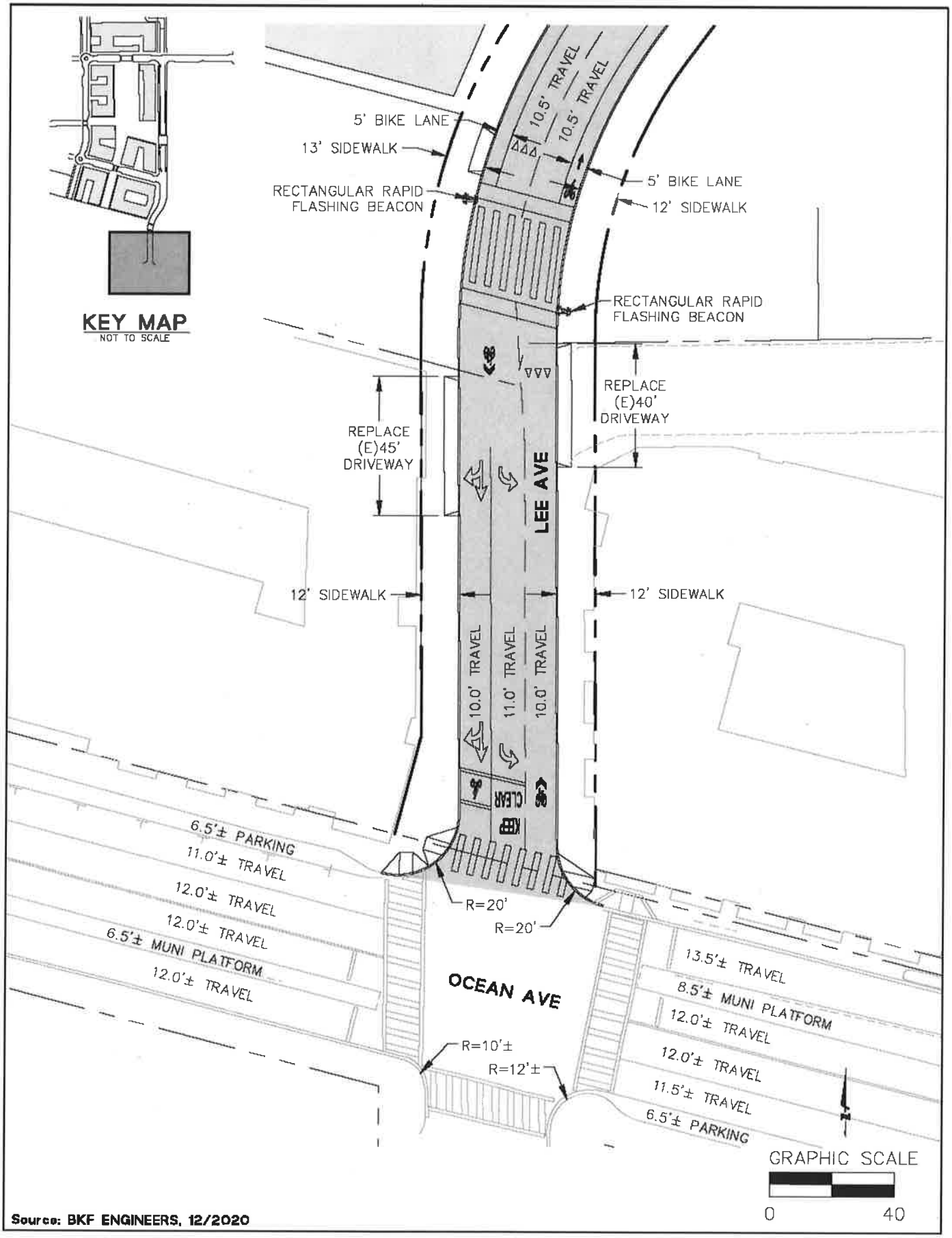
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.5E – INTERSECTION GEOMETRY (LEE AVE & RIORDAN HS)**



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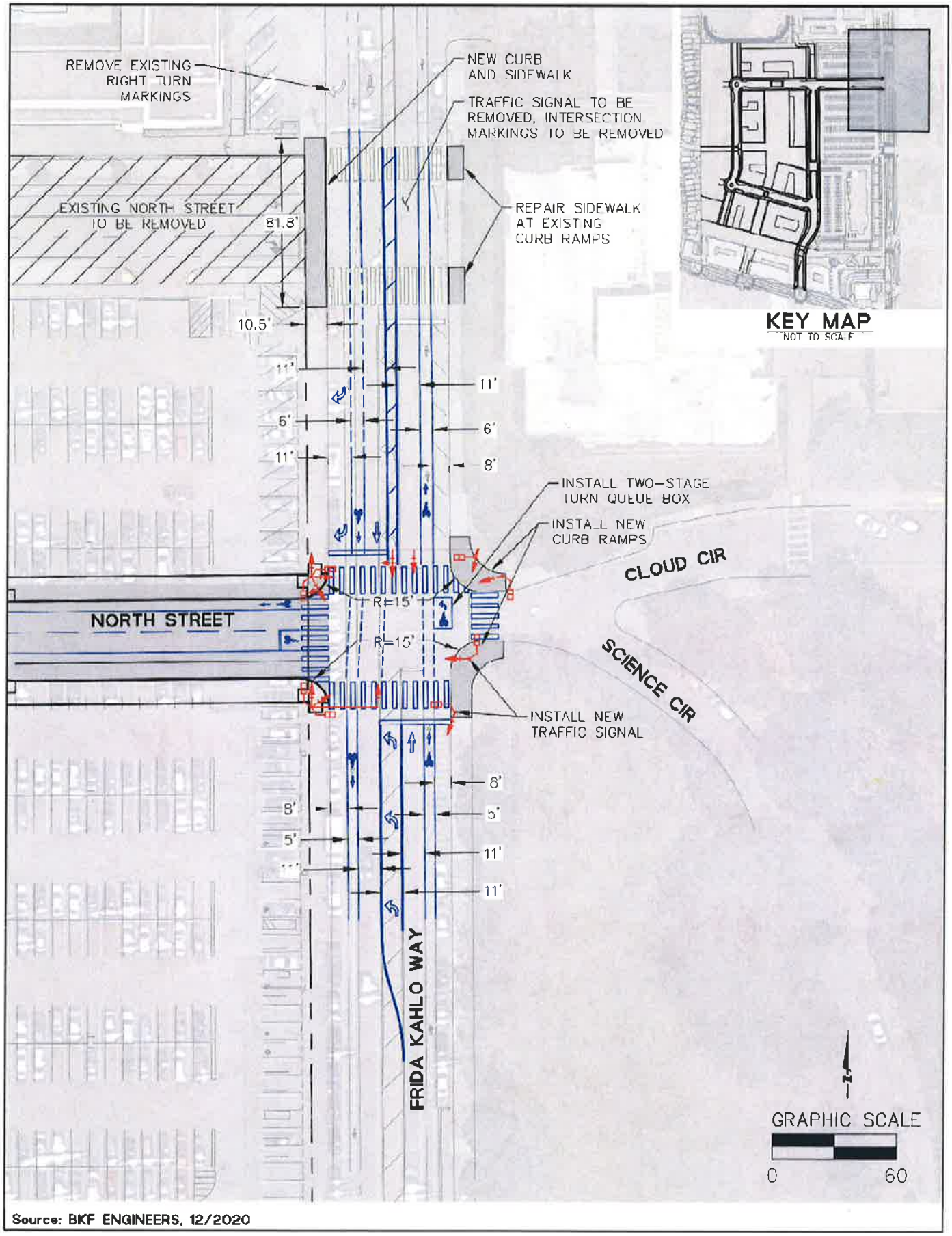
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.5F – INTERSECTION GEOMETRY (LEE AVE & OCEAN AVE)**



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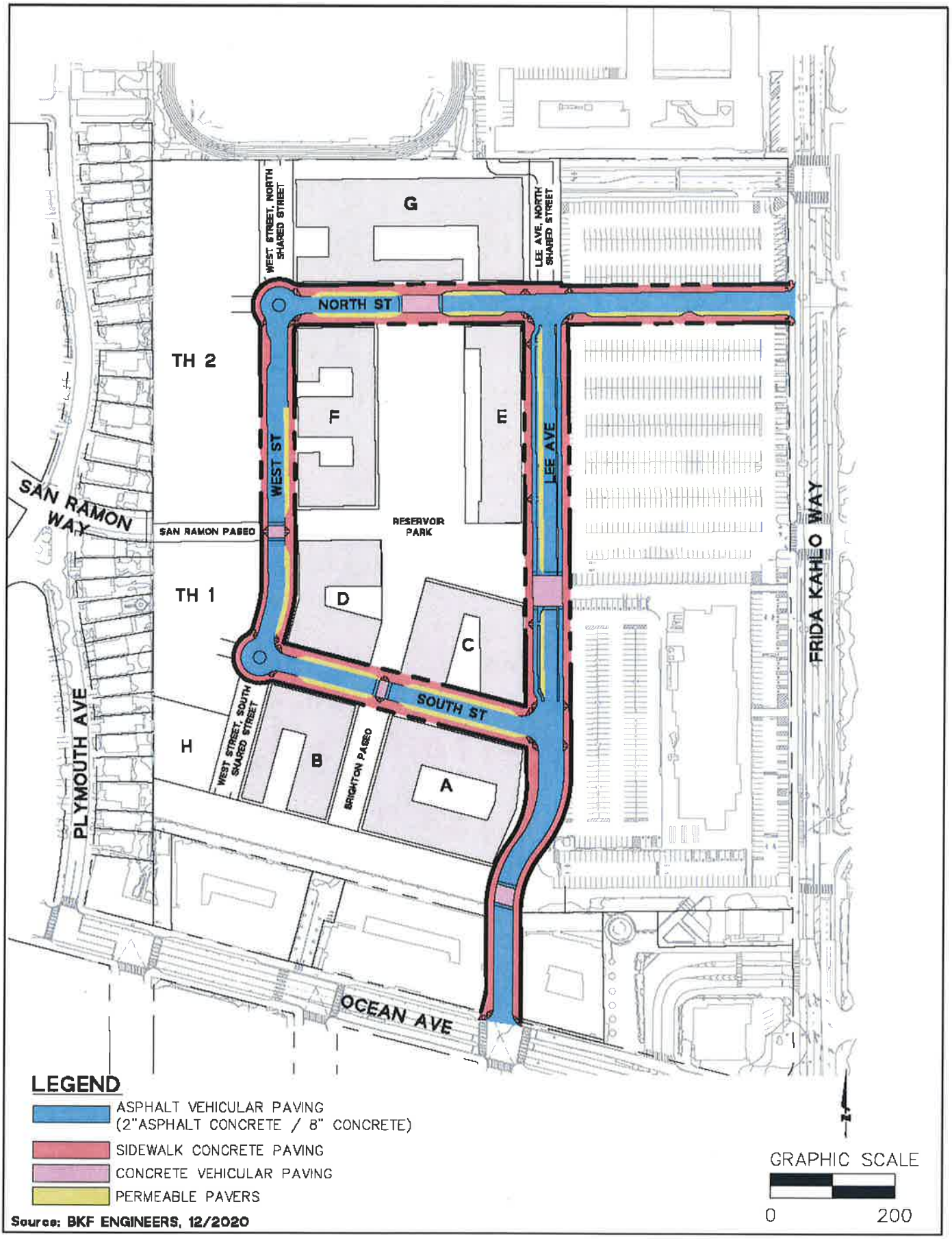
PLOT DATE: 11-30-20 PLOTTED BY: cneh

BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 6.6 – FRIDA KAHLO WAY INTERSECTION



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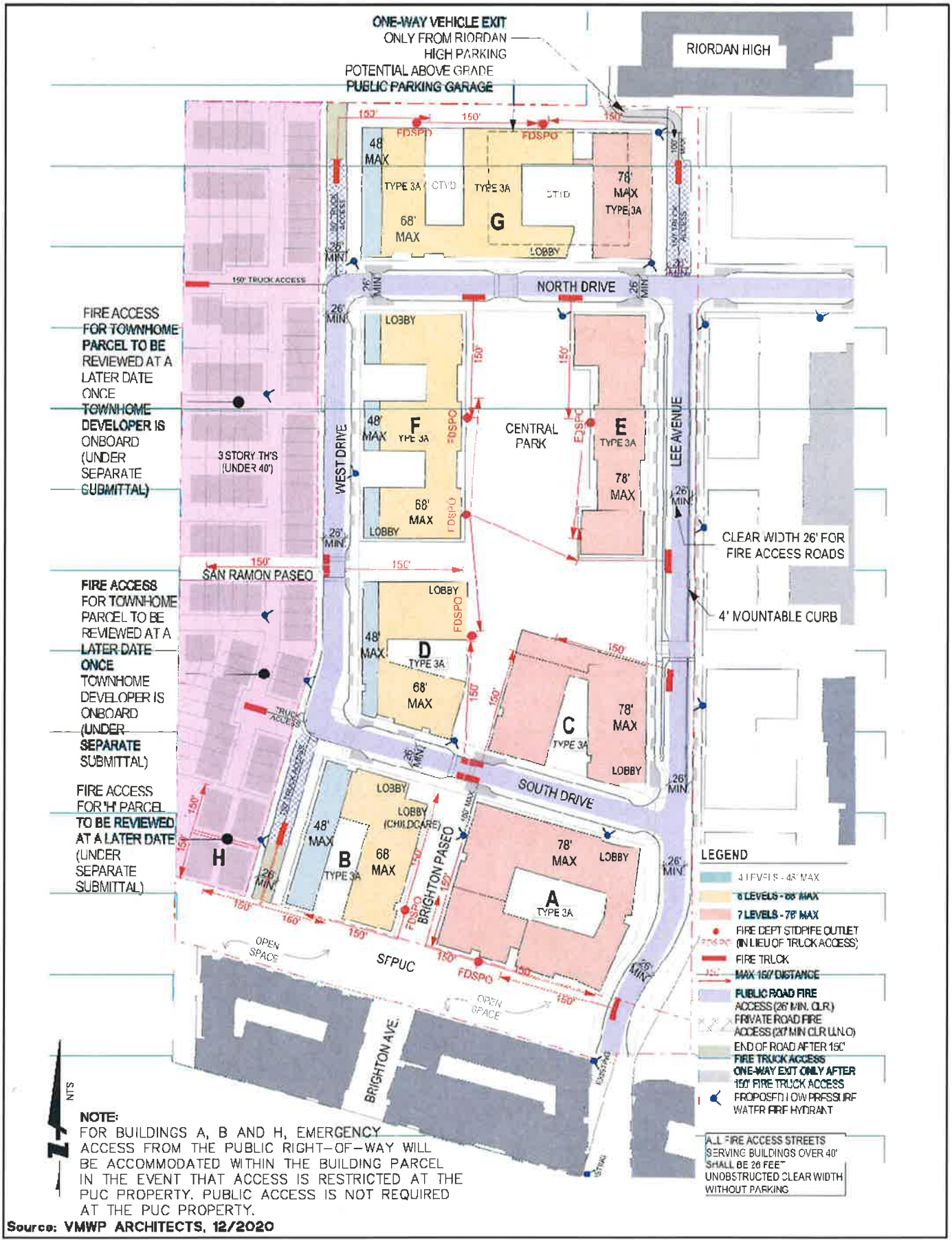
PLOT DATE: 11-30-20 PLOTTED BY: chah

BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 6.7 – PAVEMENT SURFACES



Source: VMWP ARCHITECTS, 12/2020

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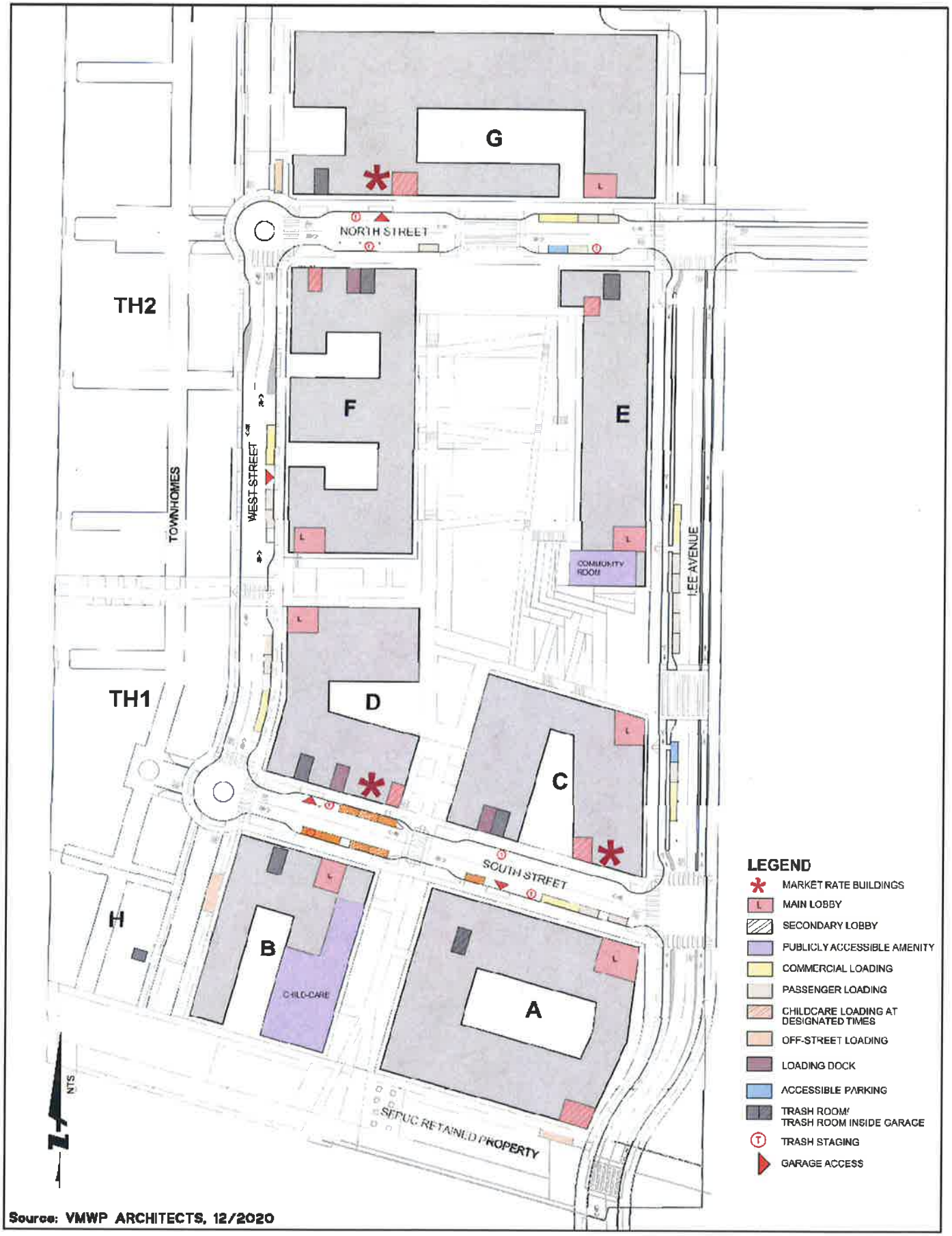
PLOT DATE: 11-30-20 PLOTTED BY: chah

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.8 – FIRE ACCESS PLAN**



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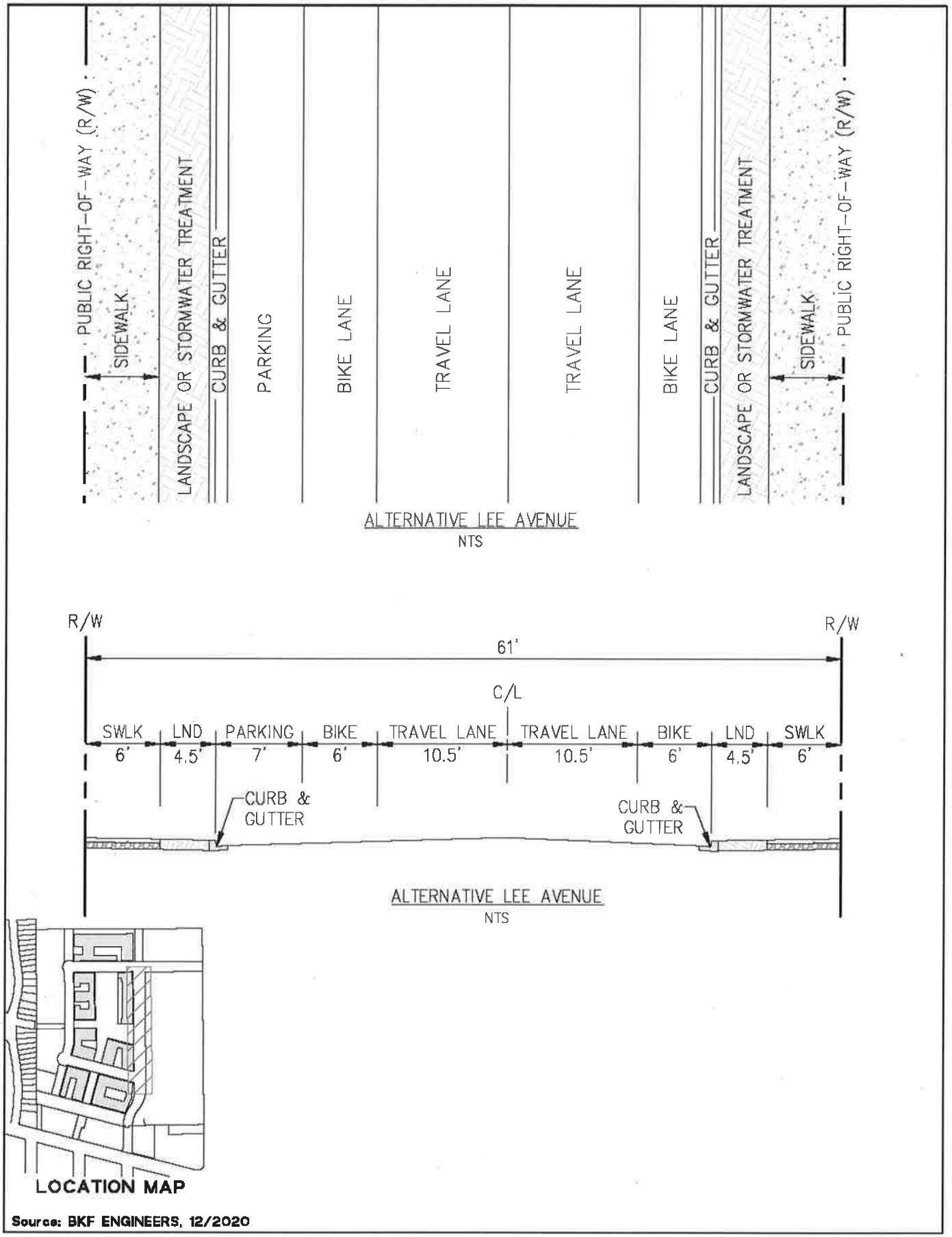
PLOT DATE: 11-30-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 6.9 – PROPOSED SERVICE & LOADING PLAN



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PLOT DATE: 11-30-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 6.10 – ALTERNATIVE LEE AVE CROSS SECTION**

7. OPEN SPACE AND PARKS

The proposed Project will provide approximately 4.0 acres of publicly accessible open space. The following is a summary of the major components of the open space network. See Figure 7.1 for an overview of the Open Space System and the corresponding DSG Open Space section for a detailed description. These improvements are intended to extend the connection from San Ramon Way to City College, and create a connection from the SFPUC easement south of the project to the centralized public open space. The Developer's infrastructure obligations include the design, construction, and maintenance of the open space and park improvements. Key components of the open space program area are described below.

Refer to Chapter 6 of the Balboa Reservoir DSG for detailed information about the open space design.

7.1 Proposed Open Space and Parks to be built by Developer

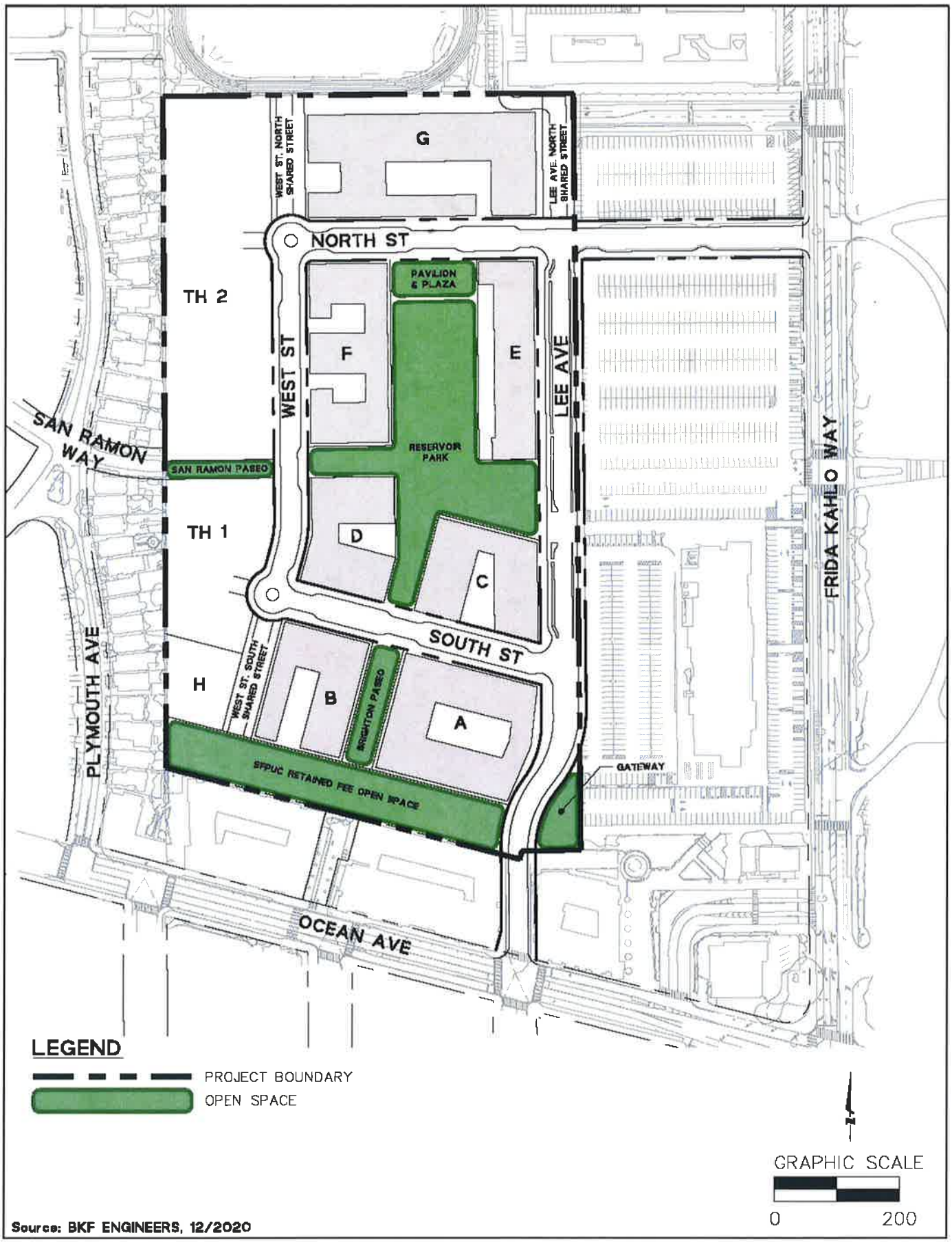
Open space to be built by the Developer shall be substantially completed consistent with the following schedule:

Reservoir Park	2.0 acres	Phase 1
PUC Open Space	1.2 acres	Phase 2
Paseos	0.8 acres	Phase 1 and 2

7.2 Phasing, Ownership, Operation, and Maintenance

New open space and parks system will be constructed in phases to match the Phases of the Project and as depicted on the Phasing Plan, Figure 1.3. The Phase will connect to the existing open space and parks as close to the edge of the Phase area as possible where a logical transition line can be established within the open space improvement features.

Reservoir Park and the Paseos will be owned and maintained by the Master Homeowner's Association. The SFPUC is and will remain the property owner of the Retained Fee and will issue a revocable license to the Developer and later, to any assignee homeowner's association, to allow for construction, management, and operations of the public open area. The Infrastructure Plan does not approve any use in the SFPUC retained fee. All uses (including infrastructure installed on the retained fee) will be permitted through the open space license issued by PUC Real Estate.



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PLOT DATE: 11-30-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 7.1 – OPEN SPACES

8. UTILITY LAYOUT AND SEPARATION

8.1 Utility Systems

The Project proposes to install public utility systems, including the combined sewer system, low pressure water (LPW) system, auxiliary water supply system (AWSS), and dry utility systems. Ownership, maintenance, and acceptance responsibilities of utility infrastructure will be documented in the DA.

8.2 Utility Layout and Separation Criteria

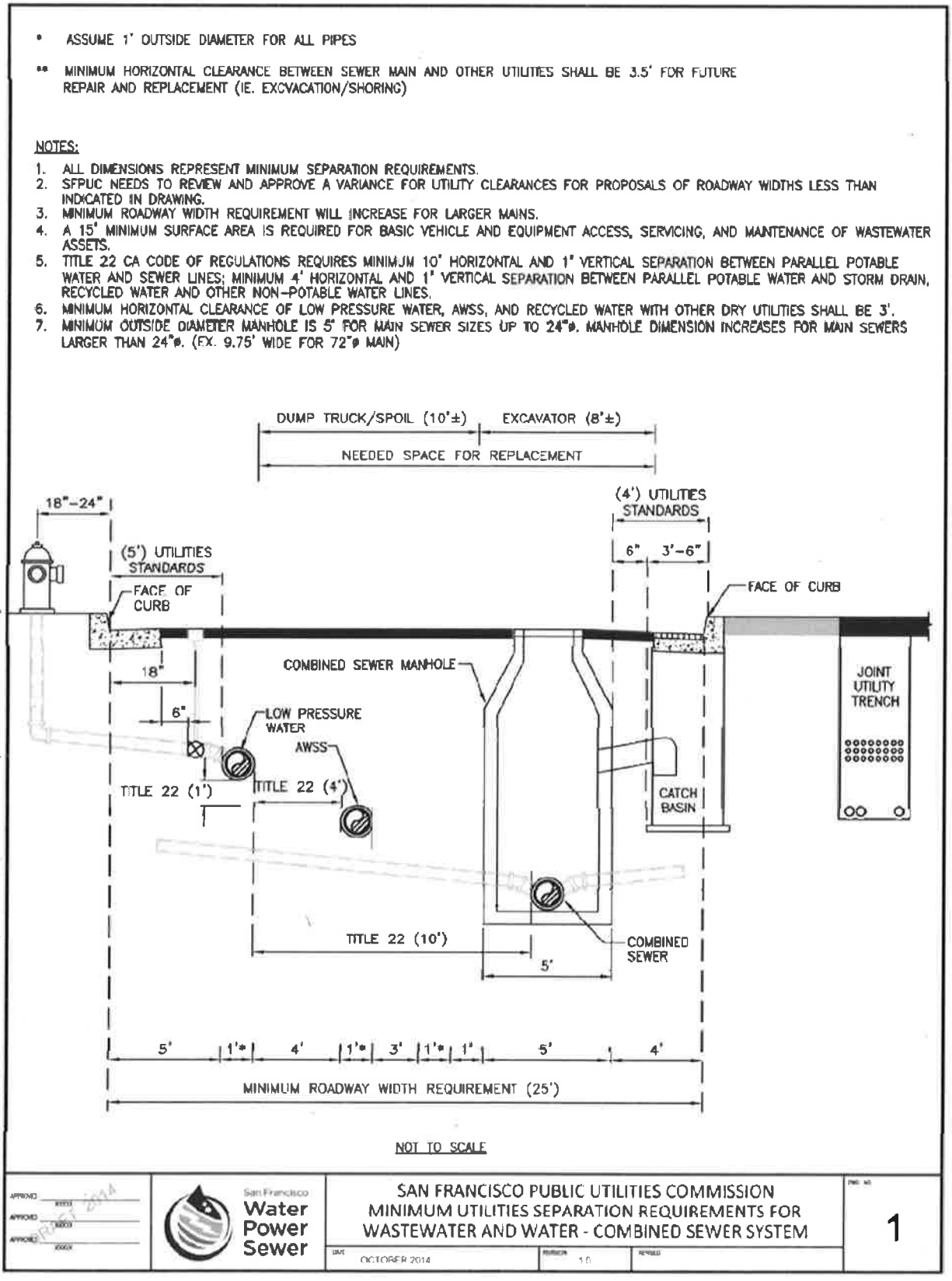
Utility main layout and separations will be designed in accordance with the Subdivision Regulations and SFPUC Utility Standards. Utility main separation requirements are presented in Figure 8.1 Utility Separation Criteria.

8.3 Conceptual Utility Layout

The Project utility layout is designed to connect the proposed Project utility infrastructure to the existing adjacent public utility infrastructure facilities. The proposed LPW system, shown on Figure 9.1, will be a looped system and have two connections to the existing SFPUC LPW system on Frida Kahlo Way and Ocean Avenue. The proposed AWSS, shown on Figures 11.1A and B, will have a single connection point to the existing AWSS at the intersection of Ocean Avenue and Lee Avenue. The Project studied the feasibility of installing a second AWSS connection through the SFPUC property at the southwest corner of the project (Block 318 Lot 192) to create a looped system but was deemed infeasible by SFPUC. The proposed combined sewer system, shown on Figure 12.1, will have two connections to the existing SFPUC combined sewer system in Ocean Avenue via Lee Avenue and the SFPUC property.

8.4 Utility Layout and Clearance Design Modifications and Exceptions

Due to constraints within the Project Site, design modifications and exceptions to standard sizing, spacing, and locations of utilities may be requested. A design modification and exception request to utility standards and requirements is subject to the review and approval by the department with authority over each utility. The combined sewer system, LPW system, and AWSS design modifications and exceptions receive authorization per the process outlined in the Subdivision Regulations. Potential locations for the design modifications and exceptions will be identified in the future. Approval of this Infrastructure Plan does not constitute authorization of utility-related design modifications and exceptions.



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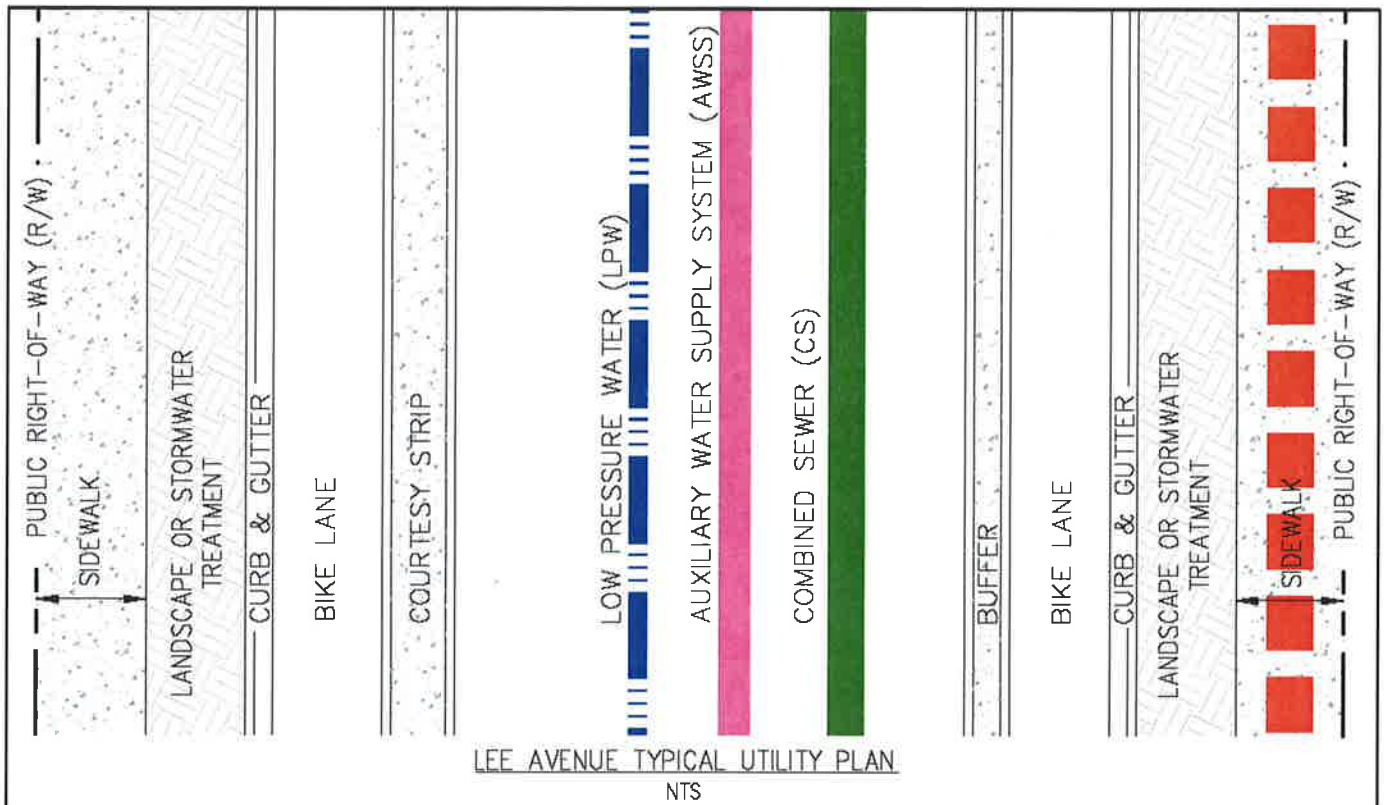
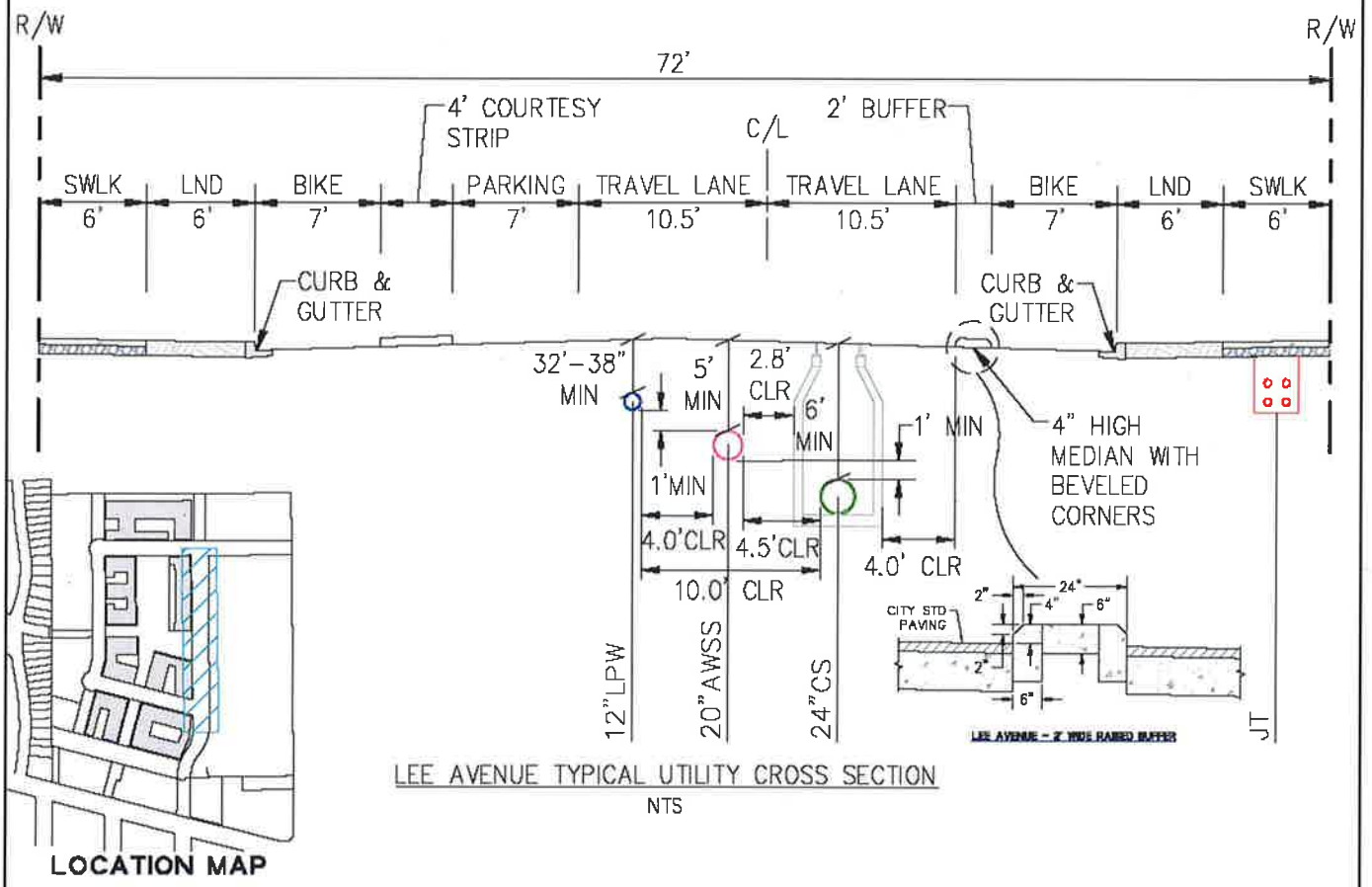
PLOT DATE: 11-30-20 PLOTTED BY: cheh

Source: BKF ENGINEERS, 12/2020

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 8.1 – UTILITY SEPARATION CRITERIA – CS**



LEE AVENUE TYPICAL UTILITY PLAN
NTS



LEE AVENUE TYPICAL UTILITY CROSS SECTION
NTS

LOCATION MAP

Source: BKF ENGINEERS, 12/2020

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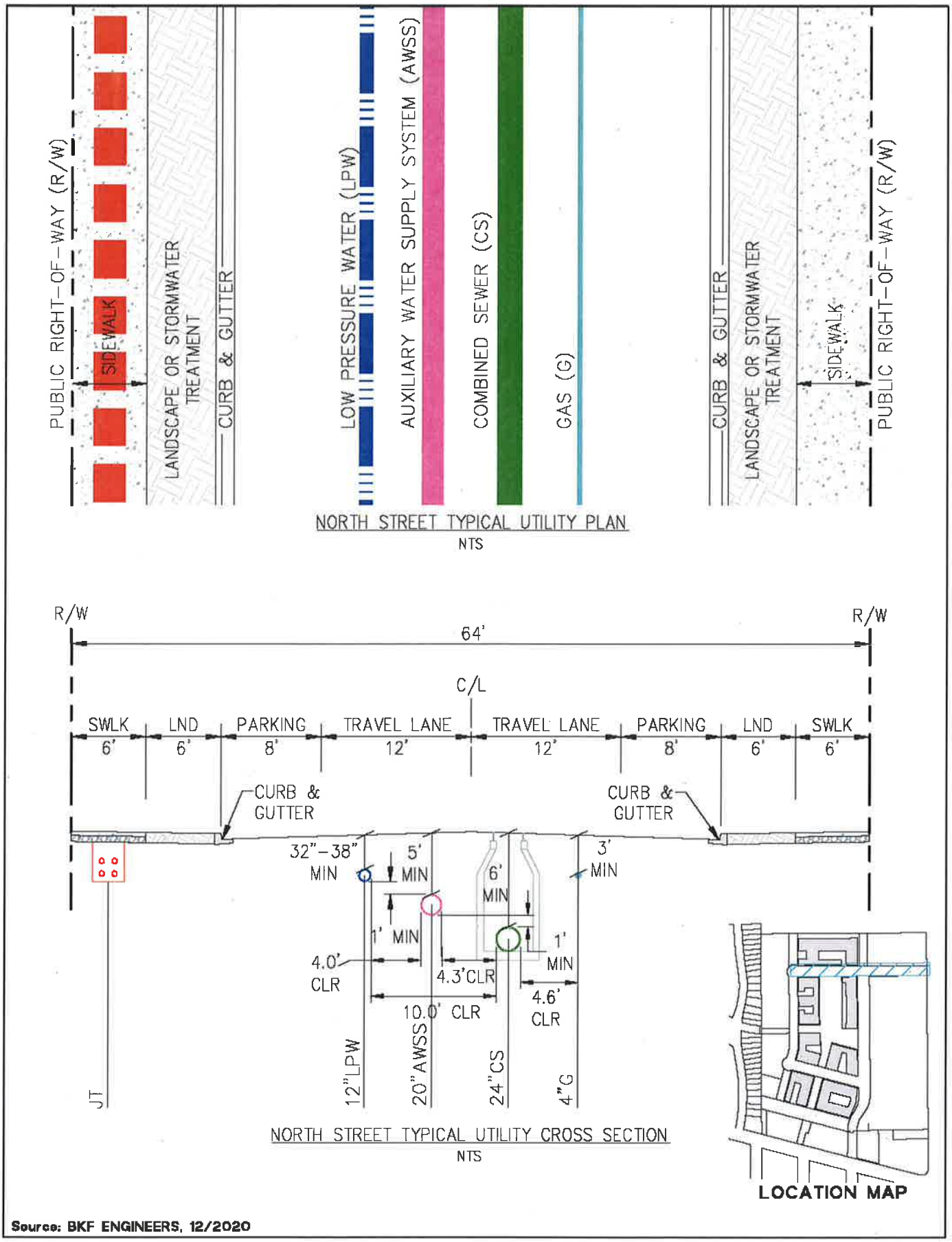

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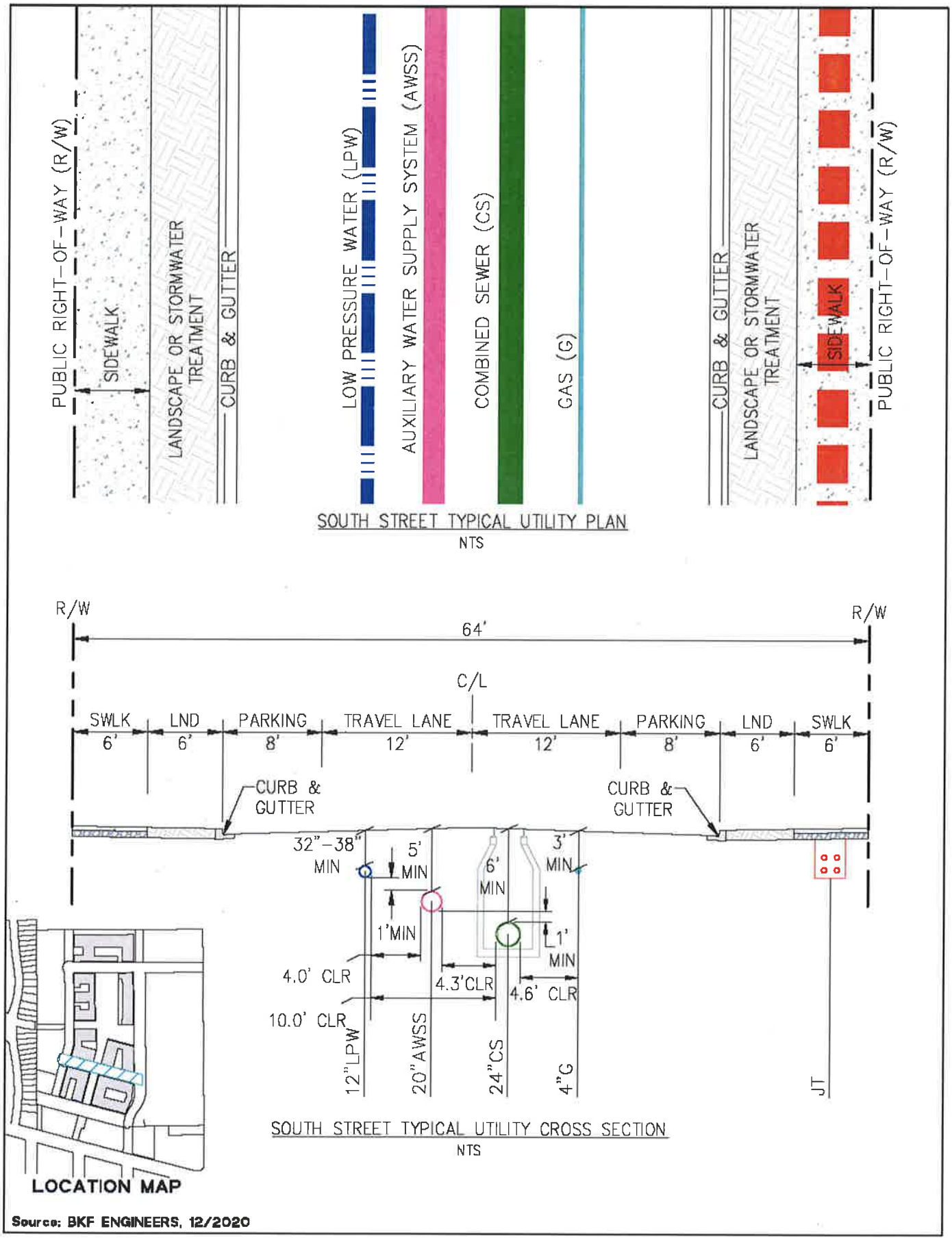
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 8.2B – TYPICAL UTILITY CROSS SECTION (NORTH STREET)**



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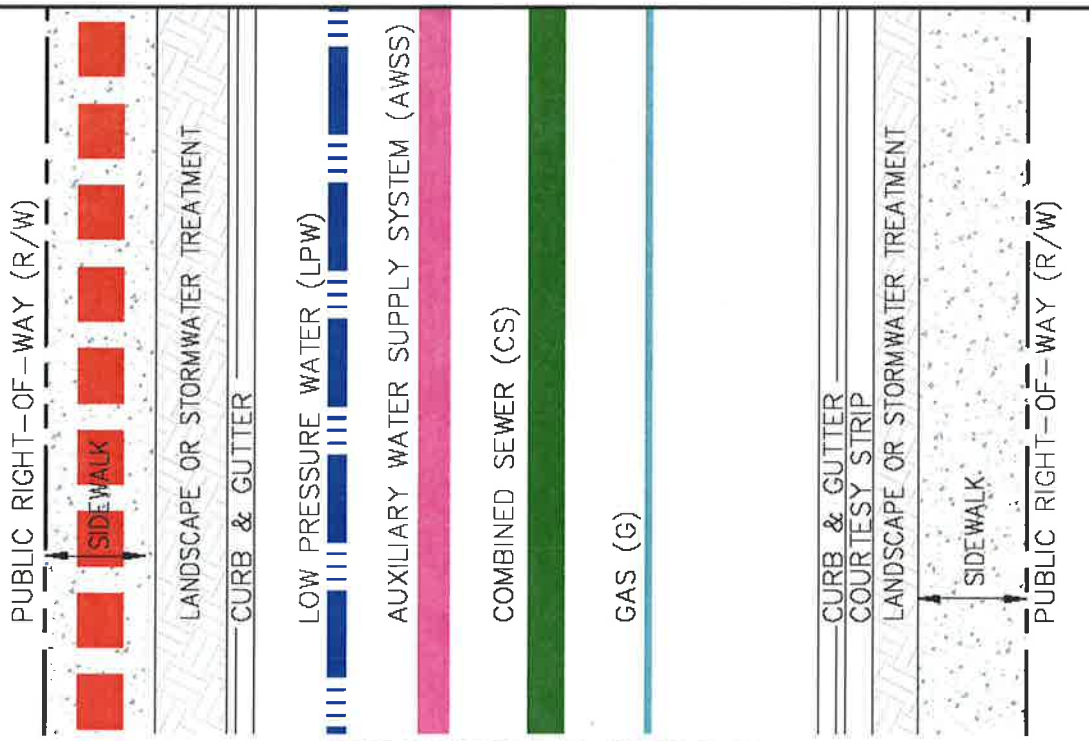
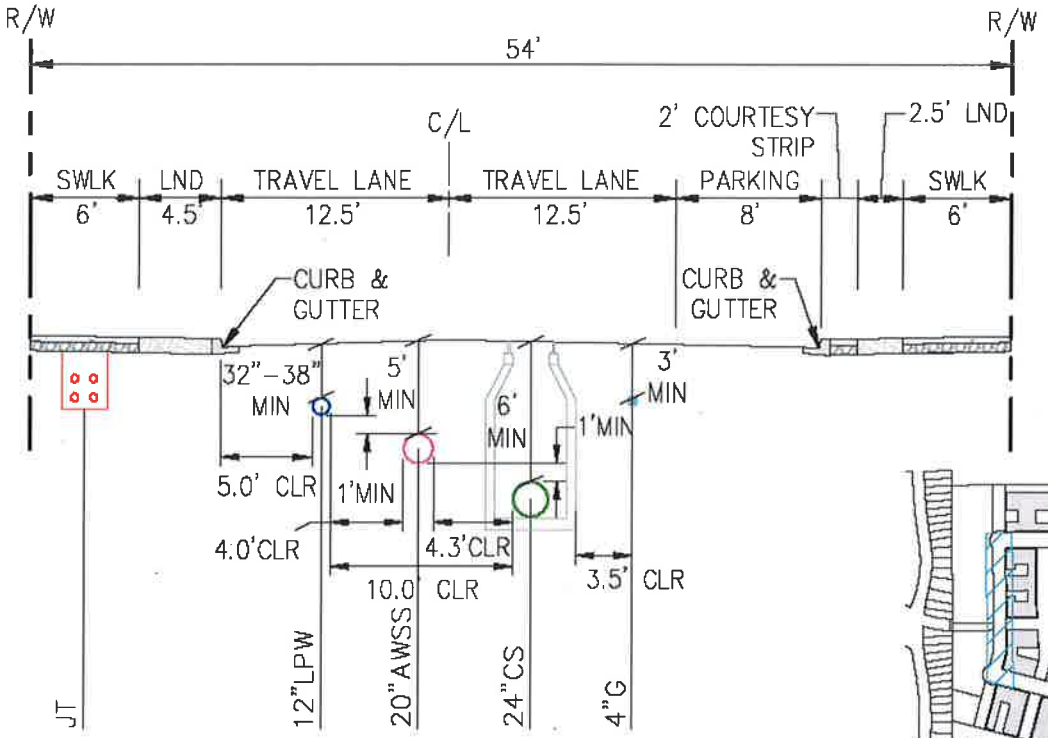
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 8.2C – TYPICAL UTILITY CROSS SECTION (SOUTH STREET)**



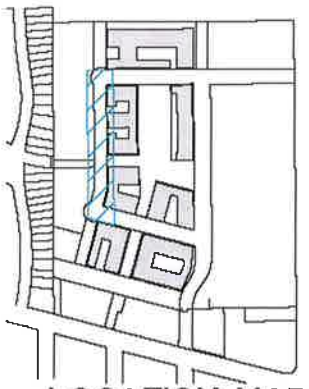
WEST STREET TYPICAL UTILITY PLAN

NTS



WEST STREET TYPICAL UTILITY CROSS SECTION

NTS



LOCATION MAP

Source: BKF ENGINEERS, 12/2020

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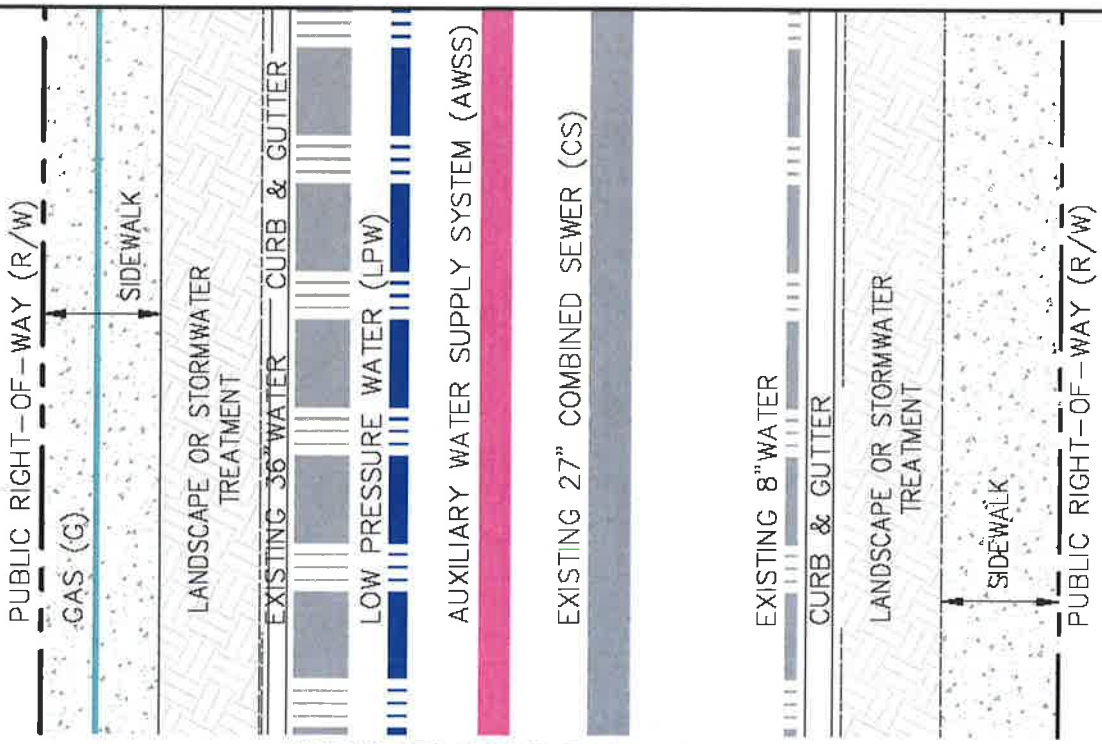
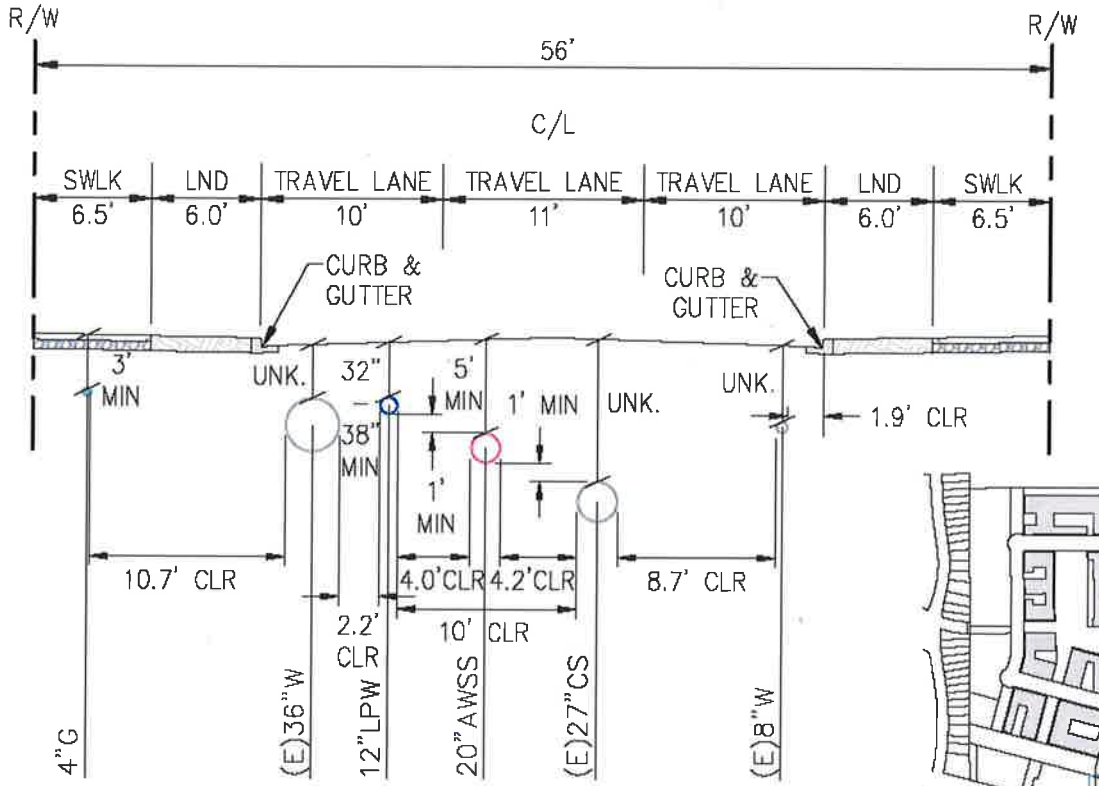
PLOT DATE: 11-30-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 8.2D – TYPICAL UTILITY CROSS SECTION (WEST STREET)**



EXISTING LEE AVENUE TYPICAL UTILITY PLAN

NTS



EXISTING LEE AVENUE TYPICAL UTILITY CROSS SECTION

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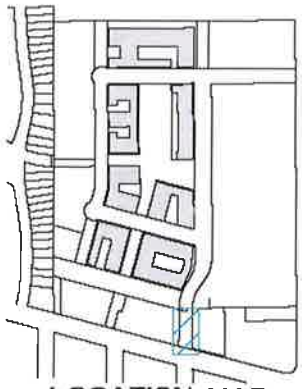

LOCATION MAP

Source: BKF ENGINEERS, 12/2020

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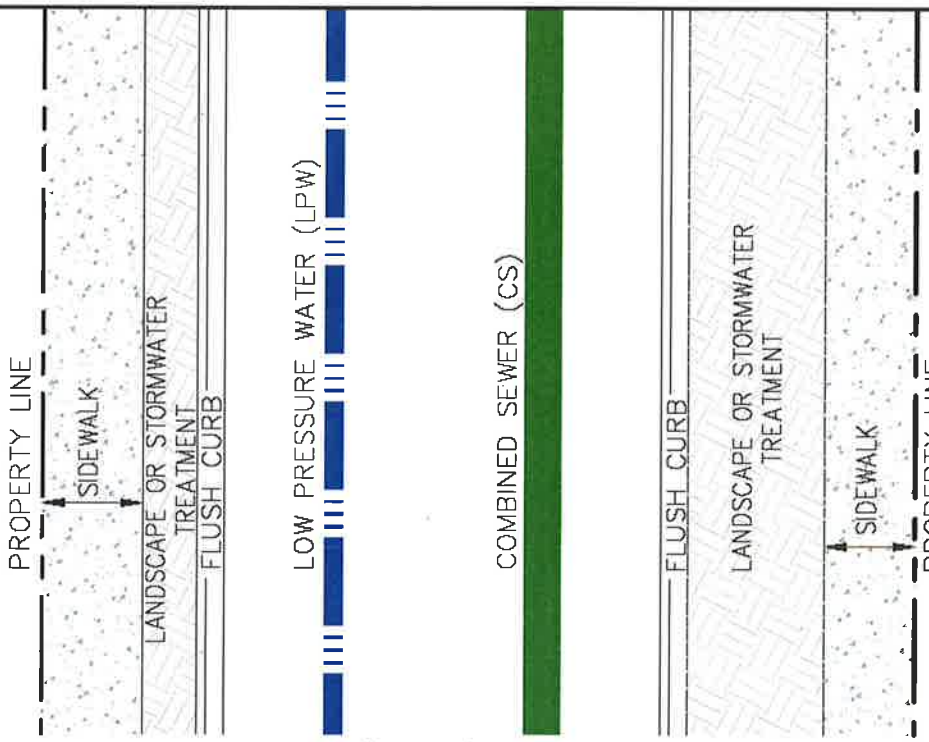
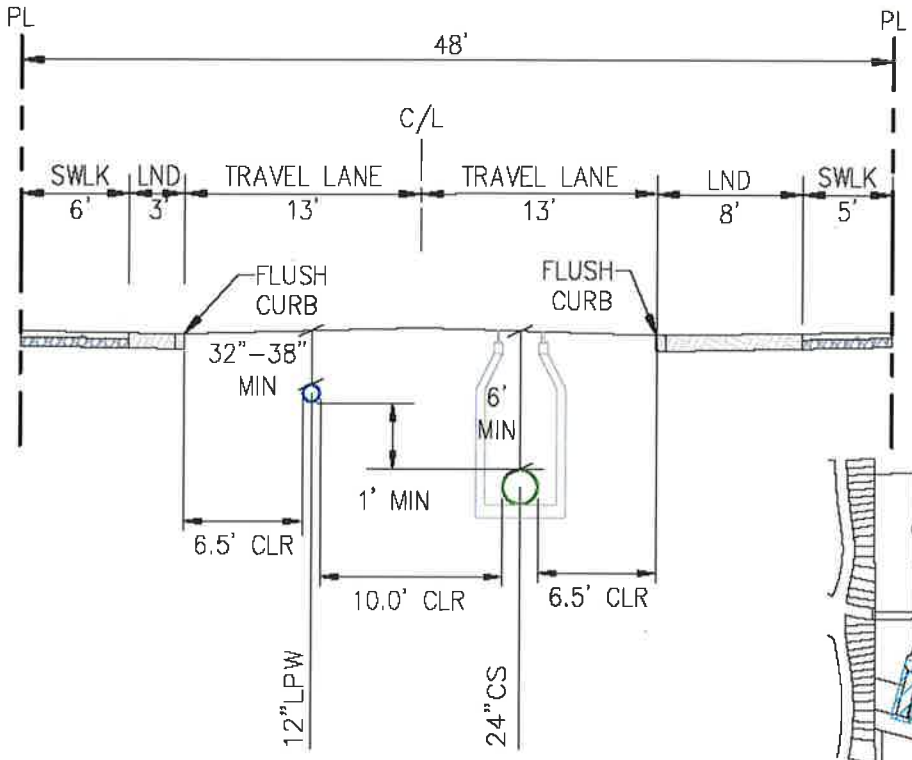
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 8.2E – TYPICAL UTILITY CROSS SECTION (EXISTING LEE AVE)**



WEST STREET (PRIVATE) TYPICAL UTILITY PLAN
NTS



WEST STREET (PRIVATE) TYPICAL UTILITY CROSS SECTION
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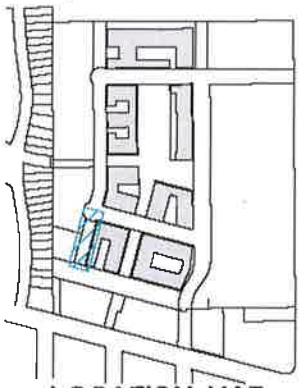

LOCATION MAP

Source: BKF ENGINEERS, 12/2020

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PLOT DATE: 11-30-20 PLOTTED BY: chah

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 8.2F – TYPICAL UTILITY CROSS SECTION (WEST STREET – PRIVATE)**

9. LOW PRESSURE WATER SYSTEM

9.1 Existing Low Pressure Water System

Potable water service will be provided by a water supply, storage, transmission, and distribution system that is metered with back flow preventers operated by the SFPUC. The proposed Project will connect to the SFPUC's Low Pressure Water (LPW) system for domestic supply and fire protection. The existing LPW system within the project vicinity includes 8 and 12-inch diameter distribution pipelines and low pressure fire hydrants within Frida Kahlo Way and Ocean Avenue. Existing potable water and fire protection infrastructure near the Project Site are located along Frida Kahlo Way and on Lee Avenue.

Fire hydrant flow information was obtained for the 12-inch main in Ocean Avenue and the 8-inch main in Frida Kahlo Way. Both of these mains are located within the Sutro Pressure Zone.

	12-inch Main in Ocean Ave	8-inch Man in Frida Kahlo Way
Static Pressure (psi)	80	69
Residual Pressure (psi)	62	51
Observed Flow (gpm)	1,197	947
Available Flow at 20 psi (gpm)	2,290	1,630

9.2 Proposed Low Pressure Water System

9.2.1 Project Water Supply

In accordance with the California Water Code, SFPUC is preparing a Water Supply Assessment for the proposed Project. The Water Supply Assessment was approved by the SFPUC Commission on May 28, 2019.

9.2.2 Project Water Demands

The proposed Project water demands are summarized in Table 9.1 below. The Project's water demands have been calculated using the SFPUC's Non-Potable Water Program District Scale water calculator. The proposed Project will include building-based recycled water treatment plants in certain buildings that will divert, treat and reuse graywater (and potentially rainwater) for non-potable uses within the project, such as toilet flushing and irrigation. The annual non-potable water demand will be calculated as part of the master utility plan once the final system is determined.

9.2.2.1 Fire Flows

The required fire flows will be according to Appendix B of the California Fire Code and approved by SFFD. Fire flows are based on the building area and the type of construction. The proposed buildings will be Type I-A, II-A and V-A construction. See Appendix F for Fire Flow Evaluation which presents the CFC required fire flow for each building.

Table 9.1. Water Demands

Annual Potable Water Demand	39,543,600 gpy

Project Potable Water Demands	
Design Scenario	**Demand**
Domestic Average Day Demand (ADD)	108,300 gpd
Maximum Day Demand (MDD) = 1.2 x ADD	130,000 gpd
Peak-Hour Demand (PHD) = 2.65 x ADD	287,000 gpd
Required Fire-Flow[2] (FF) = 1,500 gpm x 4 hours	360,000 gpd
Maximum Potable Water Demand (Maximum Day Demand + Required Fire Flow)	490,000 gpd

9.2.3 Project Water Distribution System

The proposed Project will include the design and construction of the proposed LPW system by the Developer. The proposed LPW system will be owned and maintained by the SFPUC upon completion and acceptance of the improvements. The proposed LPW system is depicted on Figure 9.1. The proposed LPW system pipeline sizes will be verified by the PUC's review of the hydraulic modeling in the Low Pressure Water Master Plan (LPWMP) that will be prepared after Project approvals.

The project will connect to the existing 12-inch LPW line in Ocean Avenue and the existing 8-inch line in Frida Kahlo Way. The Project will install new 12-inch LPW lines in the new proposed streets while meeting the necessary separation requirements to other utilities and proposed improvements as outlined in Section 10. The vertical and horizontal separation distances to other utilities will be consistent with the requirements outlined in Title 22 of the California Code of Regulations, the SFPW Subdivision Regulations and the State of California Department of Health

[2] *The required fire flow will be determined by SFFD based on final building areas and construction type.*

Services Guidance Memorandum 2003-02. The typical utility cross sections for each street are depicted on Figures 8.2A-G.

SFPUC will perform the required disinfections of new mains and connections to existing mains at the Developer's cost.

9.2.4 Low Pressure Water Design Criteria

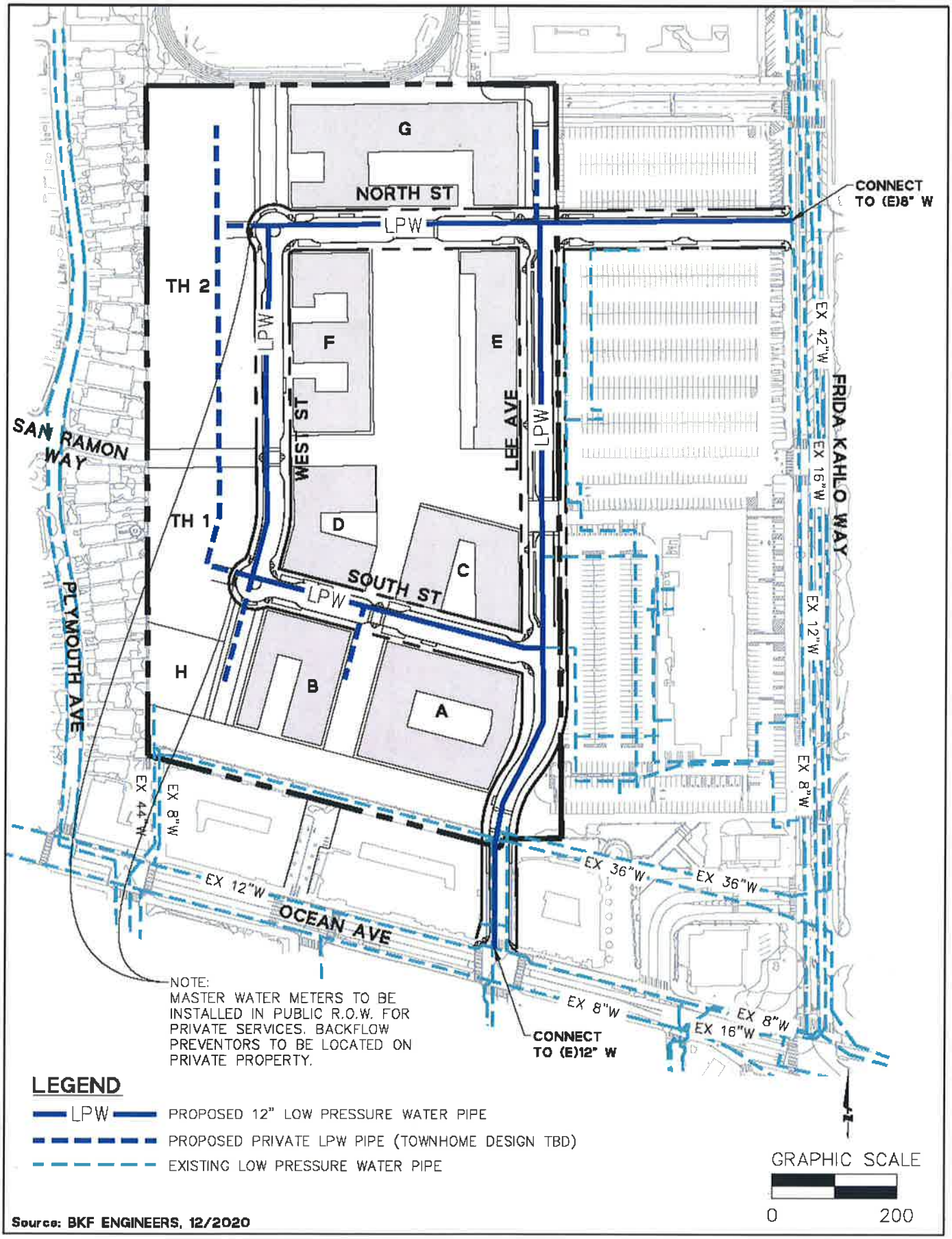
The proposed LPW system will be designed to maintain a minimum system pressure of 20 psi and a maximum velocity of 14 fps during MDD plus Fire Flow design scenario. The LPW system will also maintain 40 psi minimum residual pressure and 8 fps maximum velocity during PHD. The proposed LPW system will be modeled in the LPWMP to confirm the proposed system meets the pressure and flow requirements in each design scenario.

9.2.5 Proposed Fire Hydrant Locations

The LPW system will be the secondary fire water supply for the Project Site. The proposed LPW fire hydrants will have a maximum radial separation of 300-feet between hydrants, or as specified in Appendix C of the California Fire Code. Additionally, the LPW hydrants will be placed within 100-feet of building fire department connections. The proposed LPW fire hydrant locations are depicted on Figure 9.2A. The required fire flow will provide adequate fire protection for new and reuse construction per Appendix B of the California Fire Code. The project will coordinate with the SFFD for the final locations of new LPW fire hydrants within the Project.

9.2.6 Proposed Fire Department Standpipe Outlets

As shown on Figure 9.2B, fire department standpipe outlets will be provided on the exterior of the buildings. The outlets will be connected to the building sprinkler system and will provide a location where the fire department can connect a hose and provide hose coverage to the sides of the buildings.



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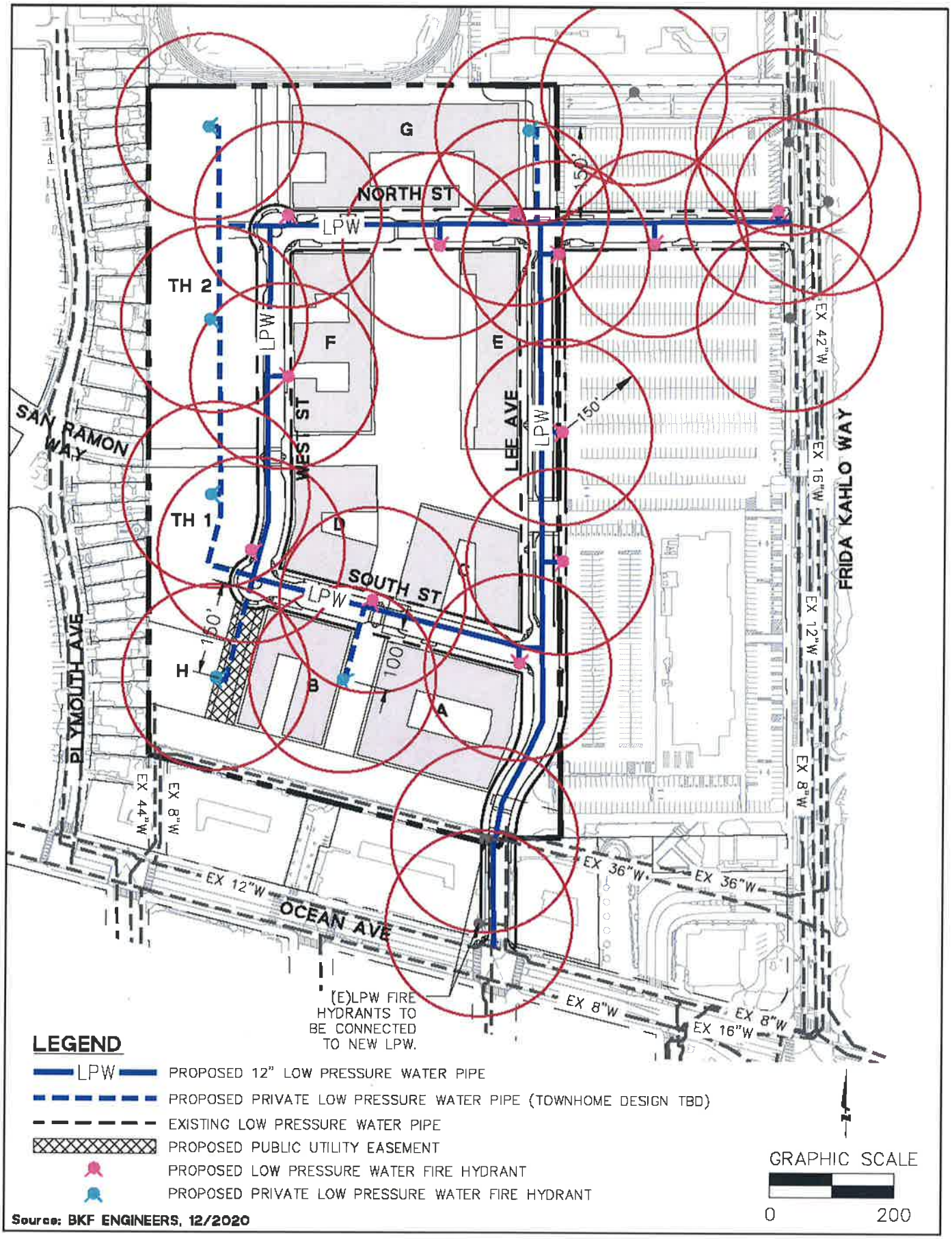
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN FIGURE 9.1 – PROPOSED LOW PRESSURE WATER SYSTEM



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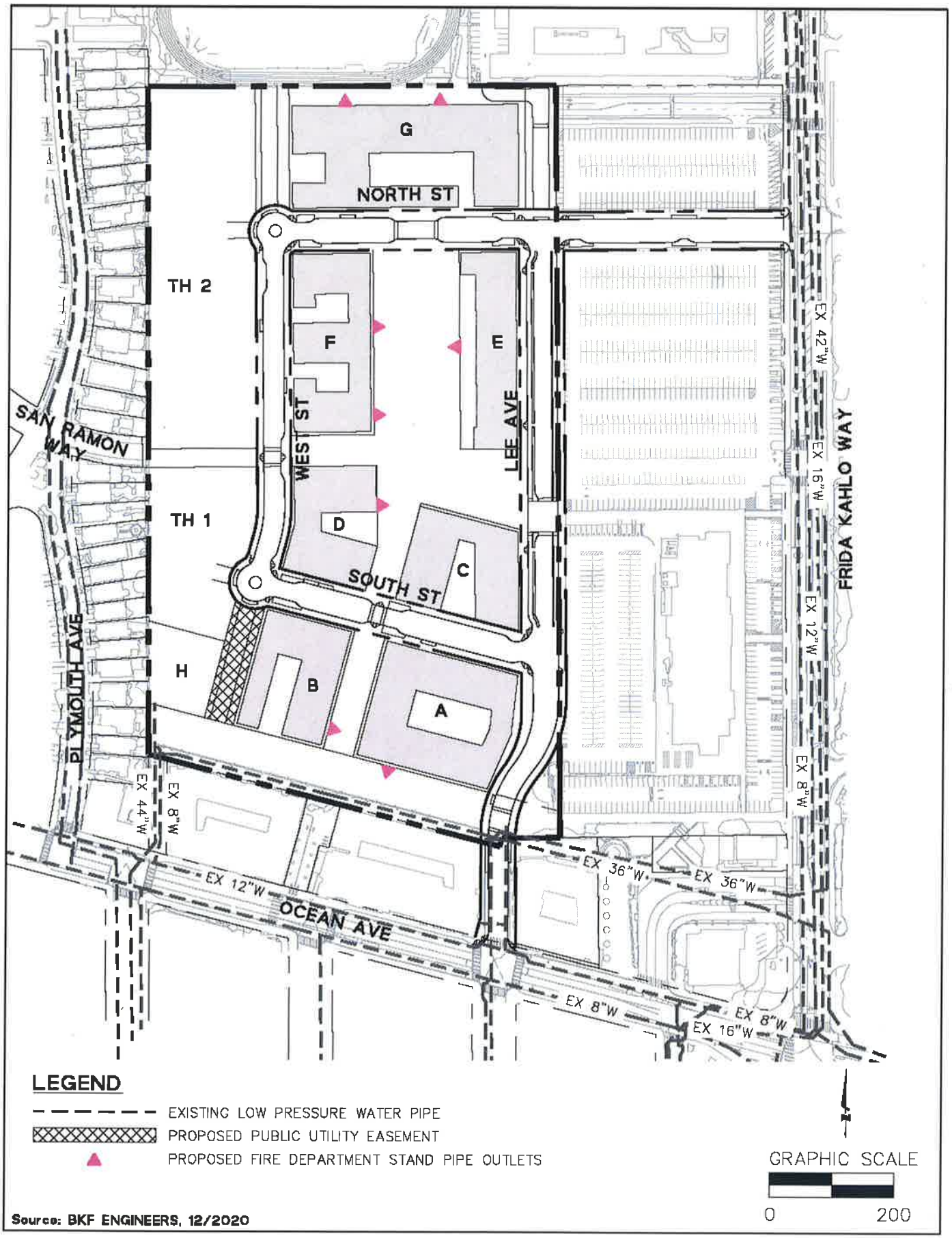
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 9.2A – PROPOSED FIRE HYDRANT LOCATIONS**



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PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN FIGURE 9.2B – PROPOSED STANDPIPE OUTLET LOCATIONS

10. NON-POTABLE WATER SYSTEM

In September 2012, the City and County of San Francisco adopted the Non-Potable Water Ordinance (NPO) allowing the collection, treatment, and use of alternative water sources for non-potable applications. In October 2013, the ordinance was amended to allow district-scale water systems consisting of two or more building sharing a non-potable water system. The ordinance was further amended in July 2015 to mandate the installation of onsite non-potable water systems in new developments 250,000 sf or more (the "Non-Potable Water Ordinance", Ordinance 109-15 – Mandatory Use of Alternate Water Supplies in New Construction).

The Project will comply with the NPO per the terms of the DA.

10.1 Existing Non-Potable Water System

The City's non-potable water system does not currently extend to or serve the Project Site. The City does not have existing non-potable water facilities within the vicinity of the Project Site.

10.2 Proposed Non-Potable Water System

The Project will either implement parcel-based graywater reuse systems or a district wide non-potable water system to comply with the City's Non-Potable Water Program. The decision between parcel-based or district-wide system will be made prior to construction of Phase 1 and documented in the Water System Masterplan. For the potential district wide system, the Project would only consider distributing non-potable water between adjacent market-rate buildings and landscape areas. The Project is not considering installing non-potable water infrastructure within the public right-of-ways.

Graywater from the residential showers, bathroom sinks and bathtubs will be collected and stored in a tank for treatment and reuse. The non-potable water will be reused for toilet flushing and landscape irrigation. The Project is not considering collecting and treating blackwater.

10.3 Non-Potable Water System Phasing

The new NPW system will be installed as-needed to facilitate a specific proposed Development Phase. The amount and location of the proposed NPW system installed will be the minimum necessary to support the Development Phase. Each phase will be operational prior to occupancy of proposed buildings to be constructed as a part of that phase. The Operator of the NPW distribution system will be responsible for the new, phased NPW facilities once construction of the improvements is complete.

For each Development Phase, the Developer will provide the City a Non-Potable Water Utility Report describing and depicting the existing NPW infrastructure and the proposed phased improvements and demonstrate that the Development Phase will provide the required pressure and flow.

11. AUXILIARY WATER SUPPLY SYSTEM (AWSS)

11.1 Existing AWSS Infrastructure

The SFPUC, in cooperation with the SFFD, owns and operates the Auxiliary Water Supply System (AWSS). The AWSS is a high pressure, non-potable water distribution system dedicated to fire suppression specifically designed for reliable operation after a major seismic event. The existing AWSS system within the vicinity of the project includes a 20-inch diameter main in Ocean Avenue.

11.2 AWSS Regulations and Requirements

The proposed Project will meet the fire protection requirements established by the SFFD to meet their City-wide objectives for fire protection following a seismic event. This includes the extension and installation of AWSS facilities to and within the Project. The proposed AWSS facilities will be located in the proposed streets that are within the public right-of-way, as approved by the SFPUC.

The AWSS facilities will be placed with vertical and horizontal separation distances to other utilities as shown in Section 8.

11.3 Proposed AWSS Infrastructure

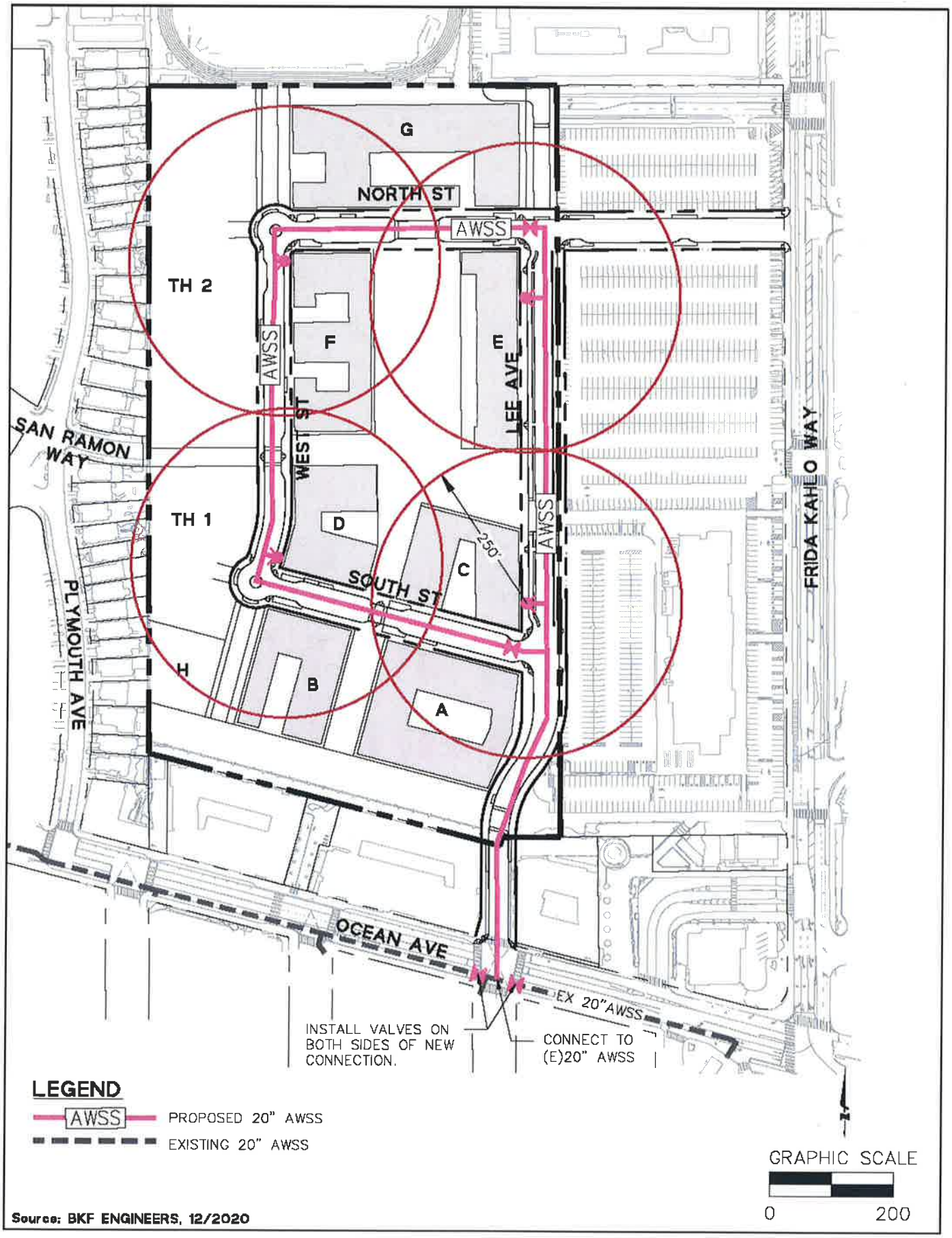
The proposed Project will install new AWSS facilities within the Project, extending and connecting to the existing AWSS main in Ocean Avenue.

The project shall provide a single point of connection to the existing AWSS main in Ocean Avenue. Two valves will be installed on the existing AWSS line in Ocean Ave on both sides of the new connection. The alignment will run north on Lee Avenue, west on North Street, south on West Street, and east on South Street and connect back to the main in Lee Avenue creating a loop within the Project Site. This option has been deemed the most feasible option to supply AWSS to the Project Site.

The proposed Project will design and install the new AWSS facilities in a single phase consistent with the Project Phasing Plan. The proposed 20-inch pipeline will be earthquake resistant ductile iron pipe material. The Project will also install AWSS fire hydrants, at a maximum spacing of 500 feet, at locations determined by the SFPUC and SFFD. The proposed AWSS facilities for both options, including proposed hydrant locations, are depicted on Figure 11.1.

The SFPUC will be responsible for maintenance of existing AWSS facilities. The SFPUC will be responsible for the new AWSS facilities once construction of a new AWSS facility is complete and accepted by the SFPUC. Impacts to improvements installed with previously constructed portions of the Development due

to the designs of subsequent blocks will be the responsibility of the Developer and will be addressed prior to approval of construction documents for each subsequent block. The SFPUC and SFFD will provide flow and pressure capacities of the existing AWSS that the proposed AWSS will connect to.



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BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 11.1 – PROPOSED AWSS SYSTEM

12. COMBINED SEWER SYSTEM

12.1 Existing Combined Sewer

12.1.1 Existing Conditions

The existing conditions within the Project Site consists of a parking lot that is used under contract by City College which is enclosed by three sides of the old Balboa Reservoir embankments. The Project Site is roughly 75% impervious. The site is adjacent to the City College Multi-Use Building built in 2010 and has private sanitary sewer and stormwater pipelines that collect and discharge the wastewater into a 27-inch combined sewer gravity pipeline located at the dead end segment of Lee Avenue.

12.1.2 Existing Drainage Area

The Project is comprised of one stormwater watershed defined by the existing topography in Figure 5.1 of the Project Site. The stormwater runoff on the raised side of the East reservoir embankment is collected in the private storm drain inlets located behind the City College Multi-Use Building, and the lower parking lot drains to the South West corner of the site.

12.1.3 Existing Sewer Demands

The existing sewer demands on the Project Site are at a minimum as there is only the existing City College building present in the nearby lot.

12.1.4 Existing Combined Sewer System

There is an existing 30-inch diameter combined sewer main in Frida Kahlo Way that flows south into a 3-foot by 4.5-foot concrete sewer at the intersection with Ocean Avenue. It then runs west along Ocean Avenue to the intersection of Lee Avenue, where it transitions to a 2-foot by 3-foot concrete sewer and continues west down Ocean Avenue. There is also a private 8-inch sewer line on the west side of the City College Multi-Use Building which connects to the 27-inch combined sewer in Lee Avenue and which discharges into the 2-foot by 3-foot concrete sewer in Ocean Avenue.

12.2 Proposed Combined Sewer System

12.2.1 Proposed Sewer Demands

The proposed Project estimated sewer flow assumes a return of 95% on the indoor potable water demand and 100% on the indoor non-potable water for the Average Day Demands. The potable

and non-potable water demand calculations associated with the proposed Project are estimated using the SFPUC's Non-Potable Water Program District Scale Water Calculator.

Project Sewage Generation	
Design Scenario	**Demand**
Average Dry Weather Flow (ADWF)	102,900 gpd
Peak Dry Weather Flow (PDWF) = 3 x ADWF	308,700 gpd

12.2.2 Proposed Stormwater Flows

Runoff from the Project Site is divided in to two main watersheds as shown on Figure 12.2. Runoff from both of these watersheds will be conveyed by the new combined sewer system to the existing system in Ocean Avenue. Due to existing capacity limitations in the Ocean Avenue combined sewer system, the proposed Project will not increase peak stormwater discharge from the project site during the 5-year, 3-hour and 100-year, 3-hour storm events, including stormwater flow amounts equal to the estimated project peak sanitary flow, as a requirement of the SFPUC for project implementation. Onsite detention and retention will be provided to limit the peak discharge to existing conditions. Preliminary modeling and stormwater calculations have been prepared and are included in Appendix G and example stormwater detention alternatives are outlined in Figure 12.3. The conceptual stormwater detention alternatives will be further examined and the SFPUC-approved alternative will be identified prior to submittal for review in the Grading, Sewer, and Stormwater Master Plan.

The approximate existing 5-year and 100-year peak flows for each watershed are listed below:

	Area (acre)	**5-year Flow (cfs)**	**100-year Flow (cfs)**
Western Watershed	14.3	8.5	9.4
Eastern Watershed	11.3	17.2	28.8

12.2.3 Proposed Combined Sewer Capacity and Design Criteria

Design criteria, pipe sizes and flow velocities will conform to the requirements of the San Francisco Subdivision Regulations and the San Francisco Public Works Standard Specifications and Plans, subject to SFPUC review and approval.

12.2.4 Proposed Combined Sewer System

The wastewater and stormwater from the Project will be collected and conveyed by a proposed combined sewer system. The proposed combined sewer system is depicted on Figure 12.1. The combined sewer system will be designed and constructed by the Developer. The combined sewer design will be reviewed and approved by the SFPUC. The proposed combined system will consist of a diameter pipe size to be finalized in the Grading, Sewer, and Stormwater Master Plan and to convey sanitary sewer and stormwater by gravity to existing 24-inch and 27-inch pipes connecting to the combined sewer facilities in Ocean Avenue.

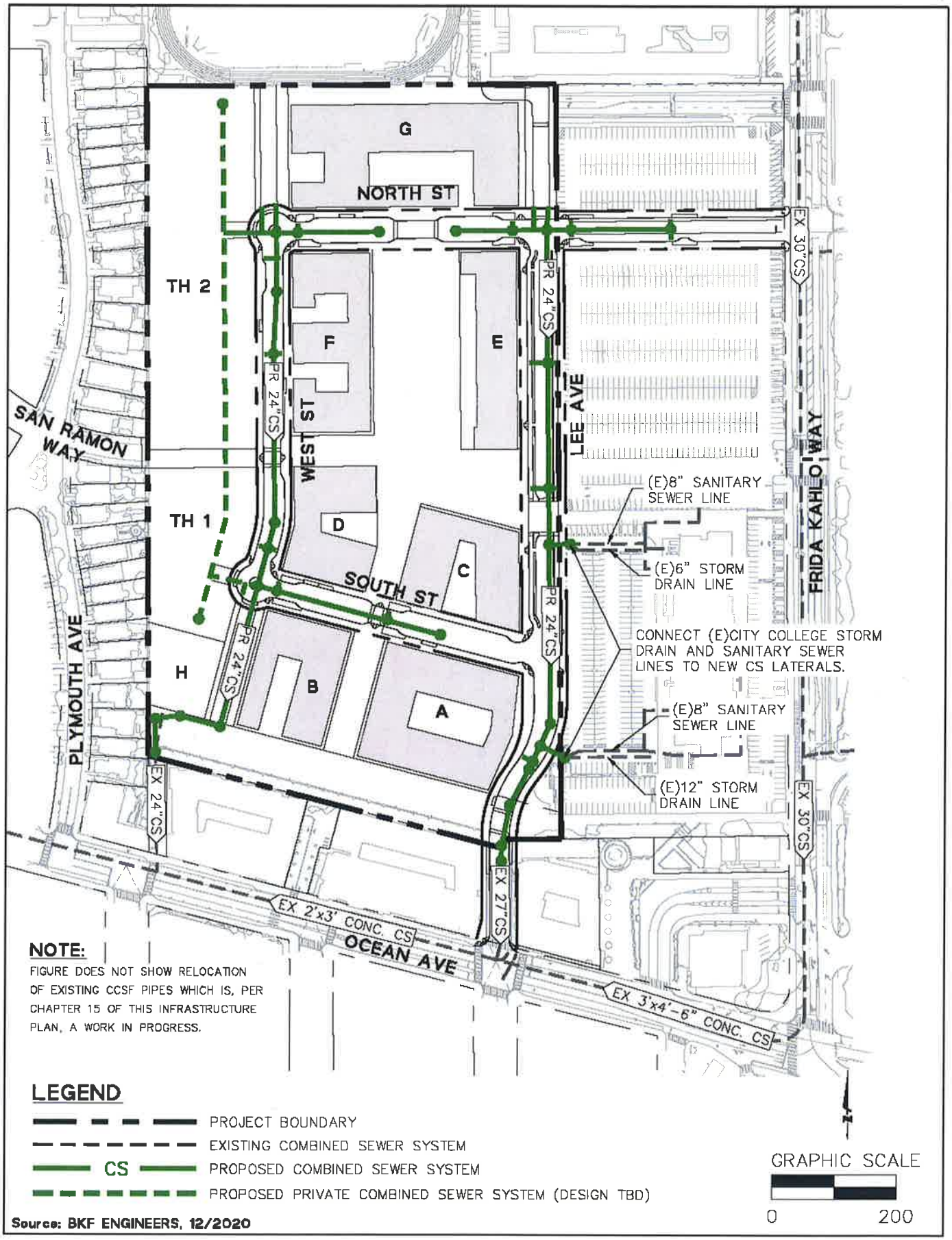
Prior to issuance of the draft basis of design, the Developer will conduct inspections of these existing connection pipes and SFPUC will determine if the pipes require repair or replacement by the Developer. As appropriate, the project's Grading, Sewer, and Stormwater Master Plan may also contemplate flows from other entitled projects connecting in the future Lee Avenue.

12.2.5 Pipe Material

HDPE will be the pipe material proposed by the Developer pending approval by the San Francisco Public Utilities Commission, Collection System Division.

12.2.6 Combined Sewer Construction and Phasing

The new combined sewer system will be installed with Phase 1 of the improvements which includes the street improvements and infrastructure to serve the entire project.



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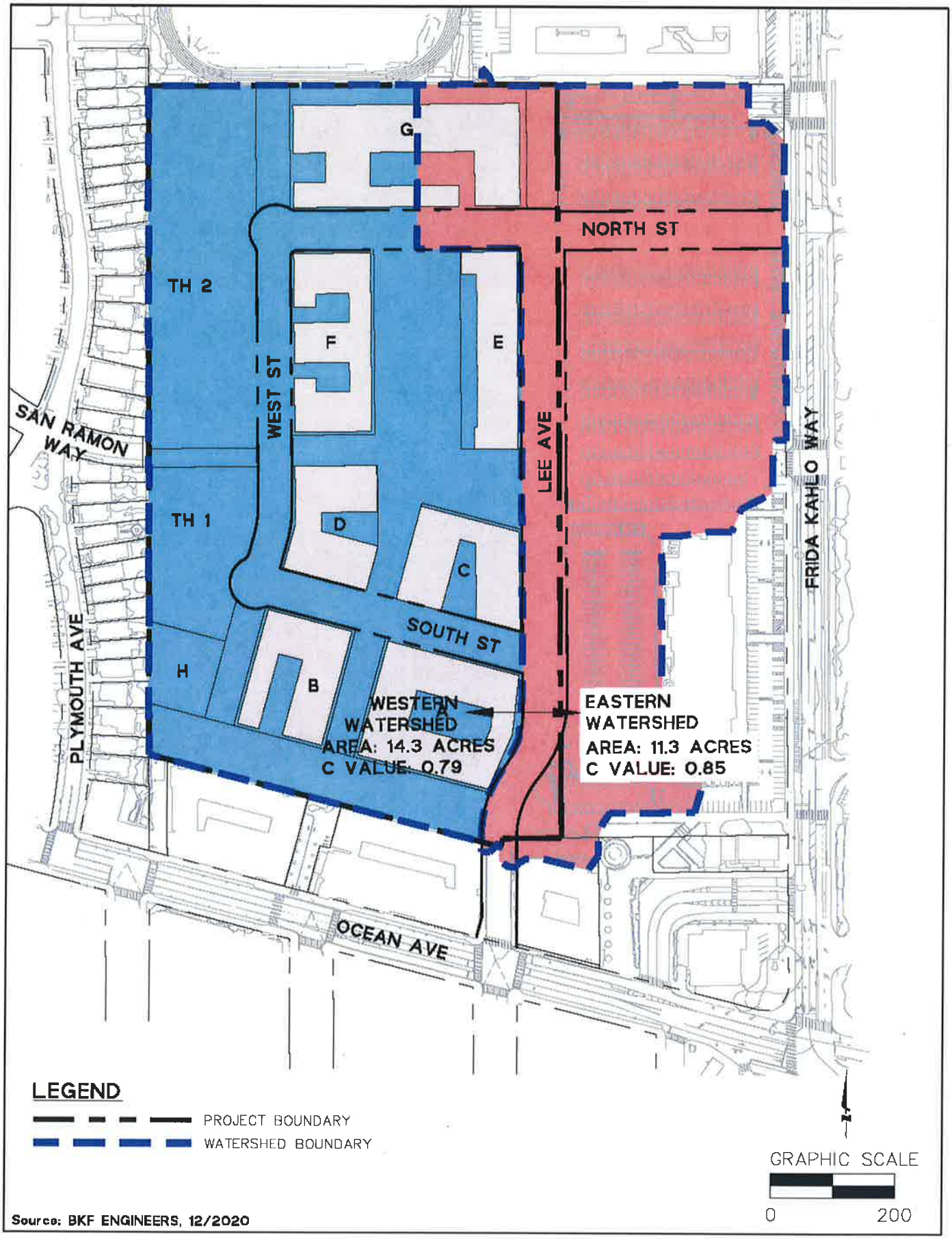
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 12.1 - PROPOSED COMBINED SEWER SYSTEM**



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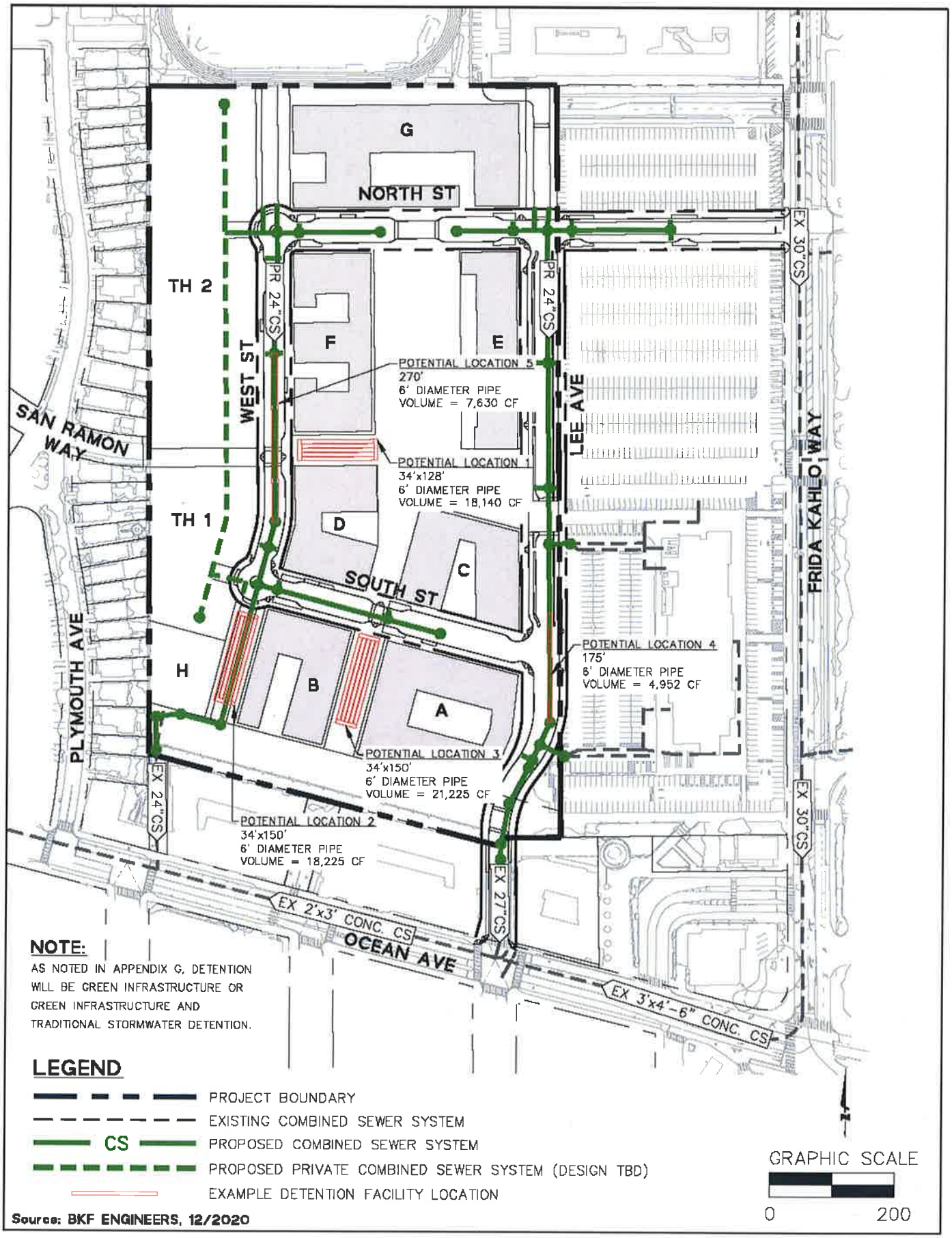
BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 12.2 – PROPOSED WATERSHED



Source: BKF ENGINEERS, 12/2020

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BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 12.3 - EXAMPLE STORMWATER DETENTION ALTERNATIVES**

13. STORMWATER MANAGEMENT SYSTEM

13.1 Existing Stormwater Management System

The existing site is approximately 76.2% impervious, mostly covered in asphalt pavement. The existing site drains to the City's combined sewer system that drains to the Oceanside Water Pollution Control Plant which discharges to the Pacific Ocean.

13.2 Proposed Stormwater Management System

13.2.1 San Francisco Stormwater Management Requirements and Design Guidelines

The Project is located in a combined sewer area and is subject to the Combined Sewer Area Performance Requirements of the San Francisco Stormwater Management Requirements (SMR). A Grading, Sewer, and Stormwater Master Plan will be provided prior to the submittal of the Basis of Design and the Improvement Plans. Since the site was previously more than 50% impervious, the Project must reduce from the existing condition the runoff rate and volume of stormwater going into the combined system for the 2-year, 24-hour design storm. The Developer's Infrastructure obligations include the design and construction of the proposed stormwater management system. Typically, the SMR require projects to reduce runoff rate and volume of stormwater by 25% each.

Due to existing capacity limitations in the Ocean Avenue combined sewer system, the Project may not increase the peak discharge to the Ocean Avenue sewer system in the 5-year, 3-hour and 100-year, 3-hour storm events. Additional onsite detention and retention (above what is required to the SMR) will be provided to limit the peak discharge to existing conditions.

13.2.2 Proposed Site Conditions and Baseline Assumptions

The Project includes public streets, parks and plaza open space areas, and Private Development Parcels. The Project will be designed to integrate Low Impact Development (LID) elements with stormwater best management practices (BMPs) to create a sustainable environment at the site and achieve compliance with the SMR. Stormwater BMPs considered for the Project include flow-through planters, bioretention areas, rain gardens and infiltration galleries to manage and reduce stormwater runoff prior to discharging to the public combined sewer system.

Public streets will consist of at-grade streets with a combination of landscape strips, tree wells, and flow-through planters. Reservoir Park will include landscape strips, tree wells, and centralized bioretention areas. Brighton Paseo, San Ramon Paseo, West Street, North and South Paseo will

likely include either bioretention areas or infiltration galleries, or a combination of both. Development parcels covered entirely with podium structures will include a combination of flow-through planters, landscape planters, tree wells, and pedestrian pathways.

13.2.3 Private Parcel Stormwater Management Design Concepts

The SMR requires the Project to implement BMPs to reduce the flow and volume of runoff from the Project Site. To be included with the Grading, Sewer, and Stormwater Master Plan, a process flow diagram illustrating the limits of the drainage management areas (DMAs), location of runoff discharge to existing combined sewer system, and existing combined sewer system will be developed to illustrate compliance with the SMR.

The conceptual stormwater management plan for the Project includes DMAs with either localized or centralized management facilities. Localized stormwater management occurs in DMAs that are able to direct surface runoff to BMPs that are sized to manage stormwater runoff from impervious areas per the given design storm event. Private development parcels located within DMAs with localized stormwater management will allocate a space to implement BMP measures and manage stormwater for the design storm event prior to discharging into the adjacent public combined sewer system. Alternatively, Development Parcels also have the option to collect and reuse stormwater on-site for non-potable uses to meet the SMO requirements.

Centralized stormwater management facilities will be implemented to collect runoff from larger site areas and from different properties to manage stormwater with a larger scale BMP. Adjacent private parcels to Reservoir Park plan to direct stormwater runoff to the centralized bioretention facility within Reservoir Park. These parcels could include C, D, E and F. Runoff from the new public streets could be directed to a centralized BMP located on private property. The centralized facility is planned to be sized to meet parcel C, D, E, & F SMO compliance as well as partial SMO compliance for the proposed public ROW. This option will be explored and included in the Grading, Sewer, and Stormwater Master Plan.

13.2.4 Public ROW Stormwater Management Design Concepts

The primary BMP within the public ROW will be flow through planters that will manage runoff from the streets and sidewalks. However, it is anticipated that the public streets will be unable to meet the 25% reduction for rate and volume on their own due to lack of space for flow through planters. Therefore, the centralized stormwater management facilities located in Reservoir Park

will be oversized to ensure stormwater management requirements of the public streets are met providing additional reductions for rates and volume beyond the 25% required by the SMRs. Developer shall enter into an easement or other similar document with the SFPUC, in its sole discretion, that allows the SFPUC to ensure that the centralized stormwater management facilities addresses the stormwater flow from public streets.

13.2.5 Stormwater Management Phasing

Each phase of the Project as a whole, including the public right-of-way, private streets, development parcels, and open spaces, will meet the 25% rate and volume reductions. Phase 1 currently includes all of the public ROW, parcels C, D E and F and the townhome site. Phase 2 currently includes parcels A, B, G, and H. Refer to Figure 1.3 for phasing of parks and open space.

13.2.6 Conceptual Stormwater Management Sizing

The conceptual stormwater management approach for the Project is presented in Figures 13.1 and 13.2. Figure 13.1 shows the large scale DMAs that are used for the conceptual BMP sizing calculations.

Figure 13.2 presents the conceptual location and size of the BMPs for each DMA. The BMP sizes were determined for planning purposes using the SFPUC's latest CSS BMP sizing calculator.

Table 13.1. Estimating BMP Sizing

DMA	DMA area (acre)	Permeable Pavement (sf)	Bioretention or Infiltration Gallery (sf)	Lined Private Bioretention (sf)	Unlined Public Bioretention (sf)	Unlined Private Bioretention (sf)
1	2.22	3,500	0	5,100	0	0
2	4.84	12,600	7,400	5,800	0	7,200
3	2.55	6,000	2,000	4,300	0	7,700
4	1.15	0	0	0	3,100	0
5	3.39	12,400	0	0	0	7,400
6	1.02	16,100	0	0	0	0
7	0.32	0	0	570	0	0
8	0.51	0	0	0	1,200	0
9	0.16	0	0	0	0	280

13.3 Stormwater Control Plan

Based on the designs to be reviewed and approved by the SFPUC as part of the Grading, Sewer, and Stormwater Master Plan and Basis of Design, the stormwater management strategies for the Project will be documented in a series of Stormwater Control Plans (SCP) in compliance with SFPUC stormwater

management regulations and the requirements of the SMR. The selected modeling methodology will be per the SFPUC accepted hydrologic calculation methods. A Preliminary SCP will be submitted for the public right-of-way and public open space improvement with proposed ROW and centralized BMP stormwater controls to the SFPUC at, or before, the 60% Improvement Plan milestone. The Final SCP approval by SFPUC shall occur prior to issuance of the Street Improvement Permit. When full stormwater compliance is not met within a public ROW SIP, the Preliminary SCP of the corresponding centralized bioretention facility project (i.e. Reservoir Park) will be approved prior to issuance of the subject ROW SIP project permit.

Private parcels will submit the SCP for SFPUC review and approval per the standard SCP Project Review process. The Townhome parcel and SFPUC open space parcel will independently comply with the SMO and submit separate SCPs. When full stormwater compliance is not fully met within a public ROW SIP, the Preliminary SCP of the corresponding centralized bioretention facility project (i.e. Reservoir Park) will be approved prior to issuance of the subject ROW SIP project permit. Where private parcels discharge stormwater to the centralized bioretention facility to comply with their stormwater management requirements, the centralized facility must be fully operation prior to the issuance of the Certificate of Final Completion of any subject connecting private parcels.

13.4 Phases for Stormwater Management System Construction

The Developer will design and install the new stormwater management system as-needed to ensure SMO compliance during each proposed Development Phase. The amount and location of the proposed stormwater management systems shall be installed to ensure full compliance by the end of each completed Development Phase(s). The new Development Phase will connect to the existing utility systems as close to the boundary of the Development Phase area as possible. Development phasing with regard to stormwater management system is conceptual and remains under design. The phasing and simplification of the stormwater management systems will be further coordinated with the SFPUC prior to approval of the Grading, Sewer, and Stormwater Master Plan and Basis of Design.

At all phases of the development, the Developer must provide functioning and adequate stormwater management in compliance with the SFPUC's post-construction stormwater management requirements and the SMR. In addition, the Developer must complete the construction of the approved stormwater management improvements required for each development phase prior to receiving a Certification of Completion for the development phase.

Centralized stormwater management facilities necessary to achieve SMR compliance within a development phase will be constructed and operational prior to or in conjunction with that phase.

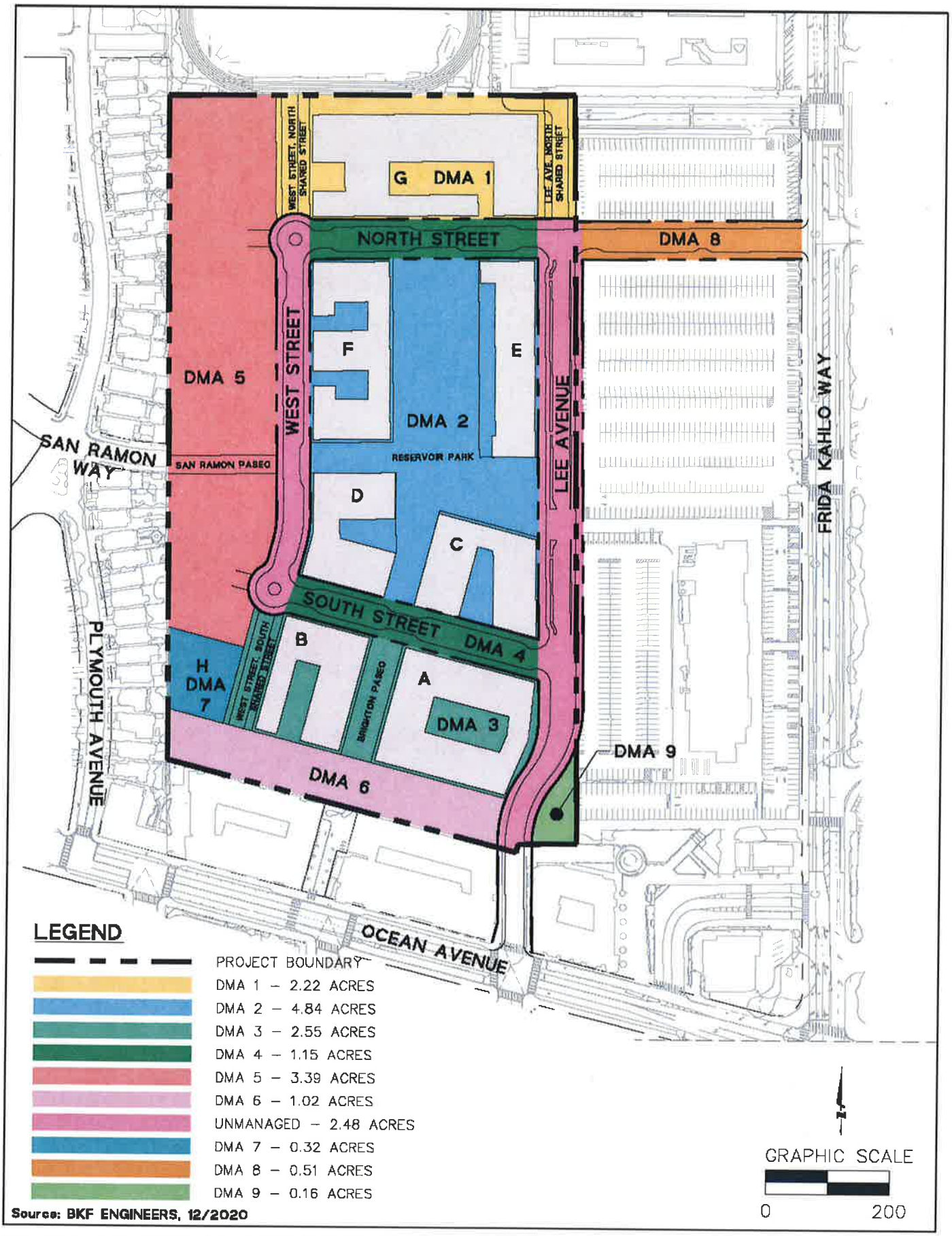
Stormwater management systems, which may include bioretention areas, street flow-through planters, infiltration galleries, and retention areas located on public or private property within the Project, will be constructed and maintained by the City Agency, Developer, or its Assignees, where applicable, per the terms of the DA. SFPUC will only maintain stormwater control facilities that receive public ROW runoff, only. The Developer or Master HOA will maintain any stormwater control facility managing private parcel runoff, or a blend of private parcel and public ROW runoff.

13.4.1 Phase 1 Stormwater Management Construction

Phase 1 will include all the public ROWs, the townhome site, Lots C, D, E and F and Reservoir Park. All parcel and public ROW BMPs within the phase boundary will be constructed in this phase. The centralized stormwater management area in Reservoir Park will be constructed in this phase. This will likely be over-sized to manage future runoff from Phase 2.

13.4.2 Phase 2 Stormwater Management Construction

Phase 2 will include Lots A, B, H and G. Parcel BMPs needed to meet the SMR requirements for these lots will be constructed in this phase.



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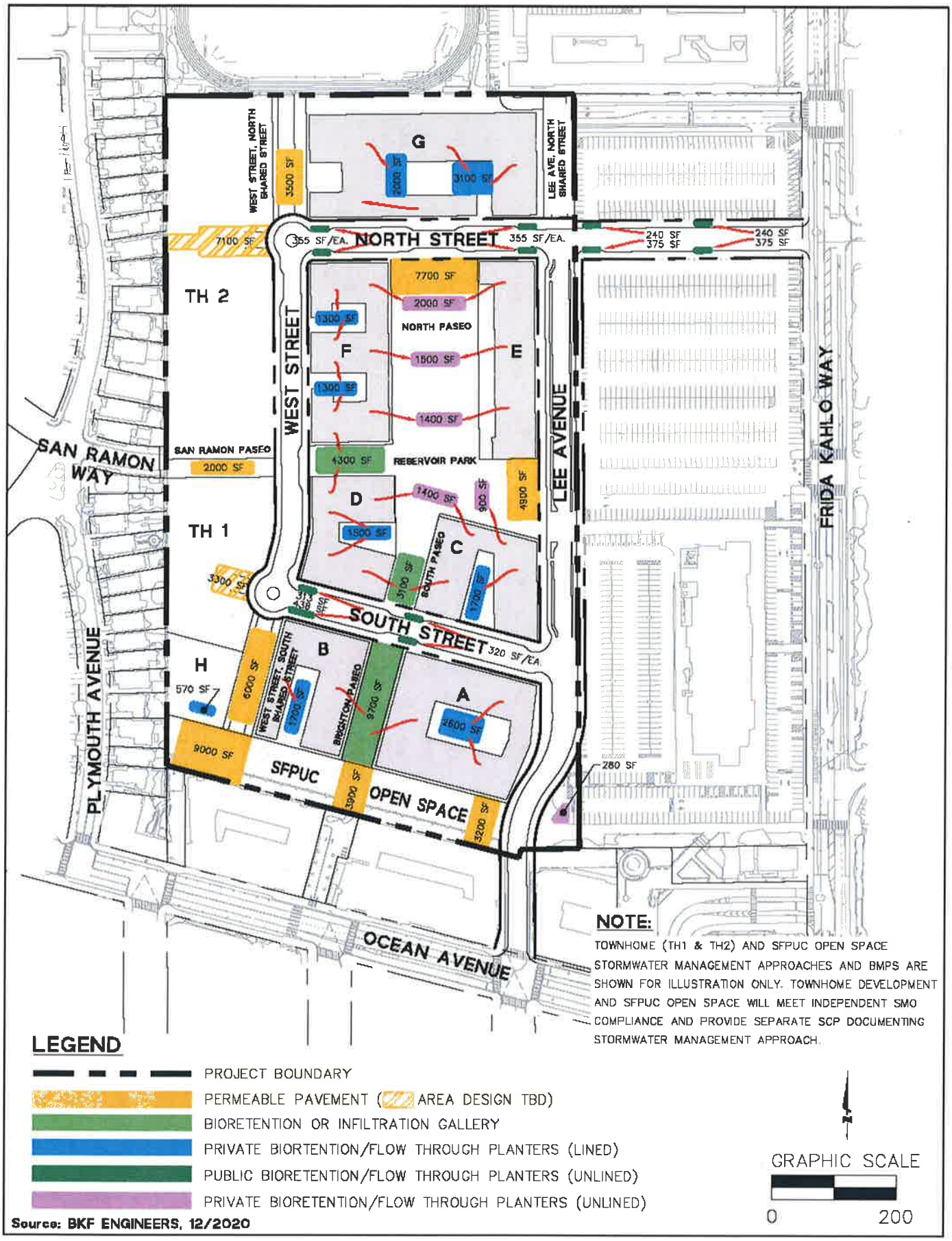
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 13.1 – STORMWATER DRAINAGE MANAGEMENT AREAS**



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BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 13.2 – STORMWATER CONTROL PLAN**

14. DRY UTILITY SYSTEMS

14.1 Existing Dry Utility Systems

14.1.1 Electric

Balboa Reservoir project area is surrounded by Ocean Ave. on the south, Plymouth Ave. on the west and across a parking lot to remain, Frida Kahlo Way on the east. According to record maps provided by PG&E, Ocean Ave. includes 4kV and 12kV underground electrical distribution. On Plymouth Ave., overhead electrical lines with 4kV run along the backyards of existing properties. Finally, underground electrical distribution has been established on Frida Kahlo Way as well.

14.1.2 Natural Gas

Per record maps provided by PG&E, there are existing high pressure distribution gas mains running along Ocean Ave on the south and north sides. Additionally, the record maps show a deactivated gas line cutting through Ingleside branch of San Francisco Public Library near the intersection of Plymouth Ave. and Ocean Ave. On the west side, a high pressure distribution main line begins (capped with an electronic marker, EM) approximately 50' north off the corner of Plymouth Ave. and Ocean Ave. and runs along Plymouth Ave. Along Frida Kahlo Way, there is a high pressure distribution main line in the westerly side of the street.

14.1.3 Communications

Based on visual inspection at the Project Site, AT&T and Comcast operate existing communication facilities along Ocean Ave., Plymouth Ave. and Frida Kahlo Way. Ocean Ave. and Frida Kahlo Way consist of underground low voltage distribution systems while Plymouth Ave. consists of joint poles carrying the AT&T, Comcast, and San Francisco Department of Technology (DT) overhead lines along the backyards of the properties

14.2 Project Power Providers and Requirements

Per Chapter 99 of the San Francisco Administrative Code, the Developer will provide the SFPUC with all Project information the SFPUC requires to determine the feasibility of providing electric service to the Project Site (the "Feasibility Study"). The SFPUC will complete the Feasibility Study within thirty (30) days after the date that Developer provides to the SFPUC all Project information needed to complete the Feasibility Study. Developer agrees that if the SFPUC determines it is feasible to provide electricity for the Project Site, then the SFPUC will be the exclusive power provider to the Project Site. The SFPUC electrical power will be provided under the SFPUC's Rules

and Regulations Governing Electric Service and at rates that are comparable to rates in San Francisco for comparable service from other providers. SFPUC requires adequate space for the Wholesale Distribution Tariff (WDT) intervening facilities be provided as an easement or fee title land rights at the time of the Final Map for each applicable phase.

14.3 Proposed Joint Trench

The proposed joint trench for dry utilities (that lie in public streets and in the sidewalk area if at all possible) consists of trench excavation and installation of conduit ducts for gas, electric, voice / data, and fire and police alarm. Additionally, utility vaults, splice boxes, street lights and bases, wire and backfill are included. The utility owner/franchisee (voice / data companies) will be responsible for installing their own facilities such as transformers and wire. Options for a proposed joint trench system are shown on Figures 14.1A-C depending on provider and proposed point of connection.

All necessary and properly authorized public utility improvements for which franchises are authorized by the City shall be designed and installed in the public right-of way in accordance with governing codes, rules and regulations, and permits approved by San Francisco Public Works (SFPW). Joint trenches or utility corridors will be utilized wherever feasible. The location and design of joint trenches and utility corridors in the right-of way must be approved by SFPW during the street improvement review process. All subsurface vaults serving one building shall be placed behind the property line. If a subsurface vault serves the distribution system, it may be placed in the right of way. Other facilities (e.g., traffic signal controllers) shall be located above ground as necessary for operational reasons. The precise location of the joint trench in the right of way will be determined prior to recording the applicable final map and identified in the street improvement plans. Nothing in this Infrastructure Plan shall be deemed to preclude Owner from seeking reimbursement for or causing others to obtain consent for the utilization of such joint trench facilities where such reimbursement or consent requirement is otherwise permitted by law.

14.4 Street Lights

Secondary power for street lighting may be installed in the joint trench or separate trench with proper separation as a street light utility. Service points are limited to one point per side of the street per block.

14.5 Public Utility Easements

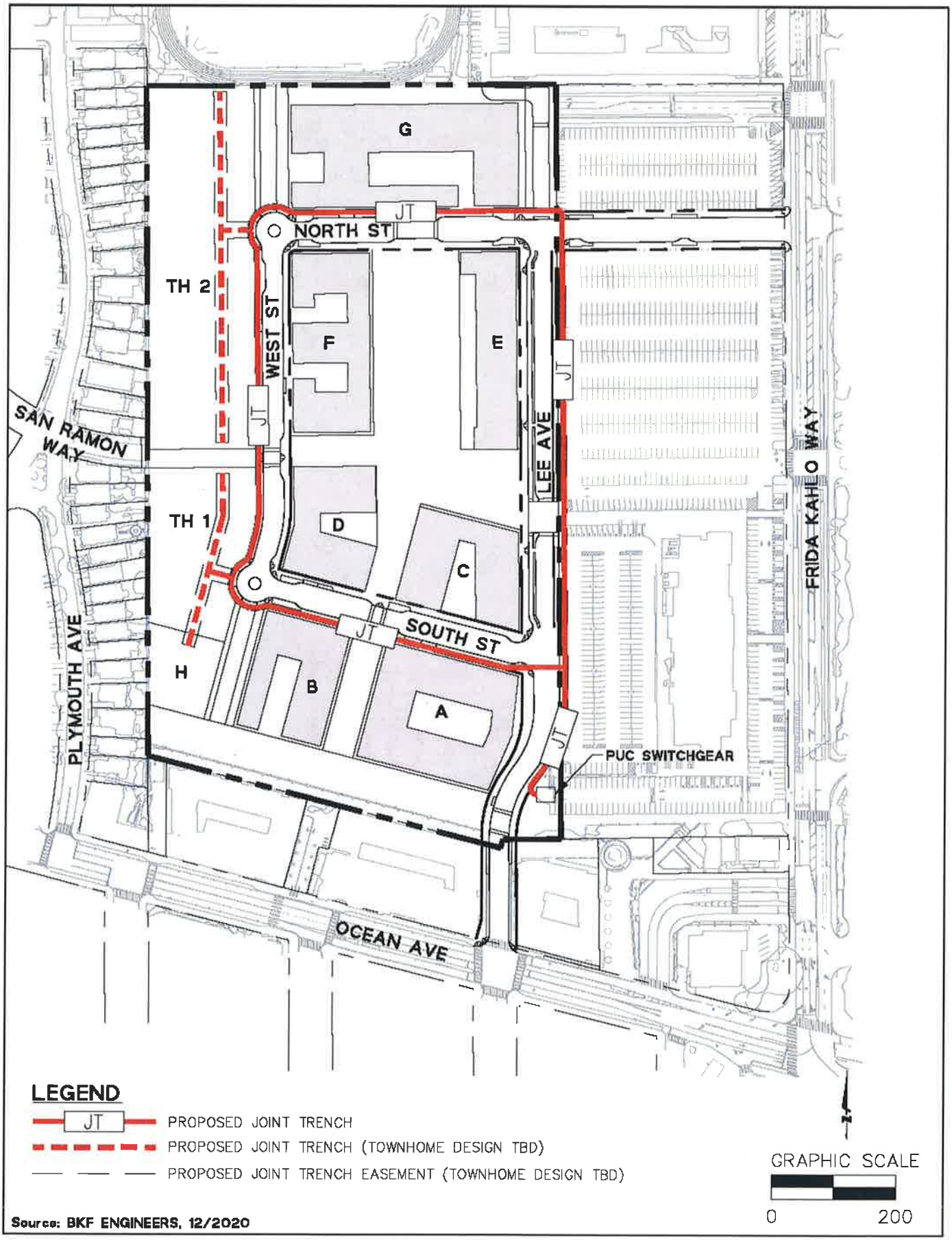
Public Utility Easements are not necessarily allowed by the City for public facilities. The SFPUC must approve each PUE on a case-by-case basis, otherwise it is assumed that all facilities will be in the public right-of-ways.

Public utilities in easements will be installed in accordance with the standards in this Infrastructure Plan and applicable City Regulations for public acquisition and acceptance within public utility easement areas, including provisions for maintenance, but such areas shall not be required to be dedicated as public right of ways or improved to public right of way standards but may including paving, street furnishings, lighting, landscaping and irrigation.

14.6 Phases for Dry Utility Systems Construction

Joint trench design and installation will occur in phases based on the principle of adjacency and as-needed to facilitate a specific proposed Development Phase and consistent with the requirements of the DA. The amount of existing system replaced, and new infrastructure installed along Lee Avenue, North Road, West Road, and South Road will be the minimum necessary to support the Development Phases. The new infrastructure will connect to the existing systems as close to the proposed development as possible while maintaining the integrity of the existing system. Repairs and/or replacement of the existing facilities necessary to serve the Development Phase will be designed and constructed by the Developer. Such phased dry utility installation will allow the existing utility services to remain in place as long as possible and reduce disruption of existing uses on the site and adjacent facilities. Temporary or interim electric or dry utility infrastructure may be constructed and maintained as necessary to support service to existing buildings.

The service providers will be responsible for maintenance of existing facilities until replaced by the Developer. In the interim, the service provider is responsible for any power facilities installed under any agreement with the Developer and City Agency. The service provider will also be responsible for any new power facilities once the improvements for the Development phase or the new power facility is complete and accepted by the City Agency.



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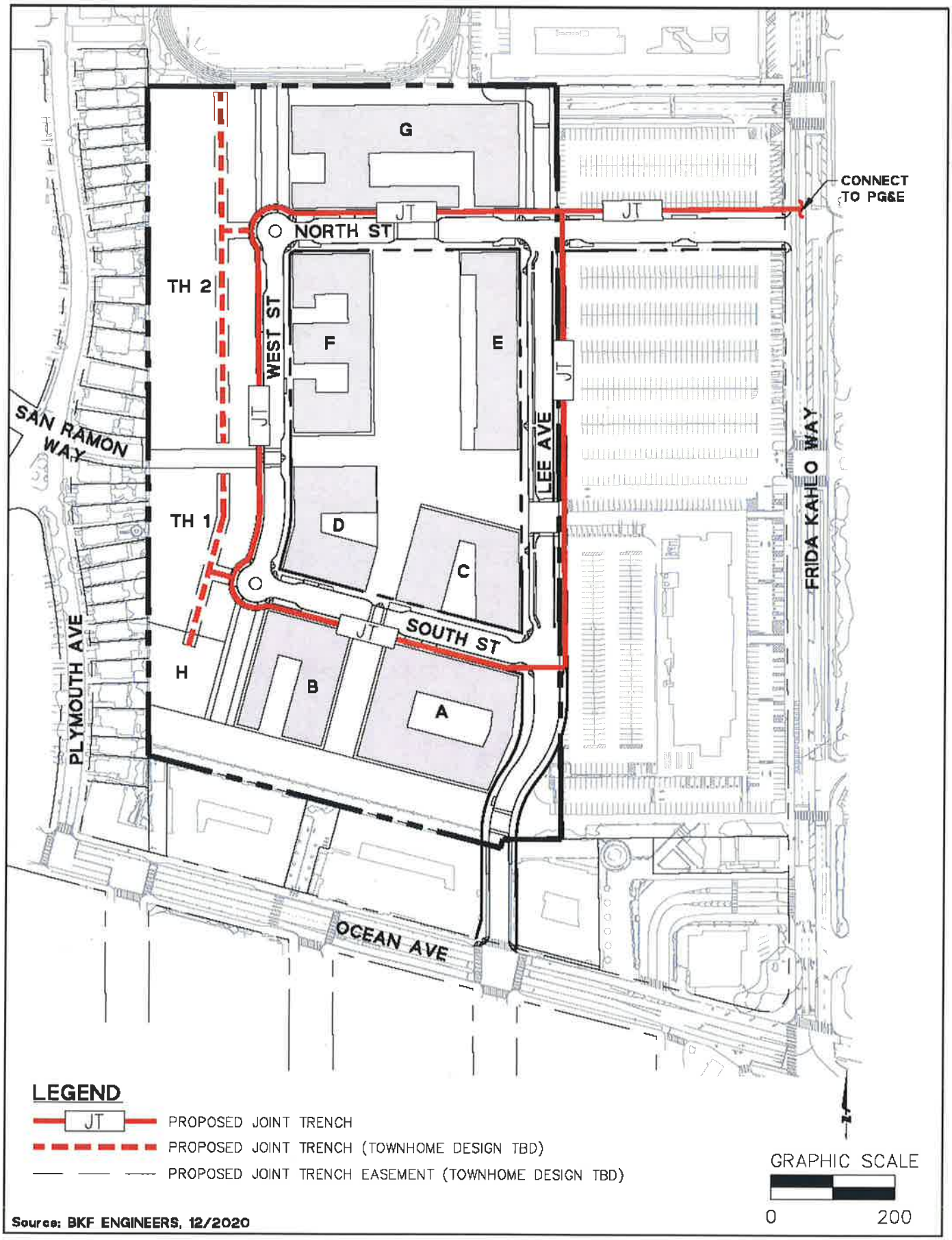
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 14.1A – PROPOSED JOINT TRENCH SYSTEM (OPTION 1 – SFPUC)**



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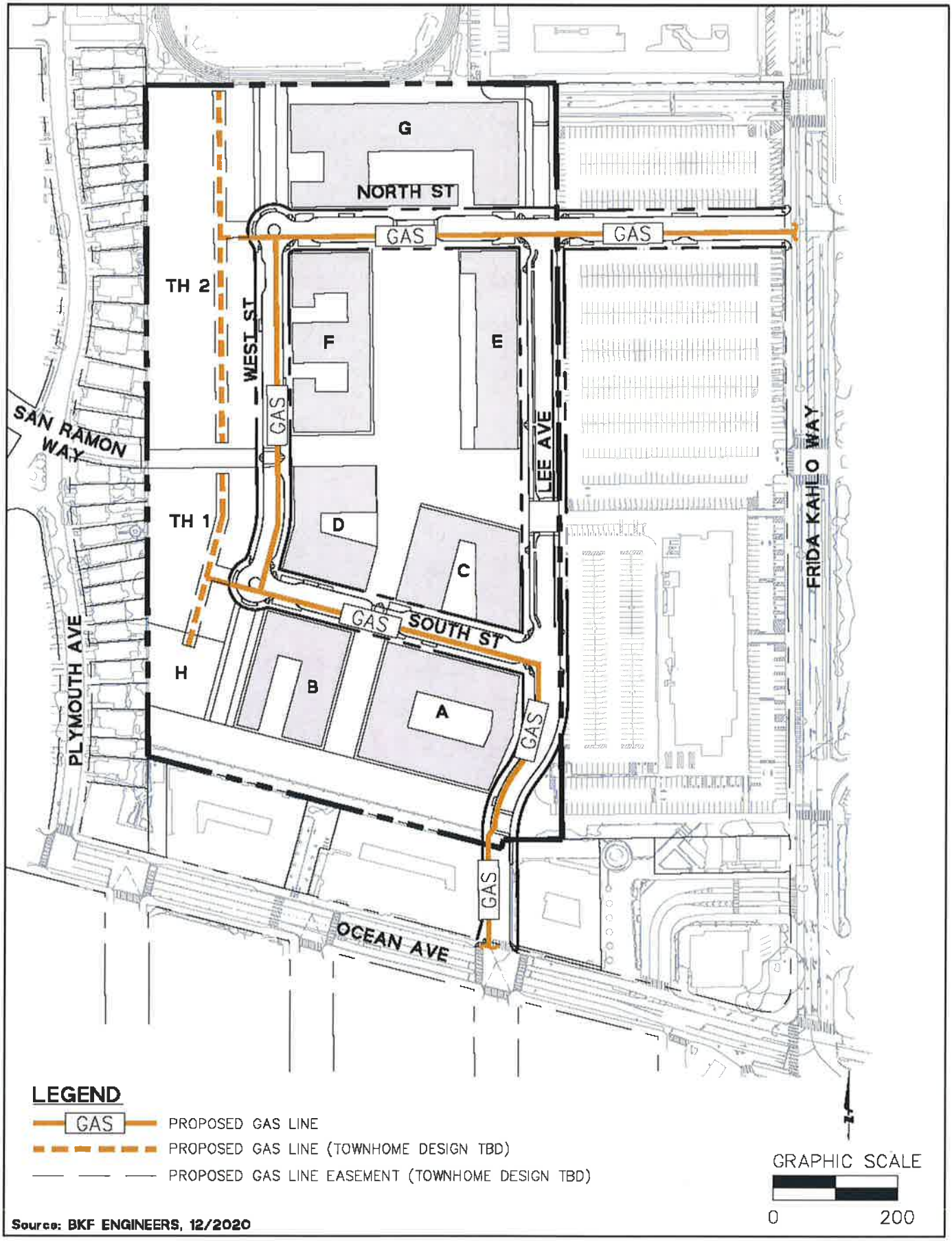
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 14.1B - PROPOSED JOINT TRENCH SYSTEM (OPTION 2 - PG&E)**



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BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 14.2 – PROPOSED GAS SYSTEM**

15. EXISTING CITY COLLEGE OF SAN FRANCISCO UTILITIES

15.1 Existing Private Utilities

Within the proposed right-of-way of Lee Avenue, there are currently private utilities owned by the City College of San Francisco (City College). These utilities primarily serve City College's multi-use building, located east of the Project Site. See Figure 15.1A.

15.1.1 Fire Water

There is an existing 8-inch private fire water line that runs in the proposed Lee Avenue right-of-way. This line has two points of connection to the City water system in Frida Kahlo Way. It serves several on site, private fire hydrants.

15.1.2 Sanitary Sewer

There is an existing 8-inch private sanitary sewer line that runs in the proposed Lee Avenue right-of-way. This line flows south and connects to the existing 27-inch City combined sewer line at the dead end of Lee Avenue.

15.1.3 Storm Drain

There are existing 18-inch and 60-inch private storm drain lines that run in the proposed Lee Avenue right-of-way. These lines collect storm water runoff and flow south towards Ocean Avenue. The 18-inch line collects runoff from the northern portion of the City College site and conveys it to the 60-inch line. The 60-inch line is a detention pipe that holds storm water and slowly releases it to the City's 27-inch combined sewer line in Lee Avenue. On the downstream end of the 60-inch line, there is a weir structure which controls the rate of discharge from the line.

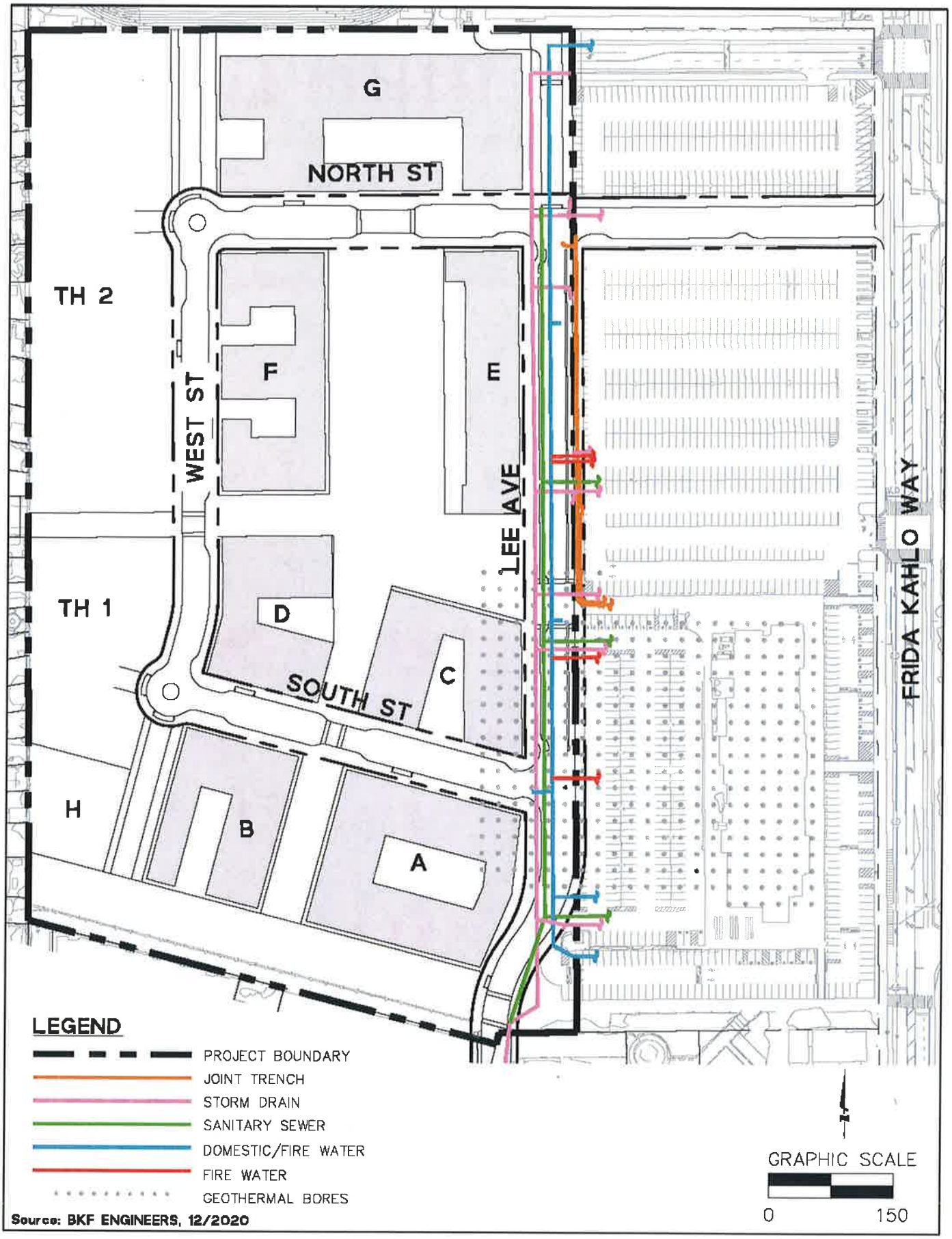
15.1.4 Geothermal Wells

There is a field of geothermal wells owned by City College that extend under a portion of the future Lee Avenue right-of-way and into the Project Site. These wells are part of the heating and cooling system for the multi-use building which has a central plant that uses hydronic heating for climate control. Water is pumped through the wells and then returned to the building where it either heats or cools the building.

15.2 Relocation of Private Utilities

The private utilities will need to be relocated or abandoned to construct Lee Avenue. Proposed City College utility reconnections to the new utilities in Lee Avenue are shown in Figure 15.1B.

- The City College storm drain and sanitary sewer laterals will be connected to the new public CS line in Lee Avenue.
- The City College fire service laterals will be connected to the new 12-inch LPW in Lee Avenue. Backflow preventors will be installed on the fire service laterals.
- The 60-inch detention pipe in Lee Avenue will need to be either relocated out of the right-of-way or removed. At this time, the final direction is not known. This issue will be studied as part of the Grading, Sewer, and Stormwater Master Plan.



Source: BKF ENGINEERS, 12/2020

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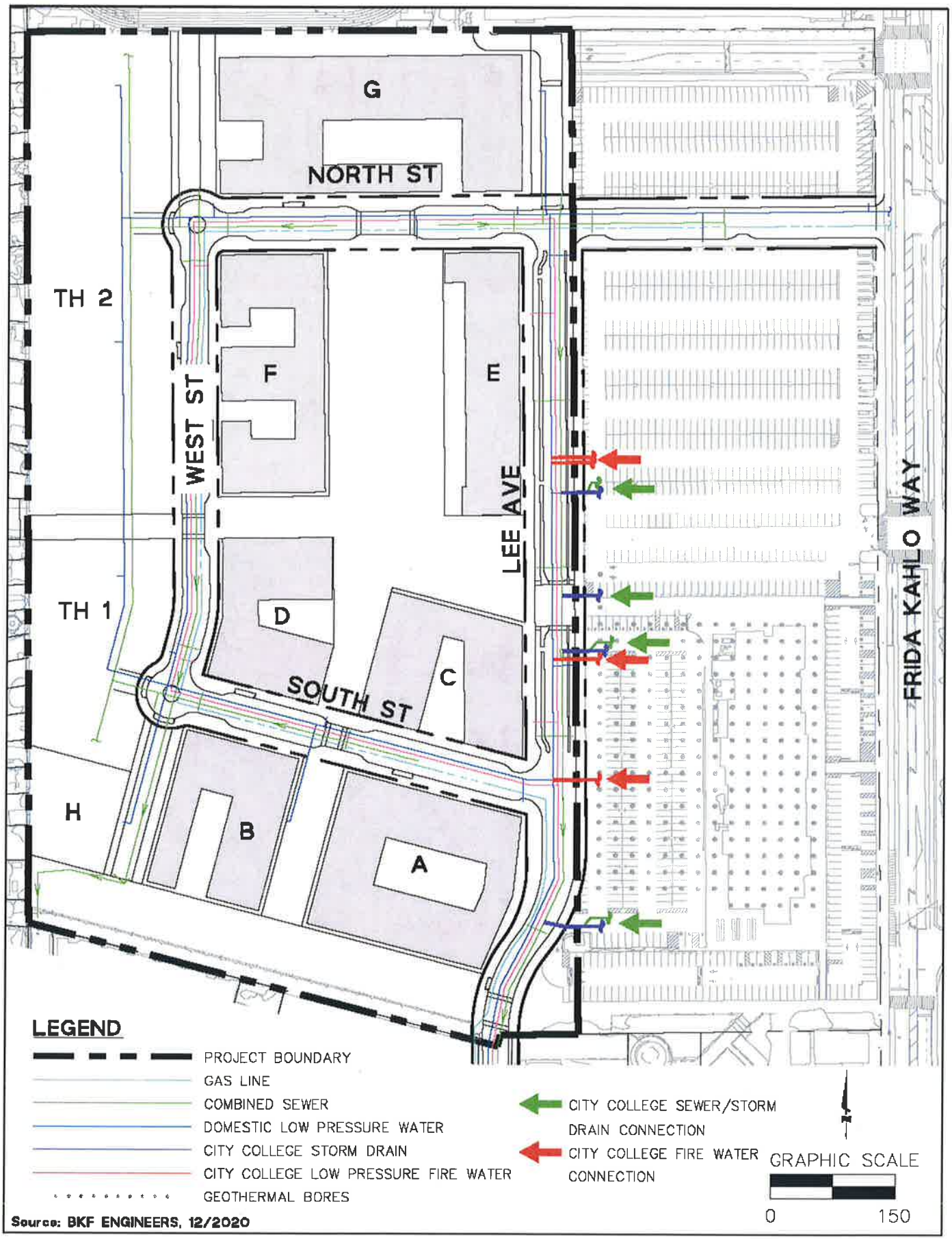
BALBOA RESERVOIR INFRASTRUCTURE PLAN **FIGURE 15.1A – EXISTING CITY COLLEGE UTILITIES**



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BALBOA RESERVOIR INFRASTRUCTURE PLAN

FIGURE 15.1B – PROPOSED CITY COLLEGE UTILITY CONNECTIONS

APPENDICES

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Overview

5.1 STREET DESIGN OVERVIEW

Circulation Overview

If the heart of the new Balboa Reservoir neighborhood is the park and open space network, then the streets are the circulatory system that brings vitality to and from the surrounding neighborhoods. The Balboa Reservoir neighborhood is located in close proximity to local and regional transit lines, and therefore the Balboa Reservoir DSG prioritizes walking and biking over driving through the use of traffic calming measures, in coordination with the SFMTA and City College of San Francisco.

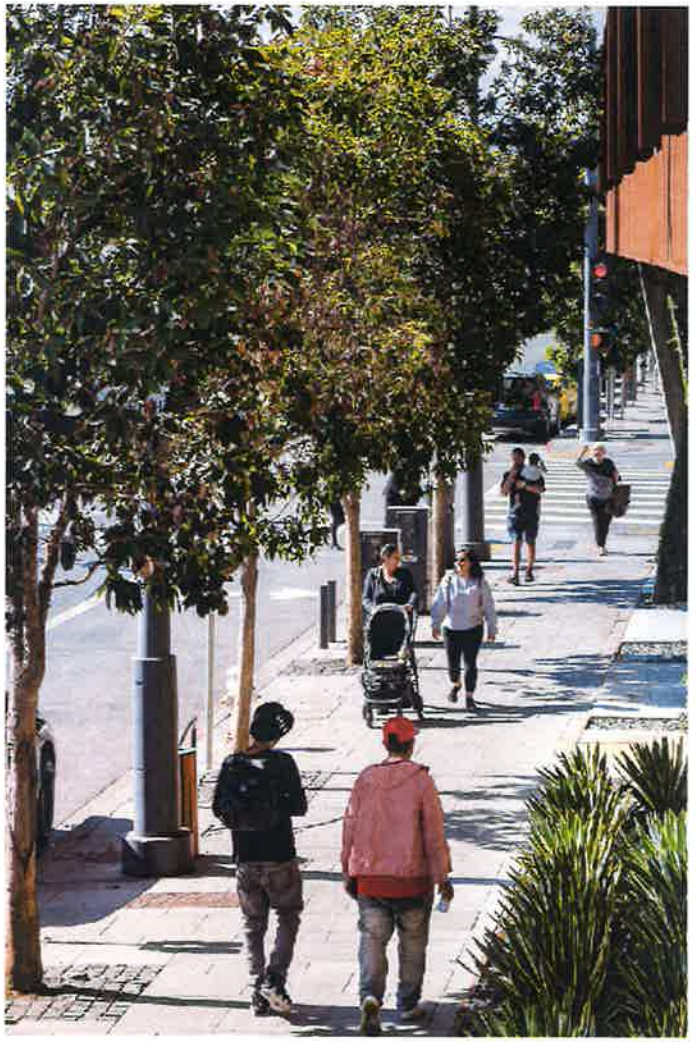
Design Context and Concept

The Balboa Reservoir neighborhood's streets conform to the geometry of adjacent streets such as Frida Kahlo Way, Lee Avenue, and Ocean Avenue. Except for Lee Avenue, all streets will have lower and slower moving traffic volumes than is typical. The neighborhood will also have a more pedestrian character, and will be an ideal destination for families, dog owners, residents, and neighbors walking to transit.

Design Principles and Objectives

All streets should be designed according to the requirements of SF Public Works and the design principles of the San Francisco Better Streets Plan (BSP). The Balboa Reservoir neighborhood streets shall achieve the following objectives:

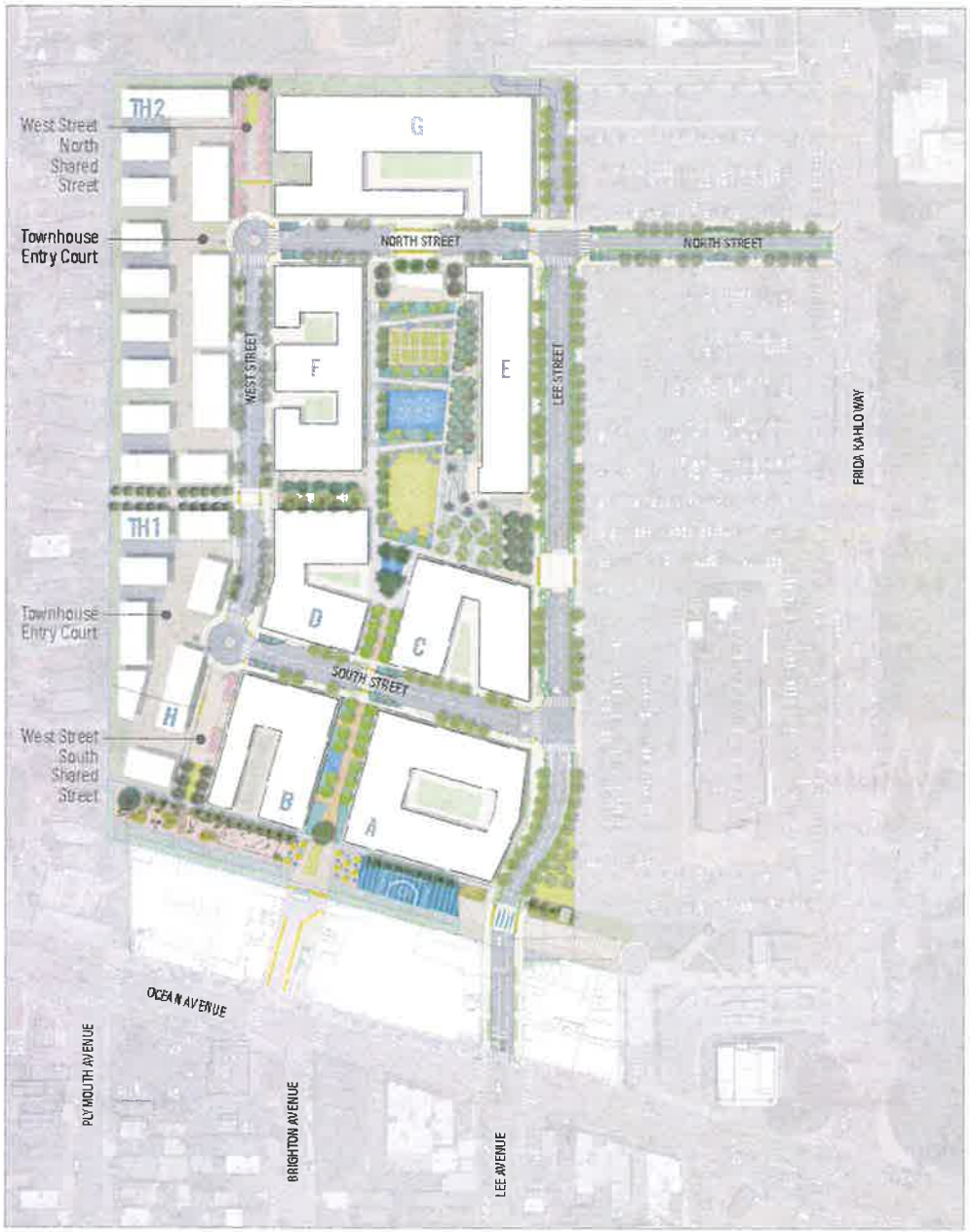
- Streets should accommodate a comprehensive set of mobility, infrastructure, and streetscape elements, with facilities for diverse users including pedestrians, bicyclists, disabled persons, and drivers (cars, service, and emergency vehicles).
- Streets provide an array of horizontal elements: utilities, stormwater management infrastructure, furnishings, planting, and traffic calming.
- Streets should be designed to create a cohesive visual and physical connection between the public realm and private spaces.
- The streetscape palette should include regularly planted street trees, for creating a canopy for shade and shelter from wind as well as contributing to a pleasant walking and cycling environment.



- Streets should be accessible to all modes of transportation via Lee Avenue, North Street, South Street, and West Street. Figure 5.1–1 (Site Illustrative Plan) shows the designation for each street within the site boundary.

Specific street designs and characteristics are described further in Section 6.18 (Dog Relief Area) through Section 5.17 (Townhouse Entry Courts and Private Drives).

The street names "North Street," "South Street," and "West Street" are placeholders to be renamed at a later date.



Note: building footprints are for illustrative purposes only

Figure 5.1–1: *Site Illustrative Plan*

5.2 STREET TYPOLOGY

Street Typology

The street typology is designed to promote safer streets and ensure traffic flows freely throughout the circulation network. It is determined by the following characteristics:

- **Circulation Context:** the number of connection points to adjacent streets.
- **Traffic Volume:** frequency and total amount of traffic flowing through the street.
- **Size:** street width and total number of lanes.

Street Types

The street types represented in the Balboa Reservoir neighborhood are listed below:

- **Mixed-Use Street:** Lee Avenue is designed as a mixed-use street for its adjacency to City College campus. Mixed-use streets serve a variety of needs. Lee Avenue is the place where campus life interfaces with the new residential neighborhood, including a great diversity of users.
- **Neighborhood Residential Lane:** narrower and lower volume publicly owned streets that tend to only accommodate traffic internal to the Balboa Reservoir neighborhood. These include North Street, South Street, and West Street.
- **Shared Streets:** shared streets are small-scale, single-surface streets that prioritize pedestrian use, but permit vehicles and bicycles to share the open space. Shared streets should be designed to emphasize their pedestrian scale and calm traffic. They offer opportunities to complement the open space network by creating pockets of usable open space.
- **Townhouse Entry Court/Private Drives:** primarily serving townhouse residents.

More detail can be found in Street Design by Individual Case.

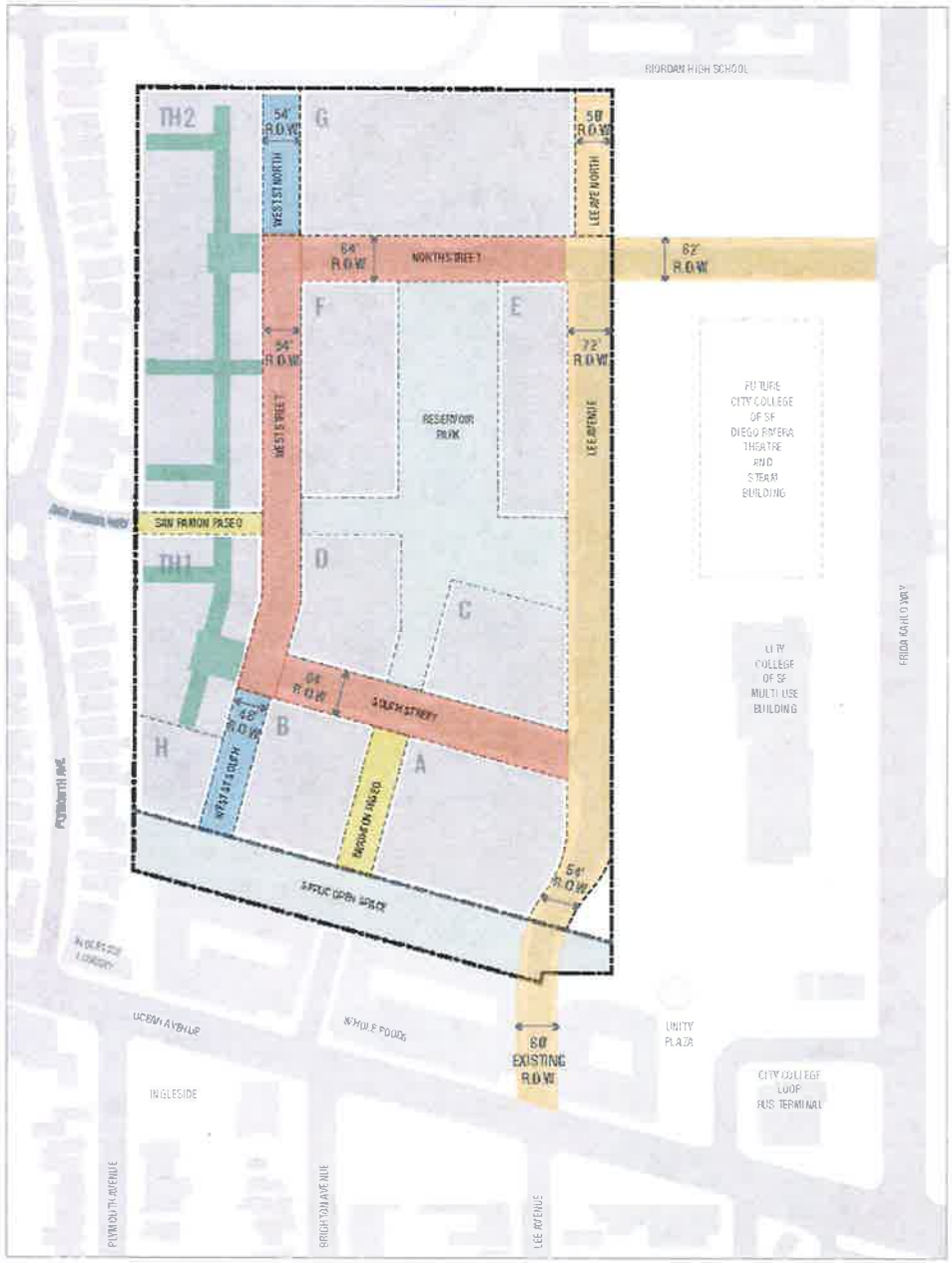


Figure 5.2–1: *Street Typology and Street Width*

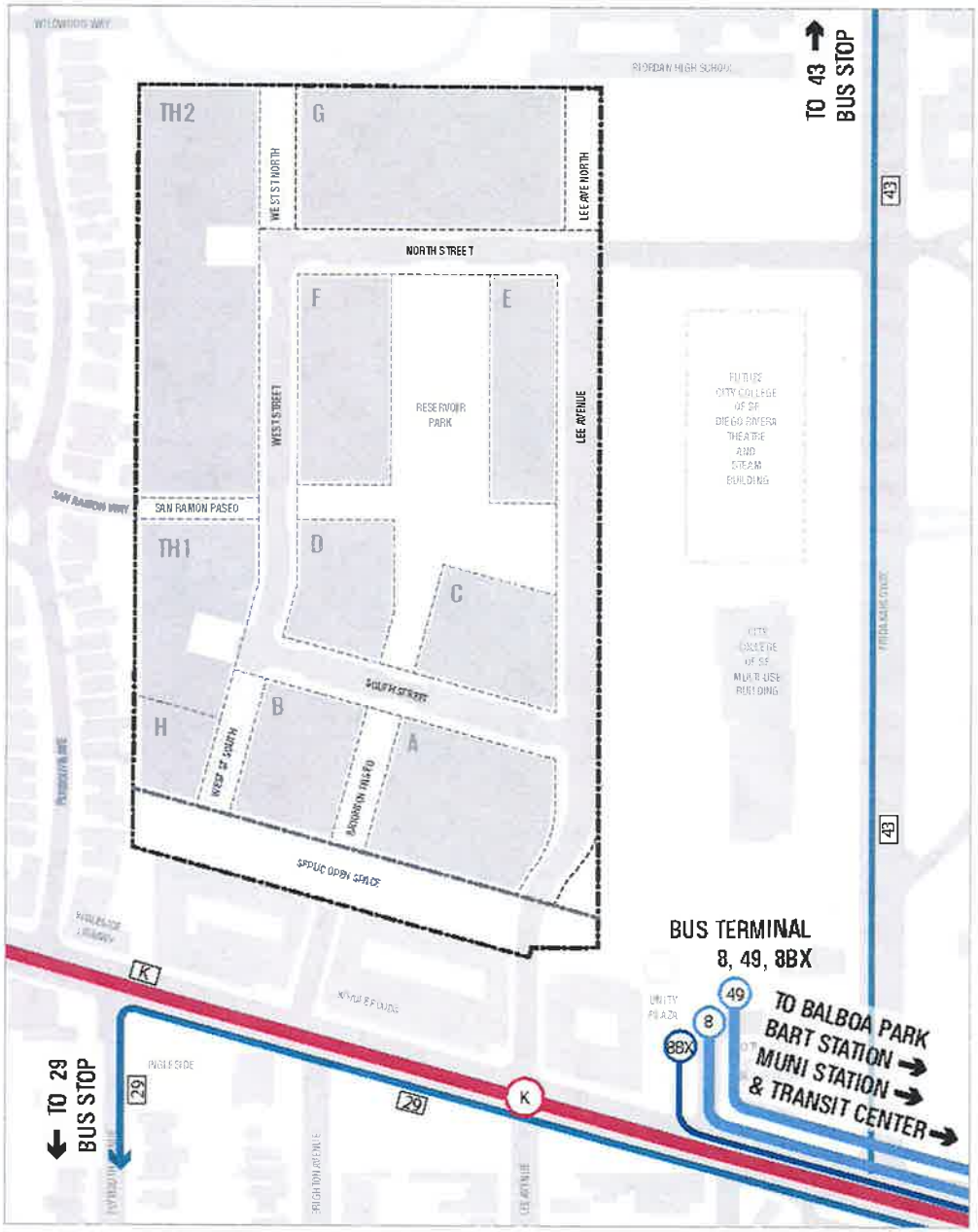
5.3 CIRCULATION NETWORKS

Four circulation-related networks are illustrated on the following pages:

- Transit Network
- Pedestrian Network
- Bicycle Network
- Vehicular Network

Transit Network

The Balboa Reservoir neighborhood is ideally situated with multiple transit services nearby, including the MUNI K Line on Ocean Avenue, bus connections at the City College Terminal and Frida Kahlo Way, and the Balboa Park BART Station. In order to further develop an area-wide transportation strategy, the Balboa Reservoir team will continue developing its partnership with SFMTA and City College. The Balboa Reservoir neighborhood will implement cost-effective residential strategies that also meet the City's TDM ordinance.



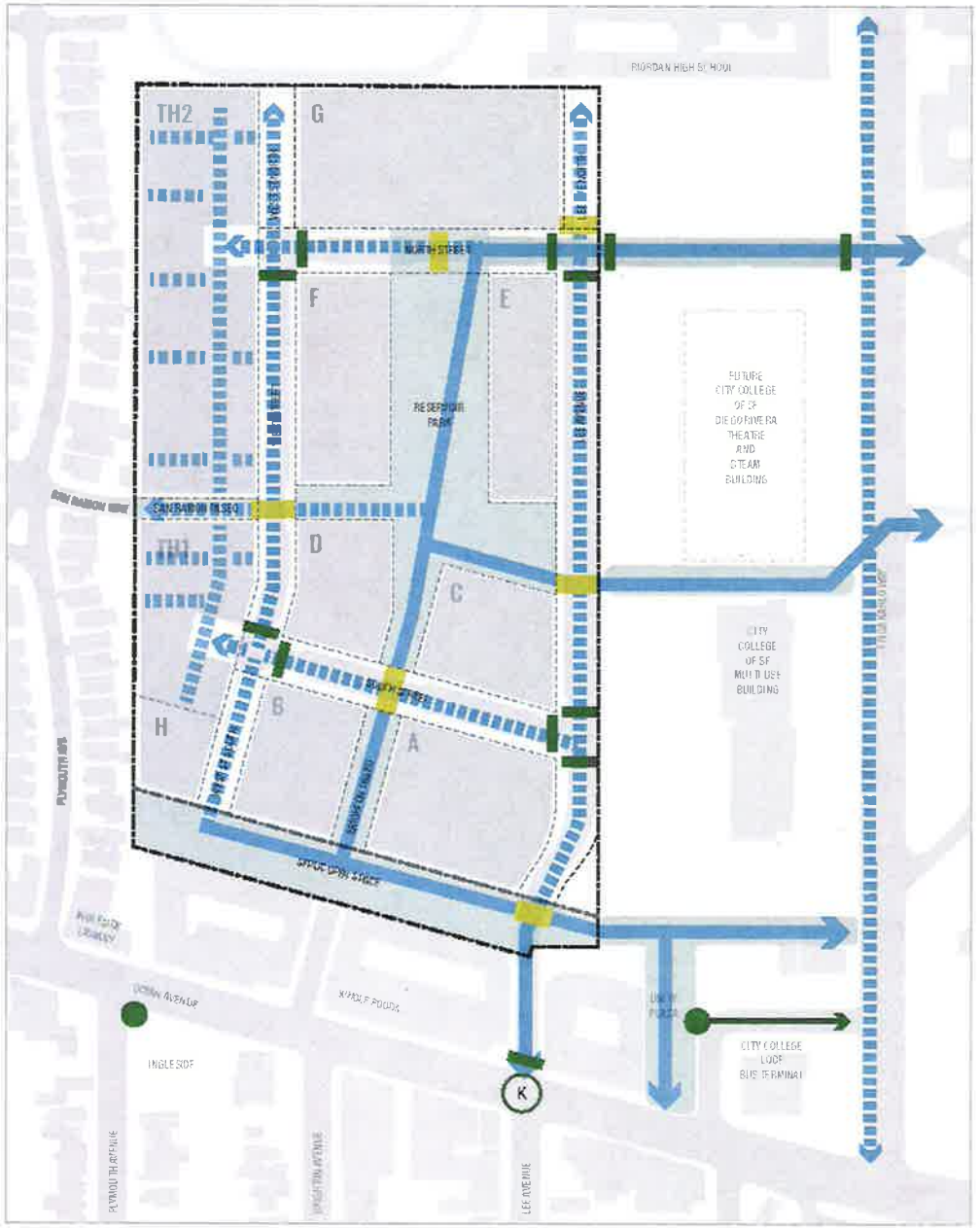
LEGEND

- K — *Muni Metro Rail*
- 8 49 — *Bus Route 8 & 49 (Every 10 min or less)*
- 29 43 — *Bus Route 29 & 43 (Every 10-20 mins)*
- 8BX — *Bus Route 8BX (Peak Services, Limited Hour)*
- K — *Muni/Bus Stop*

Figure 5.3–1: *Transit Network Diagram*

Pedestrian Network

The Balboa Reservoir neighborhood prioritizes walking and biking. The surrounding street network creates direct access points, for residents and neighbors, to the central open space and connects to a family-friendly pedestrian and bike network. Raised crossings are located at key open space intersections, prioritizing pedestrians. Additionally, there are multiple pedestrian connections to public transportation and neighborhood services on Ocean Avenue.



LEGEND

- *Raised Pedestrian Crossings*
- *Standard Pedestrian Crossings*
- *Primary Pedestrian Flow*
- *Secondary Pedestrian Flow*
- *MUNI Bus Stop*
- *MUNI Bus Terminal*
- *MUNI Metro Stop*

Figure 5.3–2: *Pedestrian Network Diagram*

Bicycle Network

The Balboa Reservoir bicycle network provides dedicated bike lanes on Lee Avenue linking to the Holloway Avenue Bike Route to Park Merced, as well as to the bike lanes on Frida Kahlo Way to Sunnyside and Ocean Avenue. Internal bike circulation is provided on North, South, and West Streets.

Each building will house a Class I bike storage room and Class II bike parking near building entries. A bike share station will be proposed at the intersection of the SFPUC Retained Fee Open Space and Lee Avenue.

Also, refer to Chapter 3 (Land Use) and Section 7.23 (On-Site Bicycle Parking) for bike parking requirements for buildings.

LEGEND

- *Potential Bike Share Station*
- *Class II Bike Parking for Building*
- *Bike Lanes: Class II**
- *Internal Bike Circulation*
- *Bike Lanes: Class IV**
- *Class II Bike Parking for Open Space Users*
- *Bike Route: Class III "Sharrow"**
- *Existing Bike Route*
- *Bike Box Improvement*

**NACTO Bike Facilities Definition*

Class II: a portion of road reserved for the preferential or exclusive use of biking, indicated by road markings

Class III: travel lanes shared by bicyclists and vehicles

Class IV: bike lanes separated from traffic by physical barriers

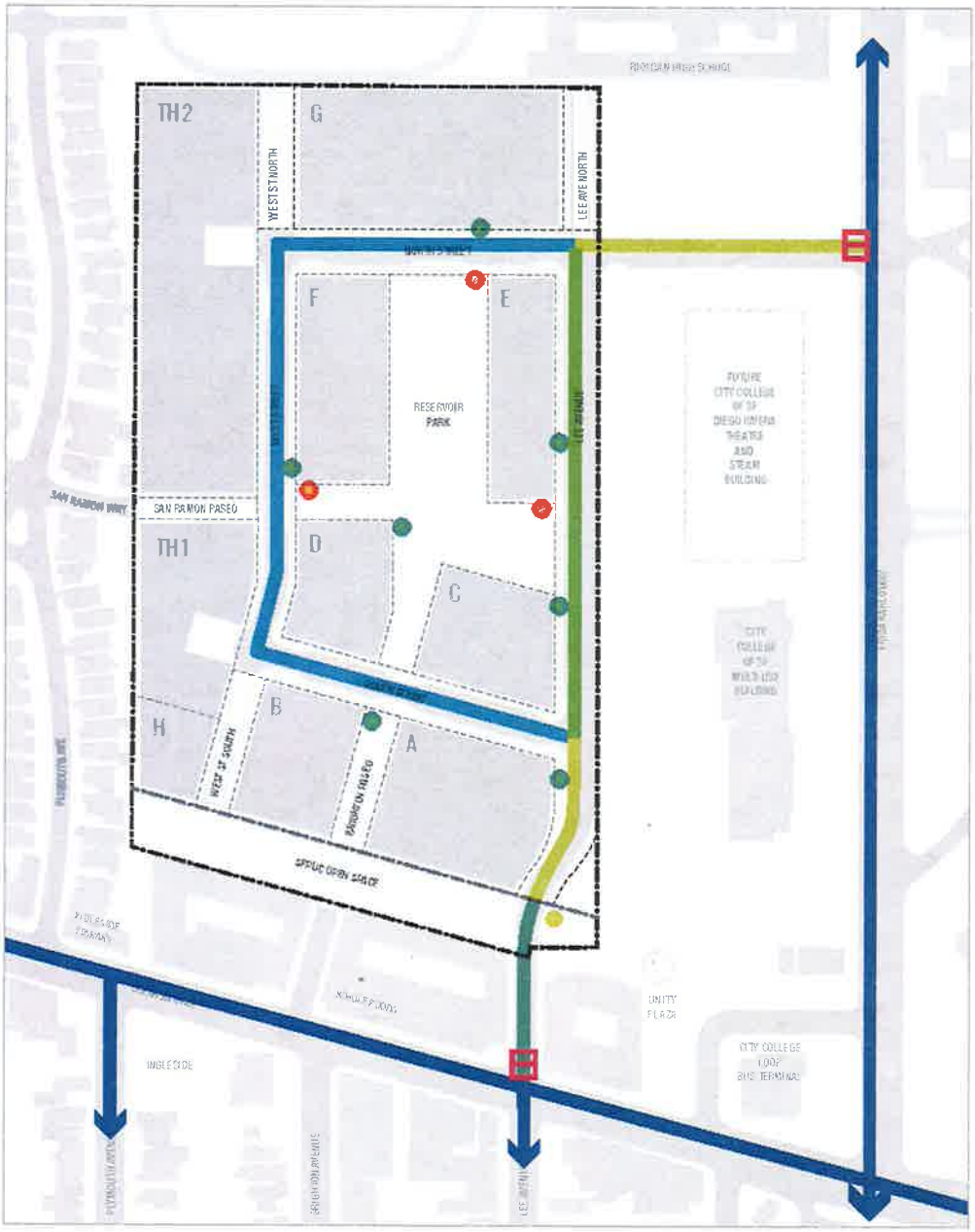


Figure 5.3–3: *Bicycle Network Diagram*

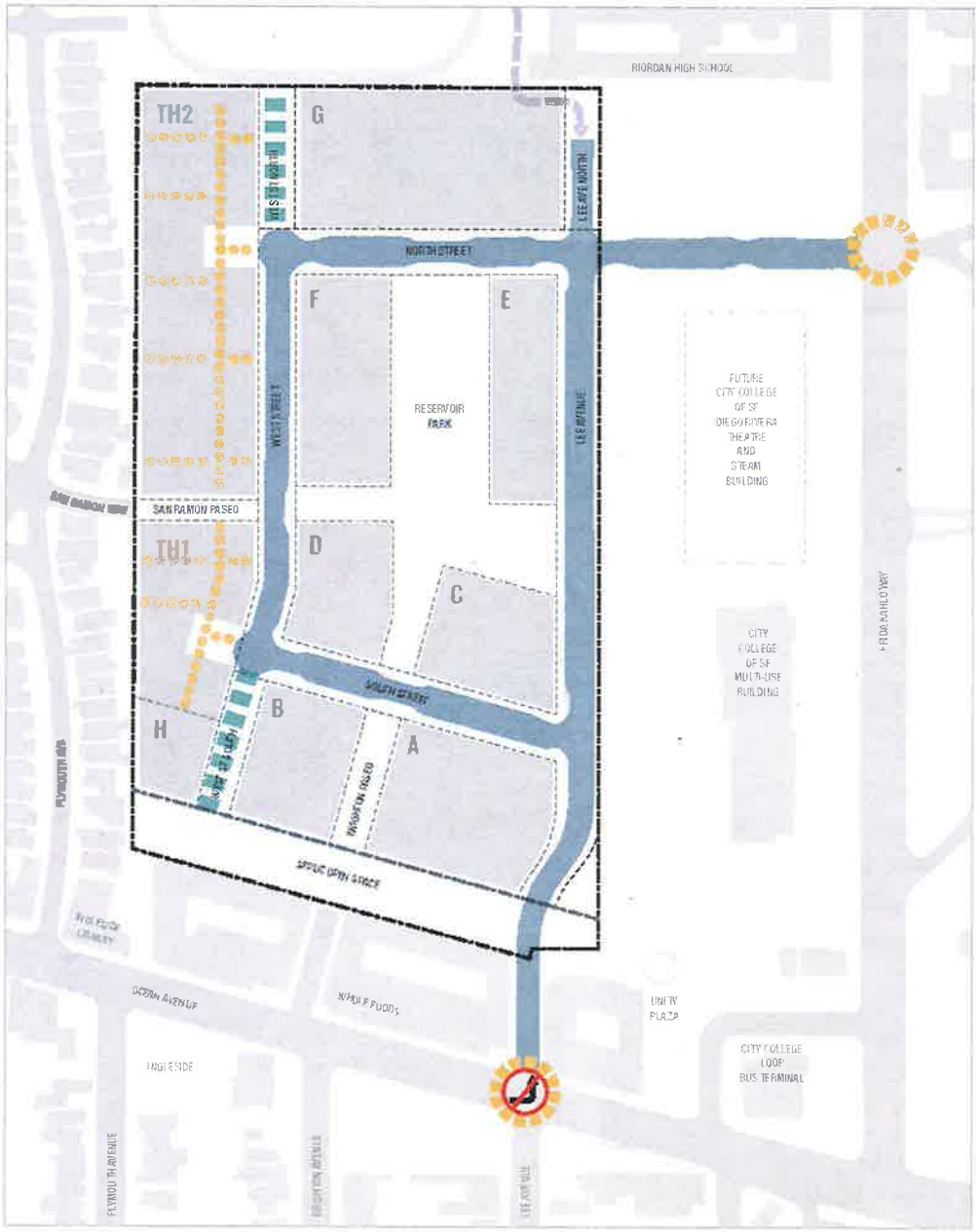
Vehicle Network

Vehicular connections to the site shall be located at two access points: Lee Avenue at Ocean Avenue and Frida Kahlo Way at North Street.

The loop formed by North, West and South Streets at the interior of the site provides vehicle access to each building entry, loading zone, and garage. Streets are designed to slow down vehicles and support safe pedestrian and bicycle movement. Shared streets will provide access to townhouse units.

An above-grade public parking garage may potentially be located at either the northern or southern block of the site. Refer to Section 7.20 (Private Parking Garages) and Section 7.21 (Public Parking Garages) for additional information.

For a detailed study of streets and intersections, see Section 5.13 (Lee Avenue) through Section 5.17 (Townhouse Entry Courts and Private Drives).



LEGEND

- *Streets and auto access*
- *Shared street*
- *Entry courts and private drives at townhouses*
- *One-way exit drive from Riordan High School*
- *Signalized intersection*
- *Signalized intersection with no left turn into Lee Ave.*

Figure 5.3–4: *Vehicle Network Diagram*

Street Design Standards and Guidelines

5.4 OVERVIEW

Streetscape is defined as the zone between the faces of buildings, including the publicly accessible right-of-way and the building setbacks. There are six streetscape zones referenced throughout the following Street Standards and Guidelines. Except for the drive lane zone, the categories are derived from the San Francisco Better Streets Plan.

Setback Zone

The setback zone is the area between the property line and the face of the building where transitions between public use at the sidewalk and private use inside the building occur. The adjacent users may occupy this zone for outdoor display, seating, and planting with appropriate permits.

Architectural elements that protrude into the street such as awnings, canopies, and marquees may also occupy this zone.

Pedestrian Throughway Zone

The pedestrian throughway zone is intended for accessible pedestrian travel only and should be clear of obstacles, including driveway aprons or other changes to cross slope. The walking surface should be stable, firm and slip-resistant.

Furnishing Zone

The furnishing zone provides a buffer between pedestrian and vehicular traffic. It also contains street trees, lighting, planting and site furnishings such as benches, trash receptacles, and bike racks.

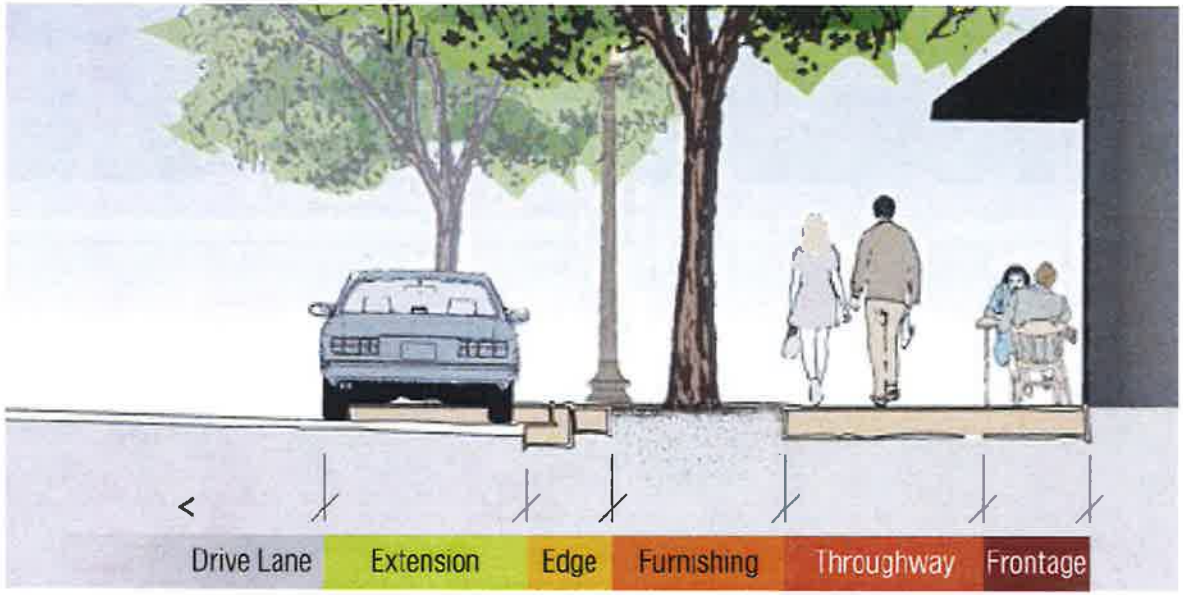


Figure 5.4–1: *Source: SF Better Streets Plan*

Edge Zone

The edge zone is the area intended to provide access to parallel parking from the sidewalk. The surface of the edge zone should be stable, firm and slip-resistant.

Extension Zone

The extension zone refers to specific conditions where the sidewalk extends into the parking lanes. Applications include curb extension, flexible use of parking lanes and bicycle parking, tree planting, and stormwater features in the parking lane.

Drive Lane Zone

The drive lane zone is allocated to vehicular travel. In this pedestrian and bicycle-prioritized neighborhood, the width of the vehicular drive lane should be minimized but should still provide fire access.

STANDARDS

S.5.4.1 Pedestrian Throughway Zone

- All streets shall provide at minimum a 6-foot-wide pedestrian throughway.
- At sidewalks where there is a continuous planting zone, a minimum of 3-foot by 5-foot passing zone at a maximum of 200-feet on center shall be provided.
- SF Public Works standard concrete paving shall be used at throughway zones.

S.5.4.2 Furnishing Zone

- Furnishing zones shall be surfaced with cast-in-place concrete or accessible permeable paving to allow rainfall to supplement street tree irrigation. For furnishing zones located adjacent to parking, a minimum of a 4-foot-wide accessible pathway should be provided centered to the parking space.
- See Section 5.9 (Street Planting Palette) for street planting requirements at furnishing zones.
- See Section 5.12 (Street Lighting) for street lighting requirements at furnishing zones.
- See Section 5.11 (Street Furniture) for site furnishing requirements at furnishing zones.

S.5.4.3 Extension Zone

- See Section 5.6 (Traffic Calming Strategies) for bulb-out and chicane design requirements.
- Accessible loadings zones and associated curb ramps shall be designed according to the Balboa Reservoir Infrastructure Plan (Figure 6.9 Proposed Service & Loading Plan). Post-entitlement, the ADA coordinator and SFMTA curb management staff shall provide final approval of loading zones.

S.5.4.4 Drive Lane

- All streets shall comply with SF Fire Department fire access requirements. For more information see the Balboa Reservoir Infrastructure Plan (Section 6.2.4 Fire Department Access).

S.5.4.5 Curb Cut

- See Section 7.20 (Private Parking Garages), Section 7.21 (Public Parking Garages), and Section 7.22 (Facilities for Residential Moving) for garage/loading access curb cuts.

Typical Streetscape Accessibility Requirements and Layout

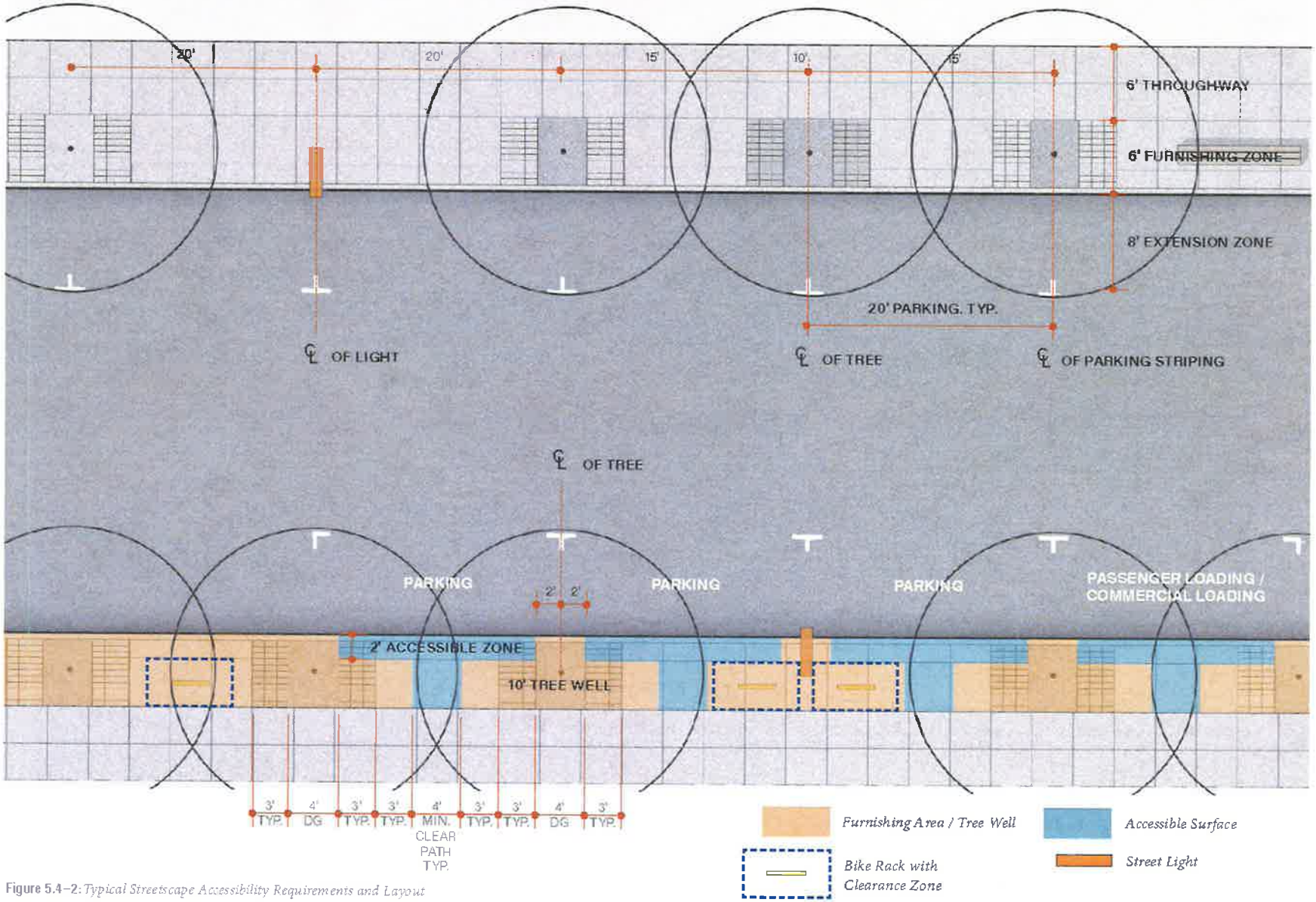


Figure 5.4–2: *Typical Streetscape Accessibility Requirements and Layout*

5.5 STREET TREES

City Policies

As the Better Streets Plan describes, street trees offer benefits such as traffic calming, shade, stormwater runoff reduction, support for ecological habitats, air quality improvements, and the potential to enhance property values and retail activity by creating a comfortable pedestrian environment. They are also a reminder of natural cycles and changing seasons.

City codes require new development projects to plant a 24-inch box tree for every 20 feet along the property's street frontage. The following City Codes apply to the Balboa Reservoir site:

- SF Planning Code – Section 138.1: Streetscape and Pedestrian Improvements
- SF Public Works Code – Article 16: Urban Forestry Ordinance
- SF Administrative Code – Chapter 98: The Better Streets Policy
- SF Environment Code – Chapter 12: Urban Forestry Council

For a complete a street tree species list, see Section 5.9 (Street Planting Palette).

STANDARDS

S.5.5.1 Street Trees

Street trees shall be in a minimum 24-inch box at installation and spaced at max 20 feet on center along the property street frontage. See Figure 5.5–2 for additional tree planting requirements.

S.5.5.2 Tree Spacing and Utility Coordination

Although regular tree spacing is not always possible due to curb cuts, sub-grade utilities, or other sidewalk elements, regular spacing shall be maintained to the extent possible. Utility planning and street tree layouts shall be carefully coordinated to minimize tree gaps. See Figure 5.5–2 for typical street layout. See also the Balboa Reservoir Master Infrastructure Plan (Section 8: Utility Layout and Separation) for more details.

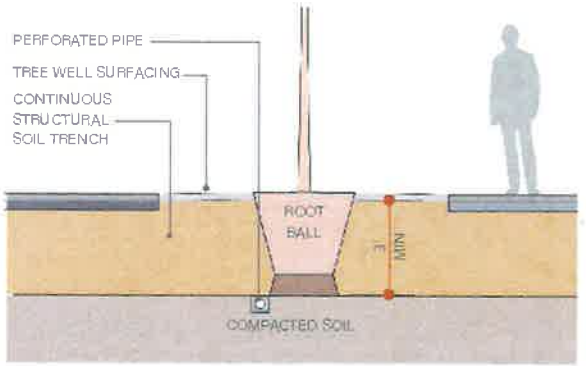


Figure 5.5–1: *Typical Section of Sand-Based Structural Soil*

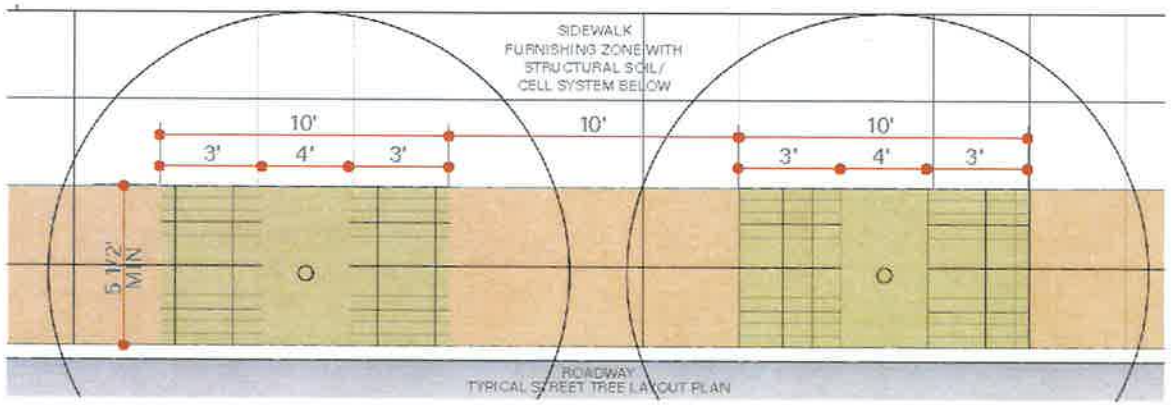


Figure 5.5–2: *Tree Well Diagram*

S.5.5.3 Soil Preparation for Street Trees

In order to maintain healthy growing conditions, each tree shall have at least 500 cubic feet of growing medium 3 feet deep. This can be achieved in several ways including structural cells placed under the sidewalk or continuous trenches of sand-based structural soils in the furnishing zone. See Figure 5.5–1.

S.5.5.4 Tree Wells and Sand-Based Structural Soil

Where trees are spaced 20 feet on-center, successive tree wells should be connected with a structural soil trench in the furnishing zone. Sand-based structural soil involves a blend of soil and sand, which is not "trademarked" and is uniformly graded. This blend provides structural strength and high levels of compaction, while allowing for aeration, fertility, and percolation.

S.5.5.5 Streetscape Planting

Landscape material shall be planted up to the crosswalk edge on sidewalks, provided it does not exceed 3 feet in height as measured from the street.

S.5.5.6 Street Trees, Intersection Design, and Visibility

Sight line clearance requirements for the placement of trees and plantings shall comply with the 'Street Tree Planting' guidelines by SF Public Works.

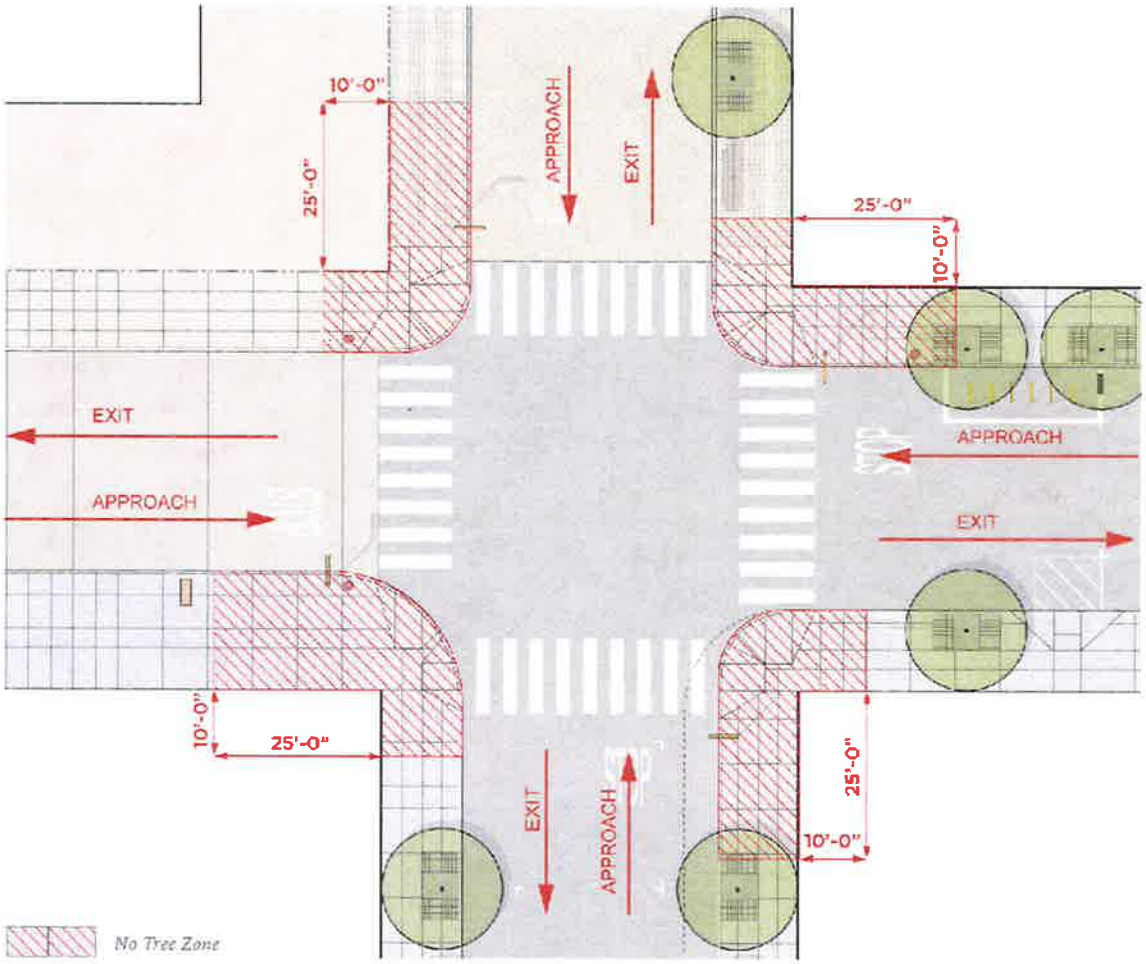


Figure 5.5–3: *Typical Intersection Sight Line Clearance*

On the approach to any intersection, trees shall be planted no closer than 25 feet from the corner of the property line. On the far side of any intersection, trees shall be planted no closer than 10 feet from the corner of the property line.

S.5.5.7 Tree Vertical Clearance

Trees shall have a vertical clearance of 84 inches over the sidewalk measured from the lowest branch, and 14 feet of vertical clearance for any portion of the tree that hangs over the roadway.

5.6 TRAFFIC CALMING STRATEGIES

To promote a pedestrian-friendly environment, the following strategies have been incorporated into the DSG. For more information see Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming).

STANDARDS

S.5.6.1 Chicane

Chicanes shall be installed along West Street. A chicane is a form of bulb-out added to the roadway to shift the alignment and slow down vehicles. It provides additional sidewalk space, and thus opportunities for additional landscaping at the street, while visually reducing the width of drive lane. A chicane is one of the potential traffic calming measures that can be used for the treatment of West Street. SFMTA shall have final authority on the location and design of the chicane.

S.5.6.2 Raised Crossings

Raised pedestrian crosswalks prioritize pedestrians in the vehicular traffic zone by slowing down vehicles. A raised crosswalk shall be provided at the locations shown in Figure 5.3–2 (Pedestrian Network Diagram).

Chicane

Mountable traffic circle

S.5.6.3 Bulb-Outs

Bulb-outs (also known as curb extensions) shall be provided at intersections and mid-block crossings to shorten pedestrian crossings, and to provide opportunities for stormwater management and streetscape planting. The width of each bulb-out shall be maximized based on vehicle turning radius and adjacent bike lane requirements. SFMTA shall have final authority on the location and design of bulb-outs.

GUIDELINES

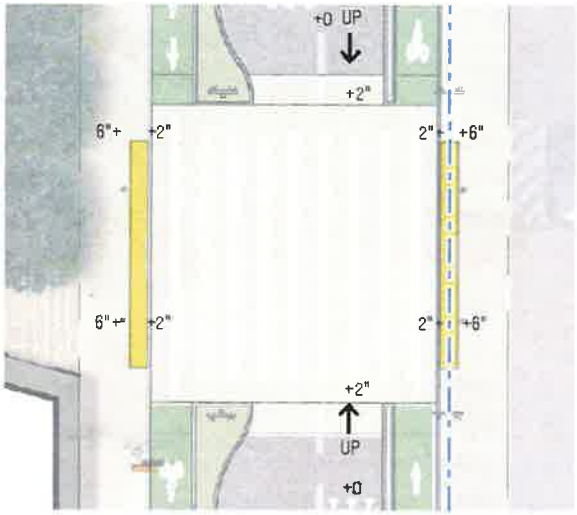
G.5.6.1 Mountable Traffic Circle

A mountable traffic circle should be provided at the intersection of West Street and North Street and the intersection of West Street and South Street. Mountable traffic circles provide an opportunity to create neighborhood identity while facilitating the childcare drop-off at South Street.

Each mountable traffic circle shall accommodate the turning radius of a typical passenger vehicle while allowing large vehicles such as firetrucks to drive over the raised traffic circle. Highly textured traffic-rated paving material shall be used in the traffic circle. The final layout and design shall be subject to SF Public Works and SFMTA approval.

Raised street crosswalk

Bulb-out



Raised crosswalk at Lee Avenue and Reservoir Park

5.7 STREET UTILITIES AND PARKING METERS

The layout of street utilities and parking meters will be carefully coordinated with street tree placement to minimize potential conflict between trees and street furniture.

STANDARDS

S.5.7.1 Above-Grade Utilities Location

All above-grade utilities within the right-of-way shall be located within the furnishing zone and shall not interfere with the clear throughway zone. All laterals and appurtenances must be outside of any driveway curb cuts.

S.5.7.2 Parking Meters and Other Street Elements

All parking meters and other street elements, including pay and display machines and multi-space meters, shall be placed in the furnishing zone. Street elements shall be organized and consolidated where possible.

S.5.7.3 Parking Meters

SFMTA standard parking meters shall be provided per SFMTA standards. Legislation will be required from SFMTA to install parking meters and establish time limits.

GUIDELINES

G.5.7.1 Location and Access

All utilities should be placed below grade wherever feasible or be clustered around driveway curb cuts. When possible, utilities should be grouped and should allow clear access to the throughway zone adjacent to street furnishing elements.

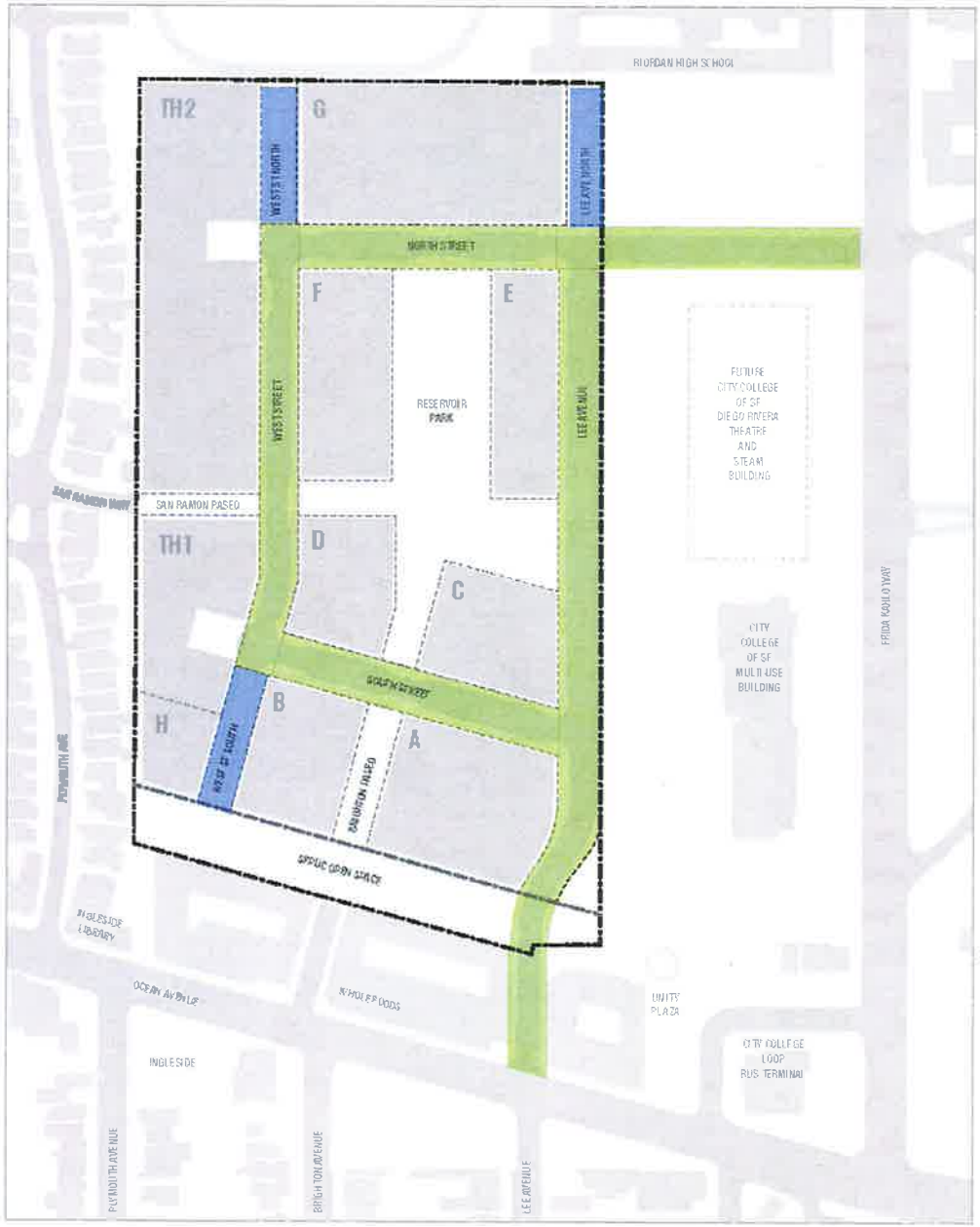
Street Palette

5.8 OVERVIEW

Streets serve as the primary realm for daily pedestrian life and vehicular circulation throughout the Balboa Reservoir neighborhood. The following sections outline the materials and planting palettes that help define the Balboa Reservoir neighborhood's public realm identity.

Most of the streets will be publicly owned except for the dead end sections of West Street and Lee Avenue and the driveways and entry courts within the townhouse blocks. These private streets are primarily used as loading, garage access, and driveway access for buildings. Privately owned streets allow for more flexibility on material selection and streetscape amenities to create a pedestrian-prioritized streetscape. Privately owned streets will be maintained by the HOA and will remain accessible to the public. Publicly owned streets are subject to City standards and material requirements.

The following diagram identifies the streets where City standard materials and lighting palettes will be used. The street planting palette is applicable for all streets within the Balboa Reservoir neighborhood.



LEGEND

- *Publicly Owned Street with City-Standard Materials and Lighting Fixtures*
- *Privately Owned and Publicly Accessible Street with Non-City-Standard Materials and Lighting Fixtures*

Figure 5.7–1: *Street Ownership & Material Application Diagram*

0 125 250 ft

5.9 STREET PLANTING PALETTE

Sustainable plant choices are those that are climate-adapted and that favor relatively large tree canopies that can capture carbon, hold rainwater, provide shade, mitigate wind, enhance local biodiversity, and encourage pedestrian activity. Plants shall be selected according to standards approved by the City of San Francisco (sfplantfinder.org) for adaptability to urban soil conditions.

There are three types of plantings in the right-of-way:

- Street trees
- Low shrubs and groundcovers
- Low shrubs and groundcovers for stormwater treatment.

The following symbols, adapted from sfplantfinder.org, are used throughout the planting palette to denote place of origin:

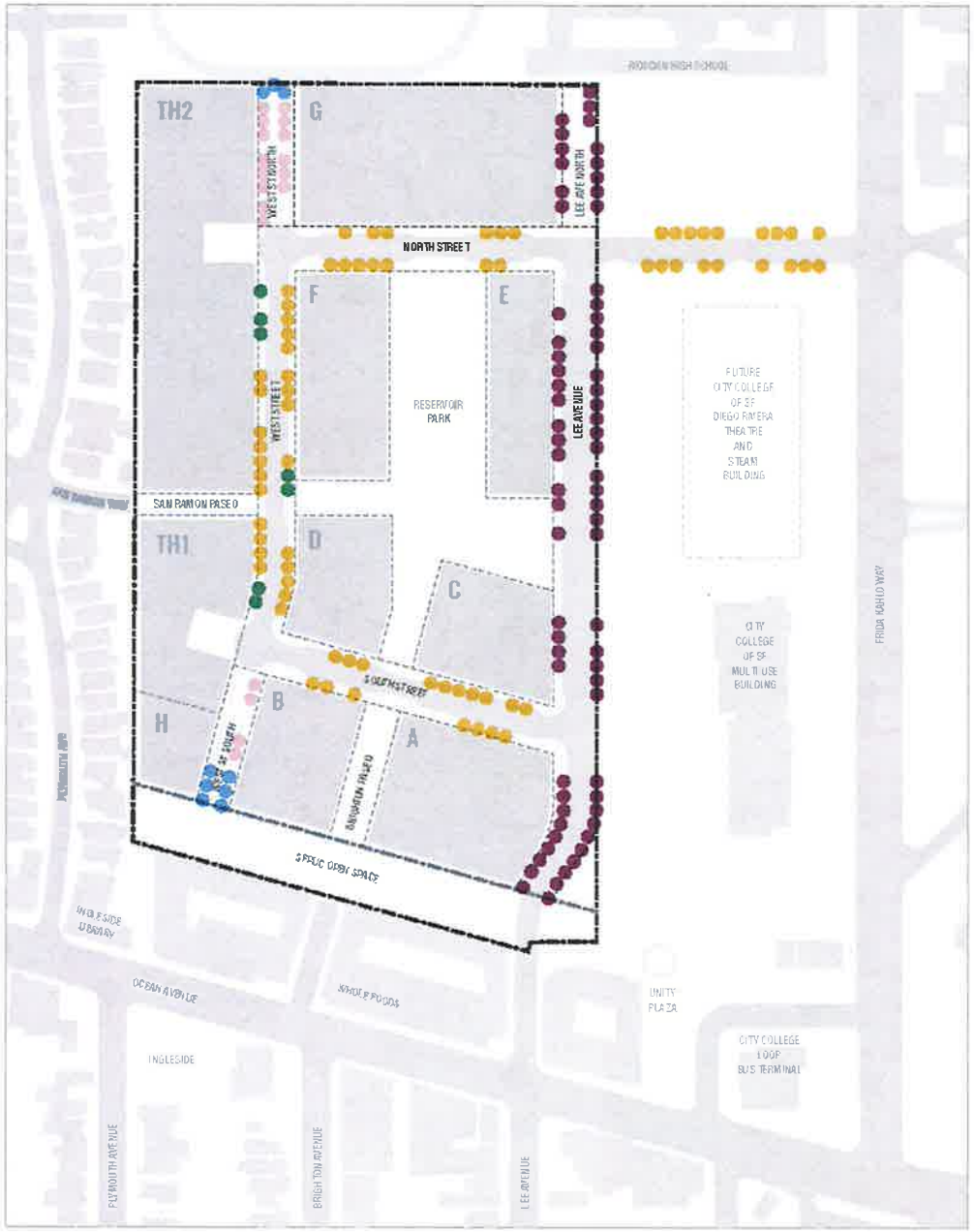
(SF) San Francisco native species

(CA) California native species

(EX) Exotic species, not native to the region or state

Street Trees

Street trees are chosen for their ability to withstand San Francisco's strong wind and fog, compaction, limited soil volumes, and the harsh alkaline soil conditions found in urban settings. All trees, except the Southern California native Catalina ironwood, are from Australia where growing conditions most closely resemble urban conditions in San Francisco. See Section 4.8 (Biodiversity) for more information on Balboa Reservoir neighborhood's biodiversity goal



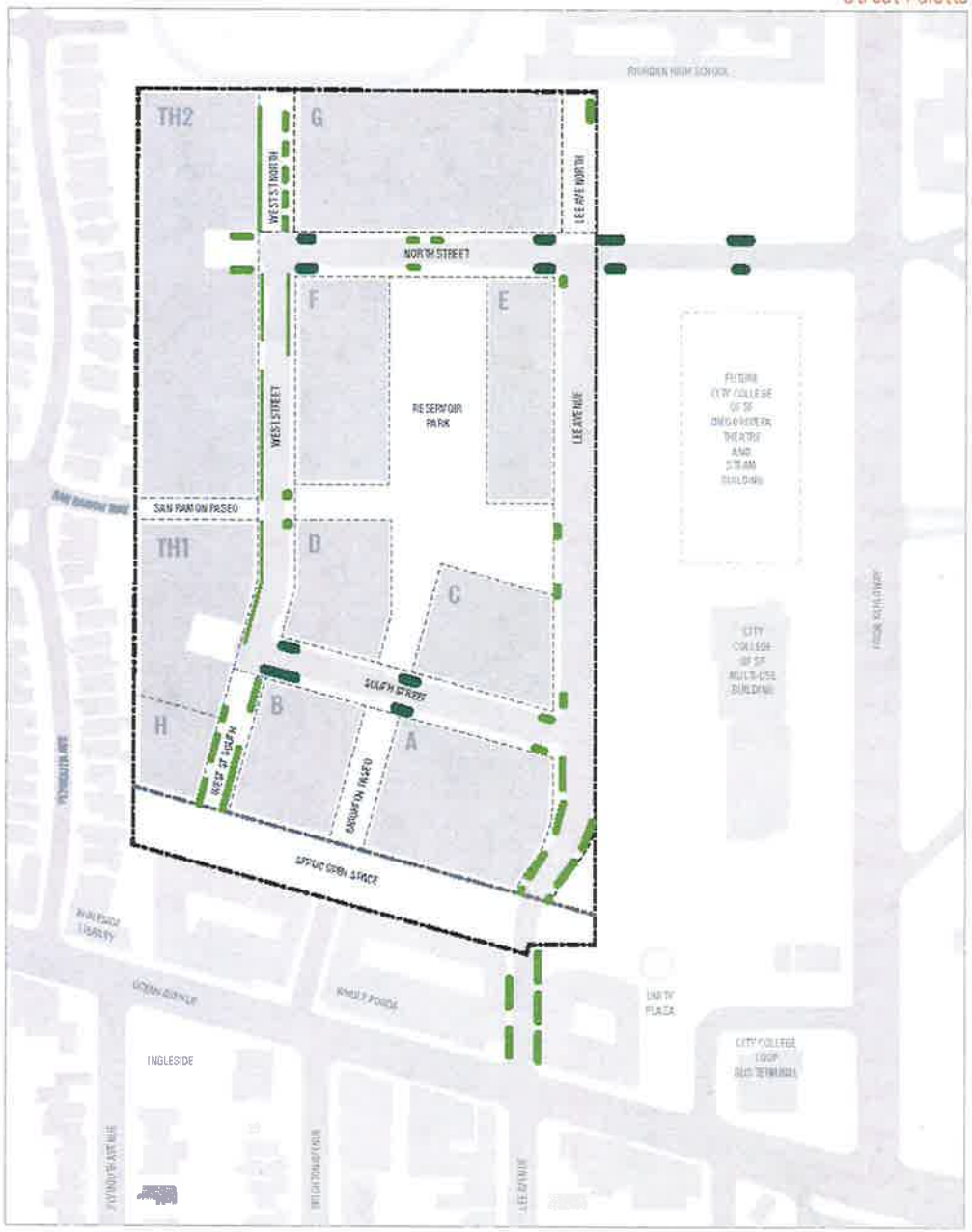
LEGEND

- *Street Tree Type 1 – Evergreen Large Size Tree with Rounded Shape*
- *Street Tree Type 2 – Evergreen Medium Size Tree with Oval Shape*
- *Street Tree Type 3 – Evergreen Large Tree with Oval Shape*
- *Street Tree Type 4 – Evergreen Small Flowering Tree*
- *Street Tree Type 5 – Evergreen Large Focal Point Tree*

Figure 5.9–1: *Street Trees Type Diagram*

Low Shrubs and Groundcovers

Plantings in the right-of-way and the associated irrigation systems are encouraged when regular maintenance and replacement can be guaranteed by the adjacent property owner. Low plantings need to be sturdy and low-maintenance and should be resistant to trampling and other environmental conditions. Woody shrubs and large-leaved succulents are discouraged. Plants that have proven to do well are a very few selected monocots that withstand a wide range of soil, drainage, and compaction conditions, and are crush resistant and drought-tolerant, such as Dietes and Lomandra. Additional species are Muhlenbergia lindheimeri and Muhlenbergia emerslyii. Those plantings can be supplemented with climate-adapted desert and subtropical species, such as Yucca, Beschorneria, Agave, and Aloe arborescens. These right-of-way shrubs and groundcovers will have some overlap with those used in the open space to establish continuity.



LEGEND

- *Low Shrubs and Groundcovers*
- *Low Shrubs and Groundcovers for Stormwater Treatment*

Figure 5.9–2: *Low Shrubs and Groundcover Planting Diagram*

Low Shrubs and Groundcover Planting for Stormwater Treatment

Stormwater plantings within the right-of-way are selected to withstand all the above conditions in addition to seasonal flooding. Some limited use of natives is possible.

A preliminary list of stormwater plantings are:

- Elymus glaucus (Blue Wild Rye)
- Cornus sericea (Redtwig Dogwood)
- Fragaria chiloensis (Beach Strawberry)
- Lomandra longifolia (Spiny Head Mat Rush)
- Carex tumulicola (Berkeley Sedge)
- Chondrapetalum elephantinum (Giant Cape Rush)
- Muhlenbergia emersleyi (Emersly's Muhley Grass)

STANDARDS

S.5.9.1 Native Plant Ratio

100% of non-turf green areas must be climate appropriate plants, within which 75% must be native species.

Figure 5.9–3: *Drought Tolerant and Low Maintenance Low Planting at Street*

STREET TREES, preferred species

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Birds

Habitat Value
Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree

Catalina Ironwood
Lyonothamnus
Type 1

Climate Appropriateness
EX

Bloom Time
Spring, Summer

Water Needs
Moderate

Associated Wildlife
Birds, Bees

Habitat Value
Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree

Native Frangipani
Hymenosporum flavum
Type 2

Climate Appropriateness
EX

Bloom Time
June to September

Water Needs
Moderate

Associated Wildlife
Bees, Butterflies, Birds

Habitat Value
Fruit, Seeds

Size Determined by SF Urban Forestry Council
Large Street Tree

Primrose Tree
Lagunaria patersonii
Type 1

Climate Appropriateness
EX

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Butterflies

Habitat Value
Fruit

Size Determined by SF Urban Forestry Council
Large Street Tree

Brisbane Box
Lophostemon confertus
Type 2

STREET TREES, preferred species

Paperbark Tea Tree
Melaleuca quinquenervia

Type 3

Climate Appropriateness
EX

Bloom Time
Summer, Fall

Water Needs
None

Associated Wildlife
Birds, Bees

Habitat Value
Fruit, Shelter

Size Determined by SF Urban Forestry Council
Medium Street Tree

Water Gum
Tristaniopsis laurina

Type 3

Climate Appropriateness
EX

Bloom Time
Spring, Summer

Water Needs
Moderate

Associated Wildlife
Butterflies

Habitat Value
Fruit, Shelter

Size Determined by SF Urban Forestry Council
Medium Street Tree

Toyon
Heteromeles arbutifolia

Type 4

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators, Fruit

Size Determined by SF Urban Forestry Council
Small Street Tree

Mountain Lilac
Ceanothus 'Ray Hartman'

Type 4

Climate Appropriateness
CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Fruit, Pollinators

Size Determined by SF Urban Forestry Council
Small Street Tree

STREET TREES, preferred species

Monterey Cypress
Hesperocyparis macrocarpa

Type 5

Climate Appropriateness
CA

Bloom Time
Fall

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Fruit

Note
Used at Private Shared Street

Silk Oak
Grevillea robusta

Type 5

Climate Appropriateness
EX

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators

LOW SHRUBS AND GROUNDCOVERS, preferred species

California Buckwheat
Eriogonum fasciculatum

Climate Appropriateness
CA

Bloom Time
Summer, Spring, Fall

Water Needs
Low

Associated Wildlife
Bees, Butterflies

Habitat Value
Pollinators, Buds/Greens

Gooding's Muhly
Muhlenbergia emersleyi

Climate Appropriateness
EX

Bloom Time
July-Nov

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

California Poppy
Eschscholzia californica

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Pollinators, Cover

California Sagebrush
Artemisia californica

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer, Fall

Water Needs
Low

Associated Wildlife
Birds, Butterflies

Habitat Value
Buds/Greens, Cover, Pollinators

Sage and Variety
Salvia "Bee Bliss" and Variety

Climate Appropriateness
SF CA

Bloom Time
Summer, Fall

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Hummingbirds

Habitat Value
Buds/Greens, Pollinators

Striped Fortnight Lily
Dietes grandiflora 'variegata'

Climate Appropriateness
EX

Bloom Time
Spring, Fall

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Hummingbirds

Habitat Value
Buds/Greens, Pollinators

Figure 5.9–4: *Regular Planting Palette for Bulb-Outs and Sidewalks*

LOW SHRUBS AND GROUNDCOVER, preferred species

Climate Appropriateness
CA

Bloom Time
Spring/Summer

Water Needs
Moderate

Associated Wildlife
Butterflies

Habitat Value
Buds/Greens

Cedros Island Verbena
Verbena lilacina "De La Mina"

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Insects

Habitat Value
Buds/Greens

Idaho Fescue
Festuca idahoensis

Climate Appropriateness
EX

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Insects

Habitat Value
Pollinators

Yellow/Red Yucca
Hesperaloe parviflora

Climate Appropriateness
EX

Bloom Time
February to September

Water Needs
Low

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Torch Aloe and Aloe Variety
Aloe arborescens

Climate Appropriateness
EX

Bloom Time
Rarely Flowers

Water Needs
Moderate

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Smooth Agave and Agave Variety
Agave desmettiana

LOW SHRUBS AND GROUNDCOVERS FOR STORMWATER TREATMENT, preferred species

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Insects

Habitat Value
Buds/Greens, Cover

Blue Wild-Rye
Elymus glaucus

Climate Appropriateness
EX

Bloom Time
Spring to Fall

Water Needs
Low

Associated Wildlife
Butterflies, Birds

Habitat Value
Fruit, Cover

American Dogwood
Cornus sericea

Climate Appropriateness
CA

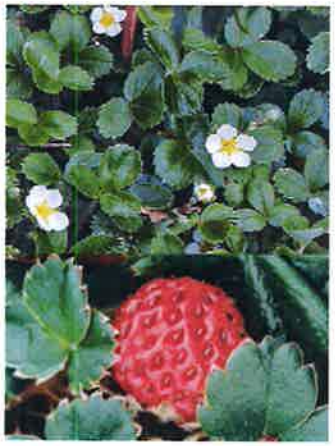
Bloom Time
Winter, Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

Berkeley Sedge
Carex tumulicola



Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit

Fragaria chiloensis
Coast Strawberry

Climate Appropriateness
EX

Bloom Time
Summer/Fall

Water Needs
Low

Associated Wildlife
None

Habitat Value
Cover

Large Cape Rush
Chondropetalum elephantinum

Climate Appropriateness
SF CA

Bloom Time
Winter, Spring

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Buds/Greens, Nesting

Douglas Iris
Iris douglasiana

5.10 STREET PAVING MATERIALS

Paving materials are selected to withstand extensive wear and to signify the circulation hierarchy. The street network in the Balboa Reservoir neighborhood consists of publicly owned and privately owned streets which will be maintained by SF Public Works and private developers respectively and will have different standards and guidelines.

Publicly Owned/Maintained Streets

STANDARDS

S.5.10.1 Public Works Specification

The design of the public right-of-way sidewalk and roadway shall be compliant with SF Public Works standard specifications and shall deploy the latest approved list of paving materials.

S.5.10.2 Roadway

Standard roadway asphalt shall be used on roadways. Vehicular concrete paving shall be used at key raised crosswalks to prioritize pedestrians and enhance open space network connections.

S.5.10.3 Sidewalk

Concrete paving shall be used and designed to meet load-bearing requirements. The materials shall be able to provide level surfaces onto which furnishings, stages and elements can be secured. At the intersections of mid-block crossings, unit paving shall be used at 18 inches in length (in the direction of travel). Where a sidewalk abuts a plaza, sidewalk paving materials shall be coordinated with the plaza paving to create a continuous public space.

S.5.10.4 Warning Paving

City standard detectable warning paving shall be used at raised crosswalks and curb ramps.

GUIDELINES

G.5.10.1 Raised Crosswalk

Custom crossing design using materials in compliance with SF Public Works approved material palette should be encouraged in all key street intersections and park entrances to signify pedestrian priority, add neighborhood character, and enhance place-making.

G.5.10.2 Unit Paving at Parallel Parking

Unit paving should be used at parallel parking. Where possible, permeable unit paving should be considered for stormwater management subject to City approval.

Crosswalks

Thermoplastic crossing

Thermoplastic crossing with custom pattern inlay

Traffic Lane

City standard asphalt

Warning Pavers

Warning pavers, cast intact

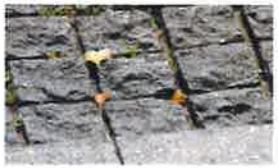
Parallel Parking

4"x 8" dark grey paver

Pedestrian Throughway/ Protected Bike Lane Median

Cast-in-place concrete; medium gray w/ silica carbide and water jet finish

Tree Well Surfacing



Cobble stone with split sides and flamed top or split top and sides

Tree Well Mulch

¾" minimum crushed black basalt

Figure 5.10-1: *City-Approved Materials for Publicly Owned Streets*

Privately Owned/Maintained Streets

In privately owned and maintained streets, paving materials are not limited to the SF Public Works standard paving palette. Privately owned streets provide an opportunity to feature unique materials and details to introduce variation within the design of the public realm.

STANDARDS

S.5.10.5 Sidewalk and Roadway

The materials used for sidewalk and roadway in shared streets shall be durable enough to withstand extensive use, wear-and-tear, and load-bearing requirements for all types of vehicles. Materials, colors and finishes used for both pedestrian and vehicular zones create a unified pedestrian priority auto space.

S.5.10.6 Warning Paving

Detectable warning paving shall be used at shared streets to signify pedestrian priority. Cast iron or white precast detectable warning pavers are recommended for durability and aesthetic quality and variation.

S.5.10.7 Vehicular Unit Paving

When unit pavers are used for roadway applications, smaller unit pavers and a bituminous setting bed shall be used to withstand heavy loads and extend longevity of the paving system.

GUIDELINES

G.5.10.3 Permeable Paving

Permeable paving should be used to reduce impervious surface for stormwater management, should meet SFPUC stormwater management requirements, and to conform to DPW's Better Streets Plan.

G.5.10.4 Paving Patterns

Special paving pattern designs and material variations are recommended to define spatial identity.

Concrete Unit Paving

6x12 concrete unit paver, ground and blasted finish

Permeable Paving

Pedestrian permeable paving

Vehicular permeable paving

Warning Paving

Warning pavers, cast iron

Warning pavers, precast concrete (alt 1)

Tree Well Surfacing

4x4 cobble stone with flamed finish

Tree Well Mulch

Gravel mulch

Figure 5.10–2: *Street Material Examples for Privately Owned Street*

5.11 STREET FURNITURE

Seating, Receptacles, Bike Racks, and Other Amenities

Street furniture is intended to be an amenity that supports a wide variety of activities. The primary materials for furnishings are steel and wood, for durability and comfort. Pictured to the right is suggested street furniture that shows the recommended character of naturally-weathered materials and finishes which should be coordinated across the site to ensure a consistent palette. The standards and guidelines outlined in this chapter are for both private and public streets.

STANDARDS

S.5.11.1 Location

Site furnishings shall be located within the furnishing zones parallel to the curb per the Better Streets Plan. Site furnishings shall be located in areas where they are likely to be used, such as low traffic shared streets or at the Reservoir Park entrance. Their locations are also determined by ADA access and loading zones. Use of non-DPW standard furniture on public right-of-ways requires a special permit.

S.5.11.2 Bike Racks

- Selected bike racks shall have a rectangular section, be securely mounted, and employ durable materials that do not require maintenance. They shall also meet all additional requirements as noted in the SFMTA Bicycle Rack Specifications.
- The Balboa Reservoir neighborhood shall provide Class II bike parking for each building and open space at the right-of-way or in the publicly accessible open space.
- The placement of bike racks shall comply with SFMTA Bicycle Parking Standards, Guidelines, and Recommendations. The total Class II bike parking requirement shall be defined according to the final TDM plan. See additional bike parking requirements see Section 7.23 (On-Site Bicycle Parking) and Section 7.39 (On-Site Bicycle Parking) at townhouses.

S.5.11.3 Bollards

Fixed bollards shall be provided at mid-block crossings.

GUIDELINES

G.5.11.1 Litter and Recycling Receptacles

Litter and recycling receptacles should be provided when regular maintenance and cleaning is available. They should be attractive site furnishings which contribute to the character of the street and provide options for landfill, recycling, and compost. Waste receptacles shall be located in areas of high pedestrian traffic, such as near pedestrian crossings. SF Public Works shall have final authority on trash receptacle selection and locations.

Bollards

Bollard, metal finish or similar

Bike Racks

Square stainless or galvanized steel tube section

Litter + Recycling Receptacles

Trash and recycling receptacles, for metal finish

Benches

Manufactured bench with back, metal and wood finish

Manufactured backless bench, metal and wood finish

Manufactured bench with reclaimed wood or similar

Figure 5.11–1: *Street Furnishing Examples*

5.12 STREET LIGHTING

Street lighting at the Balboa Reservoir neighborhood is an important component of the streetscape design. It helps to establish a sense of continuity and cohesiveness in the neighborhood and a hierarchy of primary and secondary streets. The quality and intensity of the light provides neighborhood character, as well as a sense of safety and security. Lighting design intent shall follow IES-RP8, Illuminating Engineering Society standards appropriate to the subject street type.

STANDARDS

S.5.12.1 Location

All street lights shall be located within the furnishing zone and should not obstruct pedestrian throughways or the loading and unloading of people and goods.

S.5.12.2 Public Street Pole Lights

Street lighting design for public right-of-ways shall be in compliance with SFPUC guidelines and the light fixtures shall be selected from the SFPUC Street Light Catalogue. See MIP (Section 6.5.5: Lighting) for more information.

S.5.12.3 Privately Owned Shared Street Pole Lights

Street pole lights at privately owned shared public ways shall be pedestrian in scale to emphasize pedestrian priority. Colors and finishes shall be coordinated with other site furnishings and building color palettes. The same pedestrian poles shall be used at both the shared public way and the public open space. Street light fixtures in privately owned streets are not required to be selected from the SFPUC Street Light Catalogue.

GUIDELINES

G.5.12.1 Suspended Lights

Suspended lights are recommended for the privately owned shared streets.

Privately Owned Shared Street Pole Lights

Manufactured pedestrian light, metal finish

Louis Poulsen Abertslund Maxi Post or similar

Public Street Pole Light

Manufactured pole light from SFPUC catalogue of acceptable fixtures, metal finish

Figure 5.12–1: *Street Lighting Palette*

Street Design by Individual Case

Given the number of unique conditions at Balboa Reservoir, maintaining a simple and coherent street design is essential to providing a unifying framework for development over time. In order to support implementation of the Streetscape Design Guidelines, the following sections will provide detailed standards and guidelines for individual streets. The streets are listed per Section 5.2 (Street Typology).

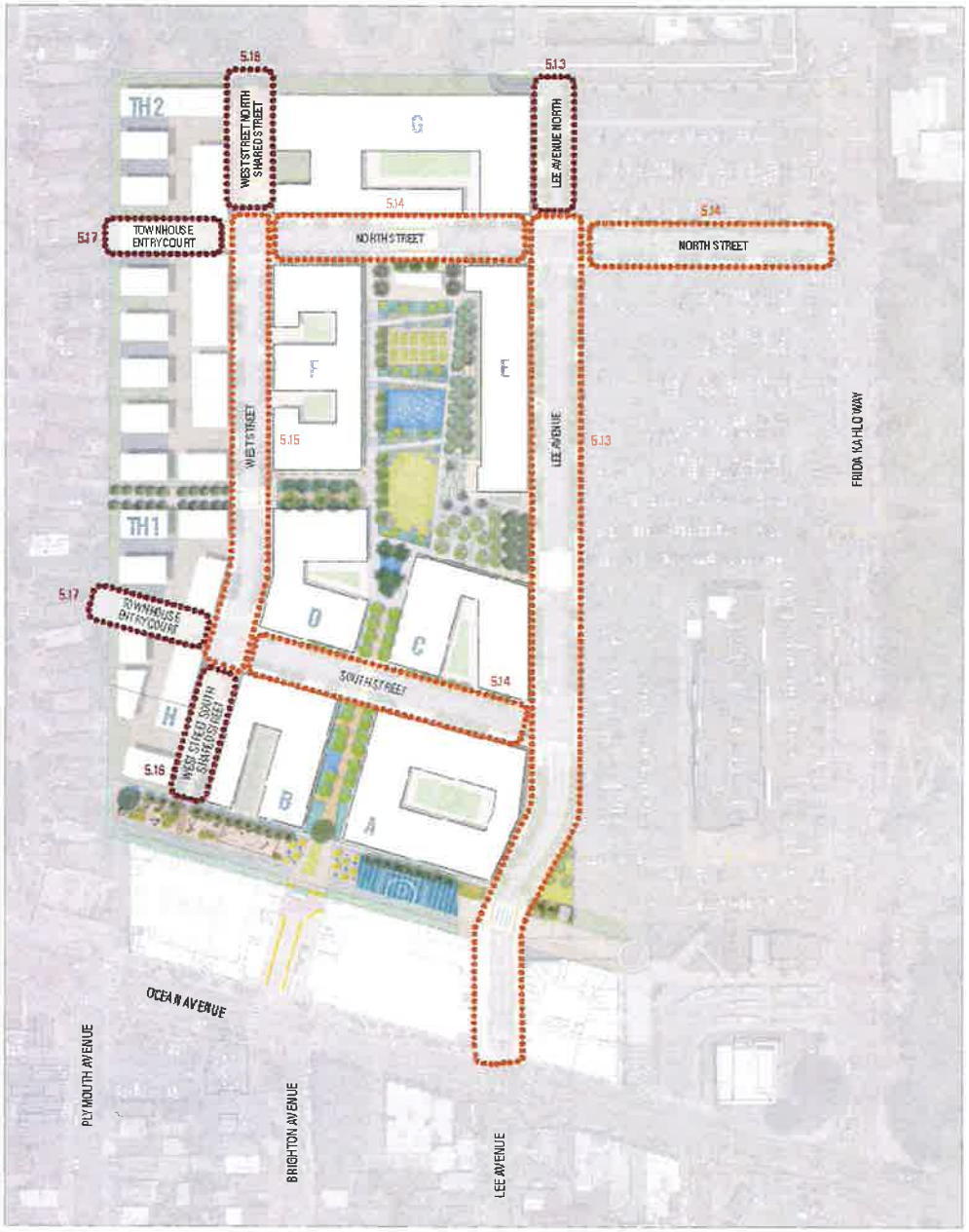


Figure 5.12–2: *Street Ownership & Key Plan*

LEGEND

- *Publicly Owned Streets*
- *Privately Owned Streets with Public Access*
- 5.XX *Section Number in Chapter 5*
- 5.XX *Section Number in Chapter 5*

Note: building footprints are for illustrative purposes only

5.13 LEE AVENUE

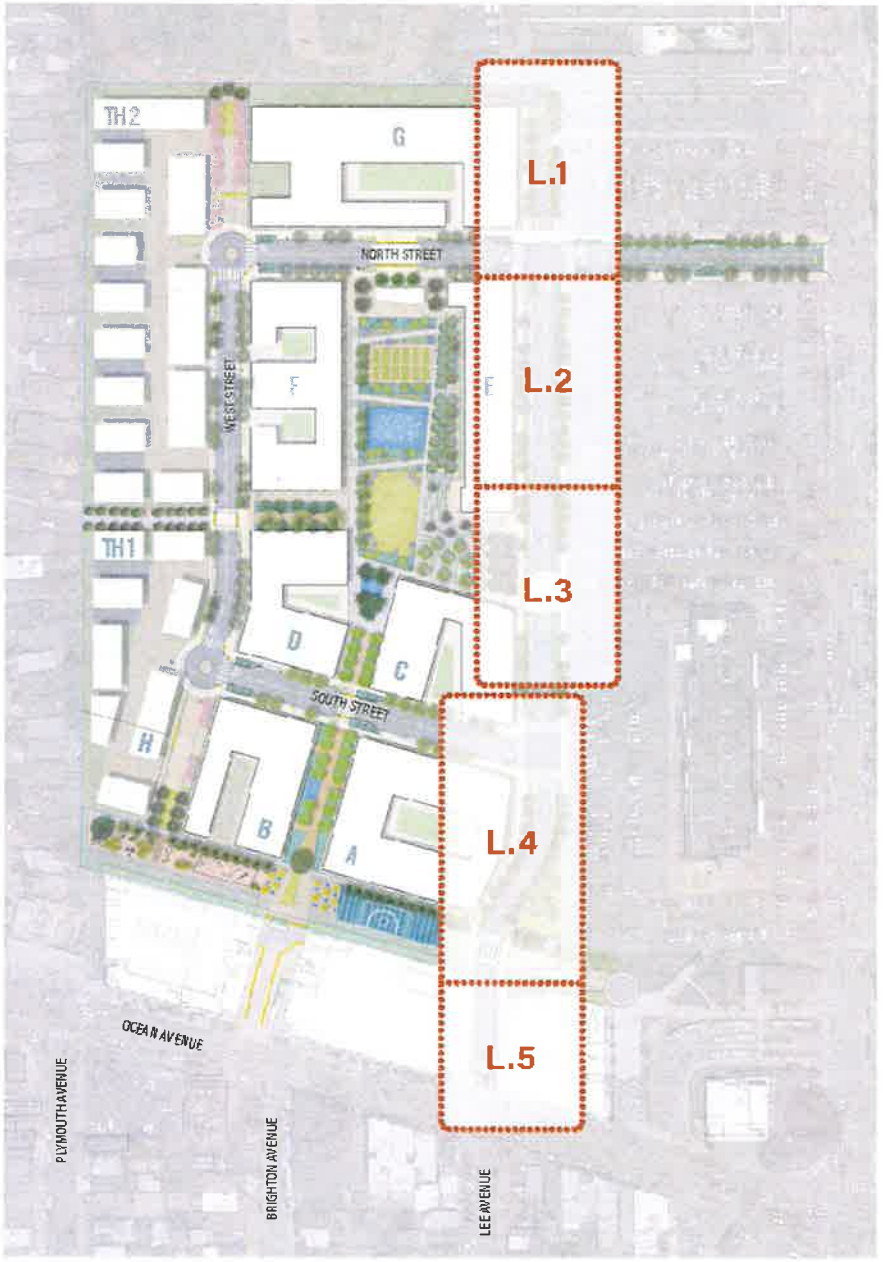
Lee Avenue is a primary mixed-use street connecting the project site to the adjacent neighborhood. Lee Avenue will serve nonresidential and residential uses including potential future housing on City College property. The extension of Lee Avenue is a tree-lined bicycle boulevard that provides a gateway to Reservoir Park and a complementary edge to the City College Master Plan. It will be the primary bicycle connection south to the Class III bike route to Holloway Avenue and to Frida Kahlo Way. The treatment of Lee Avenue is divided into three main zones, with five total segments. See Figure 5.13–1 (Lee Avenue, Key Map).

Lee Avenue North of North Street (L1)

The section of Lee Avenue north of North Street provides a one-way exit route for Riordan High School, a possible garage exit for Block G, and a potential parking garage exit from the City College property. This segment will be a conventional two-way street with a minimum 12-foot sidewalk on both sides. The right-of-way for this segment is 50-feet wide. This segment of Lee Avenue will be privately owned with public access. See Figure 5.13–2 (Lee Avenue, Site Plan Enlargement L1).

Lee Avenue at Central Block (L2 & L3)

The section of Lee Avenue between North Street and South Street will have an asymmetric profile within a 72-foot-wide-right-of-way. It will have one travel lane in each direction and a protected Class IV bike lane and a minimum of 12-foot-wide sidewalks on both sides. Parallel parking and loading areas are provided only on the west side of the street. See Figure 5.13–4 (Lee Avenue, Site Plan L2) and Figure 5.13–5 (Lee Avenue, Site Plan L3).



Note: building footprints are for illustrative purposes only

Figure 5.13–1: *Lee Avenue, Key Map*

Lee Avenue South of South Street (L.4 & L.5)

Lee Avenue south of South Street will taper from a 72-foot-wide right-of-way to a 56-foot-wide right-of-way to match the existing width between 1110 and 1150 Ocean Avenue. At this segment, there will be no parking on either side of the street and one travel lane and bike lane in each direction. Class II bike lanes run from South Street to the SFPUC Retained Fee Open Space and transition into Class III bike lanes through Ocean to Holloway Avenue Class III bike route. There will be bulb-outs at intersections and midblock crossings at the Reservoir Park and SFPUC Retained Fee Open Space to emphasize pedestrian priority and traffic calming. A vehicular left turn lane on the southern most end of Lee Avenue will assist with traffic control at the intersection of Lee Avenue and Ocean Avenue. See Figure 5.13–7 (Lee Avenue, Site Plan L.4) and Figure 5.13–9 (Lee Avenue, Site Plan L.5).

STANDARDS

S.5.13.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.13–2 through Figure 5.13–10.

S.5.13.2 Element and Material Specification

Landscape elements shall be provided per Figure 5.13–2 through Figure 5.13–9. Dimensions vary.

S.5.13.3 Raised Crosswalk

The crosswalk at the intersection of Lee Avenue and the Reservoir Park entry and the intersection of Lee Avenue and the SFPUC Retained Fee Open Space shall be raised and a minimum of 50 feet long. High quality paving materials such as unit paving are encouraged. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

S.5.13.4 Loading

Loading per Balboa Reservoir Infrastructure Plan, (Figure 6.9: Proposed Service and Loading Plan).

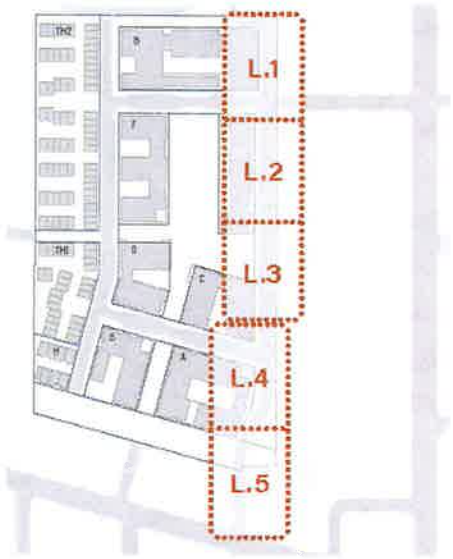
S.5.13.5 SFPUC Asset Protection Standards

Street trees are not allowed where the roadway and sidewalk cross the SFPUC Retained Fee parcel. Refer to SFPUC Asset Protection Standards for tree restrictions over transmission distribution assets at this parcel.

GUIDELINES

G.5.13.1 Stormwater Management

Some of the Lee Avenue stormwater requirements will be offset in the open space stormwater management areas. See Chapter 6 (Open Space Network) for more information. This enables flexibility in the design of Lee Avenue including managing challenging grading, potential inclusion of protected bike ways, and other pedestrian amenities. The open space stormwater management area will be sized over the 25% requirement to offset the Lee Avenue stormwater requirement.



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

- **BL** *bike lane*
- **P** *parking*
- **SW** *sidewalk*
- **TL** *travel lane*
- **M** *median*
- **BO** *bulb-out*

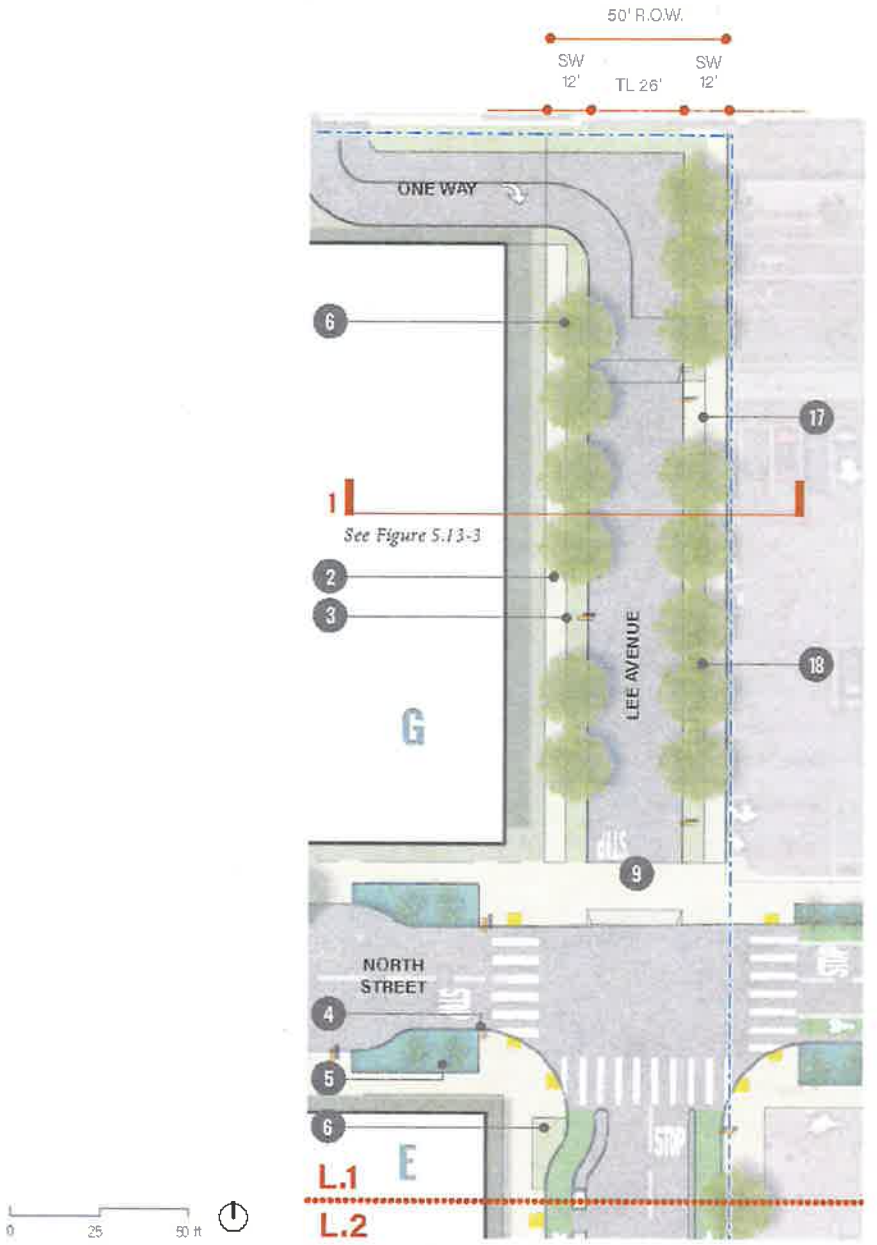
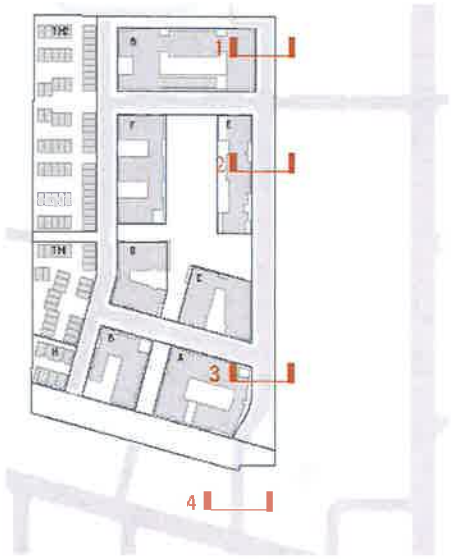


Figure 5.13–2: *Lee Avenue, Site Plan Enlargement L.1*



Key Map

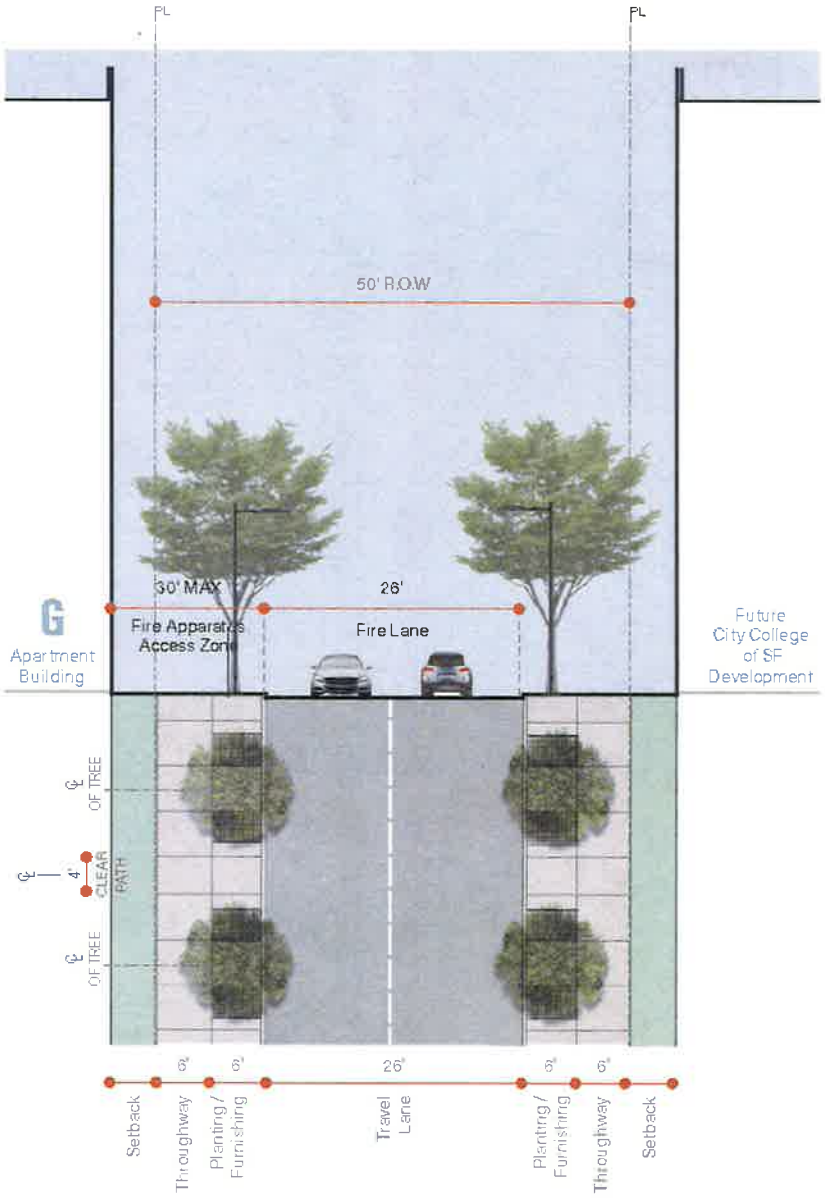
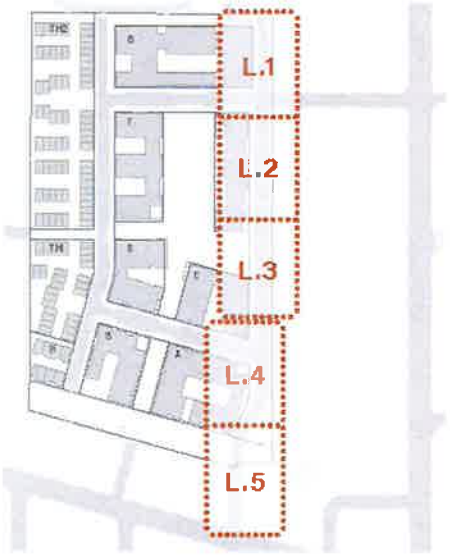


Figure 5.13–3: *Lee Avenue, Section 1* *See Figure 5.13–2: Lee Avenue, Site Plan Enlargement 1.1



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

0 25 50 ft

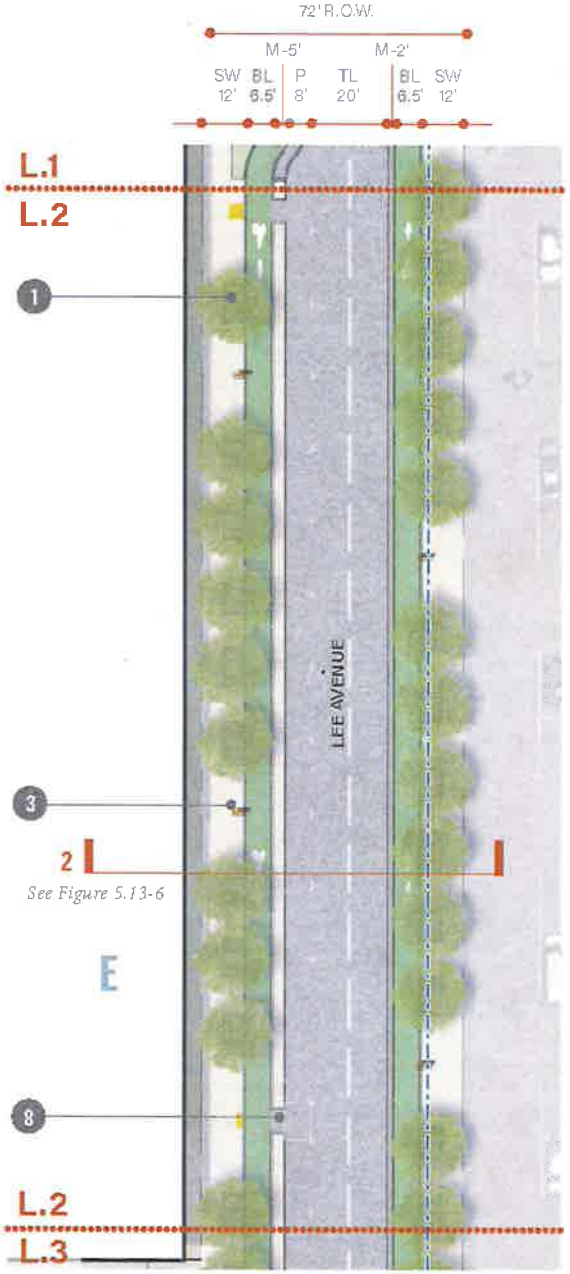
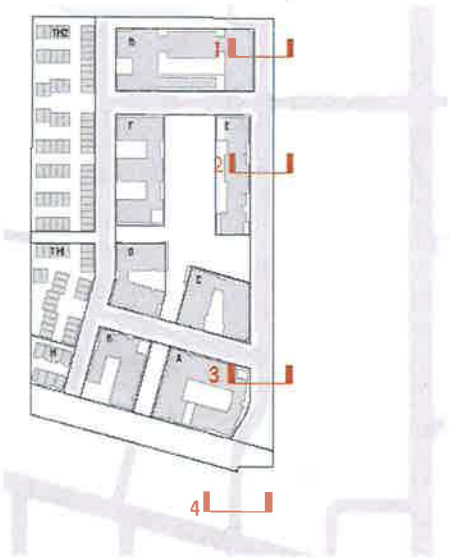


Figure 5.13–4: *Lee Avenue, Site Plan L.2*

Figure 5.13–5: *Lee Avenue, Site Plan L.3*



Key Map

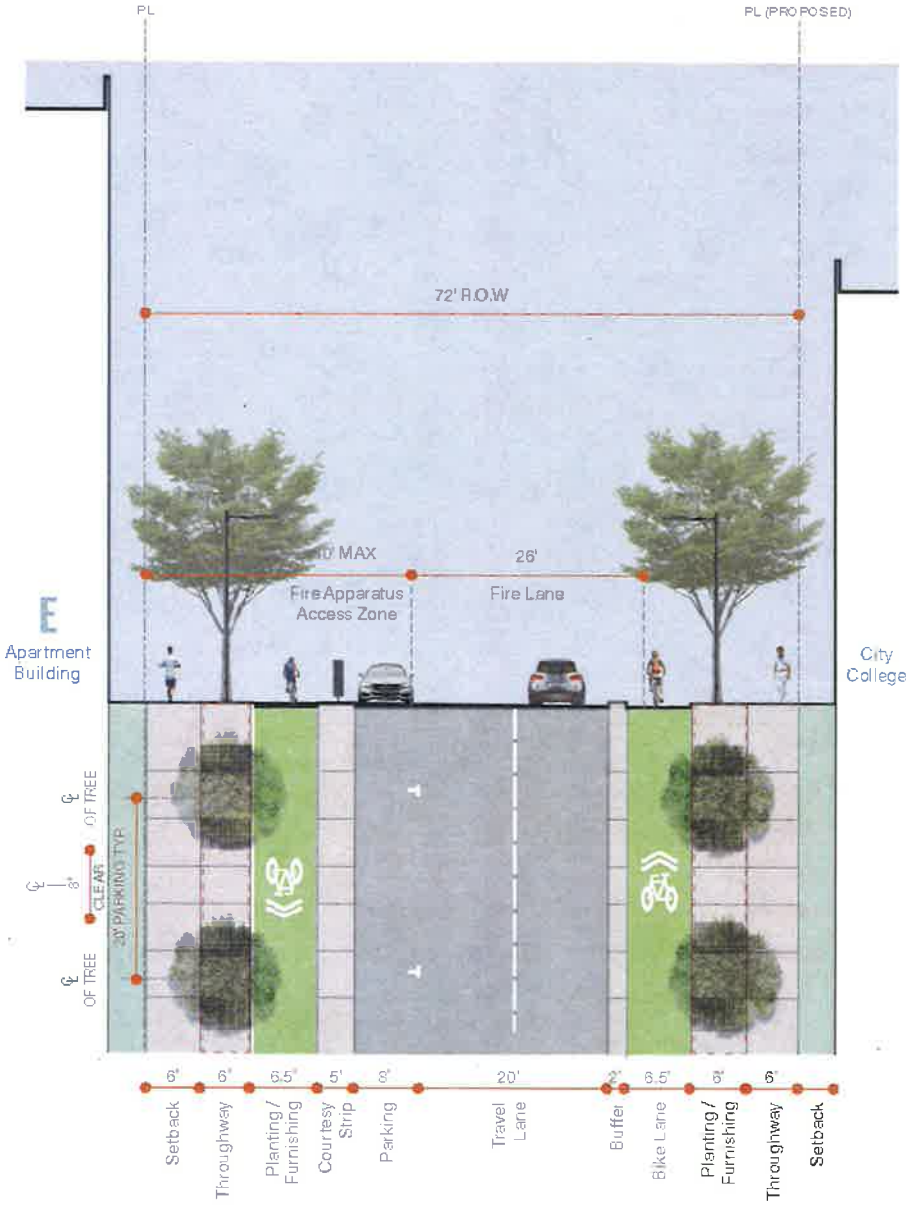
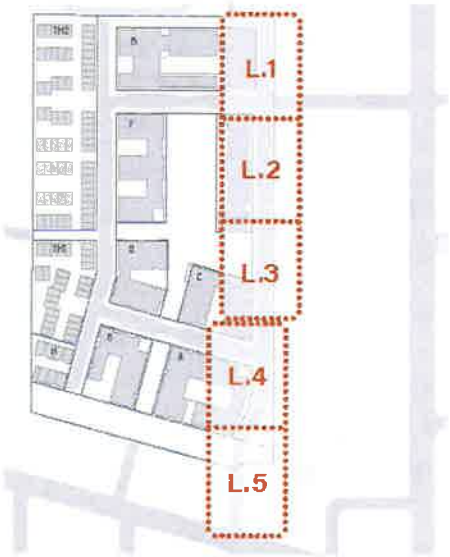


Figure 5.13-6: *Lee Avenue, Section 2* *See Figure 5.13-4 & 5: Lee Avenue, Plan Enlargements L2 & L3*



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

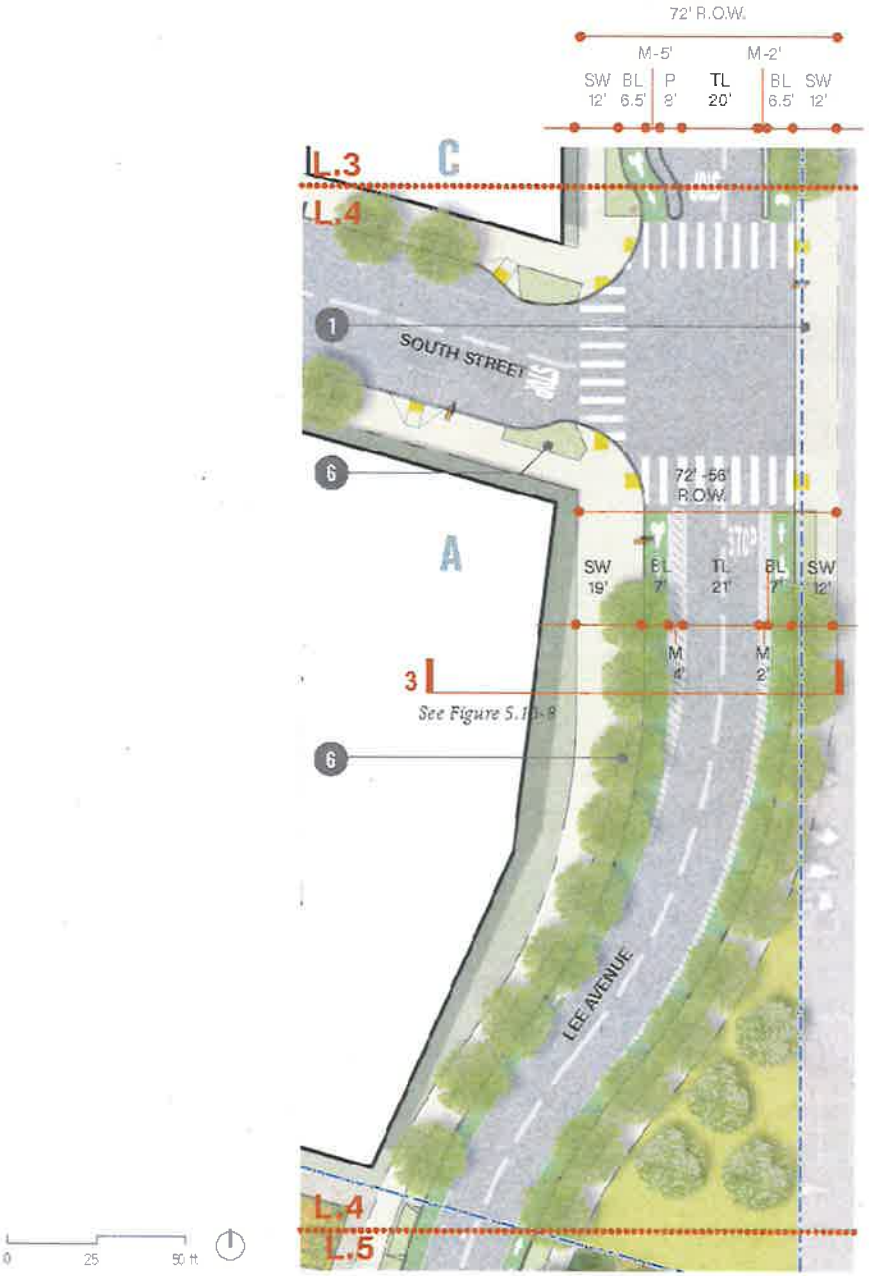
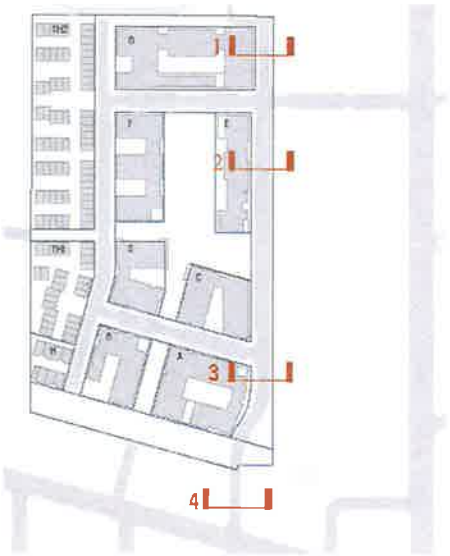


Figure 5.13–7: *Lee Avenue, Site Plan L.4*



Key Map

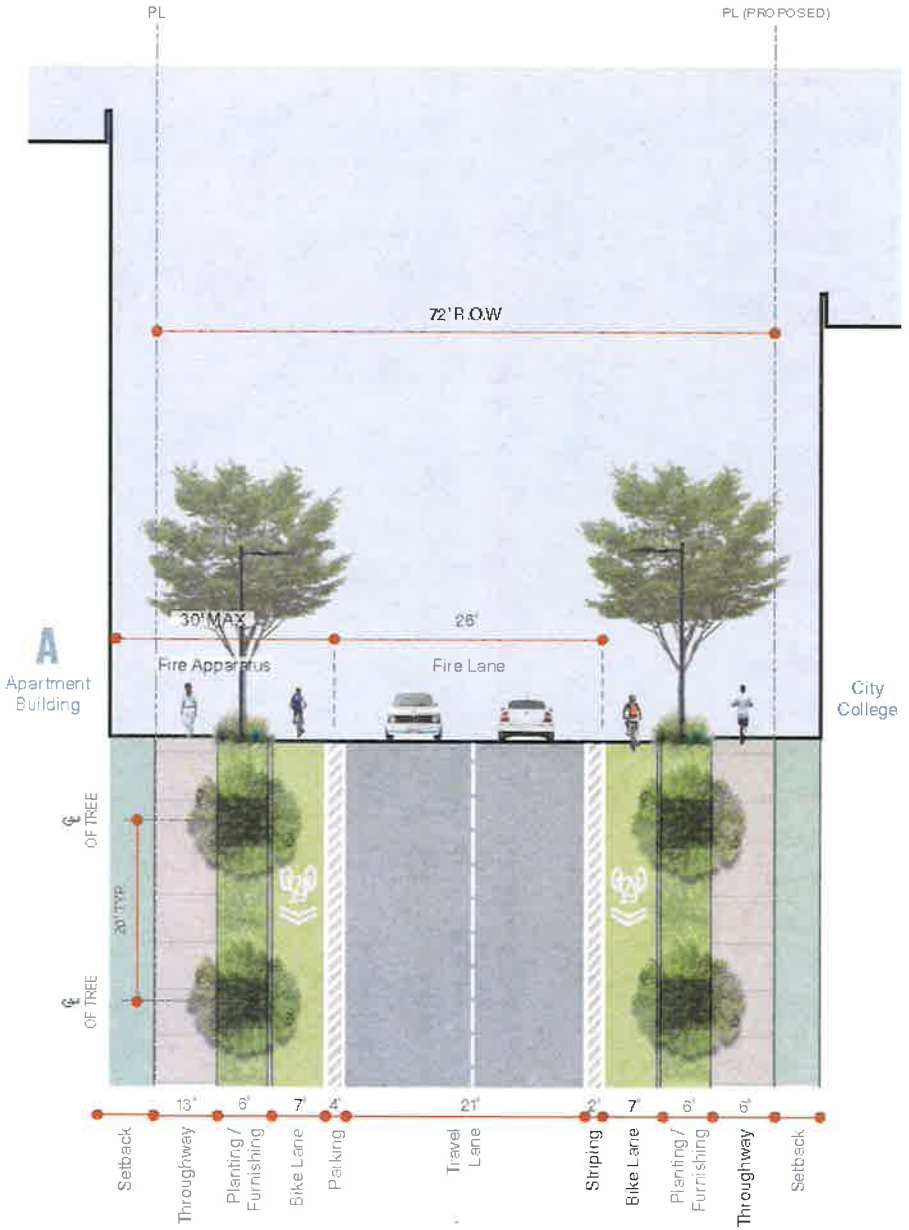
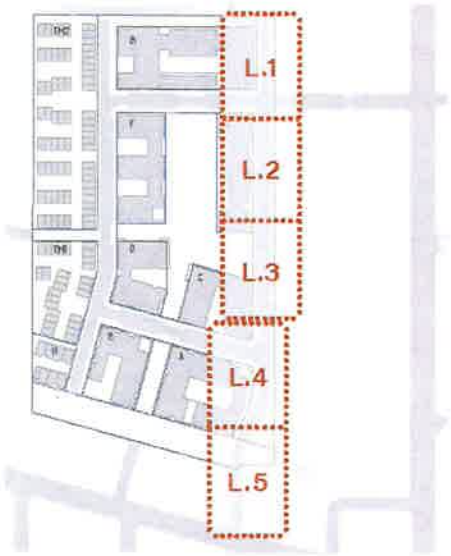


Figure 5.13–6: *Lee Avenue, Section 3*

*see "Figure 5.13-2: Lee Avenue, Site Plan Enlargement L1" 4



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

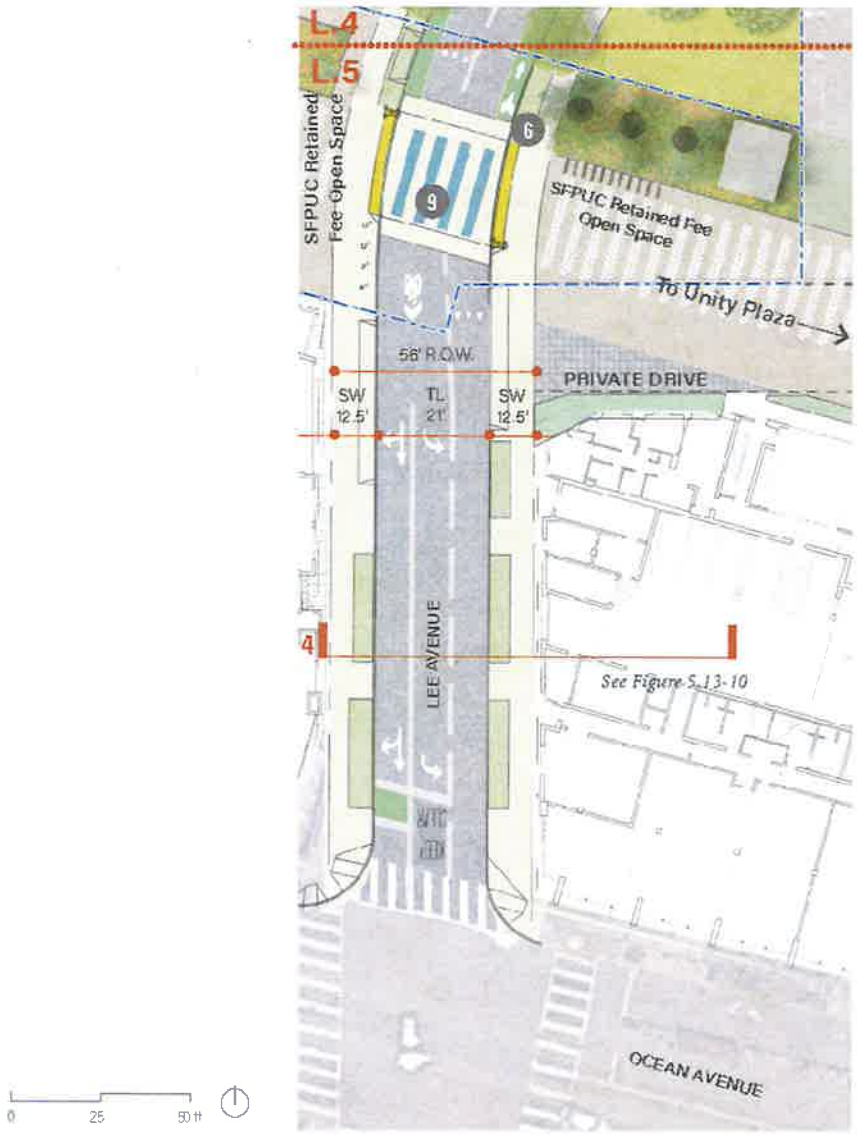


Figure 5.13–9: *Lee Avenue, Site Plan L.5*

Key Map

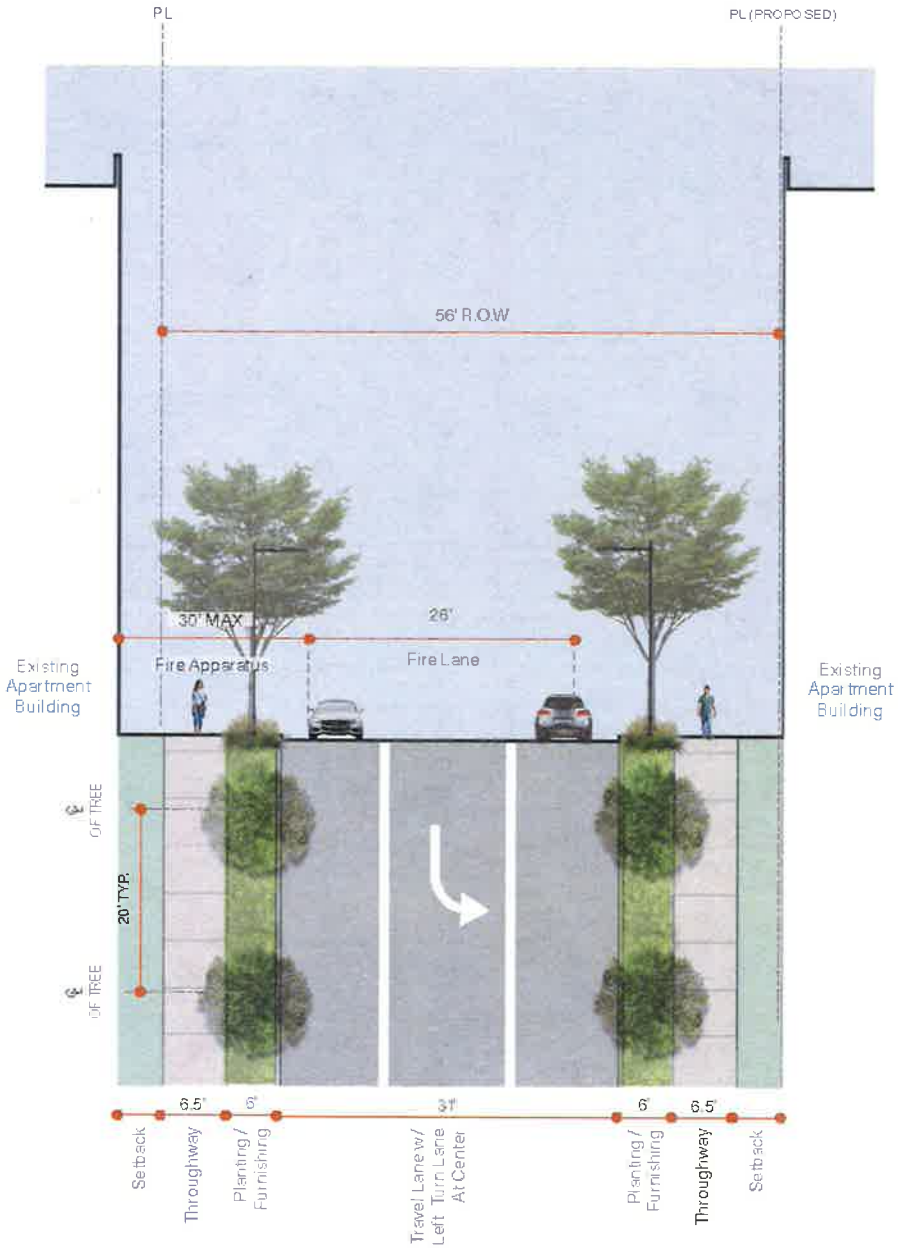


Figure 5.13-10: *Lee Avenue, Section 4* *see "Figure 5.13-2: Lee Avenue, Site Plan Enlargement 1 of 5

5.14 NORTH STREET AND SOUTH STREET

North Street (N.1 and N.2)

North Street will be an east-west neighborhood residential street with a 64-foot-wide right-of-way providing vehicular, bike, pedestrian and service access to buildings and to Reservoir Park. Parallel parking and 12-foot-wide sidewalks are provided on both sides of the street. North Street will also extend eastward connecting Lee Avenue to the existing Frida Kahlo Way and provide access to the future Performing Arts Education Center at City College. The portion of North Street between Lee Avenue and Frida Kahlo Way will be narrowed to a 62-foot-wide right-of-way to accommodate designated bike lanes on both sides of the street and parallel parking on the south side. There will be bulb-outs at intersections and a raised midblock crossing at Reservoir Park to strengthen pedestrian connections to the central public space. Street stormwater will be treated with rain gardens in bulb-outs or pervious paving in vehicular areas.

South Street (S.1)

South Street will be an east-west neighborhood residential lane with a 64-foot-wide right-of-way. It will provide vehicular, pedestrian and bike access to individual buildings, childcare, Brighton Paseo, and Reservoir Park. Loading zones and 12-foot-wide sidewalks are provided on both sides of the street. South Street will have slower traffic and will accommodate bicycles on the street. There will be bulb-outs at intersections and, as in the case of North Street, a midblock raised crossing to create safe connections to Reservoir Park and Brighton Paseo. Stormwater will be treated through bioswales located in the bulb-out areas and through pervious paving in vehicular areas.

Note: building footprints are for illustrative purposes only

Figure 5.14–1: *North & South Street Key Map*

STANDARDS

S.5.14.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.14–2 to Figure 5.14–6.

S.5.14.2 Element and Material Specification

Elements shall be included per Figure 5.14–2 to Figure 5.14–5. All elements shown shall be included.

S.5.14.3 Raised Crosswalk

Crosswalks at the intersection of North Street and the Reservoir Park entrance, and South Street and the Reservoir Park entrance shall be raised and at minimum 60 feet long at North Street and 15 feet long at South Street. High quality paving materials such as unit paving are recommended. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

GUIDELINES

G.5.14.1 Stormwater Management

To the extent possible, stormwater generated within the North Street and South Street right-of-ways shall be treated within the right-of-way in centralized linear bioretention treatment areas adjacent to the sidewalk. The bioretention planters adjacent to the sidewalk shall have a 6-inch curb for fall protection. An alternate treatment option is to route North Street and South Street stormwater to Reservoir Park. A Brighton Paseo stormwater area is also under consideration.

G.5.14.2 Mountable Traffic Circle

High quality paving such as unit paving is encouraged around the mountable traffic circles at the intersection of North Street and West Street and the intersection of South Street and West Street. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

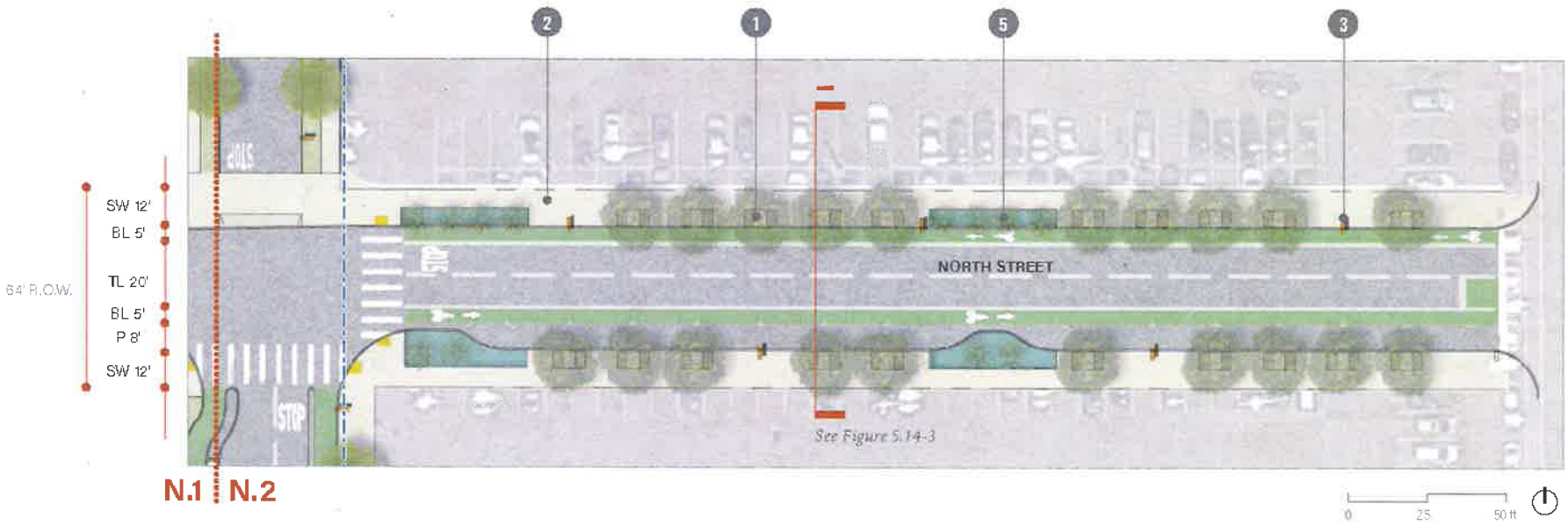
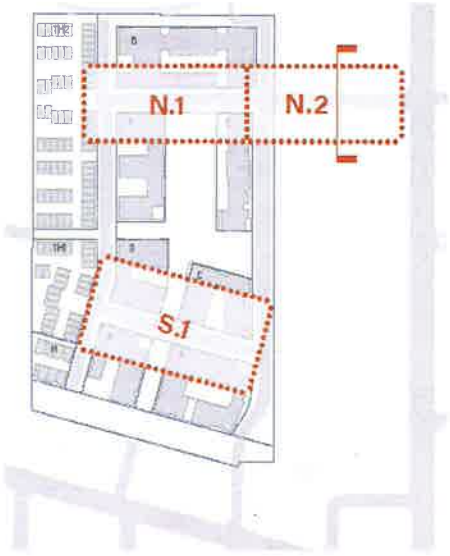


Figure 5.14–2: *North Street Site Plan N.2*

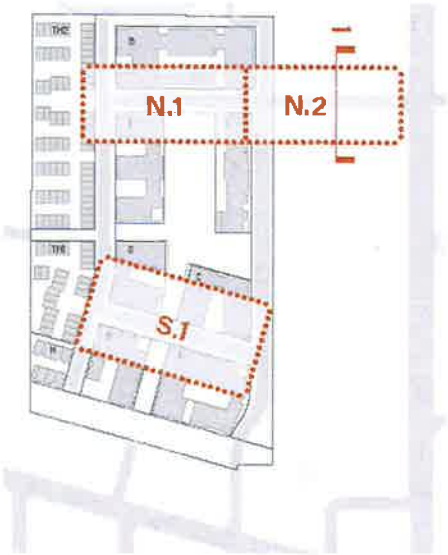


Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*



Key Map

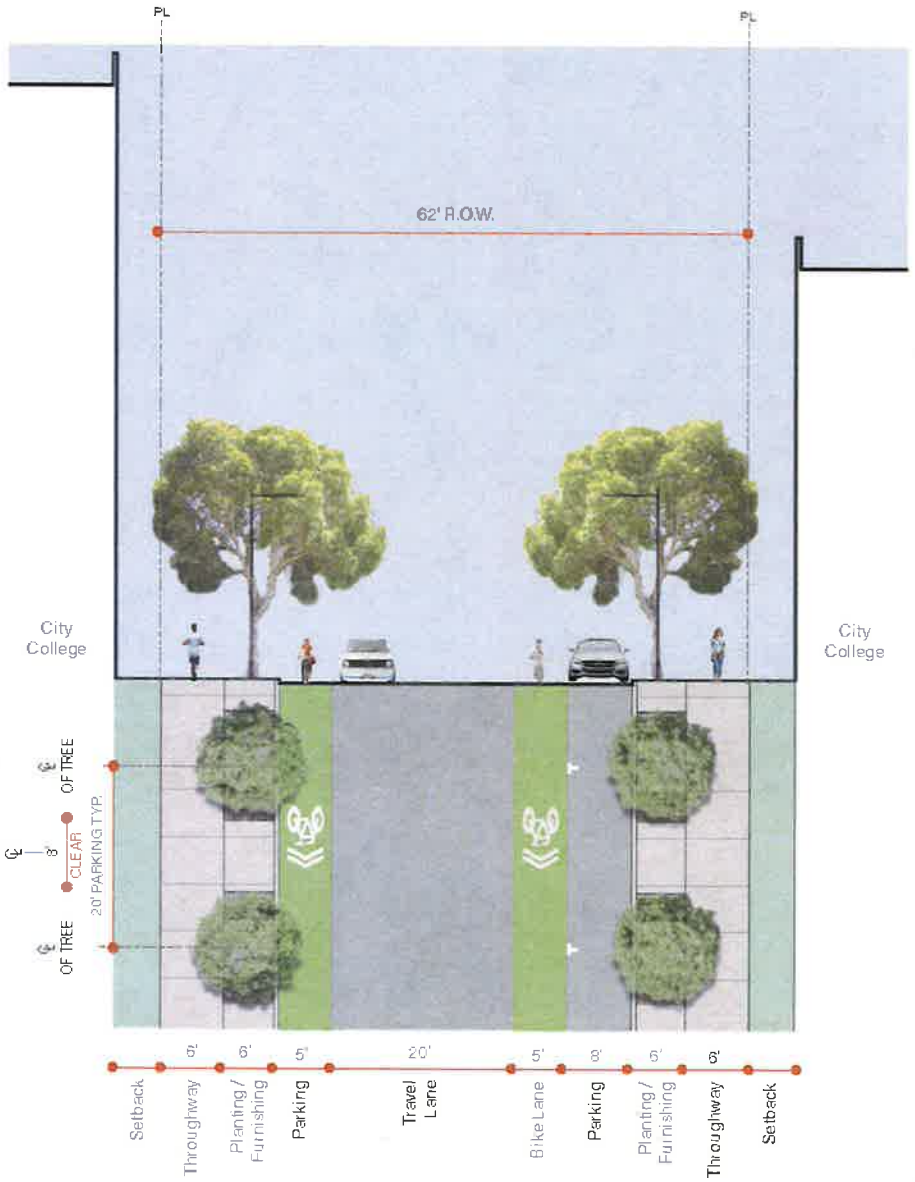


Figure 5.14–3: *North Street N.2 Section*

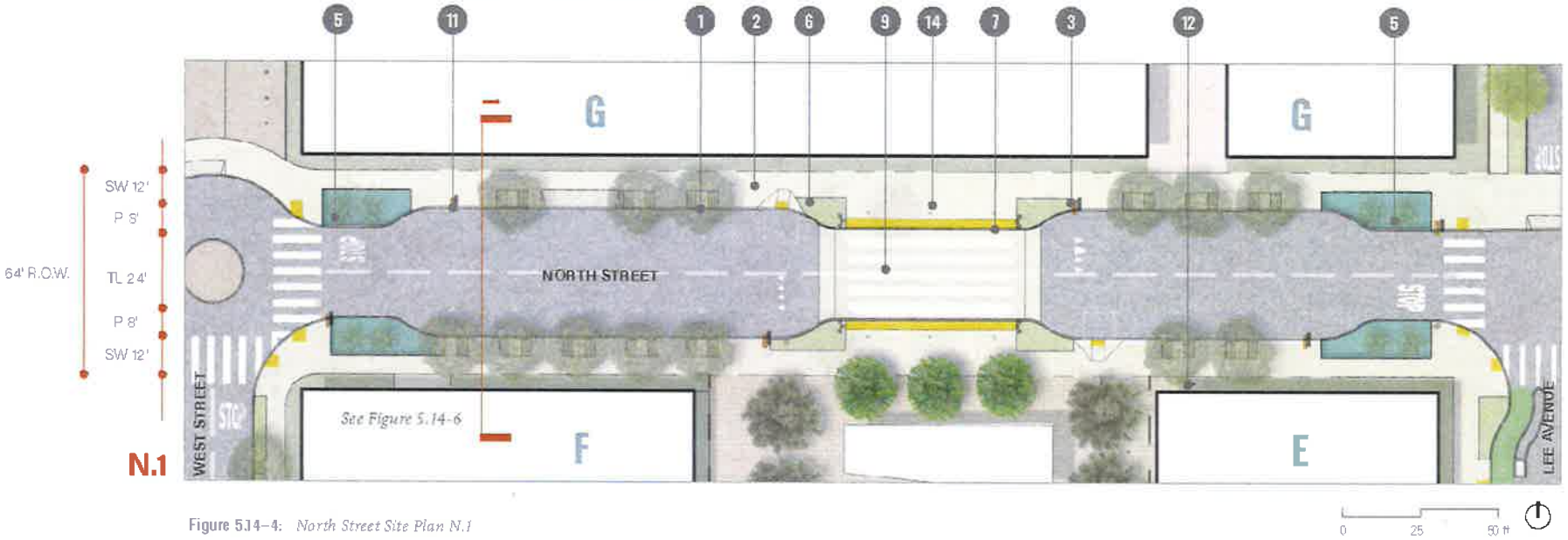
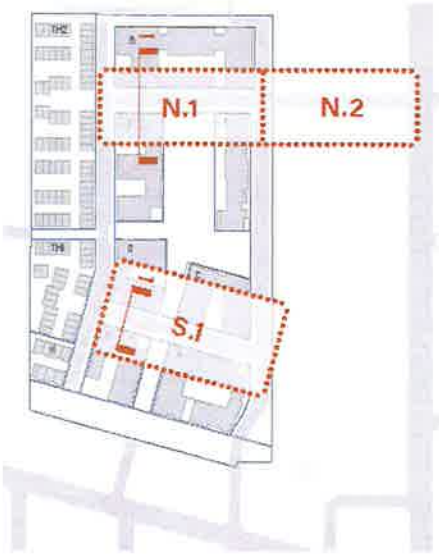


Figure 5.14–4: *North Street Site Plan N.1*



Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

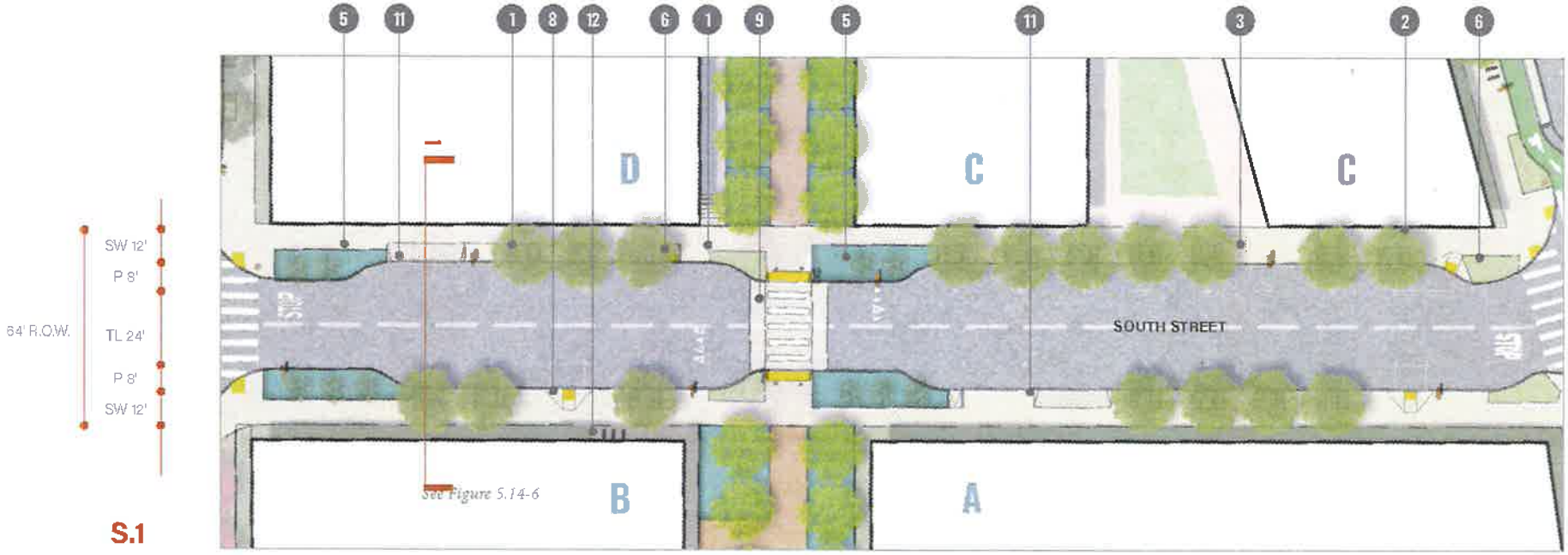


Figure 5.14–5: *South Street Site Plan S.1*

Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk with Special Treatment*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway - Asphalt*
17. *Curb Cut for Driveway*
18. *Bike Share*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*

Key Map

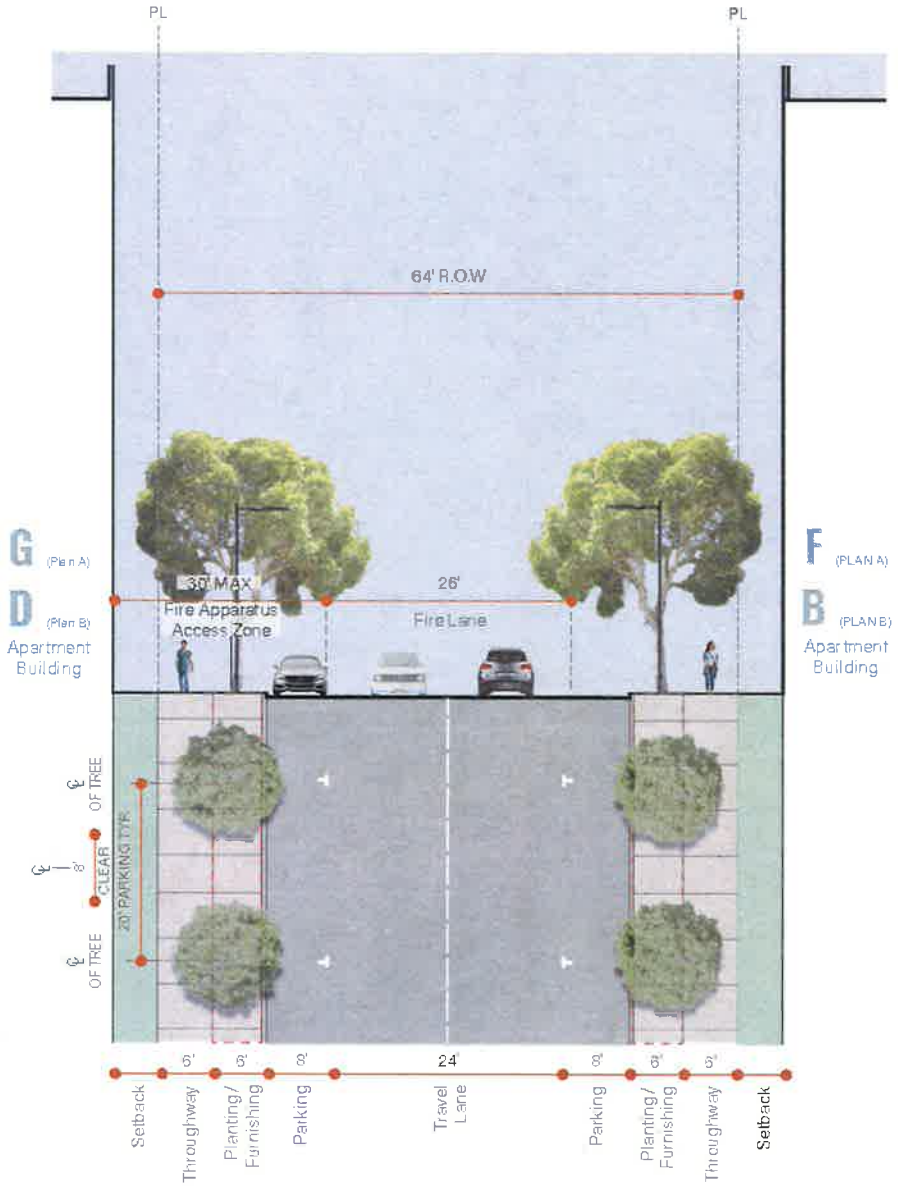
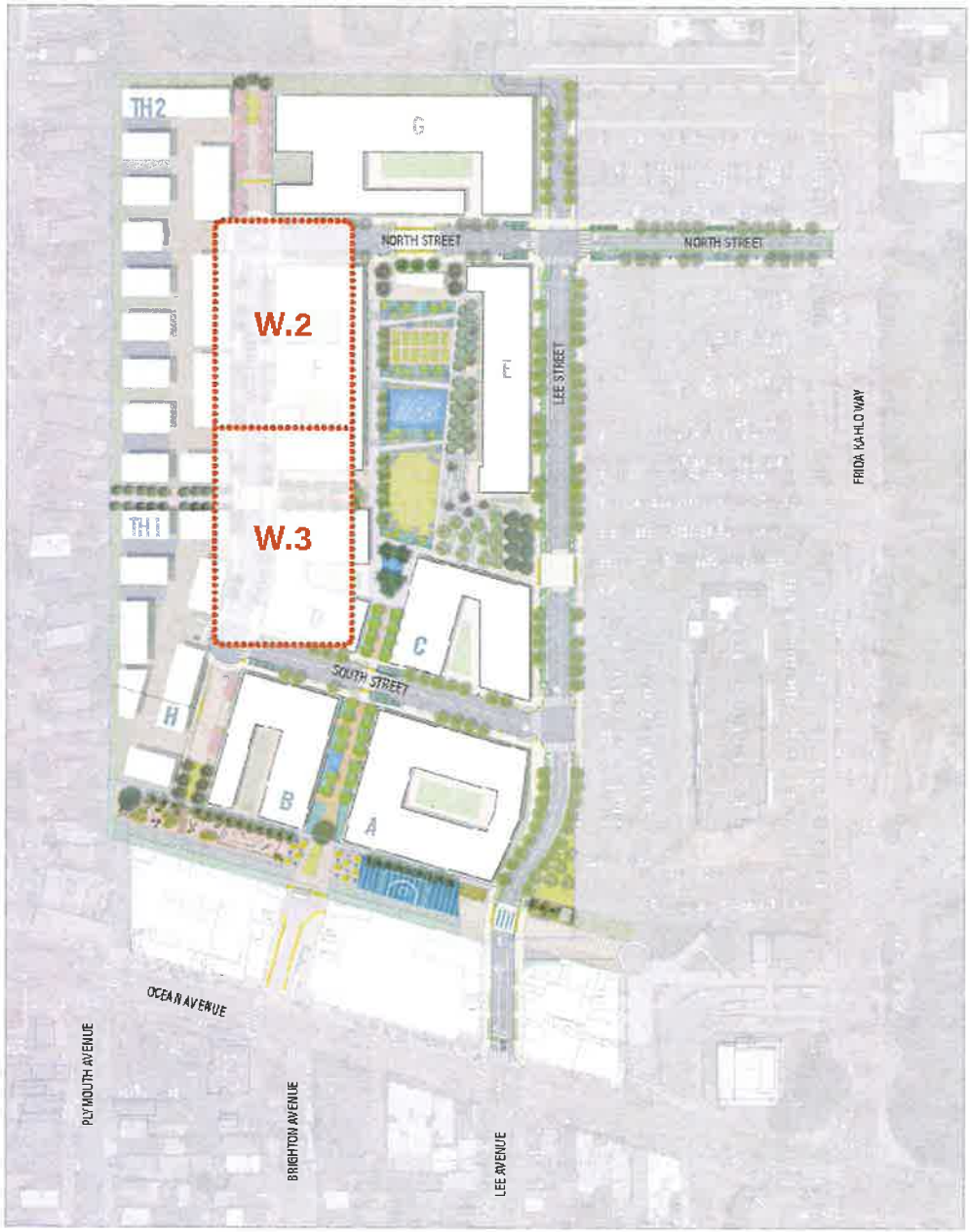


Figure 5.14–6: *North & South Street N.1 & S.2 Section*

5.15 WEST STREET

West Street will be a north-south neighborhood residential street with a 54-foot-wide right-of-way providing vehicular, pedestrian, and bike access to individual buildings, townhouses, San Ramon Paseo, and Reservoir Park. This street will have an asymmetrical profile with parallel parking on the east side. There will be one travel lane in each direction with a 10.5-foot-wide sidewalk on both sides of the street. Since there will be no parallel parking at the townhouse side of the street, a continuous 4-foot-wide tree and planting buffer with 8-foot-wide breaks every 60 feet will be provided along this frontage. The streetscape design will feature traffic calming elements such as chicanes, raised crosswalks, and mountable traffic circles.



Note: building footprints are for illustrative purposes only

Figure 5.15–1: *West Street, Key Map*

STANDARDS

S.5.15.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.15–2 through Figure 5.15–3.

S.5.15.2 Element and Material Specification

Elements per Figure 5.15–2. All elements shown shall be included. Dimensions vary to meet site-specific conditions.

S.5.15.3 Raised Crosswalk

The crosswalk at the intersection of West Street and the Reservoir Park entry shall be raised and 30 feet long at minimum. High quality paving materials such as unit paving is recommended. See MIP (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

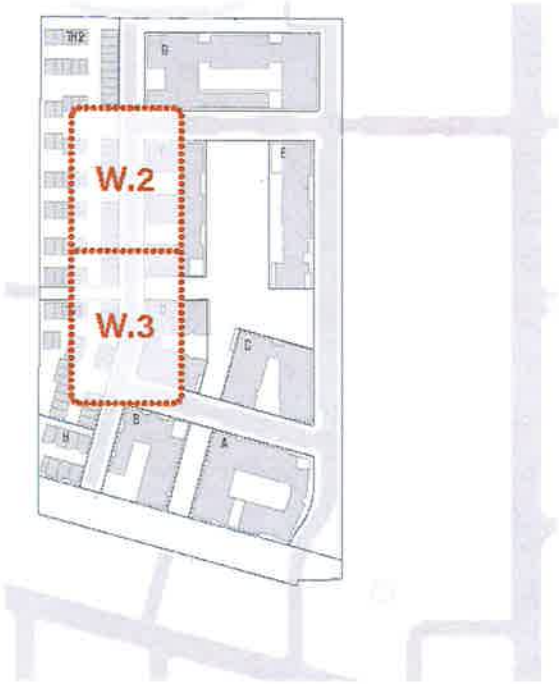
GUIDELINES

G.5.15.1 Stormwater Management

Due to grading challenges and spatial constraints, West Street will not be able to meet the 25% reduction in stormwater rate and volume. The open space stormwater management area will be oversized beyond the 25% requirement to offset the West Street stormwater requirement. See Chapter 6 (Open Space Network) for more information.

G.5.15.2 Mountable Traffic Circle

High-quality paving such as unit paving is recommended at the mountable traffic circle at the intersection of North Street and West Street and the intersection of South Street and West Street.

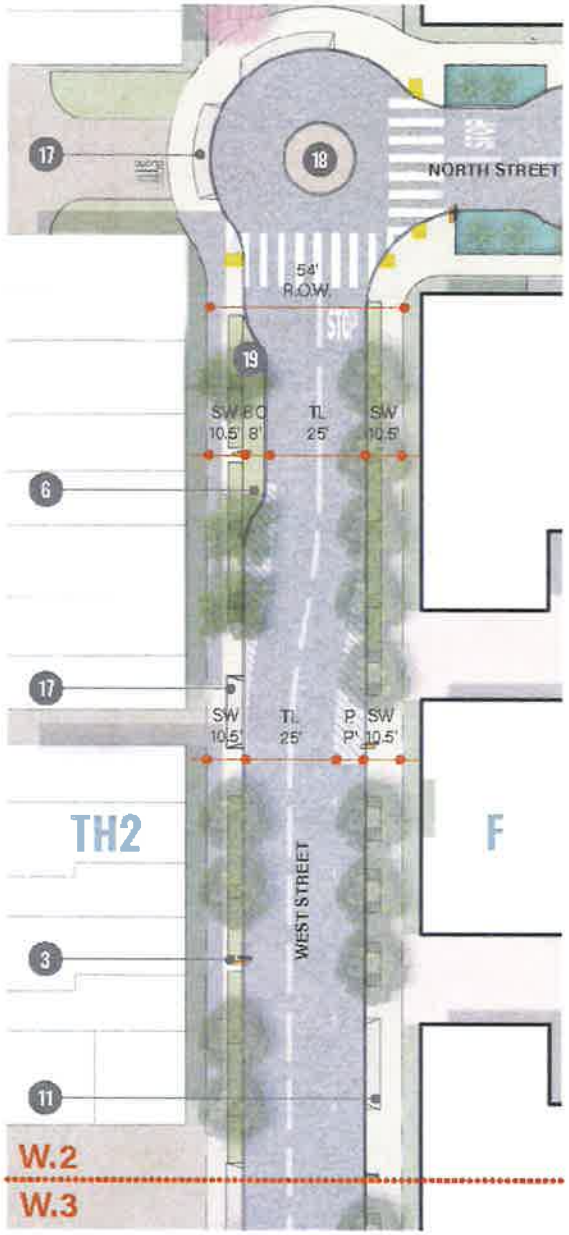


Key Map

LEGEND

1. *Tree Well*
2. *Concrete Sidewalk*
3. *Street Light*
4. *Litter + Recycling Receptacle*
5. *Bioretention Planting*
6. *Regular Planting*
7. *Warning Paver*
8. *Curb Cut for Accessible Loading/Parking*
9. *Raised Crosswalk*
10. *Traffic Island*
11. *Curb Cut for Garage*
12. *Bike Rack*
13. *Bench*
14. *Bollard*
15. *Concrete Unit Pavers*
16. *Roadway – Asphalt*
17. *Curb Cut for Driveway*
18. *Mountable Traffic Circle*

- **BL** *bike lane*
- **P** *parking*
- **SW** *sidewalk*
- **TL** *travel lane*
- **M** *median*
- **BO** *bulb-out*



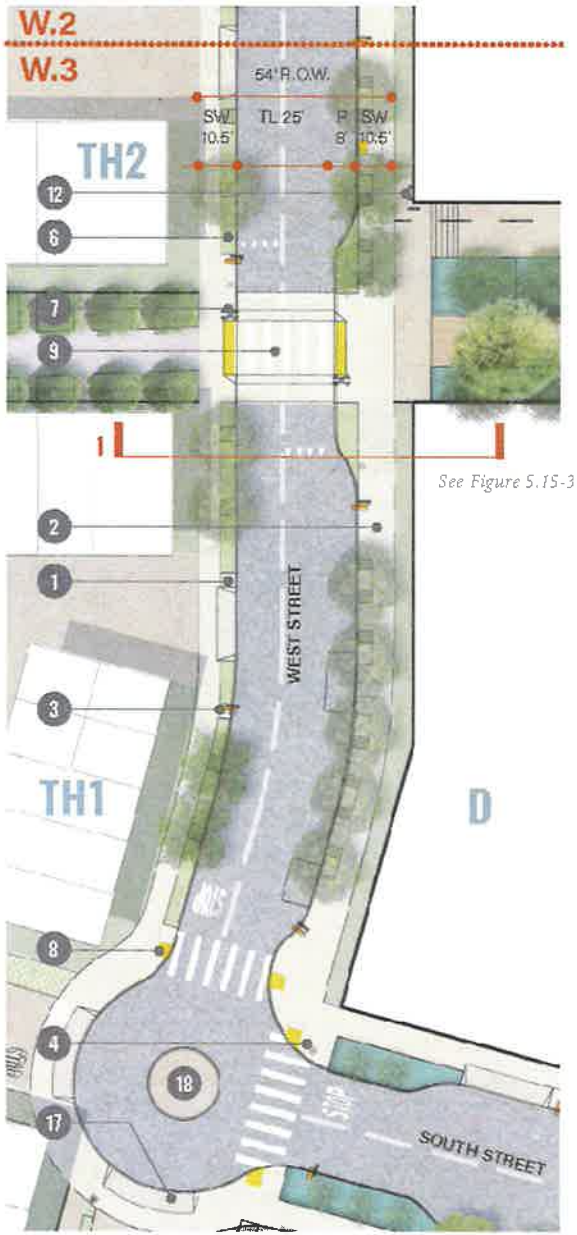


Figure 5.15–2: *West Street, Site Plan W.2 & W.3*

Key Map

** Planting zone to contain 500 cubic feet of verified growing media at a 3-foot depth per street tree*

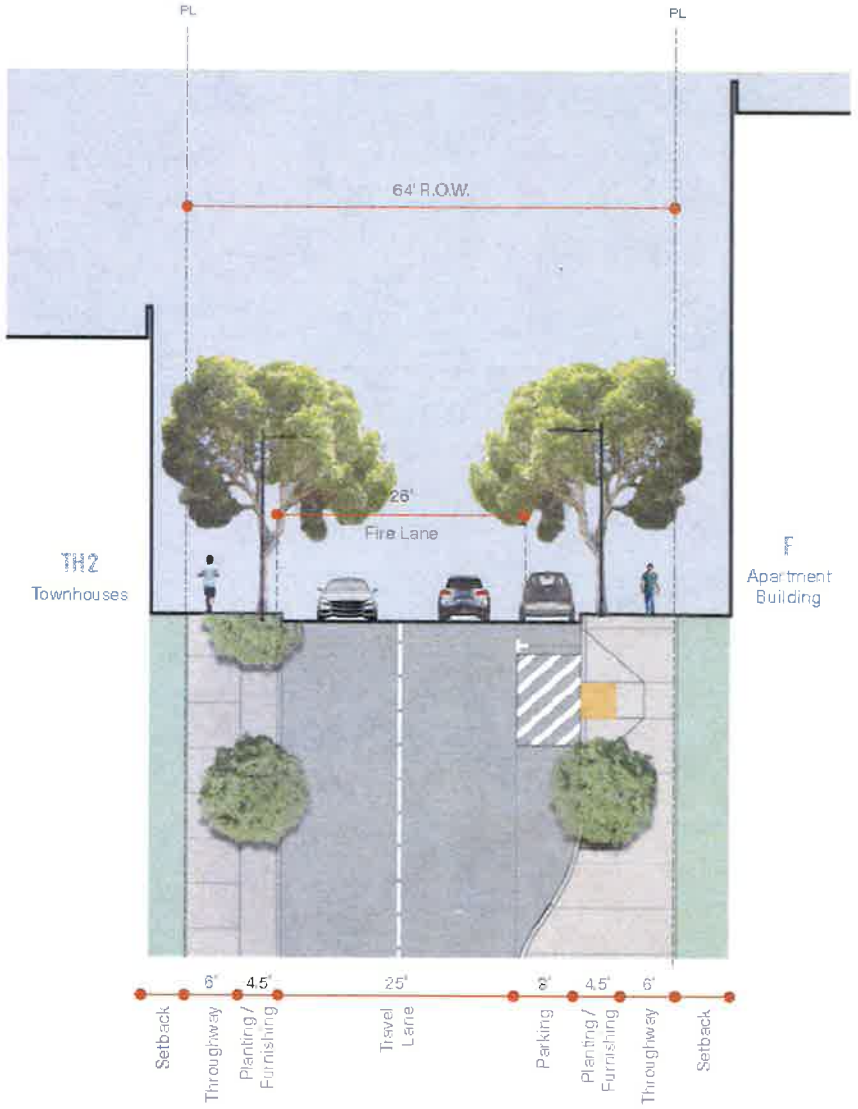


Figure 5.15-3: *West Street, Section 1* *(see "Figure 5.15-2: West Street, Site Plan W2 & W3")*

5.16 WEST STREETS NORTH AND SOUTH, SHARED STREETS

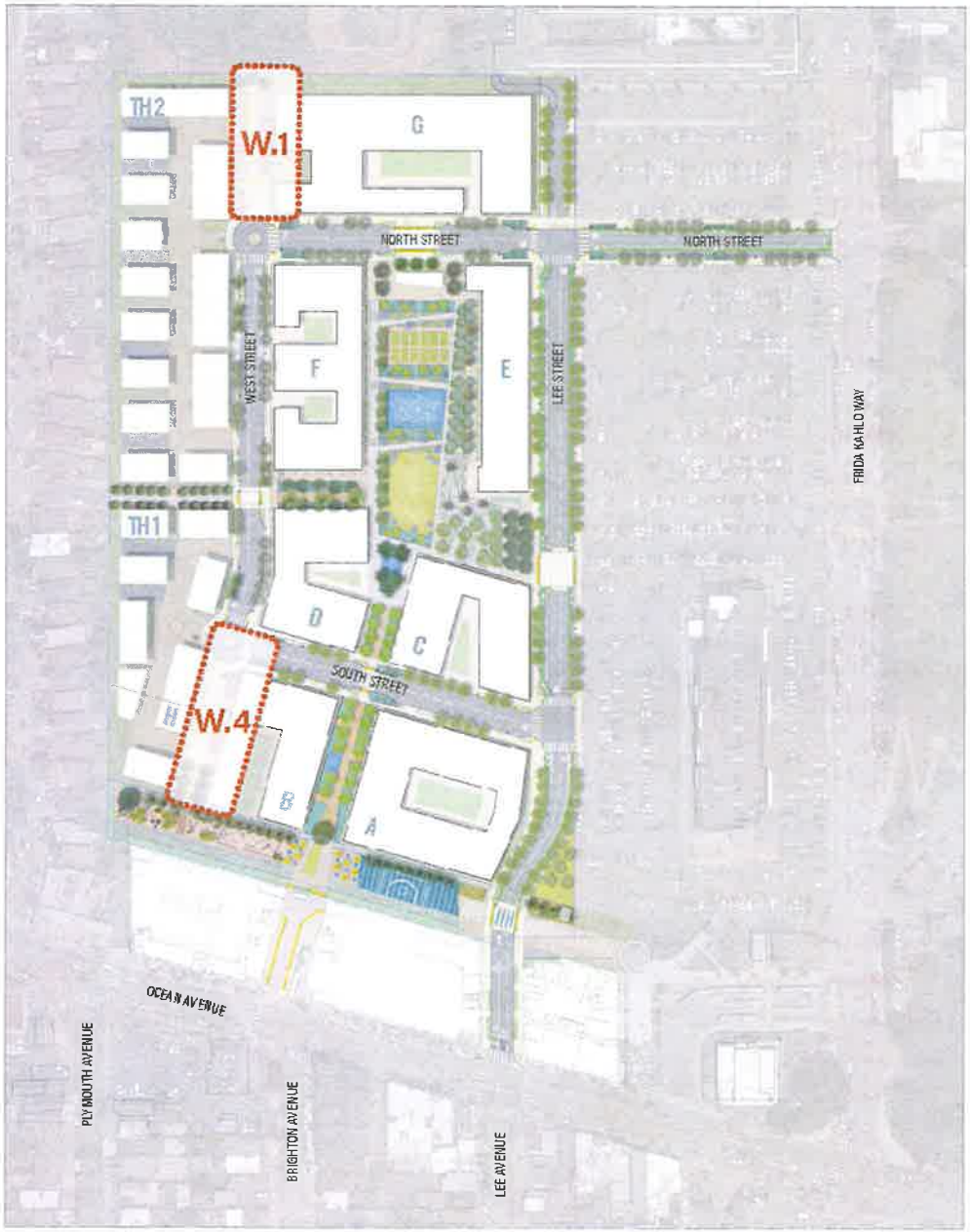
West Street North Shared Street (W.1)

The privately managed, pedestrianized raised street at the north end of West Street has a 54-foot-wide right-of-way. 28-feet outside the fire lane will serve as a usable open space with attractive paving that provides supplemental fire access and signifies pedestrian priority, and at the seating area with large trees at the end of the street to terminate the view. The streets will be flanked by townhouse entries on the west side and stoops on the east side. Off-street loading for Block G will be accommodated on the West Street North Shared Street.

West Street South Shared Street (W.4)

The West Street South shared street will also be a privately operated street. The south end of West Street will provide fire access, vehicular access, and off-street loading for Block B and the townhouse area. This curbless street will be flanked by plantings and stoops on both sides and will be curbless with permeable paving and warning pavers to emphasize its pedestrian nature of the street.

The pocket park at the West Street North is one of the possible dog relief area locations currently under consideration. See Section 6.18 (Dog Relief Area) for additional information.



Note: building footprints are for illustrative purposes only

Figure 5.16–1: *West Street, Shared Street Key Map*

STANDARDS

S.5.16.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.16–2 (West Street North, Site Plan W.1).

S.5.16.2 Element and Material Specification

Elements are per Figure 5.16–2 and Figure 5.16–5. All elements shown shall be included. Dimensions vary.

S.5.16.3 Street Profile

The street shall be curbless and paved with ADA accessible, H-20 load-bearing special paving to emphasize pedestrian priority.

S.5.16.4 Fire Access

26-foot-clear fire access zones shall be provided. See Balboa Reservoir Infrastructure Plan (Section 6.2.4: Fire Department Access) for more details.

S.5.16.5 Loading

Shared public ways at the north and south end of West Street shall accommodate auto access and loading to adjacent townhouses. See Balboa Reservoir Infrastructure Plan (Figure 6.9: Proposed Service & Loading Plan) for more details.

S.5.16.6 Street Furnishing and Lighting

Since West Street has limited auto access at the north and the south ends, the termini can double-up as usable outdoor space. They should be developed to have a plaza-like character with furnishings and street lighting which serves pedestrians as well as autos.

GUIDELINES

G.5.16.1 Vehicular Access

At West Street South, vehicular access shall be limited to 2/3 of the street so a mini park can be accommodated at the end of the street to serve as a gateway to the SFPUC Open Space and to provide a visual terminus at the end of street at West Street North. Special paving shall be used for the entire roadway to distinguish the shared zone from vehicular driveway in public streets.

G.5.16.2 Planting

Planting should maximize habitat creation and stormwater management. See Section 5.9 (Street Planting Palette).

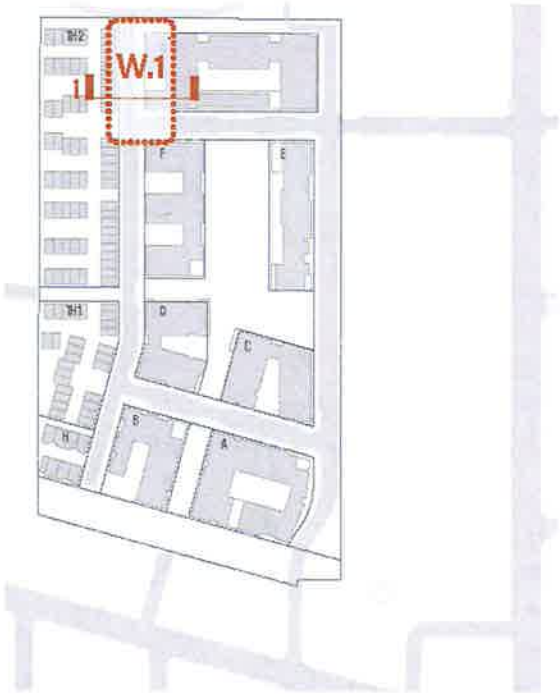
G.5.16.3 Stormwater Management

Stormwater generated within West Street South should be treated within the right-of-way. Permeable paving is recommended.

High quality paving creates a plaza-like environment to serve slow vehicles, bike and pedestrian circulation

Fire access lane serves as pedestrian pathway

WEST STREET NORTH, SHARED STREET



Key Map

LEGEND

1. *Firelane*
2. *Stoop Entrances*
3. *Mini Park/Dog Relief Area*
4. *Off-Street Loading Zone*

P *parking*
SW *sidewalk*
TL *travel lane*
BL *bike lane*
M *median*
BO *bulb-out*
FL *fire lane*

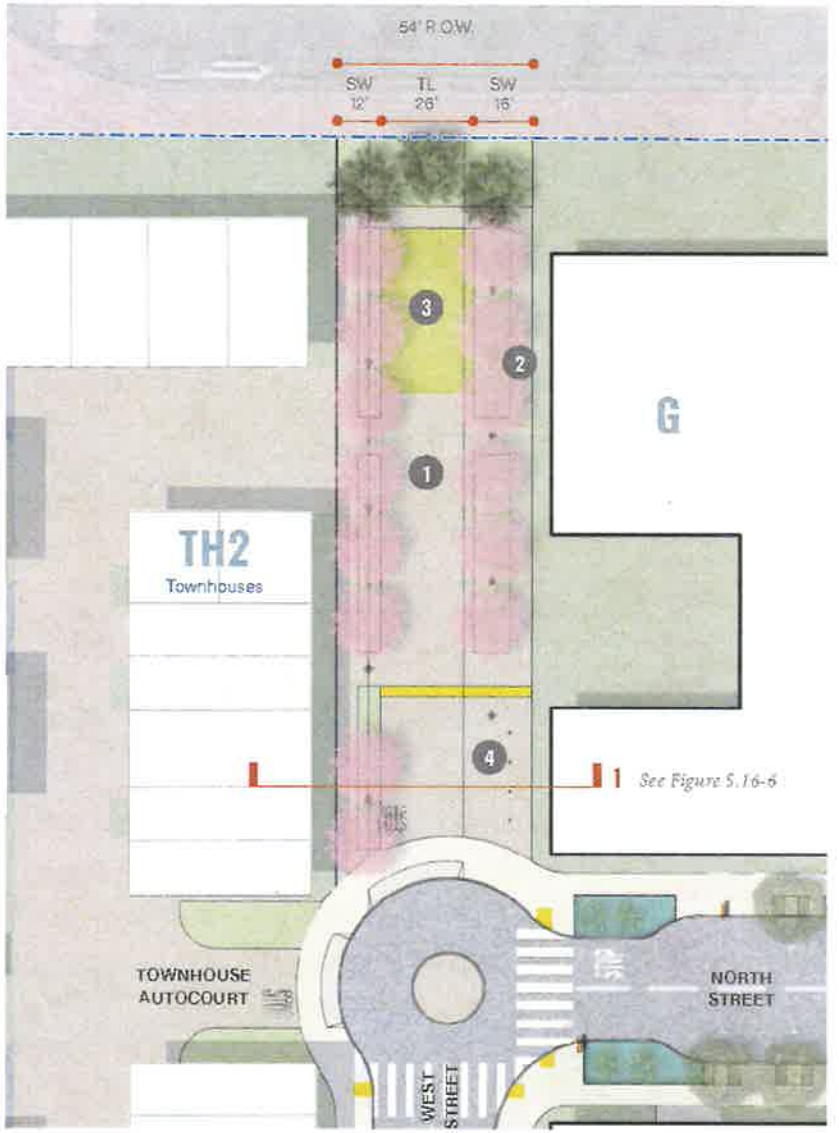
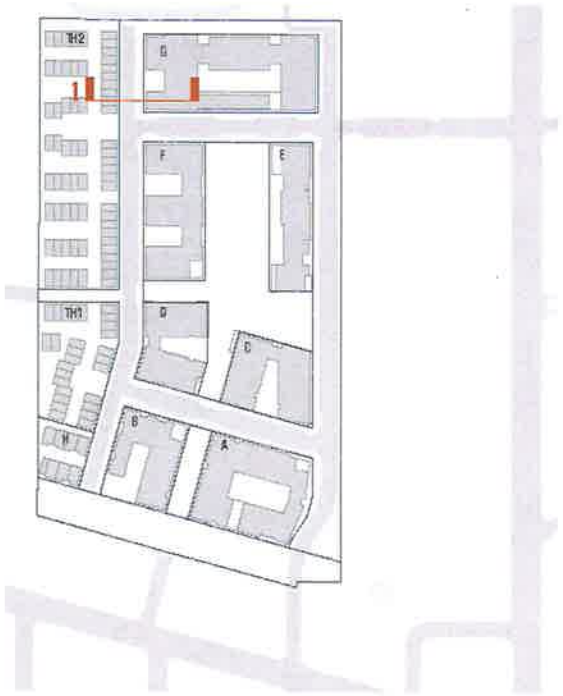


Figure 5.16-2: *West Street North, Site Plan W.1*



Key Map

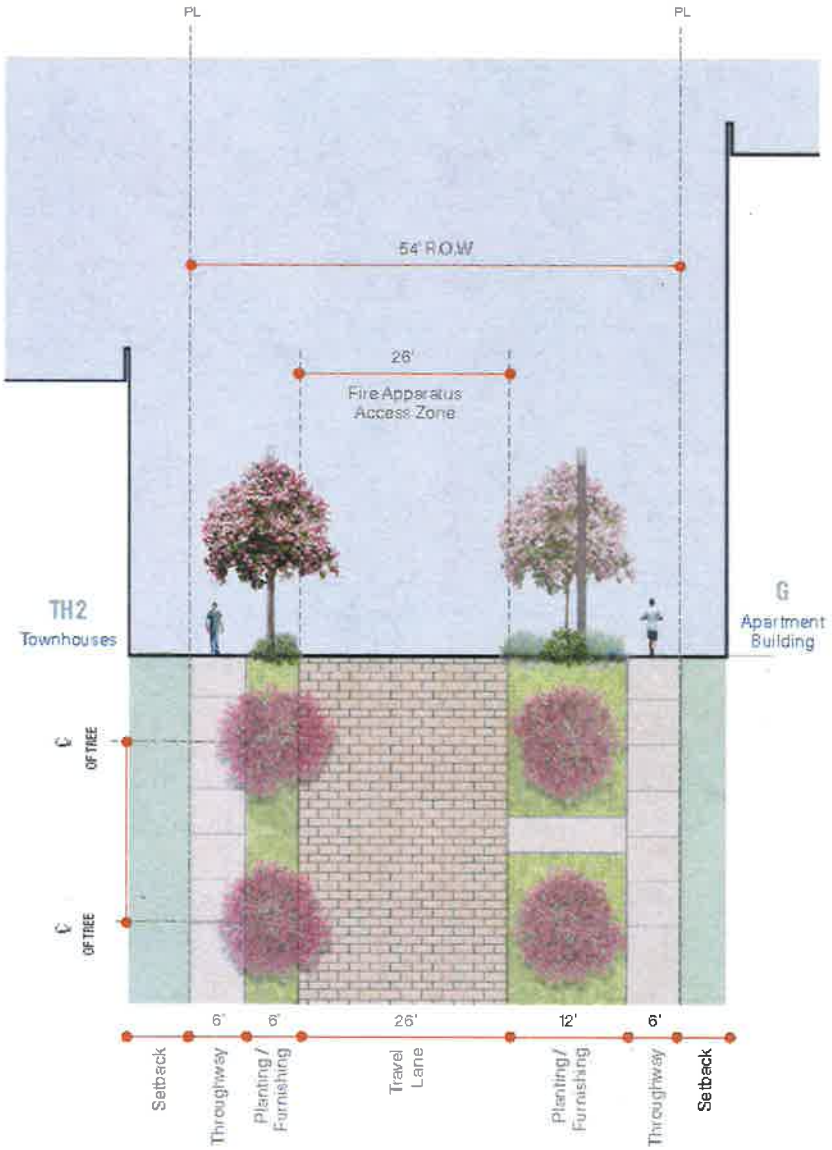
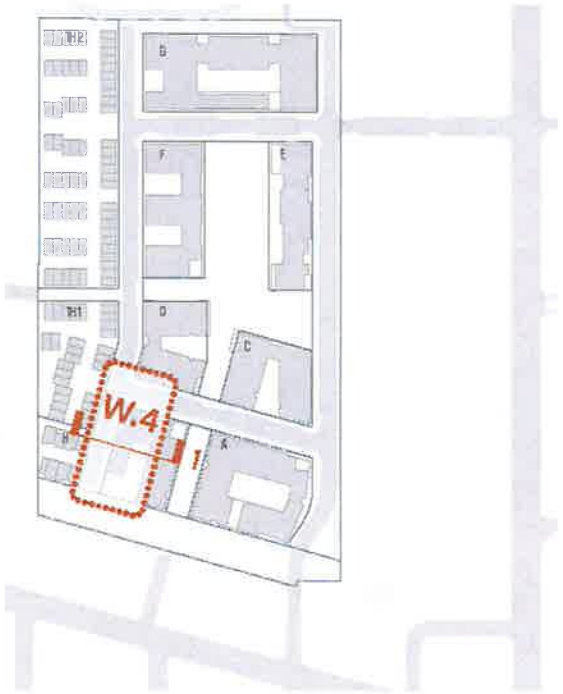


Figure 5.16–3: *West Street North, Section 1* *(see "Figure 5.15.2: West Street North, Plan Enlargement", Site Plan W.1)*

WEST STREET SOUTH, SHARED STREET

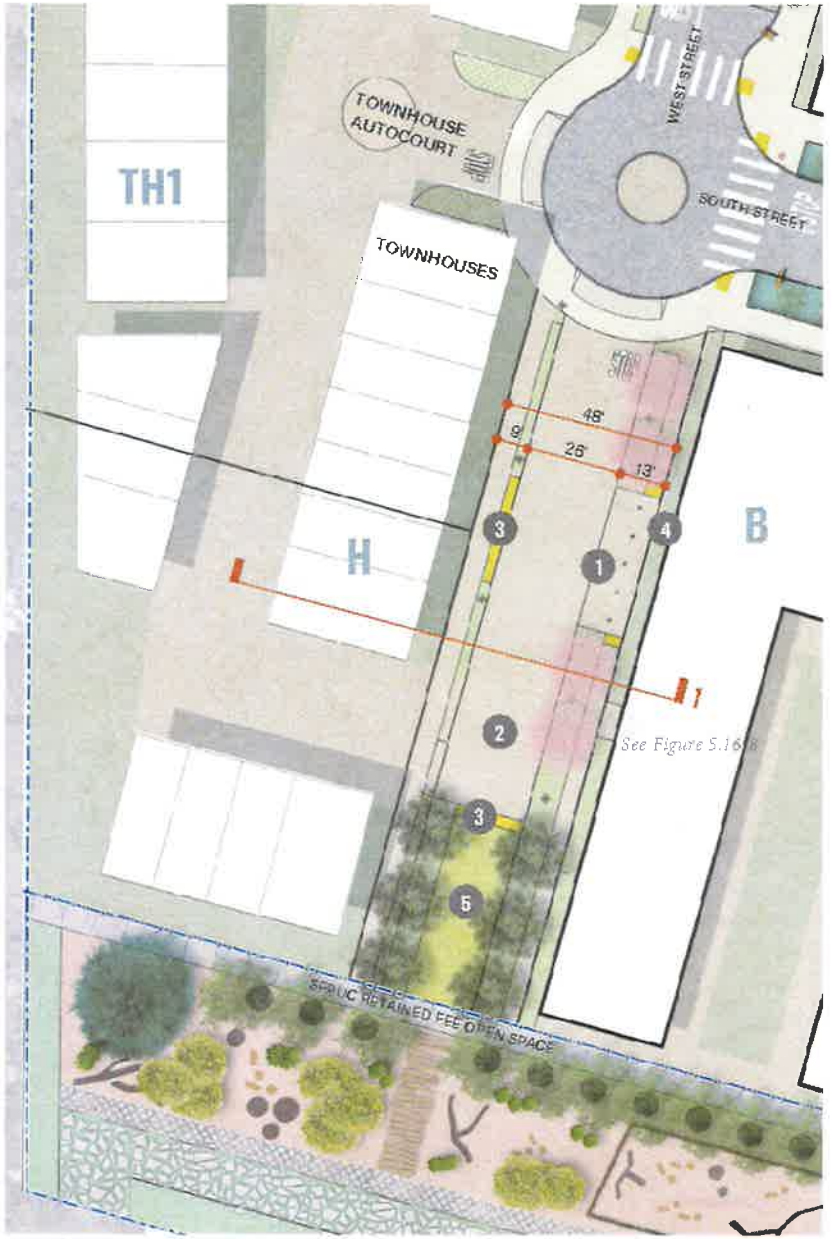


Key Map

LEGEND

1. *Off-Street Loading Zone*
2. *Raised Street /Fire Lane With Permeable Paving*
3. *Warning Paving*
4. *Stoop Entrances*
5. *Mini Park*

BL *bike lane*
P *parking*
SW *sidewalk*
TL *travel lane*
M *median*
BO *bulb-out*



W.4

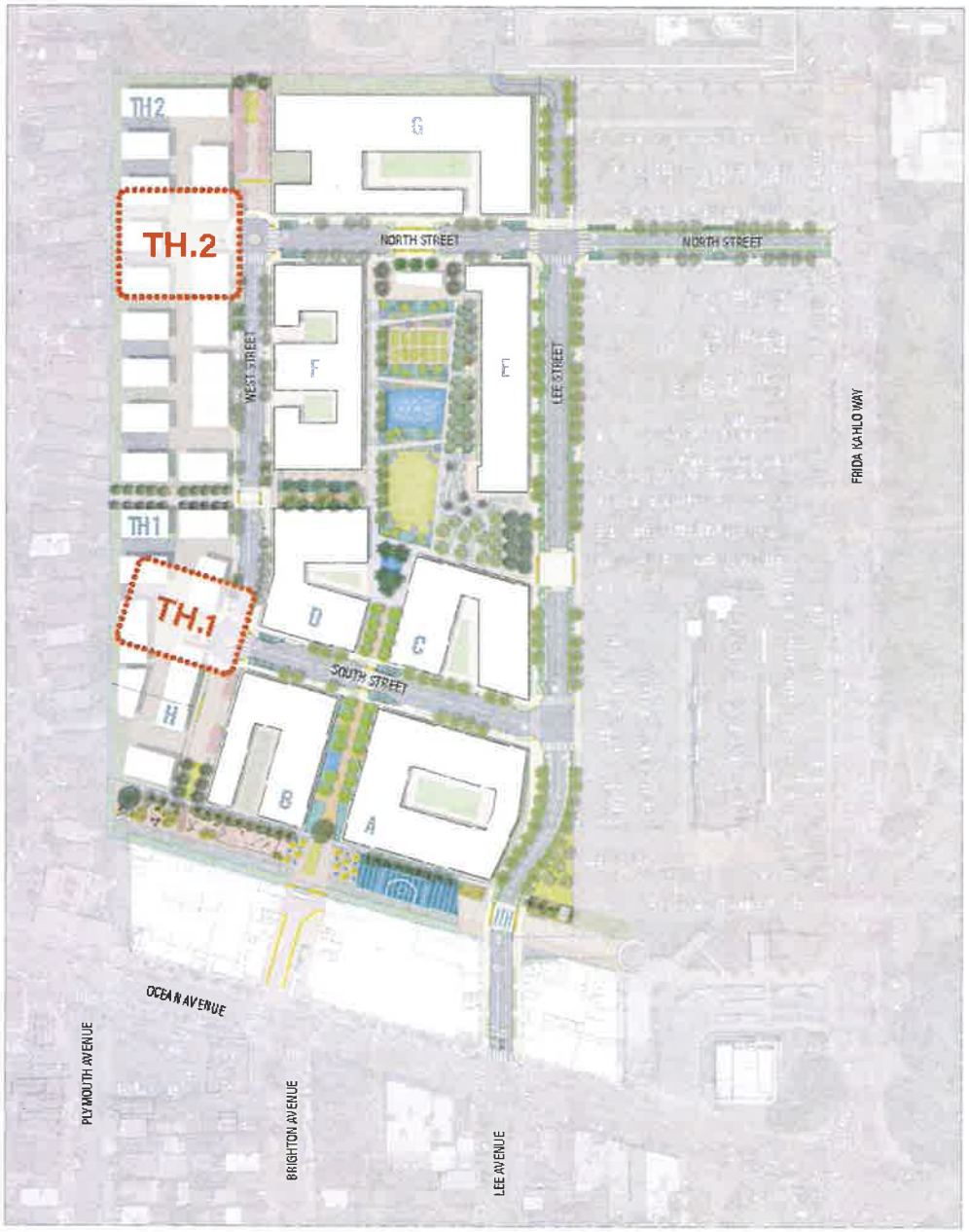
Figure 5.16–4: *West Street South, Site Plan W.4*

Key Map

Figure 5.16–5: *West Street South, Section 1* *see "Figure 5.15.6: West Street South, Plan Enlargement", Site Plan W.4

5.17 TOWNHOUSE ENTRY COURTS AND PRIVATE DRIVES

The intent of the townhouse entry courts is to provide a strong visual terminus to North and South Streets, and to integrate the townhouses into the rest of the project. Entry courts and private drives within the townhouse neighborhood will be designed to accommodate pedestrian and cyclists as well as low speed vehicle circulation.



Note: configuration of private drives and buildings are for illustrative purposes only.

Figure 5.17–1: *Townhouse Entry Courts, Key Map*

STANDARDS

S.5.17.1 Entry Courts

Entry courts shall be designed as auto/pedestrian courts and shall be located at the ends of North Street and South Street. Special paving and curbless treatment shall be used to emphasize their pedestrian character. No gates or fences are allowed at the auto court entries. Refer to Section 7.29 (Entry Courts) for additional standards at entry courts and private drives.

S.5.17.2 Private Drives

Special paving and curbless treatment shall be provided at private drives within the townhouse neighborhood to emphasize the pedestrian character. Planting shall be maximized to enhance the pedestrian character and to slow vehicle traffic.

S.5.17.3 Stormwater Management

Stormwater that is generated within the right-of-way of townhouse driveways shall be treated within the townhouse development parcel. Permeable paving is recommended as a driveway and auto court treatment to increase pervious surface area.

GUIDELINES

G.5.17.1 Planting

Planting should maximize habitat creation and stormwater management. See Section 5.9 (Street Planting Palette).

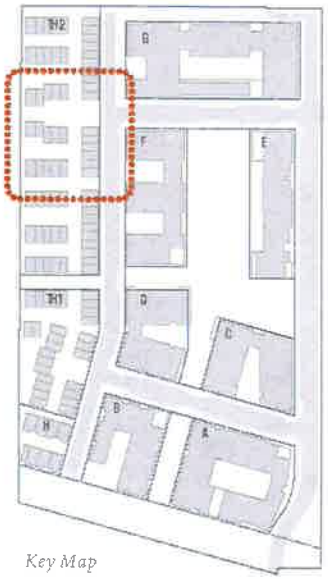
Permeable and vehicular rated paving is used to maximize pervious surface for stormwater management

Planting is maximized wherever possible to scale down the width of the driveway and for traffic calming.

High quality paving material, planting and accent lighting create a pedestrian environment.

Figure 5.17–2: *Auto Court and Private Drive Precedents*

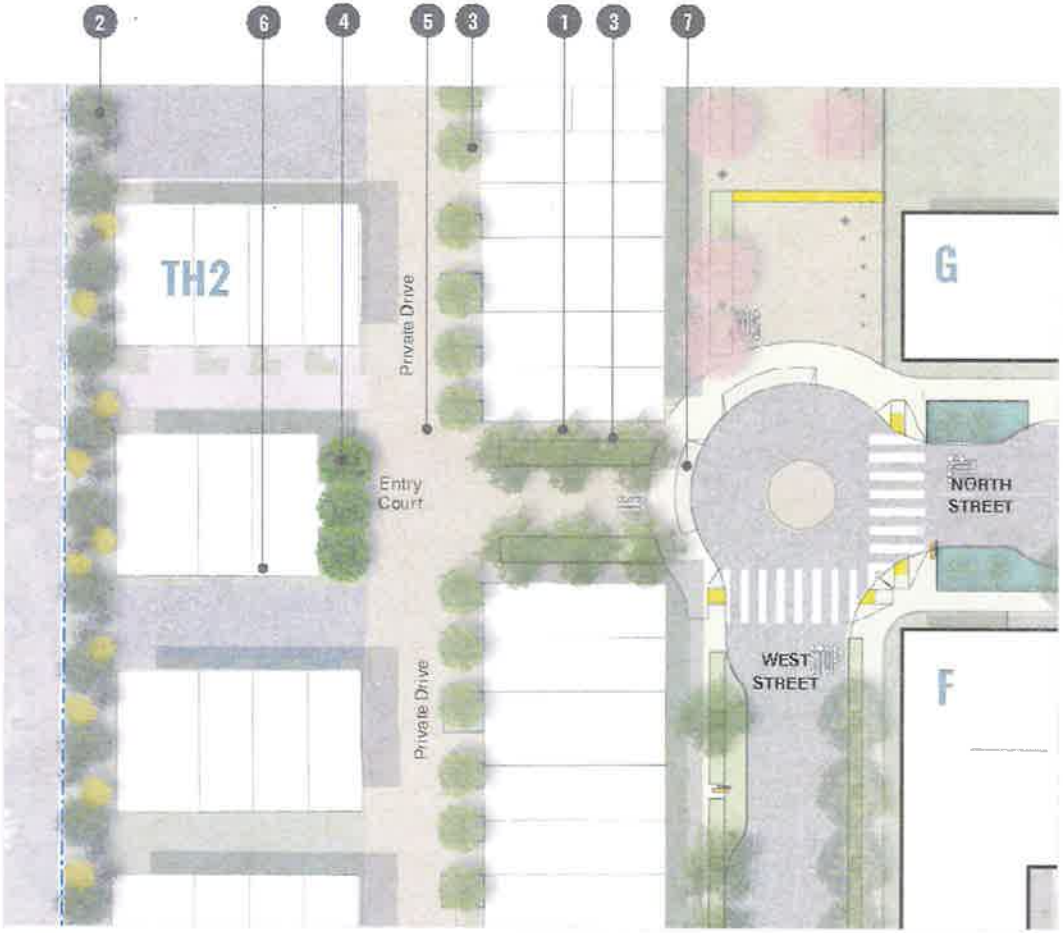
TH.2



Key Map

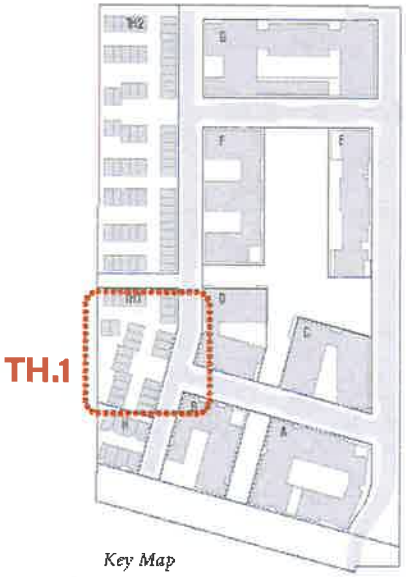
LEGEND

1. *Pedestrian Walkway*
2. *Buffer Planting*
3. *Tree Planting*
4. *Focal Tree Planting*
5. *Concrete Unit Paver*
6. *Townhouse Garage Entrance*
7. *Curb Cut for Private Drives*



TH.2

Figure 5.17–3: *Townhouse Entry Court, Site Plan TH.2*



LEGEND

1. Pedestrian Walkway
2. Buffer Planting
3. Tree Planting
4. Focal Tree Planting
5. Concrete Unit Paver
6. Townhouse Garage Entrance
7. Curb Cut for Private Drives

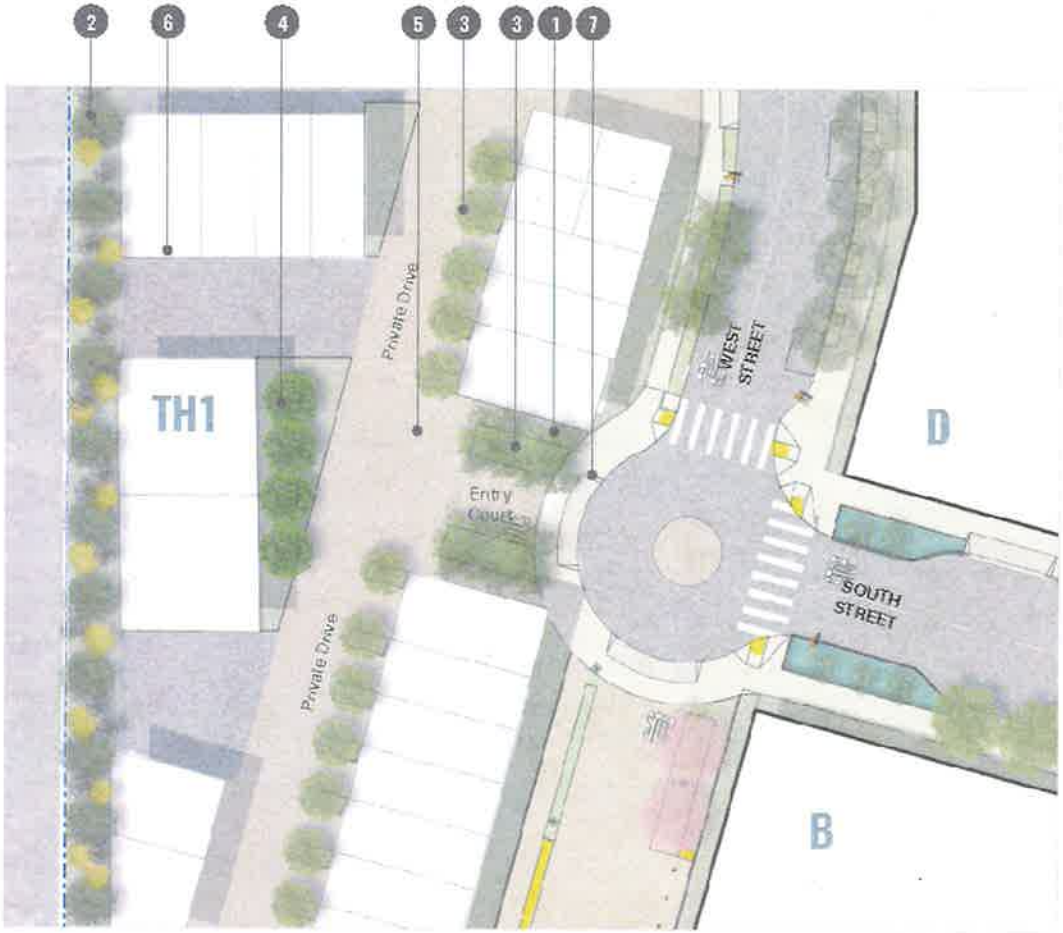


Figure 5.17–4: *Townhouse Entry Court, Site Plan TH.1*

APPENDIX B – PRELIMINARY GEOTECHNICAL REPORT

DRAFT

ROCKRIDGE GEOTECHNICAL

Prepared for **BRIDGE Housing Corporation**

PRELIMINARY GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENTIAL DEVELOPMENT AT BALBOA RESERVOIR
PHELAN AND OCEAN AVENUES
SAN FRANCISCO, CALIFORNIA

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January 22, 20118
Project No. 17-1425

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DRAFT

ROCKRIDGE GEOTECHNICAL

January 22, 2018
Project No. 17-1425

Mr. Justin Lai
Investment Analyst
BRIDGE Housing Corporation
600 California Street, Suite 900
San Francisco, California 94108

Subject: Preliminary Geotechnical Investigation
Proposed Residential Development at Balboa Reservoir Site
Phelan and Ocean Avenues
San Francisco, California

Dear Mr. Lai:

We are pleased to present the results of our preliminary geotechnical investigation for the proposed residential development to be constructed at the Balboa Reservoir site in San Francisco. Our services were provided in accordance with our proposal dated October 26, 2017 and a Budget Increase Request dated January 2, 2018.

The project site consists of a rectangular-shaped, 17-acre lot on the western side of Phelan Avenue, north of its intersection with Ocean Avenue. The site is bordered by Riordan High School to the north, single-family residential developments to the west, multi-story mixed-used buildings to the south, and a parking lot and multi-use building for the City College of San Francisco (CCSF). The site, which was previously excavated up to 15 feet below original grades for a planned reservoir, is currently an asphalt-paved parking lot used for CCSF student parking.

Current plans are to construct a 1,100-unit residential development which will consist of clusters of residential buildings separated by landscaped areas, walkways and parks. The buildings will be constructed near the existing grades and will consist of residential units of Type 5 construction over one-story concrete (Type I) podiums.

From a geotechnical standpoint, we conclude the site can be developed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical issues affecting the proposed development include site grading and support of the proposed structures. We preliminarily conclude the proposed buildings should be supported on conventional spread footings that gain support on undisturbed native soil or engineered fill.

This report presents our preliminary conclusions and recommendations regarding foundation design, earthwork and grading, seismic design, and other geotechnical aspects of the project. The recommendations contained in our report are based on limited subsurface exploration and review of available data for the site, and are not intended for final design. Final geotechnical design values should be confirmed by a detailed geotechnical investigation. In addition, variations between expected and actual soil conditions may be found in localized areas during construction. Therefore, we should be engaged to observe shoring and foundation installation, and fill placement, during which time we may make changes in our recommendations, if deemed necessary.

We appreciate the opportunity to provide our services to you on this project. If you have any questions, please call.

Sincerely,
ROCKRIDGE GEOTECHNICAL, INC.

DRAFT

Clayton J. Proto, P.E.
Project Engineer

DRAFT

Craig S. Shields, P.E., G.E.
Principal Engineer

Enclosure

DRAFT

ROCKRIDGE GEOTECHNICAL

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ROCKRIDGE GEOTECHNICAL

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APPENDIX A

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APPENDIX B

Corrosivity Test Results

DRAFT

ROCKRIDGE GEOTECHNICAL

PRELIMINARY GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENTIAL DEVELOPMENT AT BALBOA RESERVOIR
PHELAN AND OCEAN AVENUES
San Francisco, California

1.0 INTRODUCTION

This report presents the results of the preliminary geotechnical investigation performed by Rockridge Geotechnical, Inc. (Rockridge) for the proposed residential development to be constructed at the Balboa Reservoir site in San Francisco, California.

The project site consists of a rectangular-shaped, 17-acre lot on the western side of Phelan Avenue, north of its intersection with Ocean Avenue, as shown on Figure 1, Site Location Map. The site is bordered by Riordan High School to the north, single-family residences to the west, multi-story mixed-used buildings to the south, and a parking lot and multi-use building for the City College of San Francisco (CCSF) to the east. The site is currently an asphalt-paved parking lot used for CCSF student parking. The central portion of the site was previously excavated up to 15 feet below original grades for a planned reservoir, and an embankment up to about 30 feet tall was constructed along the western portion of the site.

Plans are to construct a 1,100-unit residential development which will consist of clusters of residential buildings separated by landscaped areas, walkways and parks. The buildings will consist of residential units of Type 5 construction over one-story concrete (Type I) podiums.

2.0 SCOPE OF SERVICES

Our investigation was performed in accordance with our Proposal for Preliminary Geotechnical Investigation with BRIDGE Housing, dated October 27, 2017, and a subsequent Budget Increase Request dated January 2, 2018. Our scope of services consisted of reviewing available geologic maps and geotechnical reports of the site and vicinity, exploring subsurface conditions at the site by performing six cone penetration tests (CPTs), advancing four exploratory borings, and performing engineering analyses to develop preliminary conclusions and recommendations regarding:

- site seismicity and seismic hazards, including the potential for liquefaction and liquefaction-induced ground failure
- the most appropriate foundation type(s) for the proposed structures
- preliminary design criteria for the recommended foundation type(s)
- estimates of foundation settlement
- 2016 San Francisco Building Code (SFBC) site class and design spectral response acceleration parameters
- construction considerations.

3.0 FIELD INVESTIGATION

Prior to performing the subsurface field investigation, we obtained a permit from the San Francisco Department of Public Health (SFDPH) and contacted Underground Service Alert (USA) to notify them of our work, as required by law. We also retained Precision Locating LLC, a private utility locator, to minimize the likelihood that an underground utility was encountered during our investigation. Details of the field exploration are described below.

3.1 Test Borings

Four borings, designated B-1 through B-4, were drilled on January 3, 2018 by Benevent Building of Concord, California at the approximate locations shown on Figure 2. Borings B-1, B-2, B-3, and B-4 were drilled to depths of about 26, 26, 11, and 6 feet bgs, respectively, using a limited-access drill rig equipped with solid flight augers. During drilling, our field engineer logged the soil encountered and obtained representative samples for visual classification and laboratory testing. The logs of the borings are presented on Figures A-1 through A-4 in Appendix A. The soil encountered in the borings was classified in accordance with the classification chart shown on Figure A-5.

Soil samples were obtained using a Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside and 1.5-inch inside diameter, without liners. The sampler was driven with an above-ground, 140-pound, hammer falling 30 inches per drop using a rope and cathead. The samplers were driven up to 18 inches and the hammer blows required to drive the samplers were

recorded every six inches and are presented on the boring logs. A "blow count" is defined as the number of hammer blows per six inches of penetration or 50 blows for six inches or less of penetration. The blow counts required to drive the SPT samplers were converted to approximate SPT N-values using factors of 1.2, respectively, to account for approximate hammer energy and the fact that the sampler was sized to accommodate liners, but was driven without liners. The blow counts used for this conversion were: (1) the last two blow counts if the sampler was driven more than 12 inches, (2) the last one blow count if the sampler was driven more than six inches but less than 12 inches, and (3) the only blow count if the sampler was driven six inches or less. The converted SPT N-values are presented on the boring logs.

Upon completion of drilling, the boreholes were backfilled with cement grout in accordance with SFDPH standards. The soil cuttings generated by the borings were spread in landscaping areas.

3.2 Cone Penetration Tests

Six CPTs, designated CPT-1 through CPT-6, were advanced on January 3, 2017 by Middle Earth GeoTesting of Orange, California at the approximate locations shown on the Site Plan, Figure 2. The CPTs were advanced until practical refusal was met in very dense sand, which occurred at depths ranging from approximately 5 to 46 feet below ground surface (bgs). The CPTs were performed with a truck-mounted rig hydraulically pushing a 1.7-inch-diameter cone-tipped probe into the ground. The probe measured tip resistance, pore water pressure, and frictional resistance on a sleeve behind the cone tip. Electrical sensors within the cone continuously measured these parameters for the entire depth advanced, and the readings were digitized and recorded by a computer. Accumulated data were processed by computer to provide engineering information such as soil behavior types, correlated strength characteristics, and estimated liquefaction resistance of the soil encountered. The CPT logs, showing tip resistance, friction ratio, pore water pressure, and soil behavior type, are shown on Figures A-6 through A-12 in Appendix A. Upon completion, the CPT holes backfilled with neat cement grout in accordance with SFDPH requirements.

4.0 SITE AND SUBSURFACE CONDITIONS

We understand the site is currently owned by the San Francisco Public Utilities Commission, and was originally planned for use as a municipal water reservoir. Although the site was never used as a reservoir, the central portion of the site was excavated down approximately 15 feet and an embankment approximately 30 feet tall was constructed along the western and southern boundary. The southern embankment was removed in 2008, and a new embankment was constructed along the eastern site boundary between 2008 and 2009. The central, depressed portion of the site is currently occupied by an asphalt parking lot.

As presented on the Regional Geologic Map (Figure 3), the site is mapped in a zone of early-Pleistocene alluvium (Qoa) (Graymer, 2006). Based on the results of our investigation and our understanding of the site history, we conclude the non-embankment portion of the site is underlain by a deposit of medium dense to very dense silty sand with occasional clay interbeds, known locally as the Colma formation. The Colma formation extends to a depth of at least 46 feet bgs at location CPT-6, the maximum depth explored. The embankment consists of sand fill which was likely excavated onsite and re-worked. Documentation of the embankment construction was not available; however, the results of our investigation indicates that the fill appears to have been well-compacted and is generally dense to very dense in consistency.

Free groundwater was not observed in our borings. We reviewed the results of a 2010 geotechnical investigation performed by Fugro, Inc for a development on Phelan Loop immediately southeast of the site. In this investigation, groundwater was encountered in one boring at a depth of about 22 feet bgs, while a second boring drilled to 40 feet did not encounter groundwater. To better estimate the highest potential groundwater level at the site, we also reviewed information on the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov/). The closest site with groundwater information on the GeoTracker website is at 1490 Ocean Avenue, which is about 600 feet west of the subject property. Recorded depths to groundwater at the 1490 Ocean Avenue site has fluctuated from about 18 to 33 feet bgs during the time period of 2002 to 2012. Ground surface elevations at 1490 Ocean Avenue are approximately 20 feet below existing grades at the Balboa Reservoir

site. The groundwater level at the site is expected to fluctuate several feet seasonally with potentially larger fluctuations annually, depending on the amount of rainfall. Based on available data, we conclude a design high groundwater level of 20 feet bgs could be used for preliminary design.

5.0 SEISMIC CONSIDERATIONS

The San Francisco Bay Area is considered to be one of the more seismically active regions in the world. We preliminarily evaluated the potential for earthquake-induced geologic hazards including ground shaking, ground surface rupture, liquefaction,[1] lateral spreading,[2] and cyclic densification[3]. The results of our evaluation regarding seismic considerations for the project site are presented in the following sections.

5.1 Regional Seismicity and Faulting

The major active faults in the area are the Hayward, San Andreas, and Calaveras faults. These and other faults of the region are shown on Figure 4. The fault systems in the Bay Area consist of several major right-lateral strike-slip faults that define the boundary zone between the Pacific and the North American tectonic plates. Numerous damaging earthquakes have occurred along these fault systems in recorded time. For these and other active faults within a 50-kilometer radius of the site, the distance from the site and estimated mean characteristic moment magnitude[4] [Working Group on California Earthquake Probabilities (WGCEP, 2008) and Cao et al. (2003)] are summarized in Table 2.

---

1 Liquefaction is a phenomenon where loose, saturated, cohesionless soil experiences temporary reduction in strength during cyclic loading such as that produced by earthquakes.

2 Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

3 Cyclic densification is a phenomenon in which non-saturated, cohesionless soil is compacted by earthquake vibrations, causing ground-surface settlement.

4 Moment magnitude is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.

TABLE 2
Regional Faults and Seismicity

Fault Segment	Approximate Distance from Site (km)	Direction from Site	Mean Characteristic Moment Magnitude
N. San Andreas - Peninsula	5	West	7.20
N. San Andreas (1906 event)	5	West	8.05
San Gregorio Connected	12	West	7.50
N. San Andreas - North Coast	12	West	7.51
Total Hayward	24	Northeast	7.00
Total Hayward-Rodgers Creek	24	Northeast	7.33
Monte Vista-Shannon	37	Southeast	6.50
Mount Diablo Thrust	40	East	6.70
Rodgers Creek	40	North	7.07
Total Calaveras	41	East	7.03
Point Reyes	41	Northwest	6.90
Green Valley Connected	45	East	6.80

Since 1800, four major earthquakes (i.e., Magnitude > 6) have been recorded on the San Andreas fault. In 1836, an earthquake with an estimated maximum intensity of VII on the Modified Mercalli (MM) Intensity Scale occurred east of Monterey Bay on the San Andreas fault (Toppozada and Borchardt 1998). The estimated moment magnitude, M_w, for this earthquake is about 6.25. In 1838, an earthquake occurred on the Peninsula segment of the San Andreas fault. Severe shaking occurred with an MM of about VIII-IX, corresponding to an M_w of about 7.5. The San Francisco Earthquake of 1906 caused the most significant damage in the history of the Bay Area in terms of loss of lives and property damage. This earthquake created a surface rupture along the San Andreas fault from Shelter Cove to San Juan Bautista approximately 470 kilometers in length. It had a maximum intensity of XI (MM), an M_w of about 7.9, and was felt 560 kilometers away in Oregon, Nevada, and Los Angeles. The Loma Prieta Earthquake of

October 17, 1989 had an M_w of 6.9 and occurred about 92 kilometers southeast of the site. On August 24, 2014 an earthquake with an estimated maximum intensity of VIII (severe) on the MM scale occurred on the West Napa fault. This earthquake was the largest earthquake event in the San Francisco Bay Area since the Loma Prieta Earthquake. The M_w of the 2014 South Napa Earthquake was 6.0.

In 1868, an earthquake with an estimated maximum intensity of X on the MM scale occurred on the southern segment (between San Leandro and Fremont) of the Hayward fault. The estimated M_w for the earthquake is 7.0. In 1861, an earthquake of unknown magnitude (probably an M_w of about 6.5) was reported on the Calaveras fault. The most recent significant earthquake on this fault was the 1984 Morgan Hill earthquake ($M_w = 6.2$).

The U.S. Geological Survey's 2014 Working Group on California Earthquake Probabilities has compiled the earthquake fault research for the San Francisco Bay area in order to estimate the probability of fault segment rupture. They have determined that the overall probability of moment magnitude 6.7 or greater earthquake occurring in the San Francisco Region during the next 30 years (starting from 2014) is 72 percent. The highest probabilities are assigned to the Hayward fault, Calaveras fault, and the northern segment of the San Andreas fault. These probabilities are 14.3, 7.4, and 6.4 percent, respectively.

5.2 Geologic Hazards

During a major earthquake on a segment of one of the nearby faults, strong to very strong ground shaking is expected to occur at the project site. Strong shaking during an earthquake can result in ground failure such as that associated with soil liquefaction, lateral spreading, and cyclic densification. We used the results of the CPTs and borings performed for this investigation to evaluate the potential of these phenomena occurring at the project site.

5.2.1 Ground Shaking

The ground shaking intensity felt at the project site will depend on: 1) the size of the earthquake (magnitude), 2) the distance from the site to the fault source, 3) the directivity (focusing of

earthquake energy along the fault in the direction of the rupture), and 4) site-specific soil conditions. The site is 5 kilometers from the San Andreas fault. Therefore, the potential exists for a large earthquake to induce strong to violent ground shaking at the site during the life of the project.

5.2.2 Liquefaction and Liquefaction-Induced Settlement

When a saturated, cohesionless soil liquefies, it experiences a temporary loss of shear strength created by a transient rise in excess pore pressure generated by strong ground motion. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are evidence of excess pore pressure generation and liquefaction. The site mapped outside of a liquefaction hazard zone, as shown on Figure 5 from the map titled *State of California, Seismic Hazard Zones, City and County of San Francisco, Official Map*, prepared by the California Geological Survey (CGS) and dated November 17, 2000.

Liquefaction susceptibility was assessed using the software CLiq v2.1 (GeoLogismiki, 2017). CLiq uses measured field CPT data and assesses liquefaction potential, including post-earthquake vertical settlement, given a user-defined earthquake magnitude and peak ground acceleration (PGA). We performed a liquefaction triggering analysis using our CPT data in accordance with the methodology by Boulanger and Idriss (2014).

Our analyses were performed using a "during earthquake" groundwater depth of 20 feet bgs. In accordance with the 2016 San Francisco Building Code (SFBC), we used a peak ground acceleration of 0.76 times gravity (g) in our liquefaction evaluation; this peak ground acceleration is consistent with the Maximum Considered Earthquake Geometric Mean (MCE_G) peak ground acceleration adjusted for site effects (PGA_M). We also used a moment magnitude of 8.05, corresponding to the mean characteristic moment magnitude of the San Andreas fault (Table 2).

The results of our liquefaction analysis indicate the soil at the site is sufficiently dense to resist liquefaction. Therefore, we preliminarily conclude that the potential for liquefaction and associated surface manifestations, such as settlement, loss of bearing capacity, sand boils, and lateral spreading, are nil.

5.2.3 Cyclic Densification

Cyclic densification (also referred to as differential compaction) of non-saturated sand (sand above groundwater table) can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements. The CPTs indicate that the soil above the groundwater table at the site consists predominantly of dense to very dense silty sand, which is not susceptible to cyclic densification. Therefore, we preliminarily conclude that the potential for cyclic densification is nil.

5.2.4 Ground Surface Rupture

Historically, ground surface displacements closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. We therefore conclude the risk of fault offset at the site from a known active fault is very low. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, we conclude the risk of surface faulting and consequent secondary ground failure from previously unknown faults is also very low.

6.0 PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our engineering analyses using the data from the CPTs, we conclude there are no major geotechnical or geological issues that would preclude development of the site as proposed. The primary geotechnical issues affecting the proposed development include site grading and support of the proposed structures. These issues, as well as construction considerations and seismic design, are discussed in more detail in the following sections.

6.1 Foundations and Settlement

The results of borings and CPTs performed at the site indicate the central portion of the site is underlain by dense to very dense silty sand of the Colma formation. The western portion of the site is currently occupied by an embankment which measures approximately 30 feet high and has a footprint approximately 180 feet wide (east-west) and 1000 feet long (north-south). The embankment was likely constructed using soil excavated from the central portion of the site. We understand that current plans are to remove the western embankment and use the material to raise grades across the site. If spread uniformly, we estimate that this grading would raise site grades by approximately 4 to 5 feet; therefore, it is likely that some or all of the proposed structures will bottom in the newly placed fill. Provided that this fill is properly placed and well-compacted, we conclude conventional spread footings are appropriate for foundation support.

We preliminarily recommend that spread footings be designed using an allowable bearing pressure of 7,000 pounds per square foot (psf) for dead-plus-live loads; this pressure may be increased by one-third for total design loads, which include wind or seismic forces. Estimated total settlements will be on the order of 3/4 inch and differential settlement will be on the order of 1/2 inch over a 30-foot horizontal distance. Continuous footings should be at least 18 inches wide and isolated spread footings should be at least 36 inches wide. Footings should extend at least 18 inches below the lowest adjacent soil subgrade.

Lateral loads may be resisted by a combination of friction along the base of the footing and passive resistance against the vertical faces of the footing. To compute lateral resistance, we recommend using an equivalent fluid weight of 330 pounds per cubic foot (pcf); the upper foot

of soil should be ignored unless confined by a slab or pavement. Frictional resistance should be computed using a base friction coefficient of 0.40 where the footing is in direct contact with soil. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without reduction.

6.2 Construction Considerations

Site demolition should include the removal of all existing improvements, including pavements, underground utilities, and buried foundations. In general, abandoned underground utilities should be removed to the property line or service connections and properly capped or plugged with concrete. Where existing utility lines are outside of the proposed building footprint and will not interfere with the proposed construction, they may be abandoned in-place provided the lines are filled with lean concrete or cement grout to the property line. Voids resulting from demolition activities should be properly backfilled with compacted fill following the recommendations provided later in this section.

The exposed soil subgrade is expected to generally consist of dense to very dense sand. However, if loose sand or weak clay is encountered, those materials should be removed and replaced with either properly compacted fill or lean concrete.

In areas that will receive fill, the soil subgrade exposed should be scarified to a depth of at least eight inches, moisture-conditioned to above optimum moisture content, and compacted to at least 90 percent relative compaction[5]. The soil subgrade should be compacted to at least 95 percent relative compaction if the soil consists of clean sand or gravel (defined as soil with less than 10 percent fines passing the No. 200 sieve). The soil subgrade should be kept moist until it is covered by fill.

Fill should consist of on-site soil or imported soil (select fill) that is free of organic matter, contains no rocks or lumps larger than three inches in greatest dimension, has a liquid limit of

[5] Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 laboratory compaction procedure.

less than 40 and a plasticity index lower than 12, and is approved by the Geotechnical Engineer. It is anticipated that the embankment material will meet these criteria. Samples of proposed imported fill material should be submitted to the Geotechnical Engineer at least three business days prior to use at the site. The grading contractor should provide analytical test results or other suitable environmental documentation indicating the imported fill is free of hazardous materials at least three days before use at the site. If this data is not available, up to two weeks should be allowed to perform analytical testing on the proposed imported material.

Fill should be placed in horizontal lifts not exceeding eight inches in uncompacted thickness, moisture-conditioned to above optimum moisture content, and compacted to at least 90 percent relative compaction. Fill consisting of clean sand or gravel (defined as soil with less than 10 percent fines by weight) should be compacted to at least 95 percent relative compaction. Fill greater than five feet in thickness, fill placed below proposed foundations, or fill placed within the upper foot of vehicular pavement soil subgrade should also be compacted to at least 95 percent relative compaction.

6.3 Soil Corrosivity

Corrosivity analyses were performed by Project X Corrosion Engineering on a sample of the native soil from boring B-2 at a depth of 15 feet bgs. The results of the tests are presented in Appendix B of this report. Based on the results of the laboratory corrosivity analyses performed on the samples, we conclude the soil is "negligibly corrosive" to metal with respect to resistivity, sulfate ion concentration, and pH. The chloride ion concentration classifies as "mildly corrosive". Accordingly, all buried metallic structures and reinforcing steel in concrete structures should be protected against corrosion depending upon the critical nature of the structure. If it is necessary to have metal in contact with soil, a corrosion engineer should be consulted to provide recommendations for corrosion protection.

6.4 Seismic Design

We anticipate the proposed building will be designed using the seismic provisions in the 2016 San Francisco Building Code (SFBC). We preliminarily conclude a Site Class D designation should be used for seismic design. The latitude and longitude of the site are 37.7238° and -122.4553°, respectively. In accordance with the 2016 CBC, we recommend the following:

- S_S = 1.937g, S_1 = 0.907g
- S_{MS} = 1.937g, S_{M1} = 1.361g
- S_{DS} = 1.291g, S_{D1} = 0.907g
- Seismic Design Category E for Risk Categories I, II, and III.

7.0 ADDITIONAL GEOTECHNICAL SERVICES

The preliminary conclusions and recommendations presented within are based on a preliminary field investigation and not intended for final design. Prior to final design, we should be retained to provide a final geotechnical report based on a supplemental field investigation. Additional borings and CPTs will be required to further evaluate the subsurface conditions beneath the site and develop final foundation design recommendations. After our final report has been completed and the design team has selected a foundation system, we should review the project plans and specifications prior to construction to check their conformance with the intent of our final recommendations. During construction, we should observe site preparation, foundation installation, and the placement and compaction of backfill. These observations will allow us to compare the actual with the anticipated soil conditions and to check if the contractor's work conforms with the geotechnical aspects of the plans and specifications.

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ROCKRIDGE GEOTECHNICAL

FIGURES

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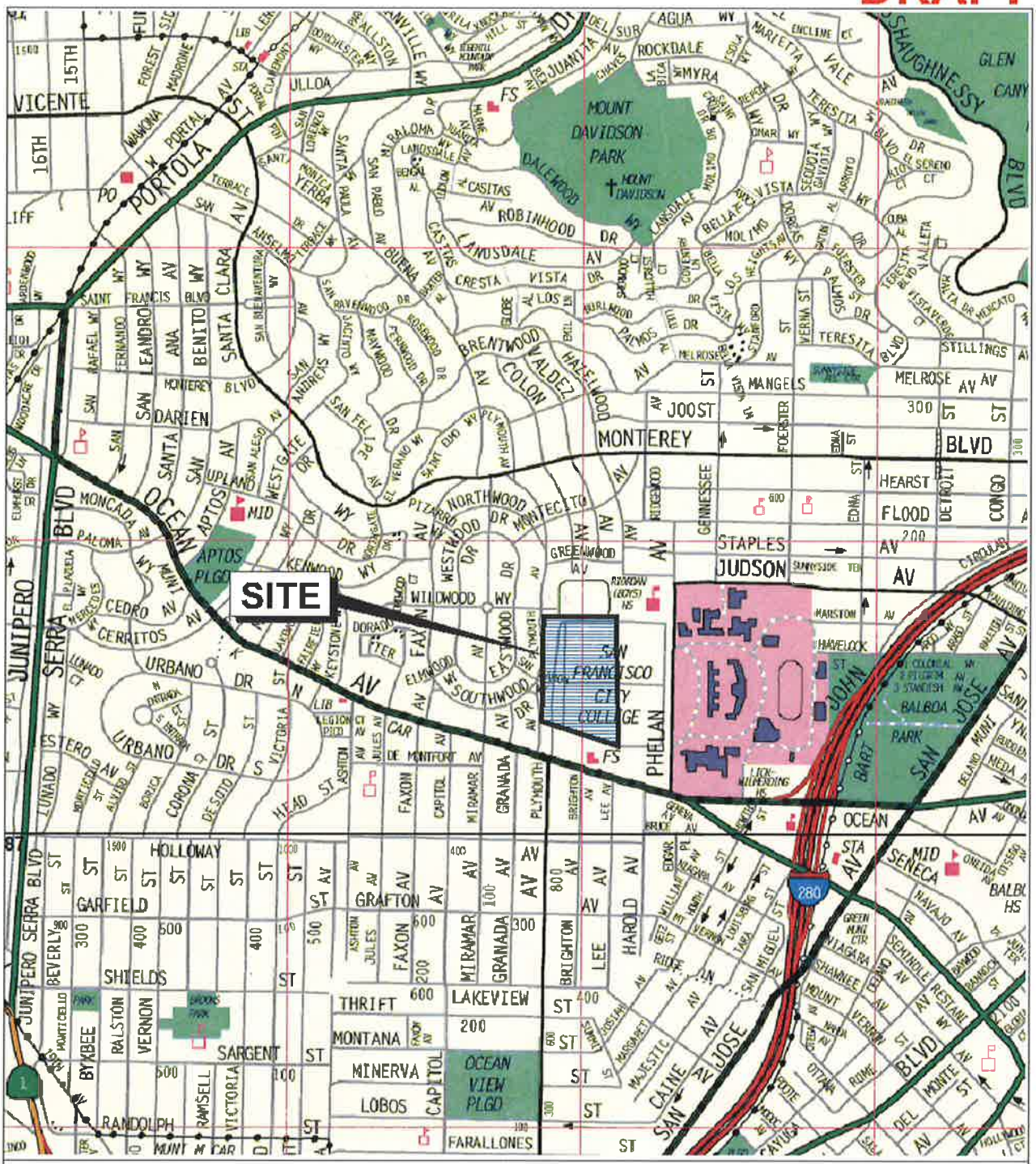

Base map: The Thomas Guide
San Francisco County
2002

0 1/4 1/2 Mile

Approximate scale

BALBOA RESERVOIR
San Francisco, California

SITE LOCATION MAP

ROCKRIDGE GEOTECHNICAL

Date 01/05/18	Project No. 17-1425	Figure 1

DRAFT

EXPLANATION

B-1 — Approximate location of boring by Rockridge Geotechnical Inc., January 3, 2018

CPT-1 — Approximate location of cone penetration test by Rockridge Geotechnical Inc., January 3, 2018

Project limits

N

0 150 Feet

Approximate scale

Base map: Google Earth, 2017.

BALBOA RESERVOIR
San Francisco, California

SITE PLAN

Date 01/10/18	Project No. 17-1425	Figure 2

ROCKRIDGE GEOTECHNICAL

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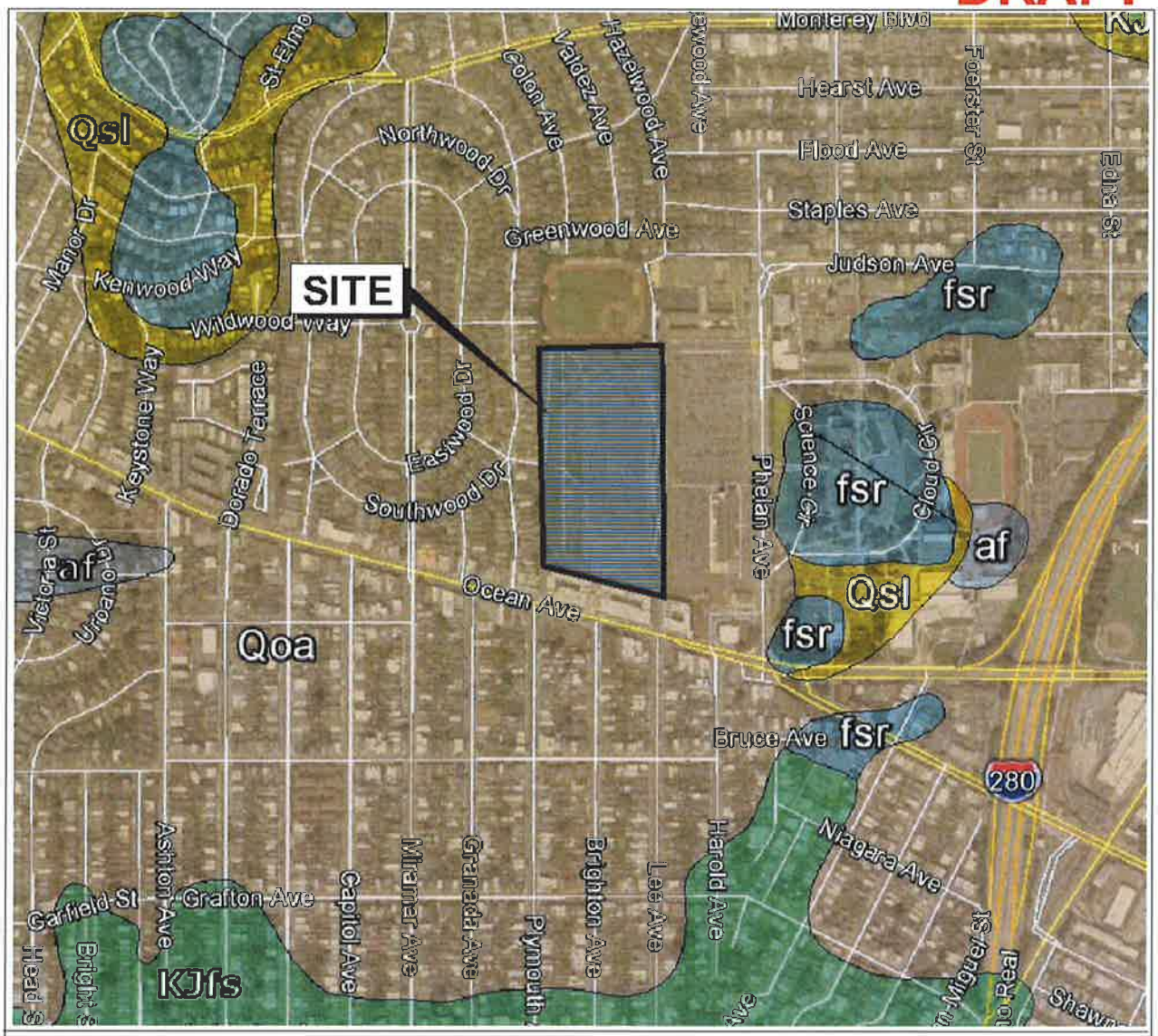


Base map: Google Earth with U.S. Geological Survey (USGS), San Francisco County, 2016.

EXPLANATION

af	Artificial Fill
Qsl	Hillslope Deposits (Quaternary)
Qoa	Alluvium (early Pleistocene)
KJfs	Franciscan Complex sedimentary rocks (Early Cretaceous and (or) Late Jurassic)
fsr	Franciscan Complex melange (Eocene, Paleocene, and (or) Late Cretaceous)

Geologic contact – dashed where approximate and dotted where concealed, queried where uncertin

0 800 1600 Feet

Approximate Scale

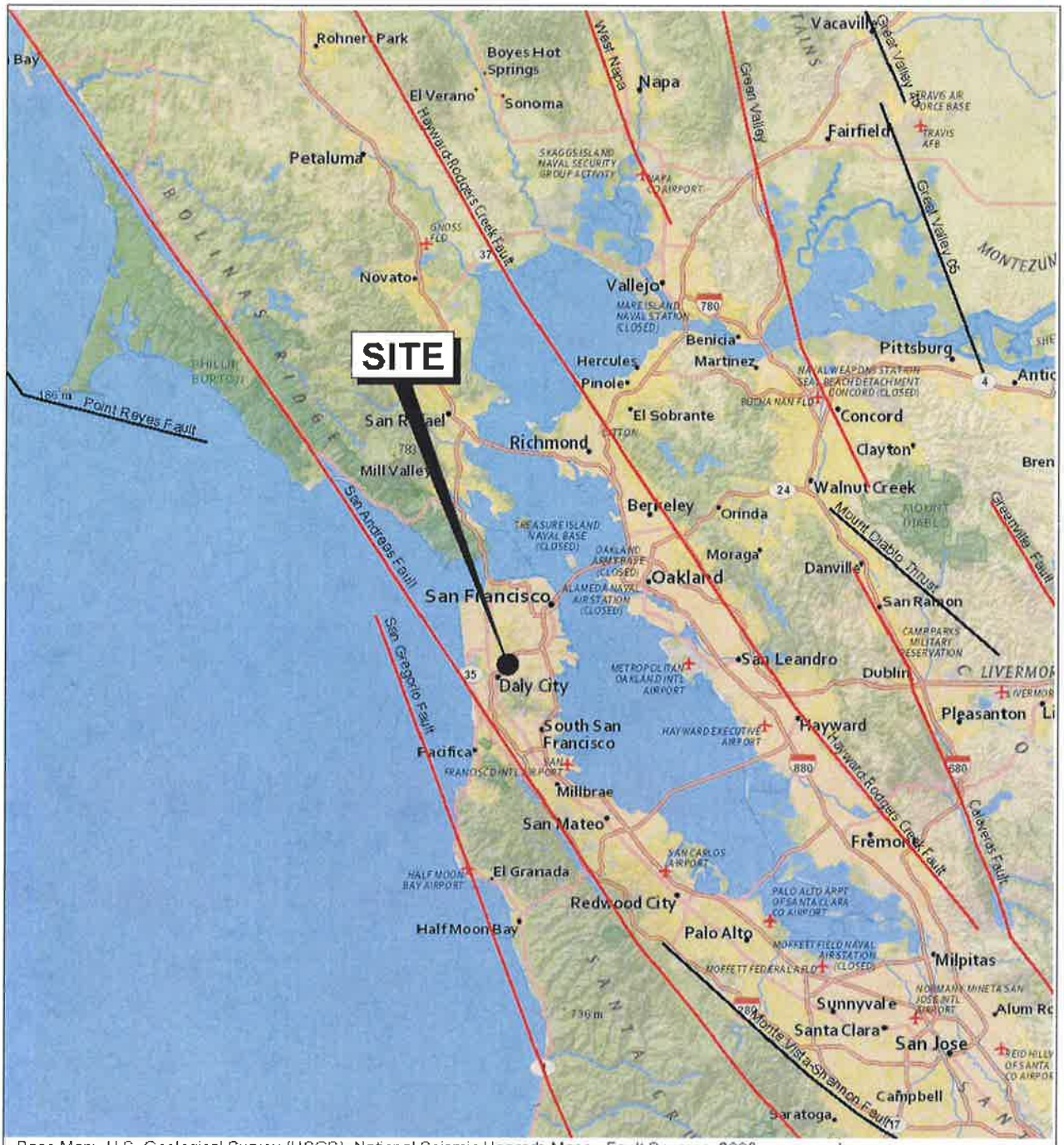
BALBOA RESERVOIR
San Francisco, California

REGIONAL GEOLOGIC MAP

ROCKRIDGE GEOTECHNICAL

Date 01/05/18 | Project No. 17-1425 | Figure 3

DRAFT



Base Map: U.S. Geological Survey (USGS), National Seismic Hazards Maps - Fault Sources, 2008.

EXPLANATION

- Strike slip
- Thrust (Reverse)
- Normal

0 5 10 Miles

Approximate scale

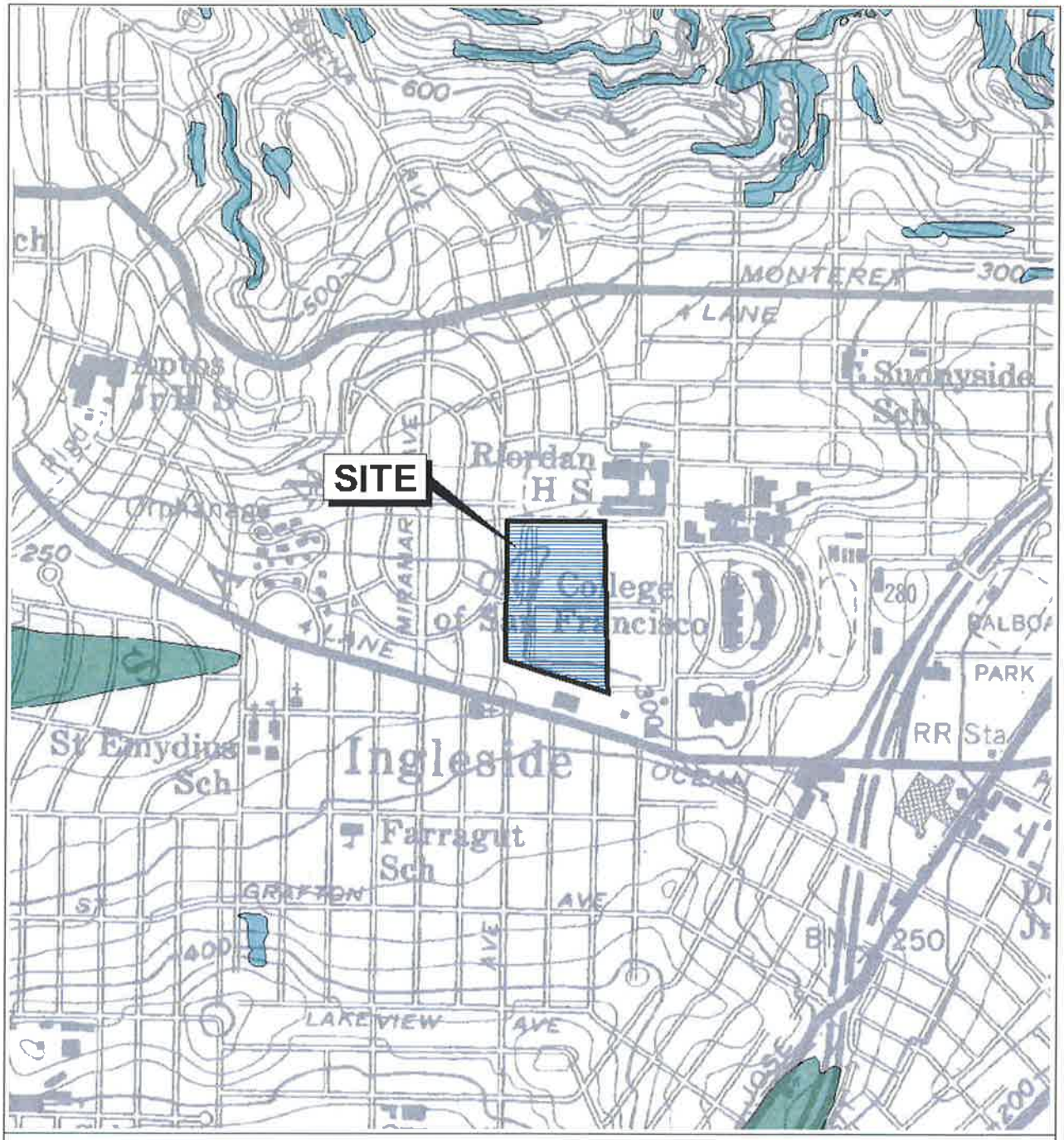
BALBOA RESERVOIR
San Francisco, California

REGIONAL FAULT MAP

ROCKRIDGE GEOTECHNICAL

Date 01/05/18	Project No. 17-1425	Figure 4

DRAFT



EXPLANATION

Liquefaction; Areas where historic occurence of liquefaction, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

Earthquake-Induced Landslides; Areas where previous occurence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

0 1,000 2,000 Feet

Approximate scale

Reference:
State of California "Seismic Hazard Zones"
City and County of San Francisco
Released on November 17, 2000

BALBOA RESERVOIR
San Francisco, California

SEISMIC HAZARDS ZONE MAP

ROCKRIDGE GEOTECHNICAL

Date 01/05/18	Project No. 17-1425	Figure 5

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ROCKRIDGE GEOTECHNICAL

APPENDIX A

Cone Penetration Test Results and Logs of Borings

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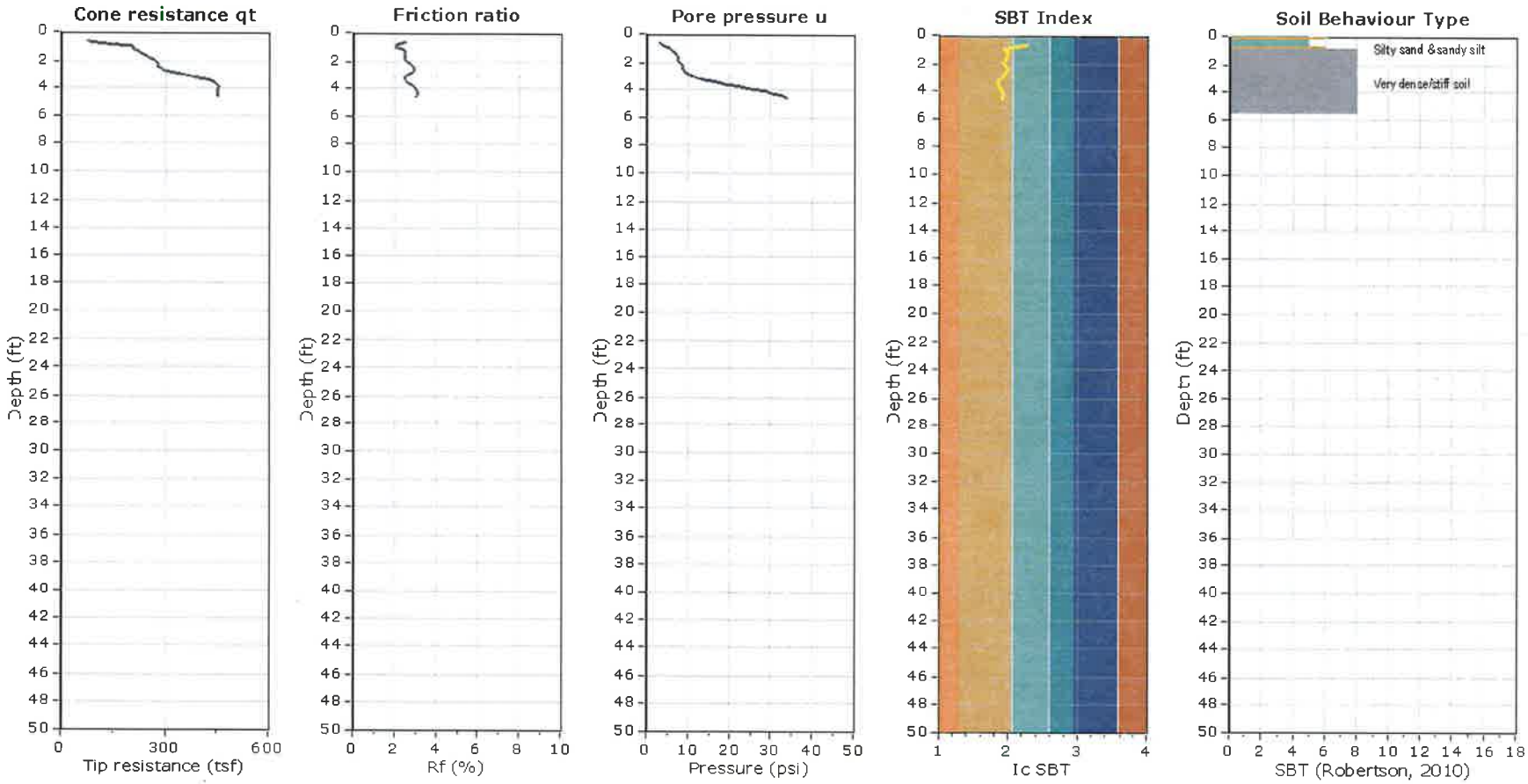

SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

Total depth: 4.59 ft, Date: 1/3/2018 (Refusal at 4.6 on second attempt)
Groundwater not measured
Cone Operator: Middle Earth Geo Testing, Inc.

BALBOA RESERVOIR
San Francisco, California

ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-1

Date 01/16/18	Project No. 17-1425	Figure A-1

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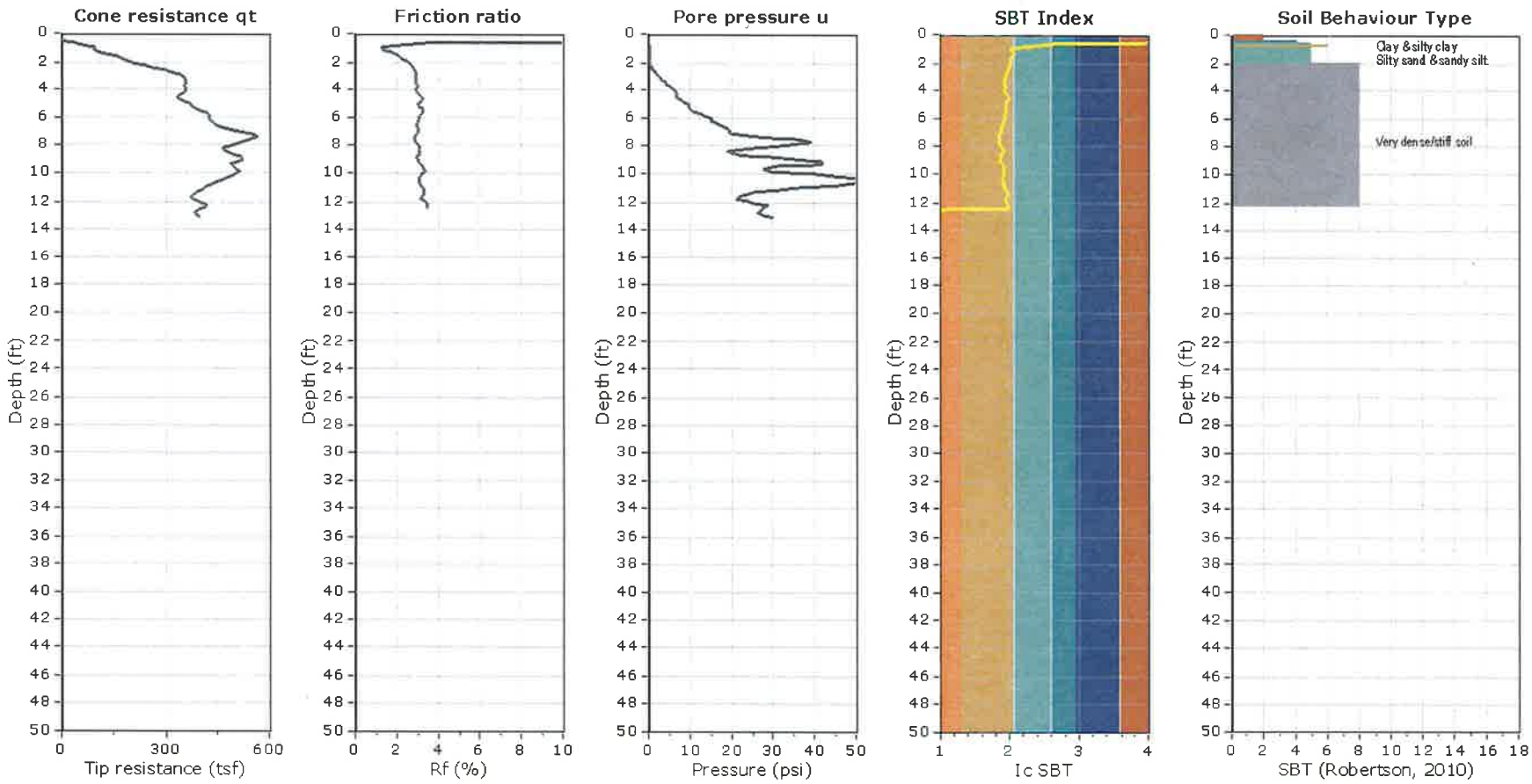


SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

Total depth: 13.12 ft, Date: 1/3/2018
Groundwater not measured
Cone Operator: Middle Earth Geo Testing, Inc.

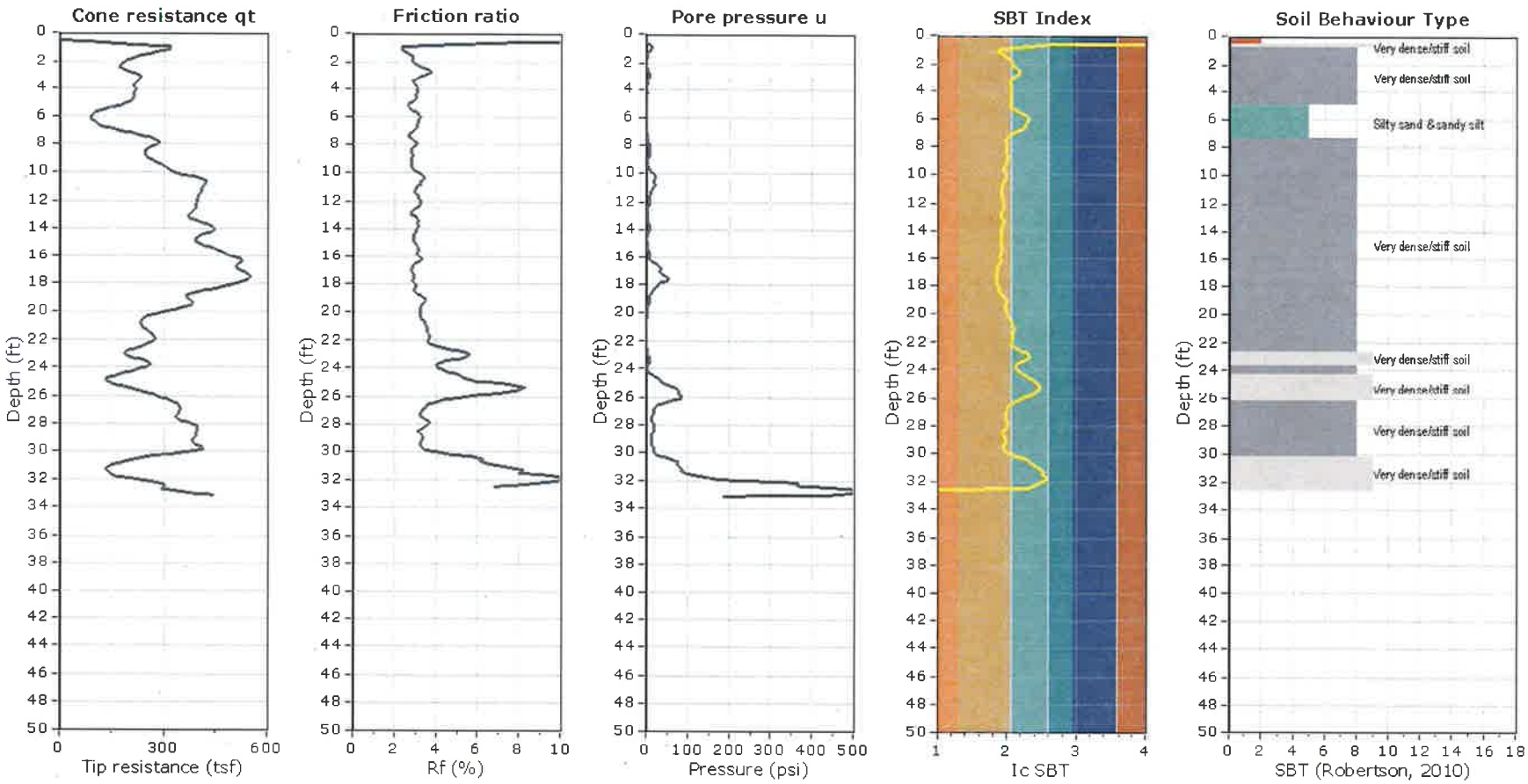
BALBOA RESERVOIR
San Francisco, California

ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-2

Date 01/16/18	Project No. 17-1425	Figure A-2

DRAFT



SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

Total depth: 33.14 ft, Date: 1/3/2018
Groundwater not measured
Cone Operator: Middle Earth Geo Testing, Inc.

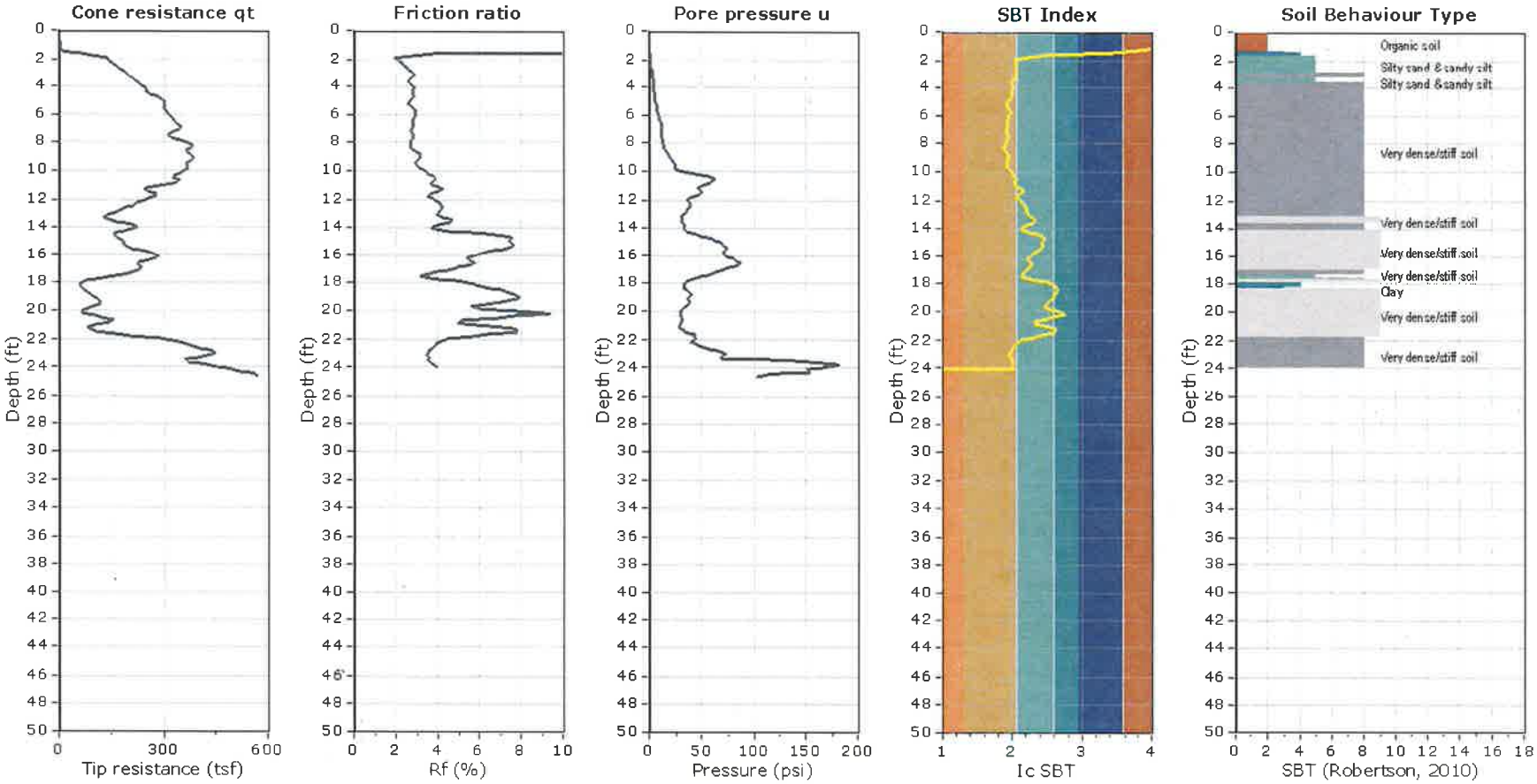
BALBOA RESERVOIR
San Francisco, California

ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-3

Date 01/16/18	Project No. 17-1425	Figure A-3

DRAFT



Total depth: 24.61 ft, Date: 1/3/2018
Groundwater not measured
Cone Operator: Middle Earth Geo Testing, Inc.

SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

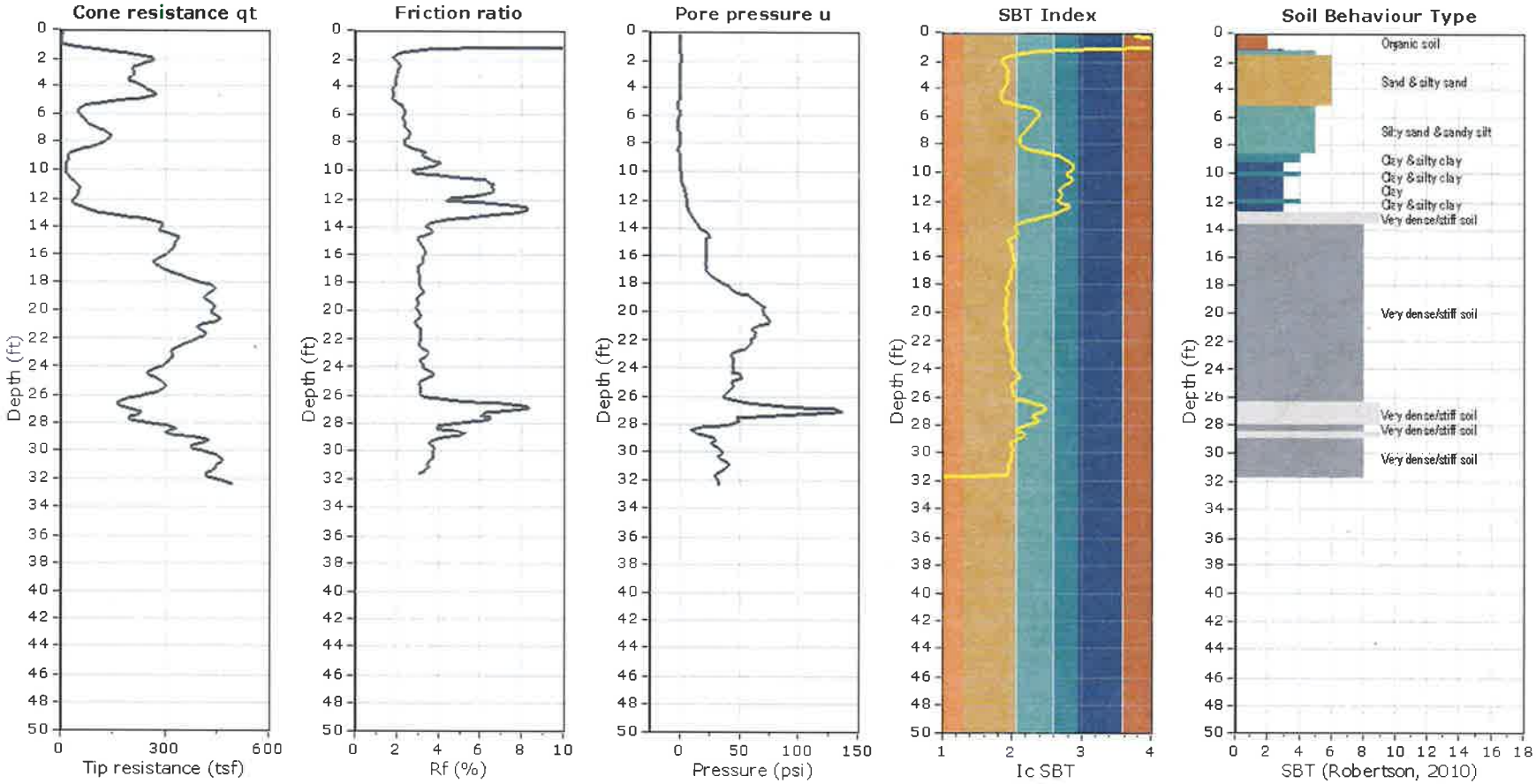
BALBOA RESERVOIR
San Francisco, California

ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-4

Date 01/16/18	Project No. 17-1425	Figure A-4

DRAFT



SBT legend

1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

Total depth: 32.32 ft, Date: 1/3/2018
Groundwater not measured
Cone Operator: Middle Earth Geo Testing, Inc.

BALBOA RESERVOIR
San Francisco, California

ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-5

Date 01/16/18	Project No. 17-1425	Figure A-5

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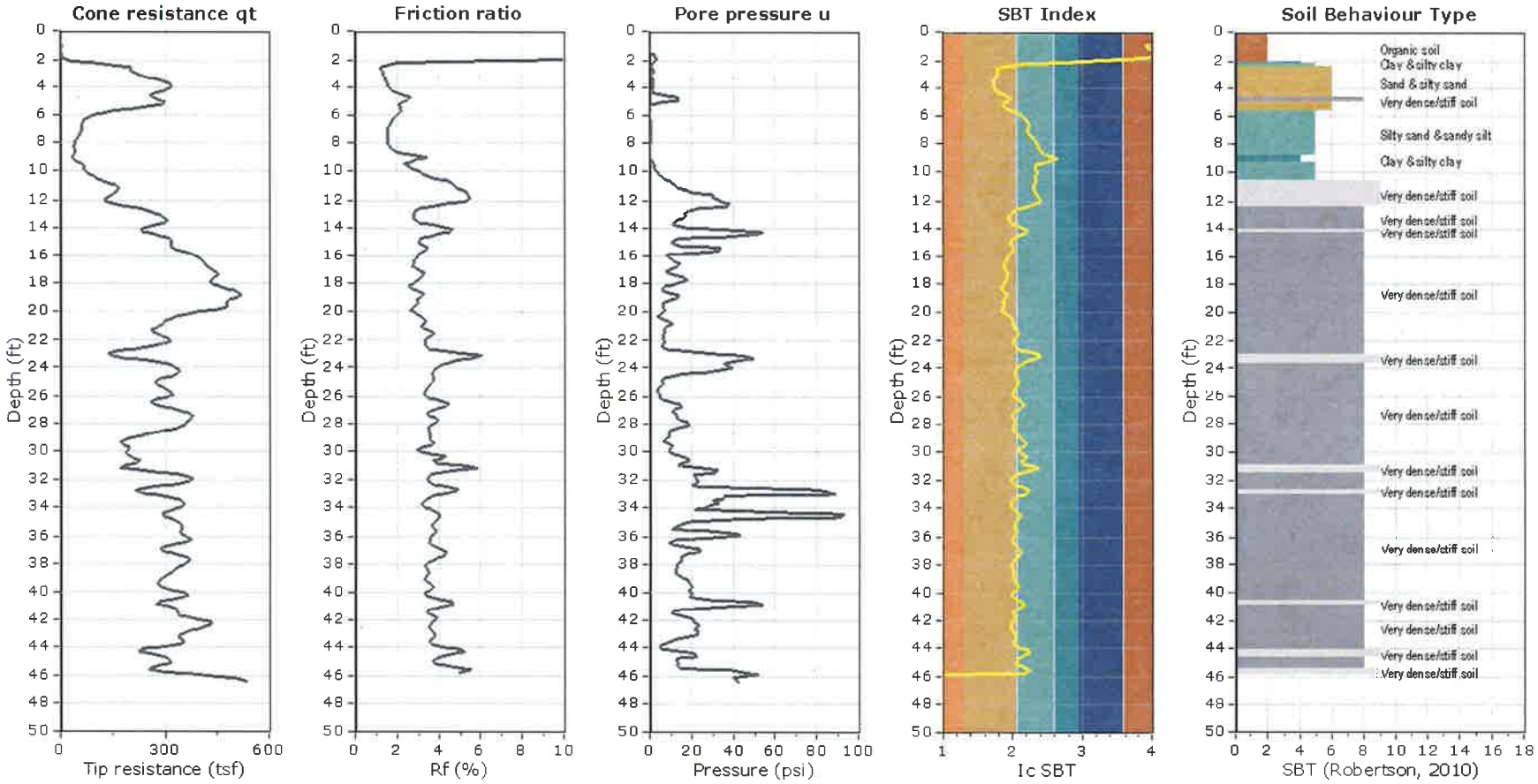

Total depth: 46.42 ft, Date: 1/3/2018
Groundwater not measured
Cone Operator: Middle Earth Geo Testing, Inc.

BALBOA RESERVOIR
San Francisco, California

ROCKRIDGE GEOTECHNICAL

CONE PENETRATION TEST RESULTS
CPT-6

Date 01/16/18	Project No. 17-1425	Figure A-6

DRAFT

PROJECT: **BALBOA RESERVOIR**
San Francisco, California

Log of Boring B-1

Boring location: See Site Plan, Figure 2
Logged by: D. Landkamer
Date started: 1/3/18 Date finished: 1/3/18
Drilling method: Solid Stem Auger
Hammer weight/drop: 140 lbs./30 inches Hammer type: Safety/Rope & Cathead
Sampler: Standard Penetration Test (SPT)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value [1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
1	SPT		13	48	SM	SILTY SAND (SM) olive-brown, dense, dry, fine-grained sand, with clay, weak cementation, trace rootlets						
2			22									
3			18			orange-brown						
4	SPT		16	53		6 inches gravel layer very dense, moist, no cementation						
5			21									
6	SPT		23	36		dense						
7			13									
8			16									
9			14									
10	SPT		6	14		red-brown, medium dense, decreased silt content, no clay						
11			5									
12			7									
13												
14												
15	SPT		13	35		orange-brown, dense						
16			14									
17			15									
18												
19												
20	SPT		18	58		very dense, increased silt content						
21			20									
22			28									
23												
24												
25	SPT		24	82		yellow-brown						
26			30									
27			38									
28												
29												
30												

Boring terminated at a depth of 26.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater not encountered during drilling.

[1] SPT blow counts for the last two increments were converted to SPT N-Values using a factor of 1.2 to account for sampler type and hammer energy.

ROCKRIDGE GEOTECHNICAL

Project No.: 17-1425 Figure: A-7

ROCKRIDGE 17-1425.GPJ TR.GDT 1/10/18

DRAFT

PROJECT: **BALBOA RESERVOIR**
San Francisco, California

Log of Boring B-2

Boring location: See Site Plan, Figure 2
Logged by: D. Landkamer
Date started: 1/3/18 Date finished: 1/3/18
Drilling method: Solid Stem Auger
Hammer weight/drop: 140 lbs./30 inches Hammer type: Safety/Rope & Cathead
Sampler: Standard Penetration Test (SPT)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value [1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
1–2	SPT		21 22 21	52	SM	SILTY SAND (SM) orange-brown, very dense, moist, fine-grained sand, trace clay						
3–4	SPT		11 22 22	53		trace gravel						
5–6	SPT		17 23 26	54		no gravel						
7–9												
10–11	SPT		10 19 23	50								
12–14												
15–16	SPT		14 16 22	46		dense, with clay, trace gravel						
17–18												
19–20					SC	CLAYEY SAND (SC) brown to red-brown, dense, moist, fine- to coarse-grained sand, trace gravel						
21	SPT		16 18 27	54	SM	SILTY SAND (SM) orange-brown, very dense, moist, fine-grained sand, with clay, trace fine gravel						
22–24												
25–26	SPT		10 13 22	42		dense, with clayey sand inclusions						
27–30												

Boring terminated at a depth of 26.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater not encountered during drilling.

[1] SPT blow counts for the last two increments were converted to SPT N-Values using a factor of 1.2 to account for sampler type and hammer energy.

ROCKRIDGE GEOTECHNICAL

Project No.: 17-1425 Figure: A-8

ROCKRIDGE 17-1425.GPJ TR.GDT 1/10/18

DRAFT

PROJECT:	BALBOA RESERVOIR San Francisco, California	Log of Boring B-3 PAGE 1 OF 1

Boring location: See Site Plan, Figure 2 | Logged by: D. Landkamer

Date started: 1/3/18 | Date finished: 1/3/18

Drilling method: Solid Stem Auger

Hammer weight/drop: 140 lbs./30 inches | Hammer type: Safety/Rope & Cathead

Sampler: Standard Penetration Test (SPT)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/6"	SAMPLES: SPT N-Value [1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
1–2	SPT		7 13 20	40	SP-SM	SAND with SILT (SP-SM) olive gray, dense, dry to moist, fine-grained sand						
3–4	SPT		13 13 15	34		yellow-brown and olive-gray						
5–6	SPT		15 21 25	55		very dense, moist						
7–10												
10–11	SPT		21 23 26	59								
12–30												

Boring terminated at a depth of 11.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater not encountered during drilling.

[1] SPT blow counts for the last two increments were converted to SPT N-Values using a factor of 1.2 to account for sampler type and hammer energy.

ROCKRIDGE GEOTECHNICAL

Project No.: 17-1425 | Figure: A-9

ROCKRIDGE 17-1425.GPJ TR.GDT 1/10/18

DRAFT

PROJECT: **BALBOA RESERVOIR**
San Francisco, California

Log of Boring B-4

Boring location: See Site Plan, Figure 2
Logged by: D. Landkamer
Date started: 1/3/18 Date finished: 1/3/18
Drilling method: Solid Stem Auger
Hammer weight/drop: 140 lbs./30 inches Hammer type: Safety/Rope & Cathead
Sampler: Standard Penetration Test (SPT)

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value [1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
1					SC	CLAYEY SAND with GRAVEL (SC) brown to red-brown, medium dense, moist, fine- to medium-grained sand						
2	SPT		7 14 18	38								
3						SILTY SAND (SM) brown, dense, moist, fine- to medium-grained sand						
4	SPT		6 7 12	23	SM	orange-brown, medium dense, with clay						
5												
6	SPT		14 20 20	48		mottled dark brown, dense, weak cementation brown, no clay						
7												
8												
9												
10												
11												
12												
13												
14												
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Boring terminated at a depth of 6.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater not encountered during drilling.

[1] SPT blow counts for the last two increments were converted to SPT N-Values using a factor of 1.2 to account for sampler type and hammer energy.

ROCKRIDGE GEOTECHNICAL

Project No. 17-1425 Figure A-1

ROCKRIDGE 17-1425.GPJ TR.GDT 1/10/18

DRAFT

UNIFIED SOIL CLASSIFICATION SYSTEM			
Major Divisions		**Symbols**	**Typical Names**
Coarse-Grained Soils (more than half of soil > no. 200 sieve size)	Gravels (More than half of coarse fraction > no. 4 sieve size)	**GW**	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	**SW**	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine -Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	**ML**	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	**MH**	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		**PT**	Peat and other highly organic soils

GRAIN SIZE CHART		
Classification	**Range of Grain Sizes**	
	U.S. Standard Sieve Size	**Grain Size in Millimeters**
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel coarse fine	3" to No. 4 3" to 3/4" 3/4" to No. 4	76.2 to 4.76 76.2 to 19.1 19.1 to 4.76
Sand coarse medium fine	No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200	4.76 to 0.075 4.76 to 2.00 2.00 to 0.420 0.420 to 0.075
Silt and Clay	Below No. 200	Below 0.075

Unstabilized groundwater level

Stabilized groundwater level

SAMPLE DESIGNATIONS/SYMBOLS

Sample taken with Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter. Darkened area indicates soil recovered

Classification sample taken with Standard Penetration Test sampler

Undisturbed sample taken with thin-walled tube

Disturbed sample

Sampling attempted with no recovery

Core sample

Analytical laboratory sample

Sample taken with Direct Push sampler

Sonic

SAMPLER TYPE

C	Core barrel
CA	California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter
D&M	Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube
O	Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube
PT	Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube
S&H	Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter
SPT	Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.5-inch inside diameter
ST	Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure

BALBOA RESERVOIR
San Francisco, California

ROCKRIDGE GEOTECHNICAL

CLASSIFICATION CHART

Date 01/05/18 | Project No. 17-1425 | Figure A-11

DRAFT

ROCKRIDGE GEOTECHNICAL

APPENDIX B

Corrosivity Test Results

Results Only Soil Testing for Balboa Reservoir

January 15, 2018

Prepared for:
Clayton Proto
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
cjproto@rockridgegeo.com

Project X Job#: S180112A
Client Job or PO#: 17-1425

Soil Analysis Lab Results

Client: Rockridge Geotechnical
Job Name: Balboa Reservoir
Client Job Number: 17-1425
Project X Job Number: S180112A
January 15, 2018

	Method	ASTM G187		ASTM D516		ASTM D512B		SM 4500-NO3-E	SM 4500-NH3-C	SM 4500-S2-D	ASTM G200	ASTM G51
Bore# / Description	Depth	Resistivity As Rec'd	Resistivity Minimum	Sulfates		Chlorides		Nitrate	Ammonia	Sulfide	Redox	pH
	(ft)	(Ohm-cm)	(Ohm-cm)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(mg/kg)	(mg/kg)	(mg/kg)	(mV)	
B-2 #5	15.0	12,060	10,050	120	0.0120	255	0.0255	165	97.5	5.70	211	7.99

Unk = Unknown
NT = Not Tested
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
mg/L - milligrams per liter of liquid volume
Chemical Analysis performed on 1:3 Soil-To-Water extract

Please call if you have any questions.

Prepared by,

Nathan Jacob,
Lab Technician

Respectfully Submitted,

Eddie Hernandez, M.Sc., P.E.
Sr. Corrosion Consultant
NACE Corrosion Technologist #16592
Professional Engineer
California No. M37102
ehernandez@projectxcorrosion.com

REGISTERED PROFESSIONAL ENGINEER
EDUARDO HERNANDEZ
No. M37102
MECHANICAL
STATE OF CALIFORNIA

Project X Corrosion Engineering

Corrosion Control - Soil, Water, and Metallurgy Lab

S180112A Rockridge 17-1425 1 FULL DRAFT

Lab Request Sheet Chain of Custody

Phone: (213) 928-7213 · Fax (951) 226-1720 · www.projectxcorrosion.com

Ship Samples To: 29970 Technology Dr, Suite 105F, Murrieta, CA 92563

IMPORTANT: Please complete Project and Sample Identification Data as you would like it to appear in report & include this form with samples.

Project X Job #:	
Date:	

Company Name:	Rockridge Geotechnical	**Contact Name:**	Clayton Proto
Mailing Address:	270 Grand Avenue, Oakland California	**Phone No. :**	510-420-5738 x 120
Accounting Contact:	Kate Schenk	**Contact Email:**	cjproto@rockridgegeo.com
Project Name:	Balboa Reservoir	**Invoice Email:**	kaschenk@rockridgegeo.com
Client Project No:	17-1425	**P.O. #:**	

	5 Day Normal	3 Day RUSH 75% mark-up	2 Day RUSH 100% mark-up
Turn Around Time:	X		

Results By: ☐ Phone ☐ Fax ☒ Email ☒ Mail ☐ Overnight Mail (charges apply)

Received by: **Default Method**

SPECIAL INSTRUCTIONS:

ANALYSIS REQUESTED (Please circle)

	SAMPLE ID - BORE #	DESCRIPTION	DEPTH (ft)	DATE COLLECTED	CORROSION SERIES	Soil Resistivity	pH	Sulfate	Chloride	Redox Potential	BiCarbonate	Alkalinity	Acidity	Nitrate	Ammonia	Sulfide	Moisture Content	Soil Corrosivity Evaluation Report	Metallurgical Analysis	NOTES
	Min. Resistivity, Sulfate, Chloride, Sulfide, Recox, pH, Ammonia, Nitrate					Caltrans CTM643	Caltrans CTM643	Caltrans CTM417	Caltrans CTM422					SM 4500-NO3	SM 4500-NH3	SM 4500-S2				
						ASTM G57	AASHTO T 289	AASHTO T 290	AASHTO T 291											
						ASTM G187	ASTM G 51	ASTM D516	ASTM D5123	SM 2580B	SM 2320B	SM 2320B	SM 2510B	Hach 835	Hach 830	SM 4500-S2	ASTM D2216			
1	B-2 #5	Silty Sand (SM)	15'	1/3/18	X															
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
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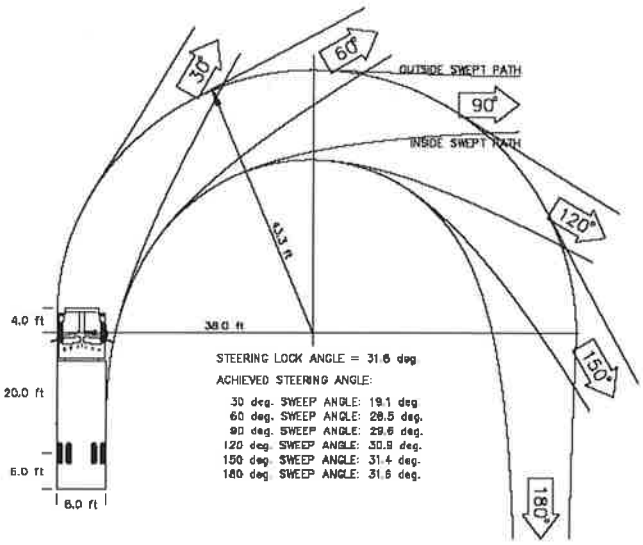
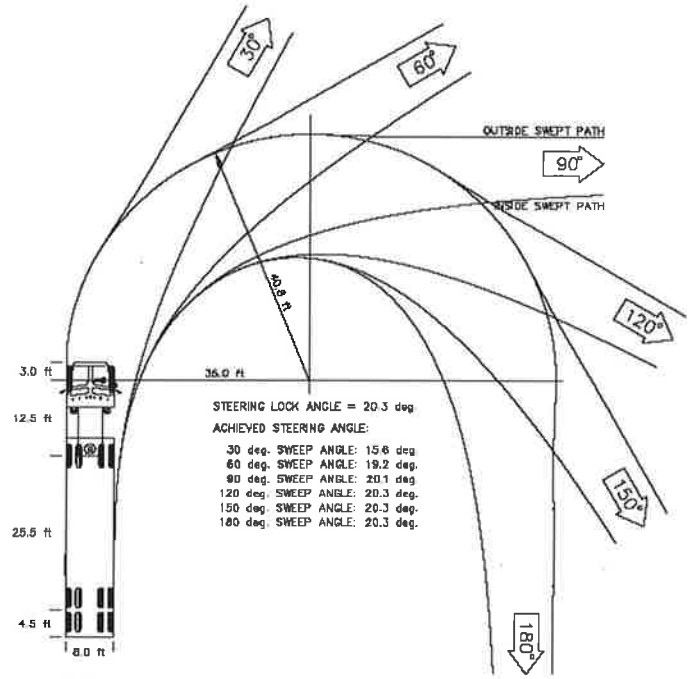
APPENDIX C – SU-30 AND WB-40 DESIGN VEHICLE MOVEMENTS



SU-30
AASHTO 2011 (US)
[ft]
(c) 2019 Transoft Solutions, Inc. All rights reserved.
0ft 10ft 20ft

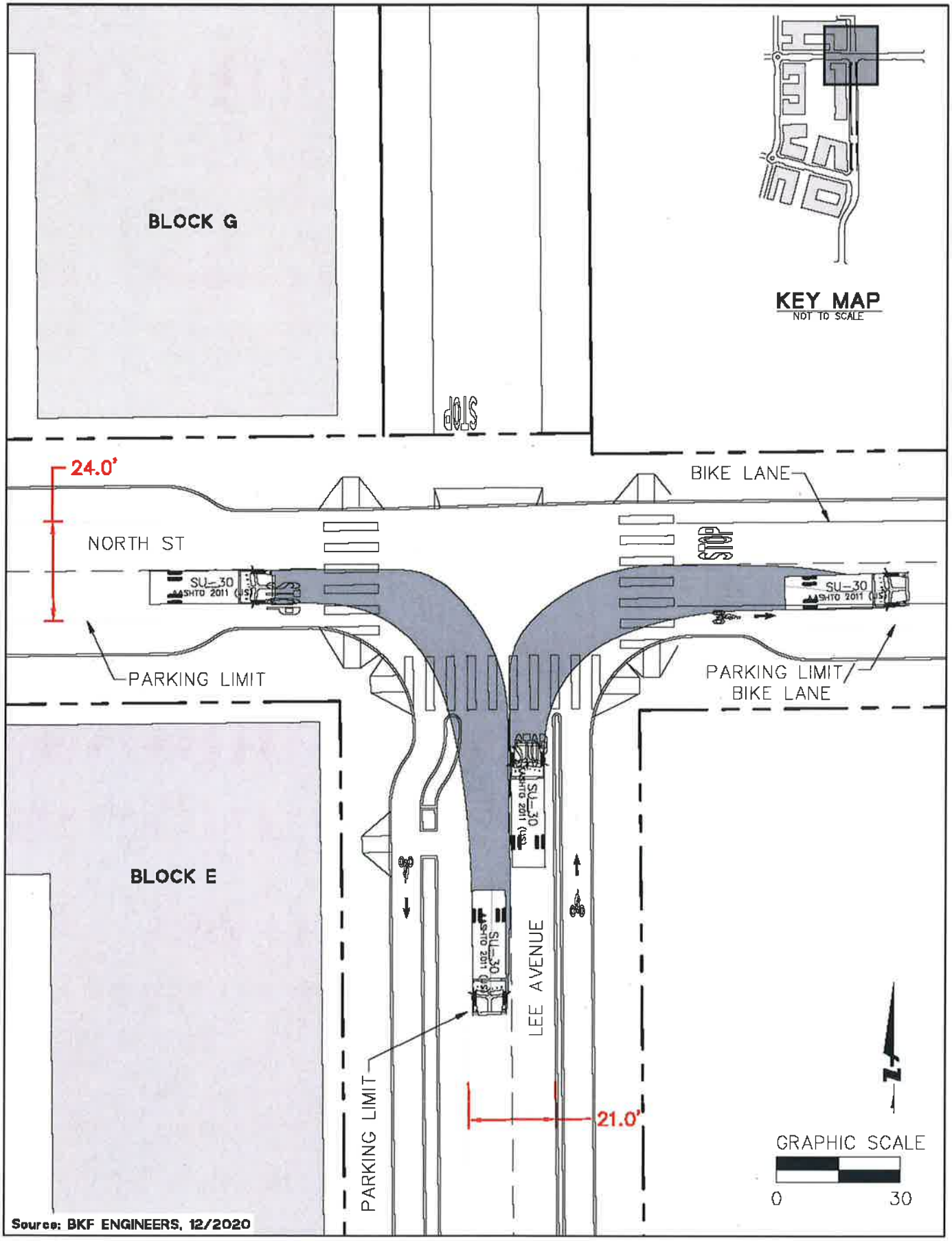


WB-40
AASHTO 2011 (US)
[ft]
(c) 2019 Transoft Solutions, Inc. All rights reserved.
0ft 10ft 20ft

GRAPHIC SCALE
0 30

Source: BKF ENGINEERS, 12/2020

DRAWING NAME: K:\2016\160367_Balboa_Reservoir\ENG\EXHIBITS\AUTOTURN\SU-30\SU-30_Turning.dwg
PLOT DATE: 11-25-20 PLOTTED BY: cheh



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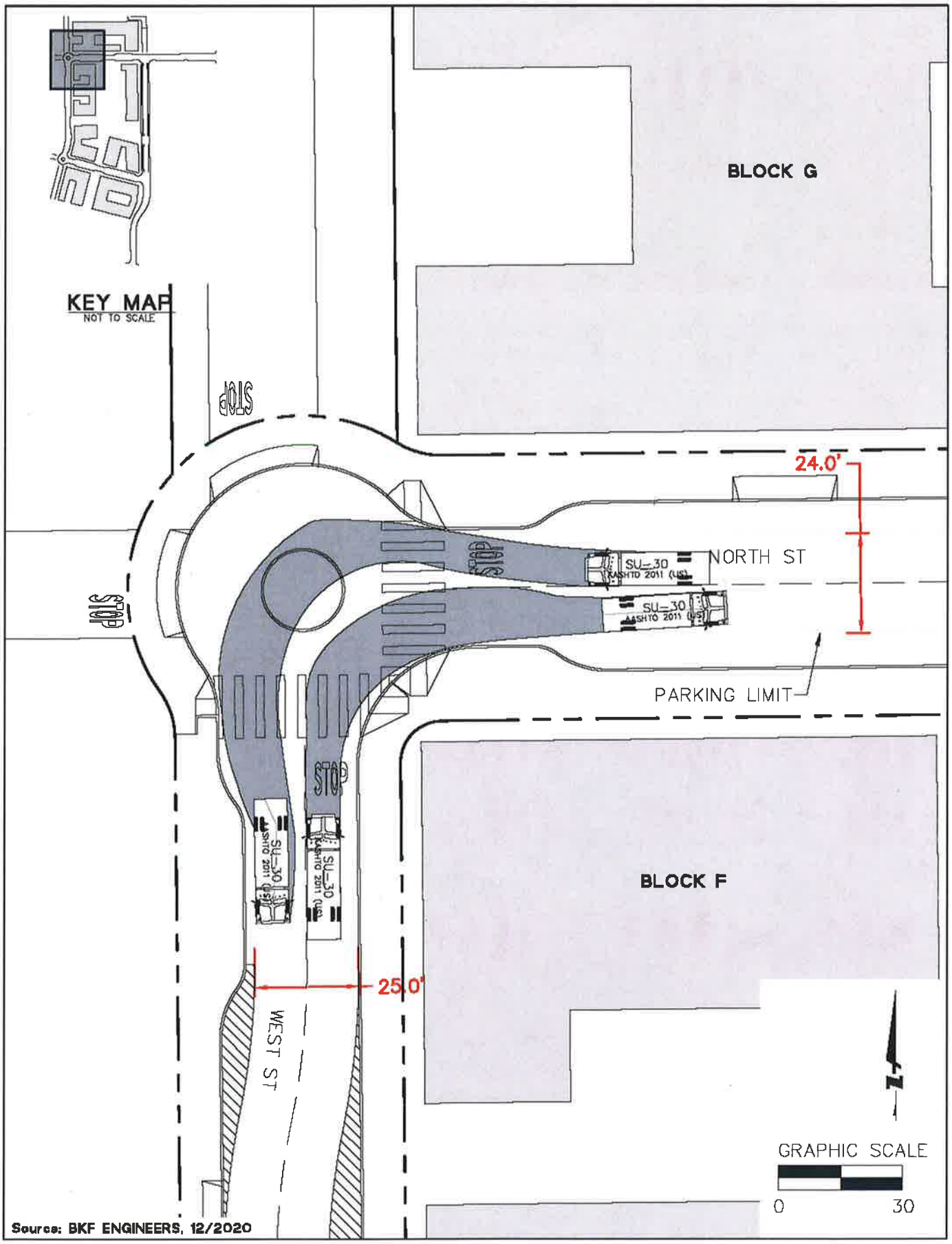
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.2 – SU-30 TURNING TEMPLATE – NE CORNER



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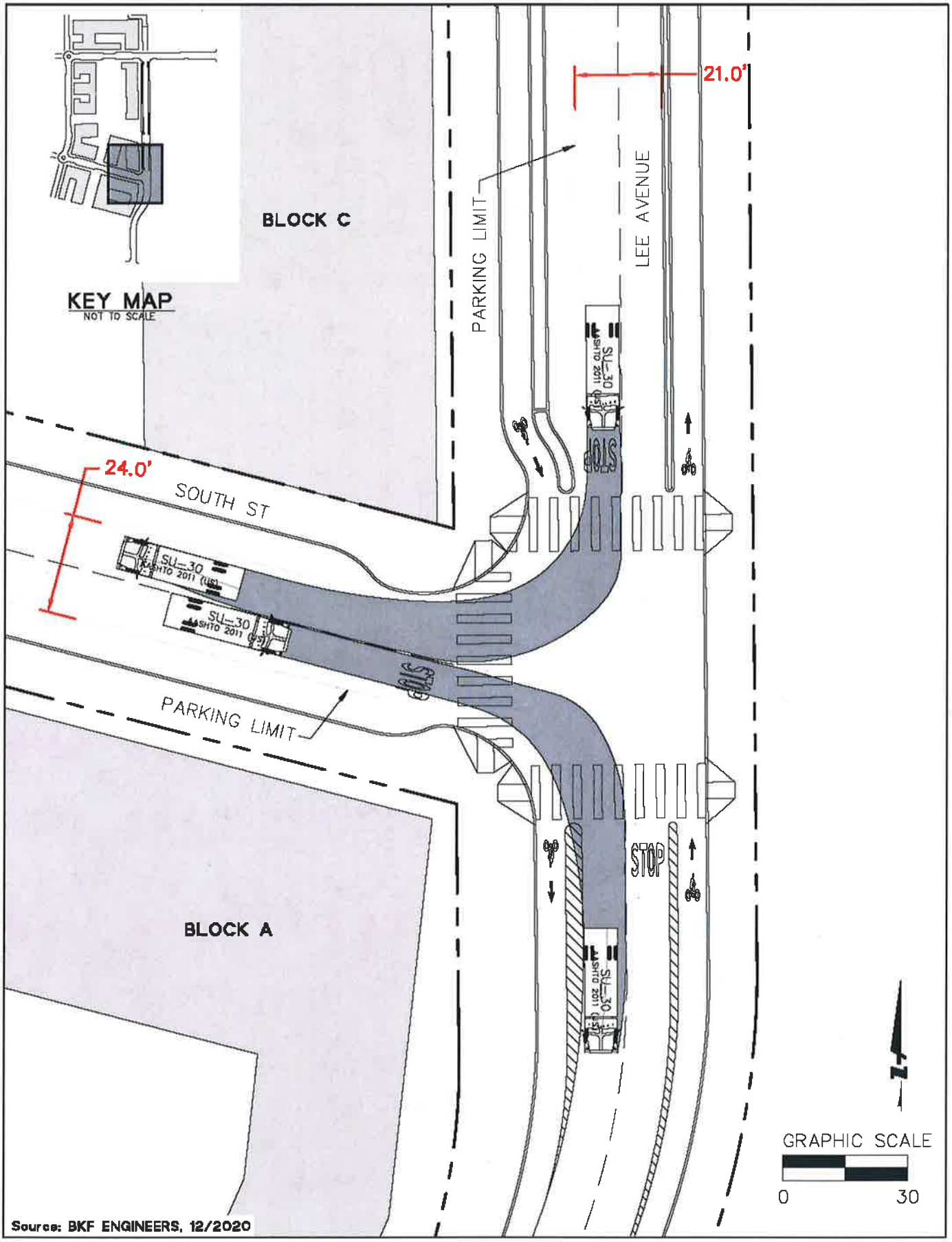
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.3 – SU-30 TURNING TEMPLATE – NW CORNER



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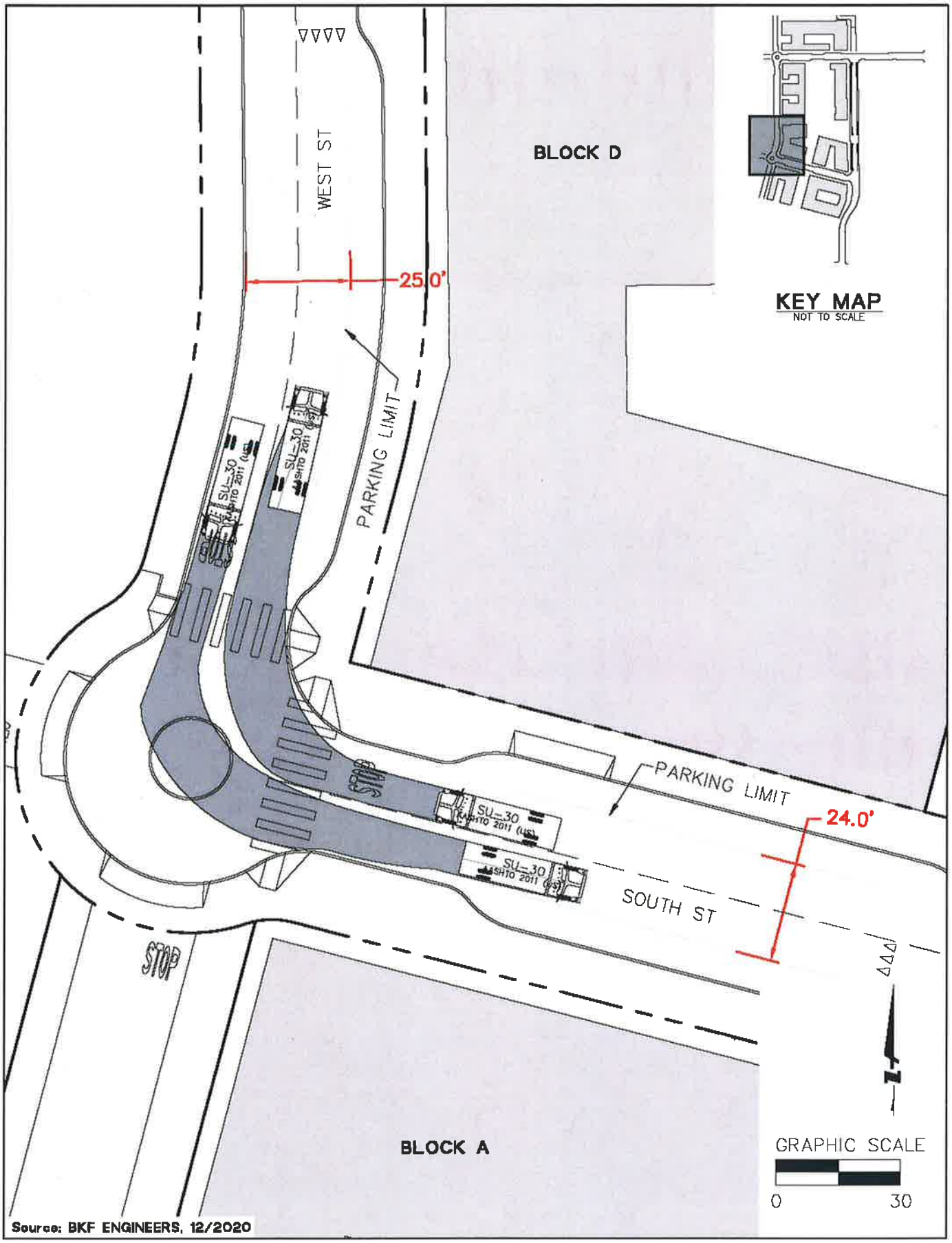
PLOT DATE: 11-25-20 PLOTTED BY: chch

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.4 – SU-30 TURNING TEMPLATE – SE CORNER



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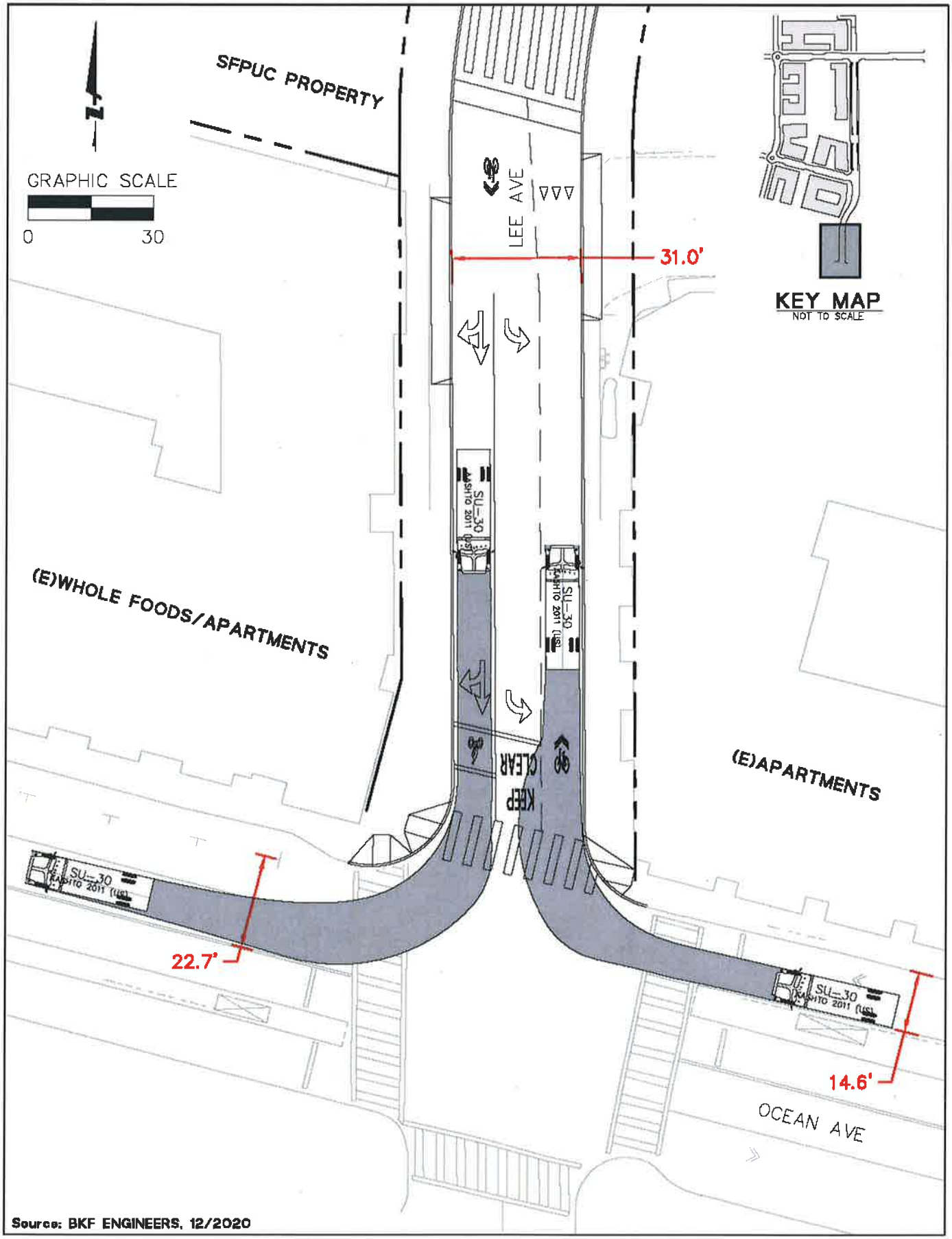
PLOT DATE: 11-25-20 PLOTTED BY: chan

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.5 – SU-30 TURNING TEMPLATE – SW CORNER



Source: BKF ENGINEERS, 12/2020

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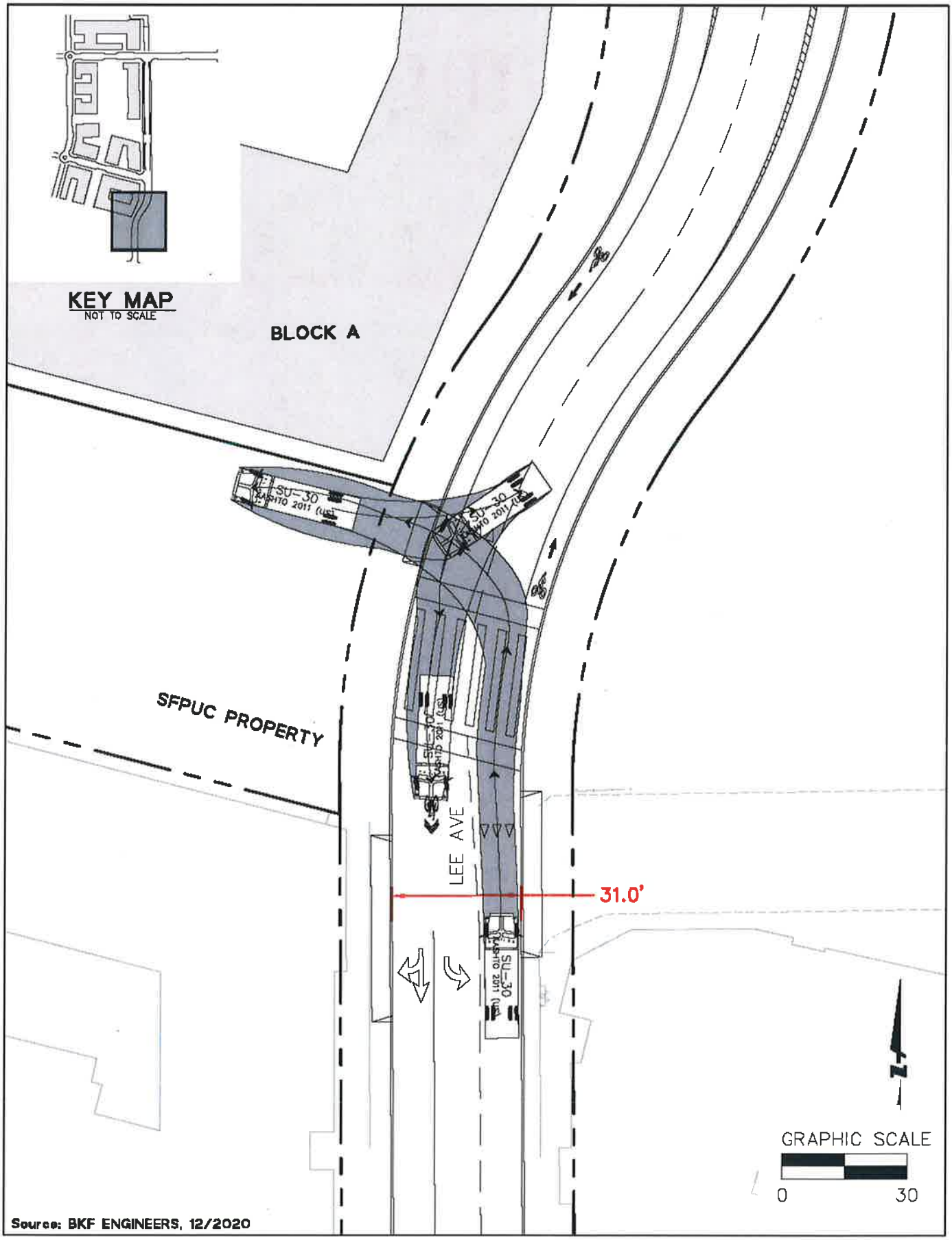
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.6 – SU-30 TURNING TEMPLATE – LEE/OCEAN



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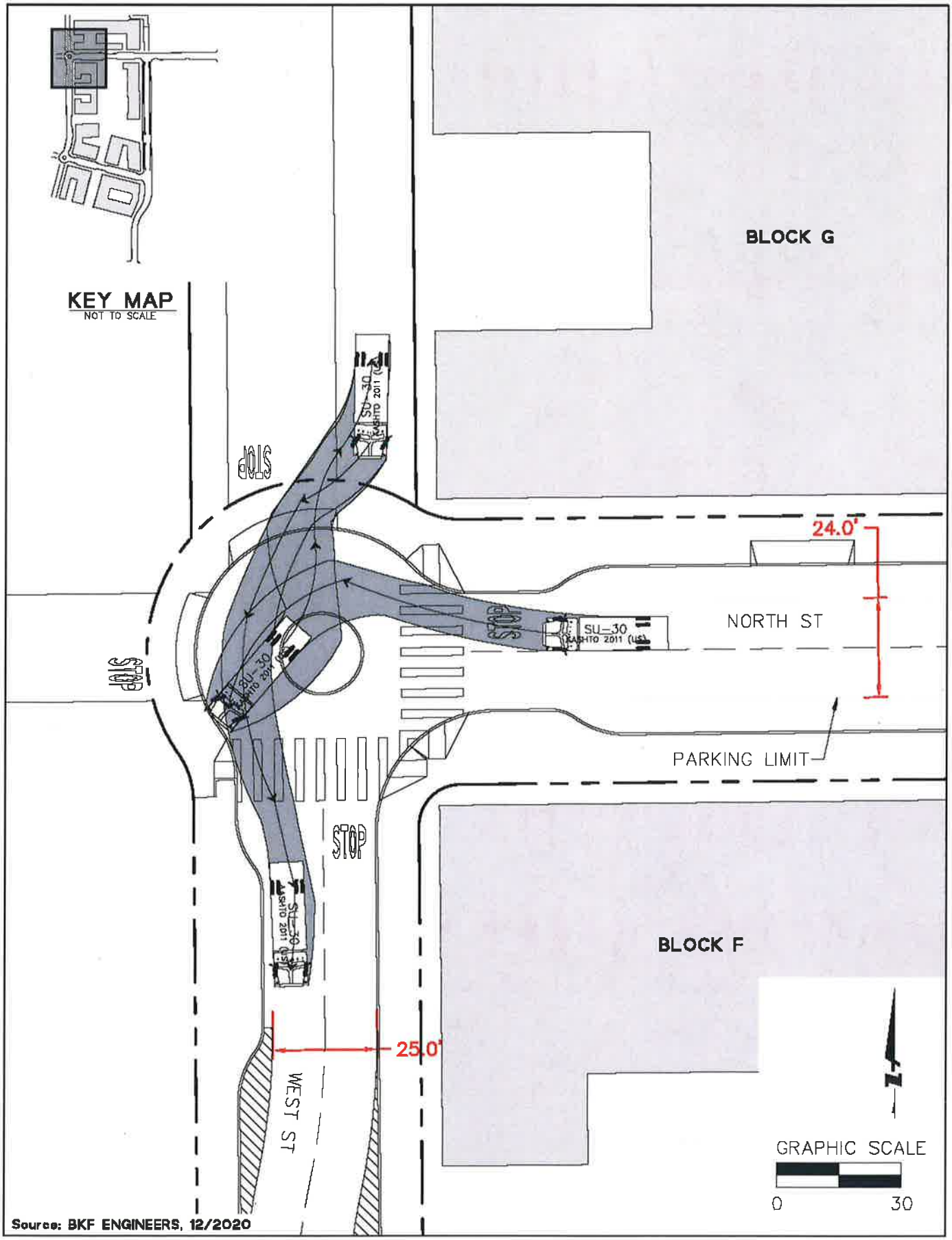
PLOT DATE: 11-25-20 PLOTTED BY: chan

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.7 – SU-30 TURNING TEMPLATE – BLOCK A LOADING



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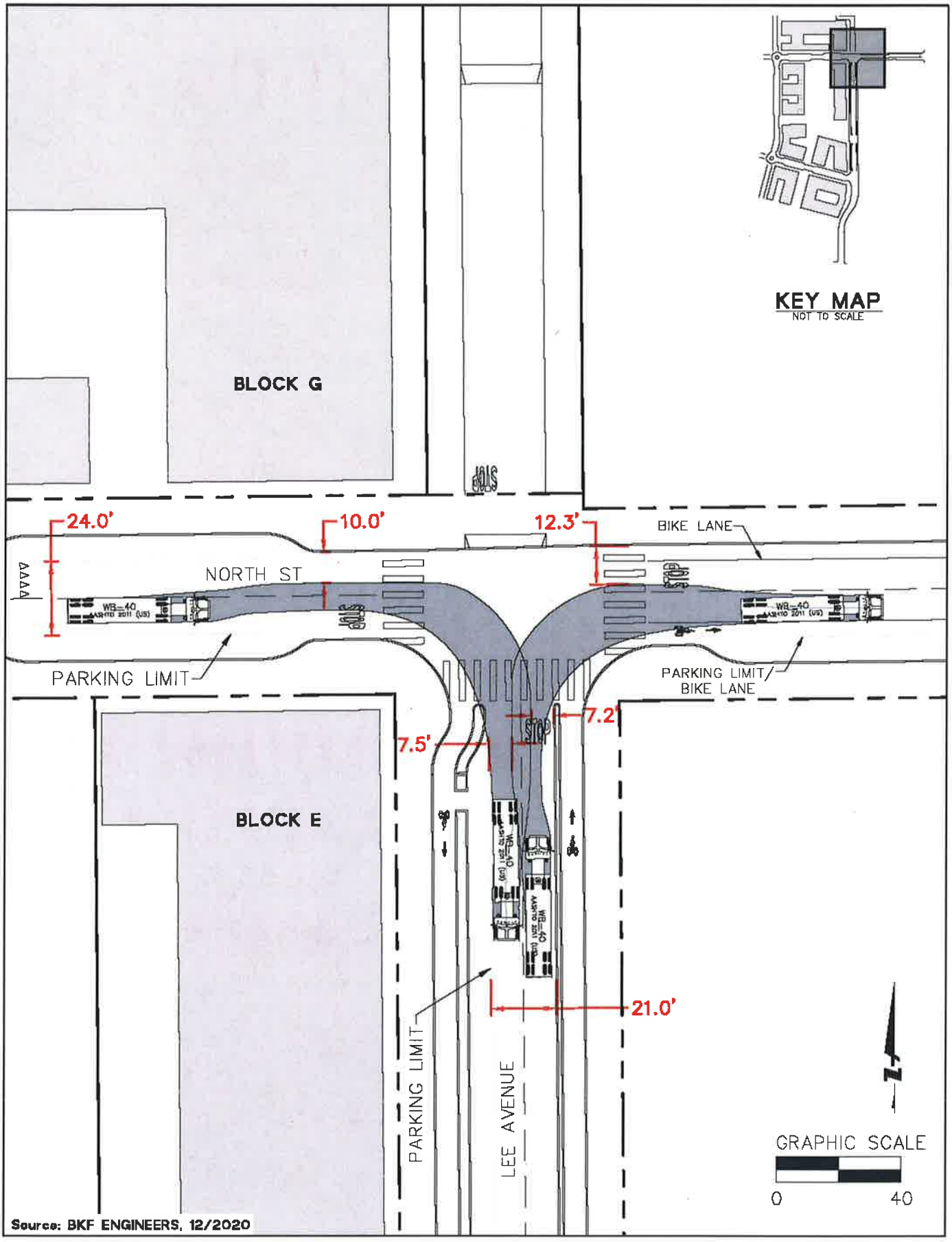
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.8 – SU-30 TURNING TEMPLATE – BLOCK G LOADING



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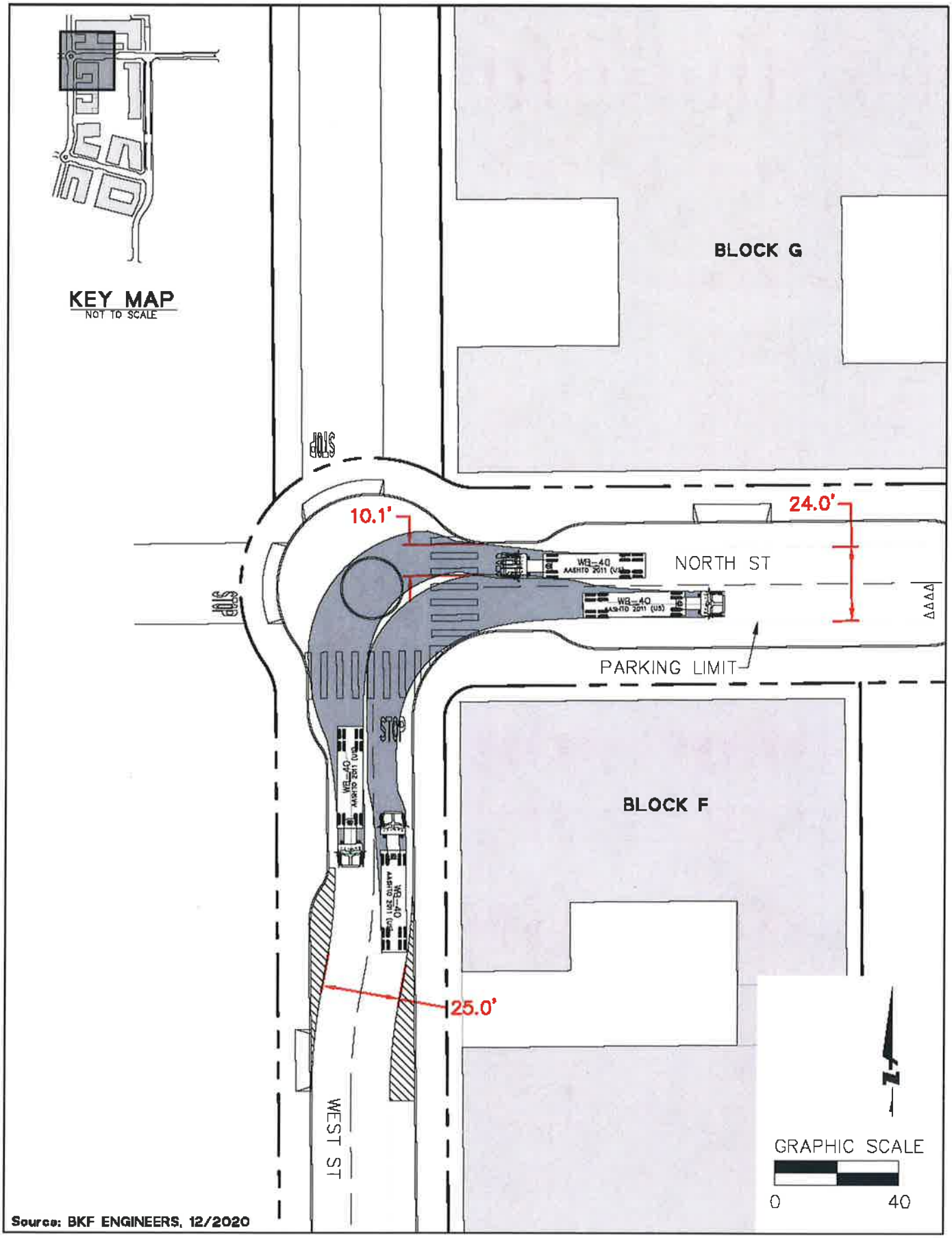
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.9 – WB-40 TURNING TEMPLATE – NE CORNER



Source: BKF ENGINEERS, 12/2020

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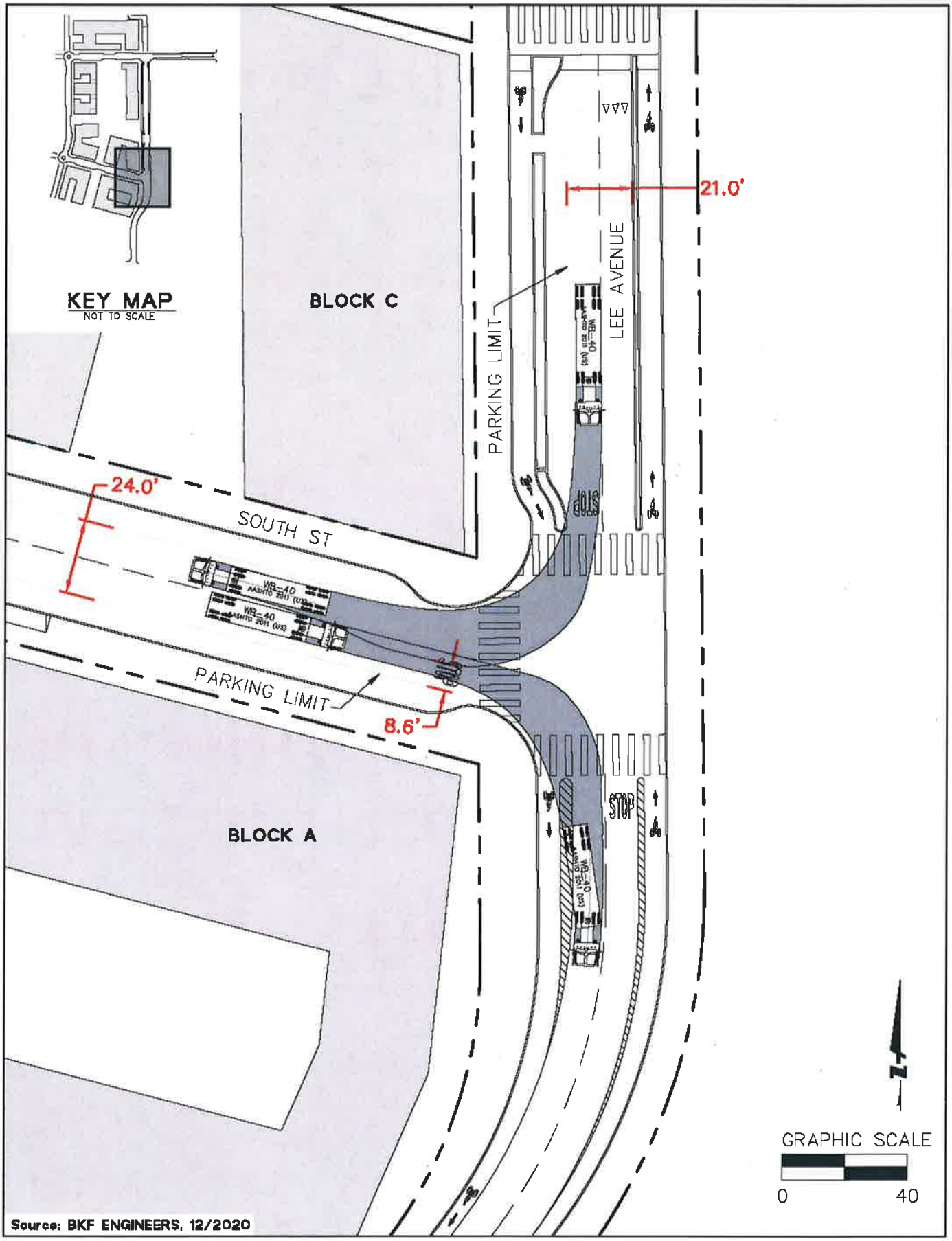
PLOT DATE: 11-25-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.10 – WB-40 TURNING TEMPLATE – NW CORNER



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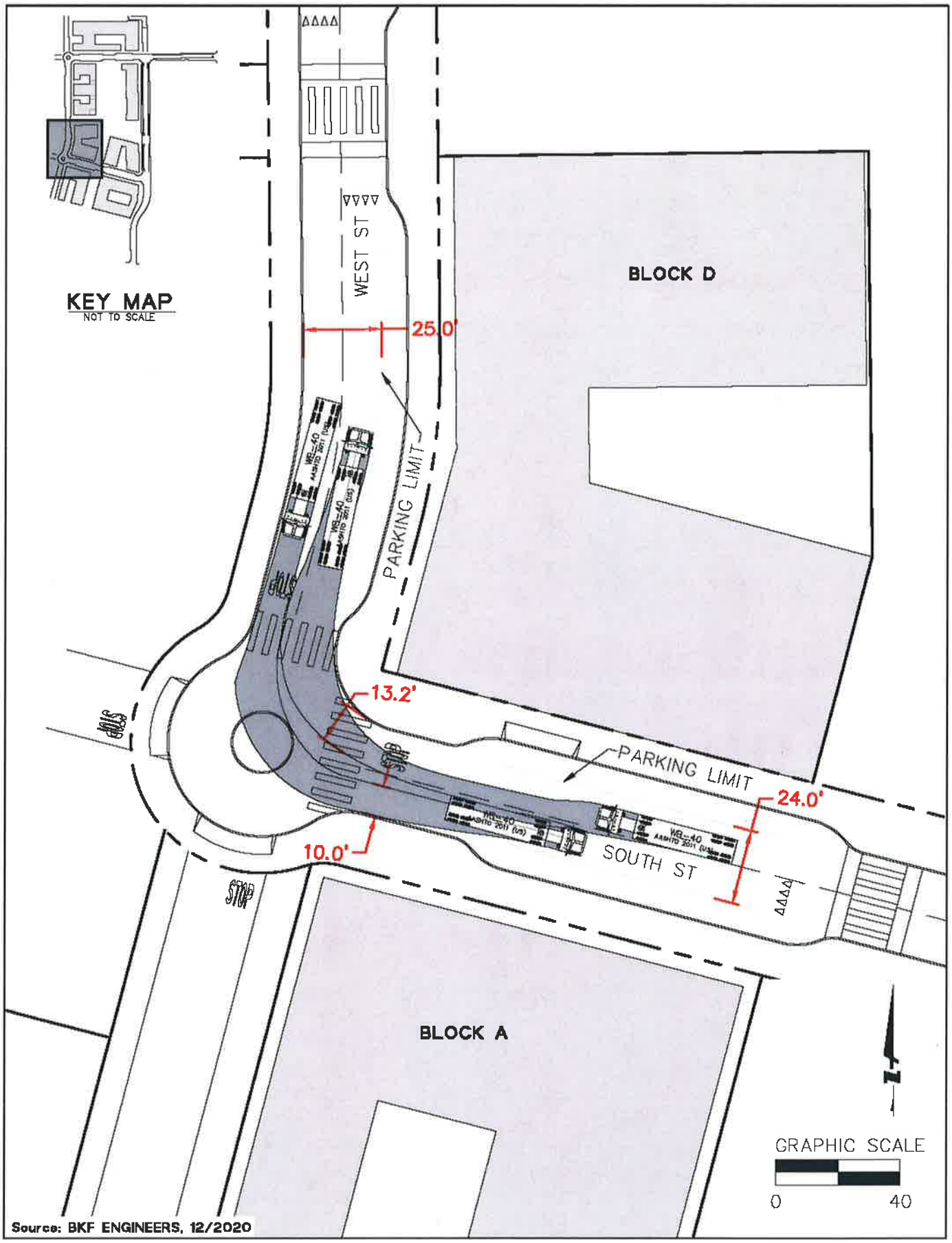
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.11 - WB-40 TURNING TEMPLATE - SE CORNER



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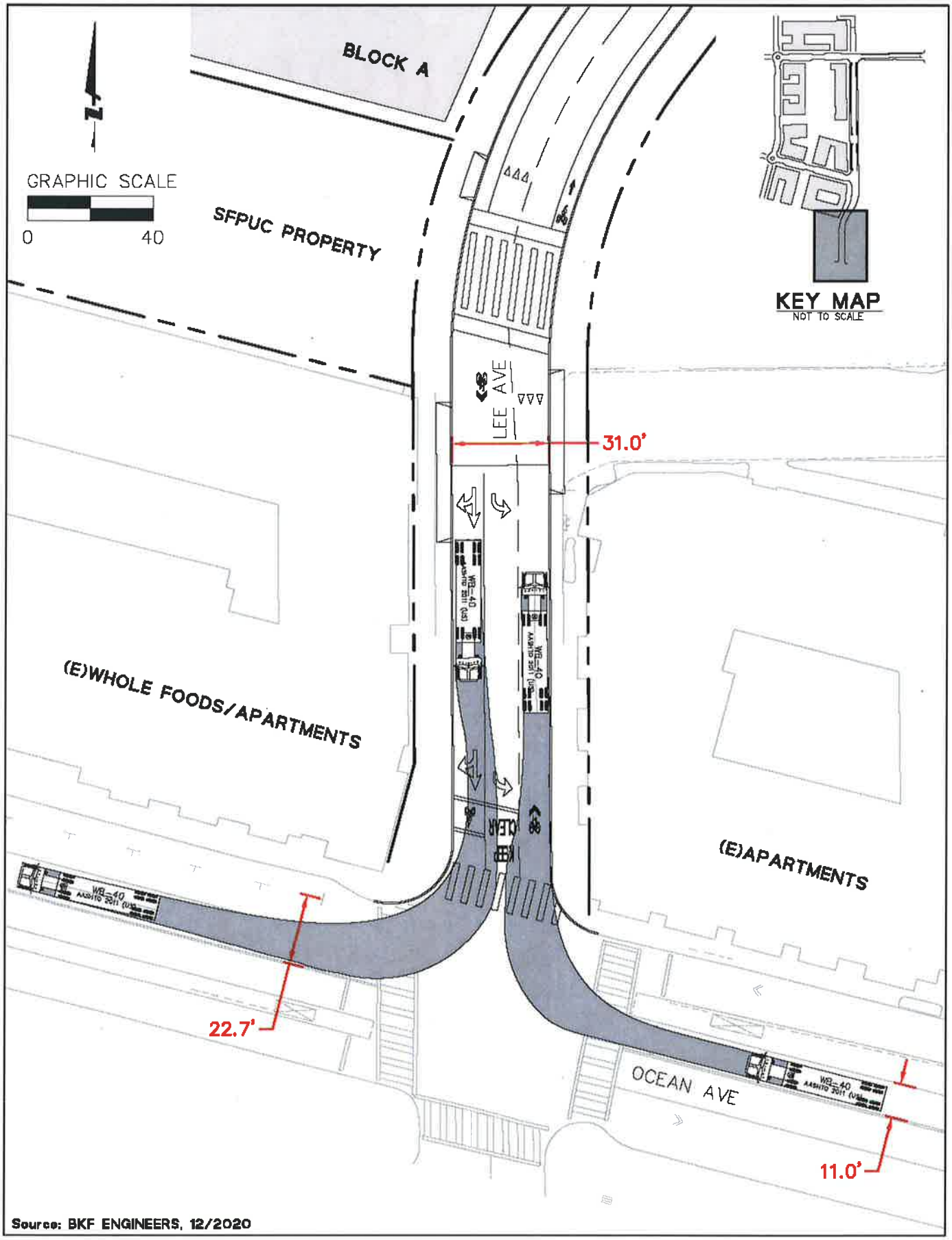
PLOT DATE: 11-25-20 PLOTTED BY: chah

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.12 – WB-40 TURNING TEMPLATE – SW CORNER



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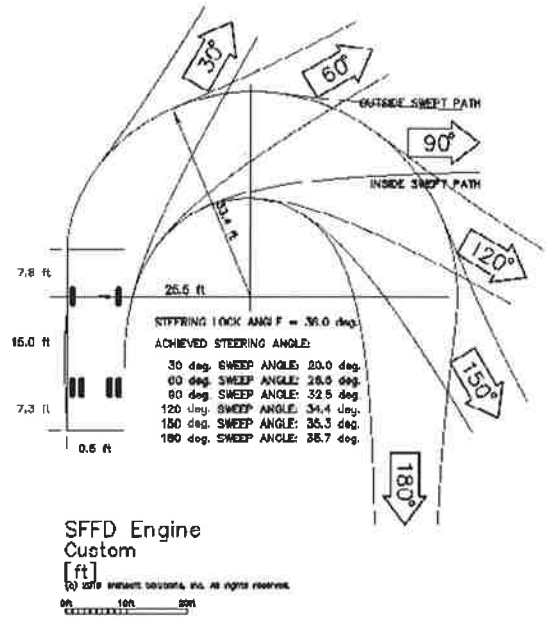
PLOT DATE: 11-25-20 PLOTTED BY: chen

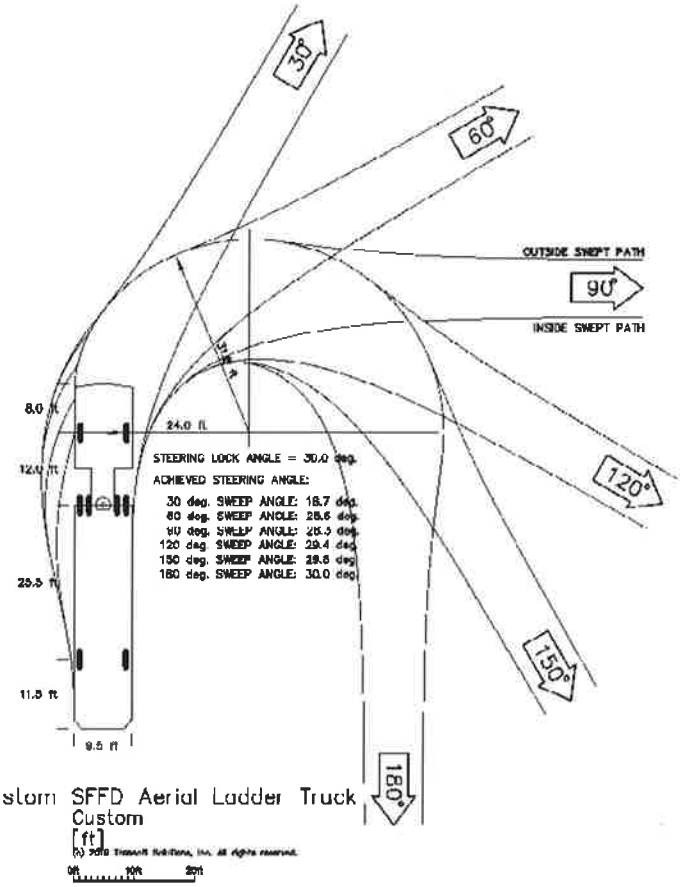
BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. C.13 – WB-40 TURNING TEMPLATE – LEE/OCEAN

APPENDIX D – FIRE ENGINE AND FIRE TRUCK TURNING MOVEMENTS



SFFD Engine
Custom
[ft]



Custom SFFD Aerial Ladder Truck
Custom
[ft]

GRAPHIC SCALE
0 30

Source: BKF ENGINEERS, 12/2020

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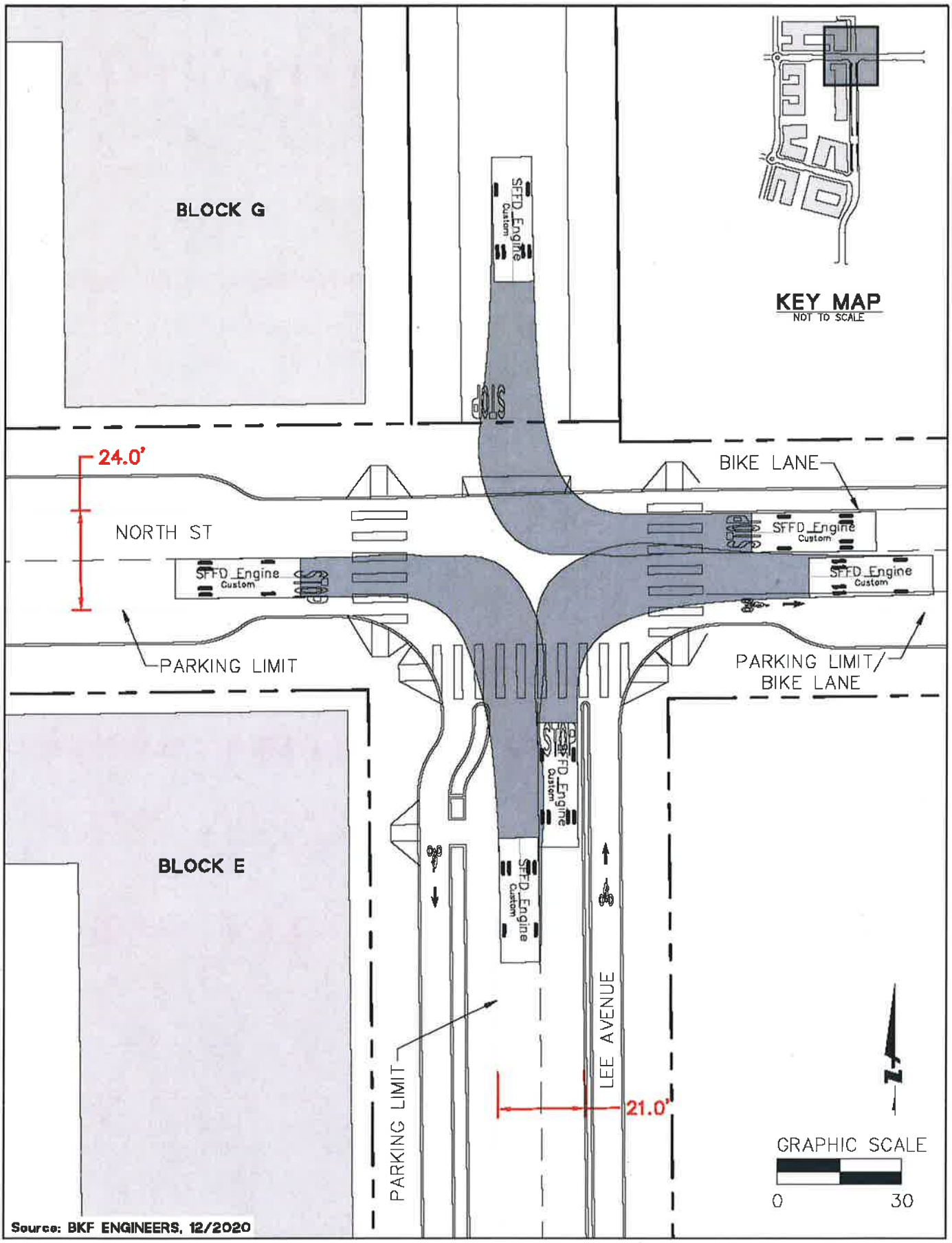
PLOT DATE: 11-30-20 PLOTTED BY: eseh

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. D.1 – SFFD FIRE ENGINE/AREIAL FIRE TRUCK TEMPLATE



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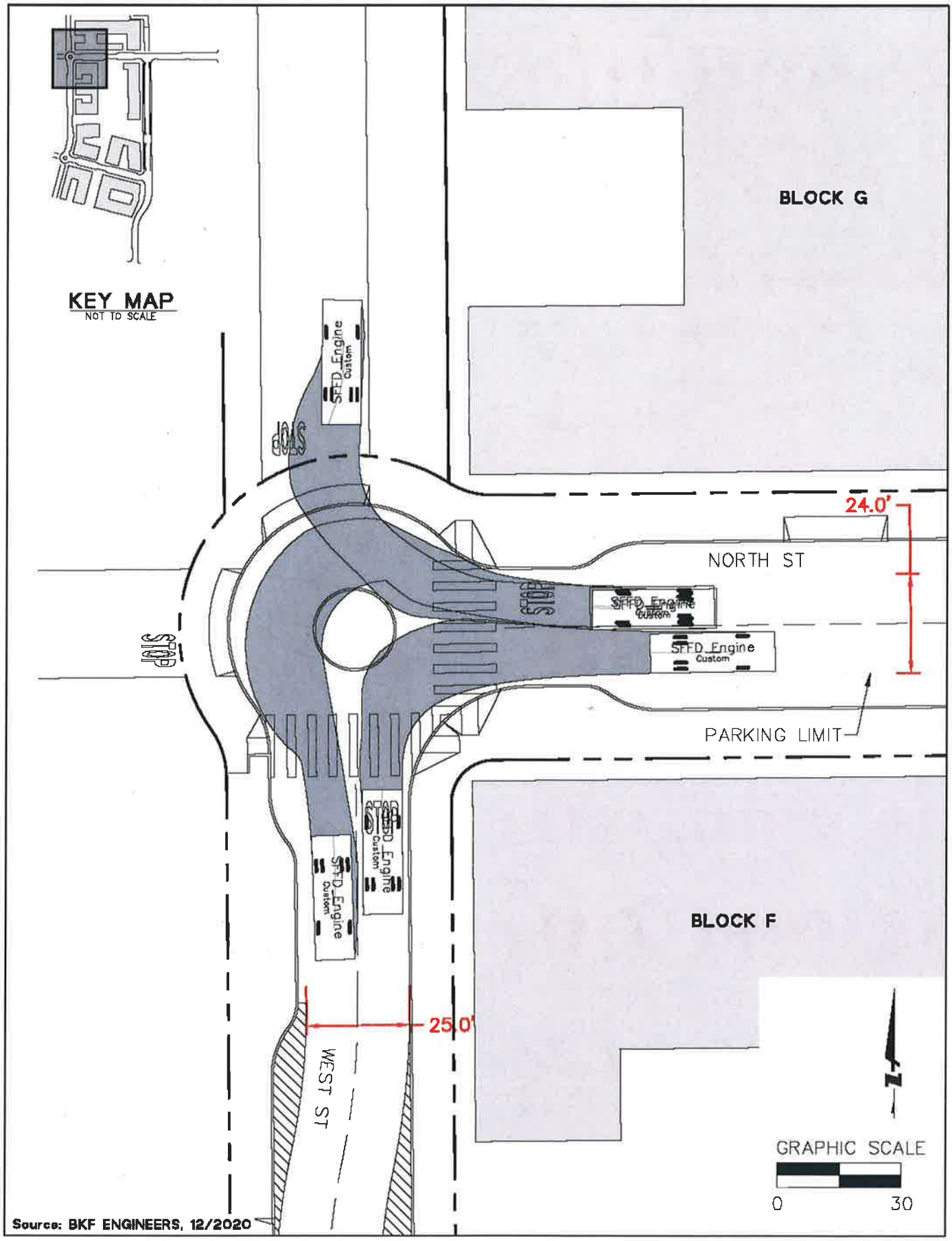
BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.2 – SFFD FIRE ENGINE TURNING TEMPLATE – NE CORNER



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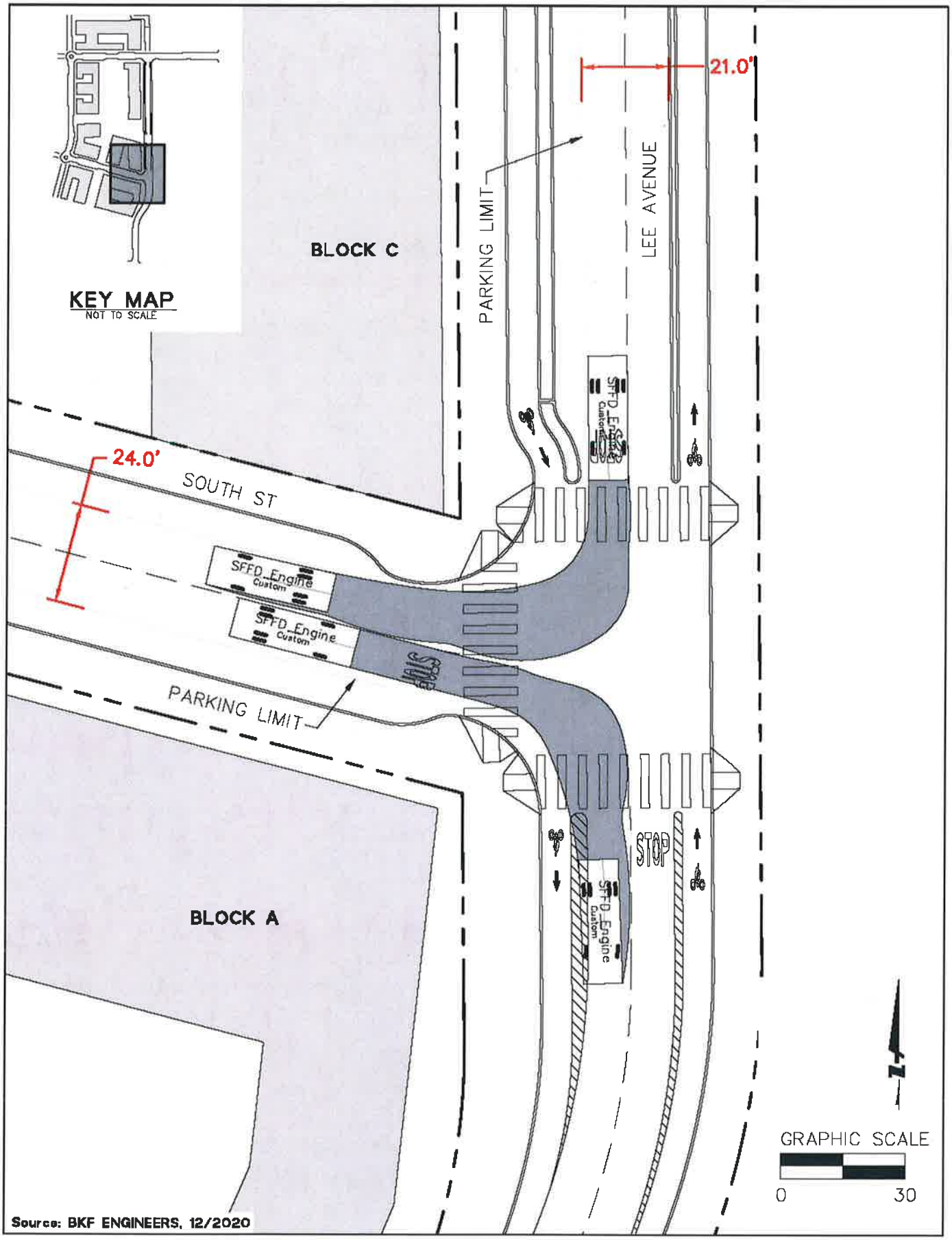
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.3 – SFFD FIRE ENGINE TURNING TEMPLATE – NW CORNER



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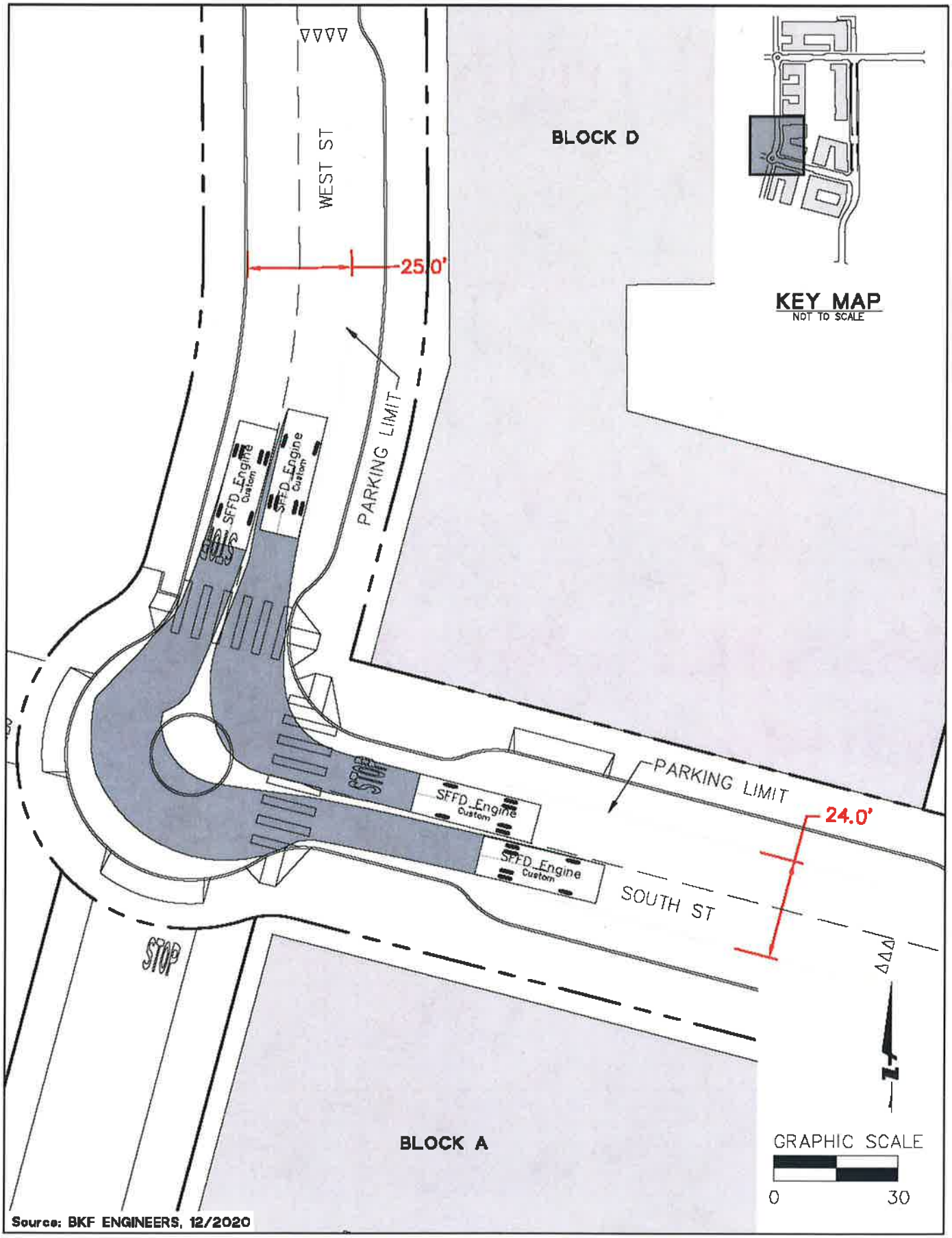
PLOT DATE: 11-25-20 PLOTTED BY: chah

BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.4 – SFFD FIRE ENGINE TURNING TEMPLATE – SE CORNER



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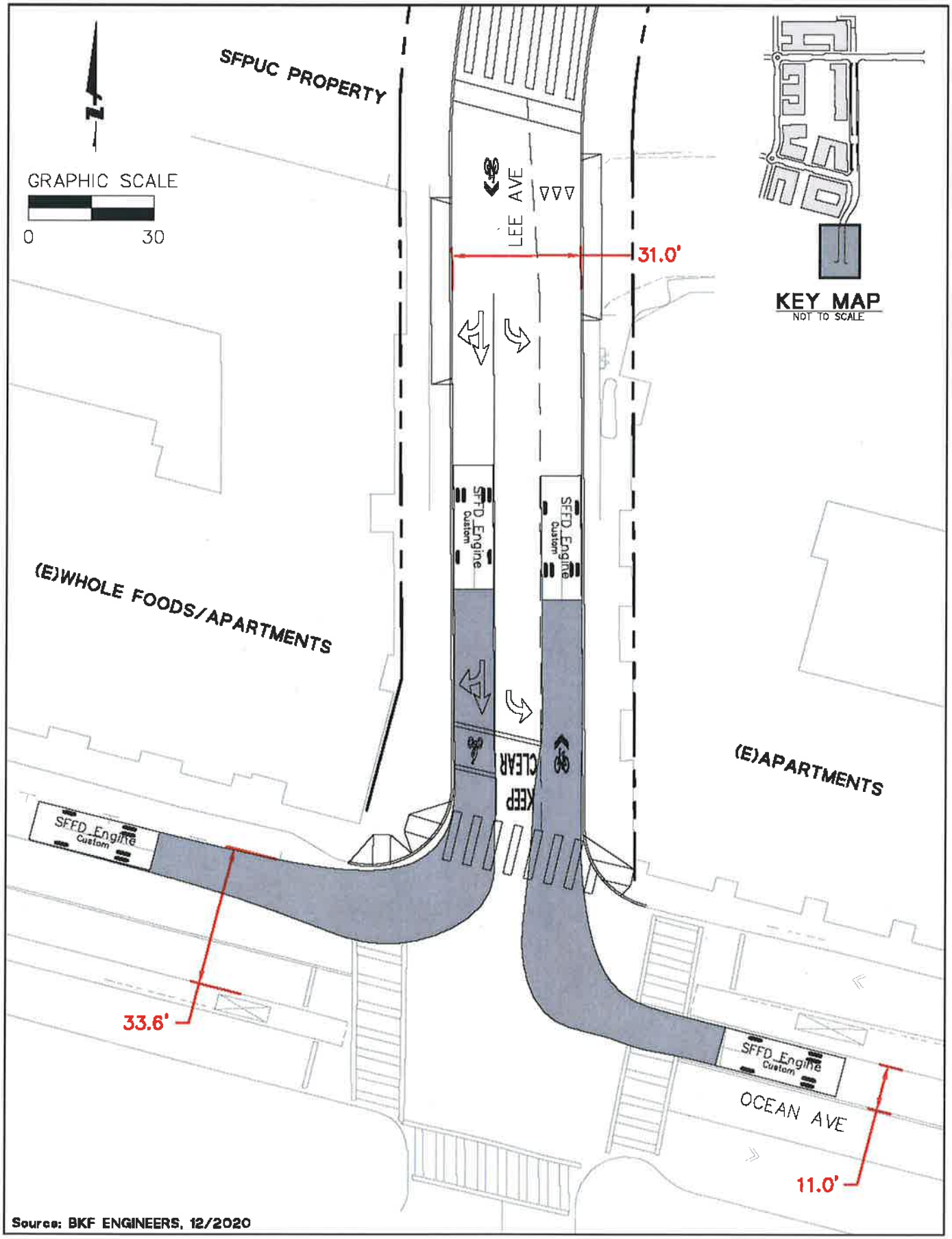
PLOT DATE: 11-25-20
PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.5 – SFFD FIRE ENGINE TURNING TEMPLATE – SW CORNER



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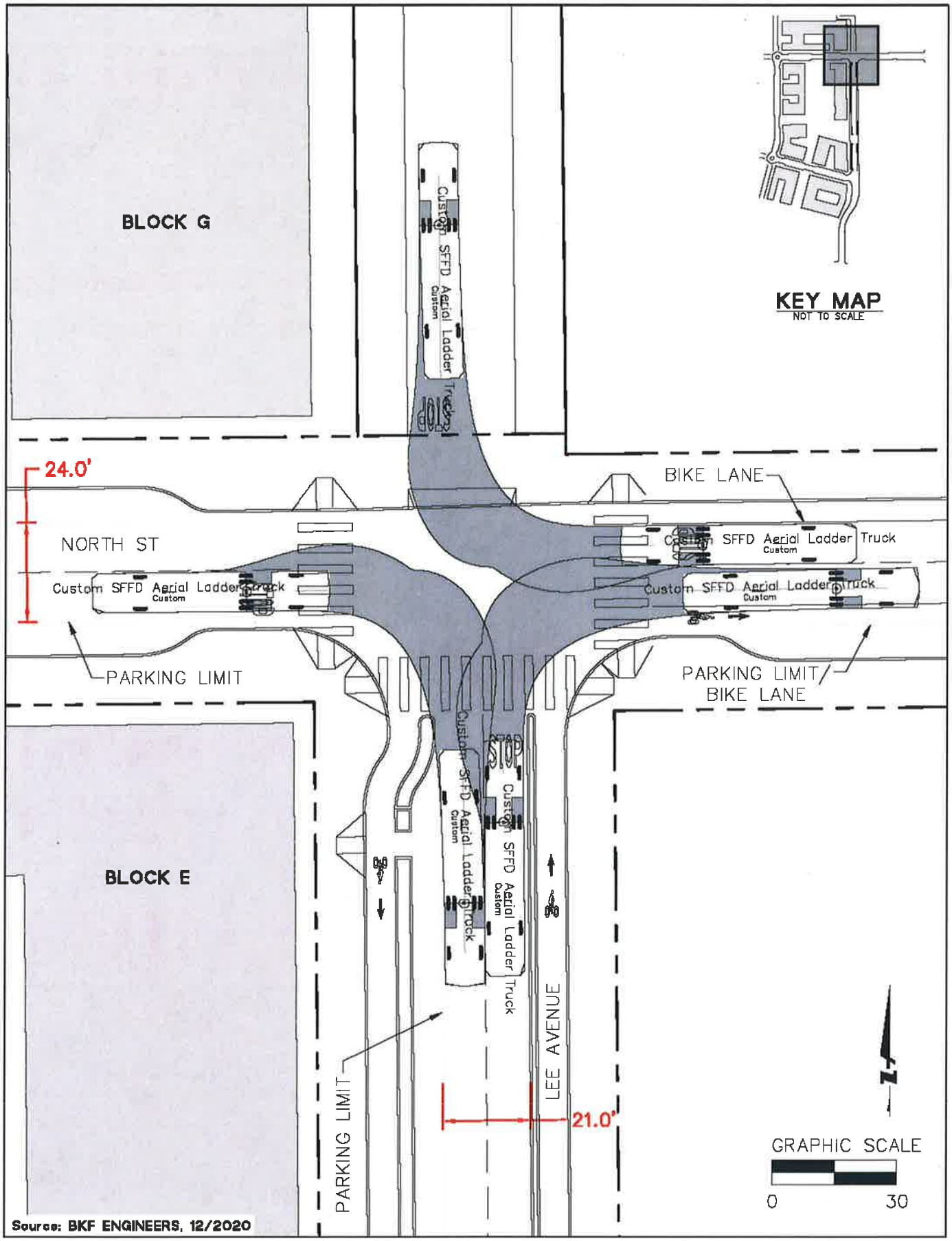
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. D.6 – SFFD FIRE ENGINE TURNING TEMPLATE
LEE AVE/OCEAN AVE



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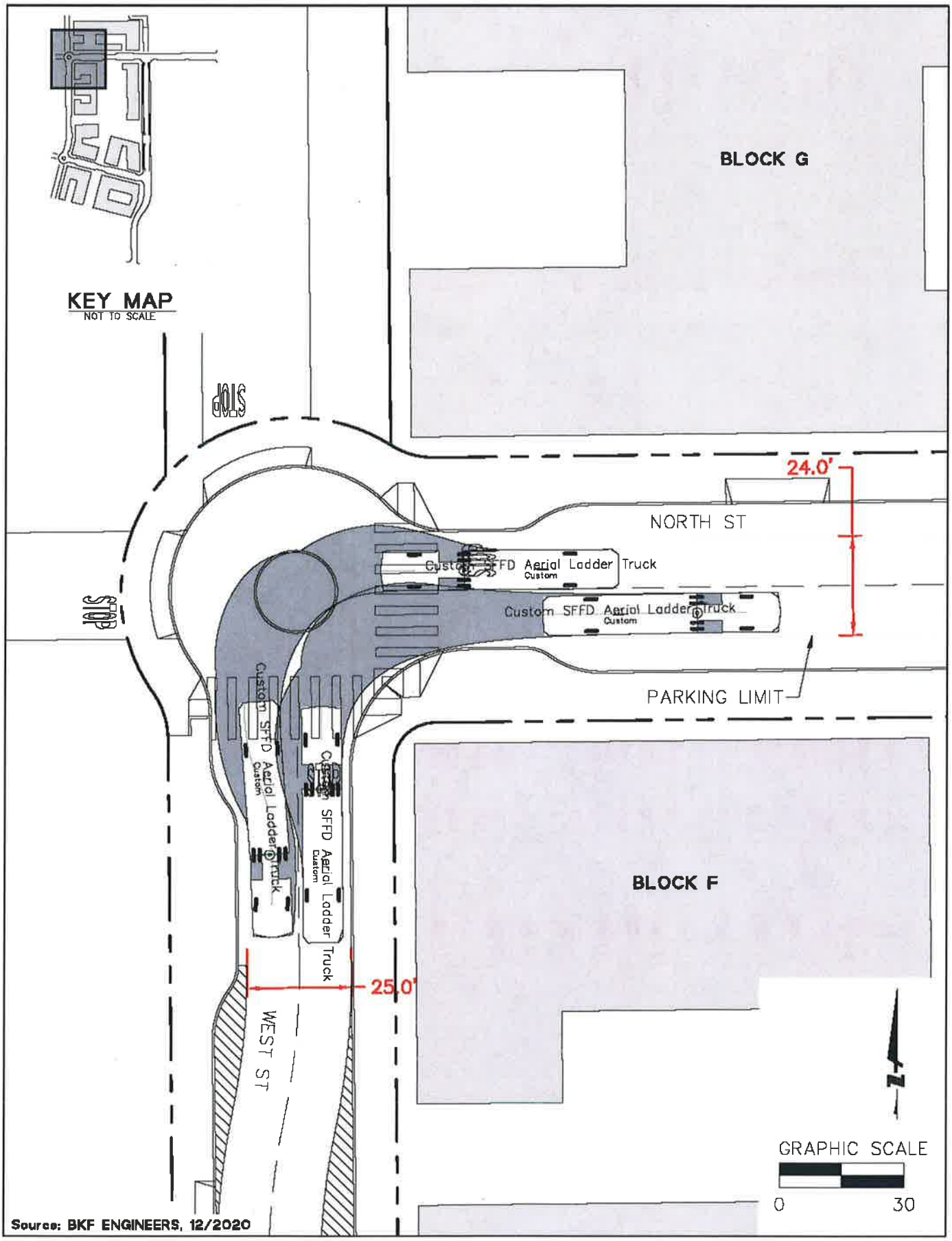
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.7 – SFFD AERIAL FIRE TRUCK TURNING TEMPLATE – NE



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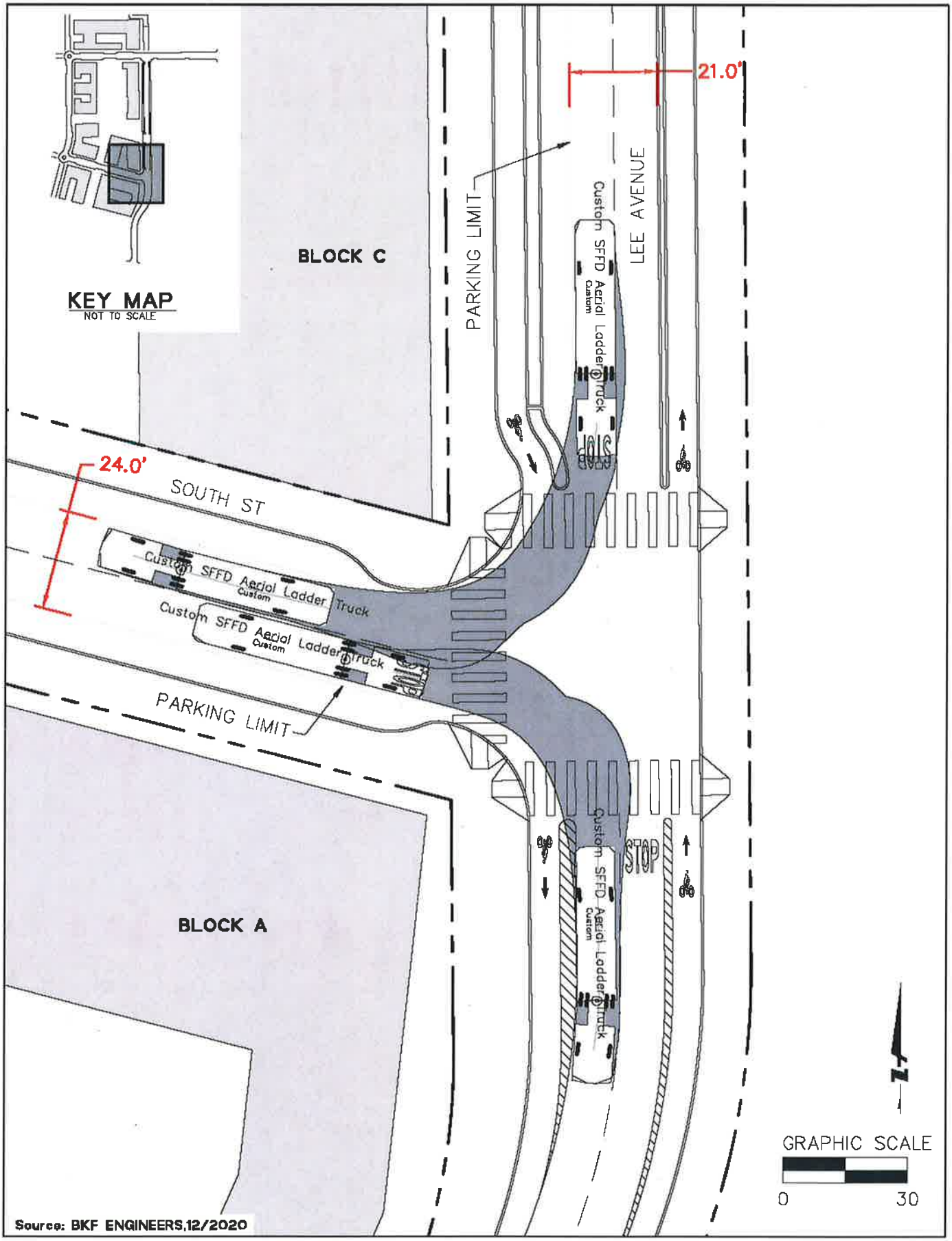
PLOT DATE: 11-25-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.8 – SFFD AERIAL FIRE TRUCK TURNING TEMPLATE – NW



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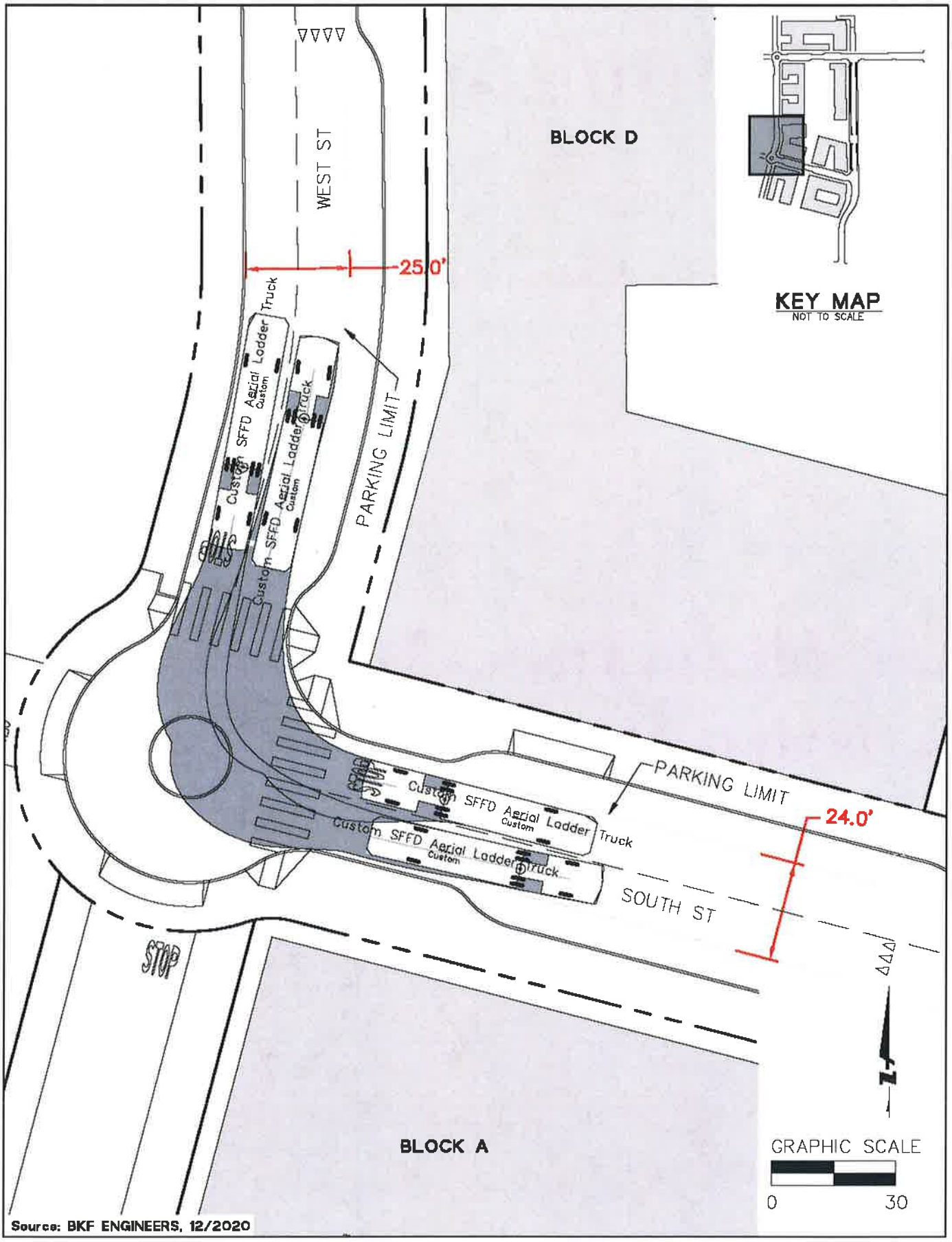
PLOT DATE: 11-25-20 PLOTTED BY: chah

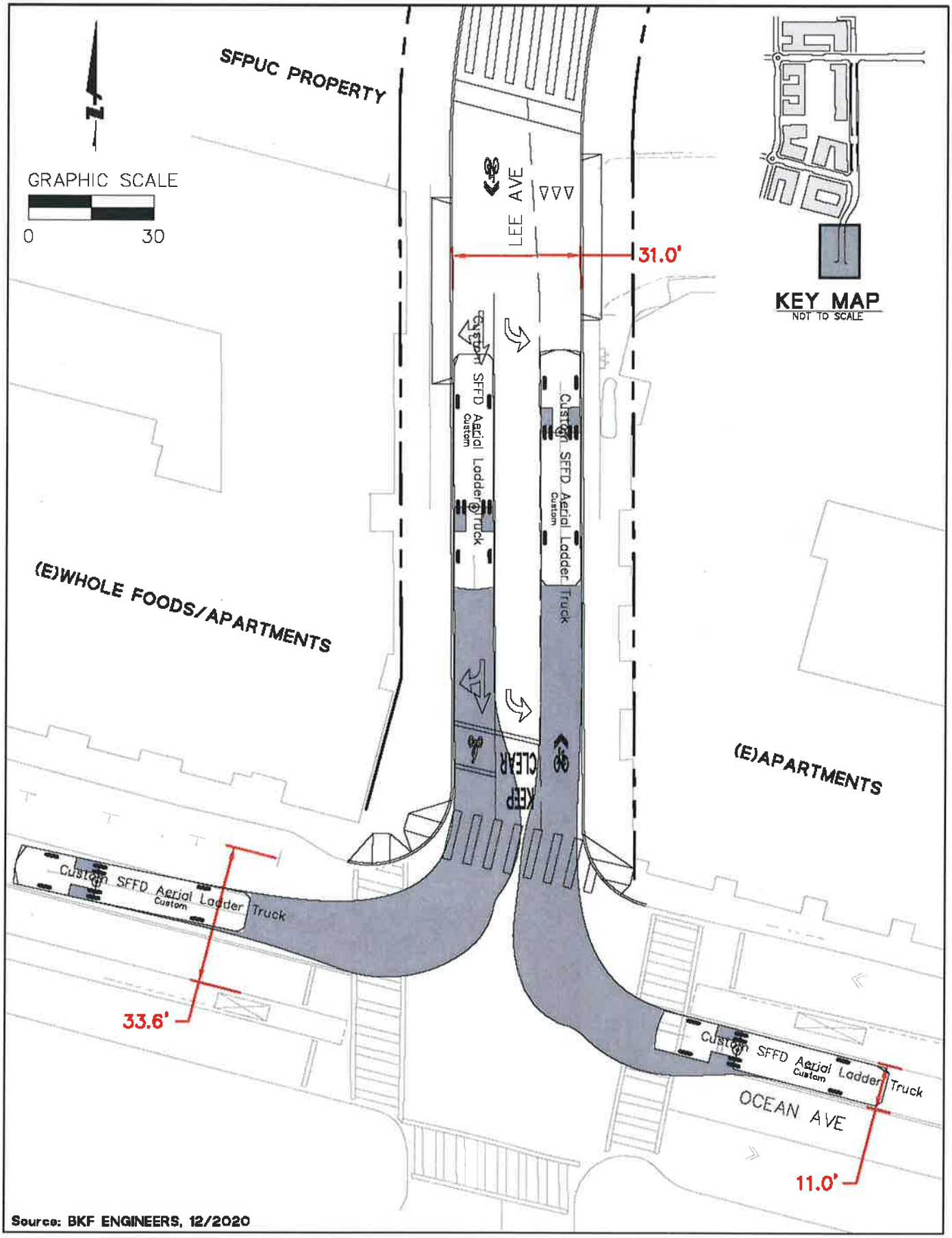
BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.9 – SFFD AERIAL FIRE TRUCK TURNING TEMPLATE – SE



Source: BKF ENGINEERS, 12/2020

DRAWING NAME: K:\2016\160367_Balboa_Reservoir\ENG\EXHIBITS\AUTOTURN\Fire_Truck\Fire_Truck_Turning.dwg
PLOT DATE: 11-25-20 PLOTTED BY: chein

BALBOA RESERVOIR INFRASTRUCTURE PLAN APPX. D.10 – SFFD AERIAL FIRE TRUCK TURNING TEMPLATE – SW



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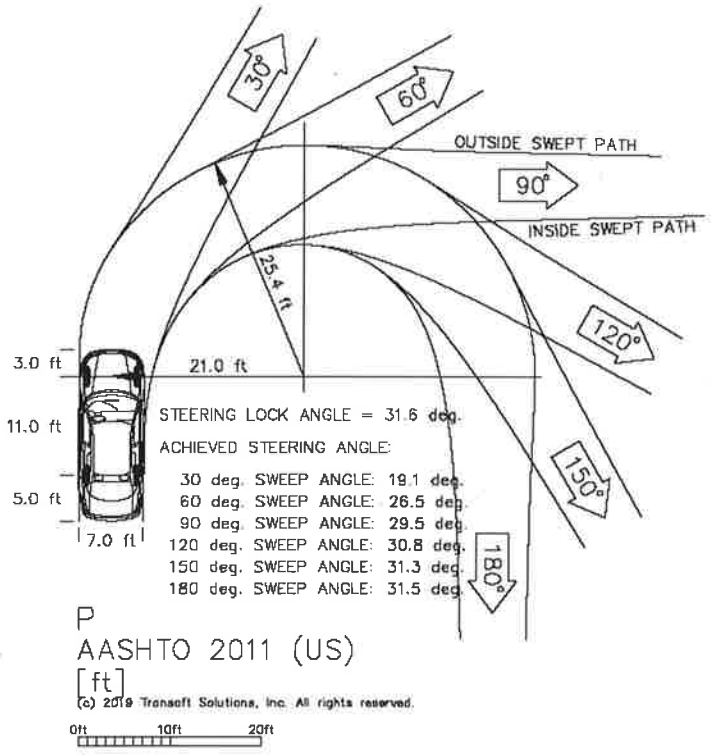
PLOT DATE: 11-25-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. D.11 – SFFD AERIAL FIRE TRUCK TURNING TEMPLATE
LEE AVE/OCEAN AVE

APPENDIX E – PASSENGER VEHICLE TURNING MOVEMENTS

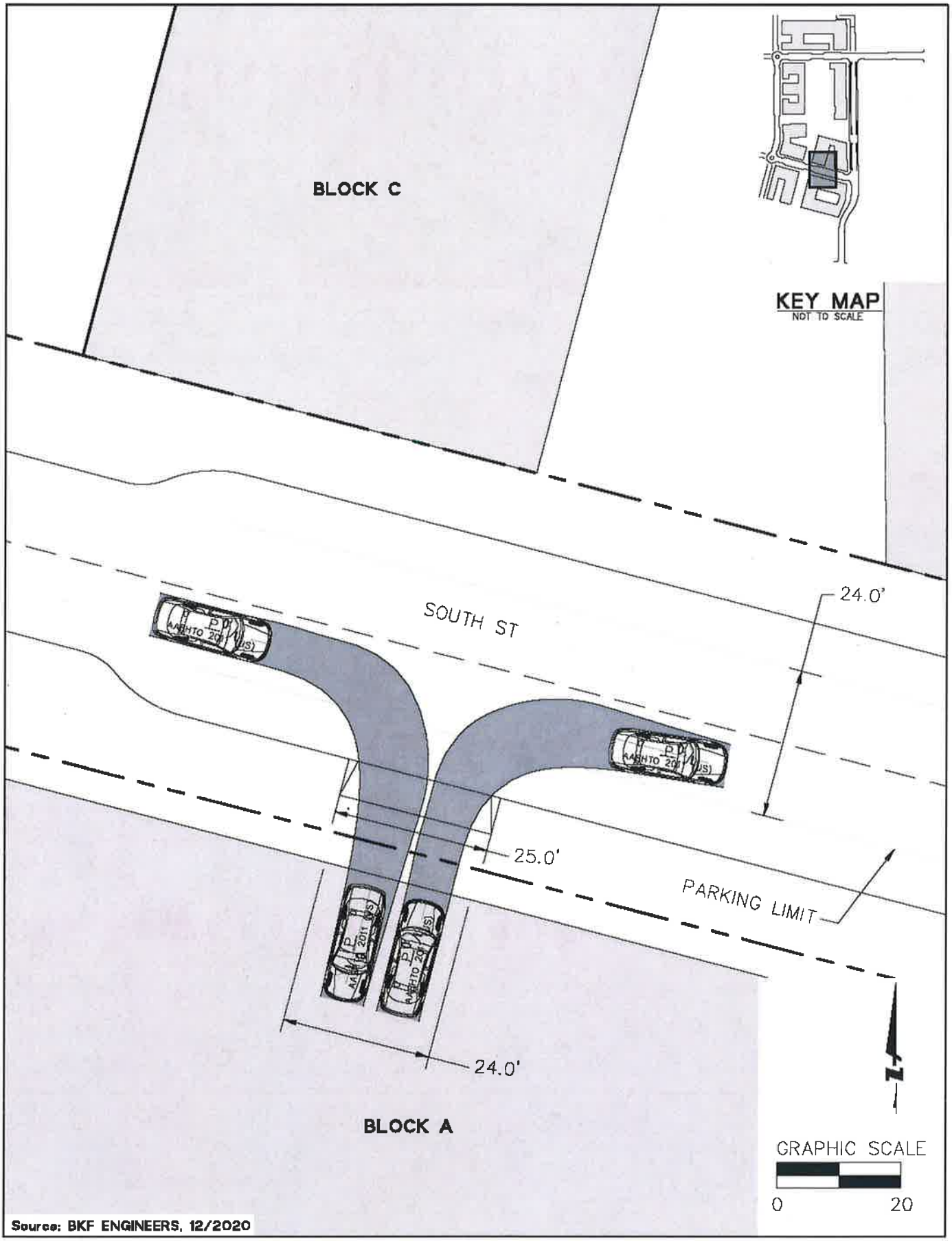


GRAPHIC SCALE

0 20

Source: BKF ENGINEERS, 12/2020

DRAWING NAME: K:\2018\160367_Balboa_Reservoir\ENG\EXHIBITS\AUTOTURN\Garage Entrances\Garage_Entrance_Turning.dwg
PLOT DATE: 11-25-20 PLOTTED BY: chen



Source: BKF ENGINEERS, 12/2020

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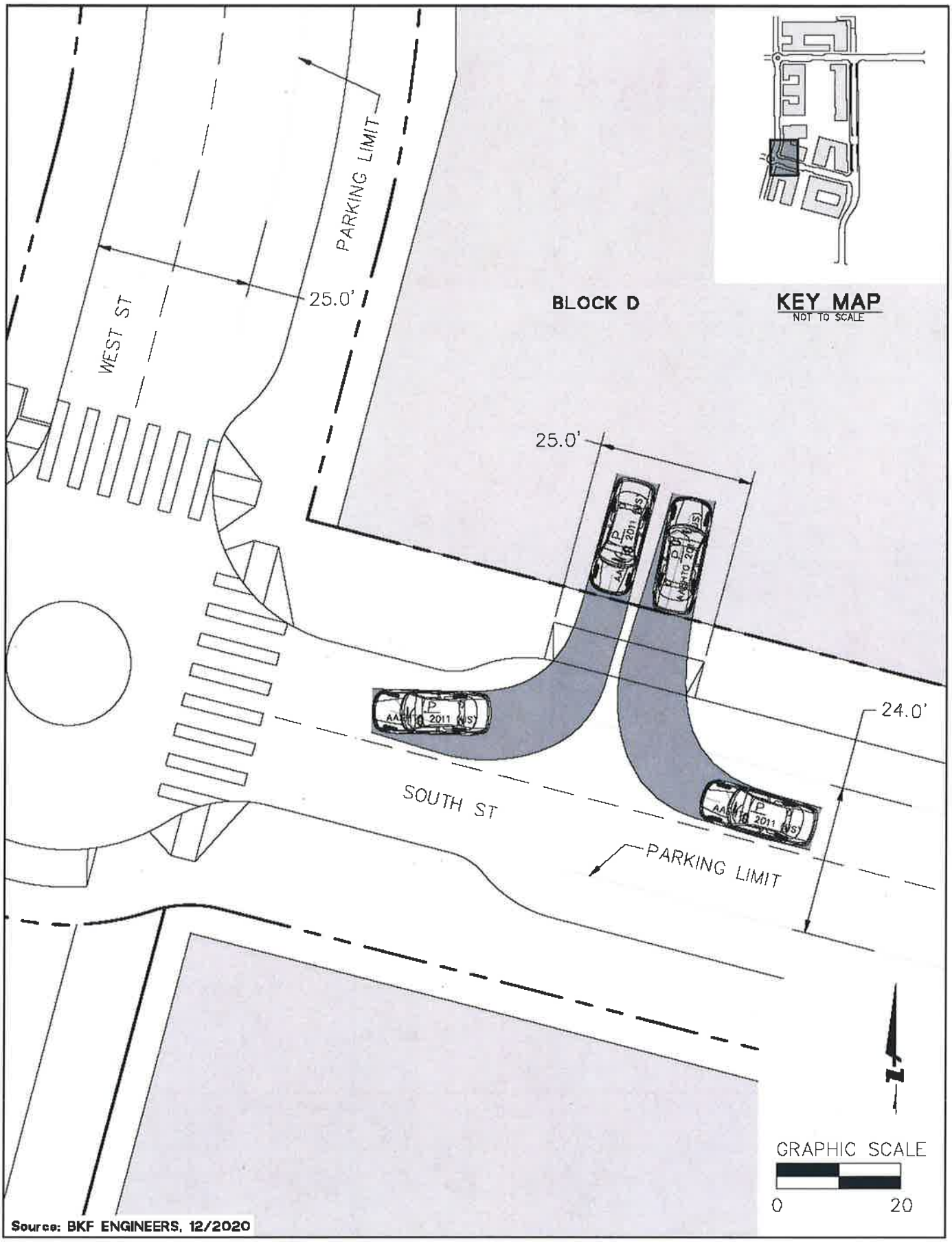
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. E.2 – PASS. VEH. TURNING TEMPLATE – GARAGE A & B



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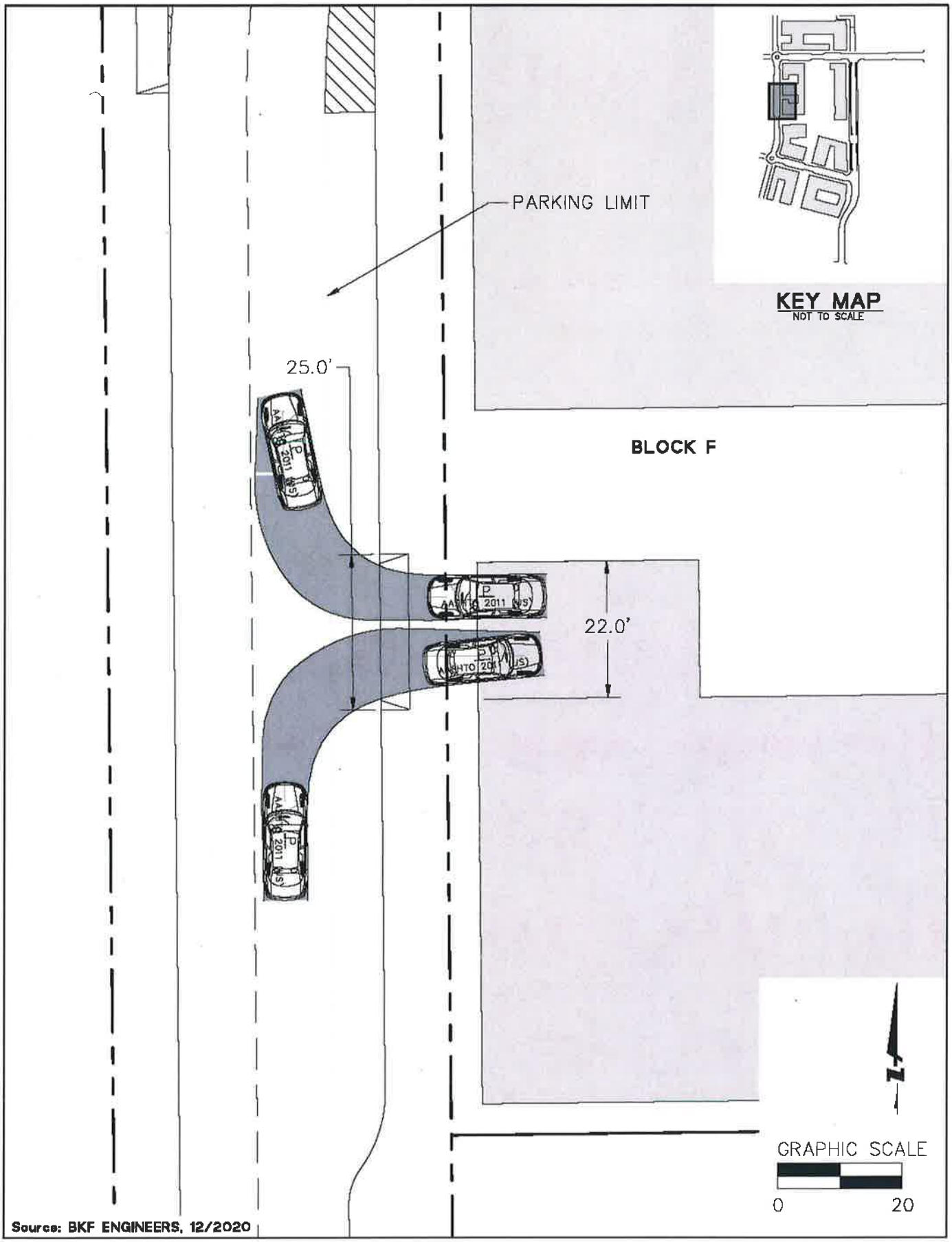
PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. E.3 – PASS. VEH. TURNING TEMPLATE – GARAGE C & D



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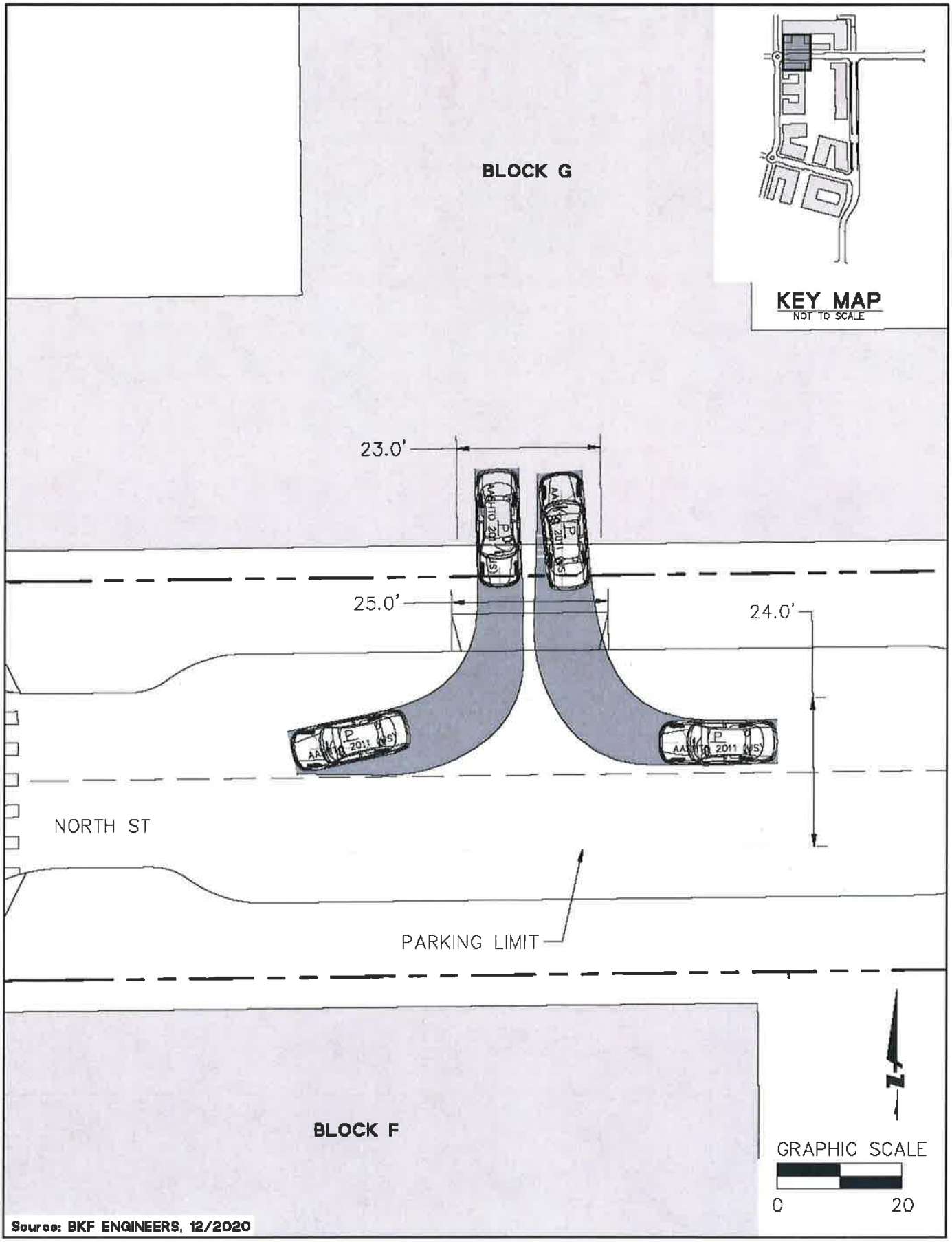
PLOT DATE: 11-30-20 PLOTTED BY: cheh

BALBOA RESERVOIR INFRASTRUCTURE PLAN

APPX. E.4 – PASS. VEH. TURNING TEMPLATE – GARAGE F



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PLOT DATE: 11-30-20 PLOTTED BY: chen

BALBOA RESERVOIR INFRASTRUCTURE PLAN **APPX. E.5 – PASS. VEH. TURNING TEMPLATE – GARAGE G**

APPENDIX F – FIRE FLOW EVALUATION

The Fire Consultants, Inc.

December 17, 2019

Ms. Karen Murray
Van Meter Williams Pollack LLP
333 Bryant Street, Suite 300
San Francisco, CA 94104

BALBOA RESERVOIR – FIRE FLOW
FIRE FLOW EVALUATION

Dear Karen,

This letter will outline our assessment of the fire flow requirements for the planned multi-building Balboa Reservoir development project in San Francisco, California. The purpose of our assessment is to develop an estimate for fire flow required for the buildings anticipated to be on site and compare that to the anticipated fire flow available.

REQUIRED FIRE FLOW

Site Fire Flow. The project anticipates approximately 7 new buildings of R-2 occupancy and 100 Townhouses of R-3 occupancy. All buildings are anticipated to be provided with sprinkler protection. No car stackers are planned. The buildings are anticipated to be built of types I-A over III-A construction, and range in height from 4 to 7 stories. The Townhouses will be Type V-A and 1800 sf each. While the design details have not yet been developed, we have looked at the various scenarios to determine what might be the most challenging fire flow requirement presented. The project will include multi-family homes with construction type III-A over Type I-A podium and Townhouses with construction type V-A. We assume fire flow will be similar for all building since they are planned to be Type III-A over Type I-A podium and of a similar size. The townhouse fire flow will be similar for all Townhouses since they are planned to be Type V-A and the same size. However, if the townhouses are combined into 3 or more units, they will become R-2 occupancy and the fire flow would have to be adjusted.

The fire flows required for building projects in San Francisco are determined from Table B105.1 in Appendix B of the 2019 California Fire Code (CFC). A weighted average of required fire flow based on Table B105.1 is calculated for Type IA and Type IIIA areas. The required fire flow for Townhouses is calculated based from Table B105.1(1) for NFPA 13 R or 13D sprinkler protected Townhouses with areas between 0-3600 sq.

Table B105.2 of the CFC allows a reduction of 75%, but not to less than a total requirement of 1,500 gallons per minute, if NFPA 13 R sprinkler protection is provided in the building (footnote a) or 1,000 gallons per minute, if NFPA 13 sprinkler protection is provided (footnote b). However, the lowest fire flow allowed by SFFD when using the sprinkler

1777 N. California Blvd, Suite 200
Walnut Creek, CA 94596
ph: (925) 979.9993
fax: (925) 979.9994
internet:
www.thefireconsultants.com

reduction is 1,500 GPM. The weighted area and fire flow calculation for each building is presented in table below.

Bldg A	Area	% Area	Fire Flow	25%	
Type IA	72600	0.32	3000	1000	GPM
Type IIIA	155600	0.68	5750	1437.5	GPM
total	228200		**Weighted Ave**	**1298**	**GPM**

Bldg B	Area	% Area	Fire Flow	25%	
Type IA	19091	0.17	1500	1000	GPM
Type IIIA	93659	0.83	4500	1125	GPM
total	112750		**Weighted Ave**	**1104**	**GPM**

Bldg E	Area	% Area	Fire Flow	25%	
Type IA	38350	0.28	2000	1000	GPM
Type IIIA	100800	0.72	4500	1125	GPM
total	139150		**Weighted Ave**	**1091**	**GPM**

Bldg F	Area	% Area	Fire Flow	25%	
Type IA	60300	0.33	2750	1000	GPM
Type IIIA	120650	0.67	5000	1250	GPM
total	180950		**Weighted Ave**	**1167**	**GPM**

Townhouse	Area	Table	Fire Flow	
Type V-A	1800	B105.1(1)	**500**	**GPM**

Based on calculations above and the fact that a minimum 1500 GPM fire flow is required by SFFD, the required fire flow for all buildings will be 1500 GPM. Higher fire flow requirements could be applicable if sprinklers are not installed, or lesser construction types are used or car stackers are added in the future.

System Water Flows. CFC Appendix B105.3 requires the water systems at the site to be capable of supplying the required water to the fixed fire protection systems in each of the buildings, for 2 hours. Various fire protection system arrangements would require a variety of fire flows for them to function properly. We understand that flammable liquid storage rooms/warehouses and car stackers are not anticipated for the site, and storage will be limited to heights less than 12 feet. Based upon these stipulations, our opinion is that the highest fixed fire protection system water flows required would probably be those required for the following systems:

- Sprinkler systems protecting generator fuel storage rooms and similar environments.

The required water flow rates for these two scenarios would be estimated given the assumptions below:

The requirements for sprinkler systems protecting generator rooms would be similar to Extra Hazard Group 1 criteria (0.30 gpm per ft.²) over the area of the room up to an area of 2,500 ft.². The anticipated water demand for this type of system (for the maximum remote area) could be up to approximately 1,475 GPM.

Combined Flows. In previous years the Fire Department had calculated fire flows in a manner that would require the site fire flow calculated from CFC Appendix B and the fire flow based upon the sprinkler system demands to be added together. This approach is not specifically mandated by the Code language, and the current approach enforced by the San Francisco Fire Department (SFFD) is to meet the highest demand between the two fire flows and not as a combined flow.

AVAILABLE FIRE FLOW

There are two points of connection from the existing municipal water mains to the network supplying the required fire flow for the project. The water flow information is determined by flow tests conducted by City for both water mains. Based on the location of city mains, Building A and Building B will be connected to water supply at 1110 Ocean Ave and Building E and Building F will be supplied by city main at 155 Frida Kahlo Way. The townhouses could be connected to either main, which will require some on site private piping. That piping should be designed to accommodate the required 500 gpm fire flow. The available water supply at 20 psi residual pressure calculated based on the method from NFPA Fire Protection Handbook, 18th ed, page 6-104. Calculations are as follow, based on water flow information provided by the 10/22/19 based on flow tests conducted by SFFD.

Frida Kahlo:

S = static pressure of 69 psi
R1= calculation of residual pressure of 51 psi
Q1= calculated flow of 947 gpm at residual of 51 psi (R1)
R2 = residual pressure of 20 psi (maximum fire flow pressure allowed per CFC Appendix B102)
Q2 = flow at residual pressure of 20 psi (R2)

Q2 = Q1 *((S-R2)0.54/(S-R1)0.54)
Q2 = 1626 gpm

The available water supply of 1626 gpm exceeds the fire flow requirement of 1500 gpm.

Ocean:

S = static pressure of 80 psi
R1= calculation of residual pressure of 62 psi
Q1= calculated flow of 1197 gpm at residual of 51 psi (R1)
R2 = residual pressure of 20 psi (maximum fire flow pressure allowed per CFC Appendix B102)
Q2 = flow at residual pressure of 20 psi (R2)

Q2 = Q1 *((S-R2)0.54/(S-R1)0.54)
Q2 = 2293 gpm

The available water supply of 2293 gpm exceeds the fire flow requirement of 1500 gpm.

SUMMARY

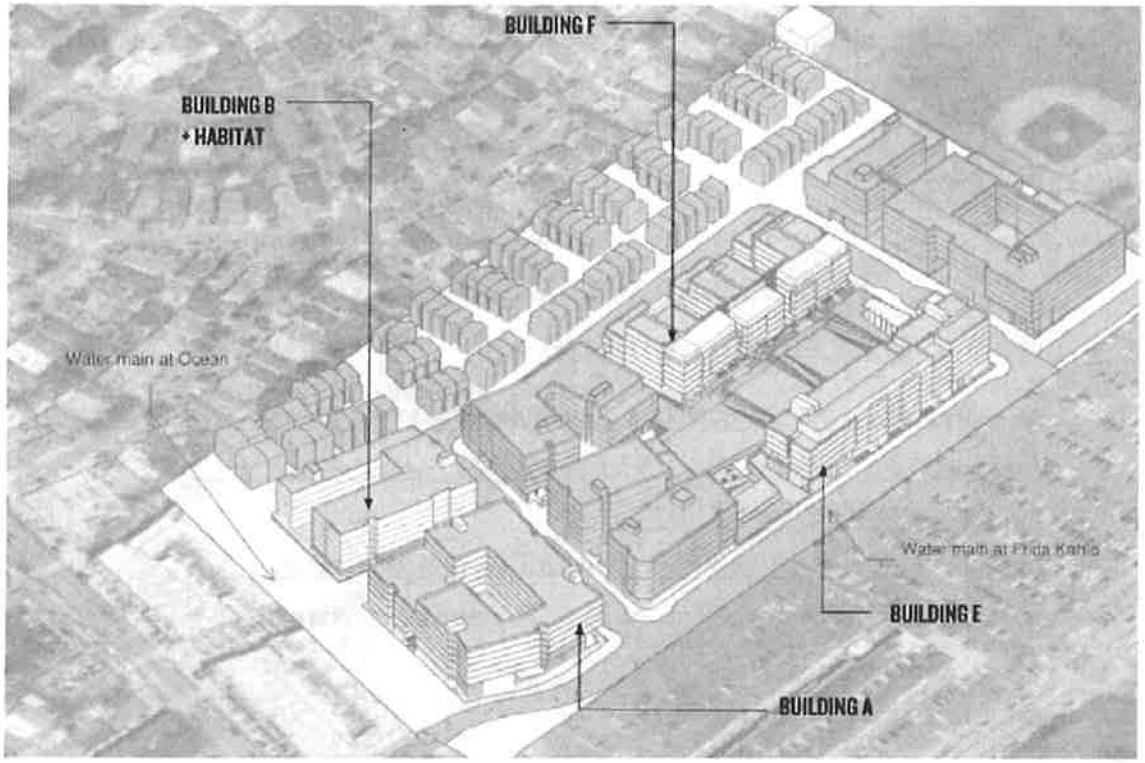
This evaluation concludes that the water distribution system proposed for the project site must be sufficient to supply both the 1,475 GPM water requirements of the anticipated fixed fire protection systems for any building proposed, and the 1,500 GPM site fire flow as indicated in Appendix B of the CFC for the largest anticipated building proposed, but not a combination of both flows simultaneously as long as there will be no car stacker in buildings. This should comply with current fire flow standards in San Francisco and those currently enforced by SFFD.

Sincerely,

Jeffrey A. Maddox, P.E.

HS/JAM:hs
19-2283/LTHS Balboa Reservoir Site Fire Flow

REGISTERED PROFESSIONAL ENGINEER
JEFFREY A. MADDOX
No. 1281
Exp. 9/20
FIRE PROTECTION
STATE OF CALIFORNIA


BUILDING F
BUILDING B
+ HABITAT
Water main at Ocean
Water main at Frida Kahlo
BUILDING E
BUILDING A

SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 10 / 22 / 18 **REQUEST IS FOR:** ☒ FIRE FLOW ☐ SPRINKLER DESIGN

CONTACT PERSON: BRIAN SCOTT **ADDRESS:** 255 SHORELINE DR, SUITE 200 REDWOOD CITY, CA 94065

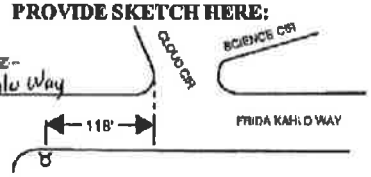
PHONE NO. (650) 482 / 6335 **FAX NO.** (650) 482 / 6399

EMAIL : bscott@bkf.com

OWNER'S NAME: JOE KIRCHOFER **PHONE #** (415) 284 / 9082

ADDRESS FOR WATER FLOW INFORMATION: SE CORNER OF BALBOA RESERVOIR
37.727121, -122.452507 IFO 855 Frida Kahlo Way

PROVIDE SKETCH HERE:



CROSS STREETS (*BOTH ARE REQUIRED*): JUDSON AVE
~~FRIDA KAHLO WAY~~ / CLOUD CIRCLE

SPECIFY STREET FOR POINT OF CONNECTION: 8" LINE ON FRIDA KAHLO WAY

OCCUPANCY (CIRCLE ONE): R3 R2 LIVE/WORK COMMERCIAL OTHER_____

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER_____

CAR-STACKER: YES NO

NUMBER OF STORIES: N/A **HEIGHT OF BLDG.:** N/A **FT.**

- SUBMIT FORM WITH A $125.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF $250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

**********Official use only**********

Flow data provided by: LAU Date Forwarded 11/1/18

Flow data: FIELD FLOW TEST X RECORDS ANALYSIS_____

STATIC 69 PSI
RESIDUAL 51 PSI
FLOW 947 GPM
8 " MAIN on Frida Kahlo Way

Gate Page 178

SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 10 / 22 / 18 REQUEST IS FOR: [X] FIRE FLOW [ ] SPRINKLER DESIGN

CONTACT PERSON: BRIAN SCOTT ADDRESS: 255 SHORELINE DR, SUITE 200 REDWOOD CITY, CA 94065

PHONE NO. (650) 482 / 6335 FAX NO. (650) 482 / 6399

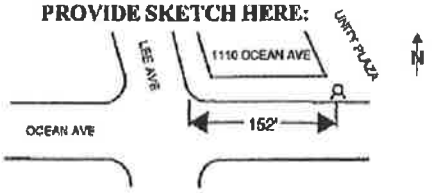
EMAIL : bscott@bkf.com

OWNER'S NAME: JOE KIRCHOFER PHONE # (415) 284 / 9082

ADDRESS FOR WATER FLOW INFORMATION: 1110 OCEAN AVE

CROSS STREETS (*BOTH ARE REQUIRED*): HAROLD ~~OCEAN~~ AVE / LEE AVE

PROVIDE SKETCH HERE:



SPECIFY STREET FOR POINT OF CONNECTION: 12" LINE ON OCEAN AVE

OCCUPANCY (CIRCLE ONE): R3 R2 LIVE/WORK COMMERCIAL OTHER_____

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER_____

CAR-STACKER: YES NO

NUMBER OF STORIES: N/A HEIGHT OF BLDG.: N/A FT.

- SUBMIT FORM WITH A $125.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF $250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

**********Official use only**********

Flow data provided by: LAU Date Forwarded 11/1/18

Flow data: FIELD FLOW TEST ____ STATIC 80 PSI

RECORDS ANALYSIS X RESIDUAL 62 PSI

FLOW 1197 GPM

Gate Page 181 12 " MAIN on Ocean

Appendix G "Balboa Reservoir Hydrologic and Hydraulic Modeling" memo by BKF, dated June 12, 2020

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

TECHNICAL MEMORANDUM

Date:	June 12, 2020	**BKF Job No.:** C20160367-11
Deliver To:	Craig Freeman, SFPUC	
From:	Erik Moreno, BKF Engineers Lindsey Carmona, BKF Engineers	
Subject:	**Balboa Reservoir** **Hydrologic and Hydraulic Modeling**	

Balboa Reservoir is a 17-acre site in San Francisco bounded by City College campus to the east, multi-family housing and retail on Ocean Avenue to the south, Westwood Park neighborhood to the west, and Riordan High School to the north. Balboa Reservoir is proposed to be developed (the Project).

The Project is subject to the Stormwater Management Requirements (SMR) and shall provide stormwater best management practices (BMPs) to reduce the 2-year, 24-hour peak runoff rate and total runoff volume from the Project (i.e. runoff from on-site areas only) by 25%. Herein, this is referred to as the 2-year storm requirement.

There are capacity limitations in the Ocean Avenue combined sewer system. Therefore, the Project may not increase the peak discharge to the Ocean Avenue sewer system in the 5-year, 3-hour and 100-year, 3-hour storm events. Herein, this is referred to as the 5-year and 100-year storm requirement. In the master plan, the project peak dry weather sanitary flows will be analyzed and accounted for in the detention sizing calculations.

This memorandum has been prepared to document the hydrologic and hydraulic modeling, and to present two alternatives for the project that will meet these requirements. Alternative 1 uses only green infrastructure, and alternative 2 uses a combination of green infrastructure and traditional stormwater detention.

Assumptions

The following assumptions were made to develop the existing and proposed conditions model:

- Sewer System geometry developed using:
  - Ocean Avenue Combined Sewer System (CSS) provided by SFPUC;
  - As-built drawings;
  - Estimated pipe slopes (1% assumed).
- Green infrastructure assumed to be a single, vertical wall bioretention planter:
  - 6" ponding depth;
  - 1 in/hr infiltration rate
- Detention system assumed to be off-line vaults separated from the main with a side weir and with orifice controls to throttle discharge to the sewer main.
- Existing 6' x 6' storm drain structure at Node C-010, downstream of 72" pipe in East system is shown on survey and may contain orifice controls. Due to insufficient information, 6' x 6' structure not modeled.

- NAVD88 vertical datum.
- All impervious area is assumed to be directly connecting (no composite curve number).

Drainage Systems

In existing conditions, the Project site may be split into two drainage systems (West and East), each with a separate connection to the combined sewer under Ocean Avenue. The East system captures runoff from off-site areas (areas not impacted by the Project). The West system does not include runoff from any off-site areas. Refer to Exhibit 1.

Table 1. Existing Drainage System Areas

Drainage System	On-site Area *Acres*	Off-site Area *Acres*	Total Area *Acres*
West System	14.5	0.0	14.5
East System	2.4	7.2	9.6

In the proposed conditions, additional area is added to the West system, and a portion of the West system is diverted to the East system. Refer to Exhibit 2.

Table 2. Proposed Drainage System Areas

Drainage System	On-site Area *Acres*	Off-site Area *Acres*	Total Area *Acres*
West System	14.3	0.0	14.3
East System	4.3	7.0	11.3

Existing Runoff

Runoff from the West system in existing conditions is significantly attenuated by two undersized pipes. The pipes are both 12-inch diameter, relatively flat and are the only outlets for the existing parking lot. The limited capacity of these pipes results in significant volume stored in the parking lot, and low discharge rates to Ocean Avenue. Runoff rates from the East system are not attenuated in existing conditions.

Table 3. Existing Conditions Flow Results

Drainage System	2-year Storm (On-site Only)		5-year Storm (On-site and Offsite)		100-year Storm (On-site and Offsite)	
	cfs	*AF*	*cfs*	*AF*	*cfs*	*AF*
West System	8.4	2.3	8.5	0.9	9.4	1.7
East System	3.4	0.5	17.2	0.8	28.8	1.5

Proposed Runoff

Two alternatives were studied to meet the Project requirements the proposed conditions.

Alternative 1 – Green Infrastructure:

The required flow rate and volume reductions are achieved using only green infrastructure (GI), assumed to be unlined bioretention planters. For the 2-year on-site analysis, the amount of green infrastructure provided in the West system is based on preliminary site plans; the amount provided in the East system is the minimum required based on modeling. For the 5-year and 100-year requirement, additional green

infrastructure area was added to reduce peak discharge to Ocean Avenue down to existing conditions. Modeling results are shown in the following tables.

Table 4. Alternative 1 – Required GI for 2-year Requirement (On-site Only)

Drainage System	Provided GI Area	2-year Peak Runoff Rate	2-year Rate Reduction	2-year Total Runoff Volume	2-year Volume Reduction
	Acres	*cfs*	*Percent*	*cf*	*Percent*
West System	1.1	5.9	30%	1.1	54%
East System	0.4	1.3	61%	0.3	28%

Table 5. Alternative 1 – Required GI for 5-year and 100-year Requirement (On-site and Off-site)

Drainage System	Provided GI Area	5-year Storm		100-year Storm	
		Existing Discharge Rate	Proposed Discharge Rate	Existing Discharge Rate	Proposed Discharge Rate
	Acres	*cfs*	*cfs*	*cfs*	*cfs*
West System	1.9	8.5	0.0	9.4	9.0
East System	0.5	17.2	17.0	28.8	28.4

Alternative 2 – Combination Green Infrastructure and Detention:

For this alternative, the 2-year requirement volume reduction is achieved using GI, and an off-line detention system is used to reduce the 2-year peak rate down to existing conditions. The benefit of this approach is less green infrastructure is required in the western system. For the 5-year and 100-year requirement, additional detention volume was added to reduce the peak discharge to Ocean Avenue down to existing conditions. Modeling results are shown in the following tables.

Table 6. Alternative 2 – Required GI and Detention for 2-year Requirement (On-site)

Drainage System	Provided GI Area	Provided Detention Volume	2-year Peak Runoff Rate	2-year Rate Reduction	2-year Total Runoff Volume	2-year Volume Reduction
	Acres	*AF*	*cfs*	*Percent*	*cf*	*Percent*
West System	0.4	0.3	6.2	26%	1.7	25%
East System	0.4	0.0	1.3	61%	0.3	28%

Table 7. Alternative 2 – Required GI and Detention for 5-year and 100-year Requirement (On-site and Off-site)

Drainage System	Provided GI Area	Provided Detention Volume	5-year Storm		100-year Storm	
			Existing Discharge Rate	Proposed Discharge Rate	Existing Discharge Rate	Proposed Discharge Rate
	Acres	*AF*	*cfs*	*cfs*	*cfs*	*cfs*
West System	0.4	0.9	8.5	4.5	9.4	9.2
East System	0.4	0.1	17.2	17.1	28.8	26.5

Storm Drain System Model

The XPSWMM 2017 dynamic hydrologic and hydraulic modeling program developed by XP Solutions was used to analyze the performance of the existing and proposed storm drain system. Santa Barbara Urban Hydrograph (SBUH) methodology is used to compute the runoff and the USEPA SWMM hydraulic computational engine to compute the one-dimensional flow through the proposed storm drain system.
The existing conditions XPSWMM model consists of two storm sewer lines that drain the east and west side of the site. The storm sewer line that drains the west side of the site connects to the existing combined sewer main in Ocean Avenue near Plymouth Avenue. The storm sewer line that drains the east side of the site connects to the same combined sewer main in Ocean Avenue near Lee Avenue.

The proposed conditions model consists of two sewer systems that serve the east and west side of the site. The model includes green infrastructure and detention facilities that are required for the project to comply with the SFPUC's Stormwater Management Requirements (per discussion above). The two proposed storm sewer lines connect to the combined sewer main in Ocean Avenue at the same location as the existing storm sewer lines.

Santa Barbara Unit Hydrograph Hydrologic Parameters

Rainfall

The green infrastructure is modeled using the SFPUC's 2-year, 24-hour hyetograph. For the 5-year and 100-year requirements, the SFPUC's 5-year, 3-hour "Level of Service" storm and the 100-year, 3-hour storm hyetograph are used.

Runoff Curve Number

The curve number (CN) of a drainage area is based on the soil type and surface cover. SBUH automatically assigns a Curve Number of 98 to all impervious areas. Per the geotechnical report dated January 22, 2018 from Rockridge Geotechnical, the top layer of soil encountered in the borings taken on site were silty sand, sand with silt, and clayey sand with gravel. These soil types behave similar to type B soils. Therefore, a Curve Number of 61 was assigned to all pervious areas. This number is based on type B soils with "Open Space" land use (lawns, parks, etc.) with "Good Condition" (grass cover > 75%).

Percent Impervious

The total impervious area for each DMA was estimated based on a combination of the proposed roadway and preliminary site layout. Roof and pavement covers (i.e. asphalt, concrete, etc.) are assumed to be 100% impervious. Note that impervious area is modeled as directly connecting impervious area (i.e. a composite curve number is not computed for our analysis).

Time of Concentration

The time of concentration was calculated using the velocity methodology developed by the Natural Resources Conservation Service (NRCS). A time of concentration of 5 minutes was used for DMAs that had a calculated time of concentration less than 5 minutes, per the Santa Barbara Urban Hydrograph Methodology.

Computational Time Step

For the hydrologic analyses, a computational time step of 60 seconds was used.

SWMM Hydraulic Parameters

Manning's n

Manning's n, or the roughness coefficient, is dependent on the storm drain pipe material. The existing storm drain is assumed to be vitrified clay pipe. Manning's n is 0.014 for vitrified clay. The same Manning's n was used in proposed conditions because the pipe type has not yet been determined.

Computational Time Step

For the hydraulic analyses, a computational time step of 10 seconds was used.

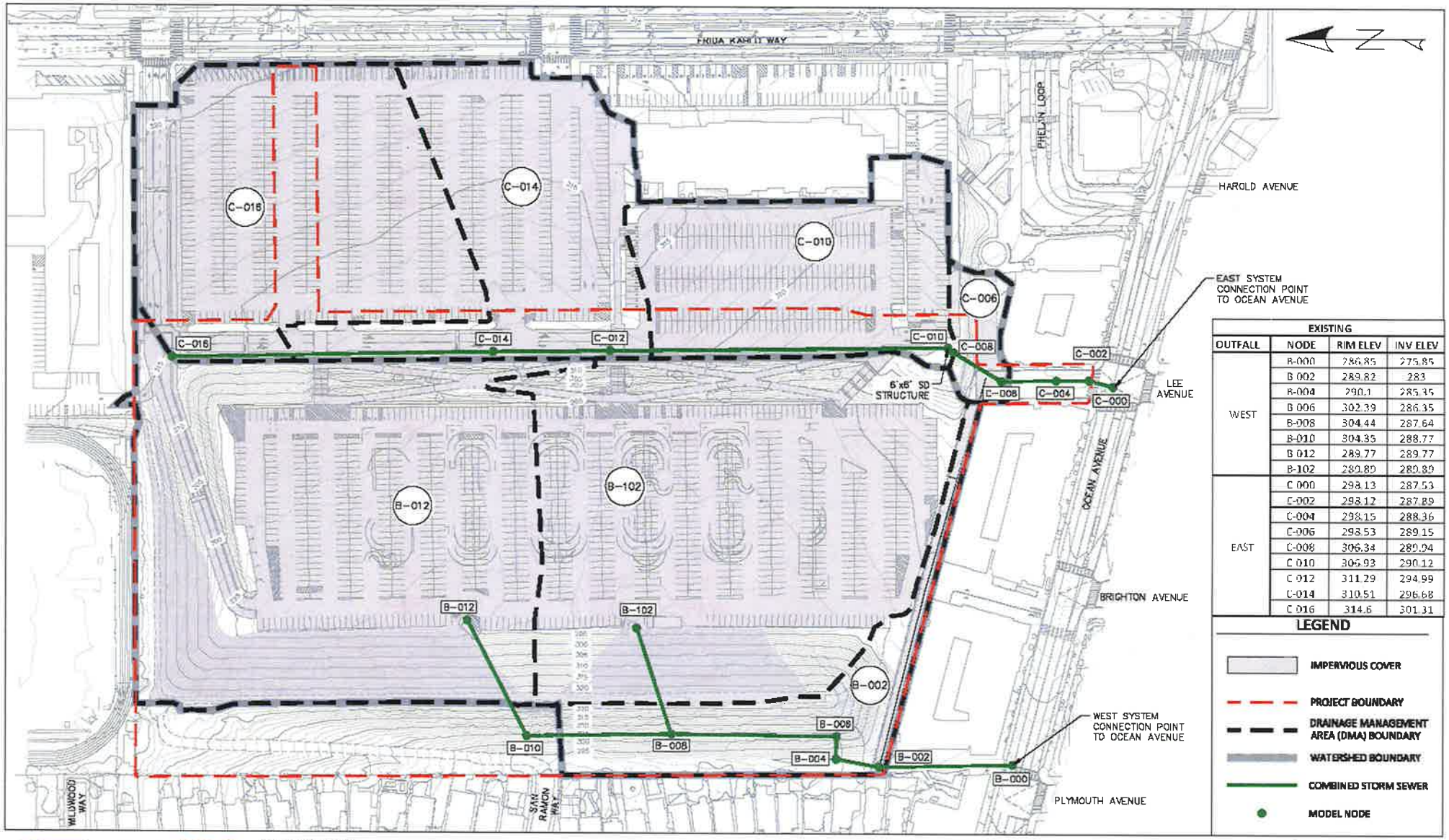
Green Infrastructure

A storage node representing bioretention areas was added to both the west and east systems. Both bioretention nodes have infiltration rates of 1.0 inch/hour[1], and 6-inches of ponding depth before flows bypass downstream.

Detention Systems

An off-line detention node is added to the model, downstream of the Green Infrastructure. Flow is diverted to the detention node using a side weir. The crest of the side weir is set to divert the peak of the hydrograph to optimize detention volume. An orifice meters flow from the detention vault back to the storm drain main. No infiltration is modeled for the detention node.

[1] Estimated based on recommendations provided by Rockridge Geotechnical through email.



EXISTING			
OUTFALL	NODE	RIM ELEV	INV ELEV
WEST	B-000	286.85	275.85
	B 002	289.82	283
	B-004	290.1	285.35
	B 006	302.39	286.35
	B-008	304.44	287.64
	B-010	304.35	288.77
	B 012	289.77	289.77
	B-102	280.80	280.80
EAST	C 000	298.13	287.53
	C-002	298.12	287.89
	C-004	298.15	288.36
	C-006	298.53	289.15
	C-008	306.34	289.94
	C 010	305.93	290.12
	C 012	311.29	294.99
	C-014	310.51	296.68
	C 016	314.6	301.31

LEGEND

- IMPERVIOUS COVER
- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- WATERSHED BOUNDARY
- COMBINED STORM SEWER
- MODEL NODE

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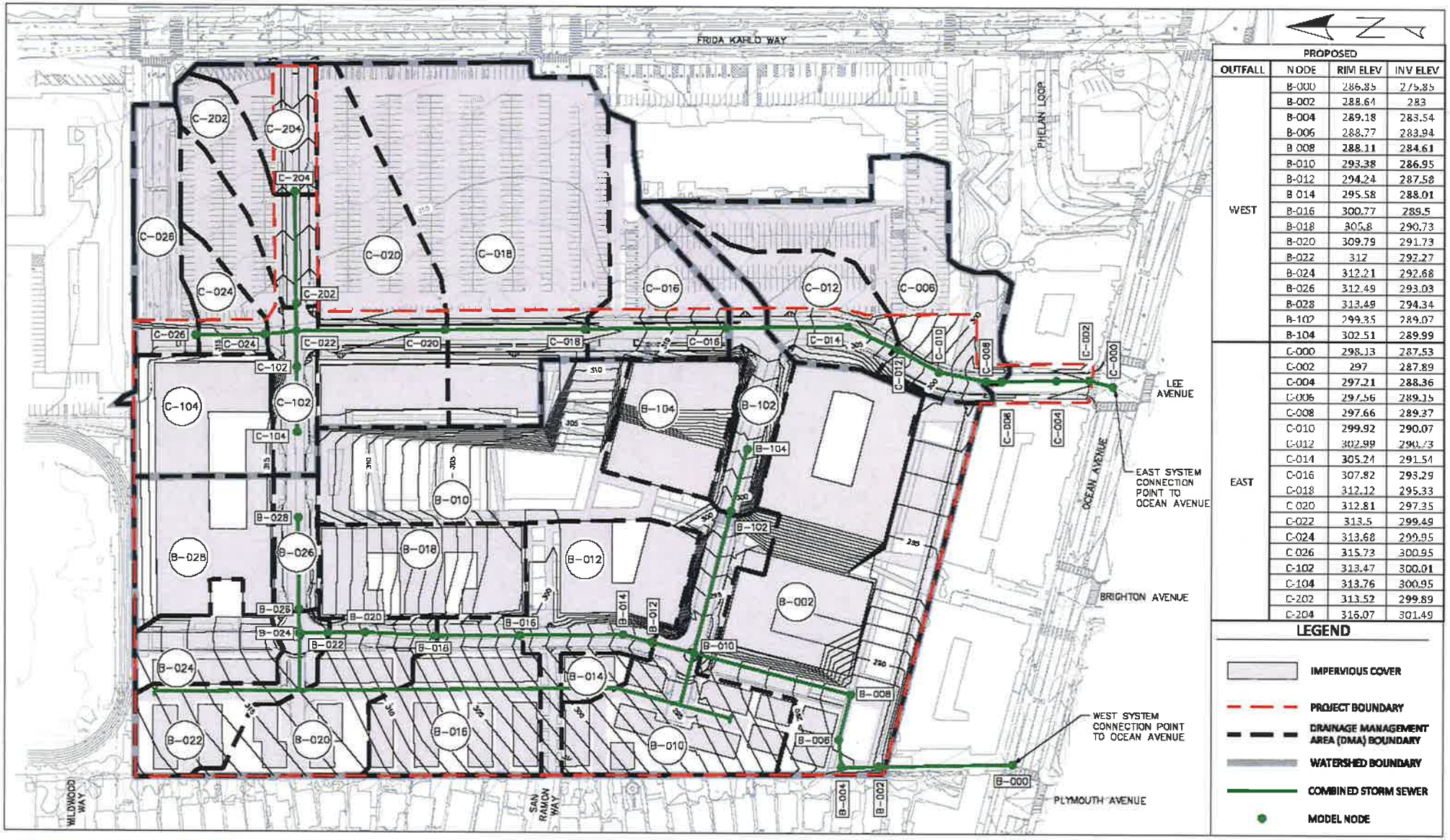
BALBOA RESERVOIR

EXISTING SYSTEM

SAN FRANCISCO, CALIFORNIA

JANUARY 9, 2020

EXHIBIT 1



PROPOSED			
OUTFALL	NODE	RIM ELEV	INV ELEV
WEST	B-000	286.85	275.85
	B-002	288.64	283
	B-004	289.18	283.54
	B-006	288.77	283.94
	B-008	288.11	284.61
	B-010	293.38	286.95
	B-012	294.24	287.58
	B-014	295.58	288.01
	B-016	300.77	289.5
	B-018	305.8	290.73
	B-020	309.79	291.73
	B-022	312	292.27
	B-024	312.21	292.68
	B-026	312.49	293.03
	B-028	313.49	294.34
	B-102	299.35	289.07
	B-104	302.51	289.99
EAST	C-000	298.13	287.53
	C-002	297	287.89
	C-004	297.21	288.36
	C-006	297.56	289.15
	C-008	297.66	289.37
	C-010	299.92	290.07
	C-012	302.99	290.73
	C-014	305.24	291.54
	C-016	307.82	293.29
	C-018	312.12	295.33
	C-020	312.81	297.35
	C-022	313.5	299.49
	C-024	313.68	299.95
	C-026	315.73	300.95
	C-102	313.47	300.01
	C-104	313.76	300.95
	C-202	313.52	299.89
	C-204	316.07	301.49

LEGEND

- IMPERVIOUS COVER
- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- WATERSHED BOUNDARY
- COMBINED STORM SEWER
- MODEL NODE

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BALBOA RESERVOIR

PROPOSED SYSTEM

SAN FRANCISCO, CALIFORNIA

JANUARY 9, 2020

EXHIBIT 2

Appendix H Design Standards and Guidelines Sustainable Neighborhoods Framework

GOAL 1

Ensure Non-Toxic & Comfortable Air Indoors & Out

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of cumulative air pollution like respiratory and cardiovascular; decrease hospital visits for those with limited access to health insurance

CONSIDERATIONS: projects in neighborhoods with populations with greatest sensitivity to extreme heat should take additional measures to provide habitable environments; population-specific health challenges may warrant additional study

RESILIENCE

OPPORTUNITIES: better respond to heat waves and bad air quality days

CONSIDERATIONS: integrate future heating and cooling needs into energy capacity scaling equipment; extreme heat puts pressure on essential services such as energy, transport, and health

CLIMATE

OPPORTUNITIES: lower toxic pollutants; renewable electricity exports; reduced risks of ozone production due to higher temperatures

CONSIDERATIONS: analyze long-term climate impacts of strategies to respond to high temperatures

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
ZERO-EMISSION environments	LAND USE			
	ALL-ELECTRIC	All-electric preferred [GBC '20]	• 100% of building systems will be designed for electricity. Buildings will reduce all sources of local GHG.	
	CONSTRUCTION PRACTICES	/ Construction Air Filtration [GBC]	• Minimize particulate matter emissions associated with diesel fuel engines during construction by implementing a Clean Construction Plan.	
	MATERIAL SELECTION	/ GHG Emissions checklist [CEQA]	• Establish a Sustainable Procurement Program for each building targeting 100% of materials to meet at least one sustainable materials criteria. • Evaluate carbon sequestration concrete and utilize as demonstration project. • Prioritize Forest Stewardship Council (FSC) Certified Wood and use FSC certified wood for 50% of total framing materials.	G.4.2.1.1 Electric Building Systems G.4.2.1.2 Domestic Water Heating G.4.2.4.1 Construction Indoor Air Quality Management Plan S.4.2.3.1 Sustainable Procurement Evaluation G.4.2.3.1 Prioritize Local Materials and Manufacturers G.4.2.3.2 Material Life Cycle S.4.2.5.1 TDM Ordinance S.4.2.2.1 EV Infrastructure
	ACTIVE MOBILITY	/ Transportation Demand Management (TDM) / Sidewalk widening; bike racks [BSP, PC]	• 80% of the trips to and from the site will be by sustainable modes and the project will achieve a vehicle trip reduction of at least 30% compared with a comparable project without TDM measures.	
	ELECTRIC VEHICLES	/ 100% EV-ready off-street parking [EC] / EV charges @ 5% of spaces [EC]	• A load management system will be installed to manage the EV charging stations. This would allow EV charging stations to be installed at 100% of the on-site parking spaces while avoiding any upgrades to the electrical infrastructure.	
100% NON-TOXIC interiors	MATERIAL SELECTION	/ Low-Emitting Materials [GBC/LEED]	• 100% of interior materials will meet all low-emitting materials and emissions testing requirements of the current version of LEED.	G.4.3.1.1 Low Emitting Materials S.4.3.2.1 Ventilation Requirements G.4.3.2.1 Improved Ventilation and Windows
	AIR FILTERATION	/ High Quality Air Filtration [Art 38]		
COMFORTABLE micro-climate	PASSIVE EXTERIOR COOLING			
	INTERIOR RESPITES			

GOAL 2

ACHIEVE AN EFFICIENT & FOSSIL FUEL-FREE ENVIRONMENT

EQUITY

OPPORTUNITIES: healthier air; lower utility costs & minimized rate volatility; improved indoor comfort; energy revenues for local economy; equal access to energy efficiency upgrades for renters; increase job opportunities for energy upgrade work.

CONSIDERATIONS: avoid passing upfront retrofit costs to residents; limited triggers/funding for existing building retrofits; explore opportunities for community-owned solar.

RESILIENCE

OPPORTUNITIES: reduced outages; emergency power supplies; reduced risk from natural gas explosions; secure against global oil price shifts and instability; better respond to heat waves and bad air quality days.

CONSIDERATIONS: plan for most vulnerable communities; tenant education about energy measures are great opportunities to foster stronger and connected communities.

CLIMATE

OPPORTUNITIES: emission free; increasing energy efficiency reduces overall demand and accommodates fuel switching; reduce toxic pollutants.

CONSIDERATIONS: when assessing carbon footprint factor-in gas leak rates at well sites; forgo gas infrastructures to receive credits.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
MAXIMUM ENERGY EFFICIENT environments	SOLAR ORIENTATION BUILDING FORM ENVELOPE & FAÇADE TREATMENTS MECHANICAL SYSTEMS VEGETATION	/ Reduce energy use by 5% [Title 24/GBC]		S.4.4.1.1 Glazing G.4.4.1.1 Natural Ventilation G.4.4.1.2 Reduced Solar Gain S.4.4.2.1 Infiltration G.4.4.2.1 High Efficiency HVAC Systems
100% CARBON-FREE energy	ON-SITE RENEWABLE POWER GENERATION SOLAR THERMAL HOTWATER BATTERY STORAGE ALL-ELECTRIC GREEN POWER PURCHASE	/ 15% roof area installed with solar PV or solar thermal systems [GBC]	• The project will generate 25% of its building energy demand via on-site renewable energy generation systems, in conjunction in conjunction with measures to reduce EUI. • The project will offset all carbon emissions related to building operations. Any gas use on site or at the grid level will be offset by renewable energy credit (REC) or carbon offset credit purchases. • The project will evaluate providing battery storage for PV systems on a building by building basis to provide power supply for up to 72 hours in the event of a power outage or emergency.	S.4.5.1.1 On-Site Renewable Energy S.4.5.2.1 Solar Thermal Arrays S.4.5.4.1 SFPUC Power
SMART systems & operations	AUTOMATION & CONTROL REPORTING & ENGAGEMENT		• The project will provide thermal and clean air safety zones for heat wave and compromised air quality relief at community room or at childcare. Safety zones will include centralized emergency power and communication zones where people can charge phones or refrigerate medications during extended power outages.	S.4.6.1.1 Individual Metering S.4.6.2.1 Resident education G.4.13.1 Connect Residents with Local Resources

GOAL 3

SUPPORT BIODIVERSITY & CONNECT EVERYONE TO NATURE DAILY

EQUITY

OPPORTUNITIES: access to healthy and affordable food; physical and mental health improvement; social cohesion and connection to one's environment; reduced exposure to noise, air pollution, and extreme heat; robust biodiversity minimizes rodent infestations.

CONSIDERATIONS: inequitable access, use, or quality of green spaces by vulnerable populations; additional maintenance costs (public & private); potential existing contaminants for safe food production.

RESILIENCE

OPPORTUNITIES: ecosystem services improve shoreline and urban flood management, reducing housing and work place instability and access due to flooding; planted hillsides are less susceptible to erosion and landslides; wildlife biodiversity.

CONSIDERATIONS: increased landscaping that includes too much impervious surface can increase flooding; poor plant selection or irrigation equipment can exacerbate water scarcity.

CLIMATE

OPPORTUNITIES: enhance climate regulation and carbon sequestration; reduce carbon footprint associated with to large-scale food production; distribution and waste; improve water efficiency.

CONSIDERATIONS: gas-powered lawn equipment exacerbates emissions and health impacts of landscaping; poor landscaping maintenance practices can lead to additional methane from decomposing green waste.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
GREEN space equivalent to 1/2 site area	OPEN SPACES	/ X SF per unit, X SF if common space (does not require greening) [PC]	• 50% of site area will be vegetated, including areas of tree canopy and green roofs or landscaping at courtyards. • Provide a 25% peak rate and total volume stormwater management reduction for the overall site using green infrastructure and Low Impact Development. • Minimize stormwater management at public streets by providing equal offsetting management at private development parcels.	G.4.7.1 Planting at On-Site Open Space S.4.11.1 Stormwater Management G.4.11.1 Infiltration
	LIVING ROOFS	/ 25% front yard set-back landscaped (50% pervious) [PC] / 30% roof area as living roof [PC alt]		
	GREEN WALLS			
	GREEN INFRASTRUCTURE	/ Manage 25% of stormwater onsite [SMO option]		
	RIGHT-OF-WAY	/ 1 street tree every 20' [PC]		
	TREE CANOPY			
BIODIVERSE landscapes of 100% climate appropriate, majority local species	UNDERSTORY PLANTING		• 100% healthy landscaping practices - minimizing or eliminating pesticide, herbicide or fertilizer use following the City's Integrated Pest Management Ordinance. • Use all-electric / clean fuel landscape maintenance equipment.	S.4.8.1 Native Landscaping G.4.8.1 Low Emissions Maintenance G.4.8.2 Ecological Placemaking G.4.8.3 Daily Maintenance G.4.8.4 Quarterly Horticultural Services
	NATURAL AREAS			
	BUILDING FAÇADES			
HEALTHY food & wildlife systems	BUILDINGS	/ Bird Safe Buildings [PC]	• Collaborate with City College culinary program to create on-site programs to assist resident and neighbors in growing and preparing healthy foods.	G.4.9.1 Access to Community Gardens G.4.9.2 Healthy Food Education G.4.9.3 Food Corridor G.4.9.4 Sustainable Pest Control
	OPEN SPACES			
	OPERATIONS			

GOAL 4

MAXIMIZE CONSERVATION, FLOOD PROTECTION & WATERSHED HEALTH

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of populations impacted by toxins in water; reduce home-based health hazards; reduce the disproportionate racial impact of flooding.

CONSIDERATIONS: groundwater pollution is more prevalent in disadvantaged communities; in case of emergency plan for large-scale temporary relocation of low-income residents; use high quality potable water filters.

RESILIENCE

OPPORTUNITIES: decrease risk of flooding of power generation, transmission, and distribution networks; reduce vulnerability to droughts; better respond to heat waves and bad air quality days.

CONSIDERATIONS: In urban centers, critical services like healthcare, food supply, transportation, energy systems, schools and retail share interdependencies with water.

CLIMATE

OPPORTUNITIES: decrease in energy and emissions associated with extraction, conveyance, treatment and consumption of water.

CONSIDERATIONS: climate change is expected to impact water quality by increasing the nutrient content, pathogens, and the sediment levels of surface water.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
REGENERATIVE systems that minimize consumption & maximize reuse	EFFICIENT FIXTURES	/ Reduced water consumption [GBC]		S.4.10.1.1 Plumbing Fixtures S.4.10.2.1 Drip Irrigation S.4.10.2.2 Gray Water Irrigation S.4.10.2.3 Edible Plating Irrigation S.4.10.3.1 Non-Potable Reuse G.4.10.3.1 Gray Water Treatment
	SMART-METERING	/ Residential multifamily water sub-metering [GBC/CA Water Code]		
	NON-POTABLE REUSE	/ Onsite systems for non-potable flushing and irrigation [Art 12C]		
	IRRIGATION	/ Low water, climate appropriate plants [GBC]		
100% FLOOD-SAFE buildings & sidewalks	DESIGN ELEVATIONS	/ Sea level rise consideration [CEQA] / 100-yr flood disclosure		
	GREY INFRASTRUCTURE	/ Ensure positive sewage flow, raise entryway elevation and/or special sidewalk construction and deep gutters if risk of ground-level flooding	• Provide a 25% peak rate and total volume stormwater management reduction for the overall site using green infrastructure and Low Impact Development. • Minimize stormwater management at public streets by providing equal offsetting management at private development parcels.	S.4.11.1 Stormwater Management G.4.11.1 Infiltration
	GREEN INFRASTRUCTURE	/ Front setback 25% permeable [PC]		
	EROSION PREVENTION	/ Slowed stormwater flow rates [SMO]		
HIGH QUALITY waterways & sources	POLLUTANT MANAGEMENT	/ Reduced runoff and pollution from construction [GBC] / (MS4) filter or treat 80% on site [SMO]		

GOAL 5

PRIORITIZE RESOURCE CONSERVATION, RESPONSIBILITY & REUSE

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of cumulative air pollution like respiratory and cardiovascular; decrease hospital visits for those with limited access to health insurance

CONSIDERATIONS: projects in neighborhoods with populations with greatest sensitivity to extreme heat should take additional measures to provide habitable environments; population-specific health challenges may warrant additional study

RESILIENCE

OPPORTUNITIES: better respond to heat waves and bad air quality days

CONSIDERATIONS: integrate future heating and cooling needs into energy capacity scaling equipment; extreme heat puts pressure on essential services such as energy, transport, and health

CLIMATE

OPPORTUNITIES: lower toxic pollutants; renewable electricity exports; reduced risks of ozone production due to higher temperatures

CONSIDERATIONS: analyze long-term climate impacts of strategies to respond to high temperatures

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
100% RESPONSIBLE material use	RESOURCE EXTRACTION	/ Accessible and sufficient collection systems / Recycling and composting (Buildings)	• Divert 100% of residential waste generated from landfill.	S.4.12.1 Recycling and Composting Ordinance S.4.12.2 Recycling of Construction Waste G.4.12.1 Recycling G.4.12.2 Balanced Cut and Fill
	REUSABLE PRODUCTS			
Significantly REDUCED per-capita waste generation	3-STREAM WASTE COLLECTION			
	CONSUMPTION & PURCHASING			
	COST MONITORING		• Divert 75% of construction and demolition waste with a minimum of 4 separate waste streams.	
100% materials RECOVERED from waste stream	MATERIAL RE-USE			
	CONSTRUCTION DEBRIS	/ Construction waste diversion (65%)		

EXHIBIT N
DEVELOPMENT PHASE APPLICATION PROCESS

EXHIBIT N
DEVELOPMENT PHASE APPLICATION PROCESS

A. General

The Project shall be built in Phases in accordance with the terms of the Phasing Plan and Community Benefits Linkages as set forth in Schedule 1 of this Agreement. The Phasing Plan and Community Benefits Linkages (the "**Linkages**") reflect the Parties' mutual acknowledgement that certain controls shall guide the development of the Project and the phased provision of Public Improvements (i.e. infrastructure to be dedicated to the City) and Publicly Accessible Private Improvements.

B. Development Phase Application: Purpose and Approval Authority

The purpose of the Development Phase Application is to provide a broad overview of the scope of each Phase, including the number and type of each element (vertical and horizontal), and to ensure that the Linkages requirements are satisfied.

1. City Department responsible for review: Planning Department; Mayor's Office of Housing and Community Development ("**MOHCD**"), as to Affordable Housing Program.

2. City Department responsible for approval: Planning Department; MOHCD, as to compliance with Affordable Housing Program.

3. Role of other City Departments: Development Phase Applications will be distributed to DPW, SFPUC, SFMTA, Port, SFFD, RPD, and OEWD for their information. No action is required by these City Agencies. City Agencies may provide comments on the content of the Development Phase Application to the Planning Department within the Planning Department's thirty (30) day completeness review timeline and the sixty (60) day content review timeline.

4. Relationship to Infrastructure Review by Other City Departments: A Development Phase Application must show how the proposed scope and content of Public Improvements within the Phase will comply with the Project SUD and Approvals, including the Linkages. The approved Development Phase Application will not limit the scope of Public Improvements that Developer is required to construct in the Phase, but the proposed scope and content of Public Improvements in such improvement plans shall at least serve the scope outlined in the Phase Application. The exact details of required Public Improvements in each Phase may vary from the approved Development Phase Approval in order to achieve appropriate roadway access, functional utility systems and connections, and to maintain service to existing residents and commercial users, but shall still be governed by the Master Infrastructure Plan and Linkages. Notwithstanding the foregoing, any removal of street sections from a Phase after its inclusion in a Development Phase Approval (defined below) will be subject to Planning Department review and approval.

C. Development Phase Application Review and Approval

At any time before submitting a Development Phase Application (defined below) to the Planning Department and MOHCD for review, Developer may request a pre-application meeting with City staff to review the proposed Phase. Prior to the commencement of each Phase, Developer shall submit to the Planning Department an application (a "**Development Phase Application**") in substantial conformance with the attached checklist. Upon receipt, the Planning Director shall have the right to request additional information from Developer as may be needed to understand the proposed Development Phase Application and to ensure compliance with this Agreement, including the Linkages; provided, however, that within thirty (30) days following receipt of a Development Phase Application, the Planning Director shall determine the completeness of the application and will notify Developer of any deficiencies and make any requests for additional information or materials that are reasonably necessary in order to review the Development Phase Application. If the Planning Director fails to respond within such 30-day period, the Development Phase Application will be deemed complete.

The Planning Department will, within sixty (60) days of determination of application completeness, complete its review of the proposed improvements against the requirements of the Project SUD (including the DSG), Linkages and the Development Agreement, including any necessary coordination with other City Agencies. If the Planning Director objects to the proposed Development Phase Application, he or she shall do so in writing, stating with specificity the reasons for the objection and any items that should be included or changed to bring the Development Phase Application into compliance with the Project SUD, Linkages and the Development Agreement. The Planning Director will act reasonably in making determinations with respect to each Development Phase Application, including the determination as to whether the Development Phase Application meets the requirements of the Linkages and the Development Agreement. The Parties agree to meet and confer in good faith to discuss and resolve any differences in the scope or requirements of a Development Phase Application. Changes proposed by the Planning Department will be reasonably considered by Developer, and changes proposed by Developer will be reasonably considered by the Planning Director. If there are no objections, or upon resolution of any differences, the Planning Director shall approve the Development Phase Application with such revisions, comments, or requirements as may be permitted in accordance with the terms of the Development Agreement and the Linkages (each a "**Development Phase Approval**"). The Development Phase Application and Development Phase Approval shall be posted on the Planning Department website.

D. Standard of Approval

Approval of the Development Phase Application will be ministerial in nature based on the Development Phase Application's consistency with the Linkages, its completeness in providing the information required by this Exhibit N, and its conformance with the Approvals. Discretion in approving a Development Phase Application will be limited to those matters where the proposed development plan deviates from the Approvals. As such, the Planning Director will approve any Development Phase Application that conforms to and is consistent with the Development Agreement, including the applicable Project SUD, Linkages and Approvals, and will not disapprove any Development Phase Application on the basis of any element that conforms to and is consistent therewith.

E. Concurrent Review

Developer must obtain a Development Phase Approval before the City may approve a tentative subdivision map that covers all or any portion of the applicable Phase; provided, however, that approval of a Development Phase Application will not be required for (i) the approval of a tentative or final transfer map, (ii) the issuance of construction permits for grading and site preparation in any Phase, or (iii) the approval of a tentative subdivision map application that covers all or substantially all of the entire Project Site (a "**Master Tentative Map**"), as permitted under Paragraph F below. Subject to the foregoing, at any time before or after submittal of a Development Phase Application, Developer may submit Subdivision Map and Design Review Applications covering all or any of the real property within the Phase for the City's review and approval in accordance with the procedures hereunder and under the Project SUD, but the time periods for City review and approvals of Subdivision Maps other than tentative or final transfer maps or Master Tentative Maps and for Design Review Applications for vertical development and community improvements (either privately or publicly owned) shall not begin until the Planning Department issues a Development Phase Approval.

F. Start of Development Phase

Upon receipt of a Development Phase Approval, Developer shall submit a tentative subdivision map application (if not already submitted) covering the real property within the Phase. Developer also has the option to submit a Master Tentative Map application and seek approval of phased final maps for each Phase covered by the Master Tentative Map. As provided in Paragraph D above, the City may not condition approval of a Master Tentative Map on a Development Phase Approval, but the City shall not be required to issue construction permits to Commence Construction within any Phase covered by the Master Tentative Map unless the City has first approved a Development Phase Approval for the applicable Phase. Upon submittal of any tentative subdivision map application, Developer shall have the right to submit any request or application for Later Approvals, such as street improvement permits and building permits, required to start construction.

G. Amendment of a Development Phase Approval

At any time after receipt of a Development Phase Approval, Developer may request an amendment to the Development Phase Approval. Any such request for amendment shall be made to the Planning Director and shall be subject to the same review and approval standards as set forth in this Agreement for the original approval. Changes in the type, density or intensity of vertical development (residential or commercial) that is identified in a Development Phase Application as "anticipated" or "proposed" will not necessarily require an amendment to a Development Phase Approval, so long as the Phase remains in compliance with this Agreement, including the applicable Project SUD and Approvals, and the revisions to the vertical development would result in necessary changes to the provision of Public Improvements and Publicly Accessible Private Improvements described in the original Development Phase Approval per the provisions of the Linkages and other Project SUD and Approvals.

H. Concurrent Development

Each Phase shall remain independent, in accordance with the Development Agreement. So long as

the functional and operational requirements of that Phase can be met with the completion of any Public Improvements reasonably necessary to support the Phase or otherwise required by the Linakges, Developer may begin construction of a Phase simultaneously with another Phase or may begin construction of a subsequent Phase while components of a prior Phase are still in progress. Notwithstanding the above, Developer may propose interim or temporary infrastructure improvements, and DPW, with the consent of any affected City Agency in their respective sole discretion, may allow such interim or temporary infrastructure improvements and defer completion of required Public Improvements subject to terms and conditions that the City deems appropriate. The applicable Public Improvement Agreement will address the interim or temporary infrastructure improvements along with sufficient security to guarantee the completion and removal of such improvements and security for the permanent Public Improvements. The City will not accept any interim or temporary improvements for maintenance and liability purposes. Notwithstanding Administrative Code Chapter 23, the Director of Real Estate is authorized to accept on behalf of the City temporary public easements related to the construction, completion, and use of Public Improvements, and temporary or interim improvements, for a period not to exceed five (5) years. Nothing in this paragraph shall be construed as a limitation on the discretion retained by any City Agency as set forth in this Agreement.

I. Contents of Development Phase Applications

The required components of each Development Phase Application are as follows:

1. Site plan and other graphics, including existing or proposed blocks, lots, streets and area, showing the area covered by the applicable Development Phase Application.

2. A narrative description of the proposed scope of development within the Phase, including tables indicating the estimated square footage of each land use category per block and total number of parking stalls (residential and public).

3. Materials sufficient to describe the Public Improvements, Publicly Accessible Private Improvements and Project Open Space that will be provided for the Phase, and a description of how the Phase will comply with the requirements of the Linkages to provide these Associated Community Benefits. The level of detail will be commensurate with the detail set forth in the Master Infrastructure Plan and Planning Department standards for conditional use applications. The materials will also include an itemized description of the status of Public Improvements and Publicly Accessible Private Improvements in prior Development Phase Approvals.

4. If the Phase will include residential use, the Development Phase Application will also include:

   a. Developer's estimate of the total number of residential units, the number and location of affordable housing units and target AMI levels, as set forth in the Housing Program.

   b. The anticipated number and location of market rate residential parcel pads to be prepared, with the estimated number of residential units on each.

5. If the Phase will include Reservoir Park, the Development Phase Application will also include the Developer's proposed program and analysis for the park, which includes multi-use lawn and terraces, a playground, community garden, picnic area, dog facility, stormwater gardens, and may include public restrooms. The developer's programmatic analysis will include a specific analysis of the feasibility of adding public restrooms to the programming.

6. A table or matrix showing applicable Mitigation Measures associated with the applicable Phase.

7. The following Public Improvement details:

   a. Plans showing the Public Improvements to be provided for the Phase at a level of detail sufficient to determine consistency of the Phase with the Linkages.

   b. Plans showing new streets to be dedicated.

   c. Plan showing location of the Phase in relation to the rest of the Project Site, with street access and circulation for existing residents (as applicable).

8. Narrative or schedule of anticipated order of horizontal construction within the Phase, by element (i.e., Public Improvements, Publicly Accessible Private Improvements, and Project Open Spaces).

9. A narrative describing the Project's compliance with the sustainability controls in the Design Standards and Guidelines.

10. A narrative describing the Project's family-friendly design elements for the Buildings and Dedicated Open Spaces.

11. List of any requested modifications to this Agreement, including the Linkages, the Design Standards and Guidelines or other requirements of the Project SUD.

12. Certification of accuracy from authorized representative.

13. For illustrative purposes only, a summary table materially in the form shown below, listing the permitted and anticipated, and if known, type, density and intensity of, vertical development by parcel within the Phase.

EXHIBIT O
FINANCING PLAN

EXHIBIT O

FINANCING PLAN

This FINANCING PLAN (the "**Financing Plan**") for the Project implements and is part of the Development Agreement by and between City and County of San Francisco, a municipal corporation, and Reservoir Community Partners, LLC, a Delaware limited liability company (the "**Agreement**") to which it is attached. All capitalized terms used in this Financing Plan and not specifically defined herein will have the meanings ascribed to them in the Agreement.

1. OVERVIEW

1.1 Project Purposes

Purpose of Financing Plan. The purpose of this Financing Plan is to establish the contractual framework for mutual cooperation between City and Developer necessary to finance (i) infrastructure, utilities, parks and open space for the Project and (ii) maintenance of the Dedicated Open Space and Open Space Improvements. Accordingly, City shall take all actions reasonably necessary, and Developer shall cooperate reasonably with the efforts of City to (A) form the requested CFD, (B) adopt the RMA, (C) levy Facilities Special Taxes within the CFD, (D) upon the Trigger Event, levy Contingent Services Special Taxes within the CFD, (E) upon the Trigger Event, collect the Affordable Housing Maintenance Payment, (F) issue First Tranche CFD Bonds to pay Qualified Project Costs, and (G) issue Second Tranche CFD Bonds to pay for Additional Community Facilities.

2. COMMUNITY FACILITIES DISTRICT FINANCING

2.1 Formation of the CFD

(a) Formation. Except as otherwise agreed to by Developer and City, Developer shall submit a petition to City under the CFD Act for formation of (i) the CFD to finance Qualified Project Costs and Additional Community Facilities by levying the Facilities Special Tax on Taxable Parcels that are also the Townhouse Parcels and (ii) the CFD to finance Ongoing Maintenance Costs by levying the Contingent Services Special Tax on Taxable Parcels in the Services Project Site, and if permitted by law, on the Affordable Housing Rental Property, in each case so that the CFD is established by the Board of Supervisors before issuance by City of the first permit authorizing vertical construction of a building or buildings on the Townhouse Parcels or Services Project Site. City shall establish the CFD pursuant to this Financing Plan promptly following submission by Developer of such petition and compliance with Section 53318(d) of the Mello-Roos Act. City and Developer intend that the provisions of this Financing Plan be consistent with and authorized by the CFD Goals; accordingly, at the time the CFD is formed, City may waive any provisions in its CFD Goals that are inconsistent with this Financing Plan, subject to the restrictions set forth in Section 2.6(g). The CFD may include separate tax zones or improvement areas. So long as such CFD complies in all material respects with the terms and conditions set forth in this Financing Plan, Developer shall institute formation of the CFD by execution and delivery of a petition.

(b) Taxable Parcels. Developer and City intend that Special Taxes will be levied against all Taxable Parcels for the purposes and in the manner described in this Financing Plan and agree that all Exempt Parcels will be exempt from Special Taxes.

(c) Petition.

(i) Developer shall petition City under the CFD Act to establish the CFD over the Townhouse Parcels and the Services Project Site, except as otherwise agreed to by City and Developer.

(ii) In its petition, Developer (A) shall include the request to establish the Contingent Services Special Taxes and (B) may, in its sole discretion, include proposed specifications for the CFD, including Facilities Special Tax rates, and any proposed tax zones within the CFD.

(iii) In its petition, Developer shall have the discretion to propose Facilities Special Tax rates, subject to compliance with Section 2.3(e).

(iv) Following City's receipt of a petition, Developer and City will meet with City's public financing consultants to determine reasonable and appropriate terms of the proposed CFD as set forth in Developer's petition to the extent consistent with this Financing Plan.

(d) Authorized Uses. The CFD shall be authorized to finance Qualified Project Costs and Additional Community Facilities, irrespective of the geographic location of the Improvements or Additional Community Facilities financed. The CFD shall also be authorized to levy the Contingent Services Special Taxes to finance the Services Project Site's share (and, if permitted by law, the Affordable Housing Rental Property's share) of the Ongoing Maintenance Costs upon the occurrence of a Trigger Event.

(e) Joint Community Facilities Agreements. Under the CFD Act, City may be required to enter into a joint community facilities agreement with another Governmental Entity that will own or operate any of the authorized Improvements or Additional Community Facilities. City and Developer agree that to the extent required for compliance with the CFD Act they will take all steps reasonably necessary to procure the authorization and execution of any required joint community facilities agreement with a Governmental Entity other than City before the issuance of any CFD Bonds that will finance authorized Improvements or Additional Community Facilities that will be owned or operated by such Governmental Entity other than City.

(f) Notice of Special Tax Lien. The Special Taxes will be secured by recordation in the Official Records of continuing liens against all Taxable Parcels in the CFD.

2.2 Scope of CFD-Financed Costs

(a) Authorized Costs. The CFD may finance only Qualified Project Costs and Additional Community Facilities that: (i) are financeable under the CFD Act; and (ii) on a taxable or tax-exempt basis as determined by Tax Laws. The CFD shall also be authorized to levy the Contingent Services Special Taxes upon the occurrence of a Trigger Event to finance the

Services Project Site's share (and, if permitted by law, the Affordable Housing Rental Property's share) of the Ongoing Maintenance Costs.

2.3 Parameters of CFD Formation

(a) Cooperation. Developer and City agree to cooperate reasonably in developing the RMA for the CFD that is consistent with this Financing Plan and, to the extent consistent with this Financing Plan, Developer's petition. Developer and City will each use good-faith reasonable efforts at all times to furnish timely to the other, or to obtain and then furnish timely to the other, any information reasonably necessary to develop the RMA, such as legal boundaries of the property to be included and Developer's plans for the types, sizes, numbers, and timing for construction of Buildings, within the CFD.

(b) RMA Consultants and Approval. The RMA for the CFD will be: (i) developed by City's special tax consultant, in consultation with Developer and City's staff and other consultants; (ii) consistent with Developer's petition to the extent consistent with this Financing Plan; and (iii) subject to approval of the Board of Supervisors in the resolution of formation for the CFD. Facilities Special Taxes on any Taxable Parcel must not exceed any applicable maximum rate specified in the CFD Goals and this Financing Plan, unless otherwise approved by the Board of Supervisors and Developer.

(c) Priority Administrative Costs. In the formation process for the CFD, City and Developer will agree on the amount of annual CFD administrative costs that will have first priority for payment by Facilities Special Taxes based on: (i) actual administration costs of other community facilities districts of City; and (ii) the CFD's complexity and size. In determining coverage requirements for any reason (e.g., bond sizing, parity bonds, etc.), City shall use the priority administrative costs for such CFD when estimating administrative expenses.

(d) Special Taxes.

(i) The RMA will create the Facilities Special Tax and Contingent Services Special Taxes and shall specify rates for Developed Property and Undeveloped Property.

(ii) Facilities Special Tax rates for Developed Property may vary based on sizes, densities, types of Buildings to be constructed, and other relevant factors when the CFD is formed. The RMA will establish Facilities Special Tax rates assuming that any First Tranche CFD Bonds issued will have a debt service coverage-ratio of one hundred ten percent (110%), unless City and Developer approve a higher ratio to market the First Tranche CFD Bonds effectively. The RMA shall also establish Facilities Special Tax rates for Undeveloped Property.

(iii) The Contingent Services Special Taxes shall be established such that the aggregate Contingent Services Special Taxes within the CFD is approximately equal to the Services Project Site's share (and, if the Contingent Services Special Tax is permitted by law to be levied on the Affordable Housing Rental Property, the Affordable Housing Rental Property's share) of the Ongoing Maintenance Costs and shall be levied only upon the occurrence of a Trigger Event.

(e) Total Tax Obligation. The Facilities Special Tax rates will be set so that the Total Tax Obligation on any Taxable Residential Unit within a CFD will not exceed two percent (2%) of the projected sales price of that Taxable Residential Unit calculated at the time of the resolution of intention to form the CFD (the "**2% Limitation**"). If an RMA is modified to increase the Facilities Special Tax rates, the Facilities Special Tax rates will be modified so that the Total Tax Obligation on any Taxable Residential Unit within a CFD does not exceed the 2% Limitation when the proposed modification goes into effect. The 2% Limitation will not apply to non-residential property in a CFD.

(f) Escalation of Special Tax Rates. For the Facilities Special Tax, the RMA will provide for annual increases in the Facilities Special Tax rates of 2% annually. For the Contingent Services Special Taxes, the RMA shall provide for annual increases that shall be the lesser of (i) the percentage change in CPI or some other index approved by the City and Developer, and (ii) 5%.

(g) Priority for Annual Levy of Facilities Special Taxes. The RMA will provide for the levy of Facilities Special Taxes at the maximum Facilities Special Tax rate beginning in the initial year of the levy and continuing for a period of time determined by City and Developer to create Remainder Taxes (both before and after CFD Bonds are issued) to finance Qualified Project Costs. Thereafter, City shall levy Facilities Special Taxes each remaining year of its term to fund debt service (not including capitalized interest), administrative costs, Qualified Project Costs, and Additional Community Facilities to be financed by the CFD (collectively, the "**Facilities Special Tax Requirement**") according to the priorities set forth in the Indenture, until the Facilities Special Tax Requirement is fully satisfied. The RMA must reflect the priorities set forth below:

(i) First, Facilities Special Taxes will be levied on each Taxable Parcel of Developed Property up to the maximum Facilities Special Tax rate, regardless of whether City has issued CFD Bonds or the debt service requirements for any existing CFD Bonds, before applying any capitalized interest.

(ii) Second, to the extent the funds to be collected under clause (i) will not be sufficient to satisfy the Facilities Special Tax Requirement in full after application of any capitalized interest, Facilities Special Taxes will be levied proportionately on each Taxable Parcel of Undeveloped Property, up to one hundred percent (100%) of the applicable maximum Facilities Special Tax rate until the Facilities Special Tax Requirement is satisfied.

(h) Use of Remainder Taxes.

(i) Developer and City contemplate that, within the CFD, Qualified Project Costs and, following the CFD Conversion Date, Additional Community Facilities, will be paid from Remainder Taxes both before and after the issuance of CFD Bonds for the CFD and after the final maturity of any CFD Bonds for the CFD. Accordingly, the RMA will provide that Remainder Taxes may be used to finance Qualified Project Costs and, following the CFD Conversion Date, Additional Community Facilities. Annually, on or before October 1 of each year, City shall deposit Remainder Taxes in the Remainder Taxes Project Account for the CFD.

(ii) Prior to the CFD Conversion Date, amounts on deposit in the Remainder Taxes Project Account shall be applied to pay Qualified Project Costs. After the CFD Conversion Date, amounts on deposit in the Remainder Taxes Project Account shall be applied to finance Additional Community Facilities at the discretion of City.

(i) No Pledge for Debt Service. Remainder Taxes deposited in the Remainder Taxes Project Account will not be deemed or construed to be pledged for payment of debt service on any CFD Bonds, and neither Developer nor any other person will have the right to demand or require that City or Fiscal Agent, as applicable, use funds in the Remainder Taxes Project Account to pay debt service. Prior to the CFD Conversion Date, any amounts in the Remainder Taxes Project Account that are not needed to pay a requisition from Developer that has been approved for reimbursement of Qualified Project Costs may be used by City to pay debt service on any CFD Bonds, CFD administrative costs, or replenish a debt service reserve account for any CFD Bonds as authorized in the RMA or applicable Indenture.

(j) Prepayment. To the extent that it will not interfere with City's ability to finance Additional Community Facilities, the RMA will include provisions allowing a property owner within the CFD that is not in default of its obligation to pay Facilities Special Taxes to prepay Facilities Special Taxes based on a formula that will require payment of the property owner's anticipated total Facilities Special Tax obligation. Prepaid Facilities Special Taxes will be placed in a segregated account in accordance with the applicable Indenture. The RMA and the Indenture will specify the use of prepaid Facilities Special Taxes. The Contingent Services Special Taxes may not be prepaid.

(k) Amendment to RMA. The RMA must be consistent with this Financing Plan, except as agreed by City and Developer. Nothing in this Financing Plan will prevent an amendment of the RMA for the CFD under its terms or under Change Proceedings as described in this Financing Plan.

(l) Reducing Facilities Special Tax Rates Before Issuance of First Tranche CFD Bonds. The RMA shall contain a provision that allows Developer to request that the Facilities Special Tax rates be reduced (subject to City consent, not to be unreasonably withheld) before any First Tranche CFD Bonds are issued. If expressly permitted and defined in the RMA, any such reduction of the Facilities Special Tax rates in the CFD may be done administratively without the vote of the qualified CFD electors before First Tranche CFD Bonds for the CFD are issued. If expressly permitted and defined in the RMA, a reduction in one taxing category does not have to be proportionate to the reduction in any other taxing category (i.e., disproportionate reductions may be expressly allowed in the RMA). If the maximum Facilities Special Tax rate is permanently reduced, City will record timely an appropriate instrument in the Official Records. It will not be unreasonable for City to withhold consent to a reduction in the Facilities Special Tax rates if (i) the proposed reduction of Facilities Special Tax rates in any taxing category greater than 20% of the previous amount and (ii) the City concludes that such reduction would adversely impact City's ability to finance Additional Community Facilities.

2.4 Issuance of CFD Bonds

(a) Issuance. Subject to approval of the Board of Supervisors, City, on behalf of the CFD, intends to issue First Tranche CFD Bonds for purposes of this Financing Plan, but only upon the written request of Developer. Developer may submit written requests that City issue First Tranche CFD Bonds, specifying requested issuance dates, amounts, and main financing terms. Following Developer's request, Developer and City will meet with City's public financing consultants to determine reasonable and appropriate issuance dates, amounts, and main financing terms that are consistent with this Financing Plan.

(b) Payment Dates. So that Remainder Taxes may be calculated on the same date for all CFD Bonds, each issue of CFD Bonds shall have interest payment dates of March 1 and September 1, with principal due on September 1.

(c) Value-to-Lien Ratio. The appraised or assessed value-to-lien ratio required for each First Tranche CFD Bond issue will be three to one (3:1), unless otherwise required by the CFD Act or the mutual agreement of Developer and City.

(d) Coverage Ratio. All First Tranche CFD Bonds will have a debt service coverage-ratio of one hundred ten percent (110%), unless otherwise agreed to by City and Developer.

(e) Term. Subject to Section 2.8, First Tranche CFD Bonds will have a term of not less than thirty (30) years and not more than forty (40) years unless Developer and City agree otherwise.

(f) Second Tranche CFD Bonds. After the CFD Conversion Date for the CFD, City has the right in its sole discretion to issue Second Tranche CFD Bonds in the CFD as set forth in this Financing Plan to finance Additional Community Facilities.

(g) Office of Public Finance. All City decisions regarding the issuance of CFD Bonds shall be made following consultation with City's Office of Public Finance.

2.5 Use of Proceeds

(a) First Tranche CFD Bond Proceeds. Subject to Tax Laws, the CFD Act, and the CFD Goals, First Tranche CFD Bond proceeds will be used in the following order of priority: (i) to fund required reserves and pay costs of issuance; (ii) to fund capitalized interest amounts, if any is requested by Developer; and (iii) to pay Qualified Project Costs and, when authorized pursuant to Section 2.8(b), outstanding Additional Community Facilities. Any First Tranche CFD Bond proceeds remaining after the deposits required by the preceding clauses (i) and (ii) will be deposited into the CFD Bonds Project Account as designated in the Indenture.

(b) Qualified Project Costs. By this Financing Plan, City pledges the proceeds of First Tranche CFD Bonds on deposit in each CFD Bonds Project Account or as otherwise provided in the applicable Indenture and, subject to Sections 2.3(h), all Remainder Taxes on deposit in the Remainder Taxes Project Account to finance Qualified Project Costs and, when authorized pursuant to Section 2.8(b), Additional Community Facilities. In furtherance of this pledge, City shall levy Facilities Special Taxes in each Fiscal Year in strict accordance with the RMA and this Financing Plan.

(c) Priority of Proceeds Prior to CFD Conversion Date. Subject to Tax Laws and the CFD Act, prior to the CFD Conversion Date, the proceeds of First Tranche CFD Bonds and Remainder Taxes shall be applied for the following purposes, at the discretion of Developer, in the following priority:

(i) Qualified Project Costs;

(ii) To be held as a reserve for Qualified Project Costs;

(iii) For Additional Community Facilities; and

(iv) To be held as a reserve for Additional Community Facilities.

2.6 Miscellaneous CFD Provisions

(a) Change Proceedings. Subject to the limitations in this Financing Plan, Tax Laws and the CFD Act, and so long as the proposed changes do not adversely affect the issuance or amount of Second Tranche CFD Bonds or the application, timing of receipt, or overall amount of Remainder Taxes to pay Additional Community Facilities pursuant to Section 2.8, City will not reject unreasonably Developer's request to conduct Change Proceedings under the CFD Act to: (i) make any changes to the RMA, including amending the rates and method of apportionment of Facilities Special Taxes; (ii) increase or decrease the authorized bonded indebtedness limit within the CFD; (iii) annex property into the CFD; (iv) add additional public capital facilities for the Project; or (v) take other actions reasonably requested by Developer. A reduction in the Facilities Special Tax rates of 20% or less shall not be considered to adversely affect the issuance or amount of Second Tranche CFD Bonds or the application, timing of receipt, or overall amount of Remainder Taxes to pay Additional Community Facilities pursuant to Section 2.8 and shall not be the basis for rejecting the proposed change.

(b) Maintaining Levy of CFD Financing. Under section 3 of article XIIIC of the California Constitution, voters may, under certain circumstances, vote to reduce or repeal the levy of special taxes in a community facilities district. However, Section 9 of article I of the California Constitution prohibits the passage of a law resulting in an impairment of contract. The purpose of this Section 2.6(b) is to give notice that: (i) the Agreement (including this Financing Plan) is a contract between Developer and City; (ii) the financing of the Qualified Project Costs and the Additional Community Facilities through the application of CFD Bond proceeds (which are secured by Facilities Special Taxes) and Remainder Taxes is an essential part of the consideration for the Agreement; (iii) the financing of the Services Project Site's share of the Ongoing Maintenance Costs, and, if permitted by applicable law, the Affordable Housing Rental Property's share of the Ongoing Maintenance Costs, through the application of Contingent Services Special Taxes is an essential part of the consideration for the Agreement; and (iv) any reduction in City's ability to levy and collect Facilities Special Taxes and Contingent Services Special Taxes would materially impair the Agreement. To further preserve the Agreement, City agrees that: (y) until all First Tranche CFD Bonds have been repaid in full or defeased before maturity for any reason other than a refunding, it will not initiate or conduct proceedings under the CFD Act to reduce the Facilities Special Tax rates without Developer's written consent or if not otherwise legally compelled to do so (e.g., by a final order of a court of competent

jurisdiction); and (z) if the voters adopt an initiative ordinance under section 3 of article XIIIC of the California Constitution that purports to reduce, repeal, or otherwise alter the Facilities Special Tax rates before all First Tranche CFD Bonds have been repaid in full or defeased before maturity for any reason other than a refunding, City will meet and confer with Developer to consider commencing and pursuing reasonable legal action to preserve City's ability to comply with this Financing Plan.

(c) Covenant to Foreclose. City will covenant with CFD bondholders to foreclose the lien of delinquent Facilities Special Taxes on both the underlying fee in the case of privately-owned Taxable Parcels or on the leasehold interests in the case of Public Property that is leased to private owners, in each case consistent with the general practice for community facilities districts in California and otherwise as determined by City in consultation with its underwriter or financial advisor for the CFD indebtedness and other consultants, subject to applicable laws.

(d) Reserve Fund Earnings. The Indenture for each issue of First Tranche CFD Bonds will provide that earnings on any reserve fund that are not then needed to replenish the reserve fund to the reserve requirement will be transferred to: (i) the CFD Bonds Project Account for allowed uses until it is closed in accordance with the Indenture; then (ii) the debt service fund held by the Fiscal Agent under the Indenture.

(e) Authorization of Reimbursements. City will take all actions necessary to satisfy section 53314.9 of the Government Code or any similar statute subsequently enacted to use First Tranche CFD Bond proceeds and Remainder Taxes to reimburse Developer for: (i) CFD formation and First Tranche CFD Bond issuance deposits; and (ii) advance funding of Qualified Project Costs.

(f) Material Changes to the CFD Act. If material changes to the CFD Act after the date of the Agreement make CFD Bonds or Facilities Special Taxes unavailable or severely impair their use as a source for financing the Qualified Project Costs or Additional Community Facilities, or make Contingent Services Special Taxes unavailable or severely impair their use as a source of financing Ongoing Maintenance Costs, City and Developer will negotiate in good faith as to a substitute public financing program equivalent in nature and function to CFDs.

(g) CFD Goals. Until the CFD Conversion Date for the CFD, City shall not change or amend the CFD Goals as they apply to the CFD if such changes or amendments adversely impact the Project or are inconsistent with this Financing Plan unless such changes or amendments are required under the Mello-Roos Act or other controlling State or federal law or, with respect to the CFD, as otherwise approved by Developer in its sole discretion.

(h) Private Placement of CFD Bonds. Subject to Board of Supervisors approval, upon Developer's written request, City shall consider selling CFD Bonds in a private placement to a small number of investors (which may include Developer and its affiliates). In connection with any such private placement, City and the investors may agree upon terms regarding the security of the CFD Bonds other than as required by this Agreement, including, but not limited to, the 3:1 value-to-lien ratio of Section 2.4(c); provided, however, any CFD Bonds must have a required debt service coverage ratio of one hundred ten percent (110%),

unless City and Developer agree in writing on a different ratio. Consistent with the CFD Goals, City will consider the appropriate categories of investors for any such CFD Bonds.

(i) No Credit Enhancement. City shall not require Developer or any property owner in the CFD to provide a letter of credit or other credit enhancement as security for the payment of the Facilities Special Taxes in the CFD.

(j) Acquisition and Reimbursement Agreement. Contemporaneously with the formation of the CFD, Developer and City will enter into the Acquisition and Reimbursement Agreement that will apply to the acquisition and construction of the authorized Improvements for the CFD. The Acquisition and Reimbursement Agreement shall be structured so that it is automatically applicable to any financing by special taxes levied in, or CFD Bonds issued for, all phases of the Project, without requiring any modifications to the Acquisition and Reimbursement Agreement or any further approvals by City. The Acquisition and Reimbursement Agreement shall contain an acknowledgment by City and Developer as to the following:

(i) Developer may be constructing authorized Improvements before CFD Bond proceeds and Remainder Taxes (herein, "**Funding Sources**") that will be used to acquire them are available;

(ii) City will inspect such Improvements and process payment requests even if Funding Sources for the amount of pending payment requests are not then sufficient to satisfy them in full;

(iii) Authorized Improvements may be conveyed to and accepted by City or other Governmental Entity before the applicable payment requests are paid in full;

(iv) If City or other Governmental Entity accepts authorized Improvements before the applicable payment requests are paid in full, the unpaid balance will be paid when sufficient Funding Sources become available, and the Acquisition and Reimbursement Agreement will provide that the applicable payment requests for such Improvements accepted by City or other Governmental Entity may be paid: (A) in any number of installments as Funding Sources become available; and (B) irrespective of the length of time payment is deferred; and

(v) Developer's conveyance or dedication of authorized Improvements to City or other Governmental Entity before the availability of Funding Sources to acquire such Improvements is not a dedication or gift, or a waiver of Developer's right to payment of such Improvements under this Financing Plan or the Acquisition and Reimbursement Agreement.

(k) No Other Land-Secured Financings. Except to the extent permitted under Agreement, City shall not initiate the formation of any land-secured financing district involving the levy of special taxes or assessments on property in the Project.

2.7 Ongoing Maintenance Costs

(a) On the Services Project Site. After a Trigger Event, the CFD may levy the Contingent Services Special Taxes on the Townhouse Parcels and Market Rate Rental Property

to pay the Services Project Site's share of the Ongoing Maintenance Costs. The Contingent Special Services Tax also may be levied on the Affordable Housing Rental Property to pay the Affordable Housing Rental Property's share of the Ongoing Maintenance Costs to the extent permitted by applicable law.

(b) On the Affordable Housing Rental Property. Unless the Contingent Special Services Tax is levied against the Affordable Housing Rental Property after a Trigger Event, the City shall collect the Affordable Housing Maintenance Payment from the Affordable Housing Rental Property to pay for the Affordable Housing Rental Property's share of the Ongoing Maintenance Costs. Developer and City agree to negotiate a mechanism to ensure City that the Affordable Housing Maintenance Payment will be made to City after a Trigger Event, which agreement will be a condition to formation of the CFD. If City and Developer agree, such mechanism may include payment of an increase in rent to City pursuant to the Affordable Housing Rental Property's ground lease that is equivalent to the Affordable Housing Maintenance Payment.

(c) The Ongoing Maintenance Costs from which the maximum Contingent Services Special Taxes will be derived will be determined by Developer in consultation with the City and will be based on the refinement of the preliminary budget of $250,000 per year as set forth in the December 5, 2019 updated financial model by Century Urban that was shared with the City.

2.8 CFD Limitations

(a) City and Developer agree that the CFD will be formed so that the proceeds of CFD Bonds and Remainder Taxes may be applied to accomplish, as applicable, the following goal in the manner set forth in this Financing Plan: to finance (i) Qualified Project Costs; and (ii) Additional Community Facilities. To accomplish this goal, and subject to the limitations set forth in this Section 2.8, and in light of the CFD Goals:

(i) the CFD will be authorized to finance the Qualified Project Costs and Additional Community Facilities;

(ii) City and Developer will mutually determine the term for levying Facilities Special Taxes, but such term shall not be less than the Transition Date; and

(iii) the amount of authorized bonded indebtedness will be established to allow the issuance of the First Tranche CFD Bonds to finance Qualified Project Costs and the Second Tranche CFD Bonds to finance Additional Community Facilities.

(iv) Once levied following the Trigger Event, the Contingent Services Special Taxes will be levied in perpetuity.

(b) Until the CFD Conversion Date, CFD Bonds will be issued exclusively to finance Qualified Project Costs unless Developer, in its sole discretion, consents in writing to the issuance of CFD Bonds for the CFD to finance Additional Community Facilities. After the CFD Conversion Date, City may issue CFD Bonds to finance Additional Community Facilities.

(c) City and Developer agree that, within the CFD, City shall not be obligated to issue First Tranche CFD Bonds (including refunding bonds) with a final maturity of later than the date that is forty-two (42) years after the issuance of the first series of First Tranche CFD Bonds in the CFD without the approval of Board of Supervisors in its sole discretion. Unless City and Developer agree otherwise, any CFD Bonds issued to refund First Tranche CFD Bonds shall comply with applicable provisions of the CFD Act pursuant to which refunding bonds will not result in a reduction of the total authorized amount of the bonded indebtedness of the CFD and, in any event, the final maturity date of the refunding bonds shall not exceed the latest maturity date of the First Tranche CFD Bonds being refunded. The previous sentence shall not prevent the issuance of a series of First Tranche CFD Bonds for new money and refunding purposes, so long as the portion of the First Tranche CFD Bonds attributable to the refunding purpose meets the requirements of the previous sentence.

3. INTERPRETATION; DEFINITIONS

3.1 Interpretation of Agreement

(a) Development Agreement. This Financing Plan is a part of the Agreement and is subject to all of its general terms, including the rules of interpretation.

(b) Inconsistent Provisions. Developer and City intend for this Financing Plan to prevail over any inconsistent provisions relating to the financing structure for the Project and their respective financing-related obligations in any other document related to the Project.

3.2 Defined Terms

(a) Definitions. The following terms have the meanings given to them below or are defined where indicated.

"**2% Limitation**" is defined in Section 2.3(e) herein.

"**Acquisition and Reimbursement Agreement**" means the agreement between Developer and City governing the terms of City's acquisition of authorized Improvements and reimbursement of Qualified Project Costs, as the same may be modified or amended from time to time.

"**Additional Community Facilities**" means all or a portion of the costs of acquisition, construction, and improvement of facilities permitted under the CFD Act, including, but not limited to, facilities that are required as conditions of development of the property within the Project or substantially benefit the property within the Project and that may be financed by the City with Second Tranche CFD Bonds and Remainder Taxes under applicable law and in the manner set forth in this Financing Plan, including, but not limited to, (i) repair and replacement of the Dedicated Open Space and Open Space Improvements, and (ii) repair and replacement of facilities that were constructed as conditions of development of the Project, including the Improvements.

"**Affordable Housing Maintenance Payment**" means, through a funding mechanism to be agreed to in good faith by the Developer and the City pursuant to Section 2.7(b), an amount payable by the Affordable Housing Rental Property for its share of the Ongoing Maintenance Costs

that is approximately equivalent to the amount the HOA charged the Affordable Housing Rental Property.

"**Affordable Housing Rental Property**" means the portion of the Project upon which rental units will be developed that will qualify for an exemption from the payment of special taxes of the CFD pursuant to Section 53340(c) of the Government Code.

"**Agreement**" means the Development Agreement by and between City and Developer relative to the Project.

"**Board of Supervisors**" is defined in the Agreement.

"**Building**" means any structure to be constructed within the CFD that contains Taxable Parcels.

"**CFD**" means, as the context requires, (i) a community facilities district or improvement area formed over all of the Townhouse Parcels that is established under the CFD Act to finance Qualified Project Costs and Additional Community Facilities, and (ii) a community facilities district or improvement area formed over (*y*) all of the Services Project Site that is established under the CFD Act to finance the Services Project Site's share of the Ongoing Maintenance Costs, and (*z*) if permitted by law, all of the Affordable Housing Rental Property that is established under the CFD Act to finance the Affordable Housing Rental Property's share of the Ongoing Maintenance Costs.

"**CFD Act**" means the San Francisco Special Tax Financing Law (Admin. Code ch. 43, art. X), which incorporates the Mello-Roos Act, as amended from time to time.

"**CFD Bonds**" means one or more series of bonds (including refunding bonds) secured by the levy of Facilities Special Taxes in the CFD, including First Tranche CFD Bonds and Second Tranche CFD Bonds.

"**CFD Bonds Project Account**" means the funds or accounts, however denominated, held by the Fiscal Agent under an Indenture containing First Tranche CFD Bond proceeds to be used to finance Qualified Project Costs and, following the CFD Conversion Date, Second Tranche CFD Bond proceeds to be used to finance Additional Community Facilities.

"**CFD Conversion Date**" means the earliest to occur of (i) the date that all Qualified Project Costs have been paid or reimbursed to Developer for the Project as a whole, or (ii) the date that is forty-two (42) years after the issuance of the first series of First Tranche CFD Bonds in the CFD.

"**CFD Goals**" means the Local Goals and Policies for Community Facilities Districts, approved by Board of Supervisors Resolution No. 387-09 in effect on the date of the Agreement, and, subject to Section 2.6(g), as amended from time to time.

"**Change Proceedings**" means proceedings under section 53332 of the Mello-Roos Act or a similar provision of the CFD Act initiated by Developer's petition.

"**City**" means City and County of San Francisco.

"**Contingent Services Special Taxes**" means a special tax levied under an RMA that will be used to finance the Services Project Site's share of the Ongoing Maintenance Costs, including all delinquent Contingent Services Special Taxes collected at any time by payment or through foreclosure proceedings.

"**CPI**" means the increase, if any, in the Consumer Price Index (CPI) for All Urban Consumers in the San Francisco-Oakland-San Jose region (base years 1982-1984=100) published by the Bureau of Labor Statistics of the United States Department of Labor, or, if such index is no longer published, a similar escalator that is determined by the City to be appropriate.

"**Dedicated Open Space**" is defined in the Agreement.

"**Developed Property**" means, for the Facilities Special Tax and the Contingent Services Special Taxes, in any Fiscal Year, any Taxable Parcel for which a certificate of occupancy has been issued on or before June 30 of the preceding Fiscal Year. A certificate of occupancy means the first certificate, including any temporary certificate of occupancy, issued by City confirming that all or a portion of a building can be occupied for residential or non-residential use. A certificate of occupancy following rehabilitation, relocation, or other work not constituting permanent new development under the Agreement shall not be included.

"**Developer**" is defined in the Agreement.

"**Exempt Parcel**" means Public Property. Exempt Parcel does not include an assessor's parcel that, immediately prior to the acquisition by City or other Governmental Entity, was a Taxable Parcel that City or any other Governmental Entity acquires by gift, devise, negotiated transaction, or foreclosure (including by way of credit bidding), or an assessor's parcel that, immediately prior to the acquisition by City, was a Taxable Parcel that City acquires under any right of reverter. In addition, a leasehold interest in property that is owned by a Governmental Entity but leased to a private party shall constitute a Taxable Parcel, except a leasehold interest that constitutes Affordable Housing Rental Property shall not constitute a Taxable Parcel to the extent that the Contingent Services Special Taxes cannot be levied on the Affordable Housing Rental Property under applicable law.

"**Facilities Special Tax**" means a special tax levied under the RMA that will be used to finance Qualified Project Costs and, following the CFD Conversion Date, Additional Community Facilities, or to secure CFD Bonds the proceeds of which are used to finance Qualified Project Costs and Additional Community Facilities, including all delinquent Facilities Special Taxes collected at any time by payment or through foreclosure proceedings.

"**Facilities Special Tax Requirement**" is defined in Section 2.3(g).

"**Financing Plan**" means this Financing Plan.

"**First Tranche**" means one or more series of CFD Bonds (including refunding bonds) issued prior to the CFD Conversion Date and secured by the levy of Facilities Special Taxes in the CFD.

"**Fiscal Agent**" means the fiscal agent or trustee under an Indenture.

"**Fiscal Year**" means the period commencing on July 1 of any year and ending on the following June 30.

"**Funding Sources**" is defined in Section 2.6(j)(i).

"**Governmental Entity**" means a Federal, State, or local governmental agency, including City.

"**HOA**" means the homeowners' or property owners' association that encumbers all of the property in the Project, including both the Townhouse Parcels, the Services Project Site, and the Affordable Housing Rental Property.

"**Improvements**" means the following:

a. Water, Sewer, Electric Improvements for the Project.
b. Paving, Sidewalks, Curb, Gutter, Concrete for Streets, Reservoir Park, Paseos.
c. Landscape improvements – Streetscapes, Public Parks, Paseos.
d. Electrical for Streetlight System, Parks, Paseos.

"**Indenture**" means one or more indentures, trust agreements, fiscal agent agreements, financing agreements, or other documents containing the terms of any indebtedness that is secured by a pledge of and to be paid from Facilities Special Taxes.

"**Market Rate Rental Property**" means, exclusive of the Affordable Housing Rental Property, that portion of the Project upon which for-rent units will be developed.

"**Mello-Roos Act**" means the Mello-Roos Community Facilities Act of 1982 (Cal. Gov't Code §§ 53311-53368), as amended from time to time.

"**Official Records**" is defined in the Agreement.

"**Ongoing Maintenance Costs**" means the costs of operating, maintaining, replacing and repairing the Dedicated Open Space and Open Space Improvements as defined in the Open Space Declaration.

"**Open Space Declaration**" means Exhibits C-1 of the Agreement and its attachments.

"**Open Space Improvements**" is defined in the Open Space Declaration.

"**Potential Trigger Event**" means any of the following: (i) the HOA is dissolved; (ii) the

HOA votes to terminate providing maintenance of the Dedicated Open Space and Open Space Improvements; or (iii) the HOA fails to maintain the Dedicated Open Space and Open Space Improvements to the standards set forth in the Agreement and the Open Space Declaration.

"**Principal Payment Date**" means, (i) if CFD Bonds have not yet been issued for the CFD, September 1 of each year, and (ii) if CFD Bonds have been issued for the CFD, the calendar date on which principal or sinking fund payments on the CFD Bonds are, in any year, payable (for example, if the principal amount of CFD Bonds are payable on September 1, the Principal Payment Date shall be September 1, regardless of whether principal payments are actually due in any particular year)."**Project**" is defined in the Agreement.

"**Project Costs**" means the hard and soft costs of the Improvements.

"**Public Property**" means property in the CFD owned by a Governmental Entity.

"**Qualified**" when used in reference to Project Costs means the Project Costs and other authorized capital public facility costs, each to the extent authorized to be financed under the CFD Act, Tax Laws (if applicable), and this Financing Plan. For the avoidance of doubt, costs may be Qualified under Tax Laws on a tax-exempt or taxable basis.

"**Remainder Taxes**" means, as calculated between September 1st and December 31st of any Fiscal Year, all Facilities Special Taxes that were collected in the CFD in the prior Fiscal Year and were not needed to: (a) pay debt service on the outstanding CFD Bonds due in the calendar year that begins in the Fiscal Year in which the Remainder Special Taxes were levied, if any; (b) pay priority and any other reasonable administrative costs for the CFD payable in that Fiscal Year; (c) replenish the applicable reserve fund as of the Principal Payment Date, including amounts reserved for reasonable anticipated delinquencies, if any, and (d) pay periodic costs on CFD Bonds, including but not limited to, liquidity support and rebate payments on CFD Bonds.

"**Remainder Taxes Project Account**" is a separate account created by or on behalf of City for the CFD and maintained by or on behalf of City to hold all Remainder Taxes for the CFD to be used as set forth in this Financing Plan.

"**RMA**" means the rate and method of apportionment of special taxes for the CFD, adopted in accordance with the CFD Act.

"**Second Tranche**" means one or more series of CFD Bonds issued after the CFD Conversion Date and secured by the levy of Facilities Special Taxes in the CFD.

"**Services Project Site**" means the Townhouse Parcels and the Market Rate Rental Property.

"**Special Taxes**" means individually or collectively as the contest requires, the Facilities Special Tax and/or the Contingent Services Special Taxes.

"**State**" means the State of California.

"**Tax Laws**" means the Internal Revenue Code of 1986, as amended, together with applicable temporary and final regulations promulgated, and applicable official public guidance published, under said Internal Revenue Code.

"**Taxable Parcel**" means a lot or parcel within the CFD shown on an assessor's parcel map with an assigned assessor's parcel number that is not an Exempt Parcel. Leasehold interests in Public Property held by private parties are considered Taxable Parcels except to the extent prohibited by applicable law.

"**Taxable Residential Unit**" means a residential unit within the CFD.

"**Total Tax Obligation**" means, with respect to a Taxable Parcel at the time of calculation, the sum of: (a) the ad valorem taxes, charges and fees actually levied or projected to be levied on the County tax roll if the Taxable Parcel were developed at the time of calculation; (b) the Facilities Special Tax rates (but not the Contingent Services Special Tax rates) levied or projected to be levied if the Taxable Parcel were developed at the time of calculation; (c) all installments of special assessments secured by a lien on the Taxable Parcel if the Taxable Parcel were developed at the time of calculation; and (d) all other special taxes (based on assigned special tax rates) or assessments secured by a lien on the Taxable Parcel levied or projected to be levied if the Taxable Parcel were developed at the time of calculation.

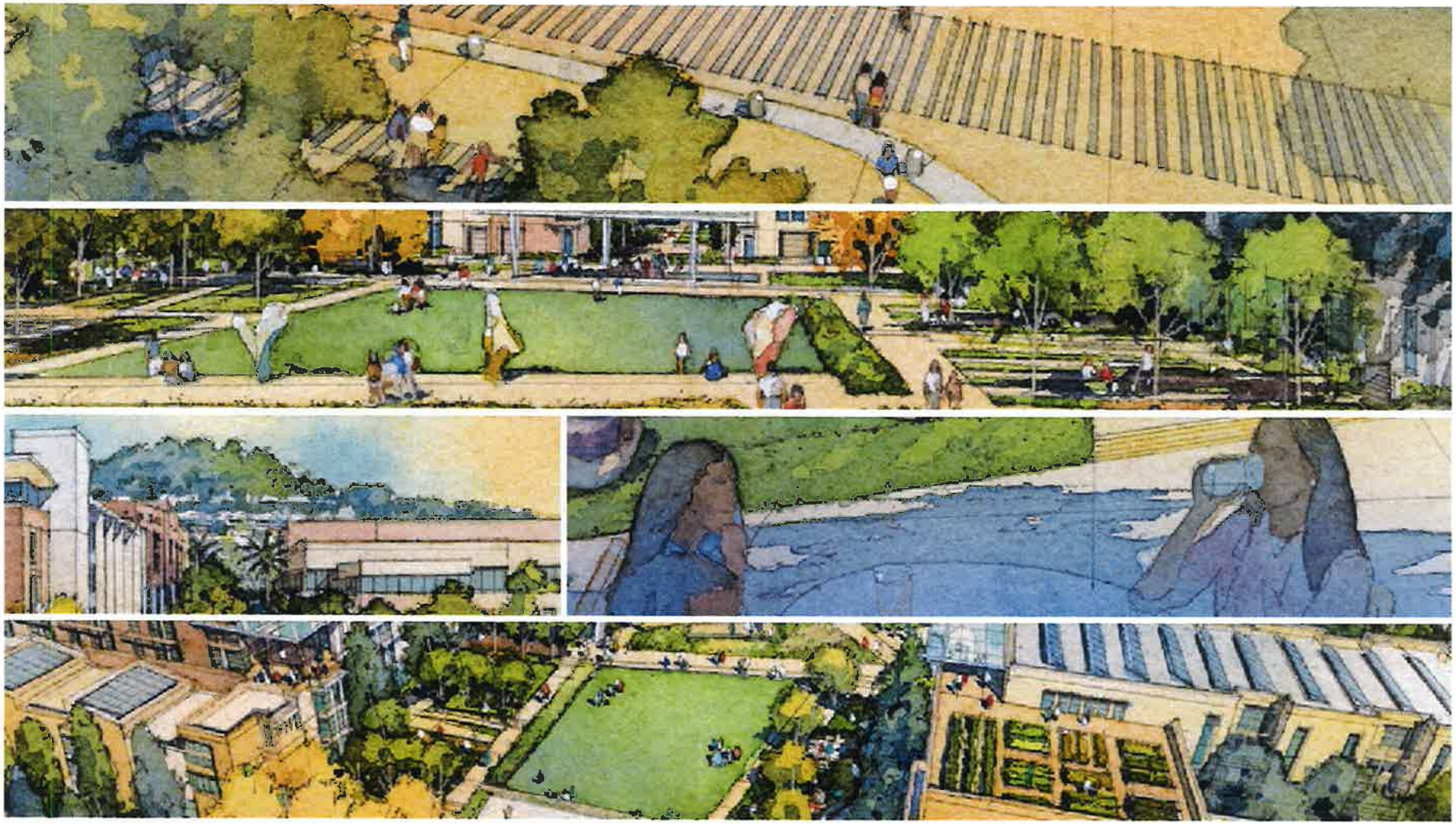
"**Townhouse Parcels**" means Parcels TH-1 and TH-2 on the western portion of the Project Site, where approximately 100 for-sale condominium townhouse units will be constructed.

"**Transition Date**" means the June 30 that immediately follows the 42nd anniversary of the first issuance of CFD Bonds in the CFD.

"**Trigger Event**" means the date following both (i) the written notice to the Developer of a Potential Trigger Event and (ii) the failure of the Developer to remedy the default described in the notice after having been provided a reasonable opportunity to cure such default.

"**Undeveloped Property**" means, in any Fiscal Year, Taxable Parcels in the CFD that are not Developed Property.

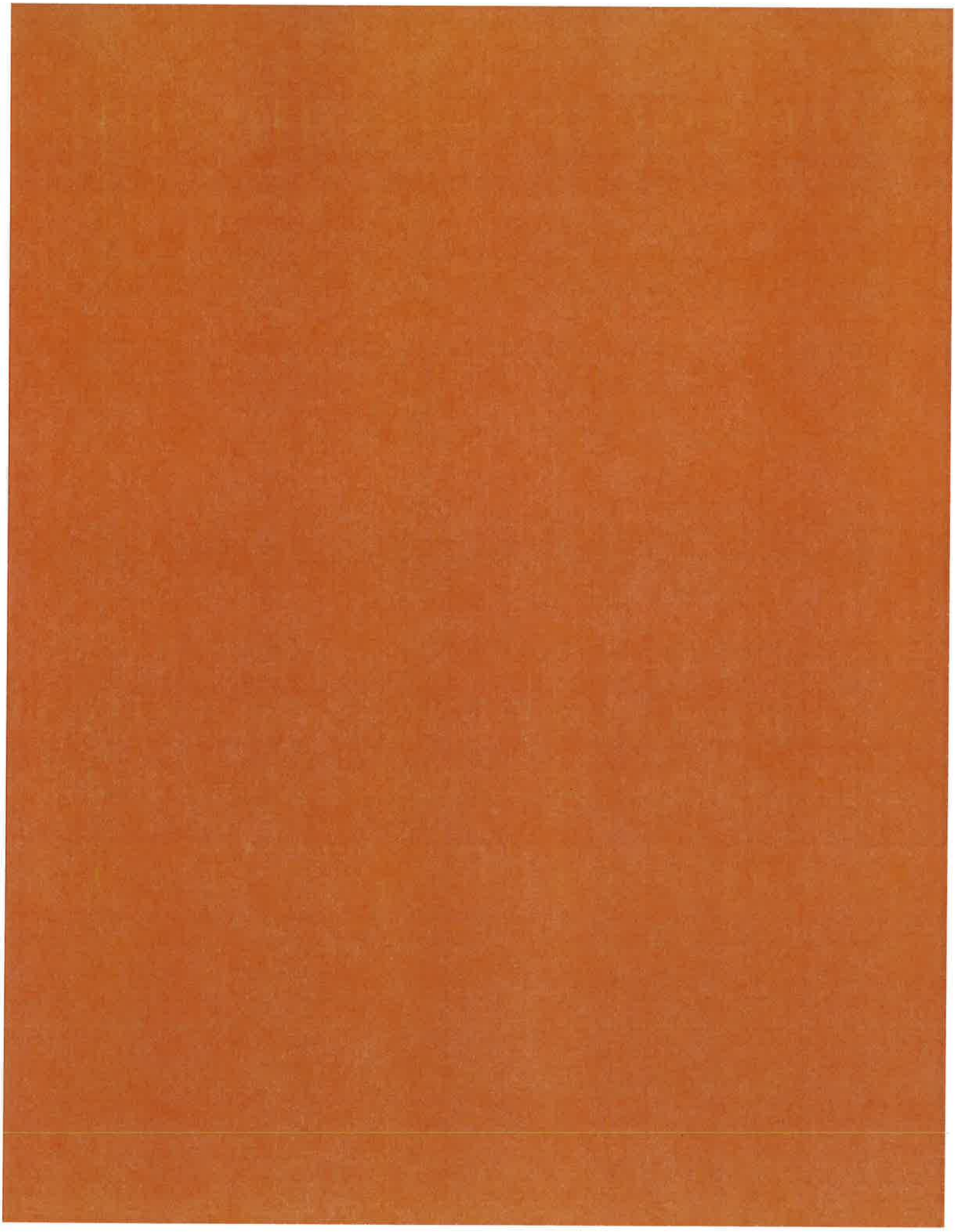
EXHIBIT P
DESIGN STANDARDS & GUIDELINES



THE BALBOA RESERVOIR NEIGHBORHOOD

DESIGN STANDARDS AND GUIDELINES | ADOPTED 05.28.2020

REV-1: September 15, 2020



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Preface

BALBOA RESERVOIR DOCUMENT GUIDE

The Balboa Reservoir Design Standards and Guidelines (DSG) will guide the design of streets, open spaces, and buildings within the 17-acre Balboa Reservoir neighborhood.

The DSG is to be applied in conjunction with the San Francisco Planning Code and with the following project-specific technical documents:

- Balboa Reservoir Special Use District (SUD)
- Balboa Reservoir Development Agreement (DA)
- Balboa Reservoir Master Infrastructure Plan (MIP)
- Balboa Reservoir Transportation Demand Management Plan (TDM)

Applicability of the DSG

The DSG is applicable within the boundaries of the Special Use District (SUD); the San Francisco Public Utilities Commission (SFPUC) Retained Fee Parcel shall be exempted from the DSG.

Relationship to the Planning Code

References to the Planning Code or Code herein are references to the City of San Francisco Planning Code as it exists as of the effective date of the Development Agreement. In the event provisions in this DSG directly conflict with those in the Planning Code, the Planning Code/SUD will control.

San Francisco City Map

Definitions

The DSG provides definitions for certain words and concepts that are incorporated into the SUD, and which may differ from the meaning given to such words or concepts in the Planning Code (see Definitions, Appendix A). Terms that are capitalized throughout the DSG are defined here.

Special Use District (SUD)

The Special Use District (SUD) is an overlay district incorporated by legislation into the Planning Code that integrates and implements the provisions of the Design Standards and Guidelines (DSG) and the Master Infrastructure Plan (MIP) with the underlying Planning Code. The SUD also describes the procedure to modify the standards contained in the DSG.

Development Agreement (DA)

The Development Agreement is the contract entered into by the City and the Development Entity to define the project's rules, regulations, commitments, and policies for a specific period of time. The regulatory documents including the DSG, MIP, SUD and TDM are incorporated into the DA by reference.

Infrastructure Plan (MIP)

In concert with the DSG, the Infrastructure Plan (the Master Infrastructure Plan or "MIP") describes the infrastructure improvements required to support the Balboa Reservoir project. The MIP outlines the infrastructure elements related to the project's streets, open spaces, and utilities. It provides technical descriptions for how these elements are planned and identifies the responsible parties for design, construction and operation of the infrastructure. This includes information on the project's regulatory compliance, as well as approach to non-potable water and stormwater management for the site.

Transportation Demand Management Plan (TDM)

The Transportation Demand Management program includes programs, incentives, and infrastructure investments that reduce the number of vehicle trips and vehicle miles traveled per person, thereby reducing greenhouse gas and related vehicle emissions and traffic congestion. The TDM plan for the Balboa Reservoir is referenced in the Development Agreement.

DSG OVERVIEW

Chapter 1: Project Overview
Chapter 1 frames the Vision and Project Goals which guide all aspects of the Balboa Reservoir Neighborhood Plan. Chapter 1 also provides background regarding the site and the planning process for the Balboa Reservoir DSG.

Chapter 2: Design Framework
Chapter 2 outlines the Design Principles and provides a Design Framework for implementing the Project Goals. The Framework guides the physical arrangement and the design of streets, open spaces, and buildings. The text and illustrative diagrams in the framework provide broad design intent, but are not regulatory.

Chapter 3: Land Use
Chapter 3 establishes the allowable land uses that are consistent with the Vision and Project Goals. The arrangement of these allowable land uses is guided by the Design Framework. The Land Use chapter is regulatory.

Chapter 4: Neighborhood Sustainability
Chapter 4 describes the approach to sustainability and provides quantifiable measures that guide the design. Sustainability standards and guidelines included in Chapter 4 are cross referenced in other chapters of the DSG.

Chapters 5–7:
Design of Streets, Open Spaces and Buildings
Chapters 5–7 implement the Design Framework, providing detailed regulatory guidance for the design of streets, circulation, open spaces, and buildings.

Chapter 8: Appendices
Chapter 8 includes supporting documents as outlined below.

- Appendix A – Balboa Reservoir Definitions
- Appendix B – Sustainable Neighborhood Framework
- Appendix C – Compliance Checklist

Design Intent
Each section in Chapters 5–7 begins with introductory text that establishes the design intent as it relates to the Design Framework. The Design Intent provides the basis for the Standards and Guidelines in that section. This introductory text is not in itself a standard or guideline, but is an important reference for understanding and implementing the Standards and Guidelines.

Standards and Guidelines
Standards and Guidelines are requirements that govern the construction of buildings, streets, and open spaces within the project site. Standards are quantifiable or objective requirements whereas Guidelines are qualitative or subjective requirements. Guidelines support the described intent of the subject requirement. The term "shall" will be used throughout the DSG in order to signal a compulsory responsibility to meet either a Standard or a Guideline. The term "should" will be used where a range of qualitative responses may satisfy a Guideline.

Each new building, street, and open space within the Balboa Reservoir site must meet the Standards and Guidelines prescribed herein unless modification to these Standards and/or Guidelines are approved by the appropriate public bodies. The Balboa Reservoir SUD describes the procedure to modify the standards contained in the DSG.

In addition to standards and guidelines, there are definitions compiled in Appendix A. These definitions are specific to the Balboa Reservoir project, and further clarify the standards and guidelines to which they apply.

Regulatory Plans
Plan view diagrams related to height, setbacks, and similar subjects directly referenced under standards, are regulatory documents. Compliance with these regulatory plans is mandatory.

Illustrative Plans, Sections and Diagrams
Illustrative plans, sections, and diagrams illustrate the design requirements and design intent. Dimensions on diagrams are regulatory unless otherwise noted. In some figures, building footprints are shown to communicate the scale of anticipated development. These footprints are not regulatory. Planting and landscape graphics, where shown, are intended to communicate design intent. Strict compliance with these graphics is not intended.

Illustrative Photographs
Photos illustrate design intent as related to the caption below the photograph and/or as annotated on the photo. The photographs are not regulatory.

Appendices
The appendices provide additional reference material that supports this document.

DSG USER GUIDE

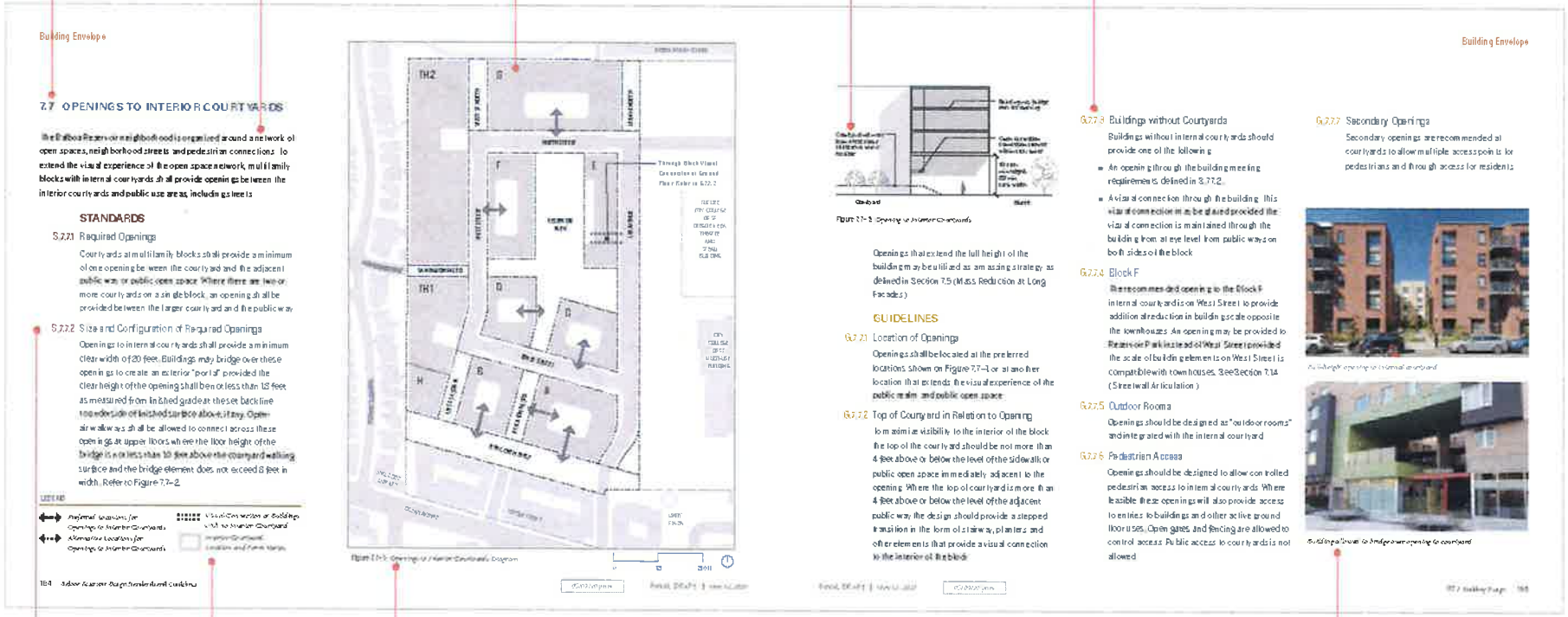
Sub-Section Number and Title

Introduction and Design Intent

Figure / Regulatory Plan

Illustrative Diagram

Guidelines



Building Envelope

7.7 OPENINGS TO INTERIOR COURTYARDS

The Balboa Reservoir neighborhood is organized around a network of open spaces, neighborhood streets and pedestrian connections. To extend the visual experience of the open space network, multi-family blocks with internal courtyards shall provide openings between the interior courtyards and public use areas, including streets.

STANDARDS

S.7.7.1 Required Openings

Courtyards at multi-family blocks shall provide a minimum of one opening between the courtyard and the adjacent public way or public open space. Where there are two or more courtyards on a single block, an opening shall be provided between the larger courtyard and the public way.

S.7.7.2 Size and Configuration of Required Openings

Openings to internal courtyards shall provide a minimum clear width of 20 feet. Buildings may bridge over these openings to create an exterior "portal" provided the clear height of the opening shall be no less than 15 feet as measured from finished grade at the set back line to the underside of finished surface above, if any. Open-air walkways shall be allowed to connect across these openings at upper floors where the floor height of the bridge is no less than 10 feet above the courtyard walking surface and the bridge element does not exceed 8 feet in width. Refer to Figure 7.7–2.

LEGEND

Preferred locations for Openings to Interior Courtyards

Alternative Location for Openings to Interior Courtyards

Visual Connection or Buildings Built to Interior Courtyard

Interior Courtyard Location and Form Varies

TH2

TH1

Through Block Visual Connection at Ground Floor Refer to S.7.7.2

Figure 7.7–1: Openings to Interior Courtyards Diagram

Figure 7.7–3: Opening to Interior Courtyards

Openings that extend the full height of the building may be utilized as an massing strategy as defined in Section 7.5 (Mass Reduction at Long Facades.)

GUIDELINES

G.7.7.1 Location of Openings

Openings shall be located at the preferred locations shown on Figure 7.7–1 or at another location that extends the visual experience of the public realm and public open space.

G.7.7.2 Top of Courtyard in Relation to Opening

To minimize visibility to the interior of the block the top of the courtyard should be not more than 4 feet above or below the level of the sidewalk or public open space immediately adjacent to the opening. Where the top of courtyard is more than 4 feet above or below the level of the adjacent public way the design should provide a stepped transition in the form of stairway, planters and other elements that provide a visual connection to the interior of the block.

G.7.7.3 Buildings without Courtyards

Buildings without internal courtyards should provide one of the following:

- An opening through the building meeting requirements defined in S.7.7.2.
- A visual connection through the building. This visual connection may be glazed provided the visual connection is maintained through the building from at eye level from public ways on both sides of the block.

G.7.7.4 Block F

The recommended opening to the Block F internal courtyard is on West Street to provide addition street reduction in building scale opposite the townhouses. An opening may be provided to Reuse or Park instead of West Street provided the scale of building elements on West Street is compatible with townhouses. See Section 7.14 (Street wall Articulation.)

G.7.7.5 Outdoor Rooms

Openings should be designed as "outdoor rooms" and integrated with the internal courtyard.

G.7.7.6 Pedestrian Access

Openings should be designed to allow controlled pedestrian access to internal courtyards. Where feasible these openings will also provide access to entries to buildings and other active ground floor uses. Open gates and fencing are allowed to control access. Public access to courtyards is not allowed.

G.7.7.7 Secondary Openings

Secondary openings are recommended at courtyards to allow multiple access points for pedestrians and through access for residents.

An ideal opening to internal courtyard

Building portal over to bridge over opening to courtyard

Building Envelope

Standards

Figure Legend

Figure Number and Name

Illustrative Photo

Typical DSG layout

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PROJECT OVERVIEW

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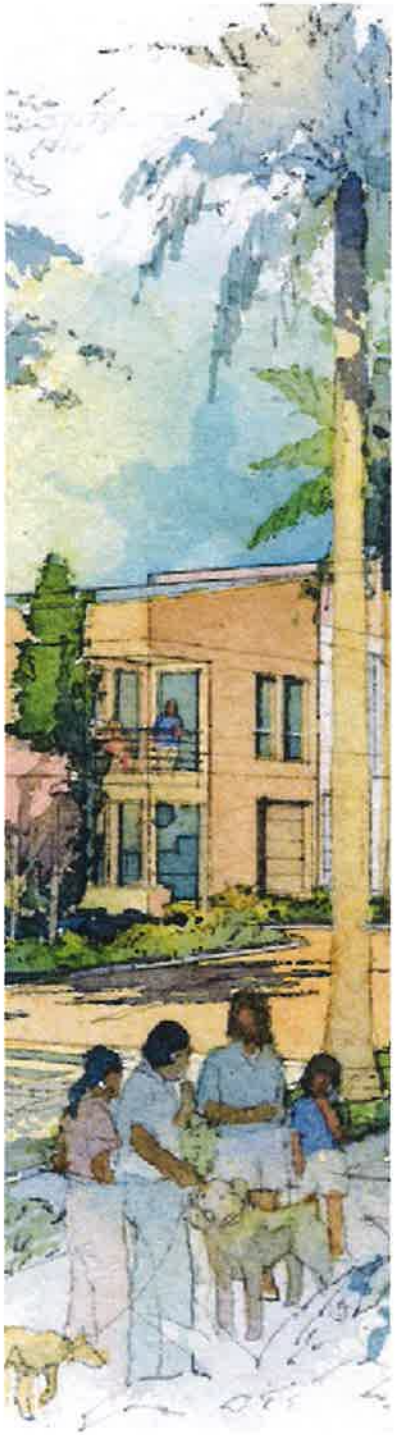
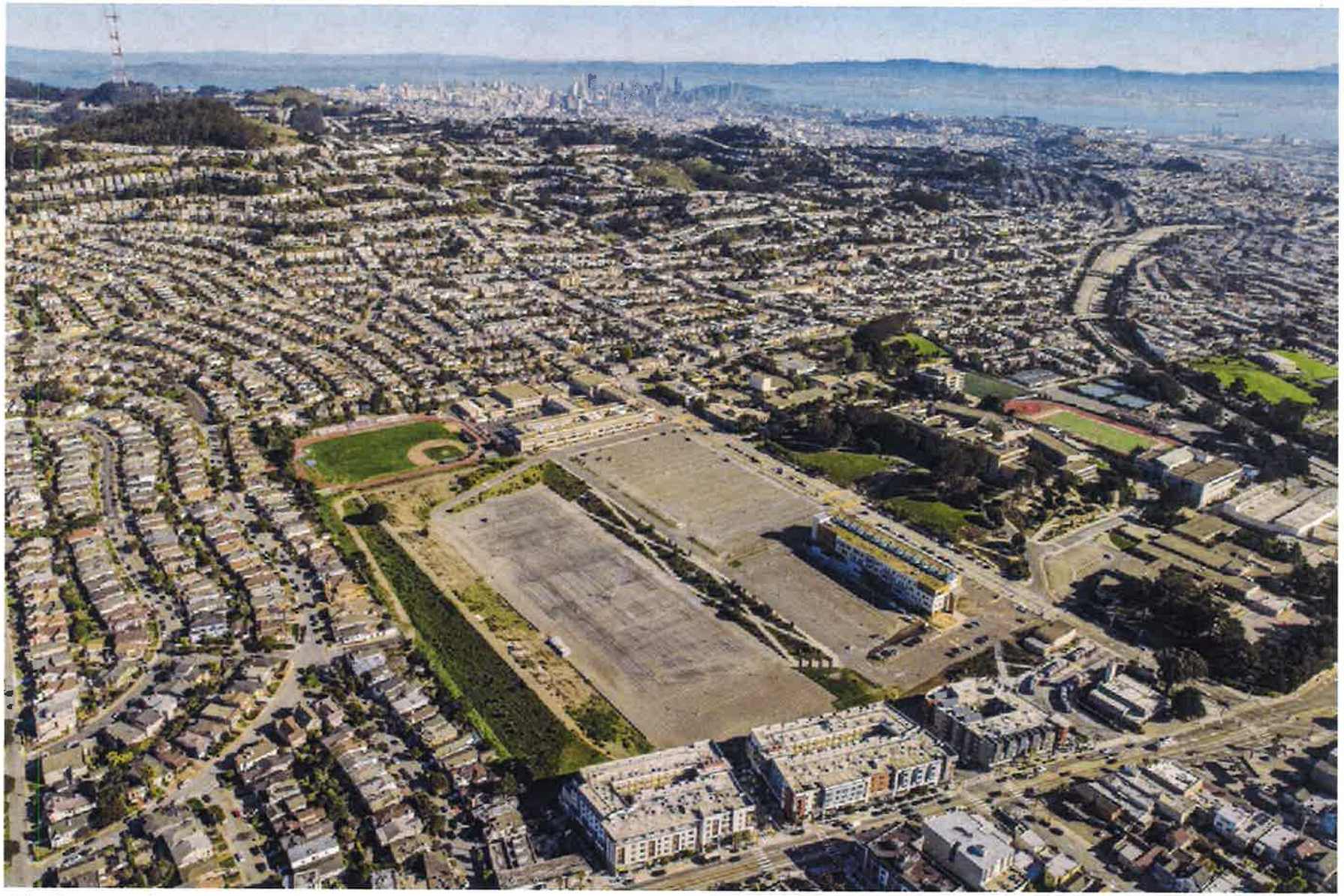


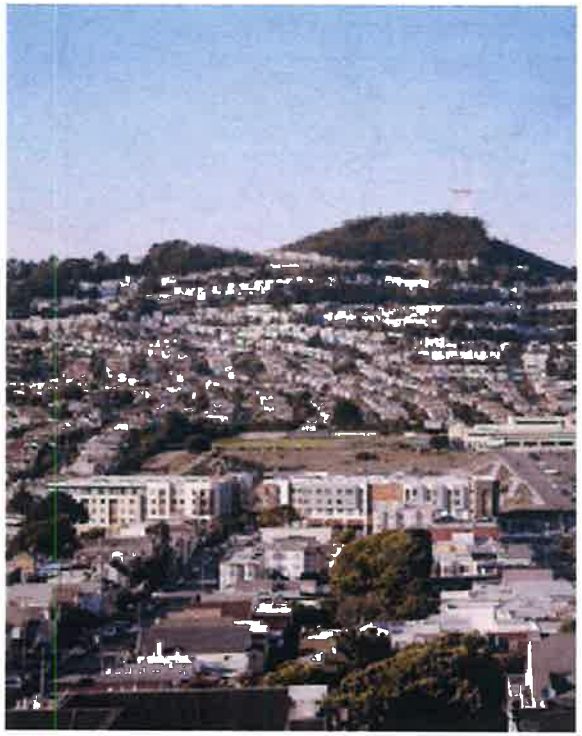


Balboa Reservoir Site, photographer Steve Proehl

Project Overview

1.1 VISION

The Balboa Reservoir neighborhood will be a diverse and inclusive mixed-income community that brings together residents and neighbors around the new Reservoir Park. Landscape and architecture will work together to connect residents to the natural setting and to link the surrounding commercial, residential and institutional uses into a cohesive community.



View of Ocean Avenue, Balboa Reservoir and Mount Davidson

Located in the western watershed of the San Francisco peninsula, the Balboa Reservoir neighborhood has a unique history, climate, and culture that is distinct from San Francisco's historic and financial center. Its location at the base of Mount Davidson, windward orientation to the Pacific Ocean, and the fog belt setting is an ever-present reminder of the ocean's influence.

- The Balboa Reservoir neighborhood embraces and unifies its diverse edges by introducing a network of pedestrian-focused streets and open spaces.
- In the tradition of great San Francisco neighborhoods, the Reservoir neighborhood will serve a range of incomes and household types, including families with children, and City College faculty and employees.
- Sustainability will be integrated into all facets of planning and design, promoting walking and biking as a priority for local trips, prioritizing transit for longer trips, and instilling shared resource stewardship in residents.

The intent of this Design Standards and Guidelines document is to position the Balboa Reservoir neighborhood in creating a distinct sense of place—a bold, cohesive addition at the juncture between City College of San Francisco, and the Ingleside, Westwood Park, Sunnyside, and Ocean Avenue neighborhoods.

San Francisco City Map

1.2 PROJECT GOALS

The Project Goals support the Vision set forth in Section 1.1, and build directly on the Development Principles and Parameters developed by the Balboa Reservoir Community Advisory Committee.

Build Housing for a Diverse, Inclusive Community

Half of the homes proposed for the Balboa Reservoir neighborhood are affordable to low- and moderate-income households – with at least 50% of total units two-bedroom or larger to accommodate families with children. Dwellings and common areas are distributed to ensure every household is part of this inclusive community.

Create Welcoming Open Spaces for All

Family-friendly housing and community spaces are organized around a centrally located park designed to include the surrounding community and the general public. This park forms the core of a larger network of open spaces including natural habitats, recreation areas, and pedestrian ways all providing an inviting outdoor space for all ages and households.

Build a Transit-First Neighborhood

On- and off-site transportation improvements prioritize sustainable mobility (walking, biking, and transit) to alleviate congestion and air pollution while enhancing community safety. A strong Transportation Demand Management program will reduce reliance on private automobiles and support the transition to electric vehicles.

Instill a Strong Neighborhood Identity

The Balboa Reservoir neighborhood is rooted in Bay Area traditions and the interrelationship between architecture and landscape that work together in creating a sequence of urban spaces connecting to surrounding neighborhoods, reflecting natural settings, inviting exploration, and welcoming neighbors.

Provide Community Facilities and Amenities

Surrounding facilities will enhance community connections, including a new public-serving childcare center and community space overlooking the central park. These facilities are for activating public open spaces and serving the larger neighborhood.

Contribute to San Francisco's Climate Resilience Goals

The Balboa Reservoir neighborhood promotes living in balance with the environment and each other. The building design and operations will eliminate greenhouse gas emissions through renewable energy production and zero-waste efforts, minimizing contributions to climate change. Site landscapes will use recycled water, reduce stormwater flooding and include native species to adapt to a changing climate, bolster biodiversity and connect people to nature.

Collaborate with City College of San Francisco

City College of SF and the Balboa Reservoir neighborhood will create a strongly integrated district based on the shared values of community, diversity, and environmental balance. This collaboration will generate faculty and employee housing opportunities, provide transportation improvements, ensure adequate parking for the college community, and facilitate construction coordination.

Ensure Project Feasibility

To meet the urgent need for mixed-income housing and to deliver on broad community goals, the project must remain realistic and feasible. All elements of the project will be carefully evaluated against the project goals to ensure an economy of means so that Balboa Reservoir is funded and constructed in a timely manner.

1.3 SITE

Overview

The 17-acre Balboa Reservoir site is located in the southwest quadrant of the city and is bordered by City College of San Francisco's Ocean Avenue campus to the east, multifamily housing and retail on Ocean Avenue to the south, the Westwood Park neighborhood to the west, and Archbishop Riordan High School to the north. The project site property line is shown on Figure 1.3–1.

The Balboa Reservoir site, controlled by the San Francisco Public Utilities Commission, is a large basin with a paved surface at the center and an approximately 30-foot tall berm at the western edge. City College currently leases this space from SFPUC for use as surface parking. There are no permanent structures on the site. The SFPUC will retain the fee parcel located along the southern edge of the site where water transmission pipelines are located.

The opportunity for vehicle access to the site is limited to Lee Avenue and via a new street connecting to Frida Kahlo Way. There are multiple opportunities for pedestrian and bicycle connections to Ocean Avenue and to the City College campus. Connections to the west and north are limited. The termination of San Ramon Way provides an opportunity for pedestrian and bike connection from the Westwood Park neighborhood. The Riordan High School sports facilities to the north are fenced and currently not open to the public. See Figure 1.3–2.

Figure 1.3–1: *Neighborhood Plan, Illustrative View*

SITE FEATURES

1. *Future City College of San Francisco Diego Rivera Theatre and STEAM Building*
2. *City College Multiuse Building (MUB)*
3. *Primary vehicle access point at Lee Avenue*
4. *Second vehicle access point from Frida Kahlo Way, final location to be coordinated with City College*
5. *Pedestrian connection to Frida Kahlo between MUB and future Diego Rivera Theatre and STEAM Building*
6. *Pedestrian connections to Ocean Avenue at Brighton Avenue, Unity Plaza*
7. *Parcel to be retained by SFPUC for water infrastructure, no buildings allowed*
8. *Private driveway serving Riordan High School, southbound one-way, exit-only*
9. *Riordan High School playing field*
10. *Single family homes with rear yards adjacent to Balboa Reservoir site*
11. *San Ramon Avenue currently terminates at the western site property line providing an opportunity for an east-west connection for pedestrians and cyclists*
12. *Existing berm to be removed*
13. *Existing City College of San Francisco Muni Terminal*

LEGEND

- *Auto Access*
- *Pedestrian Access*

Figure 1.3–2: *Access & Edge Condition*

1.4 NEIGHBORHOOD CONTEXT

Neighbors

The Balboa Reservoir site is located immediately west of the City College of San Francisco campus and adjacent to three distinct neighborhoods: Westwood Park, Ingleside, and Sunnyside. For generations, this area has been occupied by military, industrial, institutional and residential buildings, and infrastructure. As a result, the neighborhood has attracted an ethnically diverse and constantly changing population and a correspondingly eclectic mix uses and development scales. Nowhere in this neighborhood, is this eclectic mix more obvious than at the Balboa Reservoir site, where each frontage addresses a different social and architectural context.

Westwood Park, a streetcar suburb that was carefully planned and implemented based on the City Beautiful Standards, is located directly west of the site. Sunnyside, northeast of the site, was built over the same time period as Westwood Park, with a similarly consistent architectural character. The City College of San Francisco campus lies to the east, dominated by the 1930's Science Building. South of Ocean Avenue is the Ingleside neighborhood, a mix of single-family and multifamily units. These neighboring identities are linked together by the Ocean Avenue commercial corridor, largely characterized by one and two-story buildings, with some larger mixed-use infill such as the mixed-use building and Whole Foods Market directly south of the Reservoir site.

Because the Balboa Reservoir site had been reserved for municipal use, all of these adjacent neighborhoods effectively turned their back to the Reservoir, providing few connections to, or through the site.

Figure 1.4–1: *Existing Site Aerial View*

Transportation and Circulation

The Balboa Reservoir site lies at a crossroads of transportation infrastructure with the Balboa Park BART station along Ocean Avenue to the southeast and Interstate 280 to the east. The terminus of the 8, 8BX, and 49 bus lines is steps away from Lee Avenue at the City College Terminal and the 43 bus runs along Frida Kahlo Way. In addition, the Muni light rail K-line runs down Ocean Avenue, providing a convenient way to access the entire Balboa Park area and other parts of San Francisco. Access to these transit options from the Balboa Reservoir site is currently circuitous, and pedestrian and bicycle connections to BART are in need of improvement.

Community Facilities

In addition to City College of San Francisco, many other educational institutions are located in the larger neighborhood. Directly north of Balboa Reservoir is Archbishop Riordan High School. Lick Wilmerding High School and Balboa High School are located to the southeast across Ocean Avenue. Sunnyside Elementary School and Aptos Middle School are also located in the neighborhoods that surround Balboa Reservoir. The Ingleside Branch Library opened in 2009 on the corner of Ocean Avenue and Plymouth Avenue. The 25-acre Balboa Park recreation area located across Interstate 280, east of Balboa Reservoir, has an indoor pool and several sports fields.

This combination of residential and commercial uses, civic facilities, and educational facilities all in close proximity to transit creates an ideal setting for a new residential district with an emphasis on serving families.

City College Science Hall

Sunnyside neighborhood

Archbishop Riordan High School

Ocean Avenue mixed-use buildings

1.5 HISTORY OF BALBOA RESERVOIR

The land that would become the Balboa Reservoir site was part of Adolph Sutro's Rancho San Miguel holdings, acquired in 1881. Sutro planted the Reservoir site with eucalyptus and other trees as part of his expansive Sutro forest that covered much of the southern slope of Mount Davidson (then known as Blue Mountain). In 1894, the Spring Valley Water Company purchased the 42-acre lot for a future reservoir.

As the area transitioned from Spanish land grant to ownership by Sutro, to the present day, the site has served as a kind of community back lot, providing an opportunity for large-scale recreation (including dog racing and a golf range), local agriculture, and wartime housing which in turn was converted to temporary facilities for the new community college. After the reservoir was built and soon decommissioned, the land reverted to its earlier status, providing informal neighborhood open space overlooking a swath of quasi-public parking.

Following WWII, much of the original 42-acre Balboa Reservoir site was developed as discrete elements; a portion as Riordan High School; the frontage on Ocean Avenue as commercial uses and public infrastructure; and the eastern portion of the reservoir for a City College expansion. This pattern of piecemeal development left the remaining 17-acre site isolated from its surroundings, and each frontage of the Balboa Reservoir now addresses a different social and architectural context. See Figure 1.5-1. While posing challenges, this history also presents potential guide posts for imagining the development as a culmination of community growth and investment.

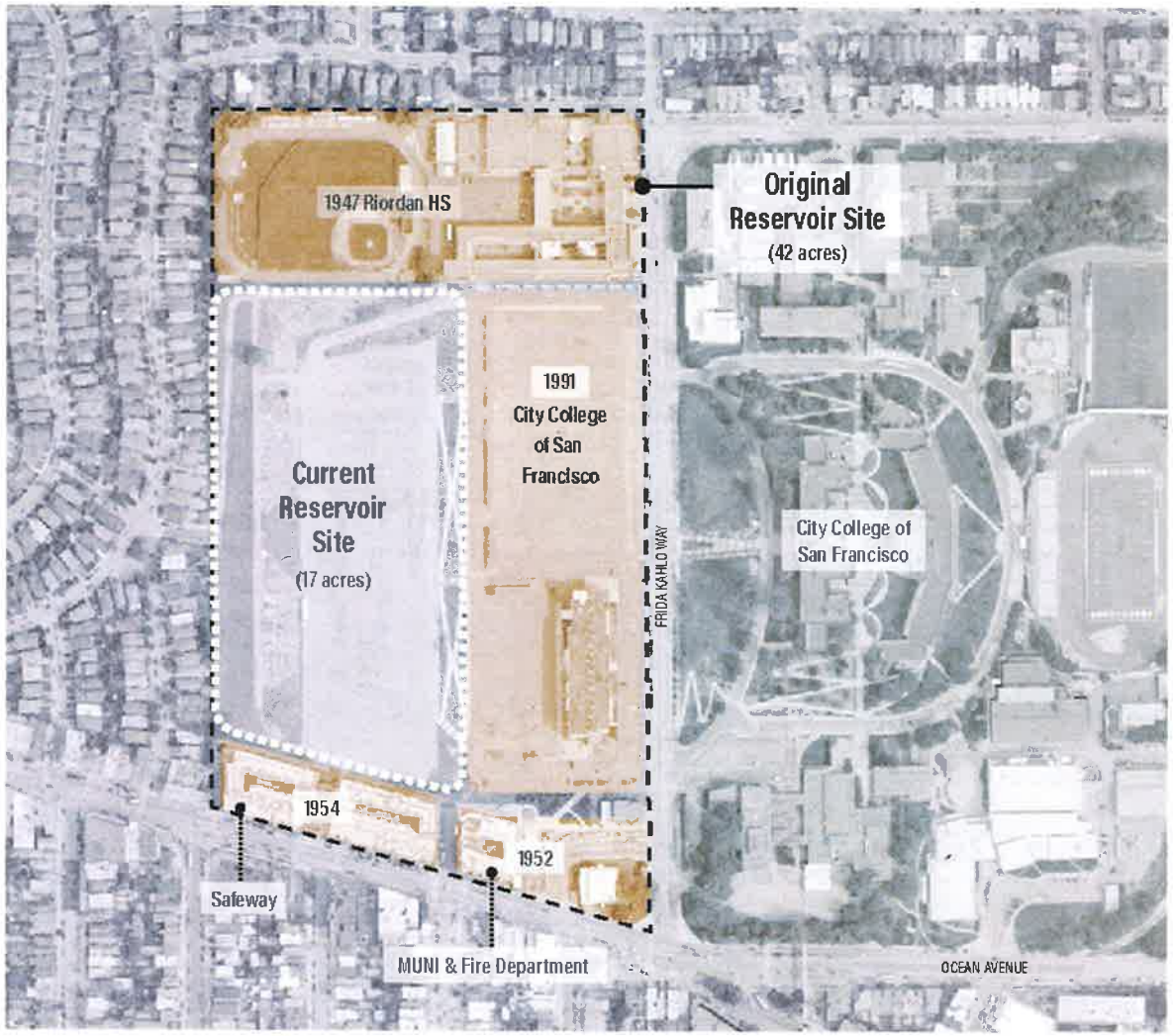


Figure 1.5-1: *Historic Development of the Original Balboa Reservoir Site*

The site of the Balboa Reservoir has played an important role in both daily life and in the public imagination. The longstanding history of informal community and public uses can be embodied through carefully designed open spaces and provisions of shared amenities. The SFPUC parcel, in particular, can be conceived as continuing the tradition of providing a flexible framework that can host a wide range of recreational uses and evolve over time to meet neighborhood needs.

Transit and public investment have always been at the heart of neighborhood growth. The neighborhoods surrounding the Balboa Reservoir site were developed as a direct result of investment in the Twin Peaks Tunnel. A new emphasis on higher-density, walkable, transit-oriented development will bring this historic development model into the 21st century.

Today, the 17-acre site is host to a variety of uses including parking for City College, a motorcycle training school, urban wildlife habitat, and a neighborhood dog walking destination. With no remaining buildings nor original landscape elements, the site presents a rare opportunity in San Francisco, to imagine a new and bold urban form that can unite the eclectic surrounding elements into a cohesive whole.

Ingleside Coursing Park, 1902

Navy Waves WWII Barracks, 1945

Westwood Park Neighborhood, 1926

Balboa Reservoir Inlet/Outlet Pipes, 1957

1.6 PLANNING CONTEXT

Balboa Park Station Area Plan

The Balboa Reservoir site is part of the Balboa Park Station Area Plan, the result of a City-led planning process launched in 2000. The final Station Area Plan adopted in 2009 is comprised of approximately 210 acres, and includes four distinct districts: City College of San Francisco, Balboa Reservoir, the Ocean Avenue Neighborhood Commercial Transit District, and the Transit Station Neighborhood. The Station Area Plan includes policies designed to increase affordable housing for a variety of incomes; create open space; knit together isolated areas of the neighborhood; integrate diverse land uses with the area's commercial and transit corridors; design streets for walking, biking, and public transit; and otherwise strengthen the Balboa Park Station area. A key objective of the Balboa Park Station Area Plan is to consider housing as a primary component of any new development that may occur at the Reservoir. Policy 4.4.1 reads: "Develop housing on the West basin if it is not needed for water storage." The Site is currently zoned P, "Public," and is in the 40-X and 65-A height and bulk district.

Public Land for Housing at Balboa Reservoir

In 2014, the Office of Economic and Workforce Development, the Planning Department, and the San Francisco Public Utilities Commission initiated a study of the SFPUC owned Balboa Reservoir site. It is among the first sites slated for San Francisco's Public Land for Housing Program, which utilizes City-owned land to address the City's most pressing housing issues.

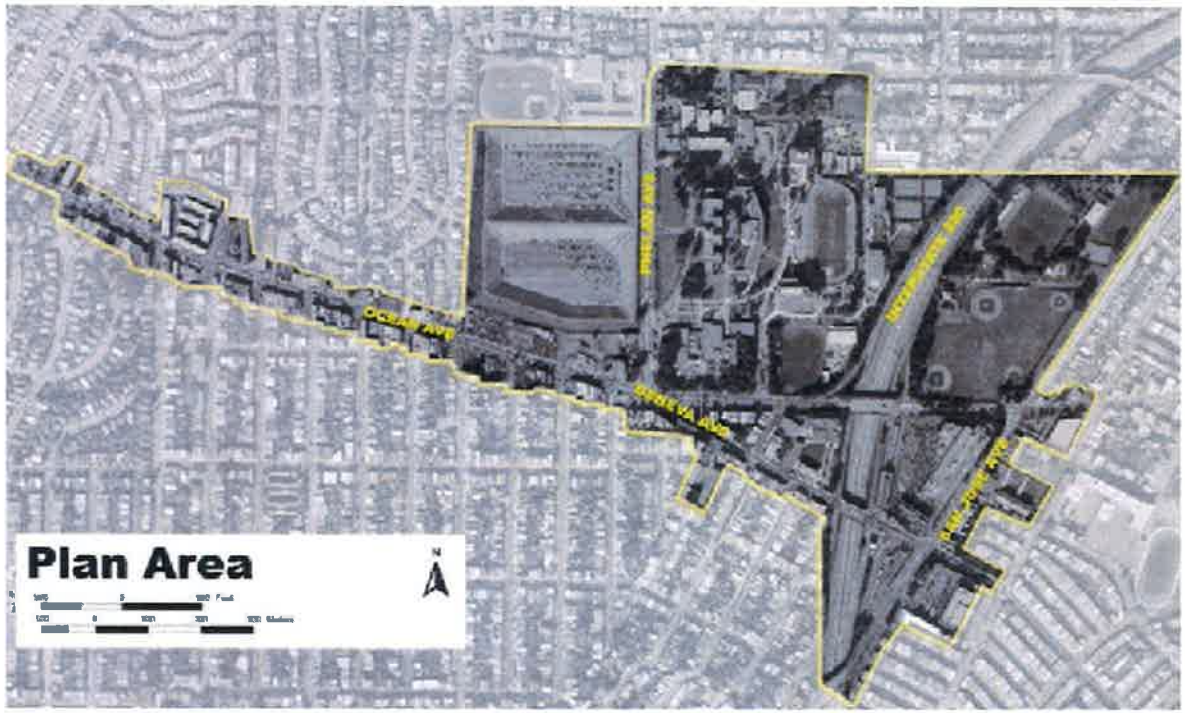


Figure 1.6–1: *Plan Area, from Balboa Park Station Area Plan, 2009*

Development of the Balboa Reservoir neighborhood will be coordinated with recent and concurrent planning and construction projects in the Balboa Park Station Area, including those outlined below.

Phelan Loop (now the City College Terminal) Plan

One outcome of the Balboa Park Plan was to reconfigure the former Phelan loop bus turnaround as a gateway feature to the commercial district, and a "new front door" on Ocean Avenue. The bus loop reconfiguration has been completed, including Unity Plaza and a new mixed-use affordable housing building on Ocean Avenue.

San Francisco Bicycle Plan

The goal of the San Francisco Bicycle Plan is to increase the safe use of bicycles throughout San Francisco. Increasing bicycle use in San Francisco is an important component of the City's Climate Action Plan and Transit-First Policy. Multiple streets around Balboa Reservoir are identified in the San Francisco Bicycle Plan for near-term improvements to bicycle route networks. These routes include Ocean Avenue (Alemany Boulevard to Lee Avenue) and Frida Kahlo Way (Judson Avenue to Ocean Avenue). Long-term improvements are planned for Holloway Avenue (Harold Avenue to Junipero Serra Boulevard).

Frida Kahlo / Ocean / Geneva Intersection Project

This SFMTA-led project aims at improving safety, accessibility, and comfort for people traveling through the Frida Kahlo Way / Ocean Ave / Geneva Ave intersection. The Project will develop further the recommendations from the SF Planning Department's Ocean Avenue Corridor Design for this intersection. SFMTA plans to start community outreach in late 2020.

Balboa Area Transportation Demand Framework 2017

The Balboa Area Transportation Demand Management (TDM) Framework process was designed to initiate collaboration between the City, City College of San Francisco, and surrounding neighborhoods in the effort to identify strategies that would support sustainable transportation choices in the area. This TDM Framework provides a common foundation for TDM within Balboa Reservoir, City College, and adjacent neighborhoods. The document is a supportive resource that provides recommendations and an understanding of how TDM measures can more effectively encourage sustainable travel choices, reduce vehicle trips and greenhouse gas emissions, limit traffic congestion, and lower household transportation costs.

City College Facilities Master Plan Update

City College of San Francisco's Ocean Avenue campus is the most important institutional presence in the Balboa Station area, serving thousands of students a year. This thriving campus borders the new Balboa Reservoir neighborhood along the entire eastern frontage of Lee Avenue. City College updated its Facilities Master Plan (FMP) in May 2019 to provide a road map for facilities development to support the goals and strategies of the College's Education Master Plan.

The plan for the Balboa Reservoir has been developed in consultation with City College Staff and in the context of the FMP update. The design of the Balboa Reservoir neighborhood is intended to coordinate with the future development of the City College campus, including the future Diego Rivera Theatre and the Science, Technology, Engineering, Arts and Math (STEAM) Building.

Figure 1.6–2: *Zoning Height & Bulk Districts from SF Planning Code*

1.7 PROJECT TIMELINE

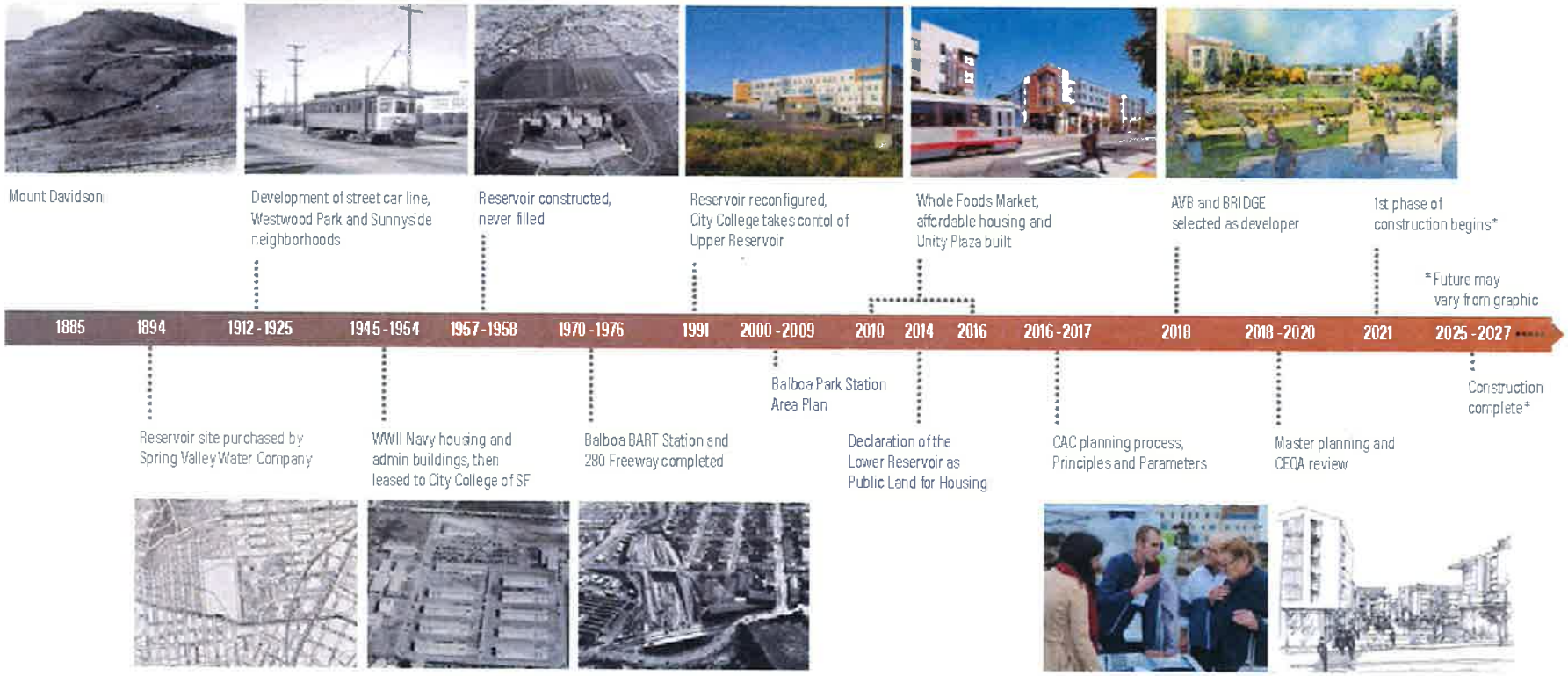


Figure 1.7–1: *Project Timeline*

1.8 COMMUNITY PROCESS

The Balboa Reservoir neighborhood has been engaged in community planning efforts since the beginning of the Balboa Area Station Plan in 2000. Following the selection of Balboa Reservoir as a Public Lands for Housing site in 2014, City staff participated in over 30 public meetings to seek feedback on the community's priorities for the site's development. In the spring of 2015, the Board of Supervisors created the Balboa Reservoir Community Advisory Committee (BRCAC), consisting of seven members appointed by the Mayor and the District 7 Supervisor and two representatives of local neighborhood associations. The BRCAC has served as the primary forum for community feedback during the creation of the project's principles and parameters which the BRCAC endorsed in September 2016. These principles informed the programming goals included in the Request for Proposals issued by the City and SFPUC in 2017. (For full text of Balboa Reservoir CAC Principles & Parameters refer to **reference documents**.)

Reservoir Community Planning Process

Following the proposal and selection process, the Reservoir neighborhood project sponsors collaborated with the BRCAC to lead a community process to shape the master plan for the Reservoir. This phase of the community process included eight meetings with the BRCAC, two on-site tours, two community-wide open house events, and multiple meetings with individuals and community groups. This engagement process also included ongoing meetings and coordination with City College, as well as city agencies.

Community input has provided important guidance for developing these Design Standards and Guidelines for the Balboa Reservoir Neighborhood, particularly open space, building placement, transportation options, and neighborhood access. The Balboa Reservoir neighborhood sponsors anticipate ongoing community involvement as the plan is implemented, including input on the detailed design of the open space and individual building blocks.

Community Park Day 2018

Site Walk 2018

Responses to Community Input

Key components of the plan are a direct result of community guidance during the planning process:

1. The Reservoir Park was re-oriented to provide better shelter from prevailing ocean breezes, to maximize solar access, and to provide a stronger connection to north and east neighborhoods;
2. SFPUC Open Space was programmed and designed to provide for an active neighborhood-serving recreational uses such as urban soccer and food trucks;
3. North Drive was shifted south to create better alignment with Cloud Drive at Frida Kahlo Way, shorter distance between pedestrian crossings, and to provide more direct access to the Balboa Reservoir neighborhood;
4. Lee Avenue was widened to allow for improved bike and pedestrian access, and to provide more flexibility for future development at City College;
5. To improve the transition in scale adjacent to single family homes, the number of lower scale townhouse units has expanded and the taller buildings were consolidated nearer to Ocean Avenue and City College;
6. Building Standards and Guidelines encourage buildings that create a cohesive neighborhood and complement the existing neighborhood fabric;
7. Every aspect of the plan is designed to encourage walking, biking, and transit use—and to reduce the reliance on private automobile trips; and
8. Commitments to on-site renewable energy, stormwater management, and habitat restoration were strengthened and expanded.

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DESIGN FRAMEWORK

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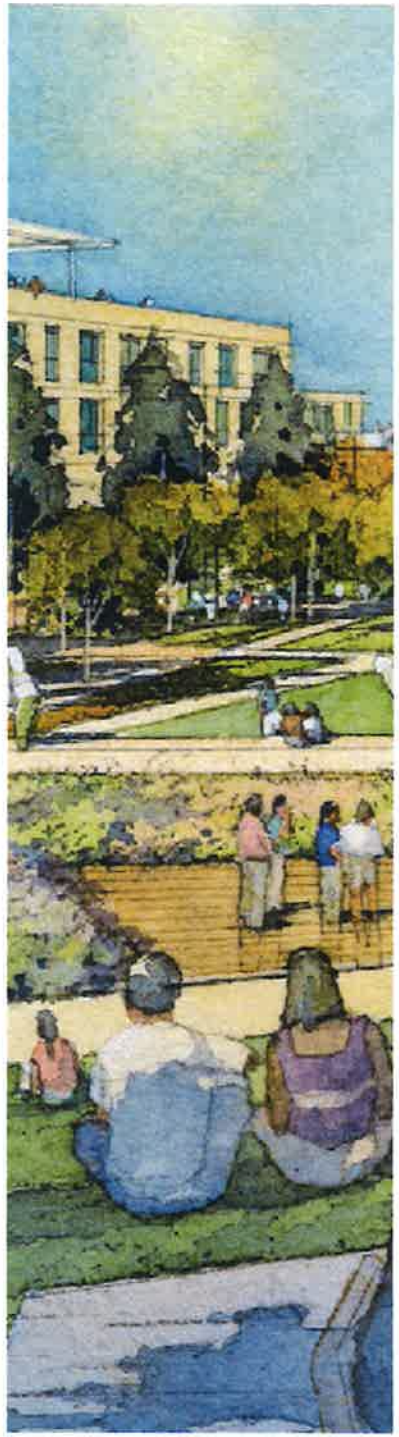


Figure 2.1–1: *Bird's-Eye View of Balboa Reservoir Neighborhood for Illustrative Purposes Only*

Design Framework

The Design Framework consists of four elements, that will guide the physical design of the Reservoir neighborhood:

1. **Neighborhood Connections** describes key connections to transit and surrounding neighborhoods that provides the starting point for design;
2. **Design Principles** build on the Project Goals in Chapter 1 to guide the design of buildings and landscapes;
3. **Framework Elements** illustrate seven key components of the neighborhood and how they are shaped by site conditions, goals, and Design Principles; and
4. **Neighborhood Places** describes four key locations that will define the identity of the community.

2.1 NEIGHBORHOOD OVERVIEW

The design of the Balboa Reservoir neighborhood seeks to create a diverse and inclusive community and to benefit its residents and neighbors alike. At the heart of this new community is Reservoir Park, a generously planted and intimately scaled open space that will provide a gathering place for the larger neighborhood. The SFPUC retained fee parcel to the south provides additional flexible open space parallel to Ocean Avenue. The Brighton Paseo linking these spaces will form the spine of an open space network linking all nine of the development blocks. Pedestrian paths and slow streets will extend this network and will provide multiple bike and pedestrian connections to surrounding neighborhoods. These open spaces will be framed by buildings and active ground floor uses. Building heights will step down from east to west to create a shared viewshed toward the ocean while townhomes on the western edge will provide a transition to Westwood Park. See Figure 2.1–2 (Illustrative Plan).

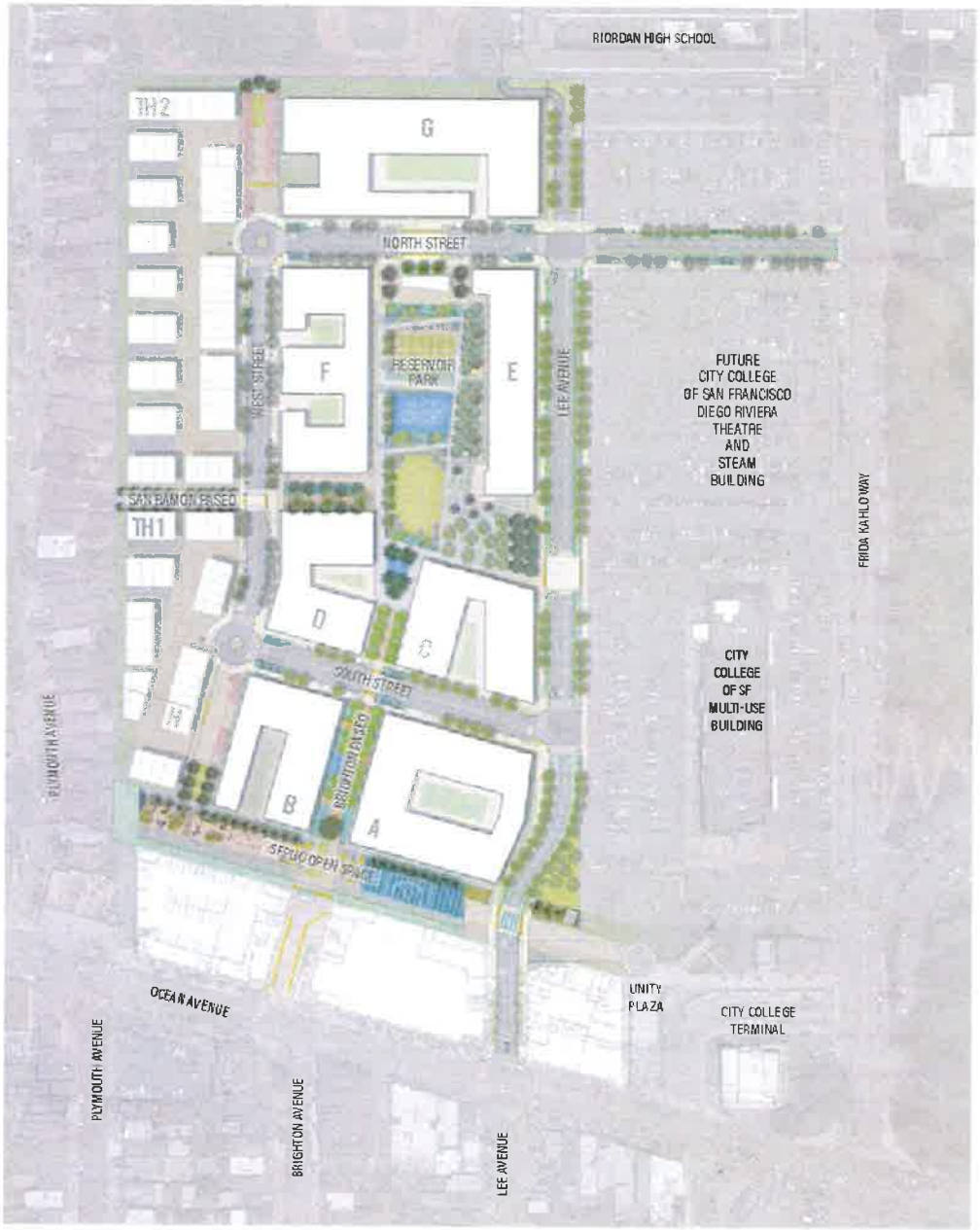


Figure 2.1–2: *Illustrative Plan*

2.2 NEIGHBORHOOD CONNECTIONS

The Balboa Reservoir neighborhood is organized around neighborhood connections. To create a truly walkable transit-oriented neighborhood the first priority is to provide convenient and enjoyable pathways for pedestrians and cyclists to access Muni, BART, and the citywide bicycle network. These connections will also link residents to shopping at Ocean Avenue, to education and cultural resources at City College, and to services throughout the neighborhood. Such connections will also work from the outside in to allow neighbors to access on-site amenities including Reservoir Park, the SFPUC Open Space, the community room, and childcare services. Neighborhood connections will be supported by the following design and policy initiatives:

- In collaboration with the City, City College of San Francisco and neighborhood stakeholders, the Reservoir neighborhood sponsors will participate in improving off-site pedestrian connections to BART and to Muni and will support improvements at the intersection of Ocean Avenue and Frida Kahlo Way;
- The Balboa Reservoir neighborhood will implement a robust Transportation Demand Management plan (TDM) that includes measures to support walking, biking and transit use as a convenient alternative to driving; and
- Open spaces and on-site amenities will be designed to be welcoming to surrounding neighbors and to City College students. This will include outdoor spaces designed to accommodate a wide range of uses, community space that is located to have a visual connection to the larger neighborhood, and childcare that is readily accessible by all modes of transit.

Figure 2.2–1: *Neighborhood Connections*

2.3 DESIGN PRINCIPLES

The design principles that guide the Balboa Reservoir neighborhood are rooted in the traditions of San Francisco and the Bay Area. The first waves of architecture in the San Francisco Bay Area were transported wholesale from other parts of the country, but as the city grew, a unique sensibility emerged that transcends style and period. The mild climate, dramatic topography, and striking views have encouraged a direct connection with nature and enabled this relationship through each season.

As a result, Bay Area architecture after 1945 has tended to encourage a strong connection between building and landscape, dematerialization of the building envelope and a sense of transparency and ambiguity of enclosure. These traditions responded to the site and context to create designs relating to the surroundings uniquely.

The topography and setting of the Reservoir neighborhood provide an opportunity to reinterpret these Bay Area design traditions. Visually connected to Mount Davidson and to the Pacific Ocean, this coastal setting encourages an active interface with the landscape through a purposeful blurring of indoors and outdoors. The sloping site, prevailing wind, and cyclical rhythm of fog provide opportunities for site-specific design responses. The centrally located open spaces reinforce a lifestyle oriented around walking, biking, and engagement with the natural setting.

The eight design principles that follow will guide the design of the built environment at the Reservoir neighborhood.

1. Provide High Quality Places Accessible for Everyone

The neighborhood will be characterized by a range of open spaces from large gathering areas to more intimate respites, to maximize outdoor activity and socialization for neighbors

Human-scaled public open space

2. Integrate and Relate Buildings and Landscapes

Design elements will reflect the casual Bay Area lifestyle by blurring formal distinctions between indoors and outdoors, integrating buildings with surrounding landscapes, and extending exterior materials into interior spaces.

Unique building design opportunities

3. Celebrate and Reflect the Unique Setting and Vistas

Design and character of open spaces and buildings will celebrate the site's topography and emphasize views to surrounding hills and the distant Pacific Ocean.

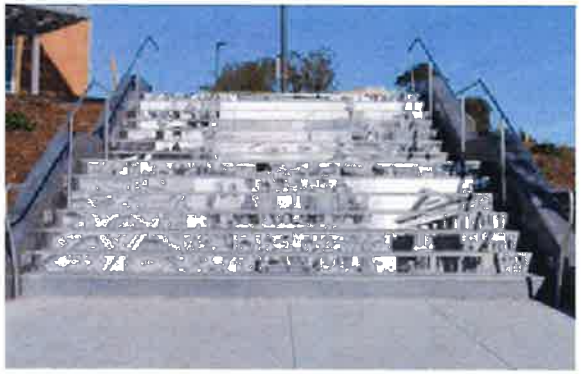
4. Contribute to the Surrounding Community and Network of Neighborhood Places

Through its network of public open spaces, community-serving amenities and pedestrian pathways, the Balboa Reservoir site will connect City College of San Francisco, Riordan High School, the Ocean Avenue retail corridor, BART, Muni, and Unity Plaza to the residential neighborhoods of Westwood Park, Sunnyside, and Ingleside.

5. Accommodate the Evolving Climate and Prioritize Nature-Based Solutions

Architecture and amenities will suit Balboa Reservoir's cool microclimate, punctuated by wind and fog. Ecologically inspired systems and materials will support comfortable environments, connect people to nature, and anticipate a changing climate.

Buildings reflect topography and frame distant views



Connections will be provided to surrounding neighborhoods

Unique open space design opportunities to solve functional problems

6. Develop a Varied, yet Cohesive Neighborhood Character

The surrounding architectural context includes institutional grandeur, mixed-use neighborhood commercial corridors, and residential neighborhoods. The Balboa Reservoir neighborhood will incorporate a continuity of architectural expression to respect its context while establishing its own unique vernacular.

7. Prioritize Ground Floors through Thoughtful Fenestration and Materials

The design of the buildings and open spaces in the Balboa Reservoir neighborhood will support an engaging street-level environment. Care will be taken to incorporate active ground floor uses and design details that enhance the pedestrian experience.

8. Weave Sustainability Throughout the Built Environment

To ensure a healthy and climate-responsible neighborhood that meets its sustainability goals, each built element will minimize its ecological footprint and support low-impact/low-carbon living.

Continuity of expression

Design for pedestrian interest

Unique detail opportunities

2.4 FRAMEWORK ELEMENTS

The seven framework elements provide a physical foundation for the implementation of the design principles.

1. Restored Topography

The site design reinterprets the sculptural qualities of the existing industrial topography and the unique coastal environment and aims to re-establish the natural grade to unify the site with the surrounding neighborhoods. The design:

- Uses the topography to express the site hydrology;
- Creates accessible connections to public streets and open spaces to encourage access and use; and
- Emphasizes low-impact development strategies to reduce the burden on the City's combined stormwater and sewer system.

Figure 2.4–1: *Existing Condition*

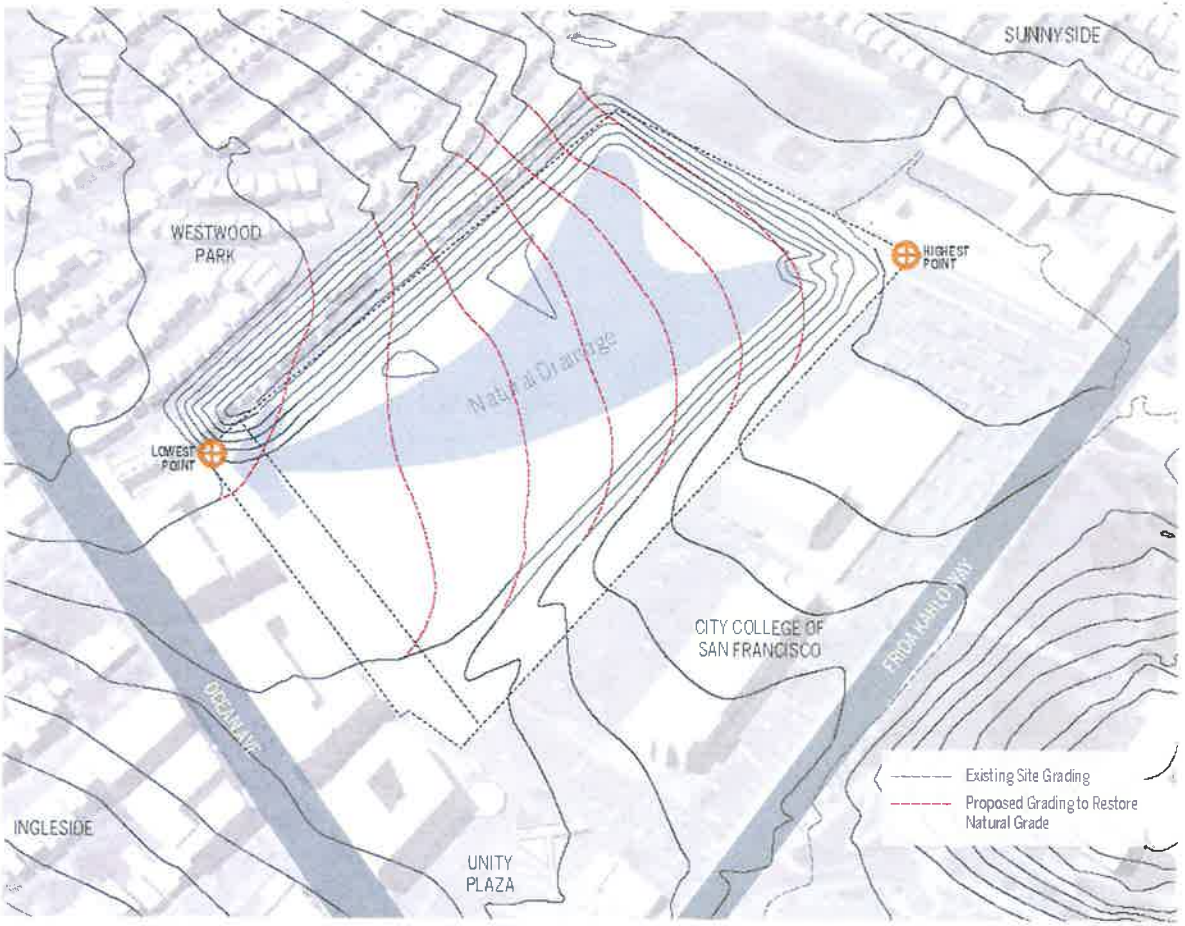


Figure 2.4–2: *Restored Typography*

2. Public Open Space

The heart of the new neighborhood is a network of public open spaces generated in shape and location by the desire lines of pedestrian circulation.

- Reservoir Park, over 400 feet in length, follows the original slope of the site, providing a mix of active and passive use areas as well as a natural circulation route through the neighborhood;
- A greenway on SFPUC land complements the busy commercial life of Ocean Avenue and provides a transition to the Balboa Reservoir neighborhood. This is a flexible zone that can accommodate active uses such as food trucks, farmers markets, and urban soccer, with the understanding that those uses will evolve and change over time;
- Privately owned, publicly accessible, pedestrian connections and entry courts are provided at townhouse blocks; and
- The arrangement of open spaces maximizes the number of residents who experience open space everyday.

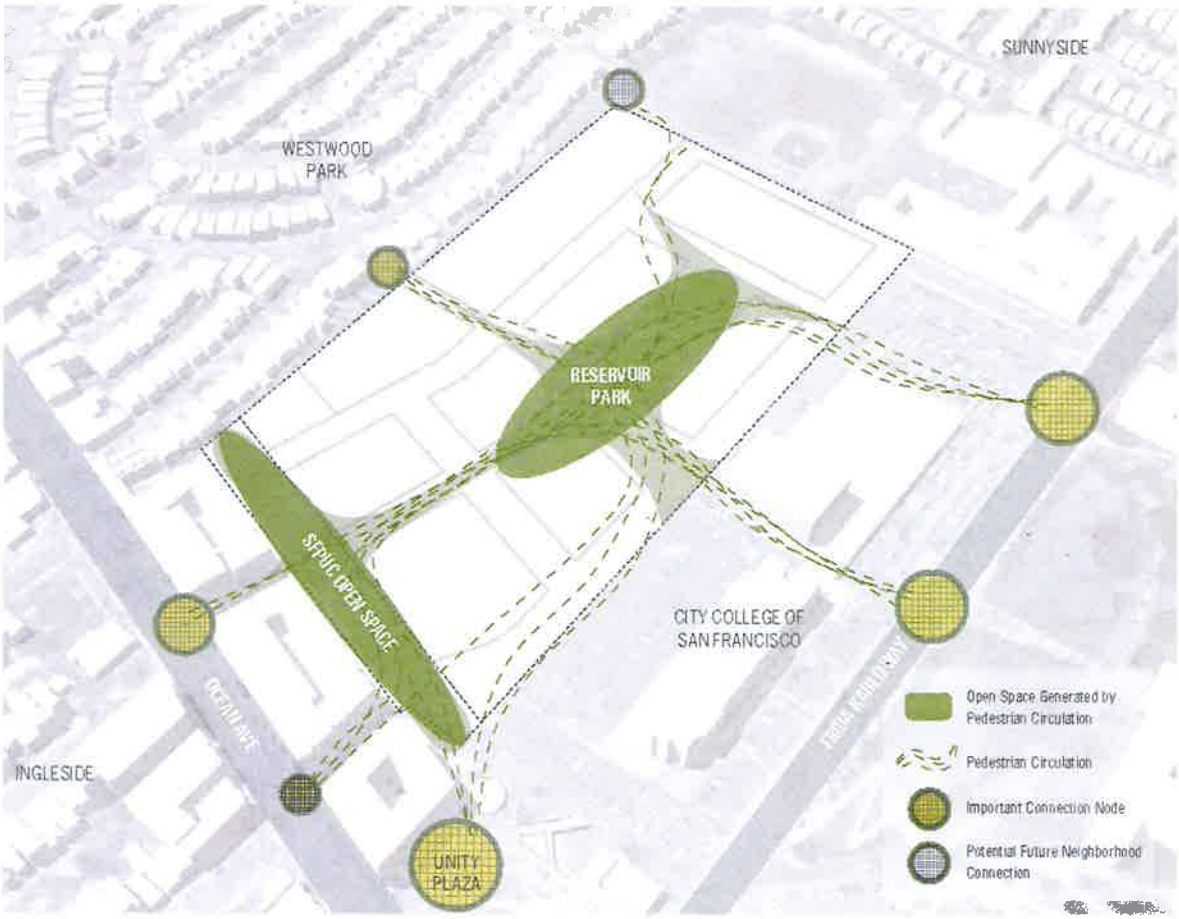


Figure 2.4–3: *Public Open Space Network*

3. Framing Open Space with Active Uses

The arrangement of open spaces provides every multifamily block with at least one full frontage on a public park. Buildings embrace and shape the public open space to create an active and welcoming sense of place for the entire neighborhood.

- Urban scale buildings with large entries and shared terraces reinforce the public character of the open space;
- Community facilities, a childcare center, and other amenity spaces are located facing onto public open space, providing convenient access for residents and community members; and
- Landscaped gateways between buildings greet visitors and provide shared gathering places.

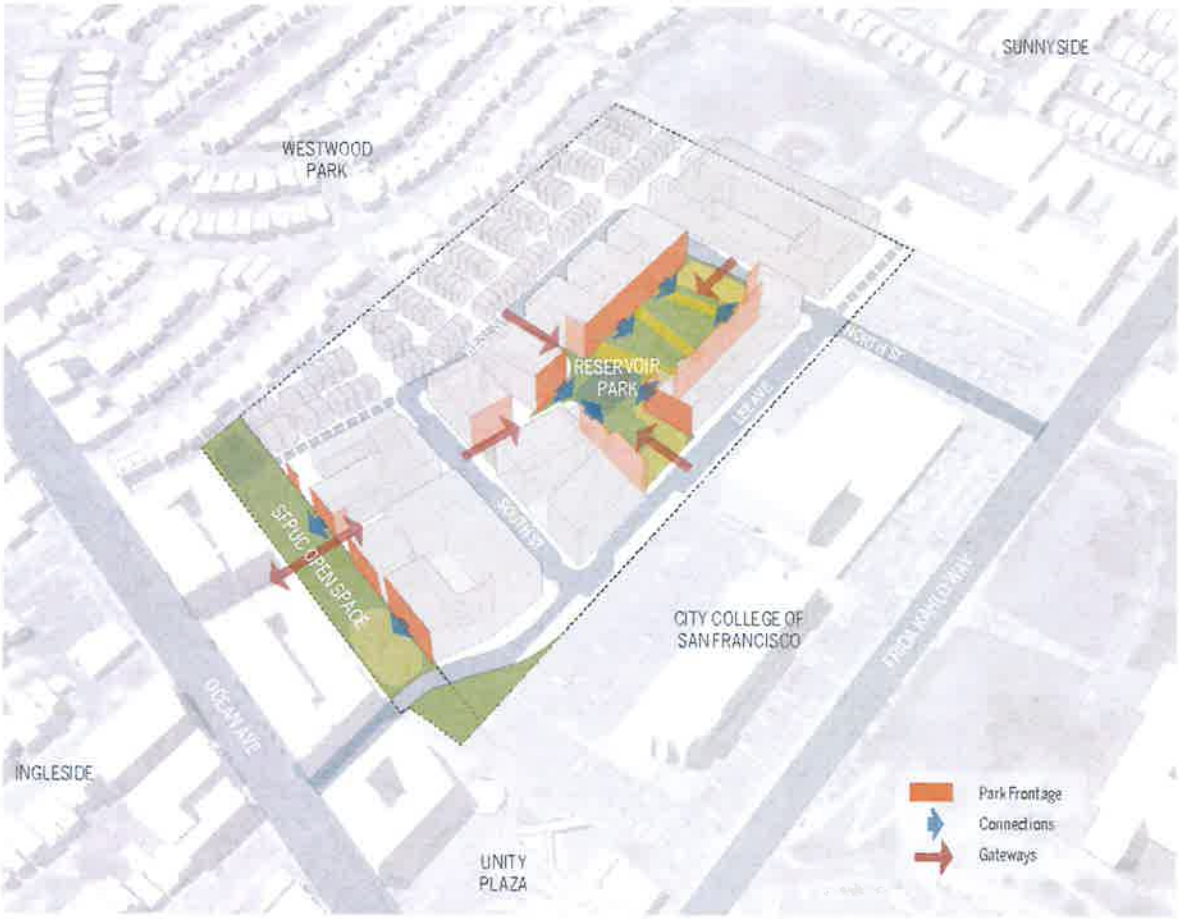


Figure 2.4–4: *Buildings Framing the Open Spaces*

4. Pedestrian Priority Zone

The open spaces form the core of a pedestrian priority zone that connects residents to surrounding neighborhoods, shopping, and transit options.

- Reservoir Park and the SFPUC Retained Fee Open Space are linked by pedestrian passages and pedestrian-oriented streets, to create a continuous network of walking routes and a multiplicity of possible pathways through the site;
- Connection points through neighboring sites provide walking access to transit and shopping at Ocean Avenue, Brighton Plaza, Lee Avenue, and Unity Plaza;
- The pedestrian network provides direct ties to adjacent neighborhoods: Westwood Park, City College, Riordan High School, and, via City College, to Sunnyside; and
- Internal courtyards are connected to public open space to create a continuous network of pedestrian circulation so that movement through the space becomes intuitive.

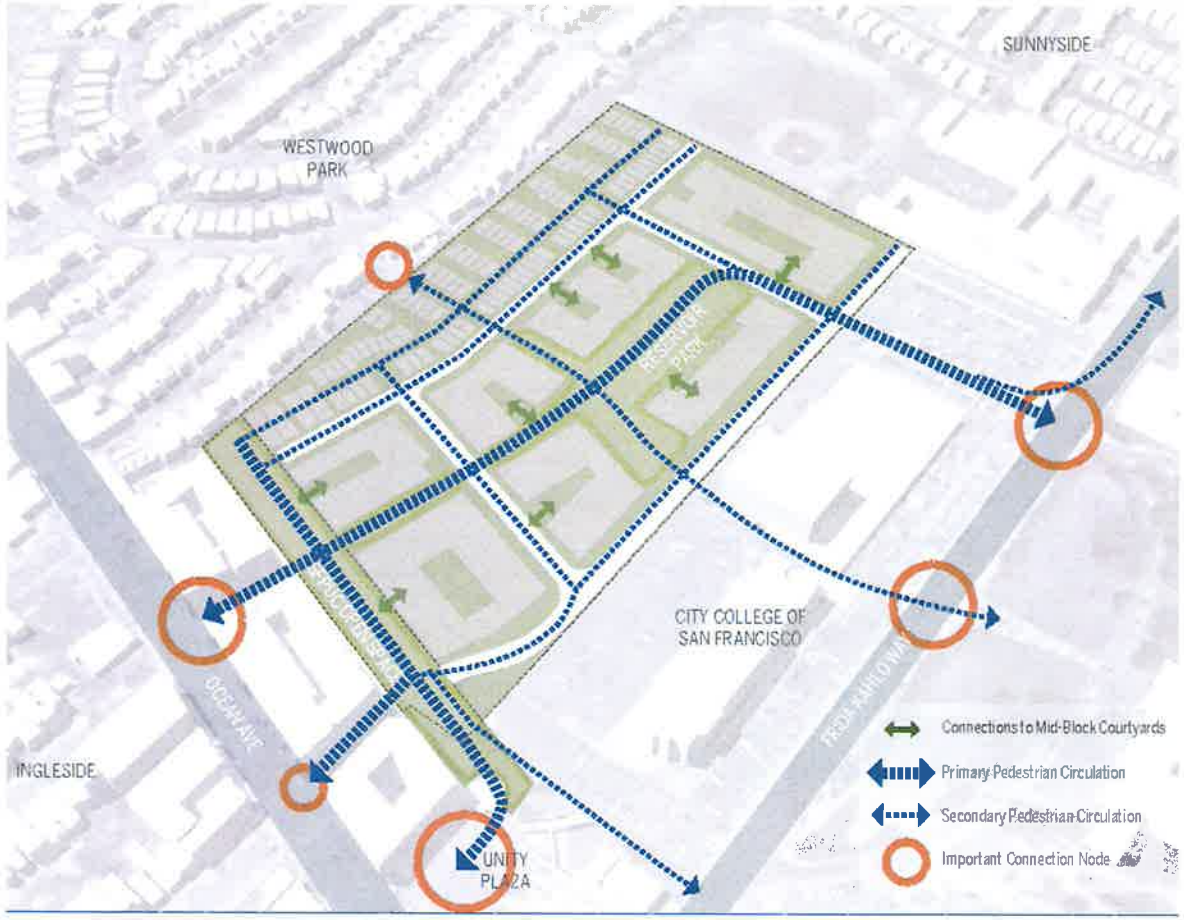


Figure 2.4–5: *Pedestrian Priority Zones*

5. Neighborhood Streets

The Balboa Reservoir neighborhood street network provides access for slow-moving vehicles, cyclists, and necessary services:

- The extension of Lee Avenue to North Street links the Reservoir neighborhood with City College and provides a dedicated bike lane that connects Frida Kahlo Way with the designated bike route on Holloway;
- The internal loop streets, North, South, and West Streets, are designed to calm traffic while also creating a safe environment for bicycles;
- West Street is a narrow residential street designed to calm vehicles and provide residential character;
- Raised crossings at selected intersections improve pedestrian safety by increasing visibility and reducing vehicular speed; and
- Passenger and commercial loading zones are provided at all buildings and open spaces, thus reducing potential congestion in the surrounding neighborhood streets.

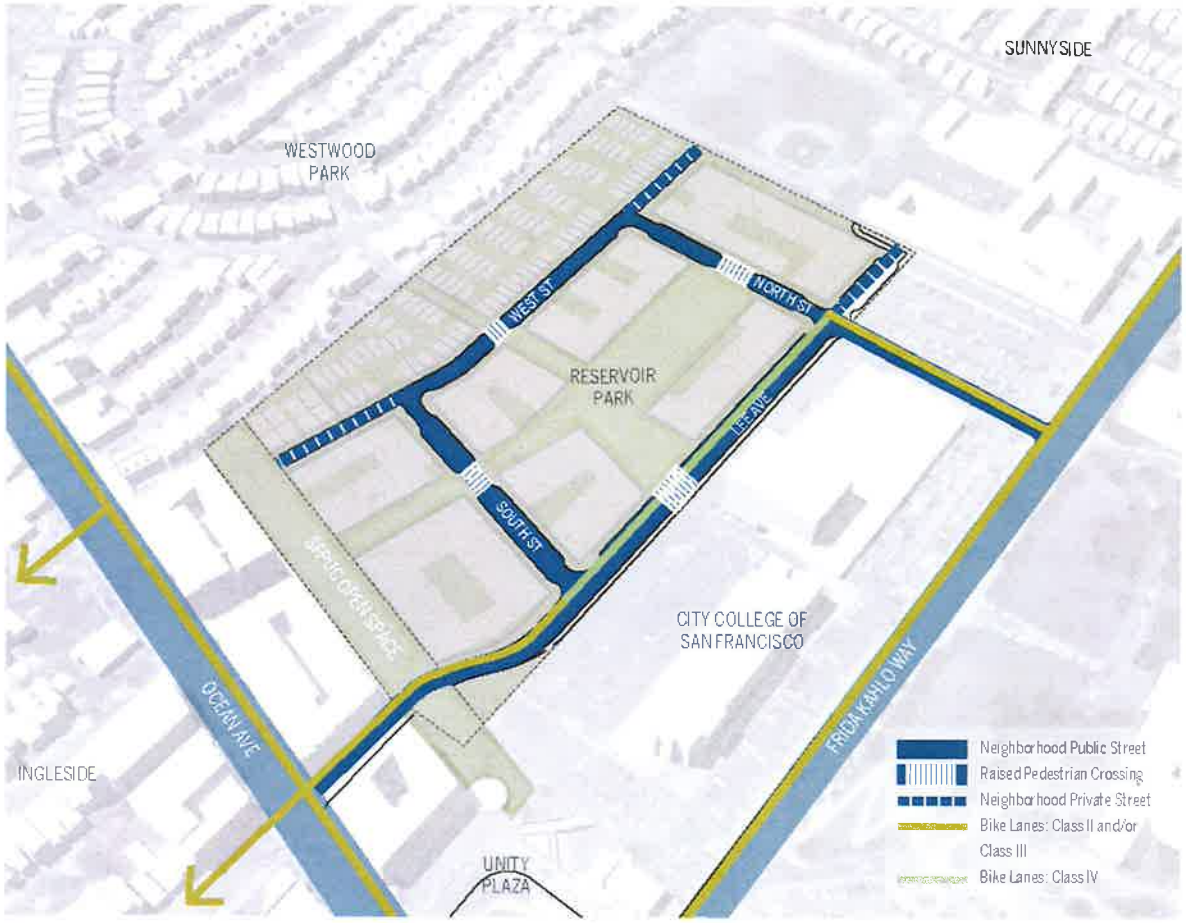


Figure 2.4–6: *Neighborhood Streets*

6. Stepped Building Massing

The site is organized to provide a transition in scale from the institutional buildings at City College to the single-family homes to the west.

- Taller buildings fronting on Lee Avenue, create a strong shared frontage with City College;
- Intermediate scale buildings provide wind sheltering at Reservoir Park while allowing solar access;
- Two and three story townhomes border Westwood Park, providing a transition in building scale from single-family homes to the multifamily housing at the interior of the site; and
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean.

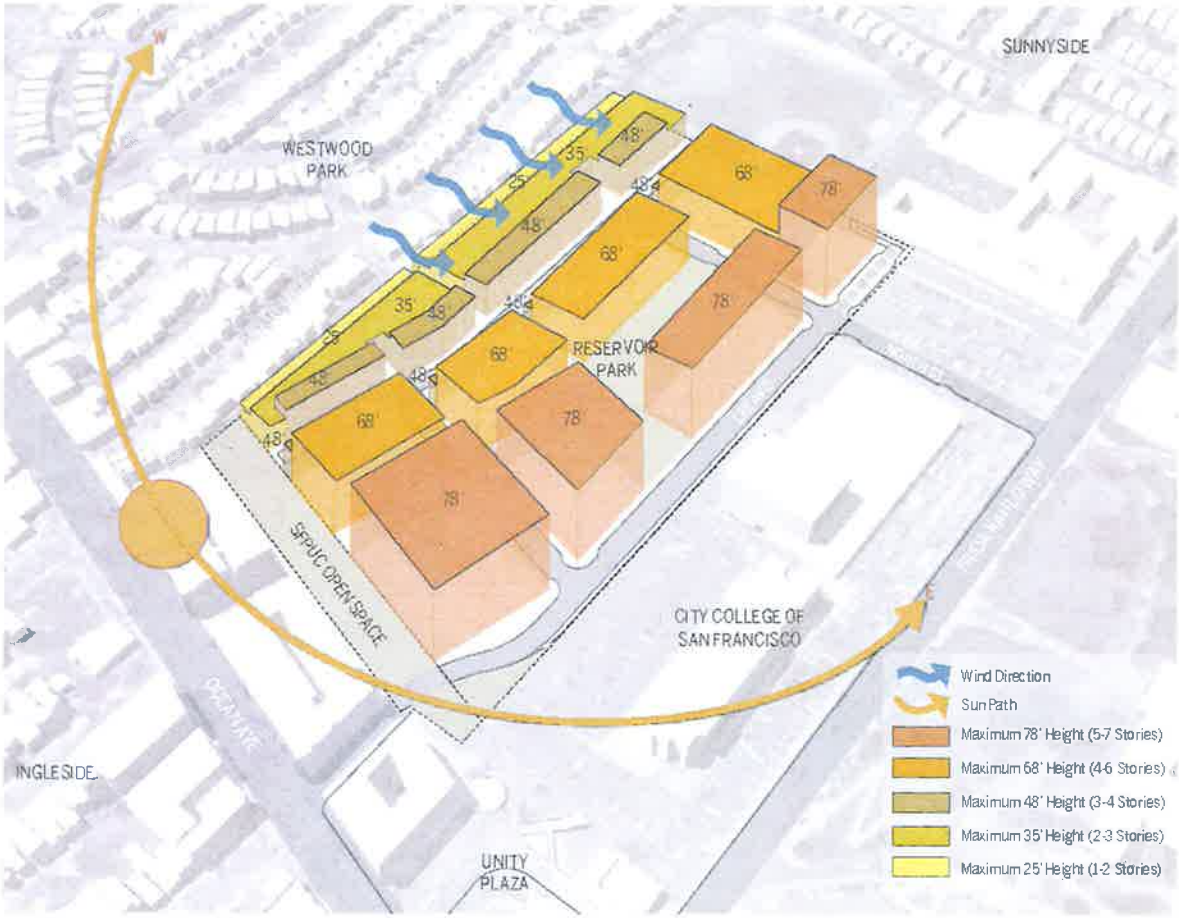


Figure 2.4–7: *Transition in Scale*

7. Sustainable Neighborhood

All aspects of the Reservoir Plan are guided by the principles of the San Francisco Sustainable Neighborhood Framework, with the goal of enhancing livability and reducing the environmental footprint of residents for generations to come. This section complements mobility/ TDM efforts:

- The Reservoir has set a goal of meeting building energy demand primarily through the use of greenhouse gas-free electricity sources;
- Rooftops will be designed to maximize the potential of photovoltaic and solar preheat systems with the goal of meeting 25% of the building energy demand through on-site renewable sources;
- Building envelopes will be designed to minimize energy loads for heating and cooling, while maximizing the potential for natural ventilation;
- Water consumption will be reduced by treating gray water on site for reuse in toilet flushing and irrigation;
- The landscape design is organized to allow stormwater management to be integrated into the open space plan, and to provide a climate-appropriate habitat;
- Public spaces, service facilities, and individual units will be designed to encourage recycling, composting and reduce waste generation, with the goal of sending zero waste to landfills; and
- The entire site will be designed to connect all residents, workers, and visitors to nature every day, to educate, and to inspire long term stewardship.

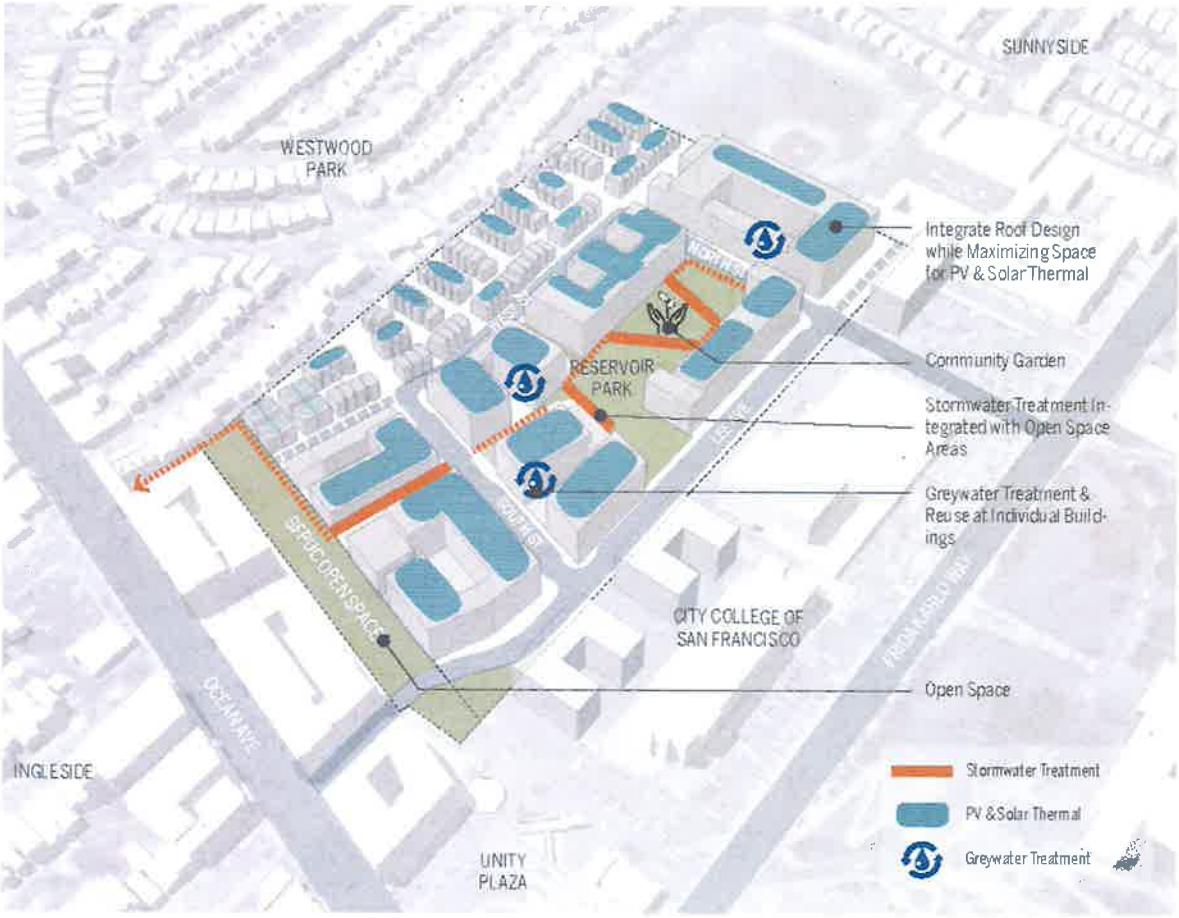
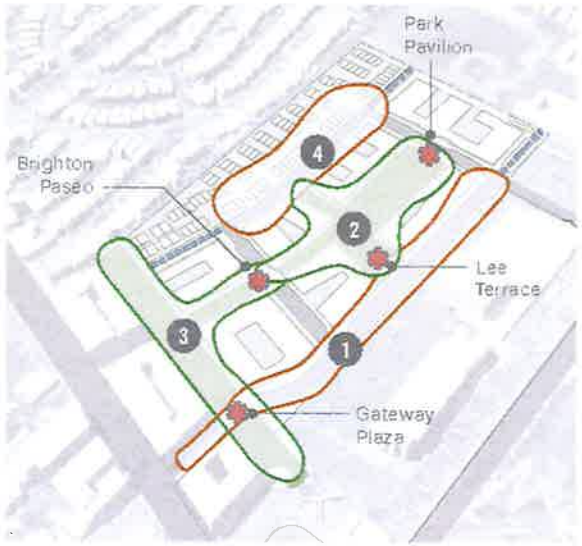


Figure 2.4–8: *Sustainable Neighborhoods*

2.5 NEIGHBORHOOD PLACES

Four key places define the character of the new neighborhood. Each of these places will have a distinct identity based on location and function, and yet they will also be linked by shared design principles into a larger sense of place. Where neighborhood places overlap there are activity nodes such as Gateway Plaza, Lee Terrace and Park Pavilion providing focal points for gathering and interactions.



LEGEND

1. *Lee Avenue and Gateway Plaza*
2. *Reservoir Park and Pavilion*
3. *SFPUC Open Space and Brighton Paseo*
4. *West Street and Townhouses*

Neighborhood nodes

1. Lee Avenue and Gateway Plaza

Lee Avenue is the front door to the Balboa Reservoir neighborhood, connecting the project site to adjacent neighborhoods and City College of San Francisco. Entering from the Ocean Avenue commercial corridor, Lee Avenue intersects with the SFPUC Retained Fee Open Space, which connects the City College campus, Unity Plaza, and the Muni transit hub to the new neighborhood, creating a gateway to the site.

As Lee Avenue continues north, tall ground floors, cantilevering canopies, unit entry stoops, and strategic visual connections to Reservoir Park integrate the Reservoir neighborhood with the academic village envisioned by City College of San Francisco.

2. Reservoir Park, Lee Terrace, and the Pavilion

Reservoir Park is the heart of the Balboa Reservoir neighborhood. The park is fronted by community and residential uses and is connected to public streets on all sides. Buildings fronting the park feature common amenities, rooftop terraces, and unit entries that encourage outdoor activities. The park design maximizes opportunities for habitat creation, stormwater management, and food production.

Lee Terrace is the primary entry into Reservoir Park from Lee Avenue and City College of San Francisco. With its robust tree coverage and special paving, the Terrace creates a welcoming portal for people arriving on foot or bike.

Lee Avenue Gateway, looking north and west to SFPUC Open Space

Reservoir Park, looking north

The Park Pavilion is the primary entry into Reservoir Park from North Street and is an open gathering space that frames the northern edge of the park.

Lee Terrace, looking west to Reservoir Park from Lee Avenue

Community Room, looking northwest to Reservoir Park

3. SFPUC Open Space and Brighton Paseo

Located at the southern boundary of the project site, the SFPUC Retained Fee Open Space serves as a flexible recreation zone with links to Reservoir Park, Ocean Avenue and Unity Plaza. The landscape and architecture will celebrate this lively crossroads featuring a flexible plaza to host a variety of active uses.

Brighton Paseo is a pedestrian extension of Brighton Avenue connecting to Reservoir Park. The Paseo integrates active pedestrian movement with stormwater planting to create a unique open space experience.

4. West Street and the Townhouses

West Street is an intimate neighborhood street lined by residential entries that provides a transition between the larger multifamily apartment buildings to the east and the urban townhouses to the west. Multifamily buildings step down at West Street and are designed to reflect the scale of individual units. Townhouses create a network of private streets that share the close-knit character of the surrounding neighborhoods.

Traffic calming measures such as roundabouts and a raised crossing at San Ramon Paseo to Reservoir Park will calm vehicular traffic and emphasize the pedestrian focus of this area.

SFPUC open space, looking north to Brighton Paseo

West Street, looking north

LAND USE

3

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Land Use

3.1 OVERVIEW

The Balboa Reservoir neighborhood will be a diverse and inclusive residential district providing housing for a wide range of households in close proximity to transit, community services, and an active retail corridor. The neighborhood will include primarily residential and accessory uses. Generous publicly accessible open space, a community room and childcare will be provided on site. Given the close proximity of retail on Ocean Avenue, retail uses are not required on the Reservoir Site. However, limited retail is allowed at multifamily residential blocks, where it may serve to enliven streets and publicly accessible open space.

Private, off-street accessory parking is permitted in conjunction with residential uses. Off-street non-accessory public parking is permitted in specific locations to serve City College staff and students, as well as the wider public.

The Land Use controls that follow will be codified in the San Francisco Planning Code Section 249.88, as the Balboa Reservoir Special Use District (the "SUD"). Uses shown in the land use plan apply to all floors, including mezzanines and ground floors, unless otherwise noted. Land use shall be restricted to those uses permitted by the SF Planning Code including the SUD. Location of allowable land uses is indicated on the land use plan, Figure 3.1–1. See Appendix A for land use definitions.

LEGEND

- *Residential use*
- *Publicly accessible open space*
- *Public street*
- *Shared street*
- *Garage allowed below public open space*
- *Childcare adjacent to SFPUC Open Space*
- *Community Room at Reservoir Park*

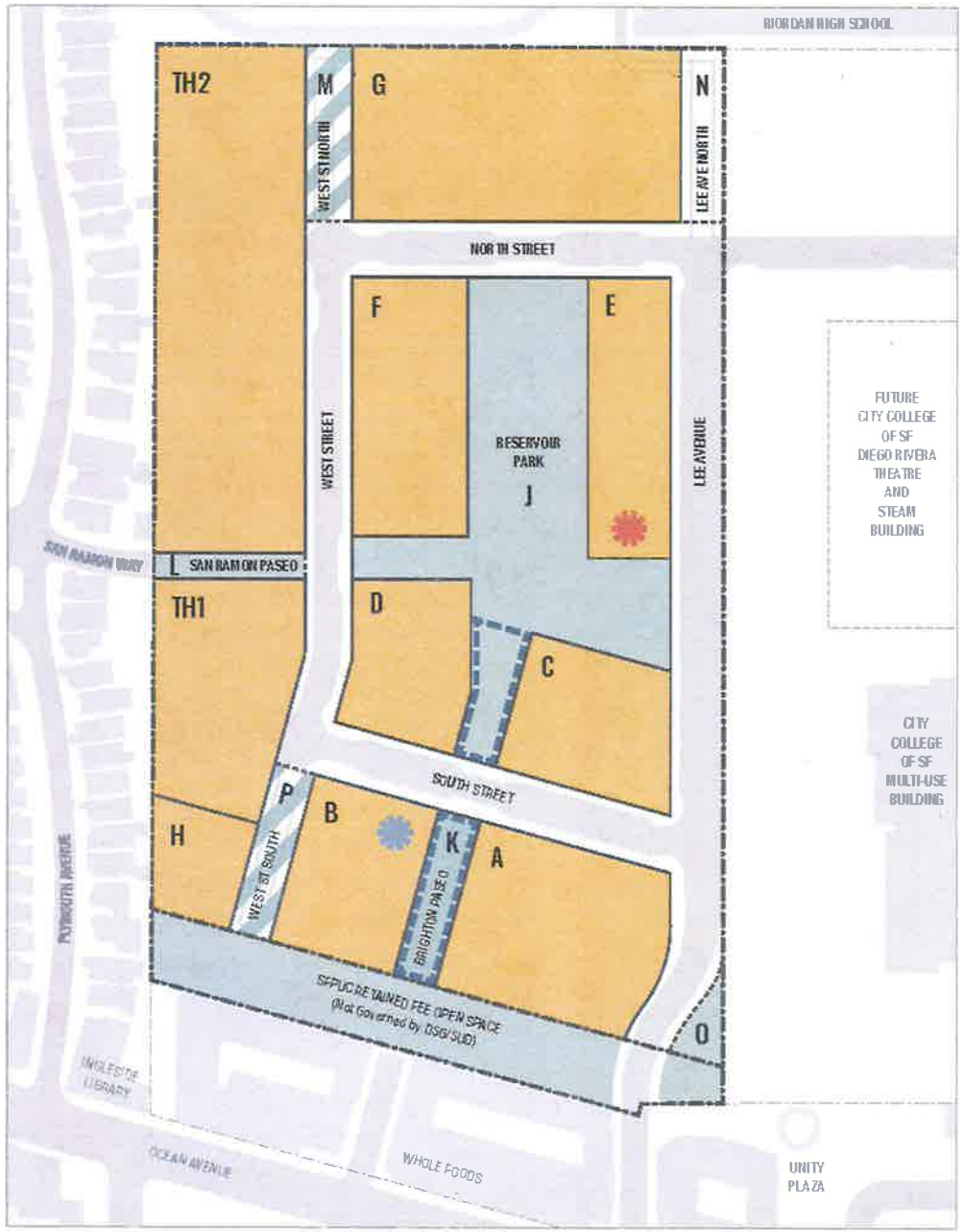

Figure 3.1–1: *Land Use Plan*

3.2 RESIDENTIAL USES

STANDARDS

S.3.2.1 Dwelling Unit Density Limit

The dwelling unit and group housing density limits shall be as described in the Balboa Reservoir SUD. Greater residential density may be provided on individual blocks, provided the overall density does not exceed the density allowed for the entire project.

S.3.2.2 Dwelling Unit Mix

No less than 30% of the total aggregate number of proposed dwelling units in the SUD shall contain at least two bedrooms, and no less than 10% of the total aggregate number of proposed dwelling units in the SUD shall contain at least three bedrooms, for a total of 40% of units with two bedrooms or more. The minimum dwelling unit mix may be less on any individual Block than otherwise required provided the total dwelling unit mix in the SUD shall not be less than the minimum dwelling unit mix upon completion of the Project.

Community room available for public use

Childcare facility outdoor open space

3.3 GROUND FLOOR USES

The following public serving uses will be located at the ground floor of residential buildings and will serve to activate the public realm of the Balboa Reservoir neighborhood. Ground floor activation is further discussed in Section 7.10 (Common Areas and Ground Floor Units).

STANDARDS

S.3.3.1 Community Room

A community room available for public use shall be located immediately adjacent to Reservoir Park. One potential location at the southern corner of Block E is illustrated on the Land Use Plan, Figure 3.1–1. Controlled public access to the community room shall be provided from the park and/or from the public street. The area of the meeting room shall be not less than 1,000 square feet, not including support areas such as restrooms and storage closets.

S.3.3.2 Childcare Facility

A childcare facility shall be located in close proximity to the SFPUC Retained Fee Open Space or other open space. One potential location is illustrated on Figure 3.1–1. The childcare facility shall include a portion of the required outdoor open space on site, and shall accommodate passenger loading and unloading in close proximity to entry.

S.3.3.3 Retail Uses

Retail uses are allowed at the ground floor of residential mutlifamily blocks. Refer to Section 7.13 (Ground Floor Retail) for standards related to retail uses.

3.4 PUBLIC PARKING GARAGE

STANDARDS

S.3.4.1 Public Parking Garage

A public parking garage with an aggregate total not exceeding 450 parking spaces shall be allowed as described below. Public parking is not required on the Reservoir site. Refer to Section 7.21 for standards related to public garages.

- **Subgrade Public Parking Garage**

  A public parking garage is allowed subgrade at Blocks A through G.

- **Above Grade Public Parking Garage**

  An above-grade public parking garage, meeting the requirements of Section 7.21, is allowed at Blocks A and G. Refer to Section 7.21 for additional standards related to public parking garages.

3.5 PUBLICLY ACCESSIBLE OPEN SPACE

STANDARDS

S.3.5.1 Carts and Kiosks in Open Spaces

Retail, sales and service, entertainment, arts, and recreation uses are allowed within a limited number of mobile carts and kiosks in parks and open spaces. Refer to Section 6.10 (Carts and Kiosks in Open Spaces).

S.3.5.2 Parking Garages Below Public Open Spaces

Accessory parking garages serving residential uses are allowed below publicly accessible open space at the areas indicated on Figure 3.1–1. Garages located below publicly accessible open space shall be below grade and landscaped to maintain uninterrupted public open space. Refer to Section 7.20 (Private Parking Garages) for additional private parking garage standards and S.6.12.8 (Soil Depth) for additional standards related to planting over parking garages.

3.6 PERMITTED USES

STANDARDS

S.3.6.1 Permitted Uses

Uses shall be permitted as shown in Table 3.6.–1 (Balboa Reservoir Land Uses).

Balboa Reservoir Land Uses

Permitted Use Category	A	B	C	D	E	F	G	H	TH1	TH2	J (Reservoir Park)	K, L, O (Misc. Open Spaces)
Publicly Accessible Open Space	P	P	P	P	P	P	P	P	P	P	P	P
Residential Use	P	P	P	P	P	P	P	P	P[1]	P[1]	NP	NP
Child Care Facility	P	P	P	P	P	P	P	P	P	P	P[4]	P[4]
Community Facility [2,3]	P	P	P	P	P	P	P	P	NP	NP	NP	NP
Retail Sales and Services [2]	P	P	P	P	P	P	P	NP	NP	NP	NP	NP
Arts Activities [2]	P	P	P	P	P	P	P	NP	NP	NP	NP	NP
Carts and Kiosks [5]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP
Public Parking Garage	P	P	P	P	P	P	P	P	NP	NP	P[6]	NP

P = Permitted Use, NP = Non-Permitted Use

Notes

[1] Only townhouse units are allowed

[2] All non-residential uses except multi-story parking garages are allowed only on the ground floor and below

[3] As defined in Section 102, except Health Care uses are not allowed

[4] Childcare open space only

[5] Carts and Kiosks are allowed in Block J

[6] Below grade only as shown in Figure 3.1–1

Table 3.6.–1: *Balboa Reservoir Land Uses*

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Overview

4.1 SUSTAINABLE NEIGHBORHOOD FRAMEWORK

The Balboa Reservoir neighborhood has adopted the San Francisco Sustainable Neighborhood Framework (SNF) to guide all aspects of sustainable design and operations. The City of San Francisco developed the Sustainable Neighborhood Framework as a means to synthesize citywide sustainability, climate, and resilience-related policies into a comprehensive yet streamlined tool that helps development projects amplify environmental performance, quality of life, and community co-benefits. It also seeks to ensure investments throughout the built environment support San Francisco's global commitment to be a net-zero city by 2050 by embedding the city's bold and urgent climate and related goals: healthy air, renewable energy, clean water, robust ecosystems, and zero waste. The SNF is centered on these five goals, which are supported by 15 targets that guide project based sustainability efforts. Refer to Figure 4.1–1.

Chapter 4 identifies project goals, standards and guidelines that support each of the SNF's five goals and addresses the supporting targets that are most relevant for the Balboa Reservoir neighborhood. For the purposes of this chapter, project goals are defined as non-binding aspirations that will guide design decisions. These aspirations will be balanced with the other community priorities guiding the Balboa Reservoir neighborhood. Refer to Appendix B for a summary of the Sustainable Neighborhood Framework in table form, which includes cross references for standards and guidelines included in other sections of the DSG.

Figure 4.1–1: *SF Sustainable Neighborhood Framework*

4.1.1 Environmental Leadership Project

Balboa Reservoir has been selected as an Environmental Leadership project (ELP) under California State Assembly Bill 900. Under this program, the Balboa Reservoir project will achieve net-zero greenhouse gas emissions in the construction and operation of the project. This will be accomplished by a combination of efficient building systems, on-site renewable energy and through the purchase of certified greenhouse gas credits. As an ELP project, the Balboa Reservoir neighborhood also commits to achieve LEED Gold or better for all buildings, to significantly reduce auto trips, through TDM measures and to ensure prevailing wages for construction jobs and living wages for permanent on-site employment.

4.1.2 Community Sustainability Goals

The Balboa Reservoir neighborhood's commitment to sustainability is also rooted in the Principals and Parameters set forth by the Balboa Reservoir Community Advisory Committee, including the following project specific measures:

- Housing options that serve a diverse, mixed-income neighborhood including 50% affordable housing and a majority of units with two or more bedrooms to better serve families;
- Publicly accessible open space including a central park serving the larger community;
- Walkable, bikable, transit-oriented neighborhood with direct connections to shopping, services and transit; and
- Opportunities for residents and neighbors to collaborate in creating a sustainable neighborhood model through community engagement in on-site food production, management of energy consumption, mobility choices, and waste management.

4.1.3 Equity

Consistent with the Sustainable Neighborhood Framework, all elements of Balboa Reservoir will be designed to promote equal and equitable access to environmental and community benefits, including open space, recreation, nature, and transit options. This emphasis on equity is supported by the project wide commitment to 50% affordable housing and the commitment to prevailing wages for construction jobs and living wages for permanent jobs.

4.1.4 Climate Responsive Design

The Balboa Reservoir neighborhood offers an excellent opportunity to conserve energy and enhance the livability of indoor and outdoor spaces through climate responsive design. The San Francisco climate is characterized by relatively cool and mild weather year-round. In summer, daily highs average around 70°F, and in winter daily lows average around 45°F. Cooling demands are minimal in residential developments. Heating demands are moderate and quite consistent throughout much of the year. The prevailing wind direction at the Reservoir site is from the west, particularly in the afternoons when winds are typically at their strongest.

It is also important to recognize that the San Francisco climate is changing. The future will likely involve warming ocean temperatures and more extreme weather events. The Balboa Reservoir neighborhood must be designed to take best advantage of current climate conditions, recognizing that this approach is also beneficial for ensuring buildings are able to adapt to climate change over time.

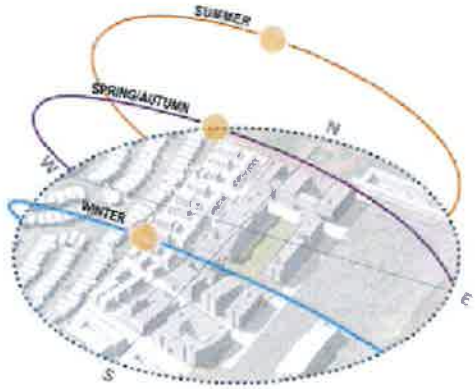

Figure 4.1–2: *Balboa Reservoir Site Sun Path*

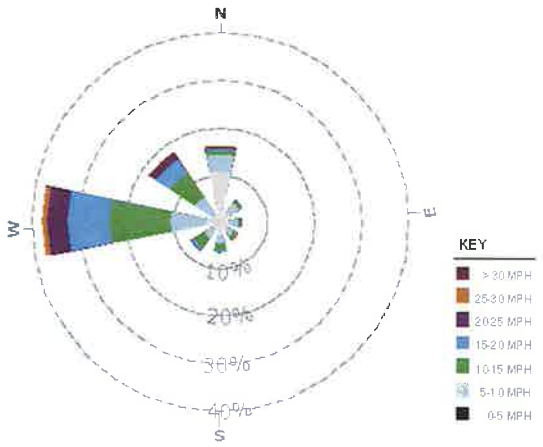

Figure 4.1–3: *Wind Rose (prevailing winds on site)*

Healthy Air

Balboa Reservoir seeks to provide residents and visitors with non-toxic and temperate air indoors and out. To achieve this, the following sub-sections focus on project specific measures related to reducing greenhouse gas emissions, using healthy materials, and ensuring occupant comfort.

4.2 ZERO EMISSION ENVIRONMENTS

Carbon emissions from buildings create significant impacts to local air quality and the global climate crisis. Balboa Reservoir aspires to eliminate greenhouse gas (GHG) emissions from building construction and operations to ensure a climate-safe and healthy community for all future residents.

Strategies include electrification of building loads, high performance building envelopes, energy efficient HVAC systems, on-site renewable energy generation, electric vehicle infrastructure, and low SRI building and site materials to reduce the heat island effect. As California moves towards 100% renewable energy, prioritizing electric power instead of natural gas will minimize the neighborhood's carbon footprint and increase its resilience.

4.2.1 All Electric

To help achieve the City's net-zero carbon goal, buildings will prioritize electric systems and renewable energy operations. This strategy will include the use of electric-based systems and appliances for space heating, cooking and clothes drying.

The project will evaluate the option of providing electric heat pump water heating to eliminate any gas use on site. However, if the technology has not progressed sufficiently to make this feasible for large scale central water heating systems, gas-fired boilers may be used in place of electric heat pump boilers subject to conformance with guidelines in this section.

PROJECT GOALS

100% of building systems and appliances will be designed for electricity. Buildings will reduce all sources of local GHG.

GUIDELINES

G.4.2.1.1 **Electric Building Systems**
Building systems should be designed to use electric based systems for heating, cooling, cooking and clothes drying.

G.4.2.1.2 **Domestic Water Heating**
Domestic water heating should be based on electric heat pump systems, if feasible with commercially available technology.

In the event that gas fired boilers are provided, each building will provide a solar thermal pre-heat system to reduce use of natural gas for domestic water heating. In addition, the system shall be designed to allow for conversion to all electric systems as technologies become available.

4.2.2 Transportation Demand Management

Transportation Demand Management (TDM) is an umbrella term for a variety of incentives, programs and infrastructure investments that reduce driving trips and create an environment that is conducive to walking, bicycling and using transit. TDM strategies lead to a reduction in the number of vehicle trips and vehicle miles traveled per person, thereby reducing greenhouse gas and related vehicle emissions and reducing traffic congestion.

The Balboa Reservoir neighborhood will implement cost-effective strategies that have been proven successful in urban settings and will achieve the target set by the City's TDM Ordinance for Balboa Reservoir. Refer to the Balboa Reservoir TDM plan for a full outline of planned strategies.

PROJECT GOALS

80% of the trips to and from the site will be by sustainable modes and the project will achieve a vehicle trip reduction of at least 30% compared with a comparable project without TDM measures.

STANDARDS

S.4.2.2.1 TDM Ordinance

The Balboa Reservoir shall comply with the City's TDM Ordinance by implementing TDM strategies that achieve 30 points in the City's TDM menu and will achieve a performance standard that does not exceed 70% of the driving trips estimated in environmental review. The project shall utilize any combination of the approved TDM strategies to achieve the 30 point target.

Walkable/bikable neighborhood

Bicycle parking

4.2.4 EV Charging Stations

To reduce local GHG's generated by personal transportation, the Balboa Reservoir will promote the use of electric vehicles (EV).

PROJECT GOALS

As EV adoption increases in the future, EV charging will be available at 100% of the off-street parking spaces. The base design will include sufficient electric infrastructure to meet this goal including provisions for installation of a load management system.

STANDARDS

S.4.2.4.1 EV Charging Stations

The project shall provide EV charging stations at not less than 20% of the total off-street parking spaces.

S.4.2.4.2 Future Capacity

The electrical capacity at each block shall be designed to allow for EV charging stations at 100% of the off-street parking spaces in conjunction with a future load management system.

Electric vehicle charging stations

4.2.3 Construction Practice

Construction activities are responsible for significant contributions to airborne particulate matter and other pollutants with impacts falling most heavily on those in close proximity to the construction site.

PROJECT GOALS

The project will minimize particulate matter emissions associated with diesel fuel engines during construction by implementing a Clean Construction Plan.

GUIDELINES

G.4.2.3.1 Construction Indoor Air Quality Plan

A Construction Indoor Air Quality Management Plan should be implemented to minimize pollutants during construction.

4.3 NON-TOXIC AND COMFORTABLE INTERIORS

Individuals and families spend the majority of their time in and around their homes, making housing environments a vital focus for promoting health. Balboa Reservoir strives to create indoor spaces that support the health and well-being of residents and building owners alike.

The project will create a healthy living environment by focusing on improving the quality of air, water, and light through design and construction best practices.

4.3.1 Material Selection

PROJECT GOALS

100% of interior materials will meet all low-emitting materials and emissions testing requirements of the current version of LEED.

GUIDELINES

G.4.3.1.1 **Low Emitting Materials**
Selection of interior materials should prioritize low emitting products.

4.3.2 Air Filtration

STANDARDS

S.4.3.2.1 **Ventilation Requirements**
All buildings shall be designed to meet ASHRAE 62.2 ventilation requirements.

GUIDELINES

G.4.3.2.1 **Improved Ventilation**
Project should include strategies for improved ventilation and well sealed living spaces and common areas to allow residents to shelter-in-place in the event of an emergency.

G.4.3.2.2 **Non-Toxic Cleaning and Pest Control**
Building management should prioritize the use of non-toxic and environmentally sustainable products for cleaning and pest management at common areas, including shared outdoor areas.

G.4.3.2.3 **Natural Cross Ventilation**
Refer to Section 4.4.1 (Envelope and Facade Treatments) for Project Goals related to natural cross ventilation at residential units.

Non-toxic flooring

Non-toxic interior paint

Renewable Energy

The Balboa Reservoir neighborhood will prioritize achieving an efficient and fossil fuel-free environment. Towards these goals the following sub-sections focus on project specific measures related to energy efficient building design, on-site renewable energy and smart system operations.

4.4 ENERGY EFFICIENT ENVIRONMENT

Energy efficient building design is the first step towards the goal of achieving net-zero greenhouse gas emissions. High performance envelope and building systems not only reduce energy cost, but also increase thermal comfort and improve the indoor environment resulting in less moisture, mold, particulates and allergens. High performance building envelopes can also mitigate thermal comfort and health and safety issues associated with heat waves and future warming of the region due to climate change.

4.4.1 Envelope and Facade Treatments

Reducing the solar heat gain in the spaces in summer will reduce the cooling load, allowing the spaces to be passively conditioned through natural ventilation and passive cooling. Windows with higher insulation properties and lower leakage will reduce heating energy. The mild climate of the Balboa Reservoir neighborhood coupled with high performance envelope design allows for the use of natural ventilation to supplement or replace active cooling systems. Operable windows allow the residential units to maintain comfortable temperature levels for the majority of the year, without requiring any mechanical cooling. This strategy further lowers the building energy use.

PROJECT GOALS

- 50% of the units will be designed to have natural cross ventilation. Cross ventilation may be accomplished by providing windows on at least two building frontages, or by providing bays or other building features with operable windows arranged to draw outside air through the primary living spaces. Natural ventilation will be in addition to mechanical ventilation systems required by code.
- Building envelope will be designed to be at least 5% better than the current energy code standard (excluding any systems related efficiency measures). This will be achieved through limiting the amount of glazing on frontages with high solar loads, using external shading devices as necessary, using low-E glazing and thermally insulated framing (i.e., thermally broken framing or non-metal window system with low assembly U-values).

STANDARDS

S.4.4.1.1 Glazing

Glazing shall meet or exceed a solar heat gain coefficient of less than .25.

Sunscreens to reduce solar gain

GUIDELINES

G.4.4.1.1 Natural Ventilation

Residential units shall maximize the potential for passive cooling. Windows shall be designed to provide opportunities for cross ventilation where feasible.

G.4.4.1.2 Reduced Solar Gain

Buildings should incorporate sunscreens, glazing with lower heat gain coefficient, or other means to reduce solar gain on building frontages with high solar gain potential.

G.4.4.1.3 Window Sizing

At each building, window sizing should be based on orientation so that solar gain, natural light and natural ventilation can be balanced for maximum benefit.

4.4.2 Mechanical Systems

To lower the building energy demand, energy efficient heating, cooling and ventilation systems will be prioritized. Electric heat pump heating can reduce the heating energy use intensity by 65%. Use of ventilation heat recovery saves energy by recovering the heat energy from exhausted air in residential units, which is then utilized to preheat the outdoor air during times of cold ambient temperatures, further reducing the space heating demand. Figure 4.4–1 illustrates estimated energy demand versus on-site energy sources.

PROJECT GOALS

- All buildings will utilize heat recovery ventilation at locations where the result is a significant increase in the efficiency and efficacy of the mechanical system.
- All units will have smart thermostat controls to shift the load on the electricity grid and reduce carbon emissions.

STANDARDS

S.4.4.2.1 Infiltration

Buildings shall minimize leakage and infiltration per the ENERGY STAR Multifamily Testing Protocols.

GUIDELINES

G.4.4.2.1 High Efficiency HVAC Systems

- Where heating and cooling are provided, buildings should utilize electric heat pumps as a higher efficiency alternative to electric resistance heating.
- Where feasible, buildings should utilize heat recovery ventilation systems.

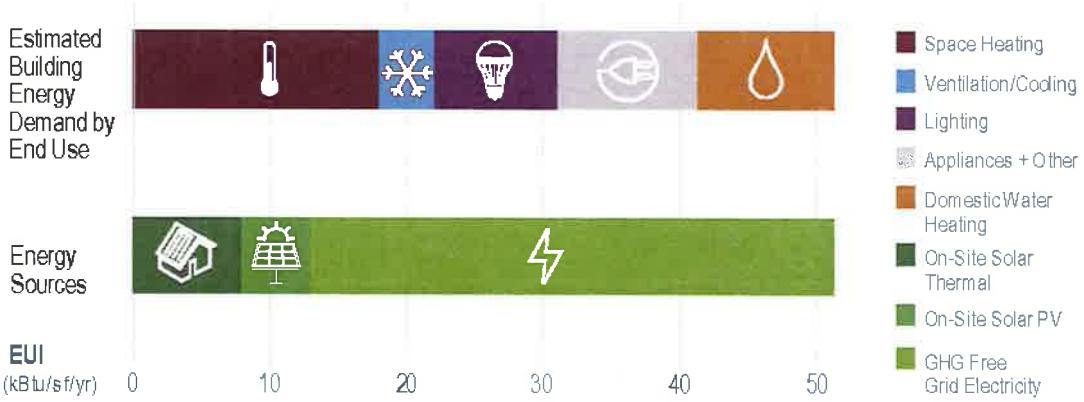

Figure 4.4–1: *Building Energy Balance*

4.5 CARBON FREE ENERGY

4.5.1 On-Site Renewable Power Generation

As part of the ELP commitment to be GHG neutral and to help the City achieve its net-zero carbon goal, buildings will be designed to maximize the potential for on-site renewable energy.

PROJECT GOALS

The Balboa Reservoir neighborhood will supply 25% of its building energy demand via on-site renewable energy generation systems. Based on the residential building energy benchmarking results, the overall building energy use is calculated as 2,234 MWh/year based on an energy use intensity (EUI) of 32 before solar for a typical building consisting of 6 floors and 165 residential units (and a total 38 EUI including all site-wide energy uses such as EV charging, site lighting, and on-site water treatment). To meet a 25% renewable energy target, approximately 80% of the available building roof surface will need to be dedicated to a combination of PV arrays and solar thermal panels. This estimate is based on solar arrays with a 22% efficiency.

STANDARDS

S.4.5.1.1 On-Site Renewable Energy

Roof areas shall be designed to maximize the area available for renewable energy generation while allowing for building maintenance and other required roof mounted equipment.

Figure 4.5-1: *Healthy Air and Renewable Energy Strategies*

4.5.2 Solar Thermal Hot Water

Solar thermal water heating systems provide on-site renewable energy in the form of heat utilized to preheat domestic hot water. Solar thermal systems are also a commonly utilized strategy to meet and exceed California Title-24 energy code performance, particularly in conjunction with centralized domestic water heating systems on multifamily residential buildings.

STANDARDS

S.4.5.2.1 Solar Thermal Arrays

Solar thermal arrays shall be evaluated as part of the overall on-site renewable energy strategy. Where provided as part of a central water heating system, solar thermal arrays shall be sized to provide 80% of the annual domestic hot water heating demand. Based on a typical proposed building consisting of six floors and 165 residential units, the solar thermal system shall cover 25% of the building roof area to deliver 80% solar heated hot water.

4.6 SMART SYSTEMS AND OPERATIONS

4.5.3 Battery Storage

On-site energy storage is an important element of resiliency, allowing residents to remain safely in their homes following a major power outage. Battery storage can also provide an important benefit for projects that choose to maximize on-site power generation.

PROJECT GOALS

The project will evaluate providing battery storage for PV systems on a building by building basis to provide power supply in the event of a power outage or emergency and to shift the building load on the grid and help reduce carbon emissions at the grid level.

4.5.4 Green Power Purchase

PROJECT GOALS

Consistent with the Environmental Leadership project commitments, electric power will be sourced from GHG free sources to the greatest degree feasible.

STANDARDS

S.4.5.4.1 SFPUC Power

Electric power shall be supplied by SFPUC from GNG free sources, subject to analysis of technical and financially feasibility and successful agreement with SFPUC.

4.6.1 Automation and Control

Smart building systems such as learning thermostats, individual metering, and an online utility dashboard for residents can support behavioral change resulting in reduced energy and water use.

STANDARDS

S.4.6.1.1 Individual Metering

Water and electricity will be metered individually at all units, consistent with San Francisco Building Code requirements. At multifamily buildings, water shall be invoiced to each unit based on metered use.

4.6.2 Reporting and Engagement

Residents are more likely to use energy and water wisely when they receive training in how to access accurate, real-time usage data.

PROJECT GOALS

Each building will participate in a whole building monitoring system consistent with LEED standards, reporting energy and water use to a third party utility tracking provider. The project will offer incentives for tenants to participate in a the program with the goal of achieving a 50% enrollment.

GUIDELINES

G.4.6.2.1 Resident Education

In order to maximize and sustain the energy performance of the project building, management should provide new residents training and information on the efficient operation of control systems and monitoring options.

Robust Eco-Systems

The Balboa Reservoir neighborhood will support biodiversity and connect residents and visitors to nature daily. Towards these goals the following sub-sections focus on project specific measures related to maximizing green space, enhancing biodiversity and supporting healthy food access and production.

4.7 GREEN SPACE

To create a strong foundation for a robust ecosystem, the project will maximize the total area of the site that is occupied by plantings.

PROJECT GOALS

50% of site area will be vegetated, including areas of tree canopy and green roofs or landscaping at courtyards.

GUIDELINES

G.4.7.1 **Planting at On-Site Open Space**
Landscape design at on-site private open space, including shared courtyards and roof terraces, should contribute to the project wide goals by maximizing areas of planting and tree cover while also providing residents with wind sheltered usable common space.

G.4.7.2 **Living Roofs**
Where roof space is not otherwise dedicated to generating renewable energy, living roofs should be evaluated as a means to enhance rooftop outdoor space while also contributing to reduced stormwater run-off and improved building performance. Refer to Planning Code Section 149 for additional standards related to green roofs.

4.8 BIODIVERSITY

The built landscape and green infrastructure has the capacity to protect and regenerate natural systems, thereby increasing the ecosystem services they provide.

There is a growing body of research that finds a significant connection between improved human health, well-being, and productivity with the incorporation of nature into the indoor environment as well as creating vibrant outdoor vegetation areas.

Balboa Reservoir neighborhood intends to use climate appropriate, habitat supportive, and interconnected greening throughout all open spaces. The project will prioritize native and bio-diverse plantings for non-turf areas, including native soil and will develop and implement an Integrated Pest Management Plan and Sustainable Landscape Maintenance Plan. Succession planning in landscape design will be evaluated. See Section 6.2 (Working Urban Ecosystem), for further discussion of biodiversity.

PROJECT GOALS

- 100% healthy landscaping practices will be implemented at all publicly accessible outdoor areas, consistent with the City's Integrated Pest Management Ordinance. This will include minimizing or eliminating pesticide, herbicide and non-organic fertilizers.

Bee friendly landscaping

Vibrant vegetated pedestrian paths

- All-electric/clean fuel landscape maintenance equipment will be used.

STANDARDS

S.4.8.1 **Native Landscaping**
70% of non-turf landscaping shall be native and all non-turf green areas shall be climate-appropriate plants, 75% of which shall be native.

GUIDELINES

G.4.8.1 Low Emissions Maintenance

Low-GHG emission landscape maintenance should be used.

G.4.8.2 Ecological Placemaking

- Design of open space, circulation and amenity spaces should ensure that 100% of residents experience nature daily and;
- 100% of residents and visitors should be educated on local ecological sense of place and/or project site water story.

G.4.8.3 Daily Maintenance

Daily operations should include custodial work such as keeping the landscape clean by sweeping pathways, removing dead wood and organic debris, trimming lawns, providing composted mulch and nutrients, and repairing and maintaining clean park furnishings. No trimming, pruning or fertilization should be included in this limited scope.

G.4.8.4 Quarterly Horticultural Services

Regular maintenance should include quarterly visits by licensed arborists, horticulturalists and professional gardeners for structural and ornamental pruning and seasonal reinvigoration of perennials and organic fertilization. Visits should consist of a qualified crew of approximately four people total, working under the supervision of an experienced professional, for three days in order to review all plantings in public use areas, make recommendations, and engage in plant augmentation and succession.

4.9 HEALTHY FOOD AND WILDLIFE SYSTEMS

The project seeks to improve nutrition of its residents through better access to healthy food including promoting the environmental and economic benefits of community-based food production. The objective is to ensure that all residents have access to organically grown, fresh, nutritious, and affordable food from locale farms and facilities. See Section 6.2 (Working Urban Ecosystem), for further discussion of food access.

PROJECT GOALS

The Balboa Reservoir neighborhood will collaborate with the City College of San Francisco's culinary program to assist residents, neighbors, as well as City College staff and students, in growing and preparing healthy foods by utilizing the community garden space provided in Reservoir Park and potentially other locations in the neighborhood.

Community gardens

GUIDELINES

G.4.9.1 Access to Community Gardens

- 100% of residents should have access to a community garden plot.
- Edible landscape should be incorporated throughout the site.

G.4.9.2 Healthy Food Education

100% of residents and neighbors should be educated and empowered about healthy food through using the community garden and community center for food programming and teaching kitchen.

G.4.9.3 Food Corridor

Open space plan should include a food corridor area for food trucks and potentially, a farmers market.

G.4.9.4 Sustainable Pest Control

The maintenance program for the publicly accessible orchard should be administered by the developers association and should use sustainable maintenance practices in controlling pests that may be attracted by food production.

Clean Water

The Balboa Reservoir seeks to maximize water conservation, flood protection and watershed health. Towards these goals the following sub-sections focus on project specific measures related to conservation, non-potable reuse and storm water management.

4.10 WATER CONSERVATION AND REUSE

The Balboa Reservoir neighborhood is located within a climate that is prone to drought and water shortages. Water conservation is becoming a top concern for the state and maximizing water savings is a goal for the project.

Water balance for the entire site was evaluated to determine the estimated water demand as well as the water available to collect. Figure 4.10–1 (Monthly Water Summary) illustrates this water balance for the entire site. The bars represent the water usage demand, blue represents potable water uses and purple, non-potable water uses. The shaded area represents the amount of water that can be collected on-site, which can then be treated and reused for non-potable use.

Figure 4.10–1 indicates that non-potable water demand peaks during the summer months when there is no rainwater available. It also shows that gray water treatment and reuse can meet the site's entire non-potable demand year-round. This data impacts which on-site treatment systems are viable and recommended for the project.

4.10.1 Smart Metering

STANDARDS

S.4.10.1.1 Metering

Smart metering shall be provided at all non-exempt residential units including townhouses as required by the San Francisco Building Code.

4.10.2 High Efficiency Plumbing Fixtures

Installing high efficiency plumbing fixtures and aerators saves water and money. It also reduces costs for water use, sewer costs, pumping, and water heating.

STANDARDS

S.4.10.2.1 Plumbing Fixtures

All plumbing fixtures installed for the project shall meet or exceed the performance requirements set forth in Title 24 and San Francisco amendments. All eligible fixtures shall be WaterSense or ENERGY STAR labeled.

4.10.3 Drought Tolerant Landscape

By installing plant types that are native and thrive in the area with minimal water usage, less water is required to keep them alive and healthy. Two primary irrigation options are overhead and subsurface sprinkler systems. Subsurface drip irrigation systems deliver water directly to the source. Less water is required and less is lost to evaporation, making subsurface more efficient than overhead spray sprinklers. For the project, non-potable water shall be provided for all irrigation through subsurface irrigation.

PROJECT GOALS

Use 100% climate appropriate trees and plantings including turf areas.

STANDARDS

S.4.10.3.1 Drip Irrigation

Drought tolerant landscape and drip irrigation shall be provided for all landscape areas within the project.

S.4.10.3.2 Gray Water Irrigation

pH testing shall be conducted to ensure the pH level is suitable for native plant irrigation. If pH is not neutral, a fertigation system shall be used to neutralize pH before irrigation.

S.4.10.3.3 Edible Planting Irrigation

Gray water irrigation at edible crops may only be used at plantings where edible crops are above ground.

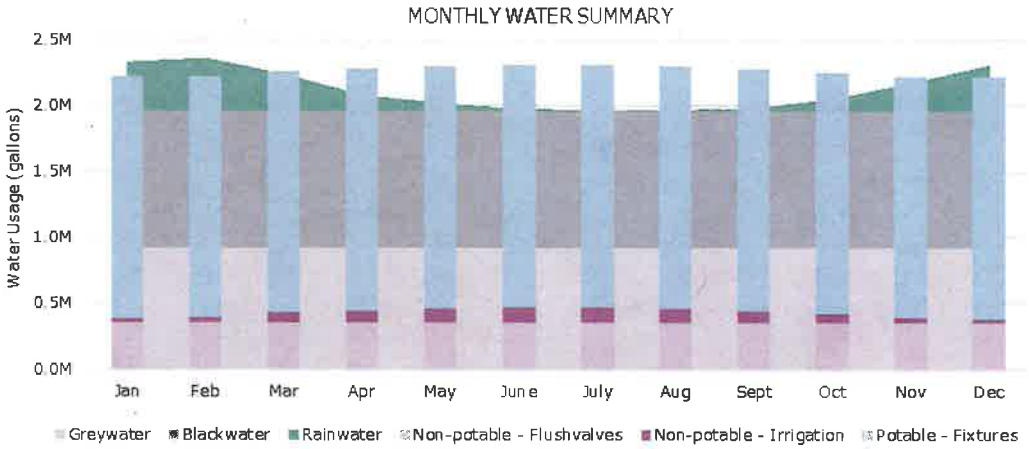

Figure 4.10–1: *Monthly Water Summary*

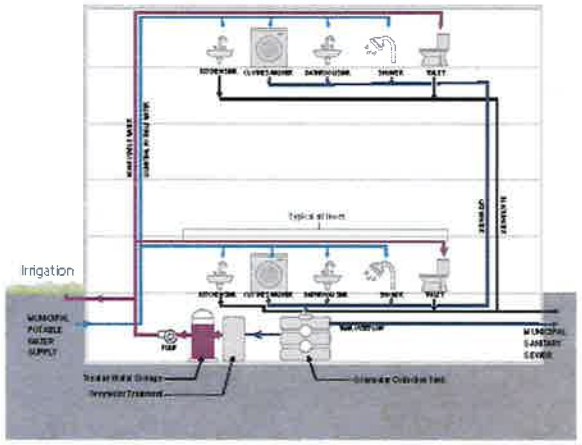

Figure 4.10–2: *Gray Water Treatment System*

4.10.4 On-Site Water Treatment and Reuse

Gray water is the wastewater from lavatories/bathroom sinks, showers, baths and washing machines. This wastewater can be diverted from the sewers by capturing, treating it on-site, and reusing it for non-potable water demands. Within each building the gray water is piped and collected separately from black water. The gray water is then routed, via gravity whenever possible, to one centrally located gray water treatment. The gray water will first spill into a collection tank. Then it is pumped from the collection tank through the treatment system, which consists of sequential processes to produce the desired effluent quality. It is then pumped into a treated water storage tank. From here the water is pumped to serve the non-potable water needs including irrigation and toilet flushing. Refer to Figure 4.10–2 for a diagram of a typical gray water treatment and reuse system.

Since there are multiple developers for the site, a shared district gray water treatment system is not a viable option for the site. Therefore, a dedicated gray water treatment system for each building is the preferred alternative. The approximate gray water treatment system size per building ranges between 1,000 to 3,000 gallons per day, depending on building size.

PROJECT GOALS

- The project will meet 100% of the site's non-potable demand through gray water treatment and reuse. For subsidized residential units this goal will be balanced with available funding and priorities related to affordability.
- All units will be provided with filtration at either the kitchen faucet or at the refrigerator to ensure high quality drinking water at all times. Building management will maintain a supply of replacement filters. New residents will be provided with instructions on how to use and maintain the filtering system at individual units.

STANDARDS

S.4.10.5 Non-Potable Reuse

Each individual building that is subject to the SFPUC's non-potable water ordinance shall meet 100% of the toilet/urinal flushing and irrigation demands, through collecting and treating on-site gray water, rainwater, and/or foundation drainage.

S.4.10.6 Gray Water Treatment

A dedicated gray water treatment system, complete with storage tanks and non-potable water booster pumps shall be provided for each building, where necessary to meet 100% of non-potable water demand.

4.11 STORMWATER

Conventional site development disrupts natural hydrological systems and watersheds through impervious surfaces, soil composition, loss of vegetation, and loss of natural drainage patterns. Balboa Reservoir resides in a combined sewer area and is subject to compliance with the Stormwater Management Requirements and Design Guidelines (SMR). As per the requirements of the SMR, the project must implement a stormwater management approach that reduces existing stormwater runoff flow rate and total volume by 25% for a two-year, 24-hour design storm.

Following guidelines from the SF Better Streets Plan and SFPUC Stormwater Management Requirements and Guidelines, the project will help reduce the burden on the City's combined stormwater and sewer system, while providing green space and habitat for birds and insects. The SFPUC Retained Fee Open Space is planned to independently comply with the SMR.

See Section 6.2 (Working Urban Ecosystem), for further discussion of the Stormwater Management and the Master Infrastructure Plan Chapter 13, Stormwater Management System, for technical stormwater analysis and concepts.

PROJECT GOALS

- Maximize localized stormwater management through green infrastructure throughout the site including at streets, open spaces and buildings to protect against flooding and to provide co-benefits.
- 70% of surfaces at the SFPUC Retained Fee Open Space to be pervious, subject to review and approval by SFPUC.

STANDARDS

S.4.11.1 Stormwater Management
Green infrastructure and low impact development (LID), consistent with SFPUC stormwater management requirements (SMRs), shall be used to provide 25% peak rate and total volume stormwater management reduction for the overall site.

S.4.11.2 SFPUC Retained Fee Open Space
The SFPUC Retained Fee Open Space shall meet SMRs independently through provision of at least 50% pervious surfaces, utilizing either planting or permeable pavings.

GUIDELINES

G.4.11.1 Infiltration
On-grade infiltrative best management practices, such as permeable pavings, should manage the peak rate and volume as a site-wide aggregate.

Green infrastructure

Bioswale retention

Zero Waste

In both the construction and operations the Balboa Reservoir neighborhood will prioritize resource conservation, responsibility and reuse. Towards these goals the following sub-sections focus on project specific measures related to selection and procurement of sustainable materials, waste management and recycling.

Forest Stewardship Council (FSC) certified wood

4.12 MATERIALS SELECTION

The project intent is to minimize the embodied energy/carbon and other impacts associated with the extraction, processing, transport, and maintenance of building materials. By taking a life-cycle approach to materials selection, the project will holistically improve performance and promote resource efficiency. This will be done through a vetting process that assesses both the environmental and health impacts of each material being considered. The project also strives to support the local economy and reduce impacts associated with transportation by selecting regional materials where possible.

PROJECT GOALS

Sustainable Materials

- A Sustainable Procurement Program will be established for each building targeting 100% of materials to meet at least one sustainable materials criteria;
- Carbon sequestering concrete will be evaluated and utilized on one building or portion of a building as a demonstration project; and
- Forest Stewardship Council (FSC) certified wood will be prioritized and FSC certified wood will be used for 50% of total structural framing materials.

STANDARDS

S.4.12.1 Sustainable Procurement Evaluation

To provide a framework for evaluating the lifecycle impact of materials, the project shall create a sustainable procurement plan with criteria such as required Environmental Product Declarations (EPDs), recycled content, and third-party emissions testing and product certification.

GUIDELINES

G.4.12.1 Prioritize Local Materials and Manufacturers

- Project should prioritize materials sourced from within 300 miles of the project, such as tile, concrete, and gypsum.
- Project should prioritize local product manufacturers/distributors.

G.4.12.2 Material Life Cycle

- Materials that can be recycled should be selected.
- Responsible manufacturers that offer life cycle management should be prioritized.

4.13 WASTE GENERATION AND RECOVERY

The City of San Francisco currently diverts 80% of all waste generated away from landfill disposal through source reduction, reuse, and recycling and composting programs. In 2018, the City set a new commitment towards its goal of Zero Waste, committing to reducing municipal solid waste generation (recycling, compost, and trash) by 15% by 2030, and reducing disposal to landfill and incineration (trash) by 50% by 2030. Balboa Reservoir intends to provide the infrastructure to enable tenants to pursue and achieve their zero waste goals, cutting their carbon footprint and supporting public health. In addition, the project will implement design and construction practices that will reduce and divert demolition and construction waste from landfills.

PROJECT GOALS

- Collaborate with building contractors and Recology to increase diversion of construction and demolition waste to 75% with a minimum of four separate waste streams.
- Through partnerships with residents, the City of San Francisco and local institutions the Balboa Reservoir will work towards becoming a zero waste community, sending no waste from the site to landfill or incineration.

STANDARDS

S.4.13.1 Recycling and Composting Ordinance
Space for collecting and loading recycling and compost shall be included per San Francisco Recycling and Composting Ordinance AB-093. See Section 7.24 (Utilities and Services) for further design measures.

S.4.13.2 Recycling of Construction Waste
Project shall divert 65% of construction and demolition waste consistent with City of San Francisco standards.

GUIDELINES

G.4.13.1 Recycling

- Adequate centrally located storage should be provided for the collection of recyclables and compost in common areas and in open space areas on-site.
- At least one drop-off point should be available to all project occupants for hazardous and electronic waste, and a plan for post collection disposal should be established.
- Signage and educational materials should include detailed information on where to place materials and how to reduce waste.
- Reusable grocery bags should be provided to residents.

Reusable grocery bags

Three bin system

G.4.13.2 Balanced Cut and Fill
When possible, the project should use disturbed soils on-site, to minimize off-haul and/or import of additional soil.

Resiliency

4.14 RESILIENCY

The current need for resilience is urgent. In order to sustain a safe and vibrant quality-of-life, we must respond holistically to the weather extremes, economic disruption, and resource depletion that are now becoming common place. By understanding the risks associated with a given place and systematically addressing those risks in the design and operations of buildings, communities will be strengthened in way that makes them more shock-resistant, healthy, adaptable, and regenerative.

PROJECT GOALS

- Referencing the City and County of San Francisco Hazards and Climate Resilience Plan, Balboa Reservoir will assess the potential hazards that will affect the Balboa Reservoir project, including their short and long-term impacts and address these in the design and engage tenants to become more prepared for emergencies and natural disasters. This assessment will include review of RELi, a rating system and leadership standard that takes a holistic approach to resilient design.
- The project will provide thermal and clean air safety zones for heat wave and compromised air quality relief at on-site location that is readily accessible to all residents, including either the community room or childcare. Safety zones will include centralized emergency power and communication zones where people can charge phones or refrigerate medications during extended power outages.

Addressing air quality issues

Emergency preparedness planning

GUIDELINES

G.4.14.1 **Common Areas**

Shared amenity spaces should be designed to support working and learning from home. Each building will provide a common area on-site that supports residents working and learning from home during shelter-in-place events. Measures to be considered include enhanced air filtration at common areas, provision of free internet service, and flexible furnishings to allow social distancing and private working.

G.4.14.2 **Connect Residents with Local Resources**

The project will provide all residents with information regarding the local programs available to support tenants and the community in education and preparation for potential stressors including:

- SF72 from the San Francisco Department of Emergency Management;
- American Red Cross Bay Area Chapter;
- The Neighborhood Empowerment Network;
- San Francisco Fire Department Neighborhood Emergency Response Team;
- Auxiliary Law Enforcement Response Teams (ALERT);
- San Francisco Interfaith Council provides spiritual comfort at times of crisis, builds understanding, celebrates diversity, and coordinates services in San Francisco; and
- San Francisco Department of Public Health preparedness trainings www.sfdem.org/sfdph-preparedness.

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CIRCULATION 5

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Overview

5.1 STREET DESIGN OVERVIEW

Circulation Overview

If the heart of the new Balboa Reservoir neighborhood is the park and open space network, then the streets are the circulatory system that brings vitality to and from the surrounding neighborhoods. The Balboa Reservoir neighborhood is located in close proximity to local and regional transit lines, and therefore the Balboa Reservoir DSG prioritizes walking and biking over driving through the use of traffic calming measures, in coordination with the SFMTA and City College of San Francisco.

Design Context and Concept

The Balboa Reservoir neighborhood's streets conform to the geometry of adjacent streets such as Frida Kahlo Way, Lee Avenue, and Ocean Avenue. Except for Lee Avenue, all streets will have lower and slower moving traffic volumes than is typical. The neighborhood will also have a more pedestrian character, and will be an ideal destination for families, dog owners, residents, and neighbors walking to transit.

Design Principles and Objectives

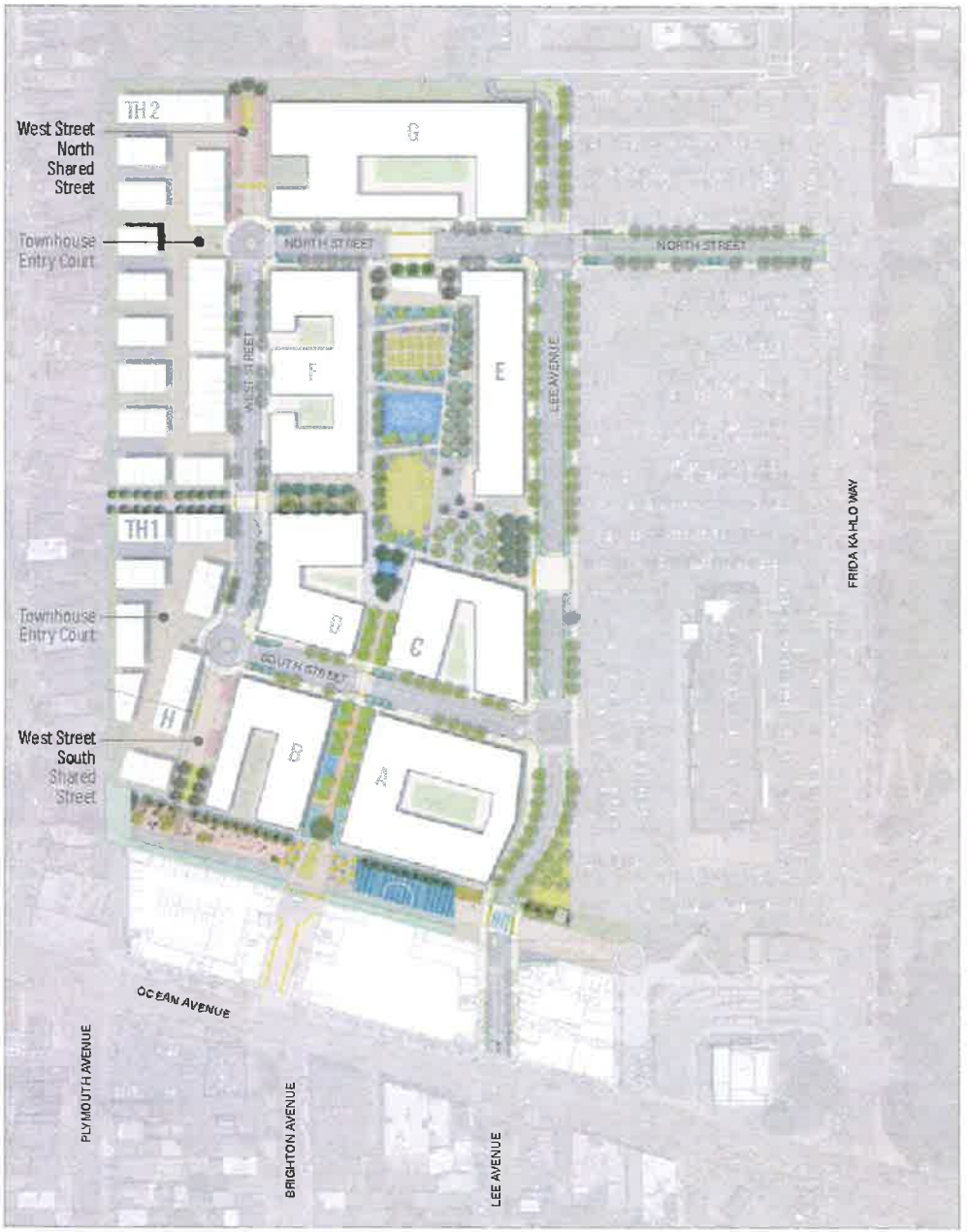
All streets should be designed according to the requirements of SF Public Works and the design principles of the San Francisco Better Streets Plan (BSP). The Balboa Reservoir neighborhood streets shall achieve the following objectives:

- Streets should accommodate a comprehensive set of mobility, infrastructure, and streetscape elements, with facilities for diverse users including pedestrians, bicyclists, disabled persons, and drivers (cars, service, and emergency vehicles).
- Streets should provide an array of horizontal elements: utilities, stormwater management infrastructure, furnishings, planting, and traffic calming.
- Streets should be designed to create a cohesive visual and physical connection between the public realm and private spaces.
- The streetscape palette should include regularly planted street trees to create a canopy for shade and shelter from wind, as well as contributing to a pleasant walking and cycling environment.

- Streets should be accessible to all modes of transportation via Lee Avenue, North Street, South Street, and West Street. Figure 5.1–1 (Site Illustrative Plan) shows the designation for each street within the site boundary.

Specific street designs and characteristics are described further in Section 5.13 (Lee Avenue) through Section 5.17 (Townhouse Entry Courts and Private Drives) and also in Section 6.18 (Dog Relief Area).

The street names "North Street," "South Street," and "West Street" are placeholders to be renamed at a later date.



Note: building footprints are for illustrative purposes only

Figure 5.1–1: *Site Illustrative Plan*

5.2 STREET TYPOLOGY

Street Typology

The street typology is designed to promote safer streets and ensure traffic flows freely throughout the circulation network. It is determined by the following characteristics:

- **Circulation Context:** the number of connection points to adjacent streets.
- **Traffic Volume:** frequency and total amount of traffic flowing through the street.
- **Size:** street width and total number of lanes.

Street Types

The street types represented in the Balboa Reservoir neighborhood are listed below:

- **Mixed-Use Street:** Lee Avenue is designed as a mixed-use street for its adjacency to the City College campus. Mixed-use streets serve a variety of needs. Lee Avenue is the place where campus life interfaces with the new residential neighborhood, including a great diversity of users.
- **Neighborhood Residential Lane:** narrower and lower volume publicly owned streets that tend to only accommodate traffic internal to the Balboa Reservoir neighborhood. These include North Street, South Street, and West Street.
- **Shared Streets:** shared streets are small-scale, single-surface streets that prioritize pedestrian use, but permit vehicles and bicycles to share the open space. Shared streets should be designed to emphasize their pedestrian scale and calm traffic. They offer opportunities to complement the open space network by creating pockets of usable open space.
- **Townhouse Entry Court/Private Drives:** primarily serving townhouse residents.

More detail can be found in Street Design by Individual Case.

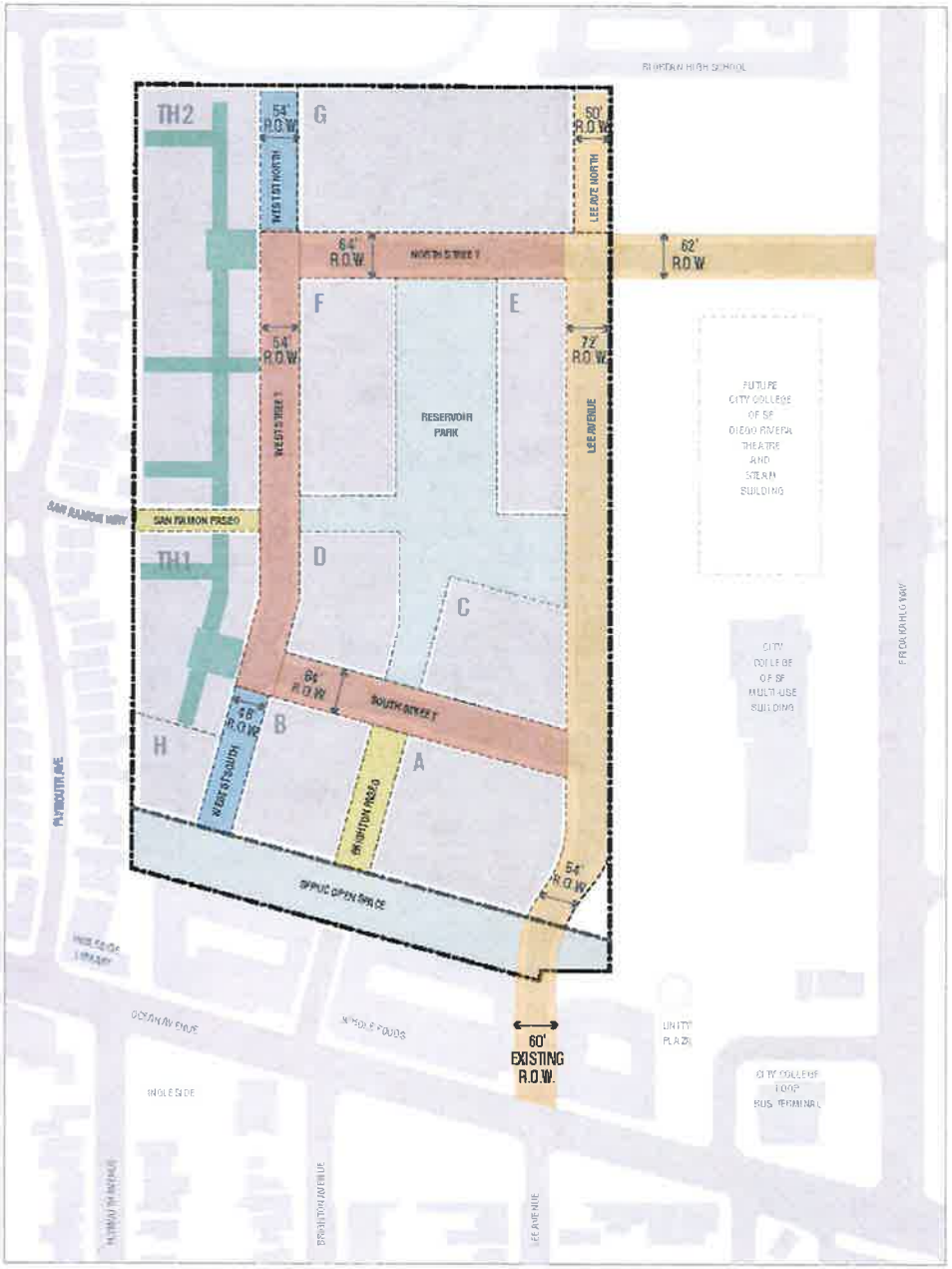


Figure 5.2–1: *Street Typology and Street Width*

5.3 CIRCULATION NETWORKS

Four circulation-related networks are illustrated on the following pages:

- Transit Network
- Pedestrian Network
- Bicycle Network
- Vehicular Network

Transit Network

The Balboa Reservoir neighborhood is ideally situated with multiple transit services nearby, including the MUNI K Line on Ocean Avenue, bus connections at the City College Terminal and Frida Kahlo Way, and the Balboa Park BART Station. In order to further develop an area-wide transportation strategy, the Balboa Reservoir team will continue developing its partnership with SFMTA and City College. The Balboa Reservoir neighborhood will implement cost-effective residential strategies that also meet the City's TDM ordinance.

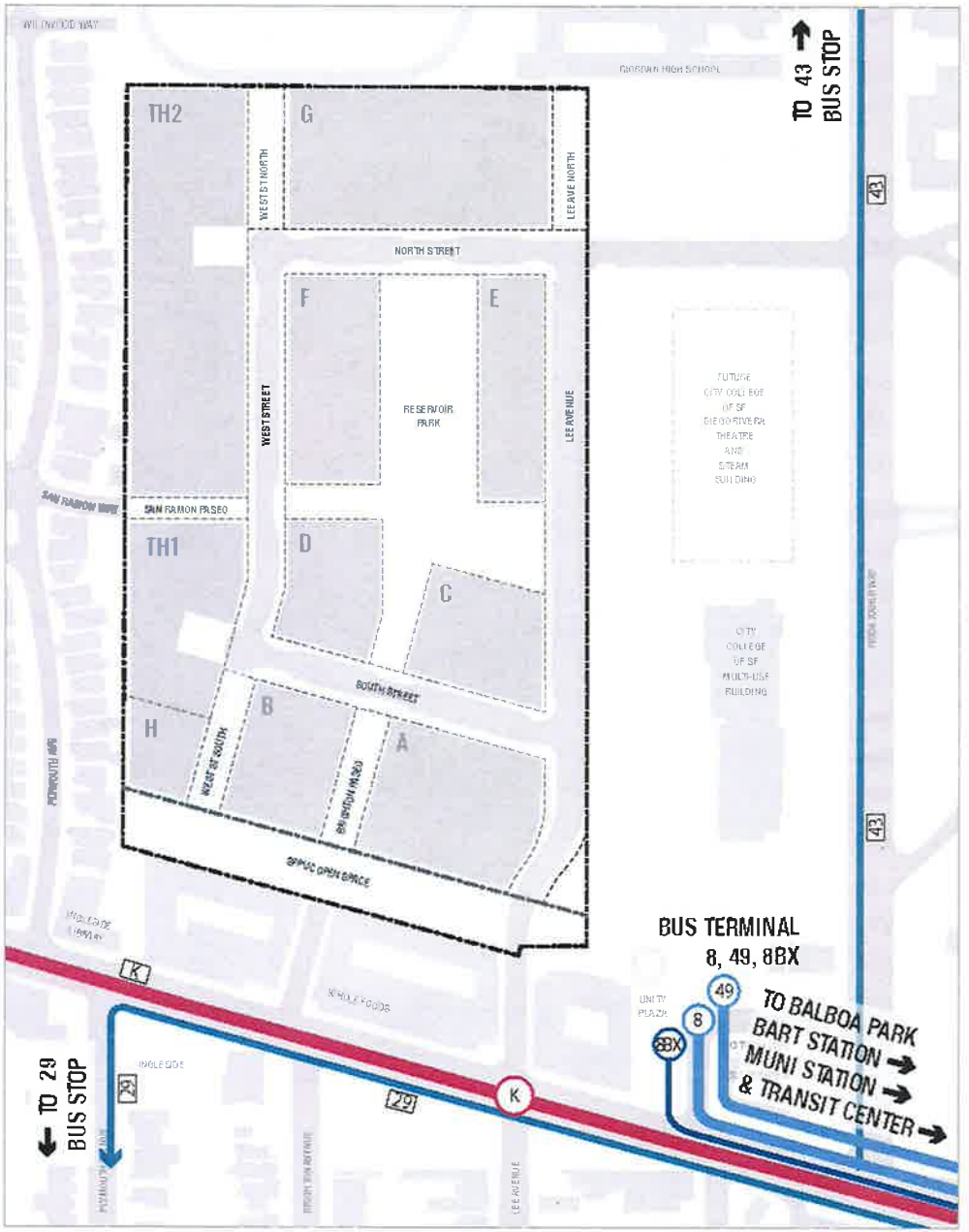


Figure 5.3–1: *Transit Network Diagram*

LEGEND

- K — *Muni Metro Rail*
- 8 49 — *Bus Route 8 & 49 (Every 10 min or less)*
- 29 43 — *Bus Route 29 & 43 (Every 10-20 mins)*
- 8BX — *Bus Route 8BX (Peak Services, Limited Hour)*
- K — *Muni/Bus Stop*

Pedestrian Network

The Balboa Reservoir neighborhood prioritizes walking and biking. The surrounding street network creates direct access points, for residents and neighbors, to the central open space and connects to a family-friendly pedestrian and bike network. Raised crossings are located at key open space intersections, prioritizing pedestrians. Additionally, there are multiple pedestrian connections to public transportation and neighborhood services on Ocean Avenue.

LEGEND

- *Raised pedestrian crossing*
- *Standard pedestrian crossing*
- *Primary pedestrian flow*
- *Secondary pedestrian flow*
- *MUNI bus stop*
- *MUNI bus terminal*
- *MUNI Metro stop*

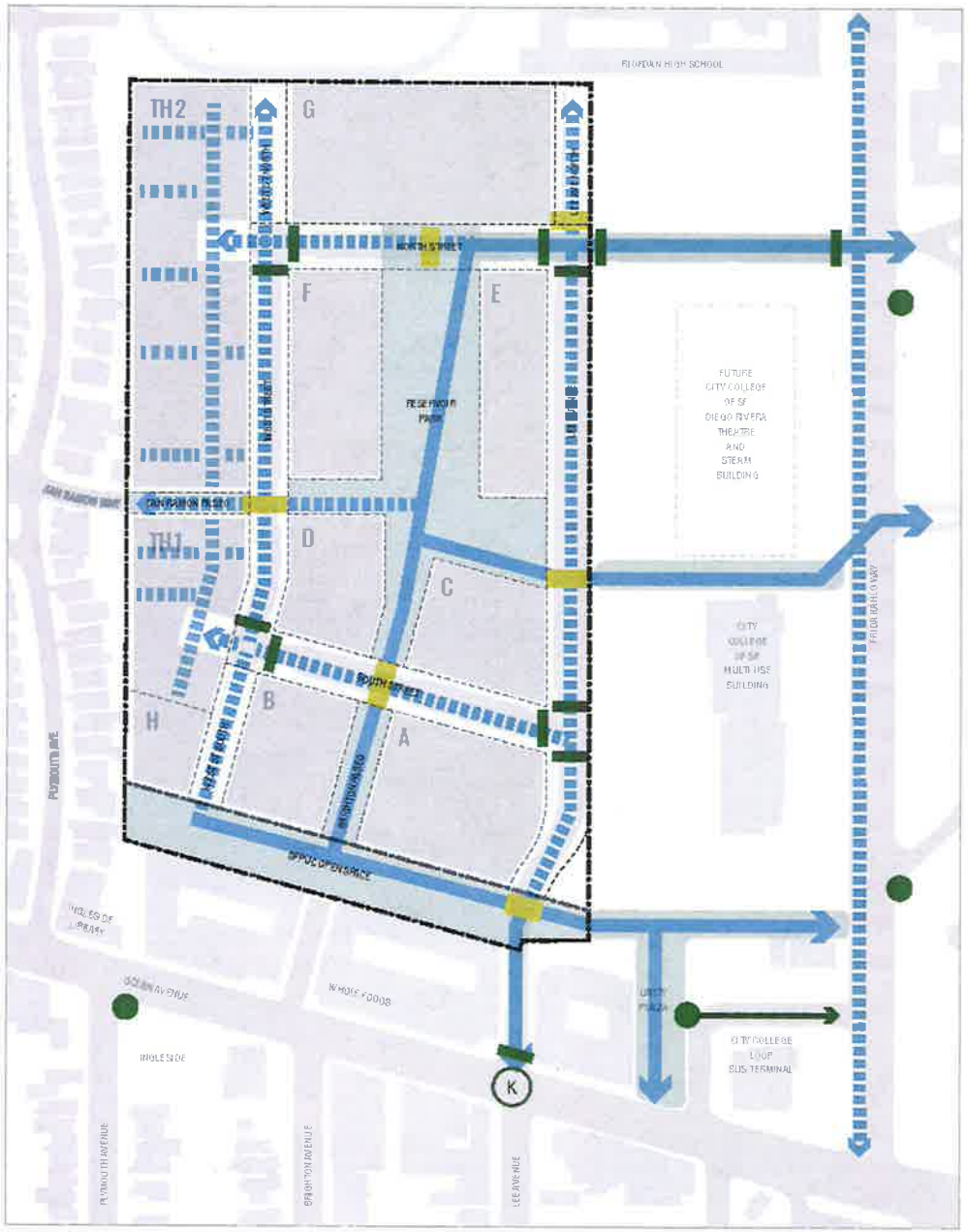


Figure 5.3–2: *Pedestrian Network Diagram*

Bicycle Network

The Balboa Reservoir bicycle network provides dedicated bike lanes on Lee Avenue linking to the Holloway Avenue Bike Route to Park Merced, as well as to the bike lanes on Frida Kahlo Way to Sunnyside and Ocean Avenue. Internal bike circulation is provided on North, South, and West Streets.

Each building will house a Class I bike storage room and Class II bike parking near building entries. A bike share station will be proposed at the intersection of the SFPUC Retained Fee Open Space and Lee Avenue.

Also, refer to Chapter 3 (Land Use) and Section 7.23 (On-Site Bicycle Parking) for bike parking requirements for buildings.

LEGEND

- *Potential bike share station*
- *Class II bike parking for building*
- *Bike lanes: Class II**
- *Internal bike circulation*
- *Bike lanes: Class IV**
- *Class II bike parking for open space users*
- *Bike route: Class III "Sharrow"**
- *Bike box improvement*

**Caltrans Bike Facilities Definition*

Class II: a portion of road reserved for the preferential or exclusive use of biking, indicated by road markings

Class III: travel lanes shared by bicyclists and vehicles

Class IV: bike lanes separated from traffic by physical barriers

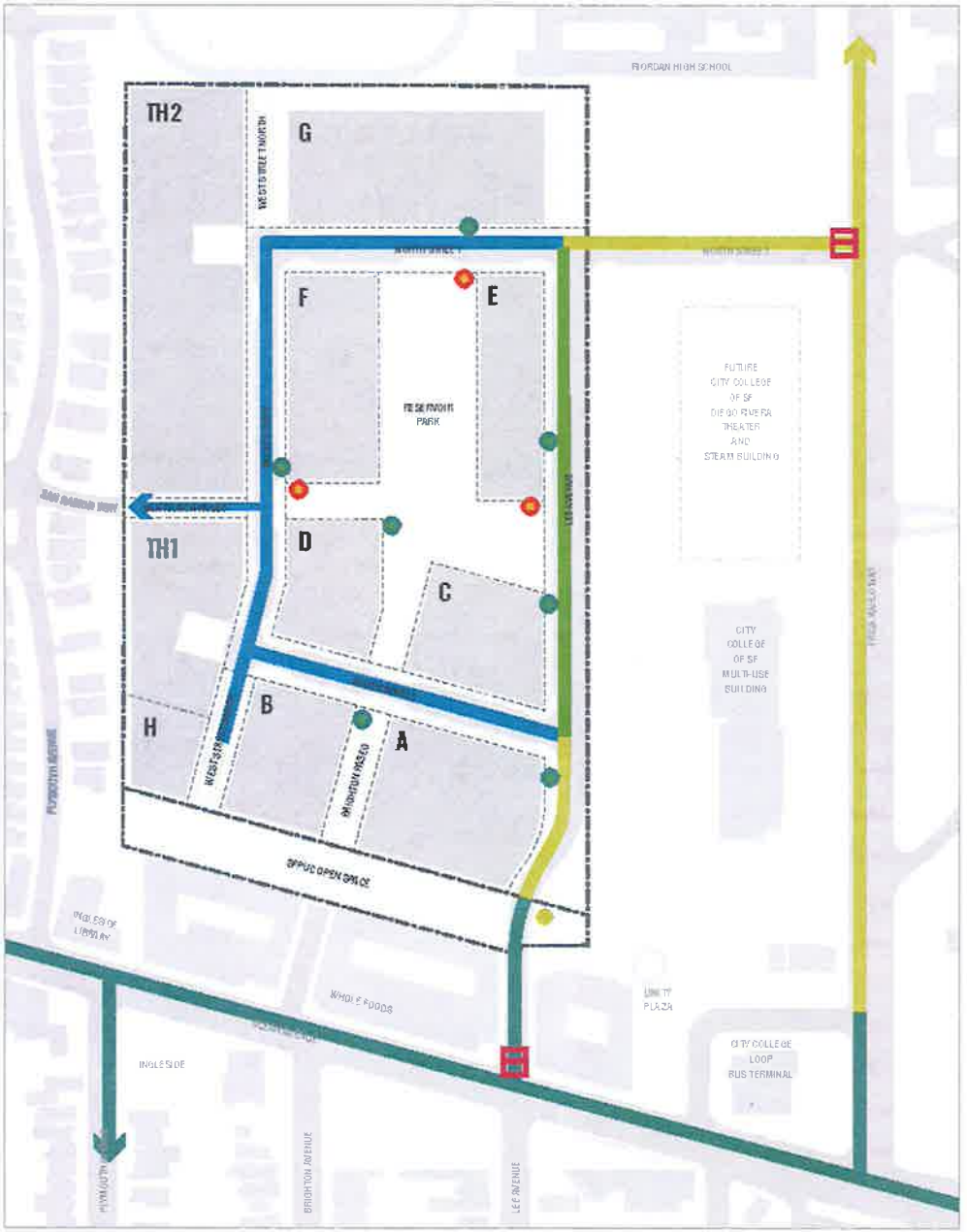


Figure 5.3–3: *Bicycle Network Diagram*

Vehicle Network

Vehicular connections to the site shall be located at two access points: Lee Avenue at Ocean Avenue and Frida Kahlo Way at North Street.

The loop formed by North, West and South Streets at the interior of the site provides vehicle access to each building entry, loading zone, and garage. Streets are designed to slow down vehicles and support safe pedestrian and bicycle movement. Shared streets, entry courts and private drives provide access to townhouse units.

An above-grade public parking garage may potentially be located at either the northern or southern block of the site. Refer to Section 7.20 (Private Parking Garages) and Section 7.21 (Public Parking Garages) for additional information.

For a detailed study of streets and intersections, see Section 5.13 (Lee Avenue) through Section 5.17 (Townhouse Entry Courts and Private Drives).

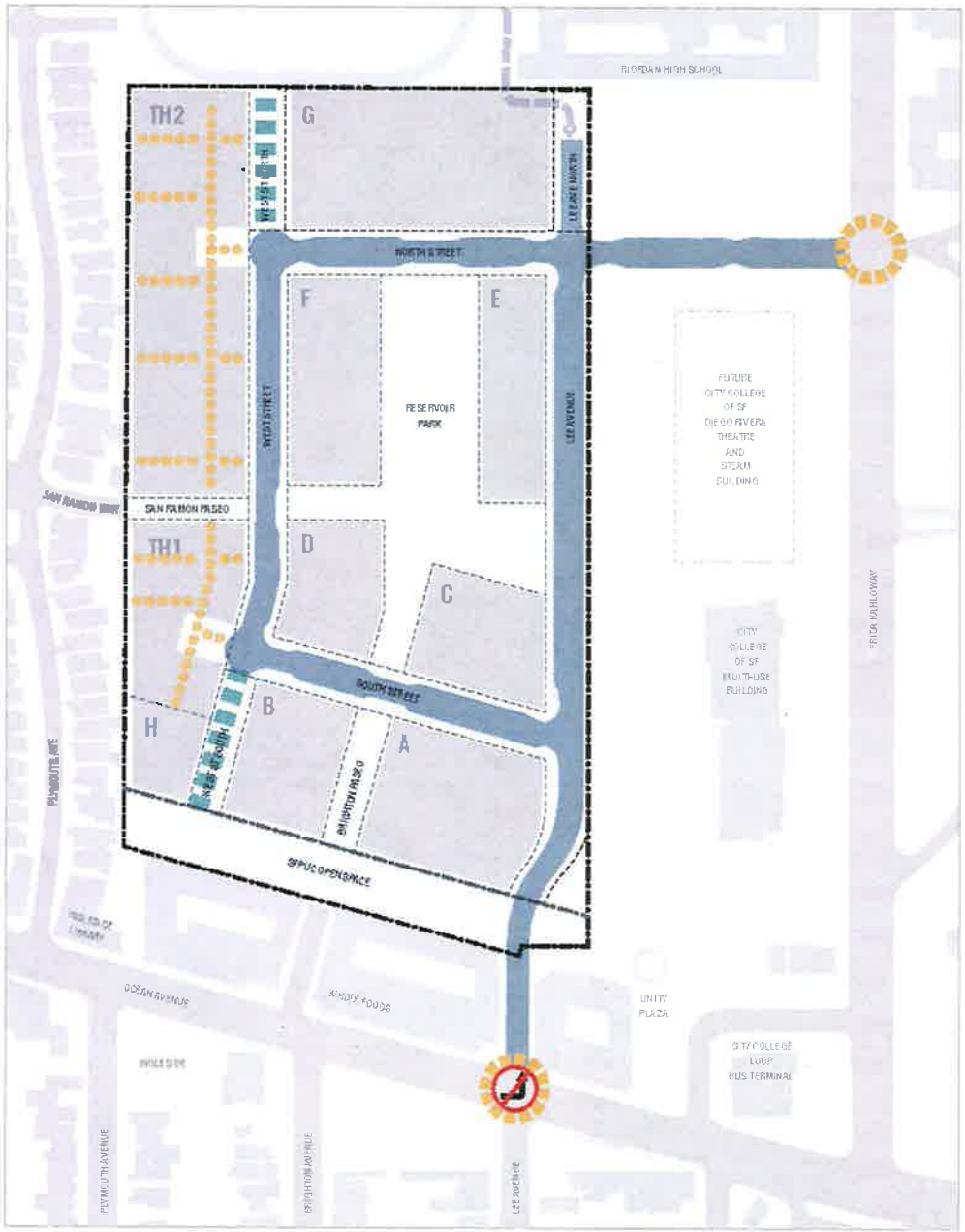


Figure 5.3–4: *Vehicle Network Diagram*

Street Design Standards and Guidelines

5.4 OVERVIEW

Streetscape is defined as the zone between the faces of buildings, including the publicly accessible right-of-way and the building setbacks. There are six streetscape zones referenced throughout the following Street Design Standards and Guidelines. Except for the drive lane zone, the categories are derived from the San Francisco Better Streets Plan.

Setback Zone

The setback zone is the area between the property line and the face of the building where transitions between public use at the sidewalk and private use inside the building occur. The adjacent users may occupy this zone for outdoor display, seating, and planting with appropriate permits.

Architectural elements that protrude into the street such as awnings, canopies, and marquees may also occupy this zone.

Pedestrian Throughway Zone

The pedestrian throughway zone is intended for accessible pedestrian travel only and should be clear of obstacles, including driveway aprons or other changes to cross slope. The walking surface should be stable, firm and slip-resistant.

Furnishing Zone

The furnishing zone provides a buffer between pedestrian and vehicular traffic. It also contains street trees, lighting, planting and site furnishings such as benches, trash receptacles, and bike racks.

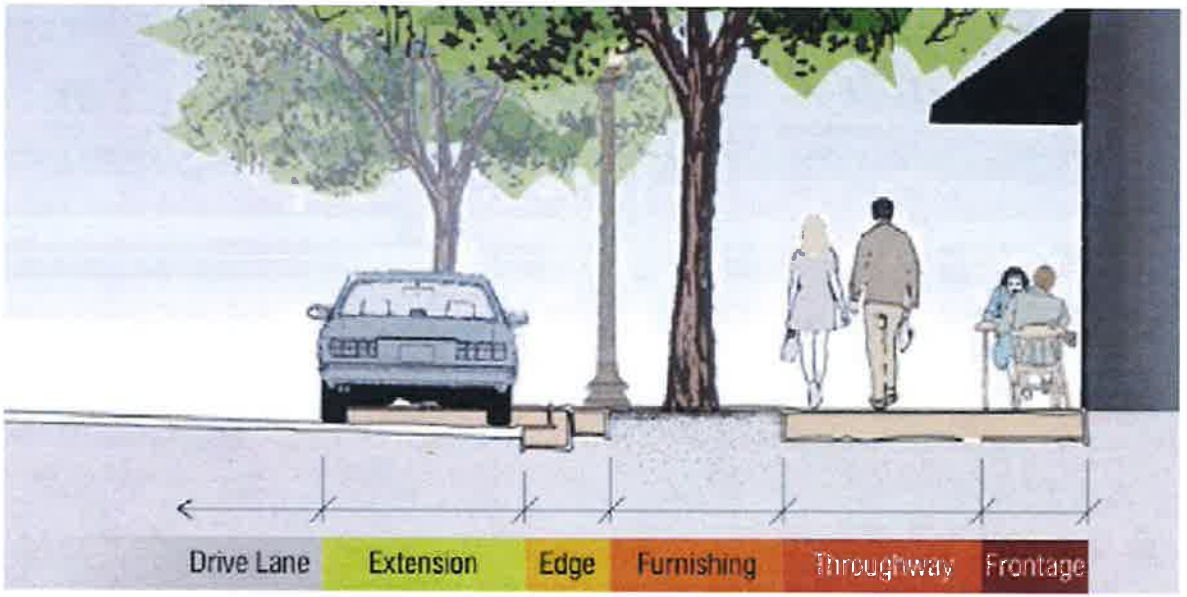


Figure 5.4–1: *Source: SF Better Streets Plan*

Edge Zone

The edge zone is the area intended to provide access to parallel parking from the sidewalk. The surface of the edge zone should be stable, firm and slip-resistant.

Extension Zone

The extension zone refers to specific conditions where the sidewalk extends into the parking lanes. Applications include curb extension, flexible use of parking lanes and bicycle parking, tree planting, and stormwater features in the parking lane.

Drive Lane Zone

The drive lane zone is allocated to vehicular travel. In this pedestrian and bicycle-prioritized neighborhood, the width of the vehicular drive lane should be minimized but should still provide fire access.

STANDARDS

S.5.4.1 Pedestrian Throughway Zone

- All streets shall provide at minimum a 6-foot-wide pedestrian throughway.
- At sidewalks where there is a continuous planting zone a minimum of 3-foot by 5-foot passing zone at a maximum of 200-feet on center shall be provided.
- SF Public Works standard concrete paving shall be used at throughway zones.

S.5.4.2 Furnishing Zone

- Furnishing zones shall be surfaced with cast-in-place concrete or accessible permeable paving to allow rainfall to supplement street tree irrigation. For furnishing zones located adjacent to parking, a minimum of a 4-foot-wide accessible pathway should be provided centered to the parking space.
- See Section 5.9 (Street Planting Palette) for street planting requirements at furnishing zones.
- See Section 5.12 (Street Lighting) for street lighting requirements at furnishing zones.
- See Section 5.11 (Street Furniture) for site furnishing requirements at furnishing zones.

S.5.4.3 Extension Zone

- See Section 5.6 (Traffic Calming Strategies) for bulb-out and chicane design requirements.
- Accessible loading zones and associated curb ramps shall be designed according to the Balboa Reservoir Infrastructure Plan (Figure 6.9 Proposed Service & Loading Plan). Post-entitlement, the ADA coordinator and SFMTA curb management staff shall provide final approval of loading zones.

S.5.4.4 Drive Lane

- All streets shall comply with SF Fire Department fire access requirements. For more information see the Balboa Reservoir Infrastructure Plan (Section 6.2.4 Fire Department Access).

S.5.4.5 Curb Cuts

- See Section 7.20 (Private Parking Garages), Section 7.21 (Public Parking Garages), and Section 7.22 (Facilities for Residential Moving) for garage/loading access curb cuts.

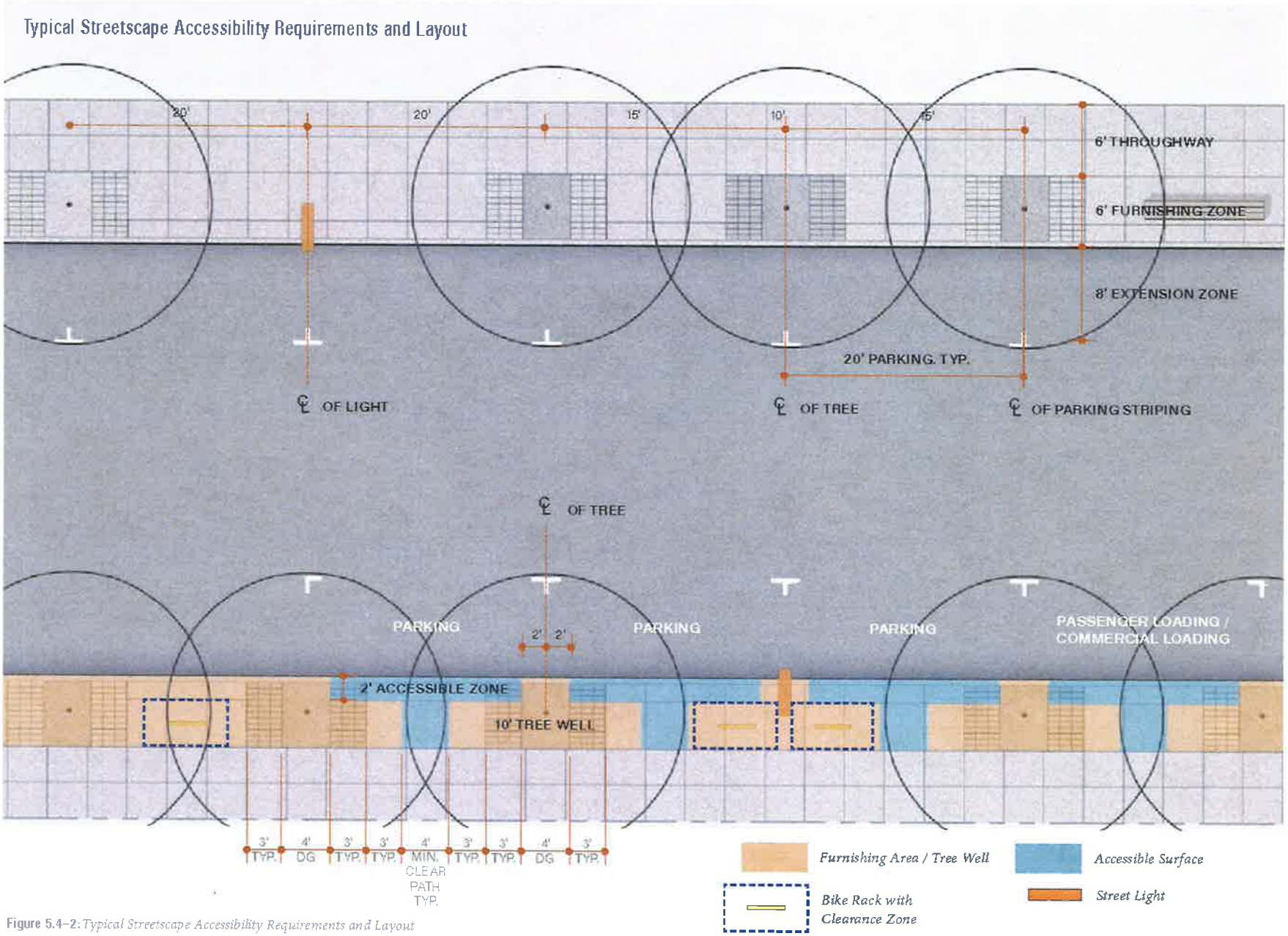


Figure 5.4–2: *Typical Streetscape Accessibility Requirements and Layout*

5.5 STREET TREES

City Policies

As the Better Streets Plan describes, street trees offer benefits such as traffic calming, shade, stormwater runoff reduction, support for ecological habitats, air quality improvements, and the potential to enhance property values and retail activity by creating a comfortable pedestrian environment. They are also a reminder of natural cycles and changing seasons.

City codes require new development projects to plant a 24-inch box tree for every 20 feet along the property's street frontage. The following City Codes apply to the Balboa Reservoir site:

- SF Planning Code – Section 138.1: Streetscape and Pedestrian Improvements
- SF Public Works Code – Article 16: Urban Forestry Ordinance
- SF Administrative Code – Chapter 98: The Better Streets Policy
- SF Environment Code – Chapter 12: Urban Forestry Council

For a complete street tree species list, see Section 5.9 (Street Planting Palette).

STANDARDS

S.5.5.1 Street Trees

Street trees shall be in a minimum 24-inch box at installation and spaced at max 20 feet on center along the property street frontage. See Figure 5.5–2 for additional tree planting requirements.

S.5.5.2 Tree Spacing and Utility Coordination

Although regular tree spacing is not always possible due to curb cuts, sub-grade utilities, or other sidewalk elements, regular spacing shall be maintained to the extent possible. Utility planning and street tree layouts shall be carefully coordinated to minimize tree gaps. See Figure 5.5–2 for typical street layout. See also the Balboa Reservoir Master Infrastructure Plan (Section 8: Utility Layout and Separation) for more details.

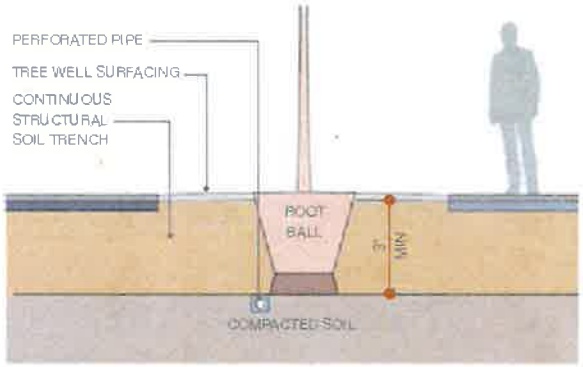


Figure 5.5–1: *Typical Section of Sand-Based Structural Soil*

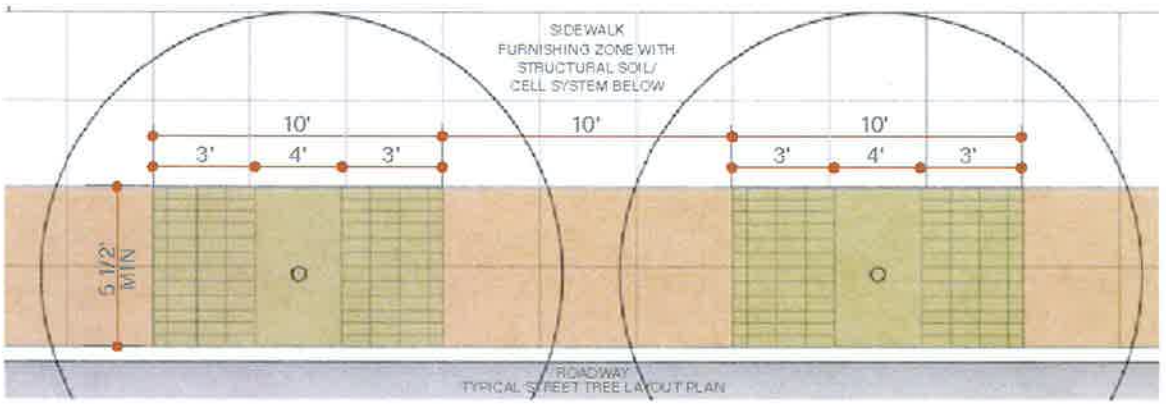


Figure 5.5–2: *Tree Well Diagram*

S.5.5.3 Soil Preparation for Street Trees

In order to maintain healthy growing conditions, each tree shall have at least 500 cubic feet of growing medium, 3 feet deep. This can be achieved in several ways including structural cells placed under the sidewalk or continuous trenches of sand-based structural soils in the furnishing zone. See Figure 5.5–1.

S.5.5.4 Tree Wells and Sand-Based Structural Soil

Where trees are spaced 20 feet on-center, successive tree wells should be connected with a structural soil trench in the furnishing zone. Sand-based structural soil involves a blend of soil and sand, which is not "trademarked" and is uniformly graded. This blend provides structural strength and high levels of compaction, while allowing for aeration, fertility, and percolation.

S.5.5.5 Streetscape Planting

Landscape material shall be planted up to the crosswalk edge on sidewalks, provided it does not exceed 3 feet in height as measured from the street.

S.5.5.6 Street Trees, Intersection Design, and Visibility

Sight line clearance requirements for the placement of trees and plantings shall comply with the 'Street Tree Planting' guidelines by SF Public Works.

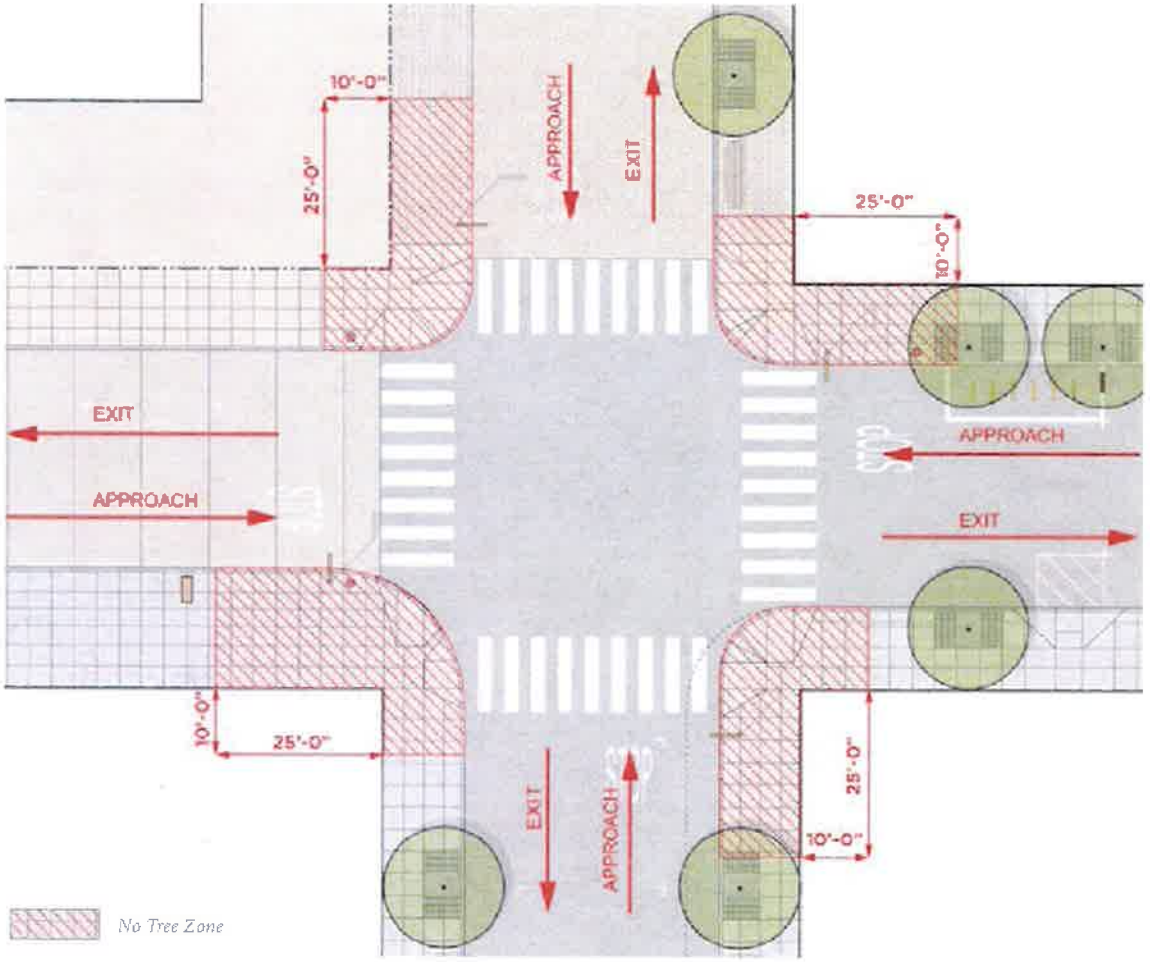


Figure 5.5–3: *Typical Intersection Sight Line Clearance*

On the approach to any intersection, trees shall be planted no closer than 25 feet from the corner of the property line. On the far side of any intersection, trees shall be planted no closer than 10 feet from the corner of the property line.

S.5.5.7 Tree Vertical Clearance

Trees shall have a vertical clearance of 84 inches over the sidewalk measured from the lowest branch, and 14 feet of vertical clearance for any portion of the tree that hangs over the roadway.

5.6 TRAFFIC CALMING STRATEGIES

To promote a pedestrian-friendly environment, the following strategies have been incorporated into the DSG. For more information see Balboa Reservoir Infrastructure Plan (Section 6.6, Traffic Calming).

STANDARDS

S.5.6.1 Chicane

Chicanes shall be installed along West Street. A chicane is a form of bulb-out added to the roadway to shift the alignment and slow down vehicles. It provides additional sidewalk space, and thus opportunities for additional landscaping at the street, while visually reducing the width of drive lane. A chicane is one of the potential traffic calming measures that can be used for the treatment of West Street. SFMTA shall have final authority on the location and design of the chicane.

S.5.6.2 Raised Crossings

Raised pedestrian crosswalks prioritize pedestrians in the vehicular traffic zone by slowing down vehicles. A raised crosswalk shall be provided at the locations shown in Figure 5.3–2 (Pedestrian Network Diagram).

Chicane

Mountable traffic circle

S.5.6.3 Bulb-Outs

Bulb-outs (also known as curb extensions) shall be provided at intersections and mid-block crossings to shorten pedestrian crossings, and to provide opportunities for stormwater management and streetscape planting. The width of each bulb-out shall be maximized based on vehicle turning radius and adjacent bike lane requirements. SFMTA shall have final authority on the location and design of bulb-outs.

GUIDELINES

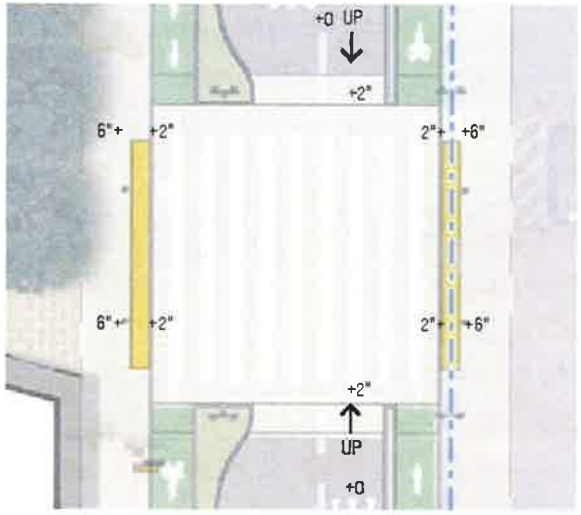
G.5.6.1 Mountable Traffic Circle

A mountable traffic circle should be provided at the intersection of West Street and North Street and the intersection of West Street and South Street. Mountable traffic circles provide an opportunity to create neighborhood identity while facilitating the childcare drop-off at South Street.

Each mountable traffic circle shall accommodate the turning radius of a typical passenger vehicle while allowing large vehicles such as firetrucks to drive over the raised traffic circle. Highly textured traffic-rated paving material shall be used in the traffic circle. The final layout and design shall be subject to SF Public Works and SFMTA approval.

Raised street-crosswalk

Bulb-out



Raised crosswalk at Lee Avenue and Reservoir Park

5.7 STREET UTILITIES AND PARKING METERS

The layout of street utilities and parking meters will be carefully coordinated with street tree placement to minimize potential conflict between trees and street furniture.

STANDARDS

S.5.7.1 Above-Grade Utilities Location

All above-grade utilities within the right-of-way shall be located within the furnishing zone and shall not interfere with the clear throughway zone. All laterals and appurtenances must be outside of any driveway curb cuts.

S.5.7.2 Parking Meters and Other Street Elements

All parking meters and other street elements, including pay and display machines and multi-space meters, shall be placed in the furnishing zone. Street elements shall be organized and consolidated where possible.

S.5.7.3 Parking Meters

SFMTA standard parking meters shall be provided per SFMTA standards. Legislation will be required from SFMTA to install parking meters and establish time limits.

GUIDELINES

G.5.7.1 Location and Access

All utilities should be placed below grade wherever feasible or be clustered around driveway curb cuts. When possible, utilities should be grouped and should allow clear access to the throughway zone adjacent to street furnishing elements.

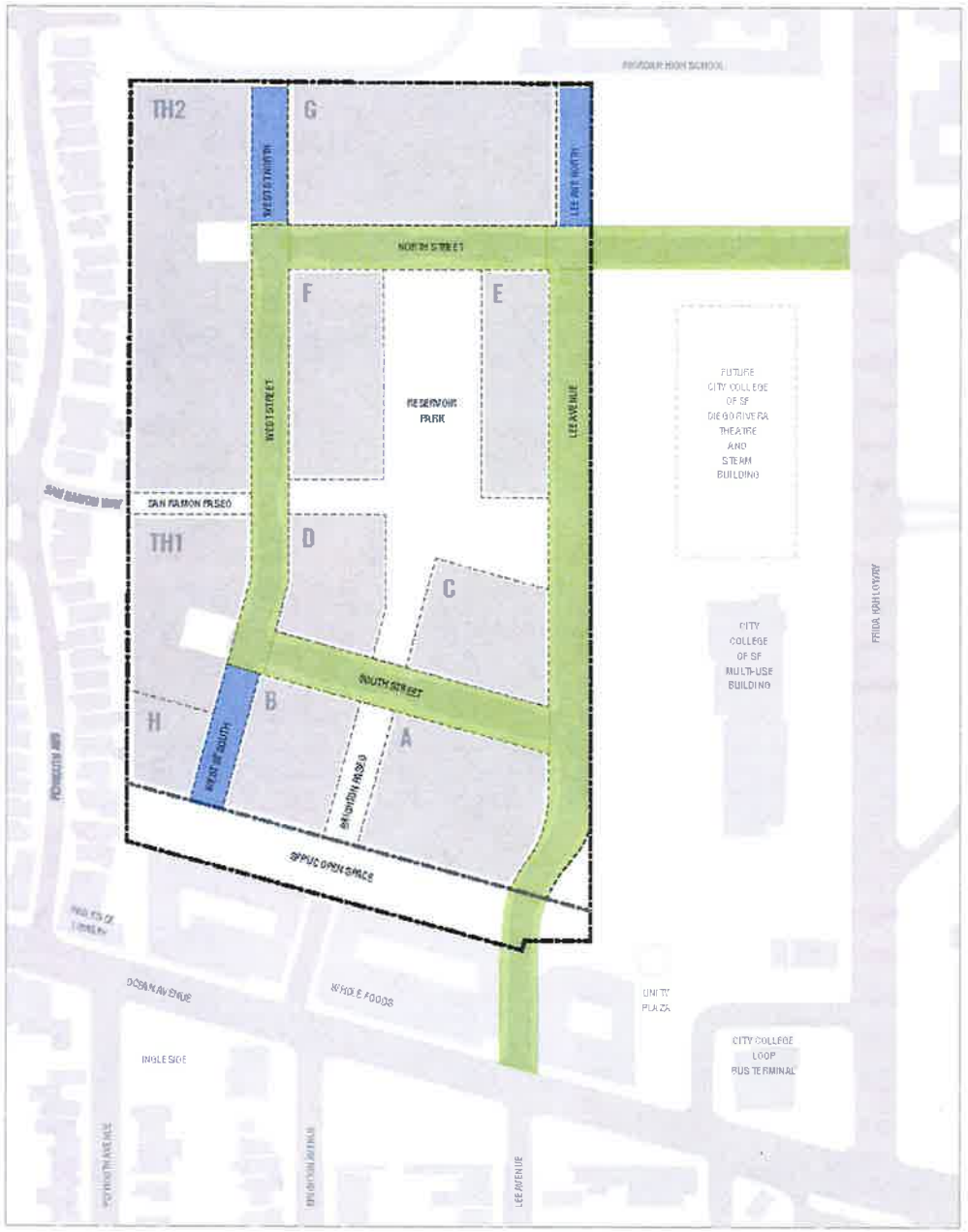
Street Palette

5.8 OVERVIEW

Streets serve as the primary realm for daily pedestrian life and vehicular circulation throughout the Balboa Reservoir neighborhood. The following sections outline the materials and planting palettes that help define the Balboa Reservoir neighborhood's public realm identity.

Most of the streets will be publicly owned except for the dead end sections of West Street and Lee Avenue and the driveways and entry courts within the townhouse blocks. These private streets are primarily used as loading, garage access, and driveway access for buildings. Privately owned streets allow for more flexibility on material selection and streetscape amenities to create a pedestrian-prioritized streetscape. Privately owned streets will be maintained by the HOA and will remain accessible to the public. Publicly owned streets are subject to City standards and material requirements.

The following diagram identifies the streets where City standard materials and lighting palettes will be used. The street planting palette is applicable for all streets within the Balboa Reservoir neighborhood.



LEGEND

Publicly Owned Street with City-Standard Materials and Lighting Fixtures

Privately Owned and Publicly Accessible Street with Non-City-Standard Materials and Lighting Fixtures

Figure 5.7-1: *Street Ownership & Material Application Diagram*

5.9 STREET PLANTING PALETTE

Sustainable plant choices are those that are climate-adapted and that favor relatively large tree canopies that can capture carbon, hold rainwater, provide shade, mitigate wind, enhance local biodiversity, and encourage pedestrian activity. Plants shall be selected according to standards approved by the City of San Francisco (sfplantfinder.org) for adaptability to urban soil conditions.

There are three types of plantings in the right-of-way:

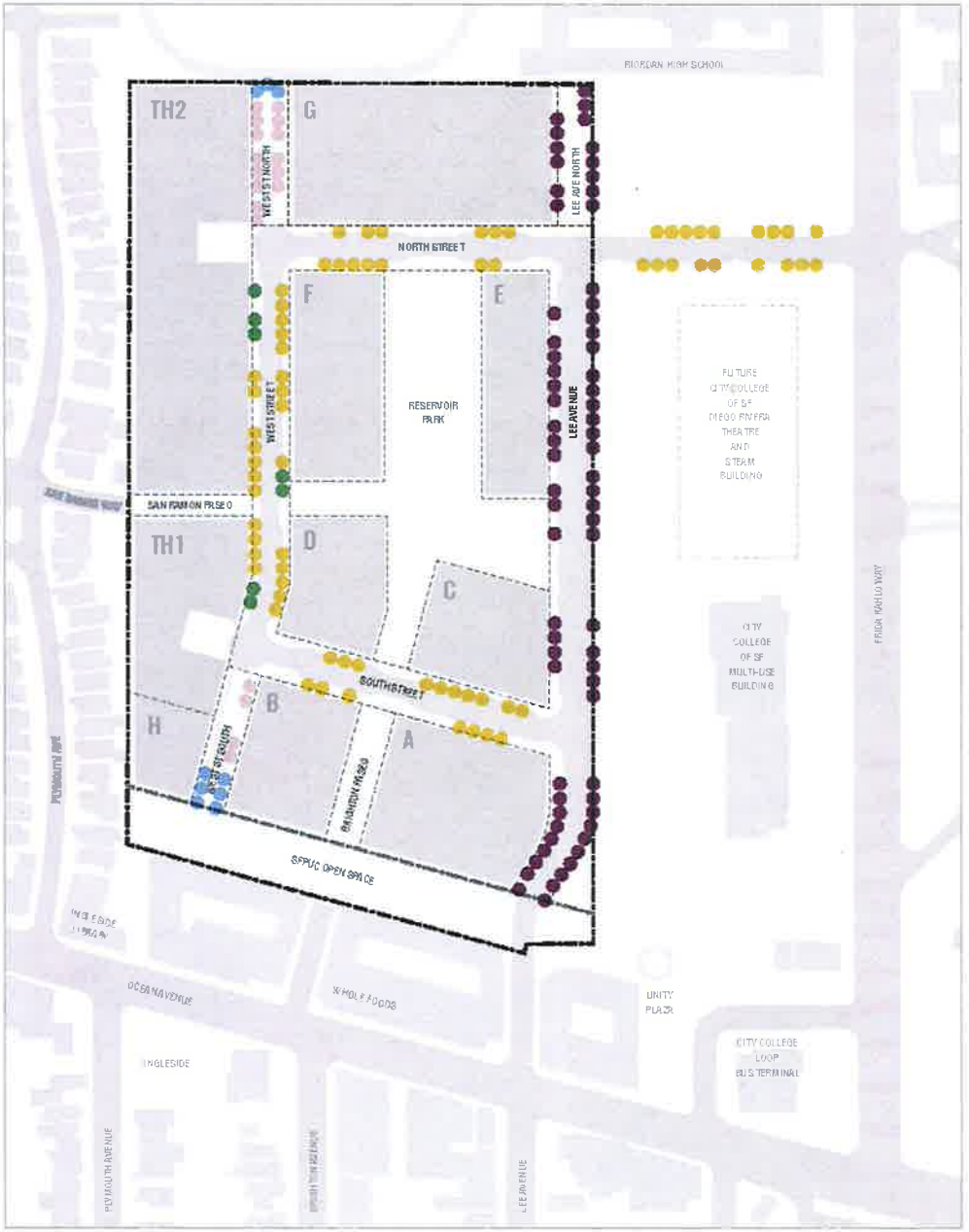
- Street trees
- Low shrubs and groundcovers
- Low shrubs and groundcovers for stormwater treatment

The following symbols, adapted from sfplantfinder.org, are used throughout the planting palette to denote place of origin:

- (SF) San Francisco native species
- (CA) California native species
- (EX) Exotic species, not native to the region or state

Street Trees

Street trees are chosen for their ability to withstand San Francisco's strong wind and fog, compaction, limited soil volumes, and the harsh alkaline soil conditions found in urban settings. All trees, except the Southern California native Catalina ironwood, are from Australia where growing conditions most closely resemble urban conditions in San Francisco. See Section 4.8 (Biodiversity) for more information on Balboa Reservoir neighborhood's biodiversity goal.



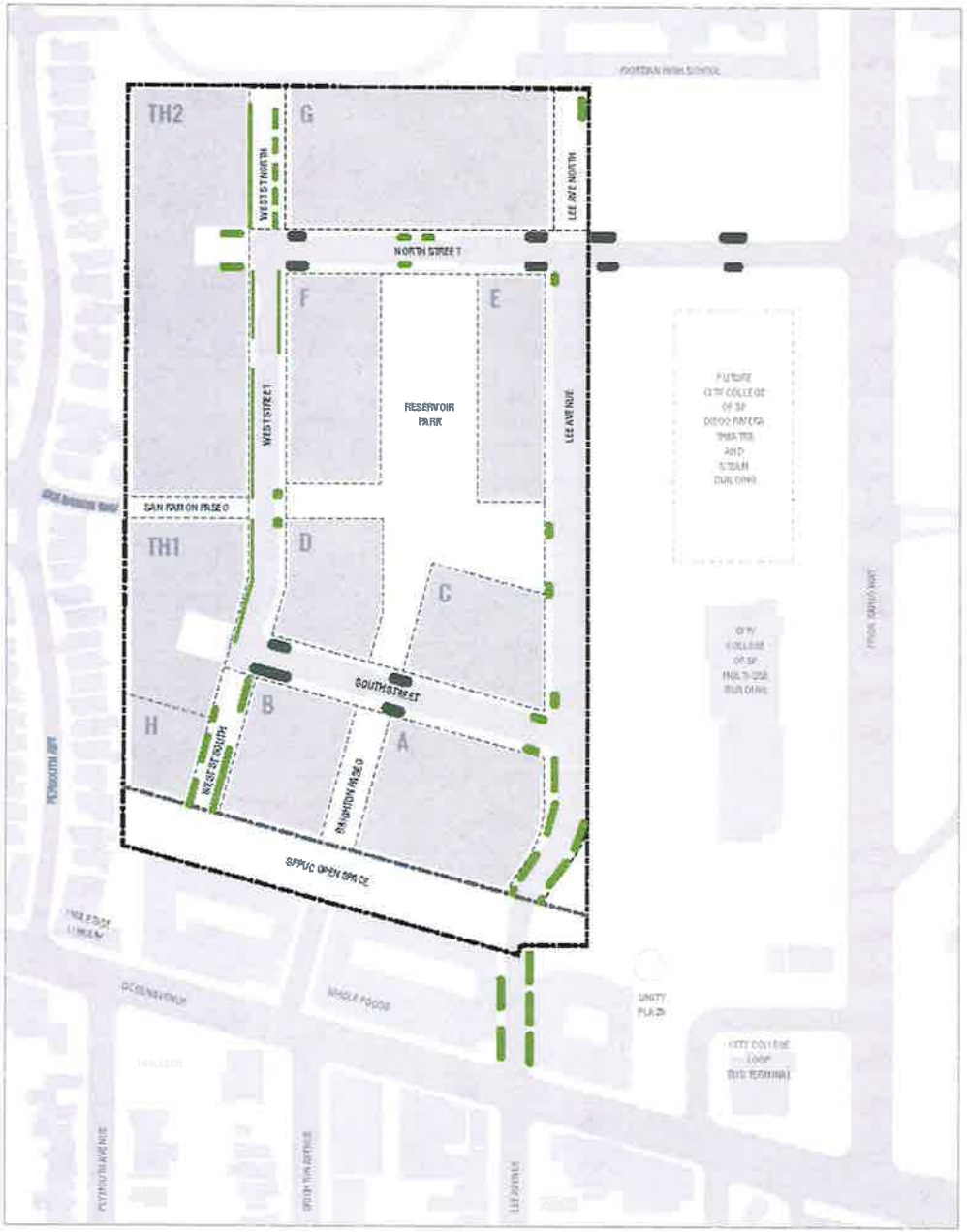
LEGEND

- *Street Tree Type 1 – Evergreen large size tree with rounded shape*
- *Street Tree Type 2 – Evergreen medium size tree with oval shape*
- *Street Tree Type 3 – Evergreen large tree with oval shape*
- *Street Tree Type 4 – Evergreen small flowering tree*
- *Street Tree Type 5 – Evergreen large focal point tree*

Figure 5.9–1: *Street Trees Type Diagram*

Low Shrubs and Groundcovers

Plantings in the right-of-way and the associated irrigation systems are encouraged when regular maintenance and replacement can be guaranteed by the adjacent property owner. Low plantings need to be sturdy and low-maintenance and should be resistant to trampling and other environmental conditions. Woody shrubs and large-leaved succulents are discouraged. Plants that have proven to do well are a very few selected monocots that withstand a wide range of soil, drainage, and compaction conditions, and are crush resistant and drought-tolerant, such as Dietes and Lomandra. Additional species are Muhlenbergia lindheimeri and Muhlenbergia emerslyii. Those plantings can be supplemented with climate-adapted desert and subtropical species, such as Yucca, Beschorneria, Agave, and Aloe arborescens. These right-of-way shrubs and groundcovers will have some overlap with those used in the open space to establish continuity.



LEGEND

- *Low shrubs and groundcovers*
- *Low shrubs and groundcovers for stormwater treatment*

Figure 5.9-2: *Low Shrubs and Groundcover Planting Diagram*

Low Shrubs and Groundcover Planting for Stormwater Treatment

Stormwater plantings within the right-of-way are selected to withstand all the above conditions in addition to seasonal flooding. Some limited use of natives is possible.
A preliminary list of stormwater plantings are:

- Elymus glaucus (Blue Wild Rye)
- Cornus sericea (Redtwig Dogwood)
- Fragaria chiloensis (Beach Strawberry)
- Lomandra longifolia (Spiny Head Mat Rush)
- Carex tumulicola (Berkeley Sedge)
- Chondrapetalum elephantinum (Giant Cape Rush)
- Muhlenbergia emersleyi (Emersly's Muhley Grass)

STANDARDS

S.5.9.1 Native Plant Ratio

100% of non-turf green areas must be climate appropriate plants, within which 75% must be native species.

Figure 5.8–3: *Drought Tolerant and Low Maintenance Low Planting at Street*

STREET TREES, preferred species

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Birds

Habitat Value
Fruit

Size Determined by
SF Urban Forestry Council
Large Street Tree

Catalina Ironwood
Lyonothamnus
Type 1

Climate Appropriateness
EX

Bloom Time
Spring, Summer

Water Needs
Moderate

Associated Wildlife
Birds, Bees

Habitat Value
Fruit

Size Determined by
SF Urban Forestry Council
Large Street Tree

Native Frangipani
Hymenosporum flavum
Type 2

Climate Appropriateness
EX

Bloom Time
June to September

Water Needs
Moderate

Associated Wildlife
Bees, Butterflies, Birds

Habitat Value
Fruit, Seeds

Size Determined by
SF Urban Forestry Council
Large Street Tree

Primrose Tree
Lagunaria patersonii
Type 1

Climate Appropriateness
EX

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Butterflies

Habitat Value
Fruit

Size Determined by
SF Urban Forestry Council
Large Street Tree

Brisbane Box
Lophostemon confertus
Type 2

STREET TREES, preferred species

Paperbark Tea Tree
Melaleuca quinquenervia

Type 3

Climate Appropriateness
EX

Bloom Time
Summer, Fall

Water Needs
None

Associated Wildlife
Birds, Bees

Habitat Value
Fruit, Shelter

Size Determined by SF Urban Forestry Council
Medium Street Tree

Toyon
Heteromeles arbutifolia

Type 4

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators, Fruit

Size Determined by SF Urban Forestry Council
Small Street Tree

Water Gum
Tristaniopsis laurina

Type 3

Climate Appropriateness
EX

Bloom Time
Spring, Summer

Water Needs
Moderate

Associated Wildlife
Butterflies

Habitat Value
Fruit, Shelter

Size Determined by SF Urban Forestry Council
Medium Street Tree

Mountain Lilac
Ceanothus 'Ray Hartman'

Type 4

Climate Appropriateness
CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Fruit, Pollinators

Size Determined by SF Urban Forestry Council
Small Street Tree

STREET TREES, preferred species

Monterey Cypress
Hesperocyparis macrocarpa

Type 5

Climate Appropriateness

CA

Bloom Time
Fall

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Fruit

Note
Used at Private Shared Street

Silk Oak
Grevillea robusta

Type 5

Climate Appropriateness

EX

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators

LOW SHRUBS AND GROUNDCOVERS, preferred species

Climate Appropriateness
CA

Bloom Time
Summer, Spring, Fall

Water Needs
Low

Associated Wildlife
Bees, Butterflies

Habitat Value
Pollinators, Buds/Greens

California Buckwheat
Eriogonum fasciculatum

Climate Appropriateness
EX

Bloom Time
July-Nov

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

Gooding's Muhly
Muhlenbergia emersleyi

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Pollinators, Cover

California Poppy
Eschscholzia californica

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer, Fall

Water Needs
Low

Associated Wildlife
Birds, Butterflies

Habitat Value
Buds/Greens, Cover, Pollinators

California Sagebrush
Artemisia californica

Climate Appropriateness
SF CA

Bloom Time
Summer, Fall

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Hummingbirds

Habitat Value
Buds/Greens, Pollinators

Sage and Variety
Salvia "Bee Bliss" and Variety

Climate Appropriateness
EX

Bloom Time
Spring, Fall

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Hummingbirds

Habitat Value
Buds/Greens, Pollinators

Striped Fortnight Lily
Dietes grandiflora 'variegata'

Figure 5.9–4: *Regular Planting Palette for Bulb-Outs and Sidewalks*

LOW SHRUBS AND GROUNDCOVER, preferred species

Climate Appropriateness
CA

Bloom Time
Spring/Summer

Water Needs
Moderate

Associated Wildlife
Butterflies

Habitat Value
Buds/Greens

Cedros Island Verbena
Verbena lilacina "De La Mina"

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Insects

Habitat Value
Buds/Greens

Idaho Fescue
Festuca idahoensis

Climate Appropriateness
EX

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Insects

Habitat Value
Pollinators

Yellow/Red Yucca
Hesperaloe parviflora

Climate Appropriateness
EX

Bloom Time
February to September

Water Needs
Low

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Torch Aloe and Aloe Variety
Aloe arborescens

Climate Appropriateness
EX

Bloom Time
Rarely Flowers

Water Needs
Moderate

Associated Wildlife
Bees, Birds

Habitat Value
Pollinators, Buds/Greens

Smooth Agave and Agave Variety
Agave desmettiana

LOW SHRUBS AND GROUNDCOVERS FOR STORMWATER TREATMENT, preferred species

Blue Wild-Rye
Elymus glaucus

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies, Bees, Insects

Habitat Value
Buds/Greens, Cover

American Dogwood
Cornus sericea

Climate Appropriateness
EX

Bloom Time
Spring to Fall

Water Needs
Low

Associated Wildlife
Butterflies, Birds

Habitat Value
Fruit, Cover

Berkeley Sedge
Carex tumulicola

Climate Appropriateness
CA

Bloom Time
Winter, Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

Fragaria chiloensis
Coast Strawberry

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit

Large Cape Rush
Chondropetalum elephantinum

Climate Appropriateness
EX

Bloom Time
Summer/Fall

Water Needs
Low

Associated Wildlife
None

Habitat Value
Cover

Douglas Iris
Iris douglasiana

Climate Appropriateness
SF CA

Bloom Time
Winter, Spring

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Buds/Greens, Nesting

5.10 STREET PAVING MATERIALS

Paving materials are selected to withstand extensive wear and to signify the circulation hierarchy. The street network in the Balboa Reservoir neighborhood consists of publicly owned and privately owned streets which will be maintained by SF Public Works and private developers respectively and will have different standards and guidelines.

Publicly Owned/Maintained Streets

STANDARDS

S.5.10.1 Public Works Specification

The design of the public right-of-way sidewalk and roadway shall be compliant with SF Public Works standard specifications and shall deploy the latest approved list of paving materials.

S.5.10.2 Roadway

Standard roadway asphalt shall be used on roadways. Vehicular concrete paving shall be used at key raised crosswalks to prioritize pedestrians and enhance open space network connections.

S.5.10.3 Sidewalk

Concrete paving shall be used and designed to meet load-bearing requirements. The materials shall be able to provide level surfaces onto which furnishings, stages and elements can be secured. At the intersections of mid-block crossings, unit paving shall be used at 18 inches in length (in the direction of travel). Where a sidewalk abuts a plaza, sidewalk paving materials shall be coordinated with the plaza paving to create a continuous public space.

S.5.10.4 Warning Paving

City standard detectable warning paving shall be used at raised crosswalks and curb ramps.

GUIDELINES

G.5.10.1 Raised Crosswalk

Custom crossing design using materials in compliance with SF Public Works approved material palette should be encouraged in all key street intersections and park entrances to signify pedestrian priority, add neighborhood character, and enhance place-making.

G.5.10.2 Unit Paving at Parallel Parking

Unit paving should be used at parallel parking. Where possible, permeable unit paving should be considered for stormwater management subject to City approval.

Crosswalks

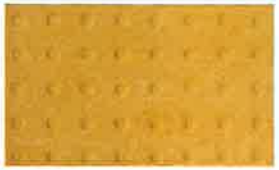
Thermoplastic crossing

Thermoplastic crossing with custom pattern inlay

Traffic Lane

City standard asphalt

Warning Pavers



Warning pavers, cast intact

Parallel Parking

4"x 8" dark grey paver

Pedestrian Throughway/ Protected Bike Lane Median

Cast-in-place concrete; medium gray w/ silica carbide and water jet finish

Tree Well Surfacing

Cobble stone with split sides and flamed top or split top and sides

Tree Well Mulch

¾" minimum crushed black basalt

Figure 5.10–1: *City-Approved Materials for Publicly Owned Streets*

Privately Owned/Maintained Streets

In privately owned and maintained streets, paving materials are not limited to the SF Public Works standard paving palette. Privately owned streets provide an opportunity to feature unique materials and details to introduce variation within the design of the public realm.

STANDARDS

S.5.10.5 Sidewalk and Roadway

The materials used for the sidewalk and roadway in shared streets shall be durable enough to withstand extensive use, wear-and-tear, and load-bearing requirements for all types of vehicles. Materials, colors and finishes used for both pedestrian and vehicular zones create a unified pedestrian priority auto space.

S.5.10.6 Warning Paving

Detectable warning paving shall be used at shared streets to signify pedestrian priority. Cast iron or white precast detectable warning pavers are recommended for durability and aesthetic quality and variation.

S.5.10.7 Vehicular Unit Paving

When unit pavers are used for roadway applications, smaller unit pavers and a bituminous setting bed shall be used to withstand heavy loads and extend longevity of the paving system.

GUIDELINES

G.5.10.3 Permeable Paving

Permeable paving should be used to reduce impervious surface for stormwater management, should meet SFPUC stormwater management requirements, and conform to DPW's Better Streets Plan.

G.5.10.4 Paving Patterns

Special paving pattern designs and material variations are recommended to define spatial identity.

Concrete Unit Paving

6x12 concrete unit paver, ground and blasted finish

Permeable Paving

Pedestrian permeable paving

Vehicular permeable paving

Warning Paving

Warning pavers, cast iron

Warning pavers, precast concrete (alt 1)

Tree Well Surfacing

4x4 cobble stone with flamed finish

Tree Well Mulch

Gravel mulch

Figure 5.10-2: *Street Material Examples for Privately Owned Streets*

5.11 STREET FURNITURE

Seating, Receptacles, Bike Racks, and Other Amenities

Street furniture is intended to be an amenity that supports a wide variety of activities. The primary materials for furnishings are steel and wood, for durability and comfort. Pictured to the right is suggested street furniture that shows the recommended character of naturally-weathered materials and finishes which should be coordinated across the site to ensure a consistent palette. The standards and guidelines outlined in this chapter are for both private and public streets.

STANDARDS

S.5.11.1 Location

Site furnishings shall be located within the furnishing zones parallel to the curb per the Better Streets Plan. Site furnishings shall be located in areas where they are likely to be used, such as low traffic shared streets or at the Reservoir Park entrance. Their locations are also determined by ADA access and loading zones. Use of non-DPW standard furniture on public rights-of-way requires a special permit.

S.5.11.2 Bike Racks

- Selected bike racks shall have a rectangular section, be securely mounted, and employ durable materials that do not require maintenance. They shall also meet all additional requirements as noted in the SFMTA Bicycle Rack Specifications.
- The Balboa Reservoir neighborhood shall provide Class II bike parking for each building and open space at the right-of-way or in the publicly accessible open space.
- The placement of bike racks shall comply with SFMTA Bicycle Parking Standards, Guidelines, and Recommendations. The total Class II bike parking requirement shall be defined according to the final TDM plan. See additional bike parking requirements see Section 7.23 (On-Site Bicycle Parking) and Section 7.39 (On-Site Bicycle Parking) at townhouses.

S.5.11.3 Bollards

Fixed bollards shall be provided at mid-block crossings.

GUIDELINES

G.5.11.1 Litter and Recycling Receptacles

Litter and recycling receptacles should be provided when regular maintenance and cleaning is available. They should be attractive site furnishings which contribute to the character of the street and provide options for landfill, recycling, and compost. Waste receptacles shall be located in areas of high pedestrian traffic, such as near pedestrian crossings. SF Public Works shall have final authority on trash receptacle selection and locations.

Bollards

Bollard, metal finish or similar

Bike Racks

Square stainless or galvanized steel tube section

Litter + Recycling Receptacles

Trash and recycling receptacles, for metal finish

Benches

Manufactured bench with back, metal and wood finish

Manufactured backless bench, metal and wood finish

Manufactured bench with reclaimed wood or similar

Figure 5.11–1: *Street Furnishing Examples*

5.12 STREET LIGHTING

Street lighting at the Balboa Reservoir neighborhood is an important component of the streetscape design. It helps to establish a sense of continuity and cohesiveness in the neighborhood and a hierarchy of primary and secondary streets. The quality and intensity of the light provides neighborhood character, as well as a sense of safety and security. Lighting design intent shall follow IES-RP8, Illuminating Engineering Society standards appropriate to the subject street type.

STANDARDS

S.5.12.1 Location

All street lights shall be located within the furnishing zone and should not obstruct pedestrian throughways or the loading and unloading of people and goods.

S.5.12.2 Public Street Pole Lights

Street lighting design for public right-of-ways shall be in compliance with SFPUC guidelines and the light fixtures shall be selected from the SFPUC Street Light Catalogue. See MIP (Section 6.5.5: Lighting) for more information.

S.5.12.3 Privately Owned Shared Street Pole Lights

Street pole lights at privately owned shared public ways shall be pedestrian in scale to emphasize pedestrian priority. Colors and finishes shall be coordinated with other site furnishings and building color palettes. The same pedestrian poles shall be used at both the shared public way and the public open space. Street light fixtures in privately owned streets are not required to be selected from the SFPUC Street Light Catalogue.

GUIDELINES

G.5.12.1 Suspended Lights

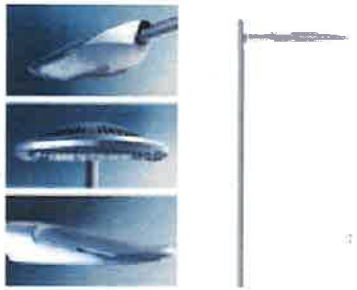
Suspended lights are recommended for the privately owned shared streets.

Privately Owned Shared Street Pole Lights

Manufactured pedestrian light, metal finish

Louis Poulsen Abertslund Maxi Post or similar

Public Street Pole Light

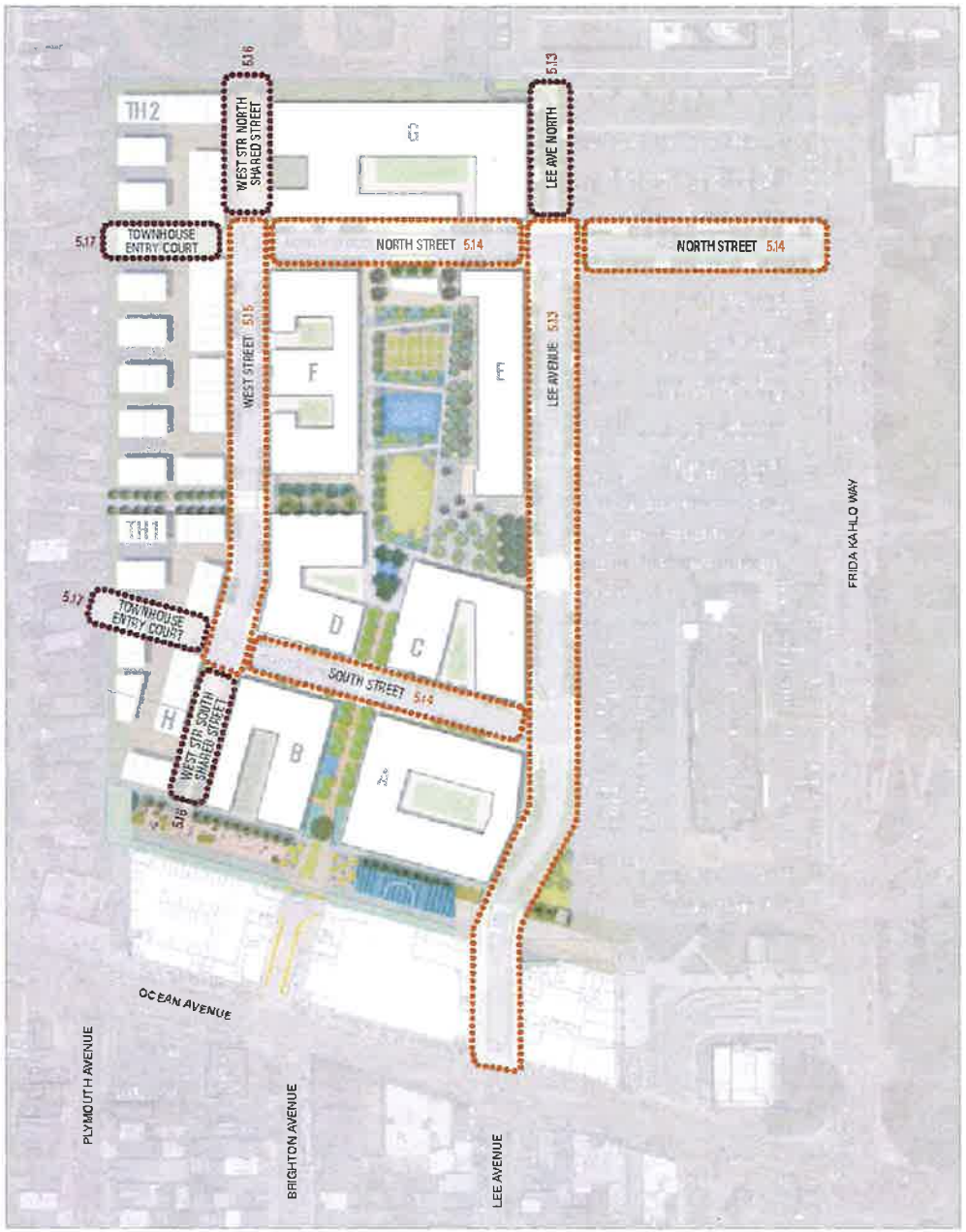


Manufactured pole light from SFPUC catalogue of acceptable fixtures, metal finish

Figure 5.12–1: *Street Lighting Palette*

Street Design by Individual Case

Given the number of unique conditions at Balboa Reservoir, maintaining a simple and coherent street design is essential to providing a unifying framework for development over time. In order to support implementation of the Streetscape Design Guidelines, the following sections will provide detailed standards and guidelines for individual streets. The streets are listed per Section 5.2 (Street Typology).



LEGEND

- *Publicly owned street*
- *Privately owned street with public access*
- 5.XX *Section number in Chapter 5*
- 5.XX *Section number in Chapter 5*

Note: building footprints are for illustrative purposes only

Figure 5.12–2: *Street Ownership & Key Plan*

5.13 LEE AVENUE

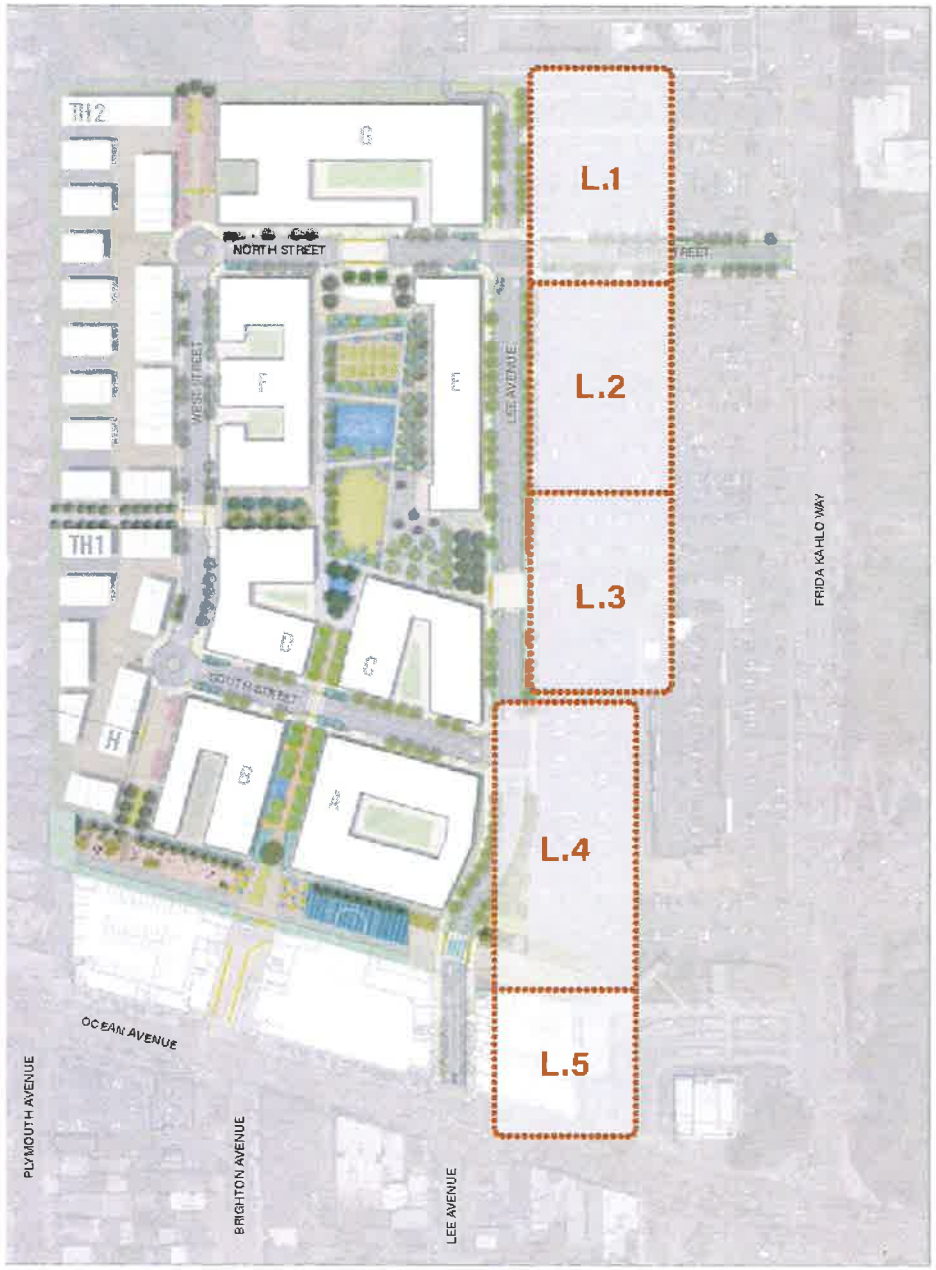
Lee Avenue is a primary mixed-use street connecting the project site to the adjacent neighborhood. Lee Avenue will serve non-residential and residential uses including potential future housing on City College property. The extension of Lee Avenue is a tree-lined bicycle boulevard that provides a gateway to Reservoir Park and a complementary edge to the City College Master Plan. It will be the primary bicycle connection south to the Class III bike route to Holloway Avenue and to Frida Kahlo Way. The treatment of Lee Avenue is divided into three main zones, with five total segments. See Figure 5.13–1 (Lee Avenue, Key Map).

Lee Avenue North of North Street (L.1)

This section of Lee Avenue which is north of North Street provides a one-way exit route for Riordan High School, a possible garage exit for Block G, and a potential parking garage exit from the City College property. This segment will be a conventional two-way street with a minimum 12-foot sidewalk on both sides for a distance of 150 feet maximum, then will convert to one-way southbound only to accommodate the Riordan High School exit. The right-of-way for this segment is 50-feet wide. This segment of Lee Avenue will be privately owned with public access. See Figure 5.13–2 (Lee Avenue, Site Plan Enlargement L.1).

Lee Avenue at Central Block (L.2 & L.3)

This section of Lee Avenue between North Street and South Street will have an asymmetric profile within a 72-foot-wide-right-of-way. It will have one travel lane in each direction and a protected Class IV bike lane and a minimum of 12-foot-wide sidewalks on both sides. Parallel parking and loading areas are provided only on the west side of the street. See Figure 5.13–4 (Lee Avenue, Site Plan L.2) and Figure 5.13–5 (Lee Avenue, Site Plan L.3).



Note: building footprints are for illustrative purposes only

Figure 5.13–1: *Lee Avenue, Key Map*

Lee Avenue South of South Street (L.4 & L.5)

Lee Avenue south of South Street will taper from a 72-foot-wide right-of-way to a 56-foot-wide right-of-way to match the existing width between 1110 and 1150 Ocean Avenue. At this segment, there will be no parking on either side of the street and one travel lane and bike lane in each direction. Class II bike lanes run from South Street to the SFPUC Retained Fee Open Space and transition into Class III bike lanes through Ocean to the Holloway Avenue Class III bike route. There will be bulb-outs at intersections and midblock crossings at the Reservoir Park and SFPUC Retained Fee Open Space to emphasize pedestrian priority and traffic calming. A vehicular left turn lane on the southern most end of Lee Avenue will assist with traffic control at the intersection of Lee Avenue and Ocean Avenue. See Figure 5.13–7 (Lee Avenue, Site Plan L.4) and Figure 5.13–9 (Lee Avenue, Site Plan L.5).

STANDARDS

S.5.13.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.13–2 through Figure 5.13–10.

S.5.13.2 Element and Material Specification

Landscape elements shall be provided per Figure 5.13–2 through Figure 5.13–9. Dimensions vary.

S.5.13.3 Raised Crosswalk

The crosswalk at the intersection of Lee Avenue and the Reservoir Park entry and the intersection of Lee Avenue and the SFPUC Retained Fee Open Space shall be raised and a minimum of 50 feet long. High quality paving materials such as unit paving are encouraged. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

S.5.13.4 Loading

Loading per Balboa Reservoir Infrastructure Plan, (Figure 6.9: Proposed Service and Loading Plan).

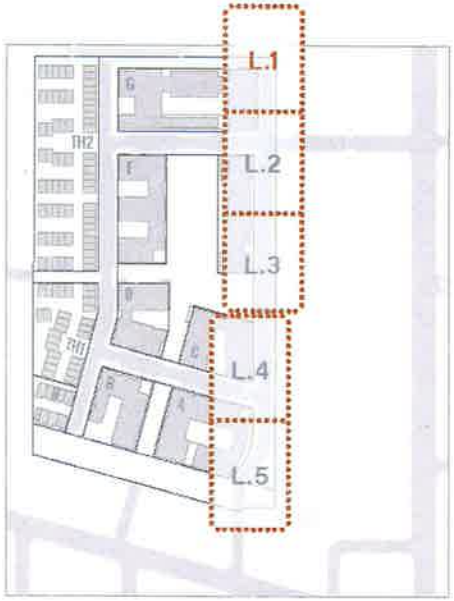
S.5.13.5 SFPUC Asset Protection Standards

Street trees are not allowed where the roadway and sidewalk cross the SFPUC Retained Fee parcel. Refer to SFPUC Asset Protection Standards for tree restrictions over transmission distribution assets at this parcel.

GUIDELINES

G.5.13.1 Stormwater Management

Some of the Lee Avenue stormwater requirements will be offset in the open space stormwater management areas. See Chapter 6 (Open Space Network) for more information. This enables flexibility in the design of Lee Avenue including managing challenging grading, potential inclusion of protected bike ways, and other pedestrian amenities. The open space stormwater management area will be sized over the 25% requirement to offset the Lee Avenue stormwater requirement.



Key Map

LEGEND

1. *Tree planting strip*
2. *Concrete sidewalk*
3. *Street light*
4. *Litter & recycling receptacle*
5. *Bioretention planting*
6. *Regular planting*
7. *Roadway — asphalt*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

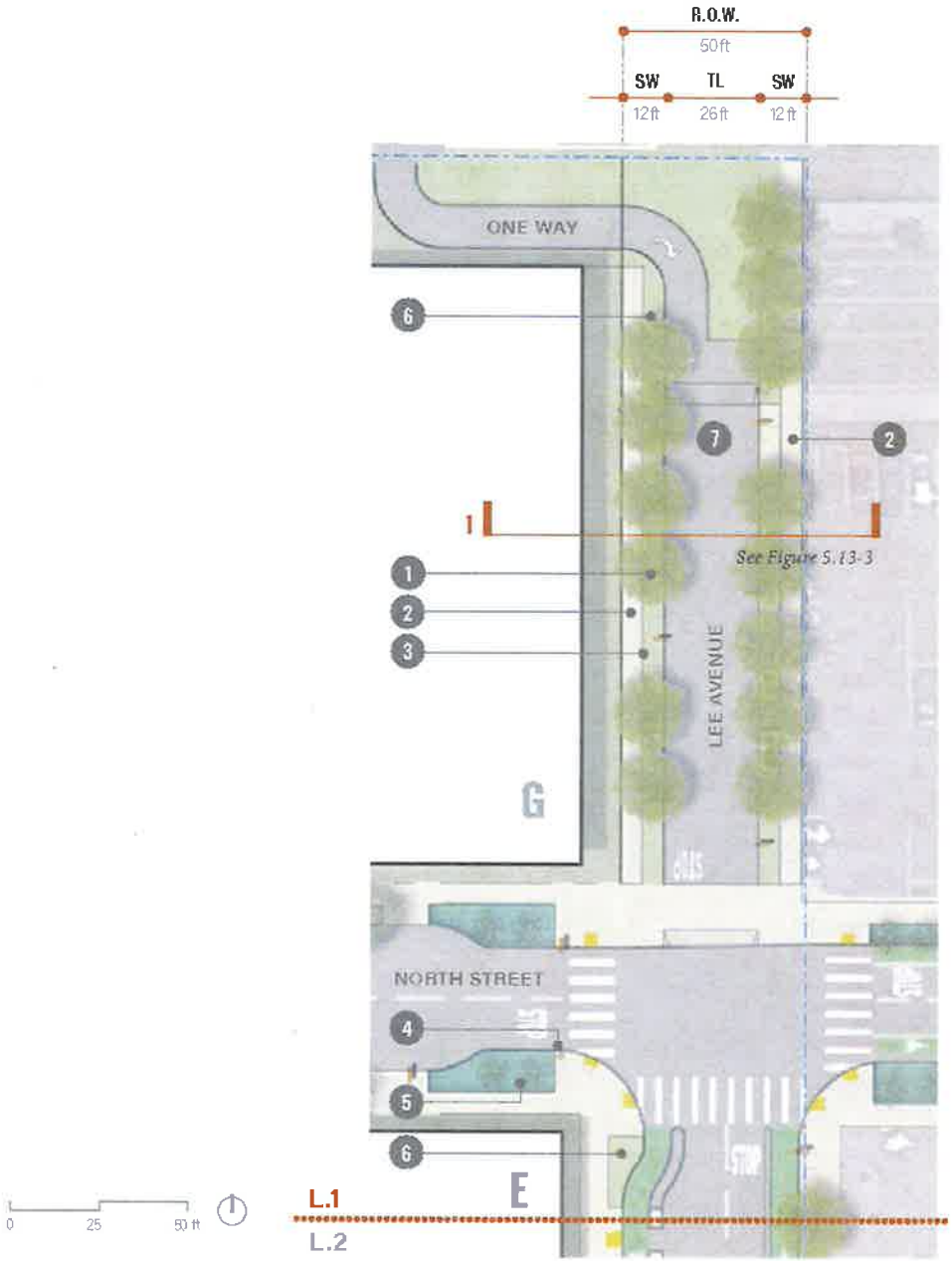


Figure 5.13–2: *Lee Avenue, Site Plan Enlargement L.1*

Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

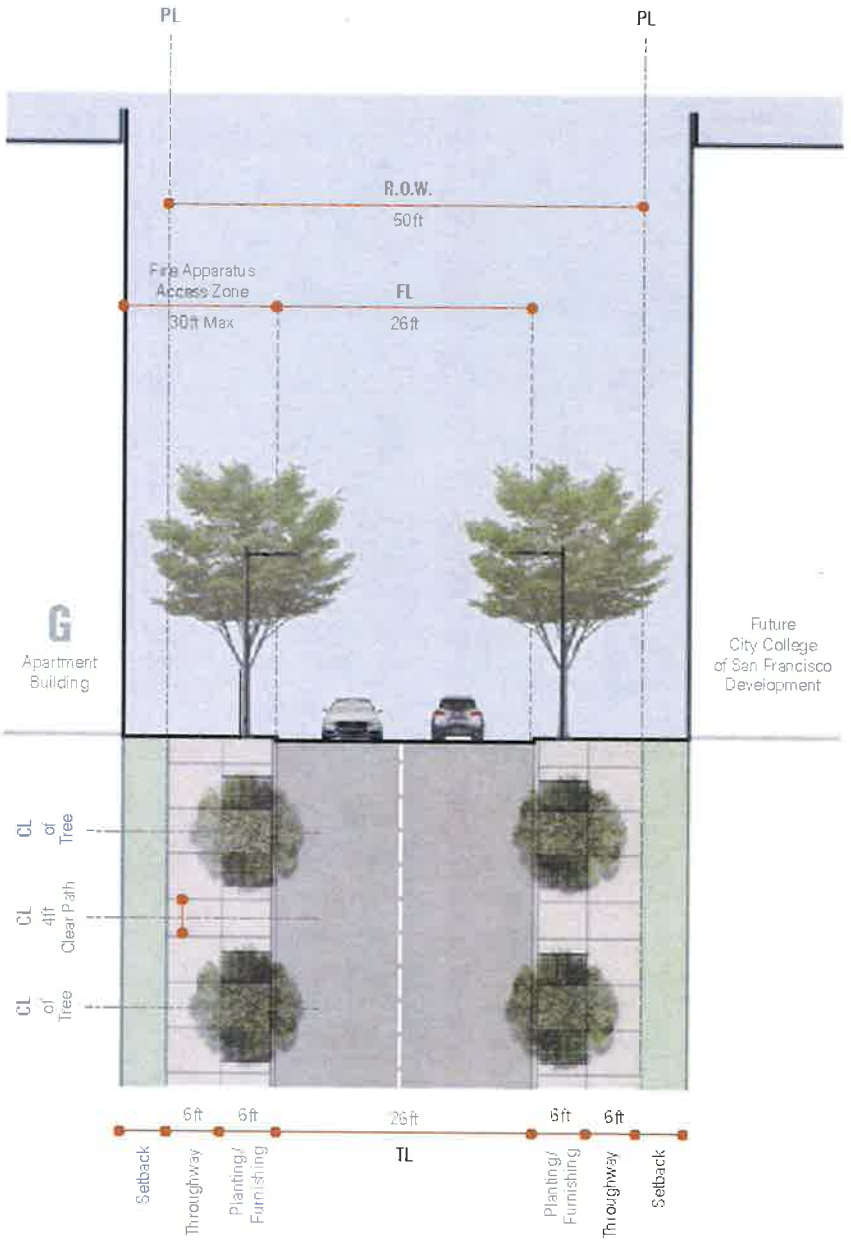
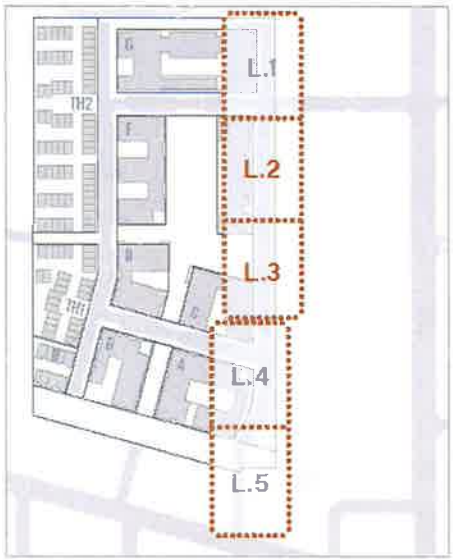


Figure 5.13-3: *Lee Avenue, Section 1* **See Figure 5.13-2: Lee Avenue Site Plan Enlargement 1.1*



Key Map

LEGEND

1. *Tree well*
2. *Concrete sidewalk*
3. *Street light*
4. *Litter & recycling receptacle*
5. *Bioretention planting*
6. *Regular planting*
7. *Warning paver*
8. *Curb cut for accessible loading/parking*
9. *Raised crosswalk with special treatment*
10. *Roadway — asphalt*
11. *Bike rack*
12. *Bollard*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

0 25 50 ft

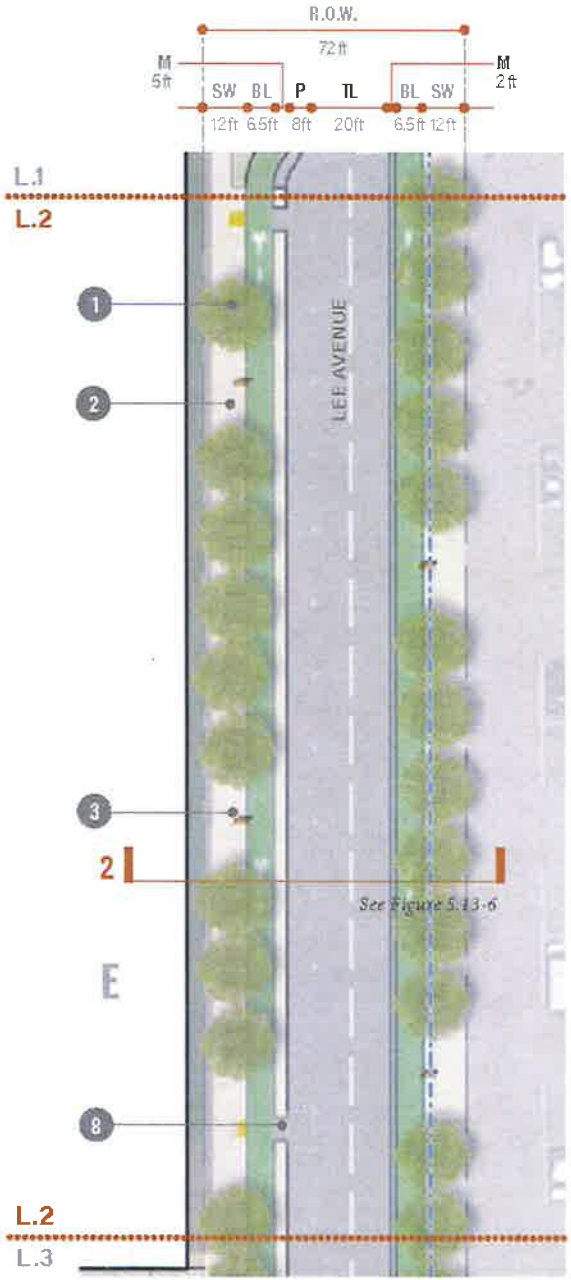
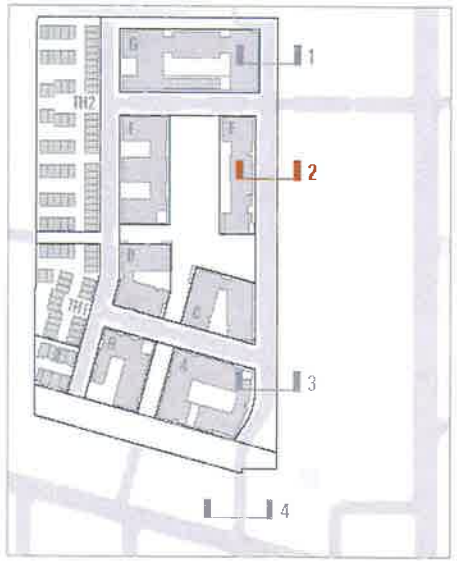


Figure 5.13–4: *Lee Avenue, Site Plan L.2*

Figure 5.13–5: *Lee Avenue, Site Plan L.3*



Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

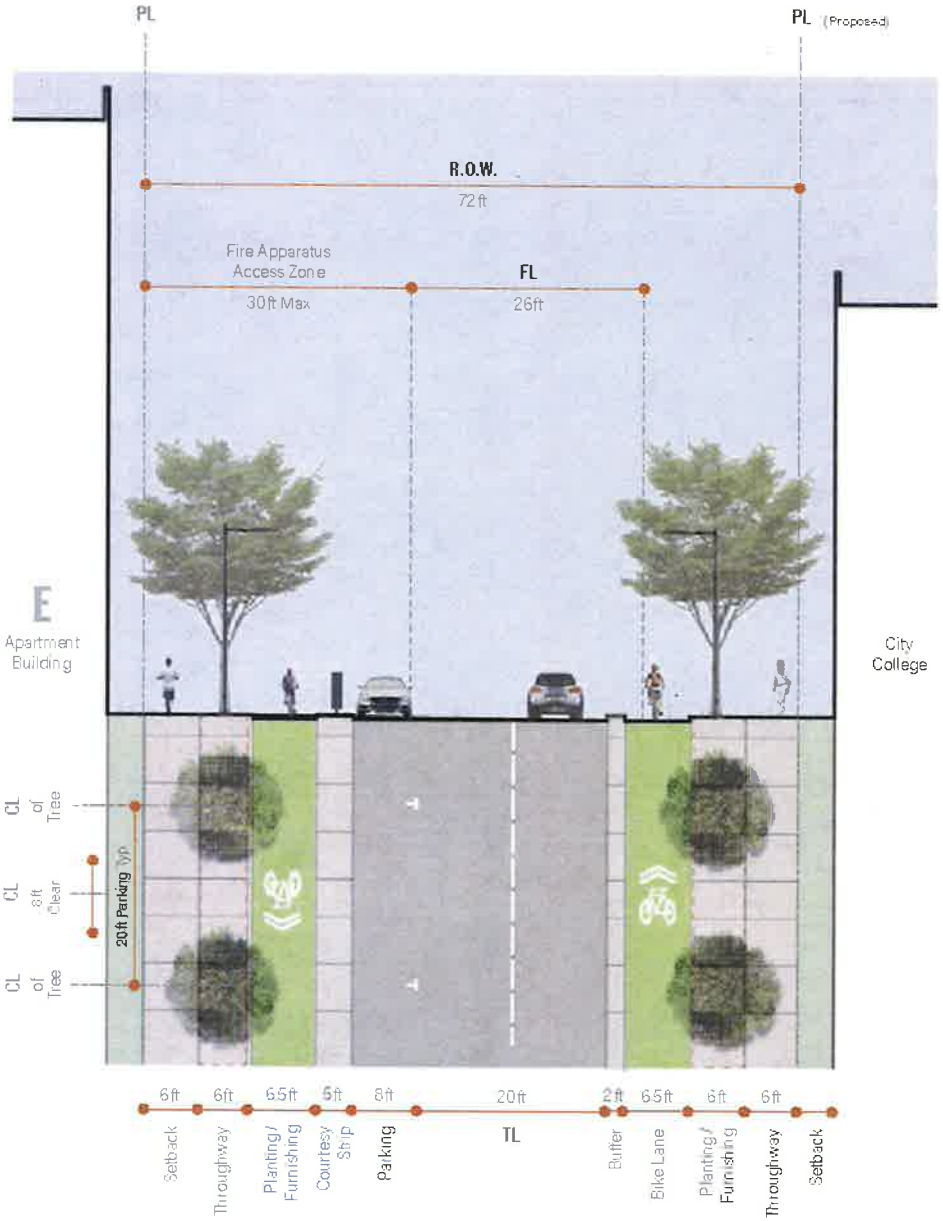
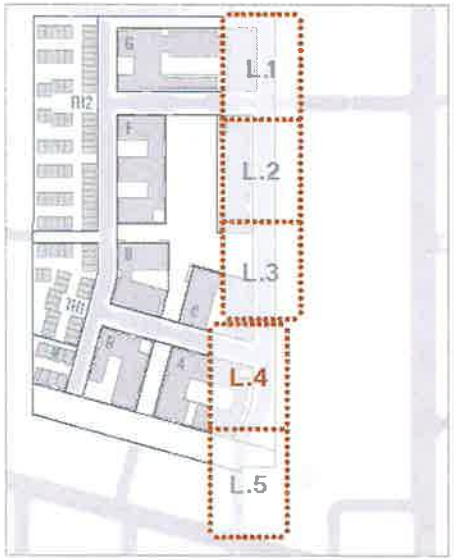


Figure 5.13–6: *Lee Avenue, Section 2* *see "Figure 5.13-4 & 5: Lee Avenue, Plan Enlargements L2 & L3



Key Map

LEGEND

1. *Tree planting strip*
2. *Concrete sidewalk*
3. *Street light*
4. *Regular planting*

BL *Bike lane*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

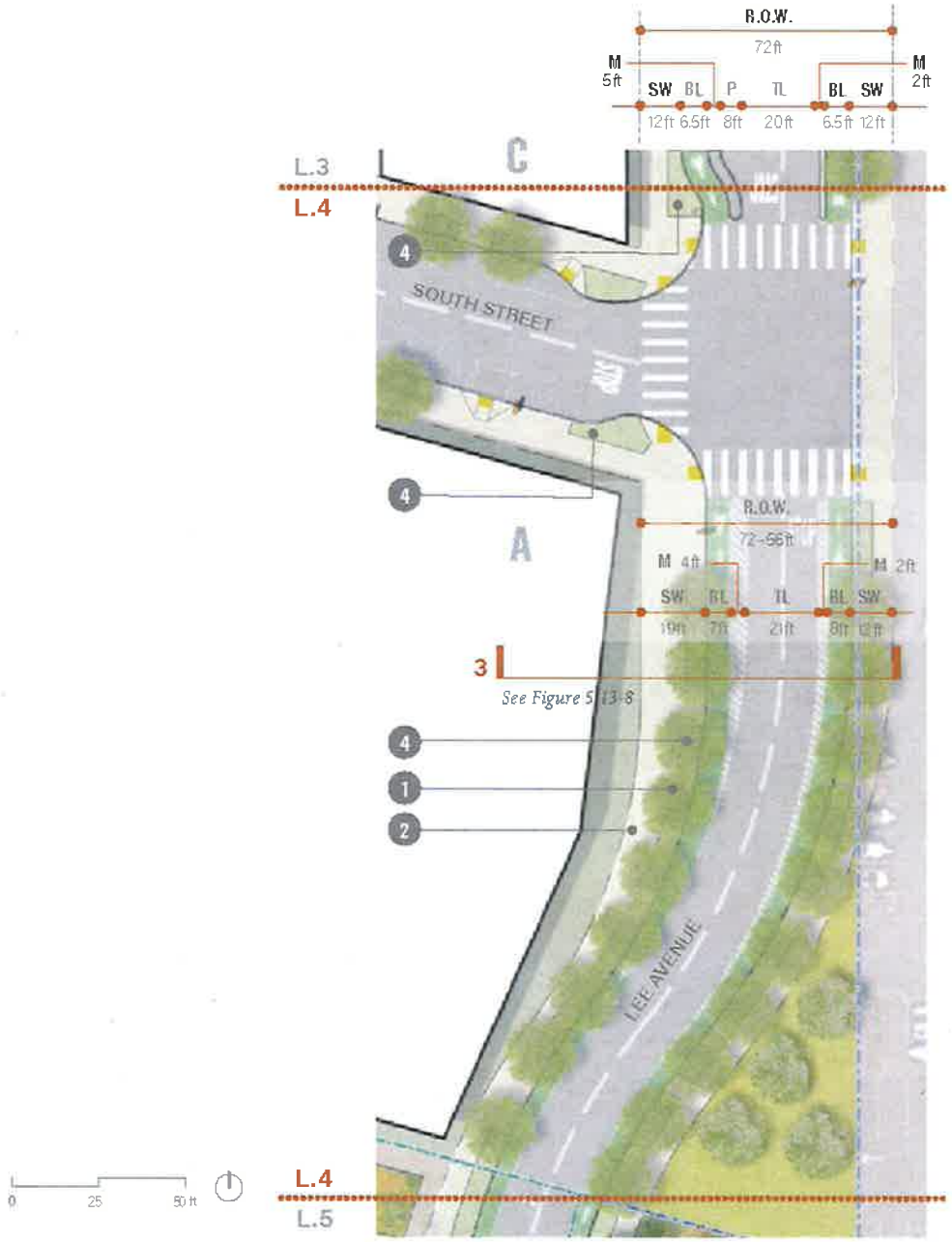
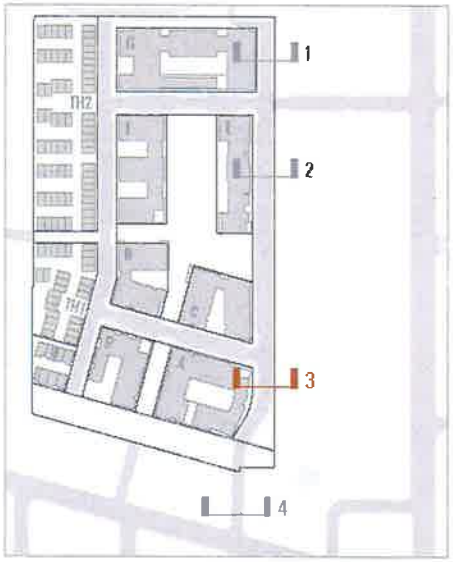


Figure 5.13–7: *Lee Avenue, Site Plan L.4*



Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

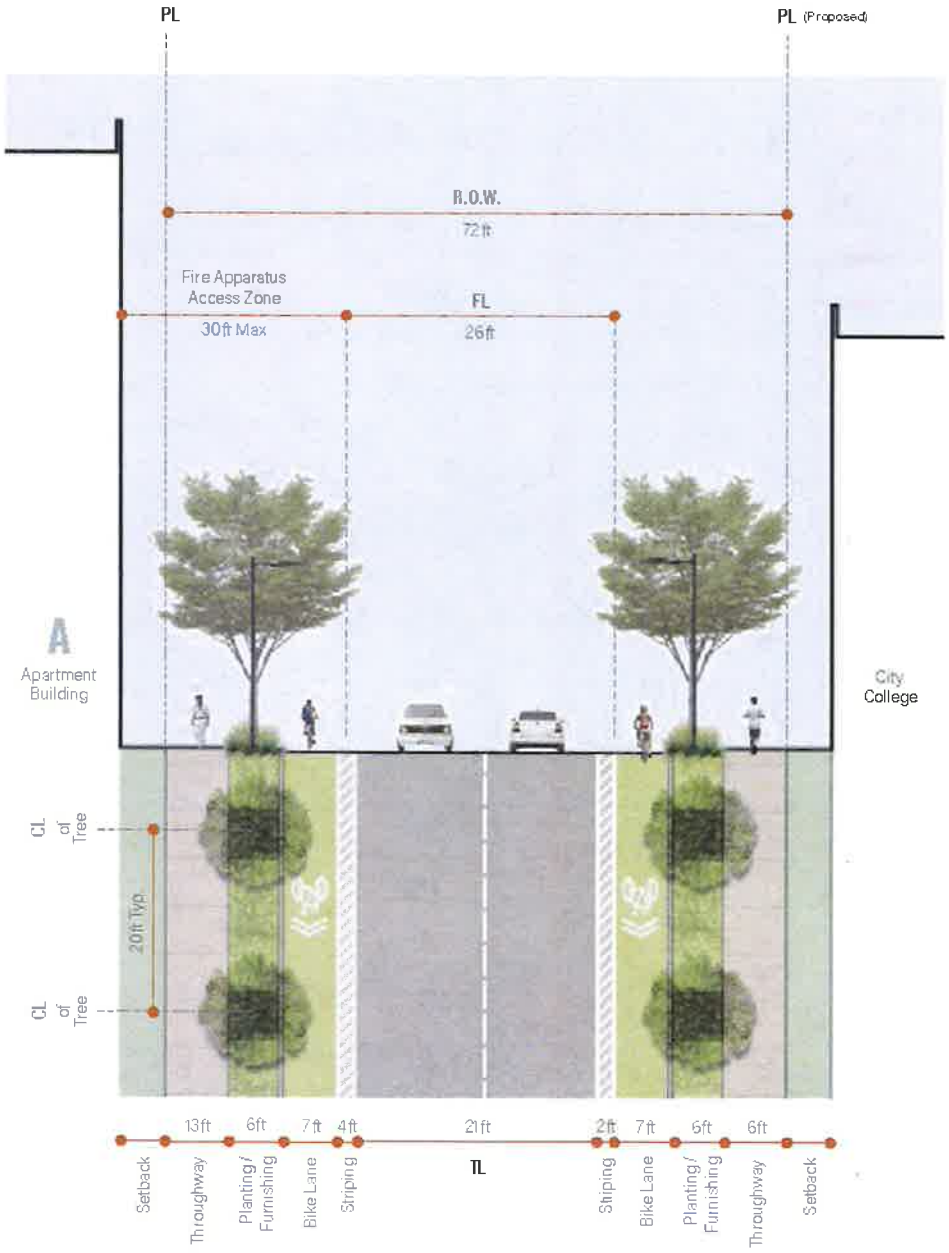
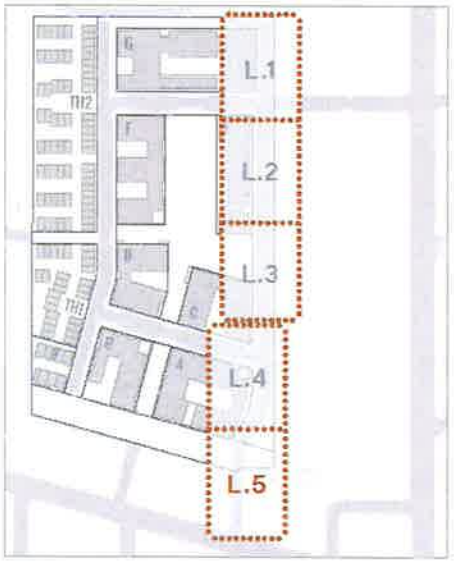


Figure 5.13-8: *Lee Avenue, Section 3* *see "Figure 5.13-2: Lee Avenue, Site Plan Enlargement L.1".4



Key Map

LEGEND

1. *Existing tree well to remain*
2. *Concrete sidewalk*
3. *Regular planting*
4. *Warning paver*
5. *Raised crosswalk with special treatment*
6. *Removable bollard for SFPUC access*
7. *Bike box*
8. *SFPUC Retained Fee Open Space*
9. *Existing Whole Foods Market access easement to remain*

BL *Bike lane*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

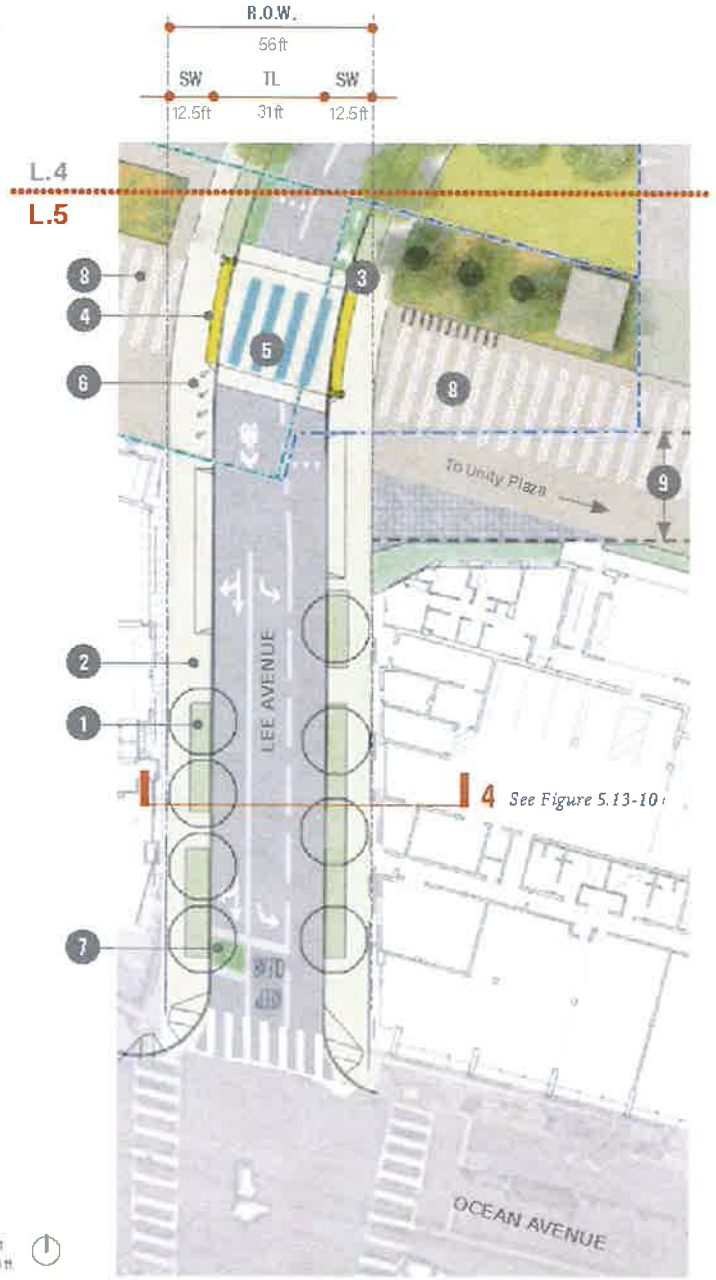


Figure 5.13-9: *Lee Avenue, Site Plan L.5*

Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

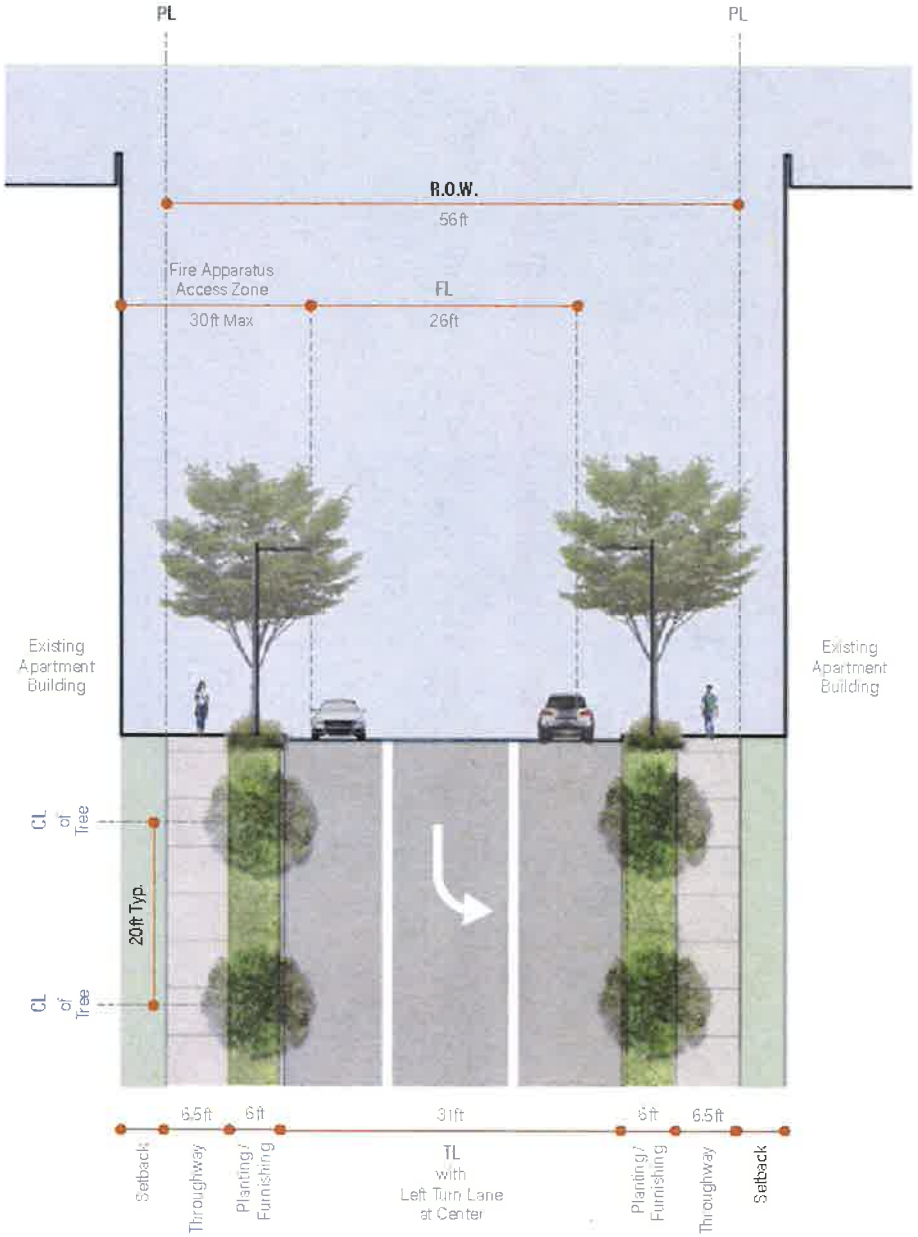


Figure 5.13–10: *Lee Avenue, Section 4* *see "Figure 5.13-2: Lee Avenue, Site Plan Enlargement L.1"5

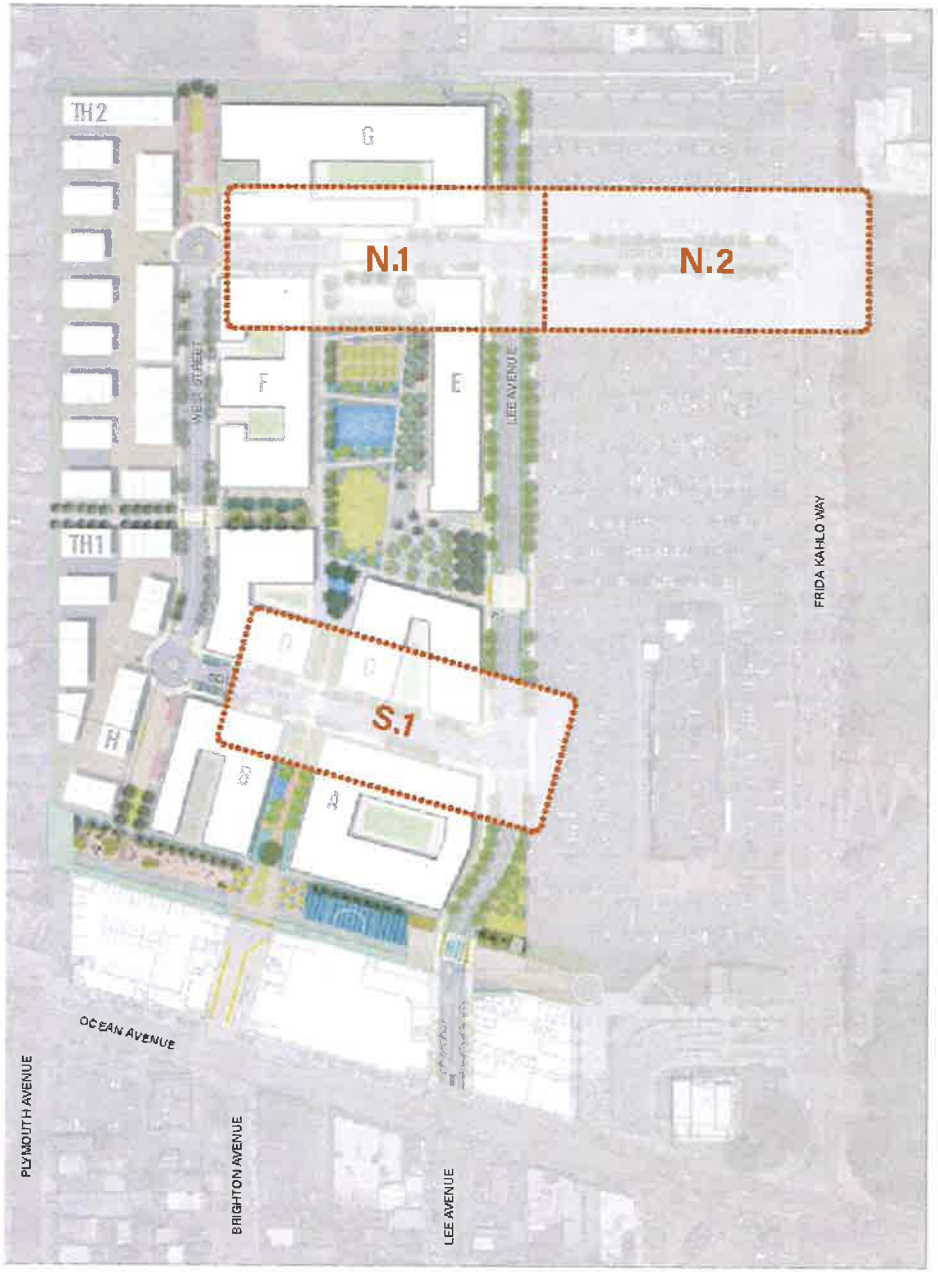
5.14 NORTH STREET AND SOUTH STREET

North Street (N.1 and N.2)

North Street will be an east-west neighborhood residential street with a 64-foot-wide right-of-way providing vehicular, bike, pedestrian and service access to buildings and to Reservoir Park. Parallel parking and 12-foot-wide sidewalks are provided on both sides of the street. North Street will also extend eastward connecting Lee Avenue to the existing Frida Kahlo Way and provide access to the future Performing Arts Education Center at City College. The portion of North Street between Lee Avenue and Frida Kahlo Way will be narrowed to a 62-foot-wide right-of-way to accommodate designated bike lanes on both sides of the street and parallel parking on the south side. There will be bulb-outs at intersections and a raised midblock crossing at Reservoir Park to strengthen pedestrian connections to the central public space. Street stormwater will be treated with rain gardens in bulb-outs or pervious paving in vehicular areas.

South Street (S.1)

South Street will be an east-west neighborhood residential lane with a 64-foot-wide right-of-way. It will provide vehicular, pedestrian and bike access to individual buildings, childcare, Brighton Paseo, and Reservoir Park. Loading zones and 12-foot-wide sidewalks are provided on both sides of the street. South Street will have slower traffic and will accommodate bicycles on the street. There will be bulb-outs at intersections and, as in the case of North Street, a midblock raised crossing to create safe connections to Reservoir Park and Brighton Paseo. Stormwater will be treated through bioswales located in the bulb-out areas and through pervious paving in vehicular areas.



Note: building footprints are for illustrative purposes only

Figure 5.14–1: *North & South Street Key Map*

STANDARDS

S.5.14.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.14–2 to Figure 5.14–6.

S.5.14.2 Element and Material Specification

Elements shall be included per Figure 5.14–2 to Figure 5.14–5. All elements shown shall be included.

S.5.14.3 Raised Crosswalk

Crosswalks at the intersection of North Street and the Reservoir Park entrance, and South Street and the Reservoir Park entrance shall be raised and at minimum 60 feet long at North Street and 15 feet long at South Street. High quality paving materials such as unit paving are recommended. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

GUIDELINES

G.5.14.1 Stormwater Management

To the extent possible, stormwater generated within the North Street and South Street rights-of-way shall be treated within the right-of-way in centralized linear bioretention treatment areas adjacent to the sidewalk. The bioretention planters adjacent to the sidewalk shall have a 6-inch curb for fall protection. An alternate treatment option is to route North Street and South Street stormwater to Reservoir Park. A Brighton Paseo stormwater area is also under consideration.

G.5.14.2 Mountable Traffic Circle

High quality paving such as unit paving is encouraged around the mountable traffic circles at the intersection of North Street and West Street and the intersection of South Street and West Street. See Balboa Reservoir Infrastructure Plan (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

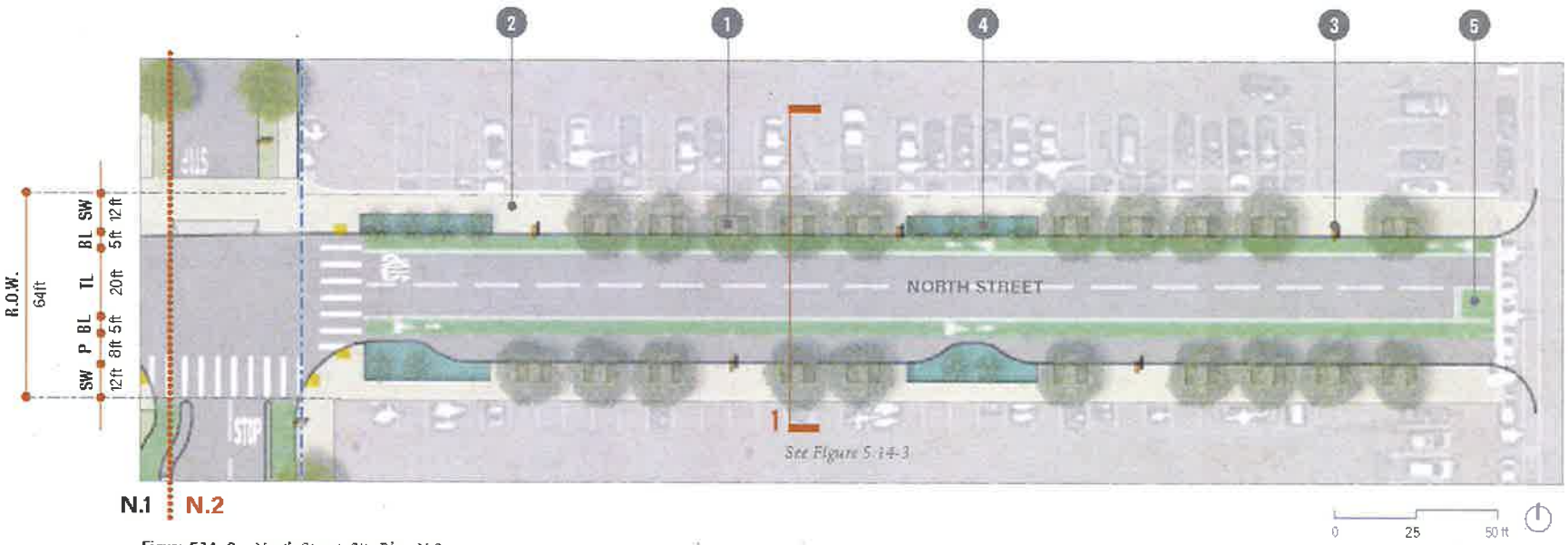


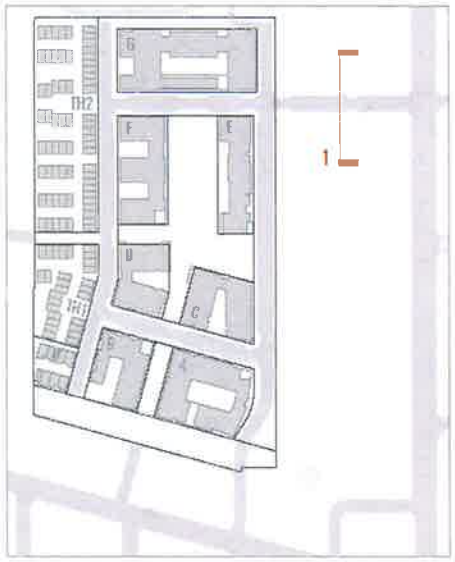
Figure 5.14–2: *North Street, Site Plan N.2*

Key Map

LEGEND

1. *Tree well*
2. *Concrete sidewalk*
3. *Street light*
4. *Bioretention planting*
5. *Bike box*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*



Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

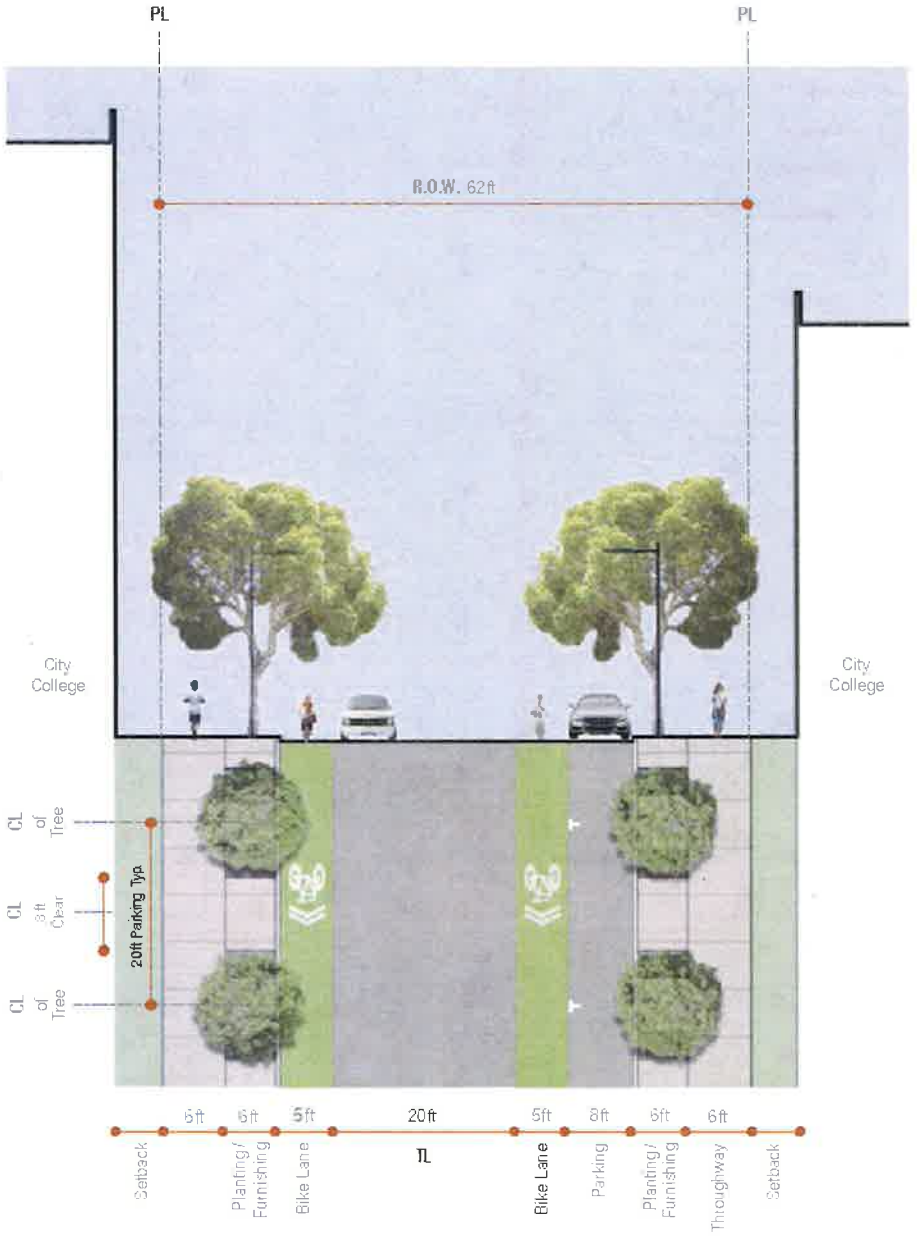


Figure 5.14–3: *North Street, Section N.2*

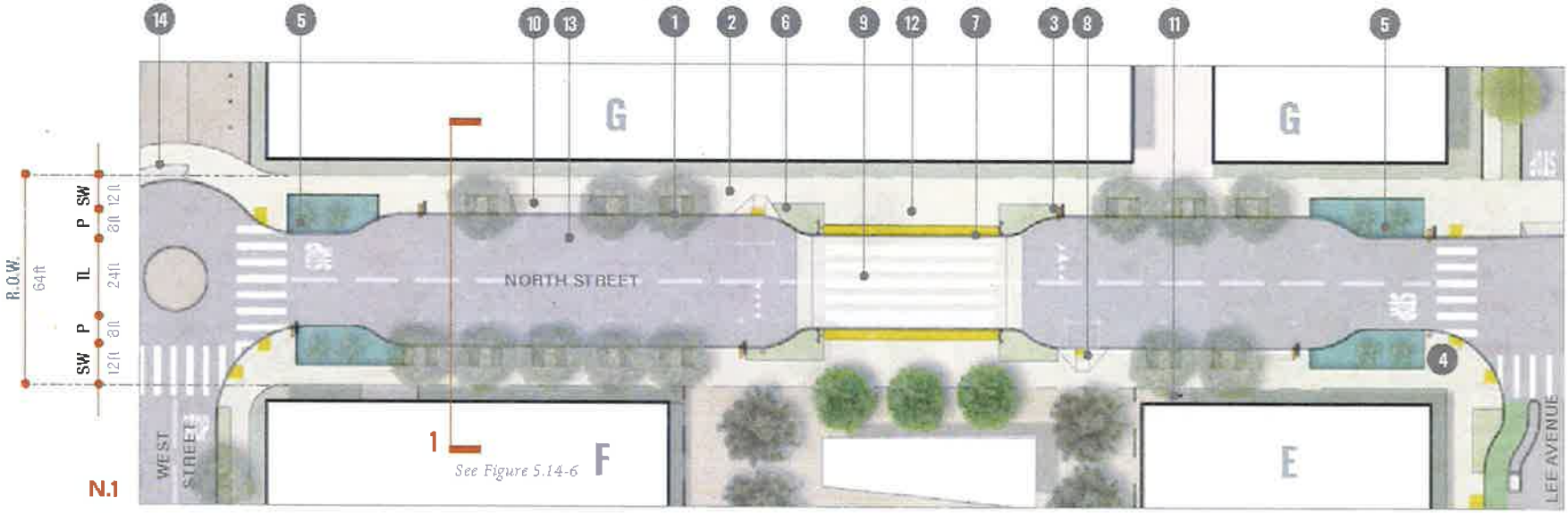
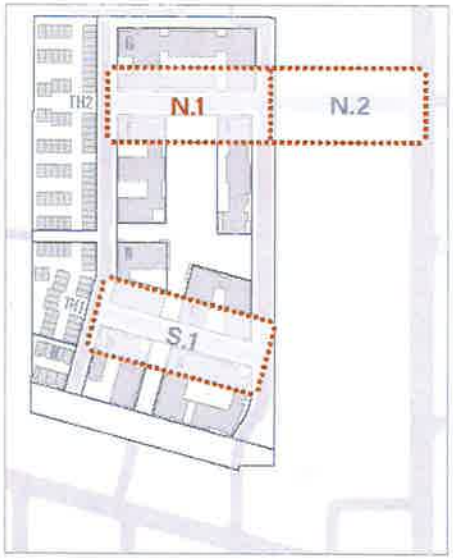


Figure 5.14–4: *North Street, Site Plan N.1*



Key Map

LEGEND

1. *Tree well*
2. *Concrete sidewalk*
3. *Street light*
4. *Litter & recycling receptacle*
5. *Bioretention planting*
6. *Regular planting*
7. *Warning paver*
8. *Curb cut for accessible loading/parking*
9. *Raised crosswalk with special treatment*
10. *Curb cut for garage*
11. *Bike rack*
12. *Bollard*
13. *Roadway — asphalt*
14. *Curb cut for private street*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

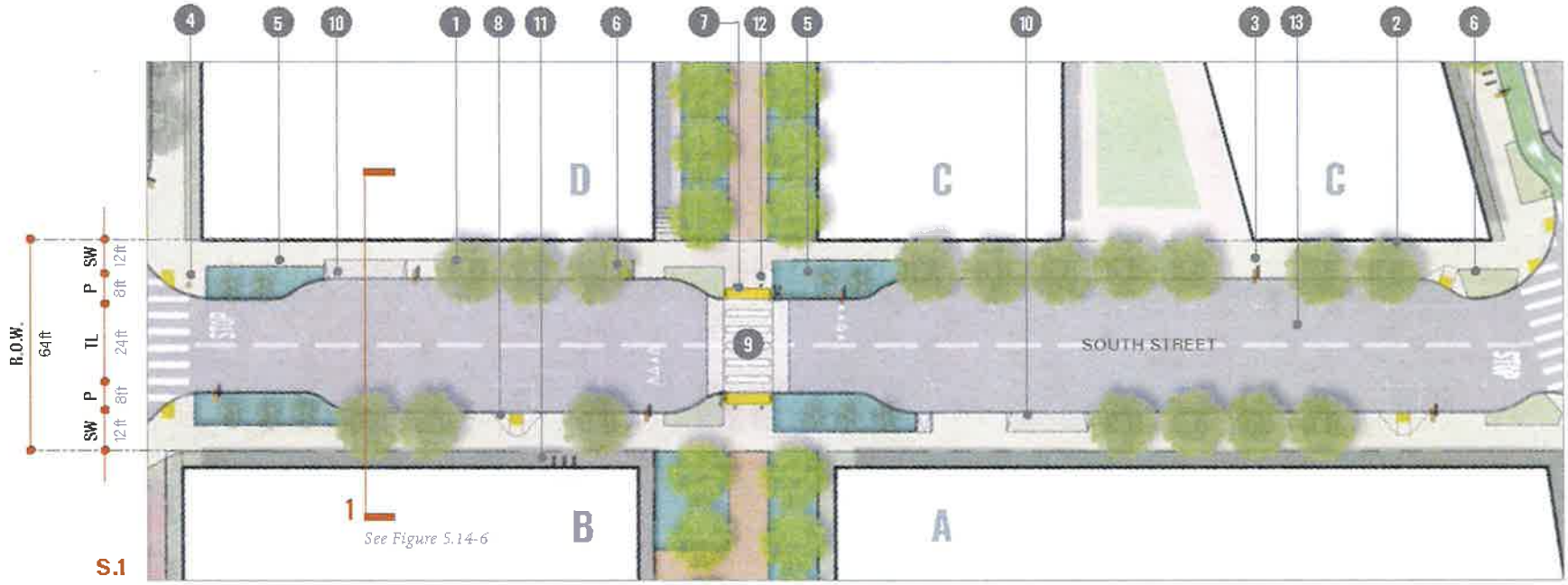
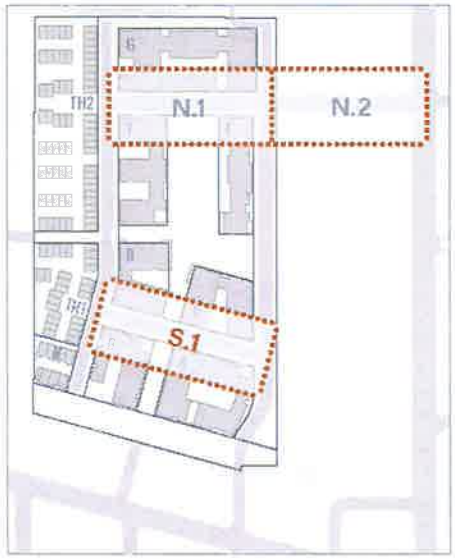


Figure 5.14–5: *South Street, Site Plan S.1*



Key Map

LEGEND

1. *Tree well*
2. *Concrete sidewalk*
3. *Street light*
4. *Litter & recycling receptacle*
5. *Bioretention planting*
6. *Regular planting*
7. *Warning paver*
8. *Curb cut for accessible loading/parking*
9. *Raised crosswalk with special treatment*
10. *Curb cut for garage*
11. *Bike rack*
12. *Bollard*
13. *Roadway — asphalt*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

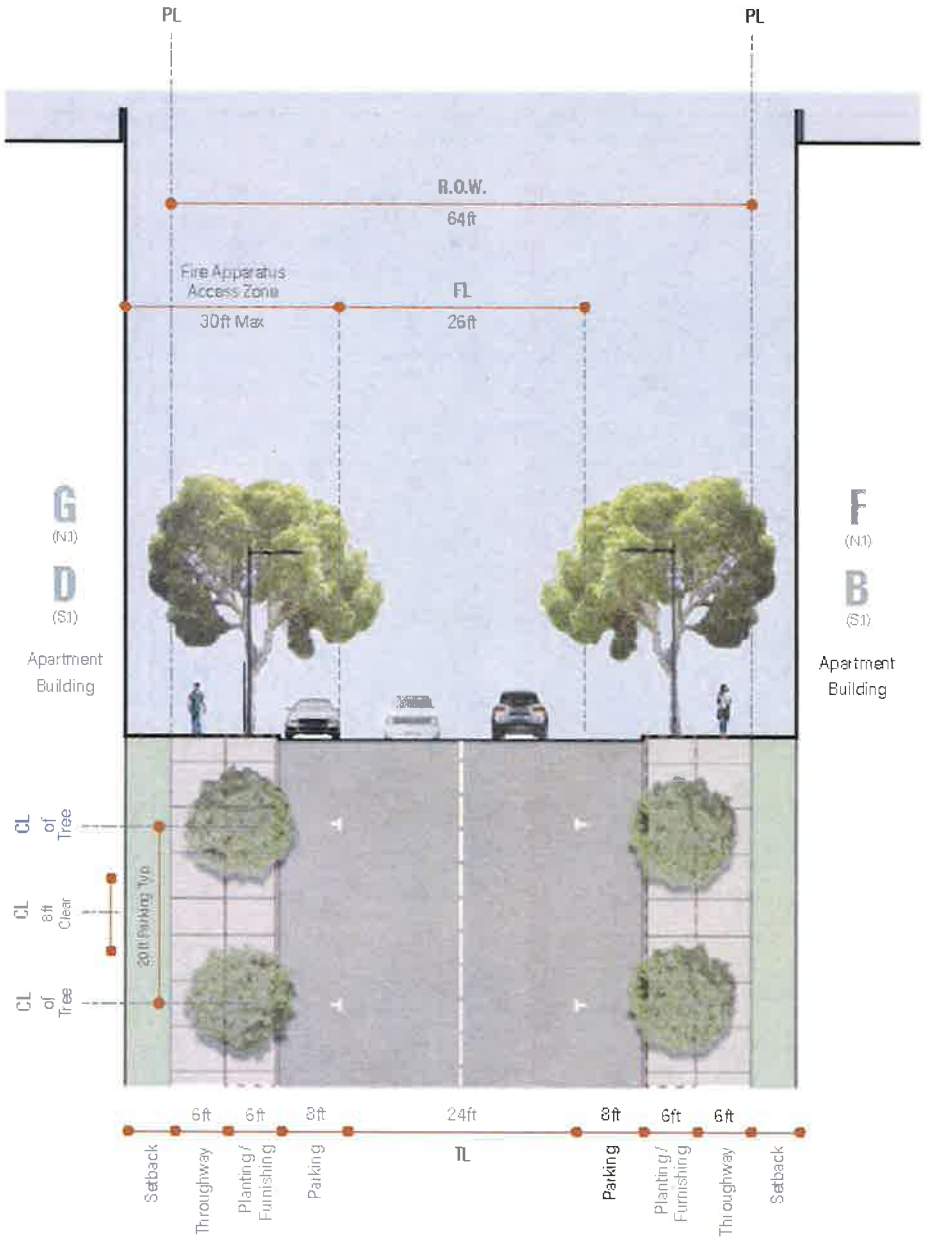
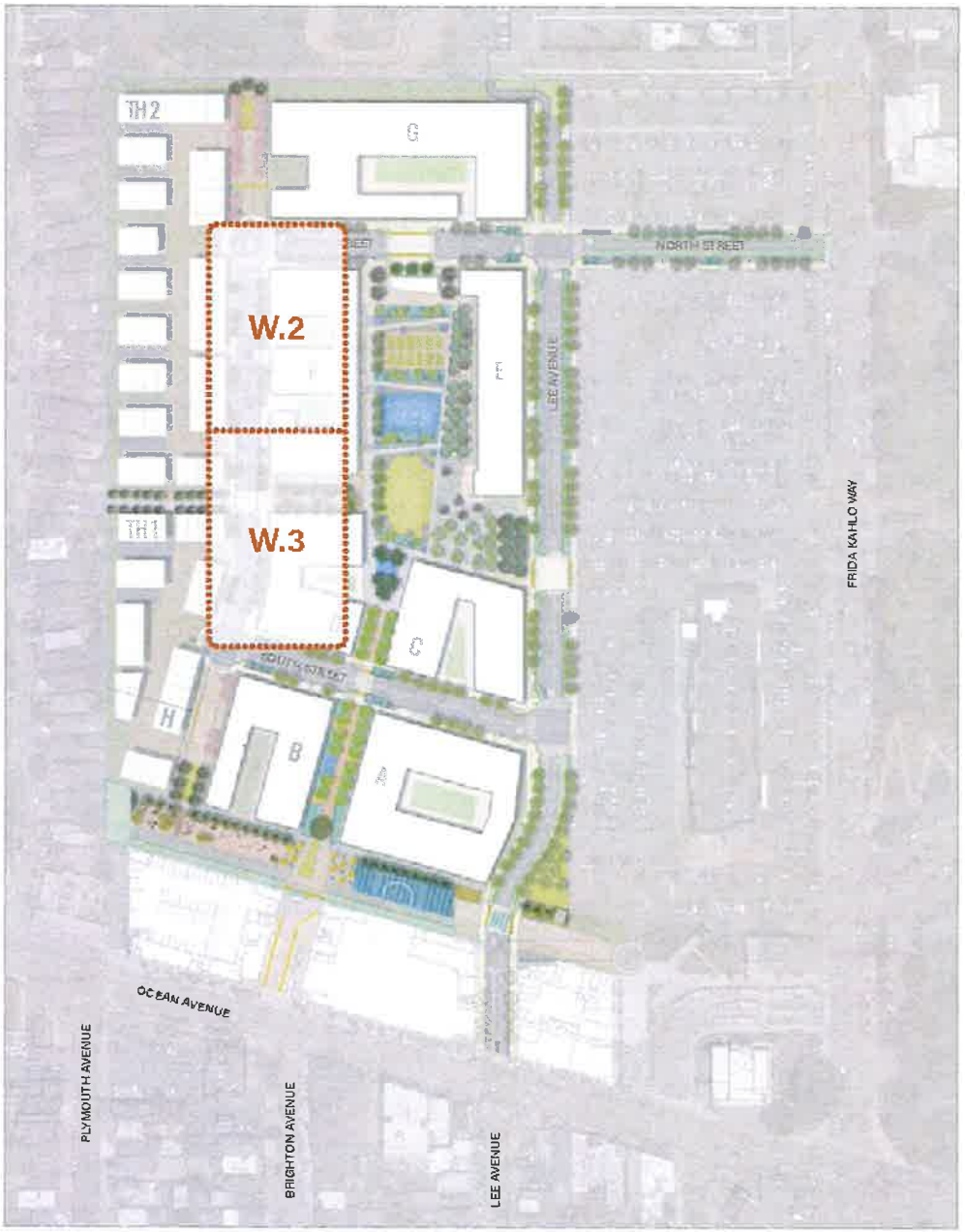


Figure 5.14–6: *North & South Street, N.1 & S.2 Section*

5.15 WEST STREET

West Street will be a north-south neighborhood residential street with a 54-foot-wide right-of-way providing vehicular, pedestrian, and bike access to individual buildings, townhouses, San Ramon Paseo, and Reservoir Park. This street will have an asymmetrical profile with parallel parking on the east side. There will be one travel lane in each direction with a 10.5-foot-wide sidewalk on both sides of the street. Since there will be no parallel parking at the townhouse side of the street, a continuous 4-foot-wide tree and planting buffer with 8-foot-wide breaks every 60 feet will be provided along this frontage. The streetscape design will feature traffic calming elements such as chicanes, raised crosswalks, and mountable traffic circles.



Note: building footprints are for illustrative purposes only

Figure 5.15–1: *West Street, Key Map*

STANDARDS

S.5.15.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.15–2 through Figure 5.15–3.

S.5.15.2 Element and Material Specification

Elements per Figure 5.15–2. All elements shown shall be included. Dimensions vary to meet site-specific conditions.

S.5.15.3 Raised Crosswalk

The crosswalk at the intersection of West Street and the Reservoir Park entry shall be raised and 30 feet long at minimum. High quality paving materials such as unit paving is recommended. See MIP (Section 6.6: Traffic Calming) and Section 5.6 (Traffic Calming Strategies) for more details.

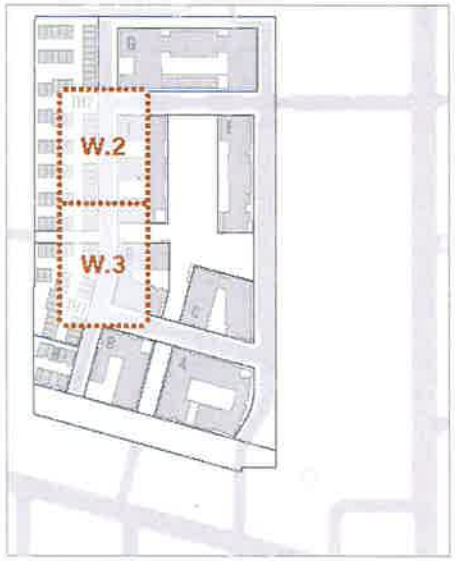
GUIDELINES

G.5.15.1 Stormwater Management

Due to grading challenges and spatial constraints, West Street will not be able to meet the 25% reduction in stormwater rate and volume. The open space stormwater management area will be oversized beyond the 25% requirement to offset the West Street stormwater requirement. See Chapter 6 (Open Space Network) for more information.

G.5.15.2 Mountable Traffic Circle

High-quality paving such as unit paving is recommended at the mountable traffic circle at the intersection of North Street and West Street and the intersection of South Street and West Street.



Key Map

LEGEND

1. *Tree well*
2. *Concrete sidewalk*
3. *Street light*
4. *Litter & recycling receptacle*
5. *Bioretention planting*
6. *Regular planting*
7. *Warning paver*
8. *Curb cut for accessible loading/parking*
9. *Raised crosswalk with special treatment*
10. *Mountable traffic cirlce*
11. *Curb cut for garage*
12. *Bike rack*
13. *Bollard*
14. *Roadway — asphalt*
15. *Curb cut for driveway*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

0 25 50 ft

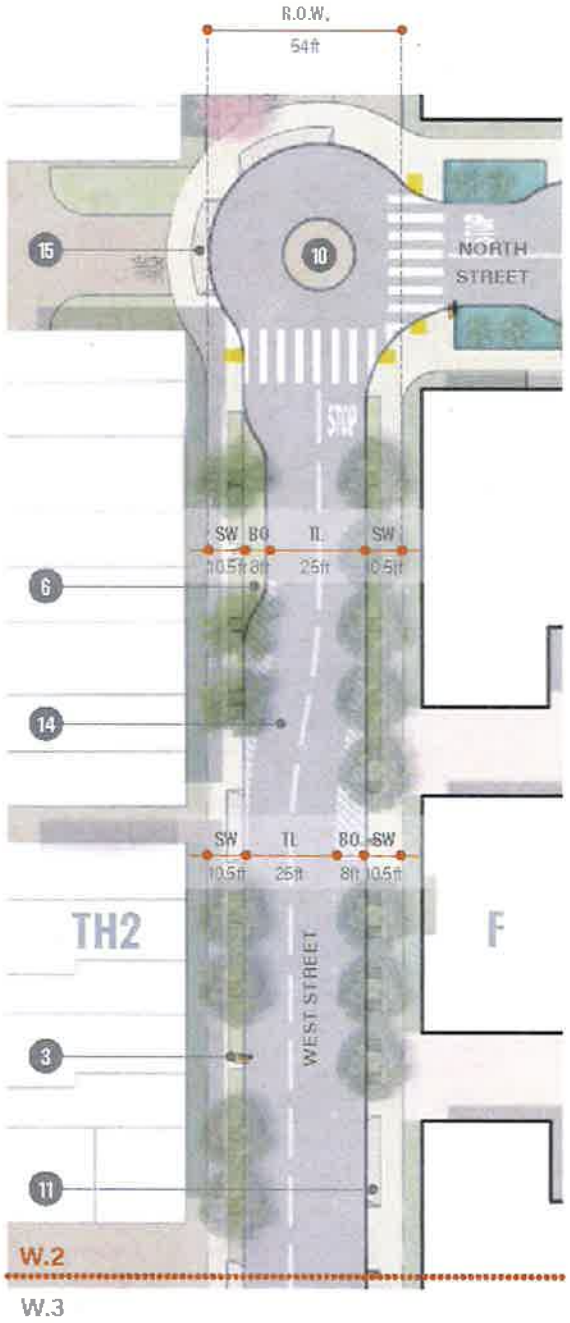


Figure 5.15–2: *West Street, Site Plan W.2*

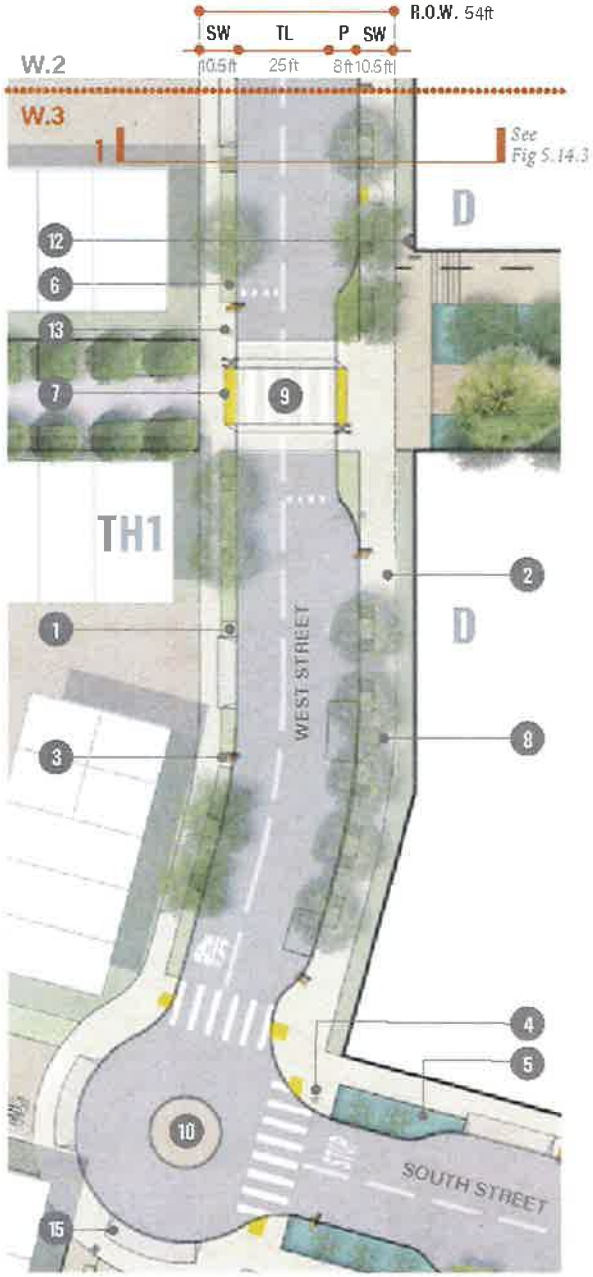
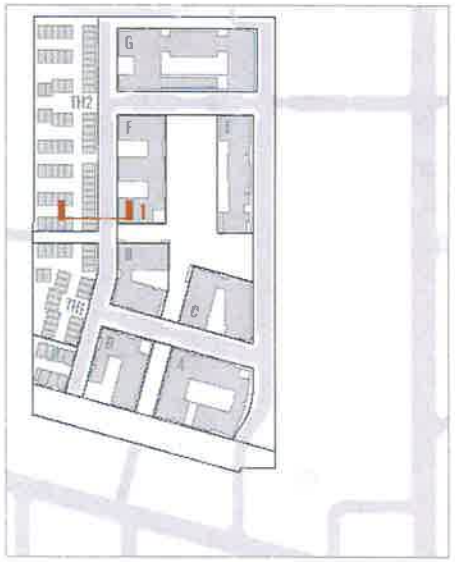


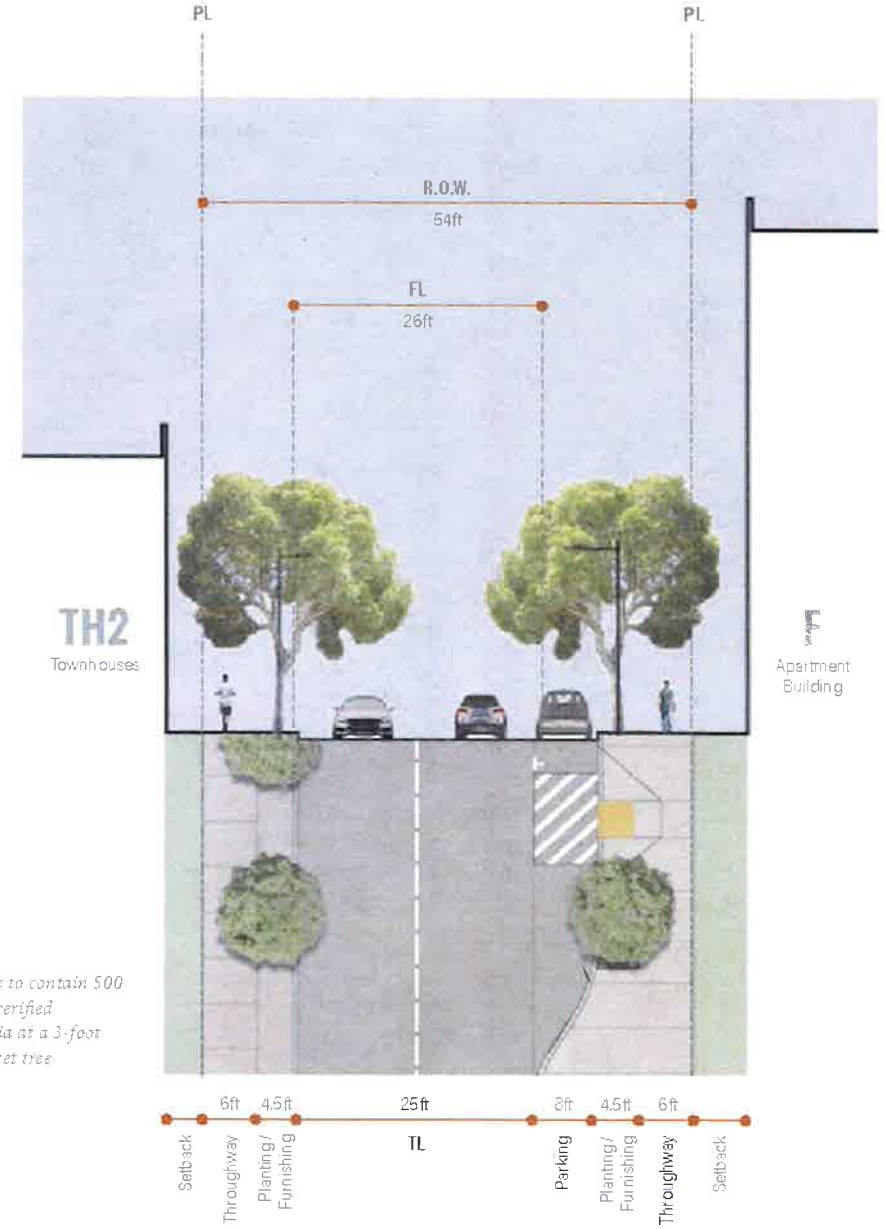
Figure 5.15–3: *West Street, Site Plan W.3*



Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*



** Planting cone to contain 500 cubic feet of verified growing media at a 3-foot depth per street tree*

Figure 5.15–4: *West Street, Section 1* **see "Figure 5.15-2: West Street, Site Plan W.2 & W.3".*

5.16 WEST STREET NORTH AND SOUTH, SHARED STREETS

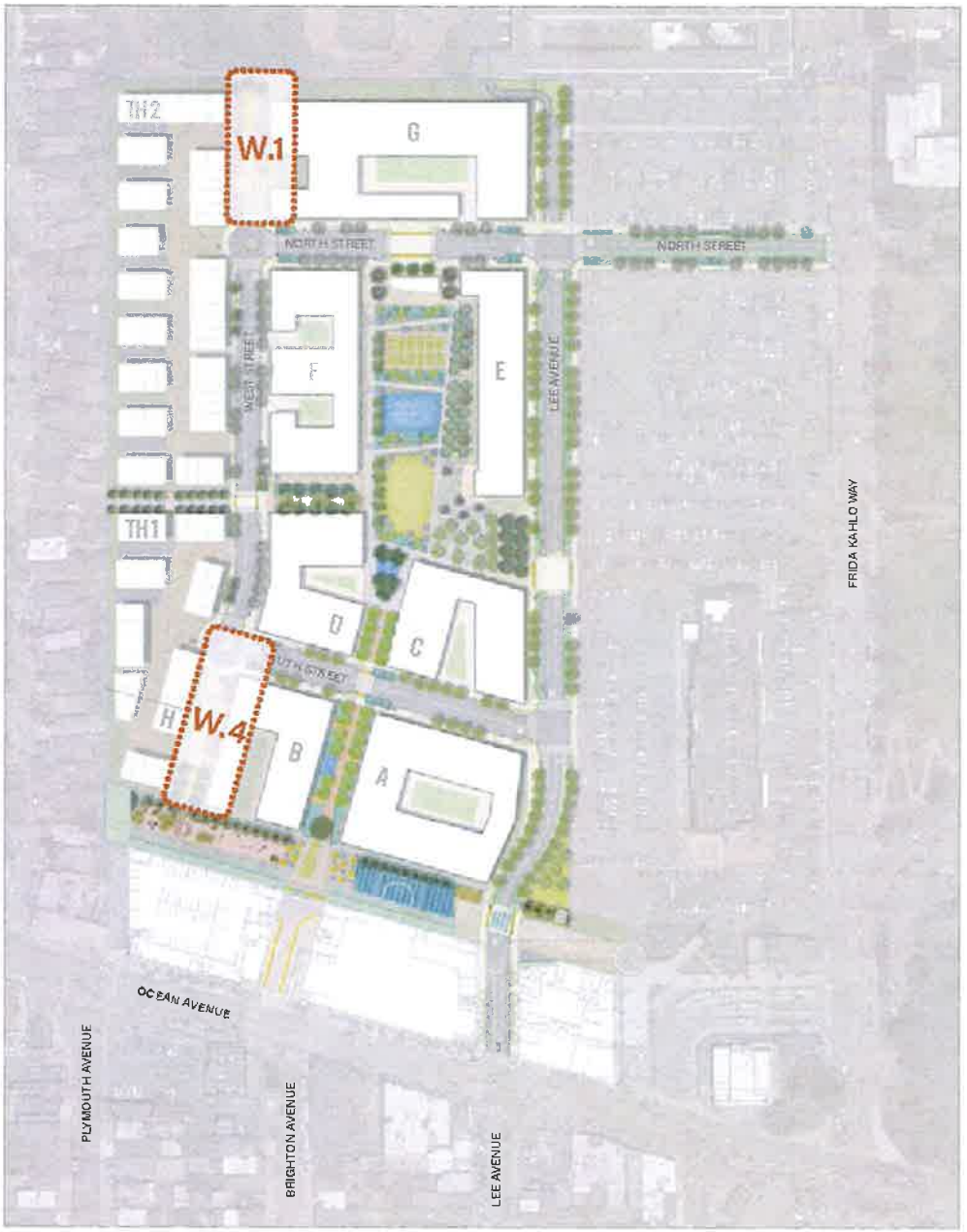
West Street North Shared Street (W.1)

The privately managed, pedestrianized raised street at the north end of West Street has a 54-foot-wide right-of-way. 28-feet outside the fire lane will serve as a usable open space with attractive paving that provides supplemental fire access and signifies pedestrian priority. The seating area at the end of the street is planted with large trees to terminate the view. The streets will be flanked by townhouse entries on the west side and stoops on the east side. Off-street loading for Block G will be accommodated on the West Street North Shared Street.

The pocket park at the West Street North is one of the possible dog relief area locations currently under consideration. See Section 6.18 (Dog Relief Area) for additional information.

West Street South Shared Street (W.4)

The West Street South shared street will also be a privately operated street. The south end of West Street will provide fire access, vehicular access, and off-street loading for Block B and the townhouse area. This curbless street will be flanked by plantings and stoops on both sides and will be curbless with permeable paving and warning pavers to emphasize its pedestrian nature of the street.



Note: building footprints are for illustrative purposes only

Figure 5.16–1: *West Street, Shared Street Key Map*

STANDARDS

S.5.16.1 Street Zone Dimensions

Right-of-way cross-section dimensions shall be as shown in Figure 5.16–2 (West Street North, Site Plan W.1).

S.5.16.2 Element and Material Specification

Elements are per Figure 5.16–2 and Figure 5.16–5. All elements shown shall be included. Dimensions vary.

S.5.16.3 Street Profile

The street shall be curbless and paved with ADA accessible, H-20 load-bearing special paving to emphasize pedestrian priority.

S.5.16.4 Fire Access

26-foot-clear fire access zones shall be provided. See Balboa Reservoir Infrastructure Plan (Section 6.2.4: Fire Department Access) for more details.

S.5.16.5 Loading

Shared public ways at the north and south end of West Street shall accommodate auto access and loading to adjacent townhouses. See Balboa Reservoir Infrastructure Plan (Figure 6.9: Proposed Service & Loading Plan) for more details.

S.5.16.6 Street Furnishing and Lighting

Since West Street has limited auto access at the north and the south ends, the termini can double-up as usable outdoor space. They should be developed to have a plaza-like character with furnishings and street lighting which serves pedestrians as well as autos.

GUIDELINES

G.5.16.1 Vehicular Access

At West Street South, vehicular access shall be limited to 2/3 of the street so a mini park can be accommodated at the end of the street to serve as a gateway to the SFPUC Open Space and to provide a visual terminus at the end of street at West Street North. Special paving shall be used for the entire roadway to distinguish the shared zone from vehicular driveway in public streets.

G.5.16.2 Planting

Planting should maximize habitat creation and stormwater management. See Section 5.9 (Street Planting Palette).

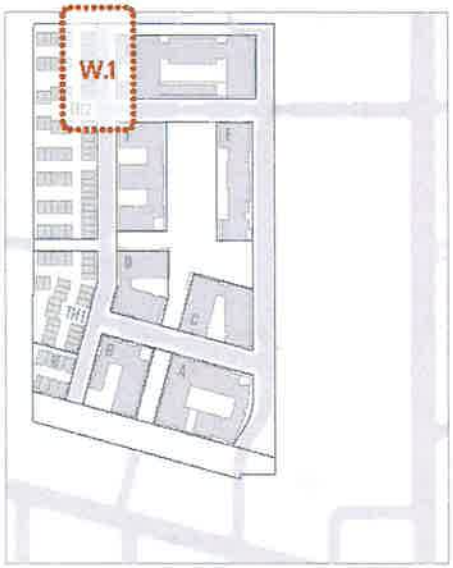
G.5.16.3 Stormwater Management

Stormwater generated within West Street South should be treated within the right-of-way. Permeable paving is recommended.

High quality paving creates a plaza-like environment to serve slow vehicles, bike and pedestrian circulation

Fire access lane serves as pedestrian pathway

WEST STREET NORTH, Shared Street



Key Map

LEGEND

1. *Fire lane*
2. *Stoop entrances*
3. *Mini park/dog relief area*
4. *Off-street loading zone*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

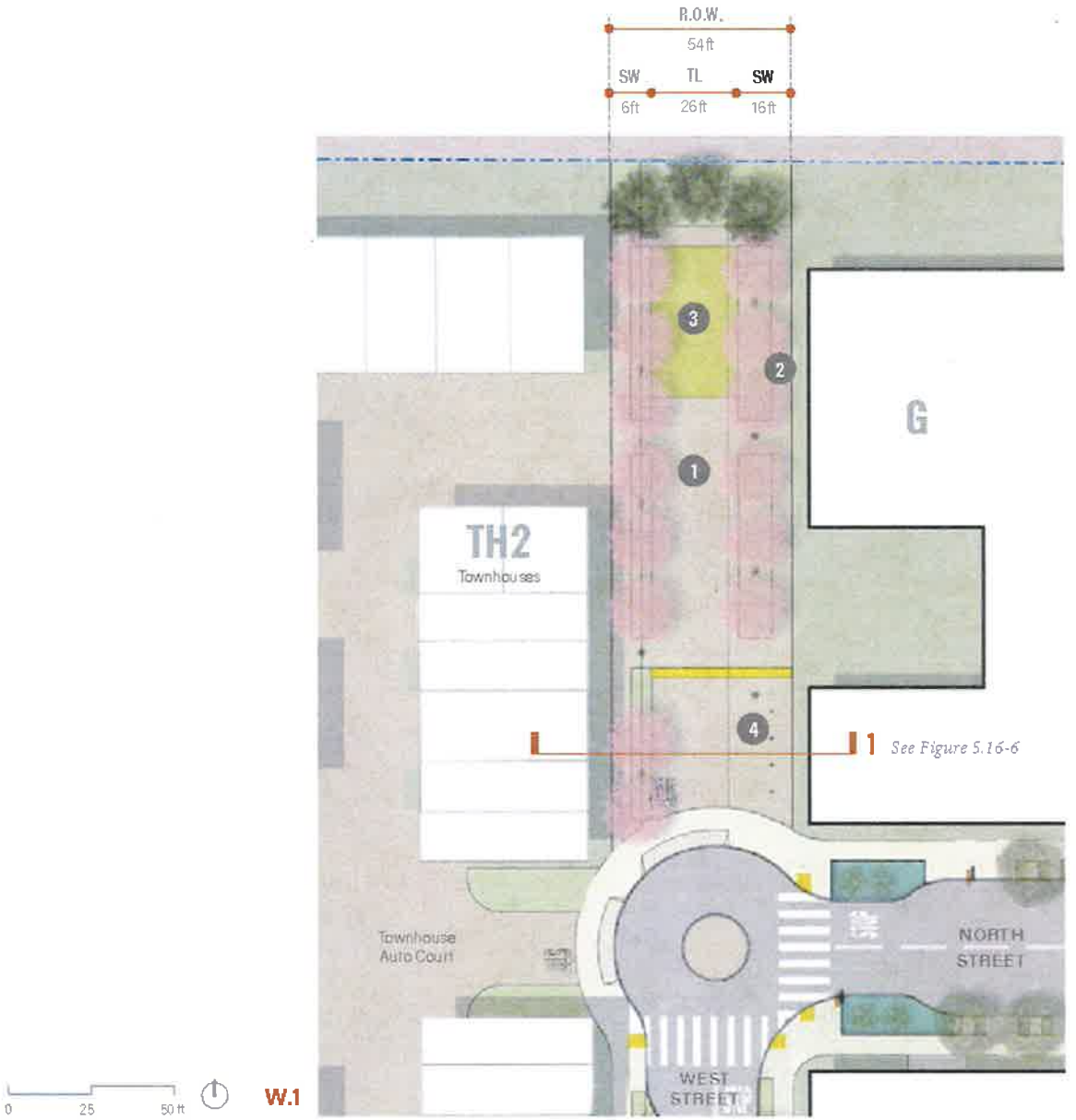
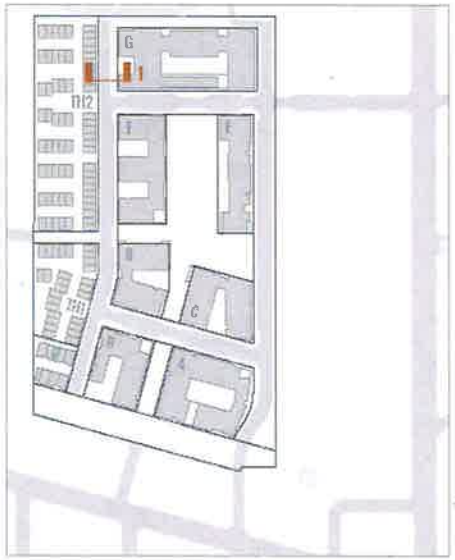


Figure 5.16–2: *West Street North, Site Plan W.1* *"see "Figure 5.15-2: West Street North, Plan Enlargement", Site Plan W.1



Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

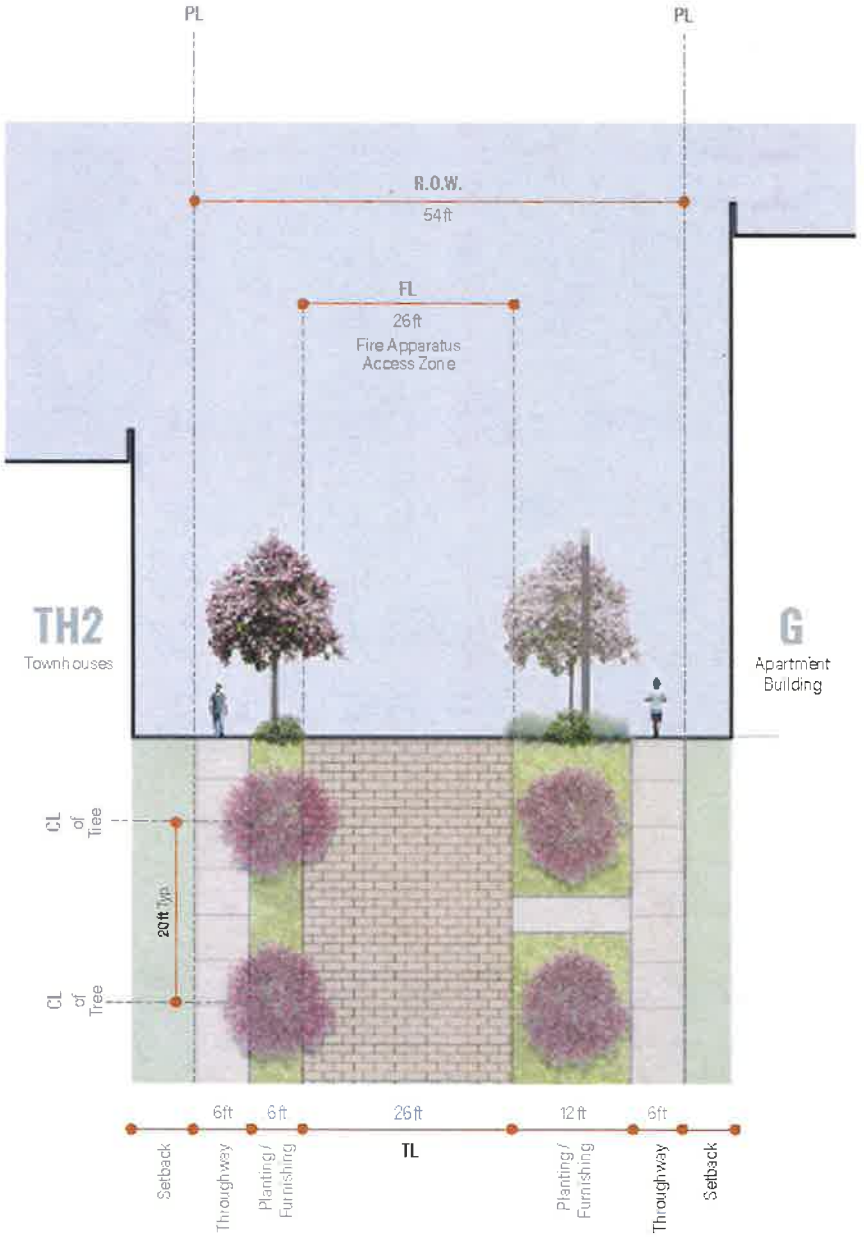
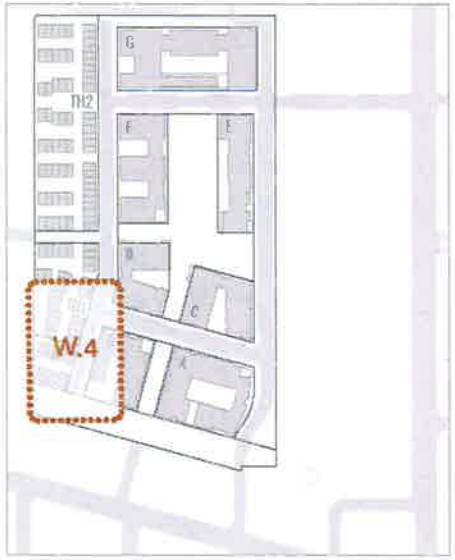


Figure 5.16–3: *West Street North, Section 1* *(see "Figure 5.15.2: West Street North, Plan Enlargement", Site Plan W.)*

WEST STREET SOUTH, Shared Street



Key Map

LEGEND

1. *Off-street loading zone*
2. *Raised street / fire lane with permeable paving*
3. *Warning paving*
4. *Stoop entrances*
5. *Mini park*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

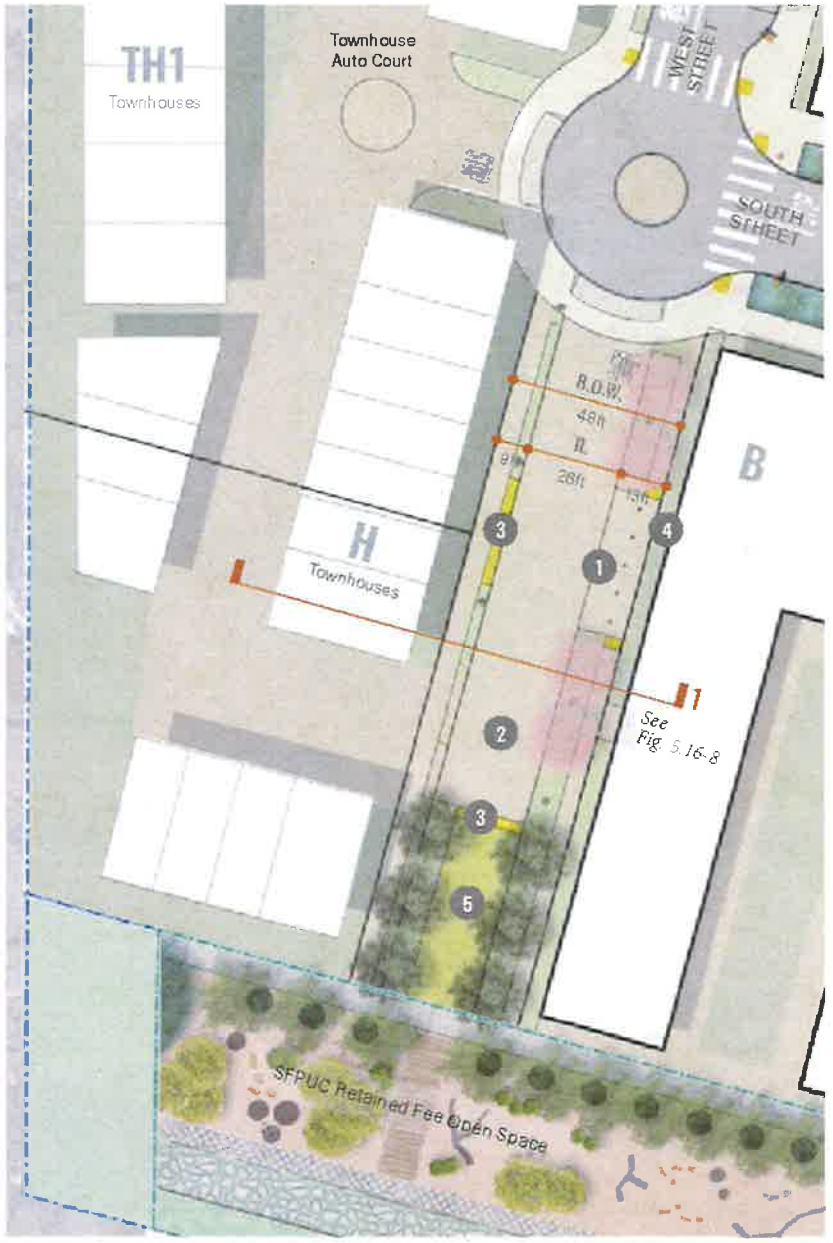
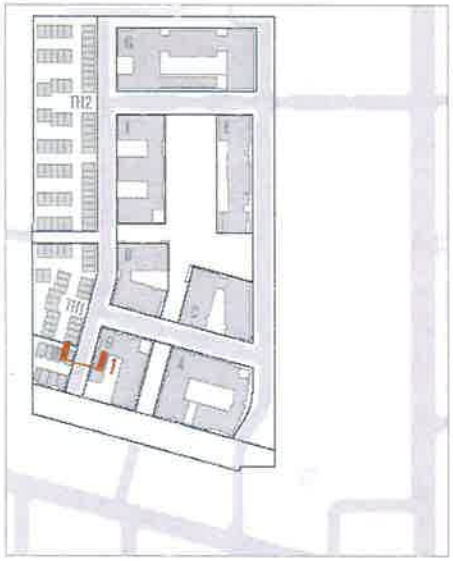


Figure 5.16–4: *West Street South, Site Plan W.4* *see "Figure 5.15-6| West Street South, Plan Enlargement", Site Plan W.4



Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

Figure 5.16–5: *West Street South, Section 1* **see "Figure 5.15.6: West Street South, Plan Enlargement", Site Plan W.4*

5.17 TOWNHOUSE ENTRY COURTS AND PRIVATE DRIVES

The intent of the townhouse entry courts is to provide a strong visual terminus to North and South Streets, and to integrate the townhouses into the rest of the project. Entry courts and private drives within the townhouse neighborhood will be designed to accommodate pedestrian and cyclists as well as low speed vehicle circulation.

Note: configuration of private drives and buildings are for illustrative purposes only.

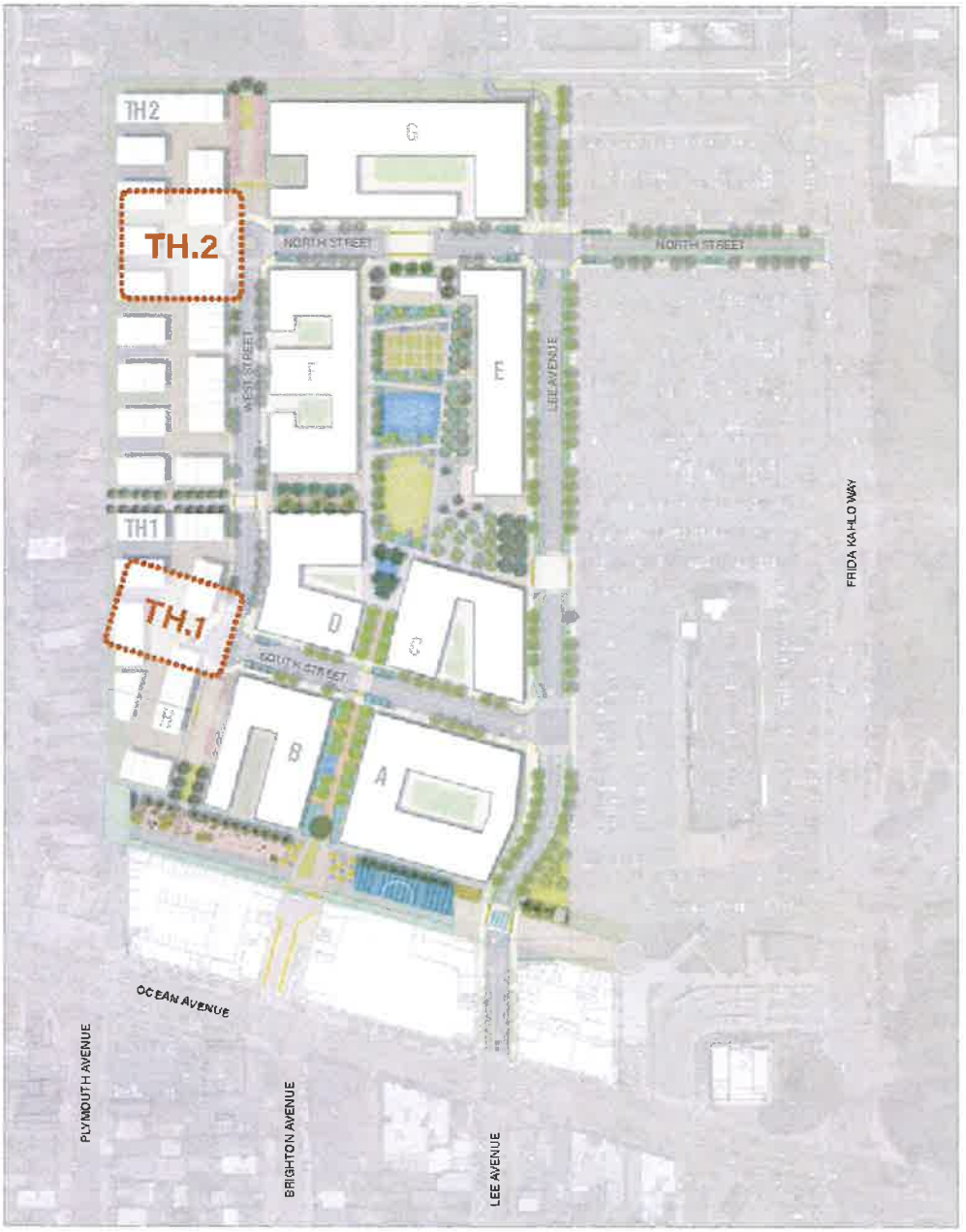


Figure 5.17–1: *Townhouse Entry Courts, Key Map*

STANDARDS

S.5.17.1 Entry Courts

Entry courts shall be designed as auto/pedestrian courts and shall be located at the ends of North Street and South Street. Special paving and curbless treatment shall be used to emphasize their pedestrian character. No gates or fences are allowed at the auto court entries. Refer to Section 7.29 (Entry Courts) for additional standards at entry courts and private drives.

S.5.17.2 Private Drives

Special paving and curbless treatment shall be provided at private drives within the townhouse neighborhood to emphasize the pedestrian character. Planting shall be maximized to enhance the pedestrian character and to slow vehicle traffic.

S.5.17.3 Stormwater Management

Stormwater that is generated within the right-of-way of townhouse driveways shall be treated within the townhouse development parcel. Permeable paving is recommended as a driveway and auto court treatment to increase pervious surface area.

GUIDELINES

G.5.17.1 Planting

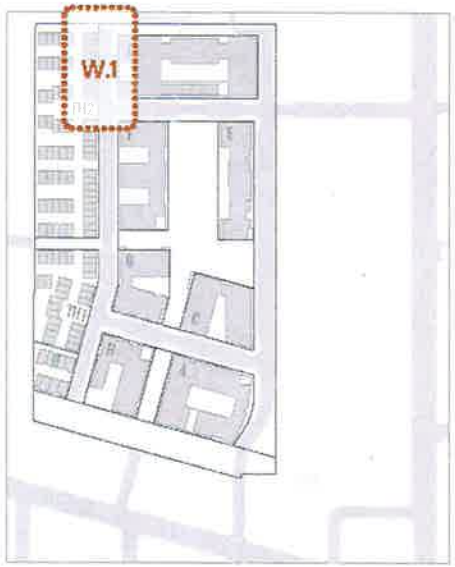
Planting should maximize habitat creation and stormwater management. See Section 5.9 (Street Planting Palette).

Permeable and vehicular rated paving is used to maximize pervious surface for stormwater management

Planting is maximized wherever possible to scale down the width of the driveway and for traffic calming.

High quality paving material, planting and accent lighting create a pedestrian environment.

Figure 5.17–2: *Auto Court and Private Drive Precedents*



Key Map

LEGEND

1. *Fire lane*
2. *Stoop entrances*
3. *Mini park/dog relief area*
4. *Off-street loading zone*

BL *Bike lane*
BO *Bulb out*
CL *Center line*
FL *Fire line*
M *Median*
P *Parking*
PL *Property line*
R.O.W. *Right-of-way*
SW *Sidewalk*
TL *Travel lane*

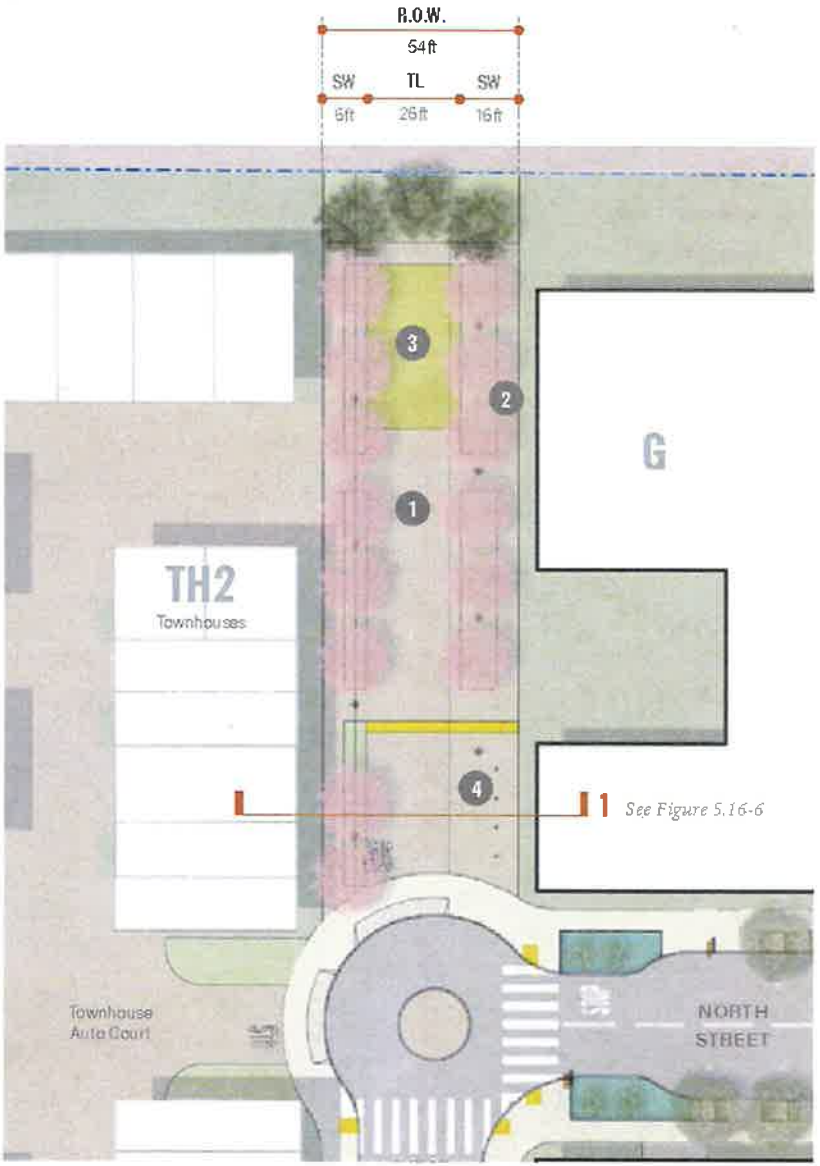
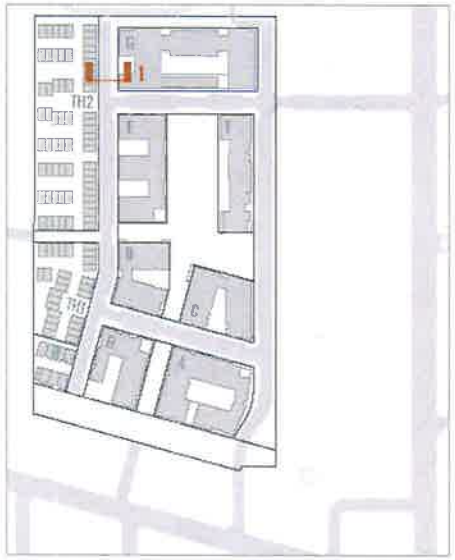


Figure 5.17–3: *Townhouse Entry Court, Site Plan TH.2*



Key Map

LEGEND

- **BL** *Bike lane*
- **BO** *Bulb out*
- **CL** *Center line*
- **FL** *Fire line*
- **M** *Median*
- **P** *Parking*
- **PL** *Property line*
- **R.O.W.** *Right-of-way*
- **SW** *Sidewalk*
- **TL** *Travel lane*

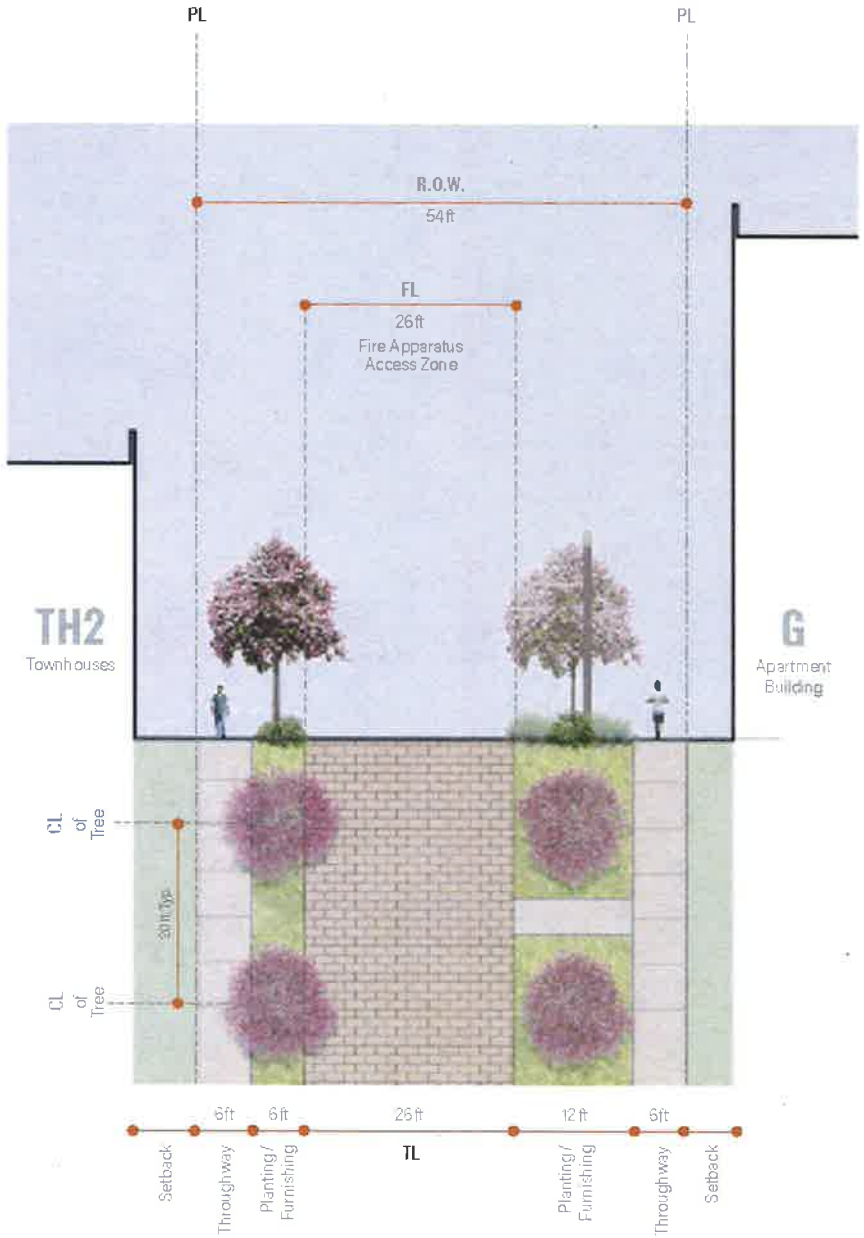


Figure 5.17–4: *Townhouse Entry Court, Site Plan TH.1*

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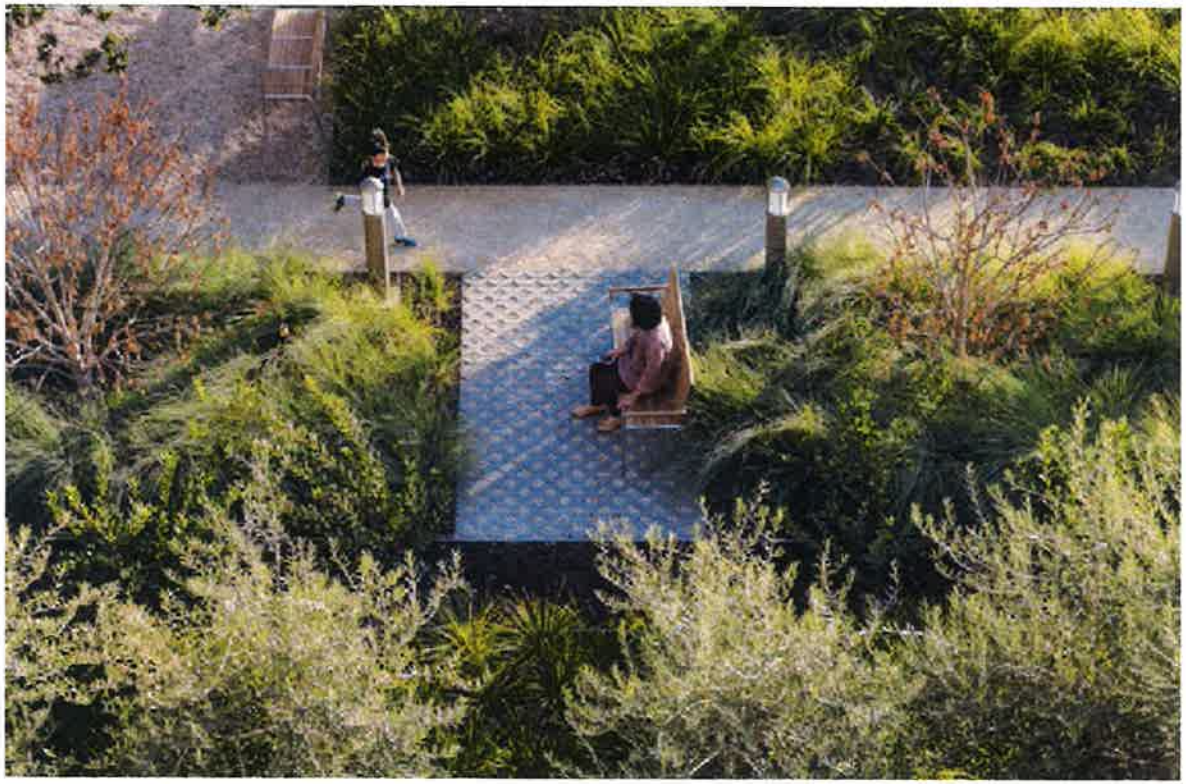
Open Space Concept

6.1 DESIGN OVERVIEW

The publicly accessible open space network, oriented to the Pacific Ocean and Mount Davidson, is the central organizing principle for the Balboa Reservoir neighborhood. The two primary areas, Reservoir Park and the SFPUC Retained Fee Open Space, are linked by pedestrian and bicycle circulation to Westwood Park, Sunnyside, City College of San Francisco, Ocean Avenue and transit.

The design will create new and memorable outdoor spaces that will reflect the unique natural and cultural history of the area. The sloped topography and ocean views serve as inspiration for a dynamic open space network serving the diverse existing and anticipated residents of the Balboa Reservoir neighborhood. Walkers, joggers, bicyclists, transit riders, and families from the surrounding areas, will be welcomed to visit, or to simply pass through the site.



Urban open space serves as a refuge for habitat and the community

Design Intent

The Balboa Reservoir neighborhood open space design is shaped by the following guidelines:

1. Celebrate and reinterpret the natural topography of the existing site through grading and terracing.
2. Maintain a central open space to serve as the heart of the pedestrian network.
3. Align access points with existing streets that terminate at the site edge, facilitating movement within and throughout the Balboa Reservoir site.
4. Achieve a balance between recreation spaces and natural habitats that connect people to nature.
5. Optimize solar orientation and provide wind protection as an integral part of the design.
6. Encourage indoor and outdoor building relationships, especially the community room and other shared spaces.
7. Maximize stormwater reuse and biodiversity.
8. Provide family-oriented areas at various scales and for a wide age range.
9. Ensure long-term sustainable operations and maintenance.

LEGEND

Open space

6.xx *Applicable section*

* *See disclaimer in Section 6.14 (SFPUC Retained Fee Open Space)*

Note: Building footprints are for illustrative purposes only

Figure 6.1–1: *Public Open Space Key Map*

6.2 WORKING URBAN ECOSYSTEM

Expression of Natural Processes

The flow of water through the site's restored topography will be visible, with surface and roof water directed to richly planted bioswales located at intervals between the programmed terraces. The bioswales will be designed to retain moisture, attract birds and insects, and invite children into planted rain gardens by way of stepping stones which bridge across the swales. Most of the building stormwater will be directed to these larger centralized planting areas. This minimizes the need for small-scale and dispersed flow-through planters which are inaccessible and costly to build and maintain. Additional stormwater management strategies include permeable paving, infiltration galleries under lawns, and flow-through planters at residential blocks. Stormwater management requirements are treated as an opportunity for environmental education and the promotion of native plants.

Stormwater Management

SFPUC Stormwater Management Regulations require that the stormwater runoff peak flow rate and volume decrease by 25% from pre-development conditions for a two-year 24-hour storm. It is difficult for the public streets to meet this requirement on their own, due to a lack of space and grading constraints at the right-of-way. Stormwater management facilities on development parcels will be sized to offset the public streets by providing reductions for rates and volume beyond the required 25%. As SFPUC will continue ownership of the SFPUC Retained Fee Open Space, no development-parcel stormwater will be treated within this area. Stormwater within the SFPUC Retained Fee Open Space will be self-treated by providing a 50% pervious surface, utilizing either planting or permeable paving, but not bioretention.

Design guidelines are based on the *SF Better Streets Plan: Bioretention Section* and the *SFPUC Stormwater Design Guidelines*. The project is also subject to the Combined Sewer Area Performance Requirement of the San

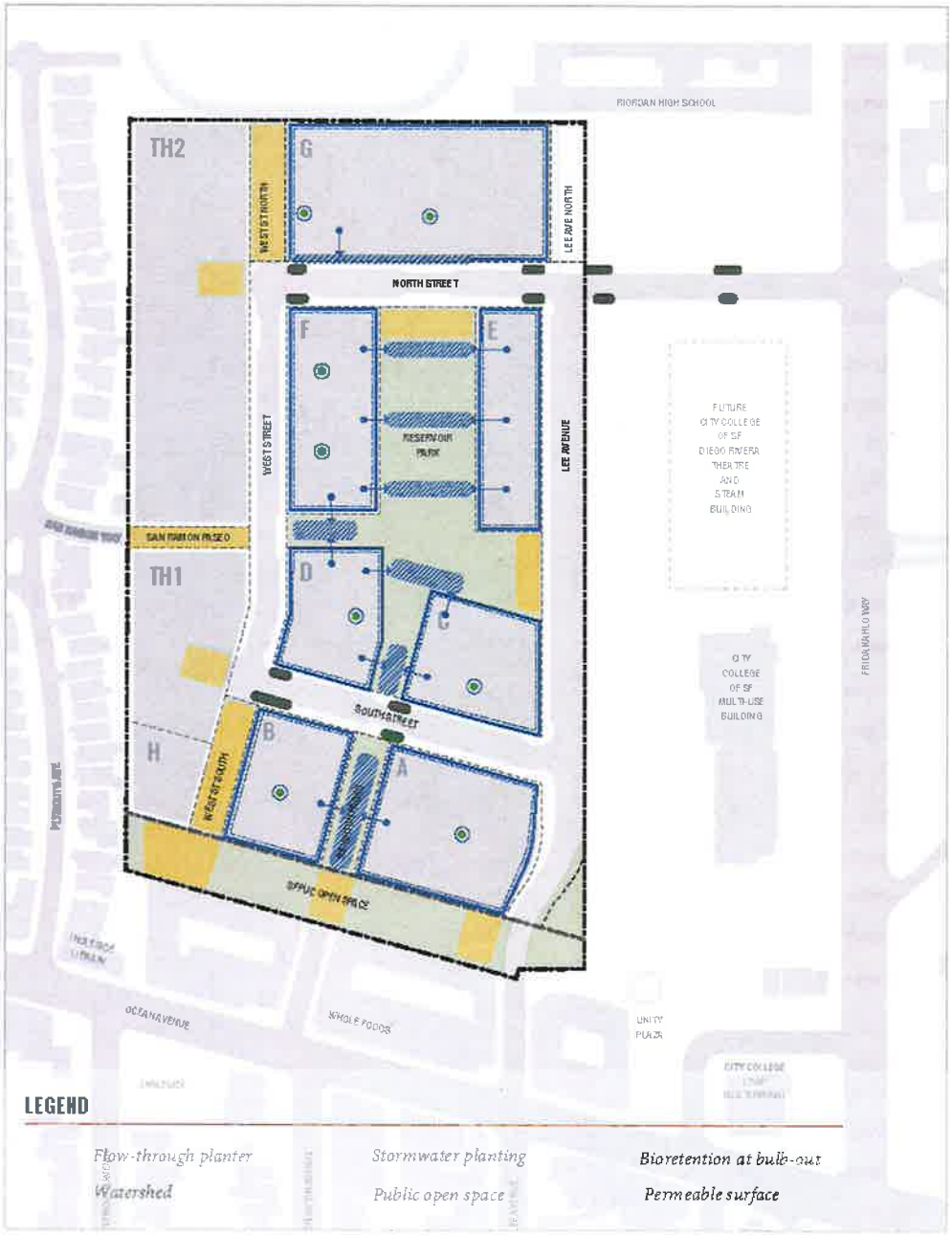


Figure 6.2–1: *Site Stormwater Management*

Francisco Stormwater Management Requirements (SMRs). See Master Infrastructure Plan (Chapter 13: Stormwater Management System) for technical stormwater analysis and concepts and Section 4.11 (Stormwater) for stormwater standards and guidelines.

STANDARDS

S.6.2.1 Building Stormwater

Buildings that are directly adjacent to public open space shall direct at least 50% of the building's stormwater to open space rain gardens. The rest of the building stormwater shall be treated within the common residential open space of each block.

S.6.2.2 Landscape Stormwater Features

Runnels, sculptural stone splash blocks, and open roof leaders shall be used in the public open space to express the flow of stormwater through the site.

S.6.2.3 Rain Garden Design

Boulders and reclaimed wood bridges shall be added to provide informal connections and to encourage nature play for children.

S.6.2.4 Permeable Paving

Permeable paving shall be used wherever possible to maximize infiltration.

Reclaimed wood log bridge at rain garden encourages nature play

Seasonal stormwater feature in private courtyard

Sculptural splash block and downspout

Metal bridge through rain garden

Figure 6.2–2: *Stormwater Management Techniques*

Biodiversity

To support the recently adopted San Francisco Climate Emergency Declaration as well as the City's biodiversity policy and vision, the Balboa Reservoir neighborhood's open space will aim to maximize biodiversity, provide equitable access to nature for all, foster community, and encourage ecological stewardship.

The Balboa Reservoir neighborhood is located in proximity to several significant open spaces, including Mount Davidson, Balboa Park, McLaren Park, Glen Canyon Park, Stern Grove, Park Merced, and San Bruno Mountain. Along with the City's Green Connection Initiative, the Balboa Reservoir neighborhood's open spaces can contribute to increased biodiversity and improved access to the larger open space network. The Green Connection Initiative aims to increase access to parks, open spaces, and the waterfront by envisioning a network of 'green connectors' or city streets that will be upgraded incrementally over the next 20 years to make it safer and more pleasant to travel to parks by walking, biking, and using other forms of active transportation.

Plant selection for the Balboa Reservoir neighborhood will build upon the Green Connections recommended plants for Ingleside – coast live oak and buckeye – to be augmented with fog belt and native plant species as needed to enhance existing biodiversity, maximize stormwater treatment, minimize water use, lower maintenance requirements, and eliminate the need for pesticides. Interpretive signage will connect residents and neighbors to nature to inspire stewardship and awareness for climate resiliency. For detailed plant selections, see Section 6.3 (Planting Palette) and Section 4.8 (Biodiversity) for standards and guidelines.

LEGEND

- *Wetland habitat*
- *Grassland habitat*
- *Buckeye grove*
- *Oak grove*
- *Monkey puzzle grove*
- *Ironwood grove*
- *Orchard*
- *Cypress grove*

Figure 6.2–3: *Site Biodiversity*

Food Access

The landscape design should reinforce the importance of access to, and education regarding, healthy local food production. Opportunities include spaces for education within the Reservoir Park, community gardens, Meyer lemon, and avocado orchards, and a kitchen within the main community room. The SFPUC Retained Fee Open Space may provide the opportunity for farmers' markets to provide a regular supply of local, healthy, organic food. Partnerships with the City College Culinary Arts program, Environmental Horticulture program, Whole Foods Market, and local food retailers and businesses along the Ocean Avenue Community Benefits District are encouraged in order to strengthen the network of food-related activities in the community and the park. Refer to Section 4.9 (Healthy Food and Wildlife Systems) for additional information regarding food access.

LEGEND

PROPOSED FOOD ACCESS ON-SITE

- *Community garden*
- *Orchard*
- *Community kitchen at Block E*
- *Farmers Market at SFPUC Retained Fee Open Space*

POTENTIAL FOOD ACCESS RELATED COLLABORATIONS OFF-SITE

- *Whole Foods Market*
- *Retail partners within the Ocean Avenue Community Benefit District*
- *City College of San Francisco, Horticulture, Culinary Arts and Hospitality Studies Department*

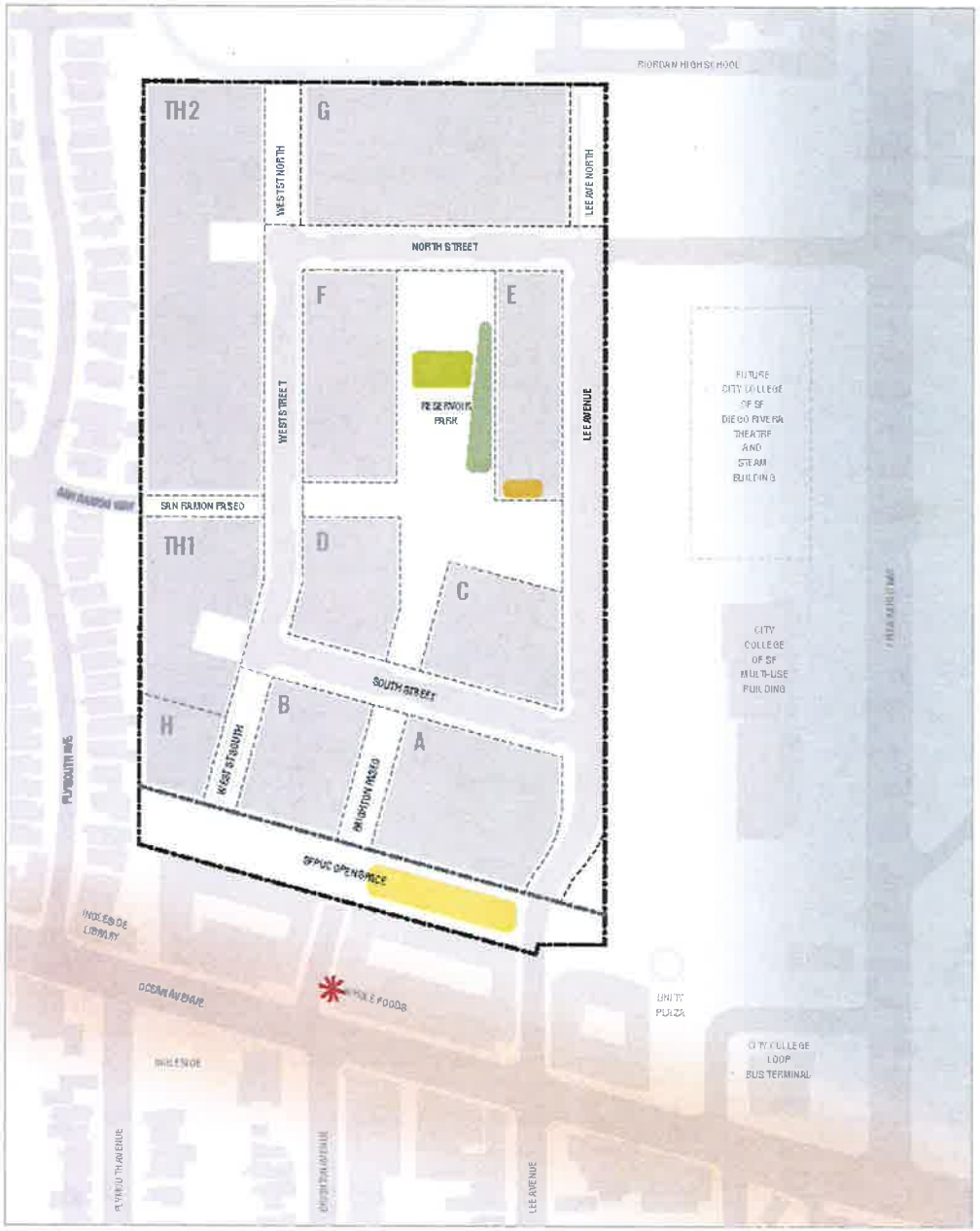
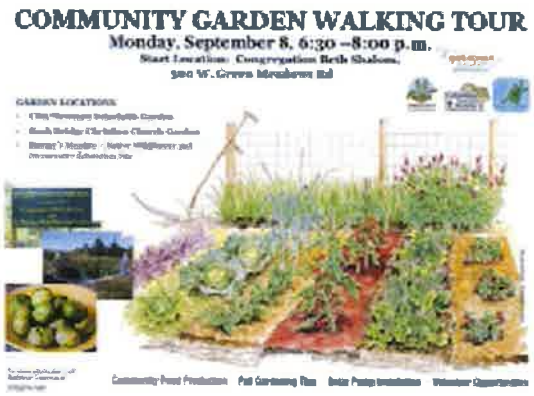


Figure 6.2–4: *Site Open Space Food Programs*

Food Access Examples

Community garden



Educational signage/programming

Collaborations with local grocers

Orchard

Community kitchen

Farmers market at SFPUC Retained Fee Open Space

Figure 6.2-5: *Food Access Examples*

Planting and Material Palette

6.3 PLANTING PALETTE

To support the City's biodiversity vision, native plants shall be selected to provide shelter and food for wildlife and support pollinator habitats. The fog belt setting provides an opportunity to plant native flowering shrubs and groundcovers that can provide seasonal interest year-round. Native plantings should also be supplemented with climate-adapted desert and subtropical succulent species that work well as accent plants. Each outdoor space within the site has a unique function and environmental condition. This provides an opportunity to showcase many different types of plantings.

The following symbols, adapted from sfplantfinder.org, are used throughout the planting palette to denote the place of origin:

- (SF) San Francisco native species
- (CA) California native species
- (EX) Exotic species, not native to the region or state

STANDARDS

S.6.3.1 Planting Requirement

All non-turf green areas shall be climate-appropriate plants, 75% of which shall be native.

S.6.3.2 Wind Protection Planting

In order to mitigate the wind, tall evergreen coastal native trees underplanted with large multi-trunked shrubs at various height shall be provided at open spaces where prevailing westerly and northwesterly winds are prevalent.

Tree Palette

Trees are selected to buffer wind, provide seasonal interest, treat stormwater, and bear fruit. The fog belt setting provides an opportunity to plant a high percentage of native trees, including redwood, Monterey cypress, live oak, and California buckeye. Two additional climatically adapted large-scale non-native specimen trees that have been familiar to the California landscape for over 100 years are the Atlas cedar and the Italian stone pine.

The planting palette shown on the following pages is organized as follows:

- **Backbone Trees:** trees that can provide wind protection, and maintain an attractive form.
- **Accent Trees:** trees that provide seasonal interest or have a sculptural presence.
- **Stormwater Trees:** trees selected from the *San Francisco Stormwater Management Requirements and Design Guidelines, Appendix D: Vegetation Palette for Bioretention BMPs.*
- **Edible Fruit Trees:** trees that are fruit-bearing.

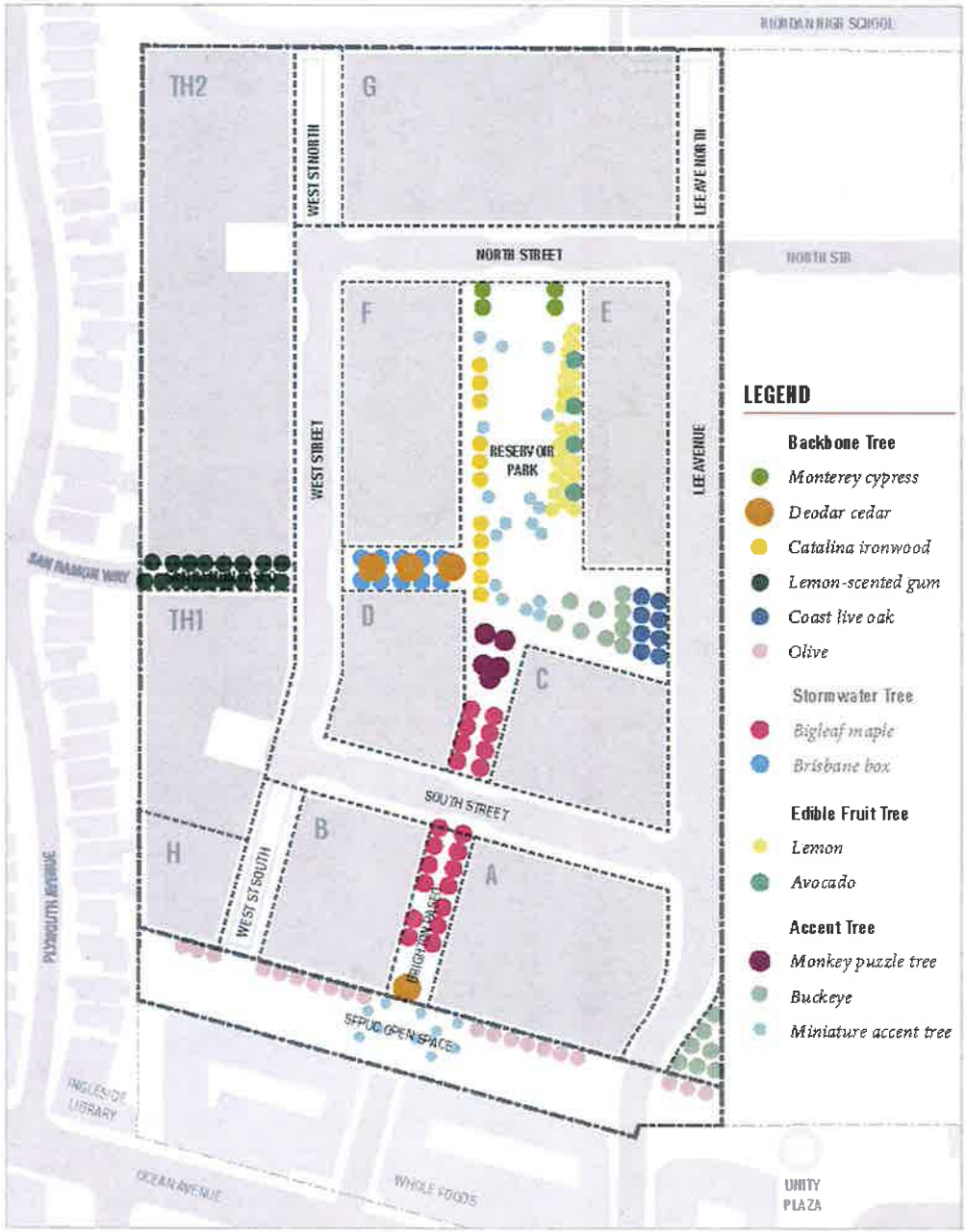


Figure 6.3–1: *Open Space Tree Planting Palette*

Understory and Groundcover Planting Palette

Large shrubs, low shrubs and groundcovers are selected for their ability to withstand the long dry summers and will have some overlap with those used in Section 5.9 (Street Planting Palette) to establish continuity.

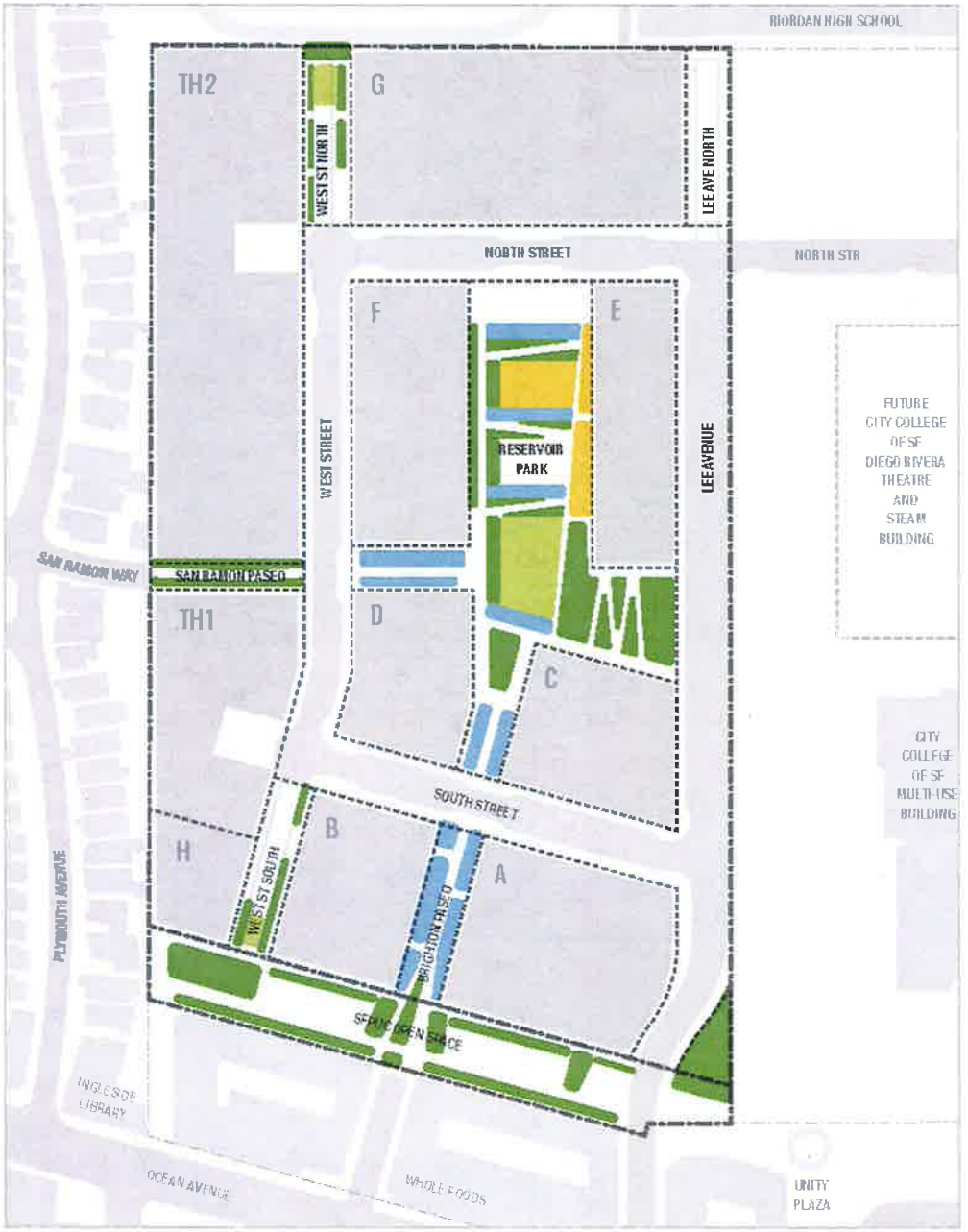
Low shrubs and groundcovers for stormwater treatment are selected to withstand seasonal flooding, while also providing wildlife habitats and seasonal color.

The drought-resistant lawn will be comprised of durable native grasses such as Bentgrass to the extent feasible.

Edible plants for the community garden will be selected and tended to by the Balboa Reservoir community, so no planting palette is specified for that area.

The planting palette shown on the following pages is organized as follows:

- Planting
  - Large shrubs
  - Low shrubs and groundcovers
- Low shrubs and groundcovers for stormwater treatment.



LEGEND

- *Planting (including large shrubs, low shrubs and groundcovers)*
- *Stormwater low shrubs and groundcovers*
- *Drought-tolerant lawn*
- *Edible planting*

Figure 6.3–2: *Open Space Understory Planting Palette*

BACKBONE TREES, preferred species

Coast Live Oak
Quercus agrifolia

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Size at Maturity
25–82 feet, spread 15–35 feet

Water Needs
None

Associated Wildlife
Birds, Butterflies, Insects

Habitat Value
Pollinators, Buds/Greens

Catalina Ironwood
Lyonothamnus floribundus ssp. Aspleniifolius

Climate Appropriateness
CA

Bloom Time
Spring, Summer

Size at Maturity
20–35 feet, spread 15 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Nesting

Note: CalPoly UFEI

Monterey Cypress
Hesperocyparis macrocarpa

Climate Appropriateness
CA

Bloom Time
Non-flowering

Size at Maturity
40–65 feet, spread 30–40 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Buds/Greens

Italian Stone Pine
Pinus pinea

Climate Appropriateness
EX

Bloom Time
Non-flowering

Size at Maturity
40–80 feet

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Nesting, Cover

Lemon-Scented Gum
Corymbia citriodora

Climate Appropriateness
EX

Bloom Time
Summer, Fall, Winter

Size at Maturity
40–100 feet, spread 15–50 feet

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Atlas Cedar
Cedrus atlantica 'Glauca'

Climate Appropriateness
EX

Bloom Time
Non-flowering

Size at Maturity
40–60 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Nesting, Cover

Olive
Olea europaea 'Wilsonii'

Climate Appropriateness
EX

Bloom Time
Spring

Size at Maturity
6–15 feet

Water Needs
Low

Associated Wildlife
Bees, Insects

Habitat Value
Pollinators

EDIBLE FRUIT TREES, preferred species

Meyer Lemon
Citrus x meyeri

Climate Appropriateness
EX

Bloom Time
Fall, Early Spring

Size at Maturity
6–10 feet

Water Needs
High

Associated Wildlife
None

Habitat Value
None

Santa Rosa Plum
Prunus salicina 'Santa Rosa'

Climate Appropriateness
CA

Bloom Time
Spring, Summer

Size at Maturity
15–20 feet

Water Needs
Moderate

Associated Wildlife
Birds, Bees

Habitat Value
Pollinators, Buds/Greens

Apple
Malus domestica 'Gala'

Climate Appropriateness
EX

Bloom Time
Spring

Size at Maturity
15–18 feet

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens

Avocado Tree
Persea americana 'Bacon'

Climate Appropriateness
CA

Bloom Time
Spring

Size at Maturity
20–26 feet

Water Needs
High

Associated Wildlife
Birds, Bees, Butterflies, Insects

Habitat Value
Pollinators, Buds/Greens

STORMWATER TREES, preferred species

Bigleaf Maple
Acer macrophyllum

Climate Appropriateness
CA

Bloom Time
Spring

Size at Maturity:
30–115 feet, spread 65 feet

Water Needs
Low

Associated Wildlife
Bees

Habitat Value
Pollinators

Brisbane Box
Tristaniopsis laurina 'Elegant'

Climate Appropriateness
CA

Bloom Time
Spring, Summer

Size at Maturity
13–24 feet

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Note: approved large street tree by SF Urban Forestry Council

ACCENT TREES, preferred species

Monkey Puzzle Tree
Araucaria heterophylla

Climate Appropriateness
EX

Bloom Time
Non-flowering

Size at Maturity
50–80 feet, spread 20–30 feet

Water Needs
Moderate

Associated Wildlife
Birds

Habitat Value
Cover

California Buckeye
Aesculus californica

Climate Appropriateness
SF CA

Bloom Time
Summer

Size at Maturity
13–40 feet, spread 40 feet

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Hummingbirds, Insects

Habitat Value
Pollinators, Buds/Greens, Nesting

MINIATURE ACCENT TREES, preferred species

Ray Hartman Wild Lilac
Ceanothus 'Ray Hartman'

Climate Appropriateness
CA

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Birds, Hummingbirds, Butterflies

Habitat Value
None

California Flannelbush
Fremontadendron californica

Climate Appropriateness
CA

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Bees, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Pollinator

Silk Tassel
Garrya elliptica 'James Roof'

Climate Appropriateness
SF CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Bees, Birds

Habitat Value
Fruit, Cover

Pacific Wax Myrtle
Myrica californica

Climate Appropriateness
SF CA

Bloom Time
Summer

Water Needs
Moderate

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit, Pollinator, Nesting

Toyon
Heteromeles arbutifolia

Climate Appropriateness
SF CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Hummingbirds, Insects

Habitat Value
Cover, Buds/Greens, Fruit, Pollinator

Hollywood Juniper
Juniperus chinensis 'Torulosa'

Climate Appropriateness
EX

Bloom Time
Non-flowering

Size at Maturity
15 feet, spread 10 feet

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Cover

SHRUBS, preferred species

Climate Appropriateness

Bloom Time
Spring, Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Hummingbirds

Habitat Value
Fruit, Pollinator

Flowering Currant
Ribes sanguineum

Climate Appropriateness

Bloom Time
Spring, Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Pollinator

Chaparral Currant
Ribes malvaceum var. malvaceum

Climate Appropriateness

Bloom Time
Spring, Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Fruit, Pollinator

Hollyleaf Cherry
Prunus ilicifolia

Climate Appropriateness

Bloom Time
Fall

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Pollinator, Nesting

Coyote Bush
Baccharis pilularis

Climate Appropriateness

Bloom Time
Spring

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Hummingbirds, Insects

Habitat Value
Cover, Buds/Greens, Pollinator

Blueblossom
Ceanothus thyrsiflorus

Climate Appropriateness

Bloom Time
Winter

Size at Maturity
6–10 feet

Water Needs
Low

Associated Wildlife
Birds, Hummingbirds

Habitat Value
Pollinator, Fruit

Coffeeberry
Rhamnus californica

LOW SHRUBS AND GROUNDCOVER, preferred species

Climate Appropriateness
SF CA

Bloom Time
Winter, Spring

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Cover, Buds/Greens, Pollinator, Nesting

Point Reyes Ceanothus
Ceanothus gloriosus

Climate Appropriateness
CA

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Nesting

Deer Grass
Muhlenbergia rigens

Climate Appropriateness
SF CA

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens, Cover

Soft Rush
Juncus effusus

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer

Water Needs
None

Associated Wildlife
Bees, Butterflies, Insects

Habitat Value
Pollinator

Lizardtail
Eriophyllum staechadifolium

Climate Appropriateness
EX

Bloom Time
Spring, Summer

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Evergreen Eulalia
Miscanthus transmorrisonensis

Climate Appropriateness
SF CA

Bloom Time
Spring, Winter

Water Needs
Low

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit

Coast Beach Strawberry
Fragaria chiloensis

ACCENT PLANTS, preferred species

Climate Appropriateness
EX

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Mexican Lily
Beschorneria yuccoides

Climate Appropriateness
EX

Bloom Time
Infrequent

Water Needs
Low

Associated Wildlife
None

Habitat Value
None

Smooth Agave
Agave desmettiana

Climate Appropriateness
EX

Bloom Time
Infrequent

Water Needs
Low

Associated Wildlife
Birds, Bees

Habitat Value
Pollinator

Torch Aloe
Aloe arborescens

Climate Appropriateness
CA

Bloom Time
Summer

Water Needs
Low

Associated Wildlife
Butterflies

Habitat Value
None

Spanish Dagger
Yucca gloriosa

LOW SHRUBS AND GROUNDCOVER FOR STORMWATER TREATMENT, preferred species

Climate Appropriateness
SF CA

Bloom Time
Summer

Water Needs
None

Associated Wildlife
Birds, Butterflies

Habitat Value
Fruit

Blue Wild Rye
Elymus glaucus

Climate Appropriateness
SF CA

Bloom Time
Spring, Summer

Water Needs
Moderate

Associated Wildlife
Bees, Birds, Butterflies, Insects

Habitat Value
Buds/Greens, Cover, Pollinator

Red Stem Dogwood
Cornus sericea

Climate Appropriateness
EX

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
None

Large Cape Rush
Chondropetalum elephantinum

Climate Appropriateness
SF CA

Bloom Time
Spring

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Buds/Greens

Berkeley Sedge
Carex tumulicola

Climate Appropriateness
CA

Bloom Time
Winter

Water Needs
None

Associated Wildlife
Bees, Birds, Butterflies

Habitat Value
Cover, Fruit

Coast Strawberry
Fragaria chiloensis

Climate Appropriateness
SF CA

Bloom Time
Winter

Water Needs
Low

Associated Wildlife
Birds

Habitat Value
Fruit

Beaked Hazelnut
Corylus cornuta

6.4 SELECTION CRITERIA FOR SITE FURNISHINGS, MATERIALS, AND LIGHTING

In order to foster a strong neighborhood identity, the design language and materials selections will be place-specific and will be informed by the following characteristics:

1. Unique location between Mount Davidson and the Pacific Ocean.
2. The relationship between the Balboa Reservoir neighborhood and other renowned Northern California settings with coastal and inland features, such as Sea Ranch and Monterey.
3. The sculptural, industrial topography of the abandoned reservoir.
4. The connection to Bay Area regional modern architecture, which emphasizes and blends the relationship between indoors and outdoor with humble, earthy materials.
5. The need for durable and natural materials which will gracefully weather in the coastal environment.
6. A unified color palette.

The following design guidelines for paving materials, site furnishings, and open space lighting are applicable to the publicly accessible open space. The open space hardscape palette shall be coordinated with the palette for the shared public way to create a coherent public realm identity. Refer to Street Palette, Section 5.8 (Overview) through Section 5.12 (Street Lighting) in Chapter 5 for shared street and residential entry court requirements.

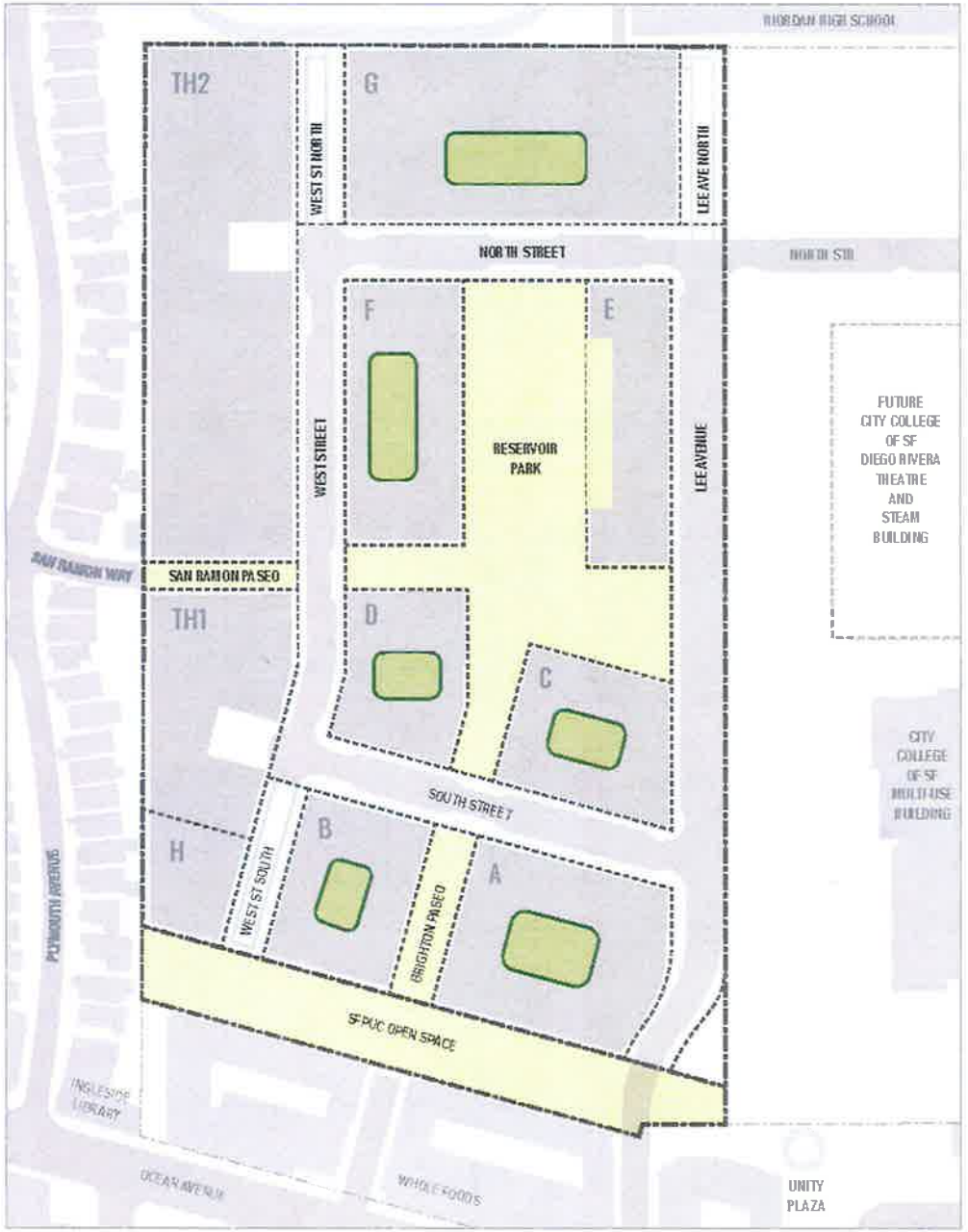


Figure 6.4–1: *Site Furnishing and Materiel Standard and Guideline Subject Area*

6.5 PAVING MATERIALS

Paving plays a key role in defining identity, character, and connectivity in the public realm. It signals areas of pedestrian and bike priority and weaves the streetscape and open space together into a coherent network. To reinforce the indoor/outdoor relationships that are fundamental to Bay Area regional modernism, the paving palette shall be chosen to integrate building interiors with exterior furnishings and materials. See Figure 6.5–1 (Open Space Material Diagram and Matrix) and Figure 6.5–2 (Paving Material Palette).

STANDARDS

S.6.5.1 Paving Material Quality

Paving materials shall be constructed from durable materials that withstand harsh urban conditions without fading or deteriorating. The design shall utilize a variety of textures and finishes to establish an appropriate human scale, reinforce design programs, and provide ADA compliance without incurring unusual maintenance.

GUIDELINES

G.6.5.1 Paving Types

a) Special Paving at Park Entrances

High quality, unique, textured, or permeable paving such as precast concrete unit pavers, stone slabs, cobbles, and enhanced concrete paving should be used at park entrances to signify pedestrian priority.

b) Special Paving at Privately Owned Shared Streets

Small-scale unit pavers appropriate for occasional heavy vehicle traffic such as permeable precast concrete unit pavers should be used in the shared vehicular and pedestrian zone to signify pedestrian priority.

c) Removable Paving at SFPUC Retained Fee Open Space Water Transmission Pipe Setback

Since the SFPUC requires full access to water transmission lines for maintenance, surface materials within the water transmission pipe setback should consist of easily removable paving or low plantings to facilitate maintenance. Materials are subject to SFPUC review.

d) Play Surfacing at Children's Play Area and Dog Park

Rubberized surfacing and artificial turf should be used at the children's play area and dog park. Surfacing thickness should conform to fall height requirements per the surfacing manufacturer's specification.

e) Play Surfacing at Nature Exploration Play Area

Loose natural paving materials such as wood chip, bark, soft groundcover, or decomposed granite should be used in the Nature Exploration Play Area.

See Figure 6.5–1 (Open Space Material Diagram and Matrix) and Figure 6.5–2 (Paving Material Palette) for more information.

G.6.5.2 Permeable Paving

The design should prioritize permeable precast concrete where feasible and where underlying soil conditions allow.

G.6.5.3 Sustainable Materials

The design should prioritize low impact and locally sourced materials to reduce greenhouse gas emissions wherever feasible. These materials include permeable surfaces, reflective materials, sustainable woods, and locally produced unit masonry.

Paving Material Matrix

Open Space	Allowable Materials
Reservoir Park	P1, P2, P3, P4, P5, P7, P8, P9 P10, P11, P13, P14
SFPUC Retained Fee Open Space	P1, P2, P3, P4, P5, P6, P10, P11, P12, P15
San Ramon Paseo and Shared Public Way	P1, P3, P4, P10, P11, P12
Brighton Paseo	P1, P3, P4, P8, P9
Gateway Landscape	P1, P10, P12, P13, P14

Note: see Figure 6.5-2 (Paving Material Palette) for paving designation.

LEGEND

- *Reservoir Park*
- *SFPUC Retained Fee Open Space*
- *Shared public way and San Ramon Paseo*
- *Brighton Paseo*
- *Gateway landscape*

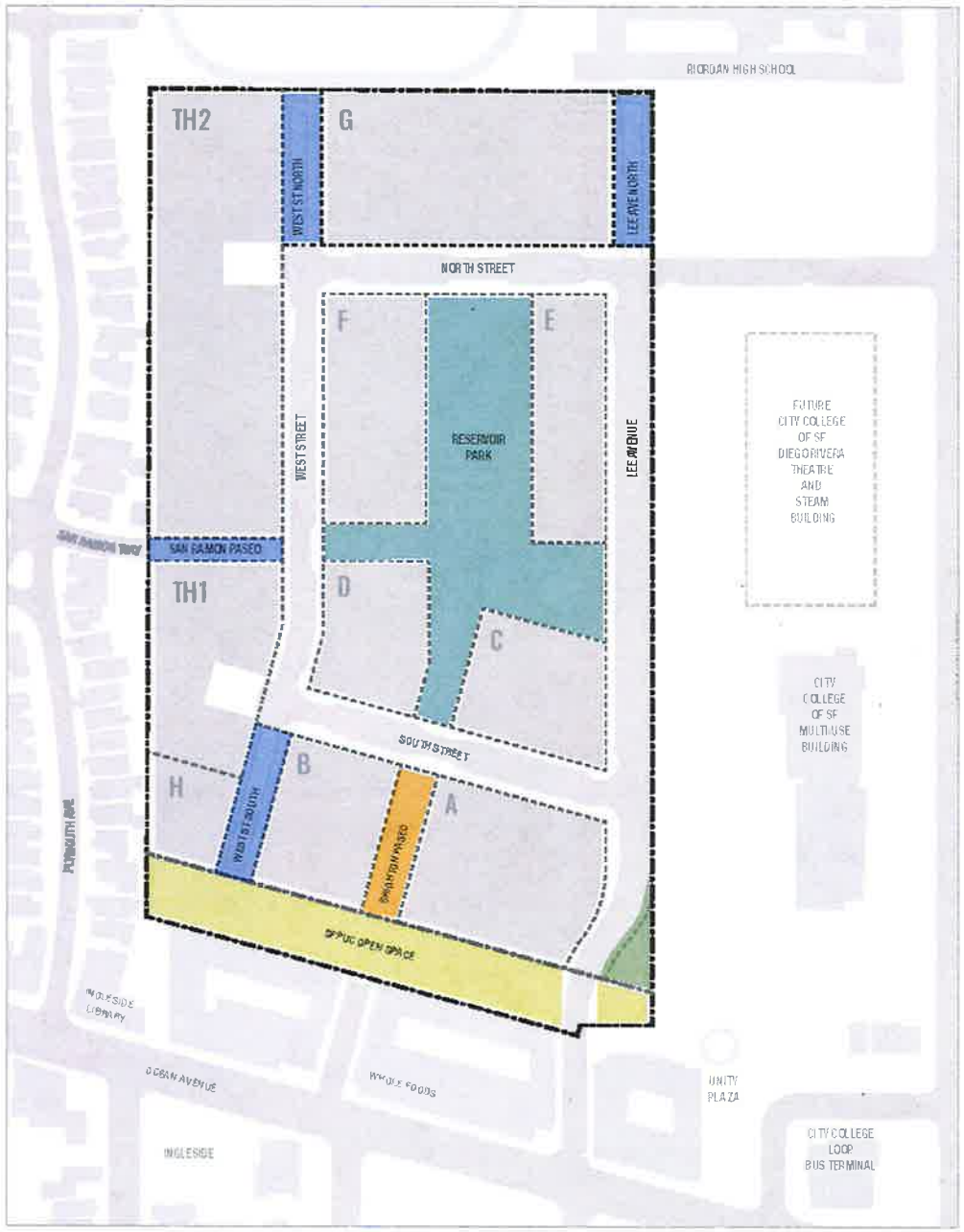
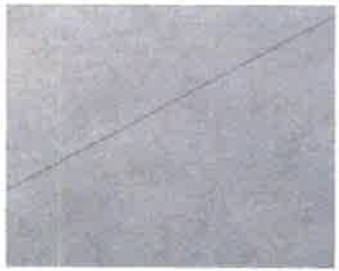


Figure 6.5-1: *Open Space Material Diagram and Matrix*

PAVING MATERIAL PALETTE



P1: *cast-in-place concrete paving with silicon carbide and saw-cut joints*

P4: *stain-resistant concrete unit paving*

P7: *granite cobble*

P10: *gravel mulch*

P13: *rubberized play surfacing*

P2: *cast-in-place concrete with seeded aggregate*

P5: *permeable recycled concrete paving salvaged from the existing reservoir concrete slope with gravel joint*

P8: *slip-resistant weathered steel decking at rain garden elevated walkway*

P11: *compacted decomposed granite, red-brown pathway mix*

P14: *artificial turf*

P3: *pervious concrete paving with grind finish*

P6: *turf block*

P9: *slip-resistant wood decking*

P12: *wood mulch*

P15: *painted asphalt*

Figure 6.5–2: *Paving Material Palette*

6.6 SITE FURNISHINGS

Furnishings, along with planting, lighting, and paving, help establish the identity of the Balboa Reservoir neighborhood and create a welcoming public realm. A combination of built-in and prefabricated furnishings shall be provided consisting of precast concrete, metal, timber, hardwoods, and other materials. Site furnishings are important in mediating the scale between the multi-story buildings and the landscape. They should be durable, comfortable, accessible, and uniquely designed.

STANDARDS

S.6.6.1 Site Furnishing Criteria

Site furnishings shall relate as a family and prioritize durable, thick materials and naturally weathering finishes.

S.6.6.2 Built-In Furnishings

- Furnishings and small occupiable spaces with seating and tables shall be integrated into the permanent features of the open space such as the stepping terraces, widened stairs, expanded ramp landings, bioswale 'boardwalks' and retaining walls which define the architectural framework and program areas of the open space.
- Comfortable and accessible built-in seating shall be distributed throughout all program areas.
- Seating shall be constructed with high-quality durable materials, with a combination of backed and backless seating. See Figure 6.6–1 (Built-In Furnishings) for built-in furnishing character.

S.6.6.3 Fabricated Furnishings

Where fabricated furnishings are specified, they shall be a uniform family of elements distributed throughout the open space network, tying visually to colors, finishes, and materials for buildings and required site elements such as light poles and site structures. See Figure 6.6–2 (Fixed and Movable Fabricated Furnishings) for examples of fabricated furnishings.

S.6.6.4 Natural Site Elements

Natural elements such as boulders and reclaimed wood logs shall be used to create opportunities for nature exploration and informal play, and to provide seating at bioretention areas and at the SFPUC Retained Fee Open Space. Wood shall be elevated by steel legs to minimize contact with soil to maintain longevity. See Figure 6.6–3 (Natural Site Elements) for natural site element examples.

S.6.6.5 Metalwork Requirements and Finishes

Painted or veneer finishes shall be used only when absolutely necessary and only in the case of repair to outdoor damaged areas. Paints shall be marine-grade Tnemec-type steel coatings or equivalent. Site metal colors shall be coordinated for uniformity and subdued in order to ensure cohesiveness of the open space aesthetic. If metallic silver Tnemec paint is used, for example, it will be compatible with galvanized metals and stainless steel fasteners. Stainless steel is to be 316-grade or better for marine environments.

S.6.6.6 Timber Requirements

Reclaimed urban timber that can withstand weathering outdoors, such as Deodar cedar and Monterey cypress, shall be used for custom seating and curbs.

S.6.6.7 Tree Grates and Stormwater Channels

Tree grates and trench drains for stormwater channels in plazas and pedestrian throughways shall be cast iron, heel-proof, and ADA accessible.

S.6.6.8 Bike Repair Stand

One bike repair stand shall be provided at the Reservoir Park adjacent to the community room.

GUIDELINES

G.6.6.1 Waste Receptacles

Waste receptacles should be located adjacent to areas with high pedestrian traffic and in picnic and seating areas. Receptacles should be rain-protected and accommodate trash, recycling, and compost.

G.6.6.2 Stonework Requirements

Local stone such as black basalt, Academy Black granite and Sierra White granite is affordable and recommended.

G.6.6.3 Movable Seating

Movable seating should be provided when a maintenance entity is in place. A uniform selection of movable seating should be used for the whole project.

Built-In Furnishing

Custom wood and concrete seating and platform

Heavy timber wheel guide and accessible stormwater channel

Terrace seating integrated with stairs and sloped walk

Terraced seating

Custom integrated timber

Custom seating integrated at the edge of elevated walk

Figure 6.6–1: *Built-In Furnishings*

Fabricated Furnishing

Picnic tables in a durable material

Bike repair stand

Modern pedestrian bollard

Prefabricated backed bench

Wood and metal bike rack

Modular exercise station

Waste receptacle with built-in trash and recycling compartment

Bi-level drinking fountain with pet station

Movable seating

Figure 6.6–2: *Fixed and Movable Fabricated Furnishings*

Natural Elements

Boulders cluster for informal play

Elevated wood log

Boulders to define edge of bioretention area

Figure 6.6–3: *Natural Site Elements*

6.7 OPEN SPACE LIGHTING

Site lighting plays an important role in creating identity and enhancing pedestrian wayfinding, safety, and security. Lighting can help define character, enhance connectivity, signal areas of pedestrian and bike priority, and weave the streetscape and open space together into a coherent network. It can also reinforce indoor/outdoor relationships. Fixtures are to relate as a family, and to be compatible with building interiors as well as exterior furnishings and materials.

These practical lighting concerns should be supplemented with engaging and artful lighting strategies that grow out of the unique conditions of the site. Lighting within the open space shall be scaled to pedestrians and bicycles to make those routes legible and distinct from streets.

Given the project's residential location and proximity to the Mount Davidson forest, special consideration shall be made to minimize light pollution and mitigate the project's effects on the ecology of the coastal neighborhood.

For street lighting, see Section 5.12 (Street Lighting).

STANDARDS

S.6.7.1 Light Pollution and Glare

The strategy for site lighting shall minimize light pollution and glare beyond the development into adjacent neighborhoods. Backlight, uplight, and glare (BUG) ratings for exterior fixtures shall meet the criteria established in the current California Green Building Code.

S.6.7.2 Energy-Efficient Lighting Fixtures

Lighting fixtures and bulbs shall meet or exceed applicable energy efficiency standards.

S.6.7.3 Pedestrian-Scale Lighting

Lighting shall be designed to allow facial recognition along paths of travel and shall be scaled to designate a distinct pedestrian and bicycle experience. Lighting shall not create glare or 'hot spots' that would inhibit visual acuity and shall facilitate sight lines, enhancing safety throughout the public open space. There shall be a variety of lighting zones with different light types and levels in order to create a range of experiences and to demarcate different program areas. See Figure 6.7–1 (Lighting Type and Character) for light fixtures characters and Figure 6.7–2 (Lighting Diagram).

S.6.7.4 Paseo Lighting

Paseo lighting shall be provided at a lower level and distinct character from street lighting in order to distinguish pedestrian areas from auto areas. Paseo lighting may be softer and more naturalistic in character, and the light source shall be concealed to avoid contrast at night.

GUIDELINES

G.6.7.1 Energy-Efficient Lighting

All lighting should use timers, motion sensors, dimmers, and other smart technologies to maximize energy efficiency and minimize unnecessary glare and light pollution.

G.6.7.2 Lighting at Brighton Paseo

Suspended lighting should be used at Brighton Paseo to scale down space for human comfort.

Pedestrian Pole Light

Landscape Forms FGP or similar

Louis Poulsen Aberslund Maxi Post or similar

Path Light

Landscape Forms FGP or similar

Louis Poulsen "Bysted" or similar

Suspended Light

Landscape Forms Arme light or similar

Hess "Village" or similar

Figure 6.7-1: *Lighting Type and Character*

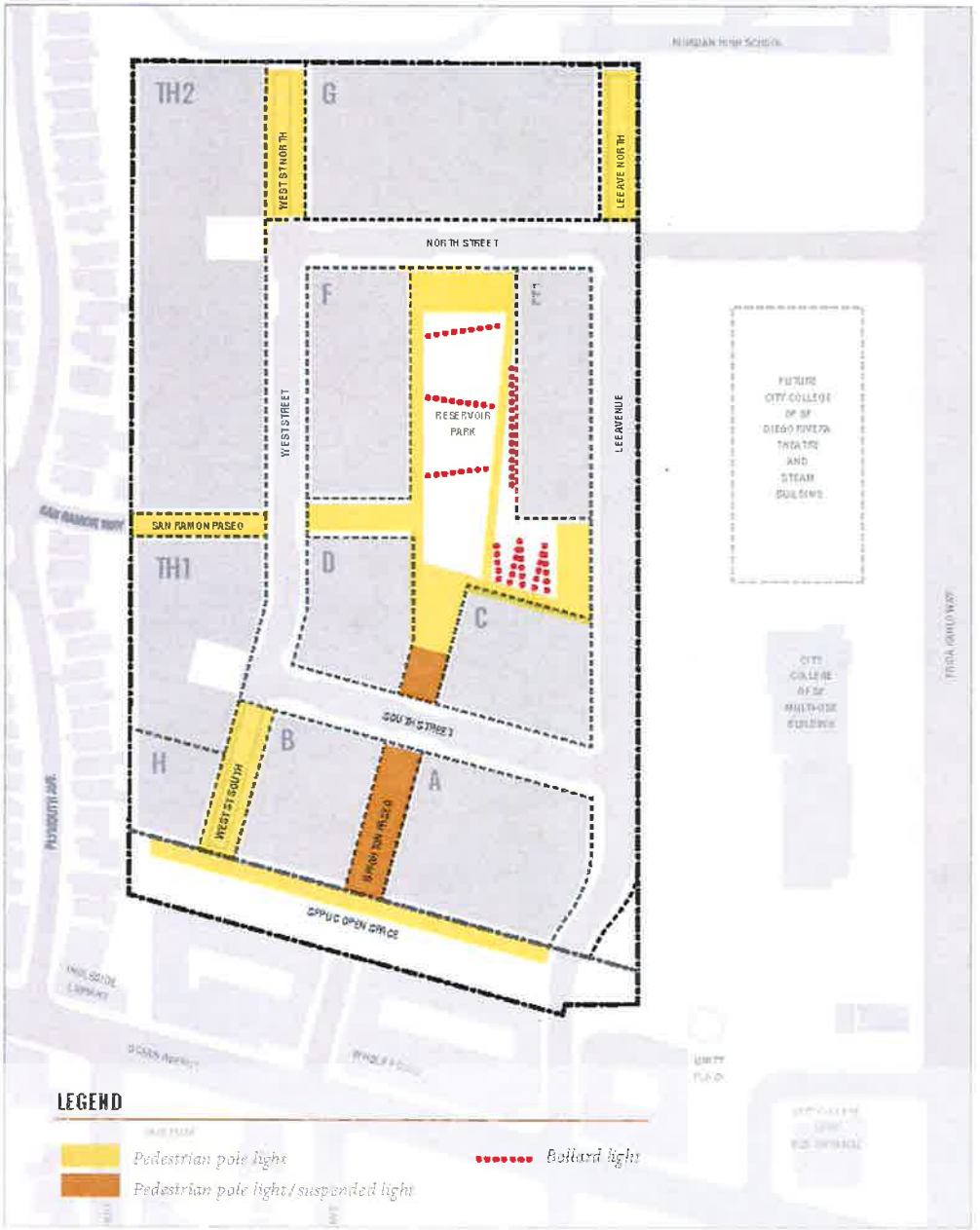


Figure 6.7-2: *Lighting Diagram*

6.8 COMMUNITY ART

Community art in the Balboa Reservoir neighborhood plays an important role in celebrating the site's unique eclectic history, climate, and culture. It should also foster community identity, enhance public life, and reflect community priorities.

Art is an integral part of the architectural and landscape design. Community art is encouraged to complement required design elements such as canopies, signage, paving, steps, lighting, utility structures, or pavilions. Suggested enhancements include but are not limited to:

- Sculptural building elements
- Sculptural site structures
- Special graphics, finishes, and materials
- Wind sculptures

See Figure 6.8–1 (Community Art Precedents) for community art examples.

GUIDELINES

G.6.8.1 Community Art

Artistic enhancements should prioritize interaction and engagement with pedestrians of all ages. Art that invites play, represents the environment, and creates opportunities for participation are all encouraged. Freestanding art could be placed to reinforce or strengthen existing axes, view corridors, and spaces.

G.6.8.2 Community History

The Reservoir neighborhood should celebrate the past and present inhabitants of the site in order to unify the community.

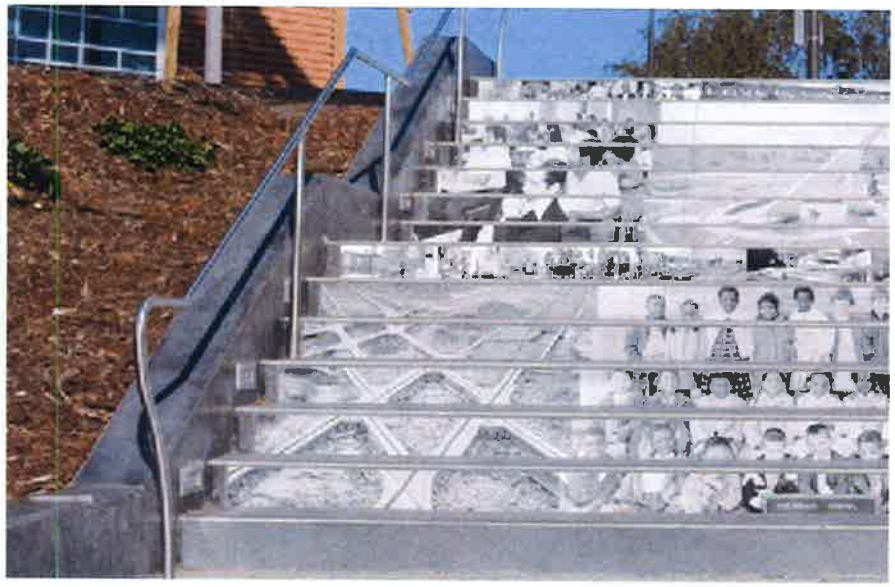
G.6.8.3 Interactive Design

The design should include play structures – either explicitly for children, or sculptures that engage adults and children alike. The design should provide space and infrastructure to allow food trucks, concerts, performance art, and temporary kiosks or vendors.

G.6.8.4 SFPUC Retained Fee Open Space and Lee Gateway Landscape

Due to restrictive SFPUC right-of-way requirements at the SFPUC Retained Fee Open Space, ground murals are encouraged. Graphic or material enhancements should be integrated into the building facade of Block A to signify the Balboa Reservoir Gateway at Lee Avenue.

Lee Gateway Plaza



Existing public art illustrating neighborhood history at Unity Plaza stair

The Reader sculpture by Julian Voss-Andrase

Ground mural at Unity Plaza

Wind Harp sculpture by Ned Kahn

Figure 6.8-1: *Community Art Precedents*

6.9 WAYFINDING AND SIGNAGE

Consistent design and wayfinding signage organization provides important visual or tactile cues to help people make route decisions, find the shortest path to nearest transit options, and locate nearby destinations. A signage program with input from local institutions and businesses shall be instituted to educate and raise consciousness about environmental stewardship, local cultural history, and natural history including native plants, stormwater treatment, and local food production. See Figure 6.9-1 (Signage Placement Diagram) for locations and Section 7.26 (On-Site Signage) for further information on building signage requirements.

STANDARDS

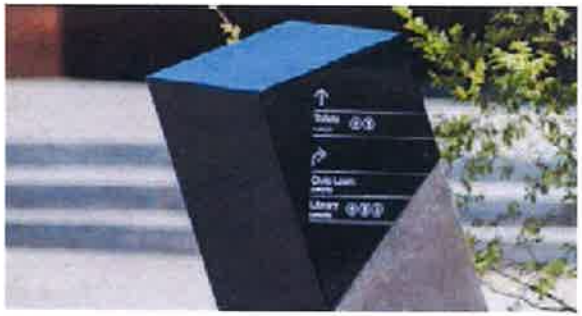
S.6.9.1 Permanent Wayfinding Signage

All text and signage shall be designed to provide uniformity and coherence throughout the plan area. Wayfinding signage shall address pedestrian, bicycle, and vehicular circulation along with loading and parking. Wayfinding signage is permitted for locating public facilities, rooftop open spaces, ADA assistance, and alternative access routes.

S.6.9.2 Signage Placement

Signage shall be building-mounted or integrated into site elements such as seat walls, pavilions, and paving when possible.

Integrated wayfinding signage into paving



Integrate wayfinding signage into seat wall

Signage integrated on the screen of pavilion structure

S.6.9.3 Freestanding Signage

Independent, freestanding signs are discouraged except where required for City requirements such as street or parking signs. Billboards are prohibited.

S.6.9.4 Illuminated Signage

Illuminated signage shall be directed towards pedestrians or the intended audience, with no-spill light or light pollution affecting adjacent and neighboring spaces.

S.6.9.5 Parking and Bike Facility Wayfinding

Wayfinding signage for vehicular parking access and bicycle facilities shall be visible from major bike routes and vehicular access points and shall be located to not obstruct drivers' sight lines.

Wayfinding signage at road intersection

GUIDELINES

G.6.9.1 Public Education

To foster stewardship, an interpretive signage program should be provided to educate visitors on site history, native ecology, stormwater treatment, water conservation, and food production. Interpretive signage should be integrated into the pavilion design.

G.6.9.2 Stormwater Interpretative Signage

Interpretive signage, emphasizing the unique site hydrology and stormwater management strategy, should be provided at the rain garden to connect residents and neighbors to nature and inspire stewardship.

G.6.9.3 Cyclist Dismount Signage

Cyclist dismount signage should be provided at Reservoir Park entrances to encourage cyclists to dismount at the park and should be integrated into site elements and not freestanding.

LEGEND

- *Wayfinding signage at road intersection*
- *Park entry signage*
- *Pavilion signage*

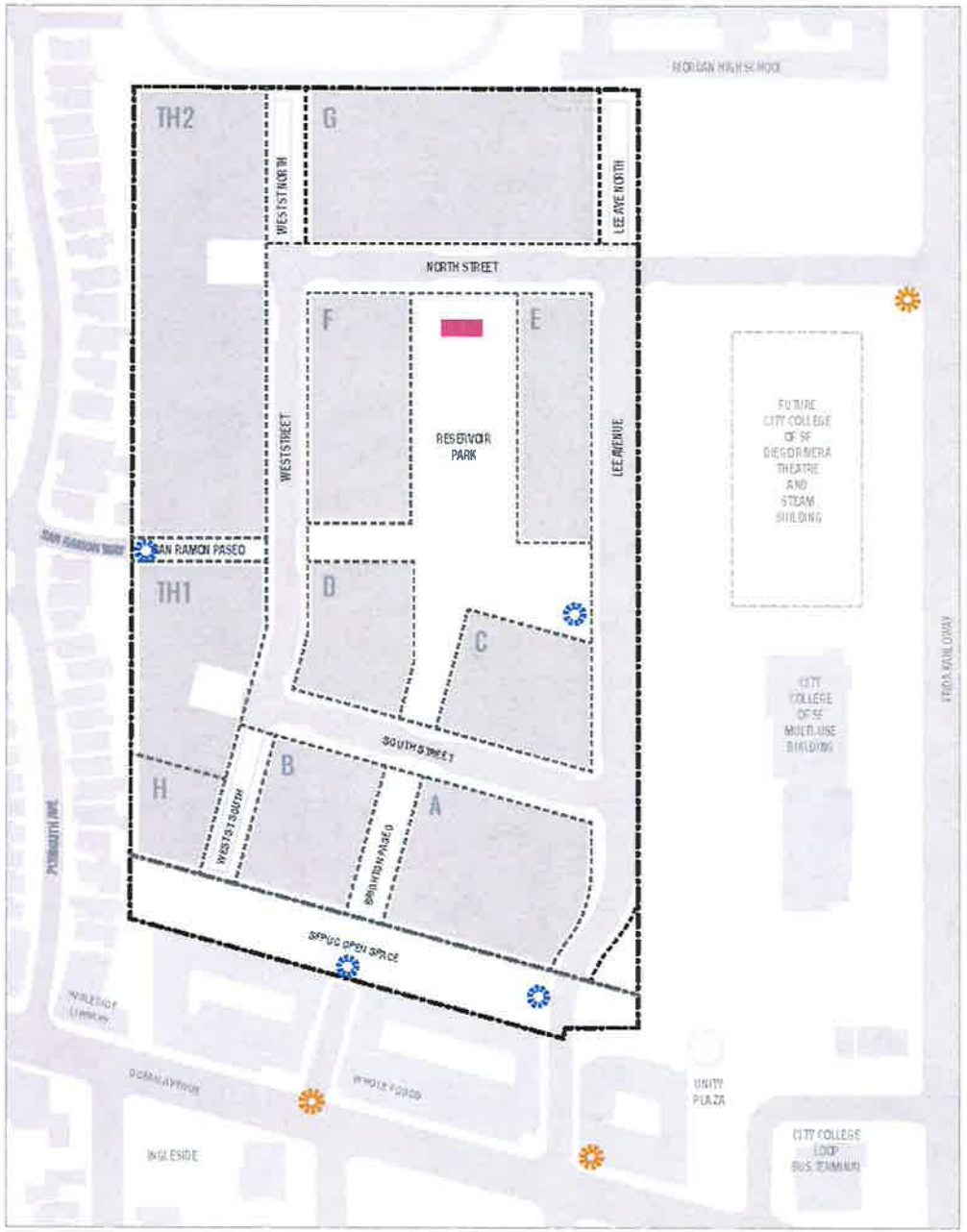


Figure 6.9–1: *Signage Placement Diagram*

6.10 CARTS AND KIOSKS IN OPEN SPACES

Retail and food service carts and kiosks will be allowed to operate, in a limited capacity, within the Balboa Reservoir neighborhood's open spaces.

STANDARDS

S.6.10.1 Location of Carts and Kiosks

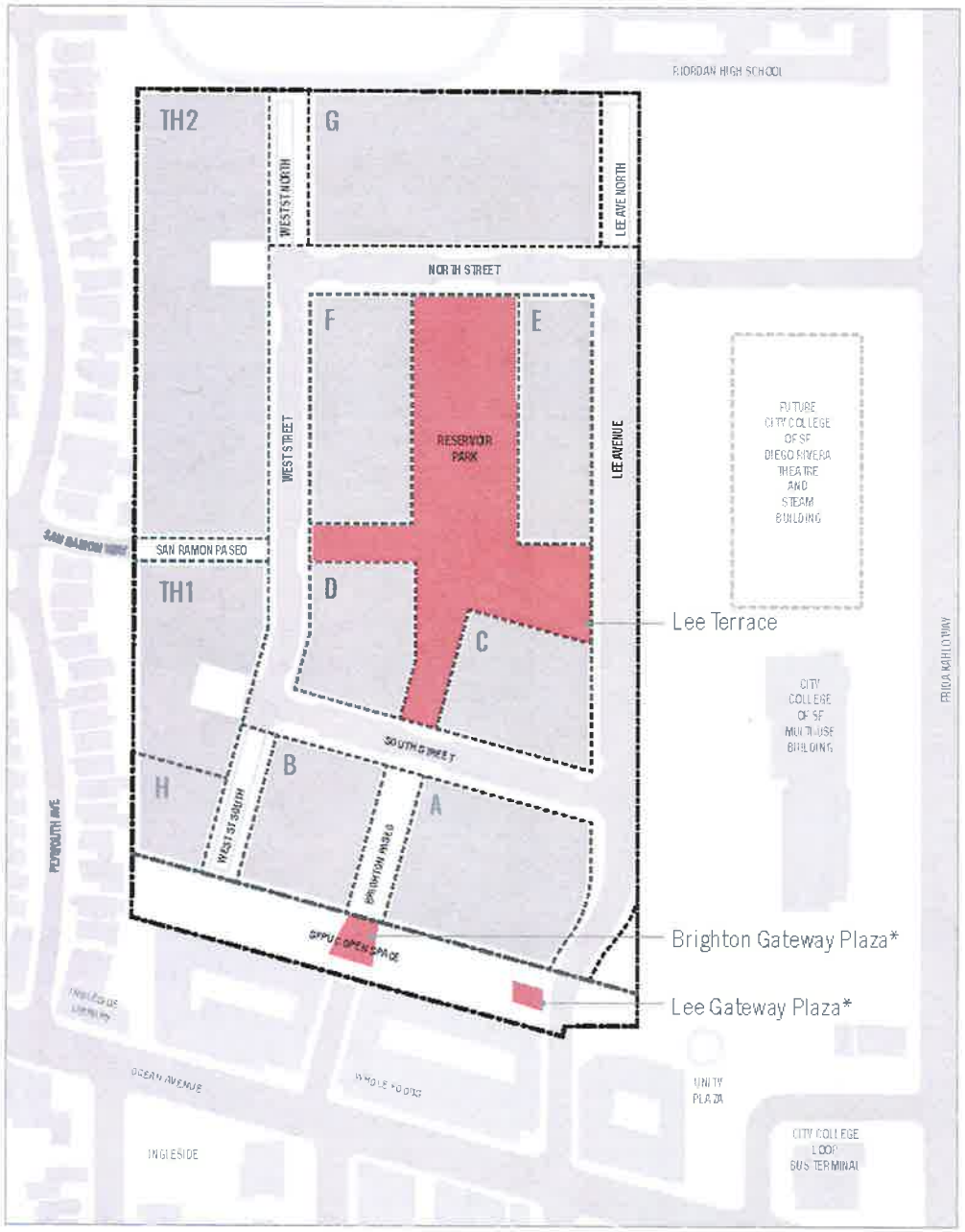
Carts and kiosks shall not block areas of emergency vehicle access (EVA) or accessible paths for travel. See table below and Figure 6.10–2 (Cart and Kiosk Examples) for the maximum allowable carts and kiosks in each open space.

S.6.10.2 Size of Carts and Kiosks

Within public open spaces, the maximum size for carts is 200 square feet and the maximum size for kiosks is 200 square feet.

Open Space	Number of Carts	Number of Kiosks
Lee Terrace	2 maximum	1 maximum
Lee Gateway Plaza*	2 maximum	1 maximum
Brighton Gateway Plaza*	2 maximum	1 maximum

**These spaces are within the SFPUC Retained Fee Open Space. The SFPUC shall have final jurisdiction on quantity and location of carts and kiosks within this area.*



LEGEND

Conceptual allowed zone for carts and kiosks

Figure 6.10–1: *Allowed Zones for Carts and Kiosks*

S.6.10.3 Carts and Kiosks at SFPUC Retained Fee Open Space

All carts and kiosks at the SFPUC Retained Fee Open Space shall allow for fast deployment and relocation. Carts and kiosks shall not block the waterline access path at the SFPUC Retained Fee Open Space. In this area, SFPUC shall have final approval on cart and kiosk types, quantity, and locations.

GUIDELINES

G.6.10.1 Kiosk Character and Visual Interest

Kiosks should add character and visual interest to the Balboa Reservoir neighborhood, even when closed as illustrated in Figure 6.10–2.

Prefabricated shipping container kiosk

Compact cart integrated with wheels for fast deployment

Kiosk with sculptural form

Cart integrated with tricycle to allow for easy relocation

Figure 6.10–2: *Cart and Kiosk Examples*

Open Space Design

6.11 TYPOLOGIES AND HIERARCHY

Public open spaces within the Balboa Reservoir neighborhood fit into three general categories:

1. Large, public open spaces, including Reservoir Park (~2 acres) and the SFPUC Retained Fee Open Space (~1 acre).
2. Small, public open spaces, including shared public ways and paseos (pedestrian-only corridors) that connect to the surrounding neighborhood. The second category of open spaces add up to a total of one acre.
3. Common usable open space is provided at each residential building block at internal courtyards and roof terraces. For more information on private open space, see Section 7.9 (Usable Open Space). Figure 6.11–1 illustrates the names, categories, and locations of these open spaces.

LEGEND

- *Large, public open spaces*
- *Common residential court and entry court*
- *Small, public open avpaces*

Note: Shapes and sizes of residential courtyards are for diagrammatic purposes only. Final size, shape and location subject to final building design and townhouse layout.

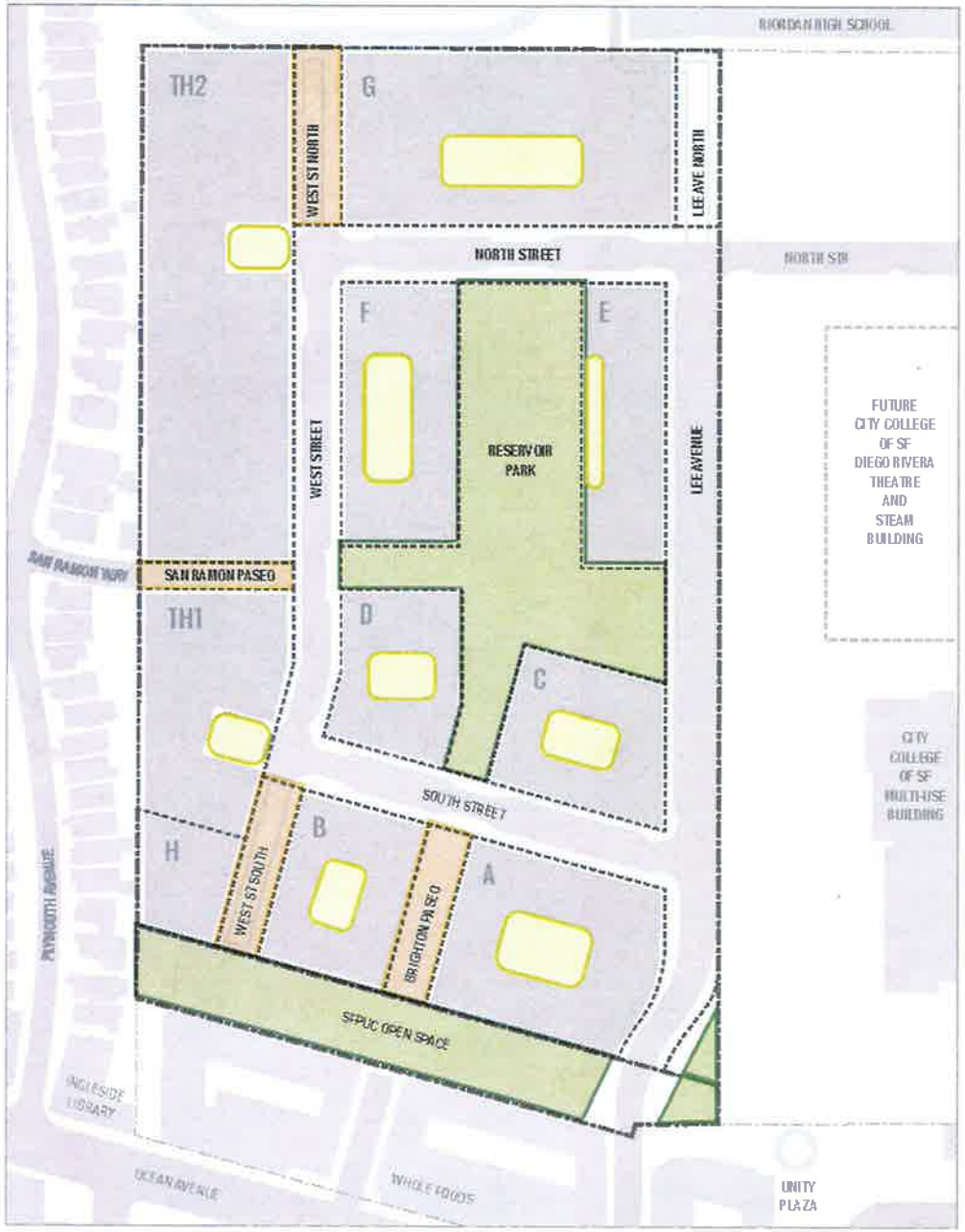


Figure 6.11–1: *Open Space Hierarchy and Typology*

6.12 RESERVOIR PARK

Reservoir Park is the largest open space in the Balboa Reservoir neighborhood, located at the heart of the site. It is positioned in the north-south orientation to maximize sunlight and to provide shelter from the prevailing westerly and northwesterly winds. Reservoir Park is fronted by residential blocks and connected to public streets on all sides. Residents and neighbors can stroll through the open space to get to their home, the main community room, transit, or Ocean Avenue retail.

Reservoir Park has approximately 13 feet of elevation change from the highest point in the northeast corner to the lowest point in the southwest corner. The grade will be mitigated by a series of planted terraces that gently step down towards Ocean Avenue from Pavilion Plaza. Each planted terrace will include active, family-oriented programming. See Figure 6.12–1 (Concept Plan) for planned diagram elements.

Reservoir Park will prioritize the planting of native and edible plants to maximize opportunities for habitat creation and food production. Stormwater management is incorporated into the design as an amenity, revealing the path of water through the site. Stormwater from residential Blocks C, D, E and F will be directed through narrow, architecturally designed channels into a series of rain gardens. Stormwater infiltration will also be provided under the multi-use lawn as is feasible. Overall, the design seeks to educate the community about the importance of managing stormwater to protect water quality, wildlife, and public health.

LEGEND

1. *Lee Terrace*
2. *Community terrace and terrace seating*
3. *Multi-purpose lawn*
4. *Community garden*
5. *Playground*
6. *Rain garden*
7. *Park Pavilion with picnic seating*
8. *Buckeye grove*
9. *Orchard*
10. *Picnic area*

Figure 6.12–1: *Concept Plan*

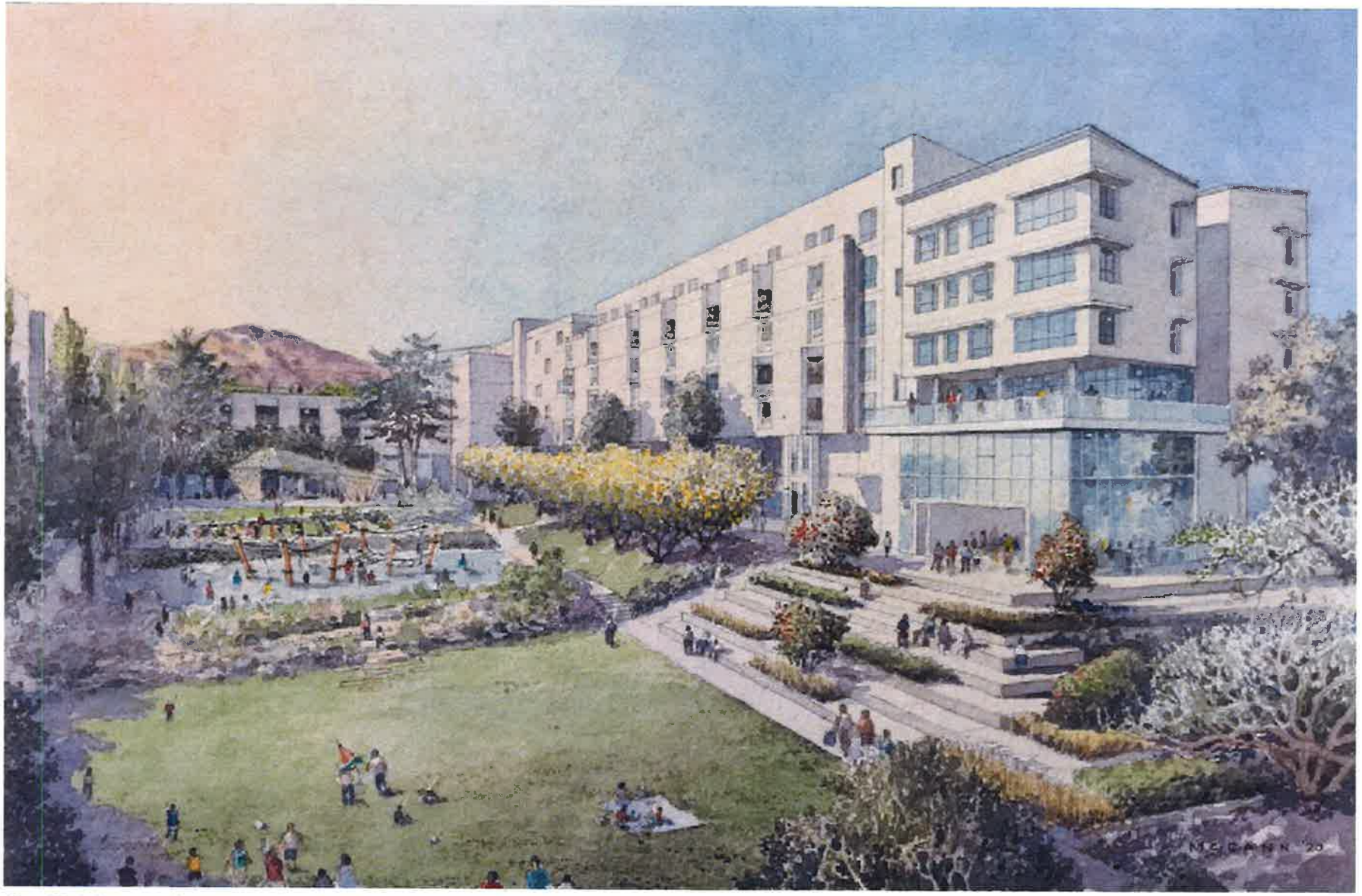


Figure 6.12-2: *Reservoir Park Perspective Rendering*

STANDARDS

S.6.12.1 Open Space Program

The design intent, diagrams, and illustrations present the concept design and structure of the open spaces as developed through the community process. The Reservoir Park potential program elements are shown in Figure 6.12-3 (Reservoir Park Program Diagram). Specific program elements may shift as the final design is developed. The chart below shows the recommended maximum and minimum sizes for each potential open space program.

Program	Minimum Sq. Feet	Maximum Sq. Feet
Pavilion Plaza	8000	9500
Community Garden and Orchard	3000	10000
Playground	5000	6000
Multi-Use Lawn	6000	8200
Dog Relief Areas	1000	2000
Community Terrace and Bleacher Seating	8000	9500
Habitat	5800	10000
Lee Terrace	4500	6000

LEGEND

Residential units

Residential common areas

** Shown for reference only. See Chapter 7 Building Design for further information.*

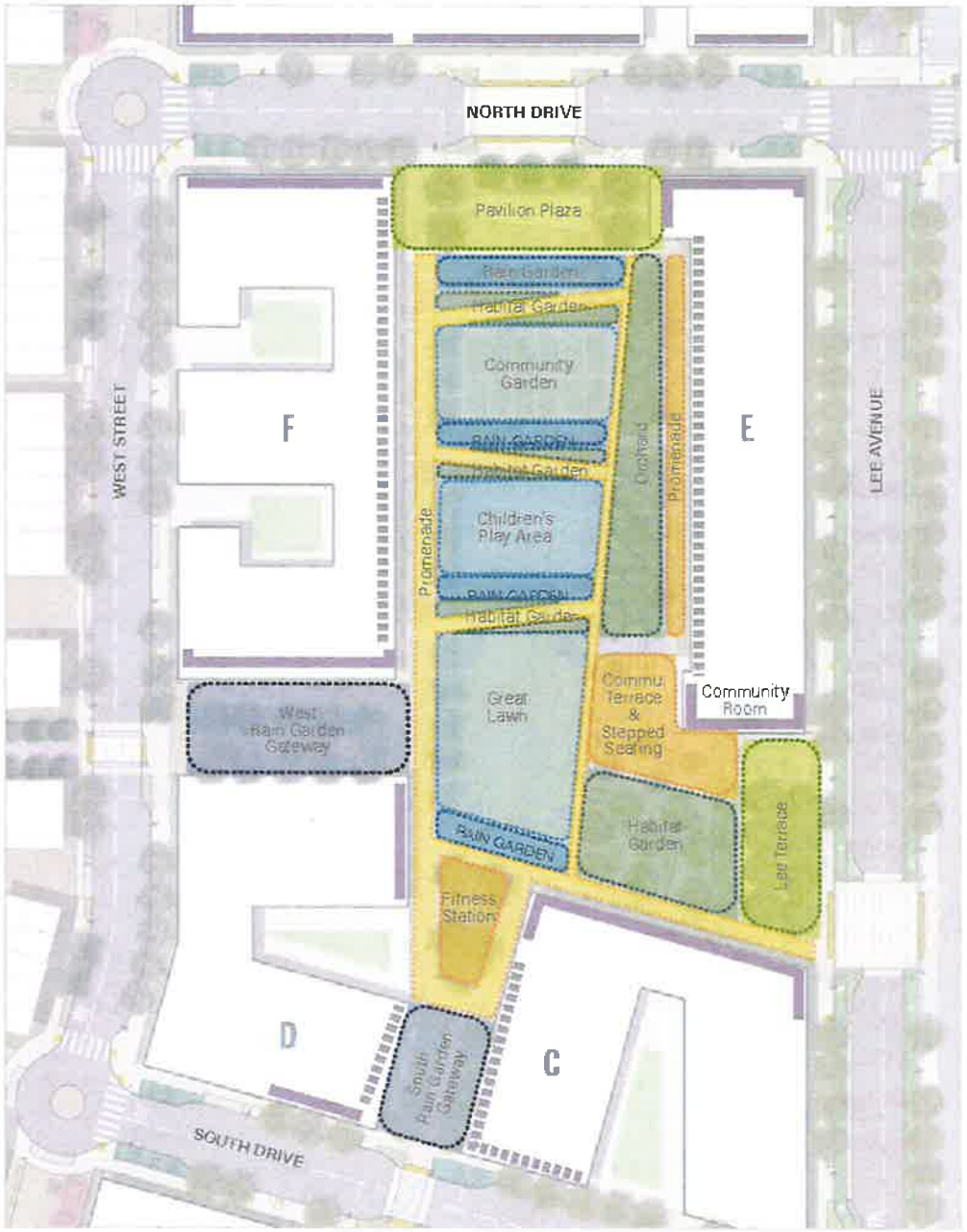


Figure 6.12-3: *Reservoir Park Program Diagram*

S.6.12.2 Wind Protection

Wind protection is provided by layers of planting, and also by the north-south orientation of the park, which protects it from the prevailing westerly and northwesterly winds. Tall evergreen coastal native trees, underplanted with large, multi-trunked shrub trees, provide wind control at various heights. While wind is an issue in May through August, there is a general warming trend with many balmy fall, winter, and spring days and weeks when the site is warm and comfortable.

S.6.12.3 Stormwater

The Reservoir Park stormwater management area should treat 50% of Blocks C, D, E and F.

S.6.12.4 Percentage of Pervious Surface

At least 70% of the park shall be pervious, and at least 50% of the total area of the park shall be planted.

S.6.12.5 Pedestrian Path

The primary and secondary universally accessible pathways connecting all programmed areas in the park shall be eight and six feet wide, respectively. Figure 6.12–4 illustrates potential pedestrian paths. Informal pathways through planting areas or rain gardens can be three feet wide.

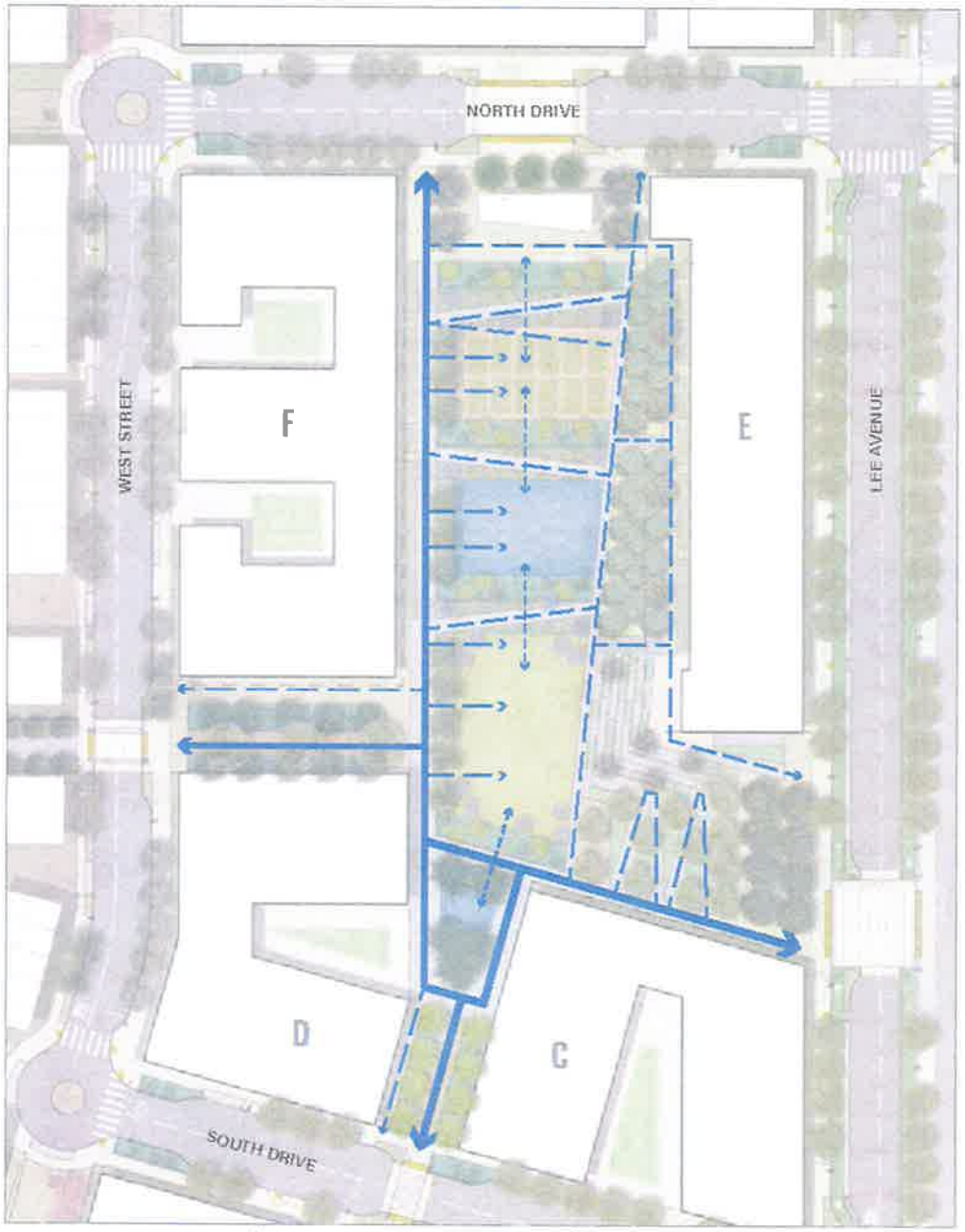


Figure 6.12–4: *Circulation Diagram*

S.6.12.6 Stairs and Sloped Walks

Stairs and sloped walks shall be wide enough to accommodate occasional resting places in addit on to circulation.

S.6.12.7 Planting

Drought tolerant native and edible plant species are preferred and shall be considered for use in the park. See Section Section 6.3 (Planting Palette) for more detail.

S.6.12.8 Soil Depth

- Minimum soil depth for stormwater and on-structure planting is 3 feet deep for trees, 2 feet deep for shrubs, and 1 foot deep for groundcover.
- Minimum soil depth for on-grade planting is 4 feet for trees, 2.5 feet for shrubs, and 1.5 feet for groundcover.

S.6.12.9 Tree Planting at Plaza

Structural soil or structural cell systems shall be used to maximize soil volume for tree growth and maximize programing flexibility at Lee Terrace and the Pavilion Plaza. Provide a minimum of 700 cubic feet of uncompacted soil per tree.

S.6.12.10 Bike Infrastructure

Ample Class II bicycle racks shall be located adjacent to park entrances at public streets and the community room. A bike repair station shall be provided adjacent to the community room.

S.6.12.11 Drinking Fountain

Accessible drinking fountains for people and pets shall be provided at the Pavilion Plaza, children's play area and Lee Terrace.

S.6.12.12 Community Garden Security

The Community Garden shall be secured with a 4-foot-tall fence and gate system.

GUIDELINES

G.6.12.1 Communal Space in the Community Garden

There should be a minimum of 100 square feet of communal space with picnic tables and chairs in the community garden. Paving material used at the communal areas shall be ADA-compliant and ADA-compliant beds will be provided. The community garden should allot approximately 1.5 square feet per plot for garden tool storage sheds. The garden shall provide areas for composting with at least two 3-foot x 3-foot compartments for every 15 plots, and at least one hose bib per 10 plots (or every 25 feet).

G.6.12.2 Rain Gardens at Park Terraces

Rain gardens at the park terraces provide opportunities for informal play. Stepping stones or reclaimed wood logs should be used to create informal pathways to connect program spaces.

G.6.12.3 Community Terrace and Stepped Seating

The community terrace is an extension of the community room. Together, they function as one continuous flexible, gathering space that is visually and physically connected to the park. Stepped seating takes advantage of the grade transition connecting the sculptural industrial topography of the historic Balboa Reservoir basin. The design should provide at minimum a 20-foot-wide terrace and stepped seating area, totaling 600 square feet.

G.6.12.4 Gathering Spaces

The design should provide gathering spaces at a variety of scales to accommodate a range of community events from small informal gatherings such as picnics and community classes to large, formal events such as community yoga and concerts.

RESERVOIR PARK SECTION

G.6.12.5 Raised Planters

Raised planters on structure shall be at maximum 18 inches above the adjacent finish surface, except where required for stormwater treatment or tree planting.

G.6.12.6 Conceptual Grading

The conceptual grading plan shows the intended relationships between program uses, public spaces, and ground floor uses at buildings. Grading should conform to the design intent. Final grades will vary. See Figure 6.12–5 (Grading Diagram).

LEGEND

- *Stair*
- *Ramp and percentage slope*
- + # *Spot elevation*
- +FF # *Finished floor elevation*

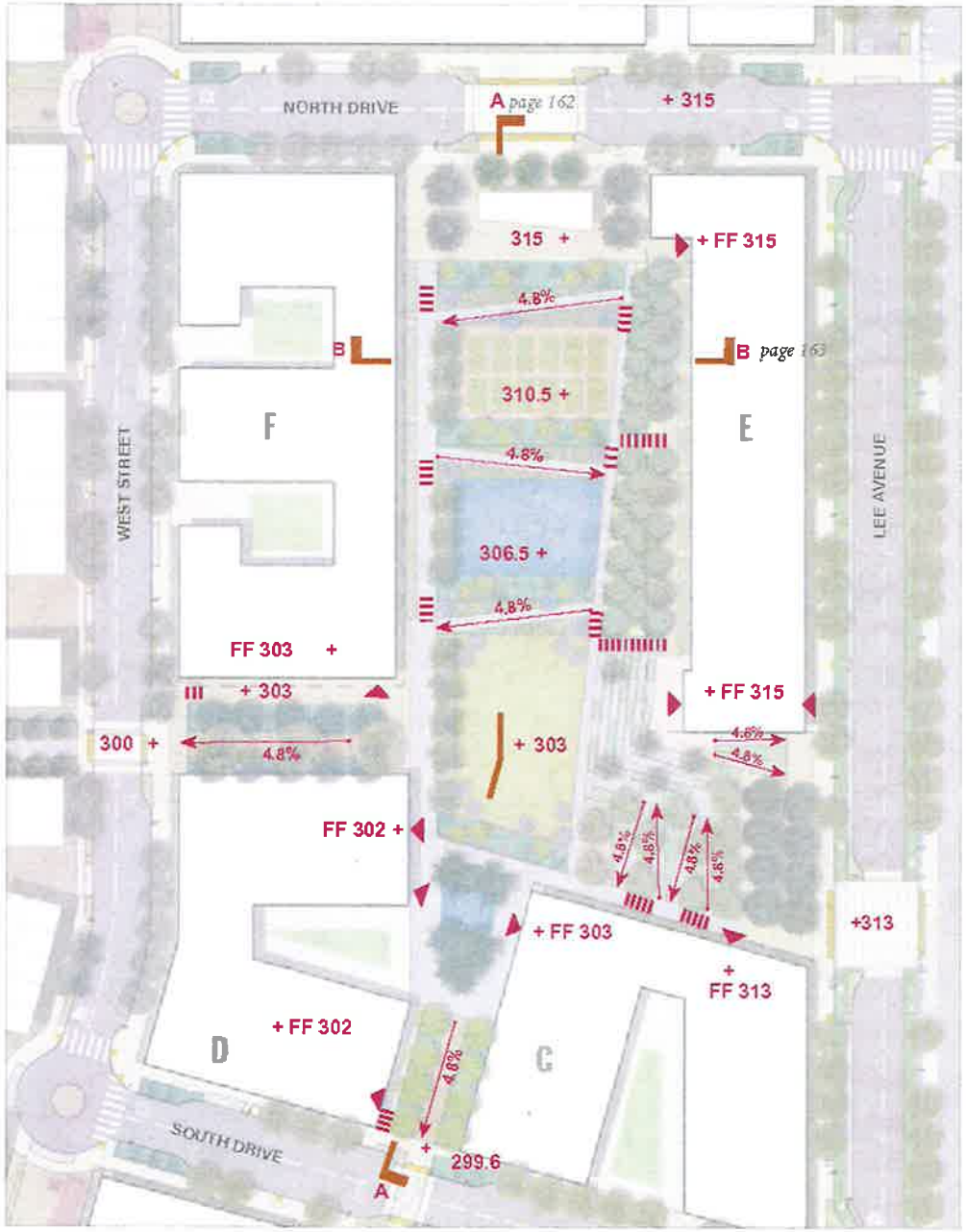


Figure 6.12–5: *Grading Diagram*

RESERVOIR PARK SECTION

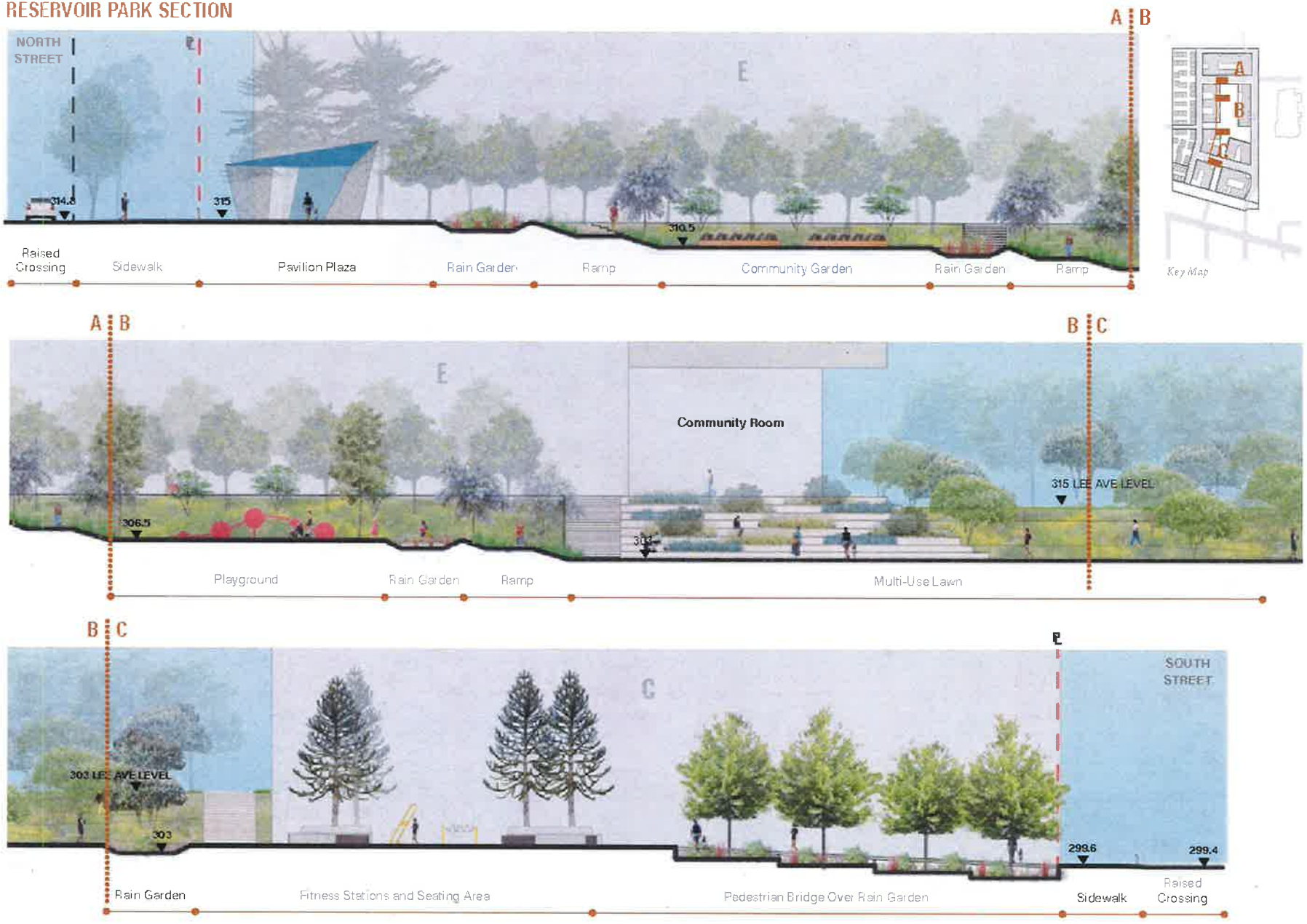


Figure 6.12–6: *Reservoir Park Sections A*

Key Map

Figure 6.12–7: *Reservoir Park Sections B*

RESERVOIR PARK CHARACTER

Children's play area

Terraced seating

Community garden

Native fog belt planting

Informal stepping stone path at rain garden

Multi-use lawn

Figure 6.12–8: *Range of Programs and Spaces in Reservoir Park*

6.13 PAVILION PLAZA

The Pavilion Plaza is the primary entry into Reservoir Park from North Street. With monumental native cypress, high quality paving, and an intimate open air pavilion, the plaza creates a welcoming gateway to the park and provides a flexible space that accommodates small and medium sized gatherings. Located at the highest elevation of the park, the pavilion serves as a beacon and overlook. The design of the pavilion shall be unique in form and designed to maximize outdoor comfort.

Figure 6.13–1: *Pavilion Location at orth Side of Reservoir Park*

STANDARDS

S.6.13.1 Size

The pavilion shall be scaled to mediate between the park and the taller multifamily building to the north of North Street. The pavilion height shall be tall enough to maintain unobstructed views to the open space and scaled for human comfort.

The maximum allowable footprint for the pavilion structure is 1,800 square feet. The height shall vary from 10 feet to 14 feet.

S.6.13.2 Program

The pavilion shall accommodate small scale gatherings such as picnics or birthday parties, and provide intimate seating and overlook opportunities. The design shall provide built-in seating, a picnic table, a pet/human-friendly drinking fountain, and a serving counter and/or a barbecue with high quality marine-grade architectural finishes and detailing.

S.6.13.3 Pavilion Design

The pavilion shall be iconic and sculptural in form, with accent lighting integrated to create a focal point at the open space. See Figure 6.13–2 (Pavilion Precedents).

S.6.13.4 Wind and Shade Protection

Due to the windy site conditions, vertical wind screening and partially open roof structures shall be provided for wind and rain protection. Vertical screens shall have 45% porosity to maintain transparency for safety and wind mitigation.

S.6.13.5 Power and Lighting

The design of the pavilion shall integrate lighting to increase safety during the evening and serve as a beacon or lantern for the park. Power shall be provided.

GUIDELINES

G.6.13.1 Movable Tables and Chairs

Movable tables and chairs are not required but may be added once the park management strategy is in place.

G.6.13.2 Pavilion Signage

The pavilion should incorporate educational signage describing the site's history, the Reservoir Park's stormwater management design, and principles of fostering wildlife habitat.

College Park Pavilion, Dallas TX

Trillium Park, Toronto ON

Grafenegg Castle Garden, Vienna, Austria

Station Park Green Pavilion, San Mateo CA

Figure 6.13–2: *Pavilion Precedents*

SFPUC Retained Fee Open Space

This section is included in the Balboa Reservoir Design Standards and Guidelines for reference only.

The SFPUC Open Space will not be subject to the Balboa Reservoir Special Use District or Design Standards and Guidelines. The San Francisco Public Utilities Commission ("SFPUC") is and will remain the property owner of the SFPUC Retained Fee parcel and will issue a revocable license to the project sponsor and later, to any assignee homeowner's association, to allow for construction, management, and operations of the planned flexible public open area.

The SFPUC Open Space will retain its existing public "P" and 40-X/65-A zoning designation, which permits it to be used as an urban open space with public access in a manner subject to the SFPUC's utility purpose and utility assets in this parcel. The parcel will be subject to the SFPUC's asset protection standards and other policies. The license will be the sole controlling agreement pertaining to the licensee's use of the Retained Fee.

The City, through the SFPUC, will continue to own and maintain jurisdiction over the SFPUC Open Space in order to protect the high-pressure subsurface water pipelines and surface appurtenances in, on and under this portion of the reservoir. The SFPUC Retained Fee parcel is essential to the SFPUC's utility use. The water transmission pipelines serve a high volume of water customers and thus, the priority use of the Retained Fee parcel is and will be for the ongoing management of SFPUC's utility purpose.

6.14 SFPUC RETAINED FEE OPEN SPACE

The SFPUC Retained Fee parcel will remain owned by SFPUC. The parcel can be a potential open space resource and is a crucial component of the City and County's water supply system. Improvements in close proximity to pipelines must conform to SFPUC guidelines and are to be non-permanent, such as pavement markings, artificial turf, raised planting beds, shrubs, or temporary trees. Potential programs, pending SFPUC approval, include a nature exploration area, picnic areas, a childcare/play space, and a flexible plaza for sports and pop-up urban activities (such as concerts, farmers' markets, and flea markets).

To seamlessly incorporate the SFPUC Open Space into the neighborhood, the design must accommodate current uses and adjacencies. With the success of the recently completed Unity Plaza, there is a precedent for the SFPUC Open Space to perform multiple purposes while serving as a pedestrian connector between parcels. Unity Plaza should be connected to the Reservoir Park while retaining the function north of the multifamily building as a back up space for loading into Whole Foods. Similarly, the extension of Brighton Avenue will continue across the SFPUC Open Space as a pedestrian paseo, providing an important access point to Reservoir Park from Ocean Avenue.

Existing SFPUC No-Build-Zone looking West

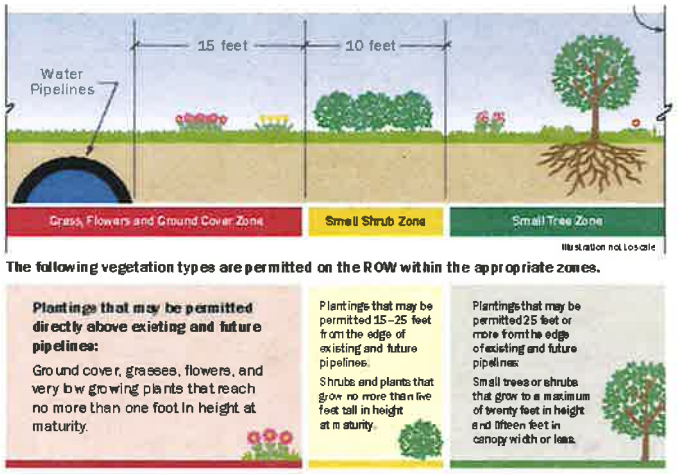


Figure 6.14–1: *SFPUC R.O.W. Landscape Vegetation Guidelines (https://sfwater.org/modules/showdocument.aspx?documentid=14199)*

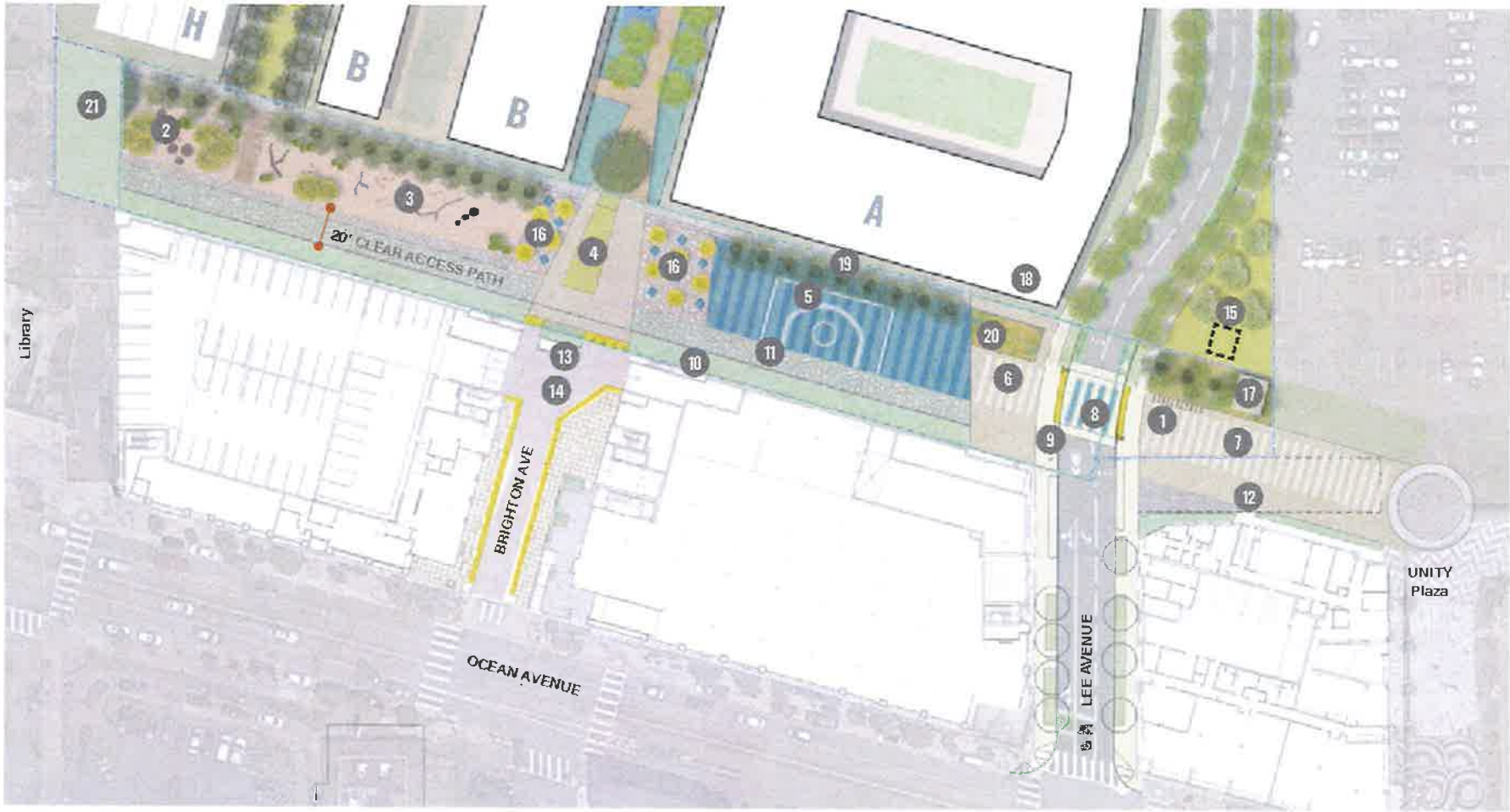


Figure 6.14–2: *SFPUC Open Space Concept Plan*

LEGEND

1. *Removable bike share station*
2. *Nature exploration area (NAE)*
3. *Play area with removable willow fence*
4. *Brighton Gateway Plaza*
5. *Flexible plaza for sport, recreation and community events*
6. *Lee Gateway Plaza / possible move-in loading zone*
7. *Connection to Unity Plaza*
8. *Raised crosswalk with special treatment*
9. *Removable bollards*
10. *Screen planting at existing wall*
11. *Pipe line service access*
12. *Existing Whole Foods Market access easement to remain*
13. *Existing Whole Foods Market parking vent structure to remain*
14. *Pedestrian connection to Ocean Avenue*
15. *Buckeye grove / potential switch gear alternate location and potential dog relief area*
16. *Picnic area*
17. *Preferred switch gear location*
18. *Potential building lobby/ building ground floor activation*
19. *Pedestrian walkway*
20. *Meadow planting*
21. *Utility Easement*

NOTE: The HOA, the community, or individual project sponsors may propose temporary activations of the plaza as part of the operation plan.

SFPUC RETAINED FEE OPEN SPACE PERSPECTIVE

Figure 6.14–3: *SFPUC Retained Fee Open Space Perspective Rendering*

The following items should be accommodated in the design of the SFPUC Retained Fee Open Space:

- **SFPUC Open Space**
  Open space design shall meet the intent of the SFPUC R.O.W. Landscape Vegetation Guidelines. See (SFPUC Open Space Concept Plan).
- **Water Transmission Pipe Line Access**
  No use is permitted that would restrict access to the SFPUC Retained Fee parcel by SFPUC staff, construction equipment, or vehicles. A minimum of 20-foot wide clear path shall be provided for pipe access.
- **Program**
  Program elements shown in Figure 6.14–4 (SFPUC Open Space Program Diagram) shall be provided, subject to approval by SFPUC. Final size and configuration of program elements may vary.
- **Planting Restriction**
  Planting shall conform to SFPUC Open Space Landscape Vegetation Guidelines (see Figure 6.14–1). No trees or large shrubs may be planted within 20 feet of any pipeline edge.
- **Temporary Landscape**
  Since SFPUC is not responsible for restoring or replacing any improvements in the SFPUC Retained Fee parcel damaged in the process of accessing its pipelines, surface materials within the water transmission pipe setback should be easily removable paving or low plantings to order to facilitate maintenance. All trees and shrubs shall be planted in removable planters.
- **Stormwater**
  No adjacent property shall use the SFPUC Open Space parcel for stormwater treatment. Stormwater within the SFPUC Open Space shall be self treated within the right-of-way boundary by providing 50% pervious ground surface.
- **Existing Blank Building Wall and Utility Shaft Treatment**
  Vegetation screening in form of vines, or murals shall be used to beautify the existing blank building wall along the southern edge of the SFPUC Open Space. Screening shall also be provided for the existing Whole Foods Market parking vent that terminates at the end of Brighton Paseo.
- **Lee Avenue**
  SFPUC Retained Fee Open Space design shall coordinate with the final configuration of Lee Avenue. Public Works approved special treatment at the intersection of the SFPUC Open Space and Lee Avenue shall be used to slow traffic, create an entrance gateway to the development, and to connect the SFPUC Open Space parcel to Unity Plaza. A ground mural is encouraged but would need coordination and final approval from Public Works. See Section 5.13 (Lee Avenue) for more information.
- **SFPUC Retained Fee Open Space Extension to Unity Plaza and Whole Foods Market Service Loading**
  The design of the SFPUC Open Space extension to Unity Plaza shall accommodate a turnaround zone serving the loading dock at Whole Foods Market, which has an established agreement with the SFPUC.
- **Play Space with Operable Fence**
  Final sizing and public access hours for the fenced play space shall be coordinated with the future childcare facility at Block B. Facilities may be open to public and flexible to allow for community use at certain times.
- **Nature Exploration Area**
  Loose and fixed natural elements such as bark, pine cones, sticks, rocks and natural elements such as ornamental grass with habitat value shall be provided at the nature exploration area.
- **Connection**
  Pedestrian connections to Unity Plaza and Whole Foods Market should be provided.

SFPUC OPEN SPACE CIRCULATION AND PROGRAM DIAGRAMS

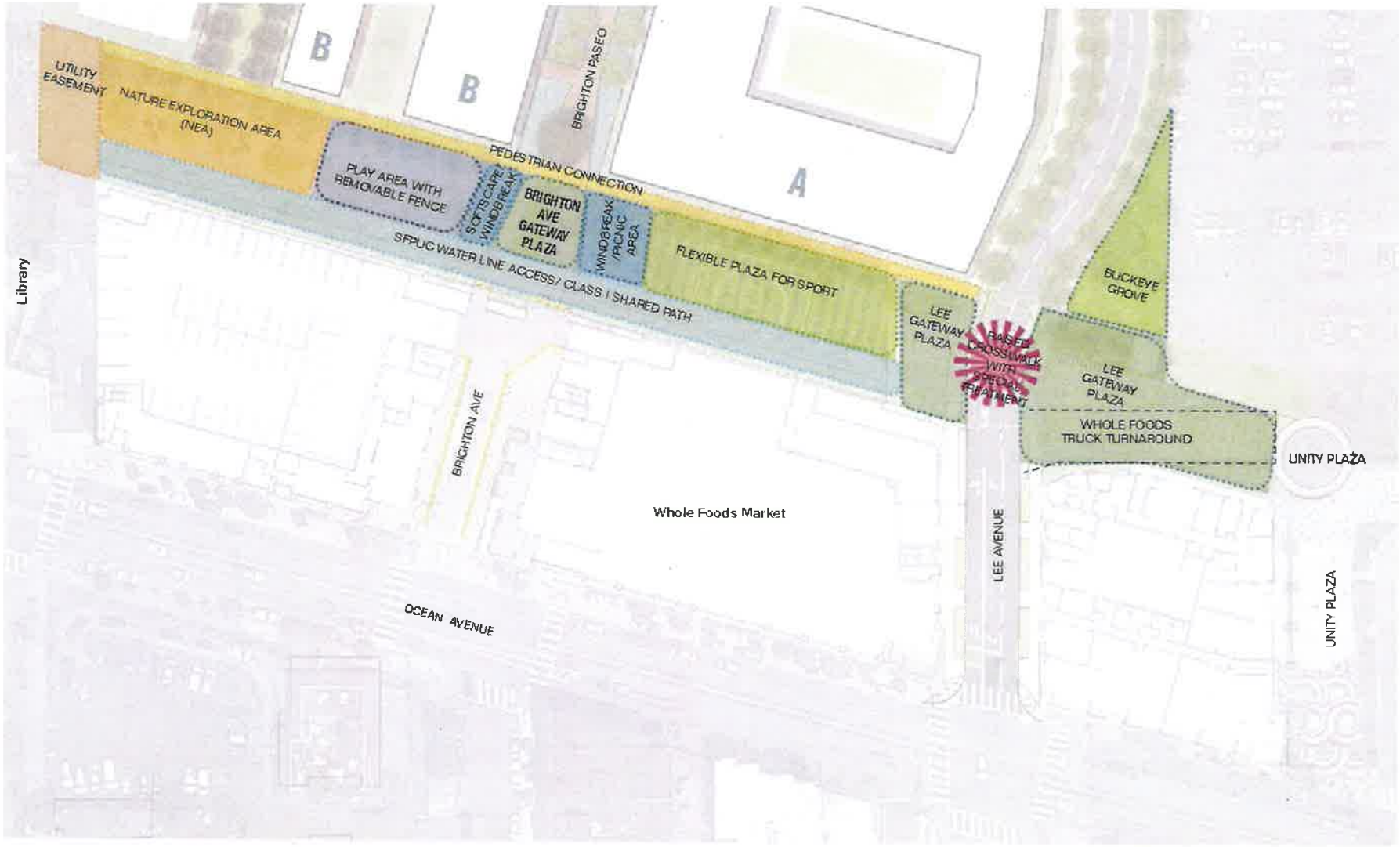


Figure 6.14–4: *SFPUC Open Space Program Diagram*

SFPUC RETAINED FEE OPEN SPACE SECTION

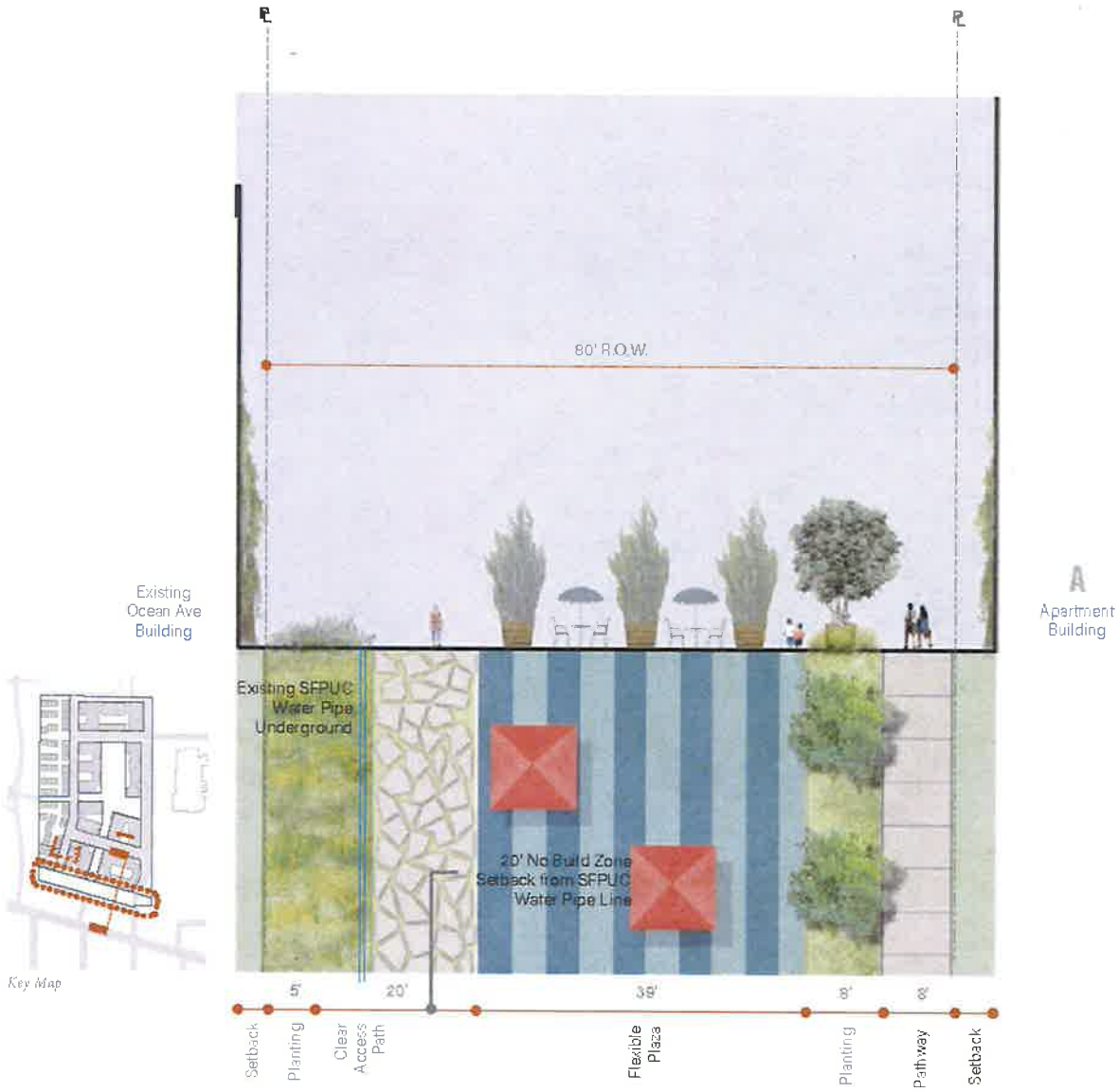


Figure 6.14–5: *SFPUC Retained Fee Open Space Section*

SFPUC RETAINED FEE OPEN SPACE POTENTIAL PROGRAM

Picnic area

Habitat planting

Nature exploration area

Outdoor childcare play space

Tree planting in removable planters

Flexible plaza for recreation, sport and community events

Figure 6.14-6: *SFPUC Retained Fee Open Space Potential Programs*

6.15 GATEWAY LANDSCAPE

The triangle of open space on Lee Avenue between Ocean Avenue and City College functions as a gateway to the site for cars coming from Ocean Avenue and for pedestrians coming from Unity Plaza. Lee Avenue curves to resolve the existing site geometry with the proposed triangular open space. This landscape will be planted with a grove of native trees such as California Buckeyes to tie in with the City's Green Connection initiative. The gateway landscape is also designated as a potential location for the dog park or electric service switchgear. See Section 6.18 (Dog Relief Area).

STANDARDS

S.6.15.1 Slopes

Side slopes shall not exceed a 3:1 ratio. The design shall implement a slope stabilization system to prevent erosion and reduce overall maintenance for slopes greater than 3:1.

S.6.15.2 Soils

Provide a growing medium of top soil import or amended existing soils. Provide 4-foot-deep soil for trees, 2.5-foot-deep for shrubs, and 1.5-foot-deep for groundcovers.

Figure 6.15–1: *Gateway Landscape*

GUIDELINES

G.6.15.1 Connection to City College

Coordinate with City College before and during the build-out of their Facilities Master Plan to ensure a harmonious transition between Lee Avenue, the gateway landscape, and the current and future uses of the City College upper reservoir area.

G.6.15.2 Planting

Drought-tolerant native plantings with oaks and buckeyes, to tie into the citywide Ingleside green connection, should be used to create habitats. See Section 6.3 (Planting Palette) for more detail.

6.16 BRIGHTON PASEO

Brighton Avenue shall be extended as the main north/south pedestrian axis of the plan, aligning with Mount Davidson. It will lead to the main public amenity spaces at Reservoir Park and connect the site to the adjacent neighborhood.

STANDARDS

S.6.16.1 Percentage of Pervious Surface

At least 70% of Brighton Paseo shall be pervious and at least 50% of the total area of the paseo shall be planted.

S.6.16.2 Pedestrian and Slow Bike Shared Path

A minimum of a 12-foot-wide shared path shall be provided at Brighton Paseo.

S.6.16.3 Stormwater

Wherever possible, planting areas at the paseo shall be used for stormwater treatment for the adjacent building parcels.

S.6.16.4 Elevated Walkway

Elevated walkways over bioretention areas shall be elevated no more than 30 inches from the adjacent grade.

S.6.16.5 Paseo Signage

To ensure public access to open spaces, there shall be visible and clear signage located at the Ocean Avenue entrance to Brighton Paseo and by the entrance near City College indicating the publicly accessible open space nearby. See Section 6.9 (Wayfinding and Signage) for further information.

Paseo at Mission Bay mews

GUIDELINES

G.6.16.1 Lighting

Overhead lighting should be considered at Brighton Paseo. See Section 6.7 (Open Space Lighting).

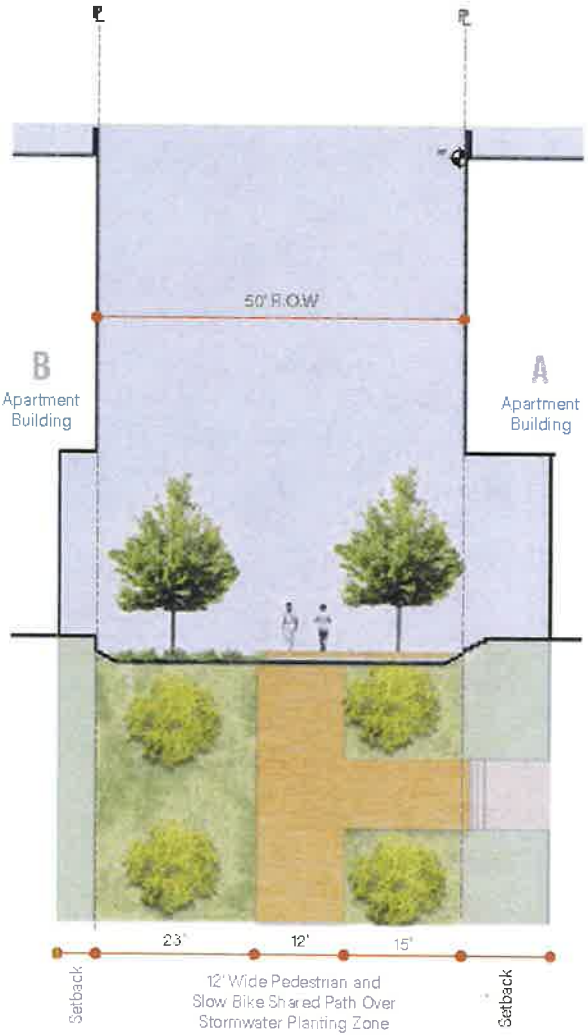


Figure 6.16–1: *Brighton Paseo Section*

Key Map

LEGEND

1. *Stormwater planting*
2. *Pedestrian and slow bike shared path*
3. *Pocket space/secondary building entry*
4. *Bike rack*
5. *Brighton Paseo Gateway Plaza*
6. *Pedestrian connection to Ocean Ave*
7. *Fitness Stations*

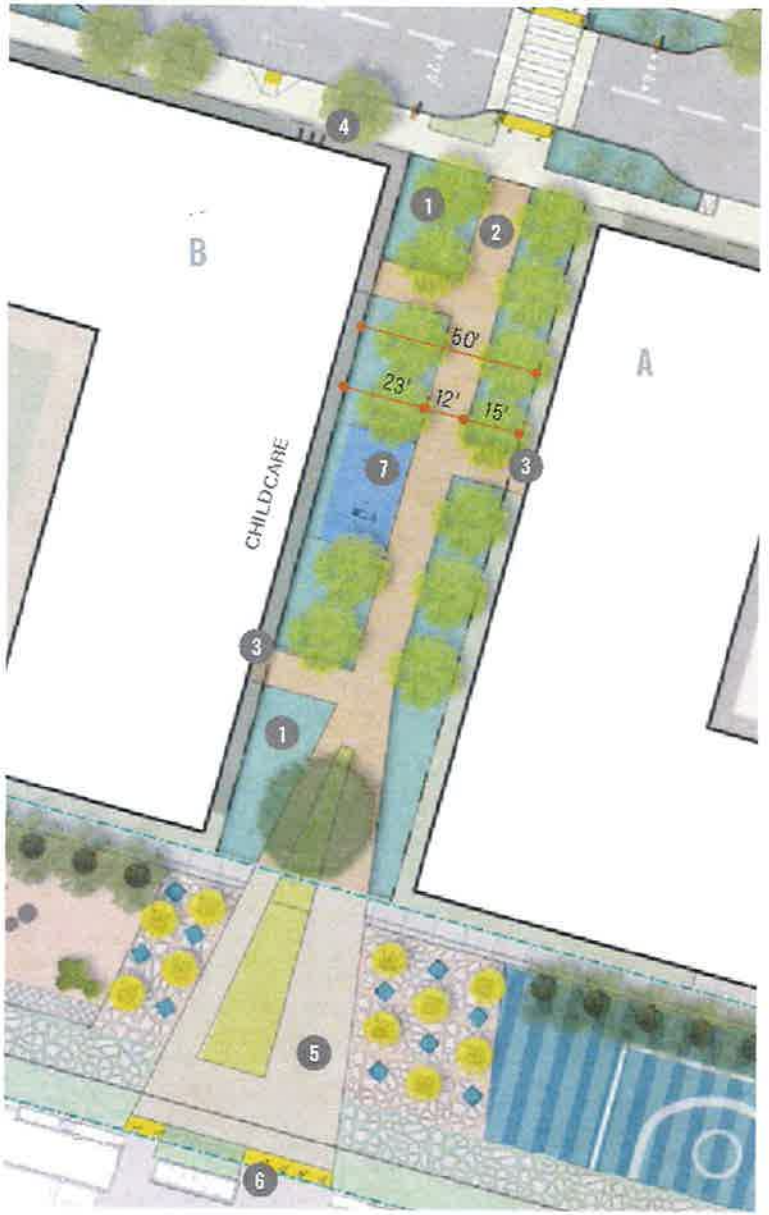


Figure 6.16–2: *Brighton Paseo Plan Enlargement L.1*

6.17 SAN RAMON PASEO

San Ramon Paseo is for pedestrians and slow bikes, connecting the Balboa Reservoir neighborhood open space network to San Ramon Way to the west. Pedestrian and bike amenities will be provided along the paseo, creating a lush, garden-like passage for residents and community members. The paseo may also be used as a stormwater treatment area, creating a habitat for the neighborhood ecological network. There will be raised crossings at West Street to emphasize the pedestrian priority of the open space network. See Section 7.28 (Townhouse Frontage at West Street and San Ramon Paseo) at West Street and San Ramon Paseo for more information on the townhouse interface with San Ramon Paseo.

Paseo shall be designed as lush garden passage

STANDARDS

S.6.17.1 Percentage of Pervious Surface

At least 70% of the area of San Ramon Paseo shall be pervious, and at least 50% of the total area of the paseo shall be planted.

S.6.17.2 Pedestrian and Slow Bike Shared Path

A 10-foot-wide shared path shall be provided at San Ramon Paseo.

S.6.17.3 Stormwater

Wherever possible, planting areas at paseos shall be used for stormwater treatment for the adjacent building parcels.

S.6.17.4 Elevated Walkway

Elevated walkways over bioretention areas shall be raised no more than 30 inches from the adjacent grade.

S.6.17.5 Planting

50% of the paseo shall be planted to maximize planting area. The remaining percentage will be dedicated to townhouse access paths, pedestrian and bike shared paths, and seating areas.

S.6.17.6 Paseo Signage

To ensure public access to open spaces, there shall be visible and clear signage located at the west entrance to San Ramon Paseo indicating the publicly accessible open space nearby. See Section 6.9 (Wayfinding and Signage) for further information.

S.6.17.7 Pedestrian Safety

The design of the San Ramon Paseo shall consider the safety of pedestrians, especially children, when walking between Monterey Boulevard and beyond to Ocean Avenue.

S.6.17.8 Planting Buffer and Townhouse Access Path

To ensure a lush, verdant environment, the shared path shall be set at a minimum of eight feet away from the building parcel line to ensure adequate width for shrub planting. The paseo shall be activated by townhouse access paths to promote public safety. See Figure 6.17–3 (San Ramon Paseo Section L.1).

GUIDELINES

G.6.17.1 Lighting

Pedestrian pole lights should be used at this paseo. See Section 6.7 (Open Space Lighting).

Paseo shall be activated by townhouse entrances

Figure 6.17–3: *San Ramon Paseo Section L.1*

Figure 6.17–4: *San Ramon Way Connection Concept Plan*

6.18 DOG RELIEF AREA

Dog relief areas may be provided for brief visits. Larger dog play areas are not recommended due to the community's priority in regards to programs for children, gardening, and wildlife habitats. Several locations in the project are now under consideration for dog relief areas. See Figure 6.18–1 (Potential Locations for Dog Relief Areas). One or more of these options will be chosen as the final dog relief location(s).

STANDARDS

S.6.18.1 Size
The Balboa Reservior neighborhood shall provide a minimum 2,000 square feet dedicated to dog relief areas site-wide. This requirement may be fulfilled within one contiguous space or through a combination of multiple locations within the project site.

S.6.18.2 Fencing and Security Gate
A perimeter fence no taller than 5 feet high measured from the adjacent finished grade shall line the perimeter of the off-leash dog area. Fencing shall be at least 85% transparent. An entry corral, consisting of an 8 foot by 8 foot fenced area (at minimum) with two gates, shall be provided to allow for pet owners to safely unleash their dog prior to letting them into the area.

S.6.18.3 Drinking Fountain and Trash Receptacle
A fountain for both people and dogs should be provided within or adjacent to the dog relief areas. At least one trash receptacle shall be provided per dog relief area.

S.6.18.4 Signage
Rules shall be clearly posted, including codes of behavior, hours, and requirements for entry.

S.6.18.5 Water and Sewage Connection
Water and sewage connections shall be provided for maintenance and sanitation purposes.

S.6.18.6 Planting at Dog Relief Area
In the case where a dog relief area replaces a habitat planting area, artificial turf will be used in lieu of understory planting, with occasional shade trees protected by dog barriers such as boulders or low fencing.

GUIDELINES

G.6.18.1 Buffer From Adjacent Land Use
The design should provide a buffer between nearby residences and the dog park. Buffers may include vegetation and/or fencing to minimize noise/visual disturbances.

G.6.18.2 Protect Natural Areas
Dog relief areas should not be located in or in close proximity to natural areas where flora and fauna, such as ground-nesting birds, small mammals, and native plants, would be disturbed. Nearby water bodies should also be protected.

G.6.18.3 Surface Treatment
A variety of surfaces (concrete, crushed fines, rubberized surface, artificial turf, etc.) may be used within dog relief areas. Decomposed granite at the entry is recommended as these areas have a high concentration of use. In smaller dog run areas, a larger decomposed granite area is recommended as the concentration of dogs may not allow grass to grow. All surfaces should be easy to maintain. If possible, lawn areas should be rested periodically to allow the turf to recover.

G.6.18.4 Shade
Shade should be provided for at least 25% of the site, using tree canopies and/or shade structures.

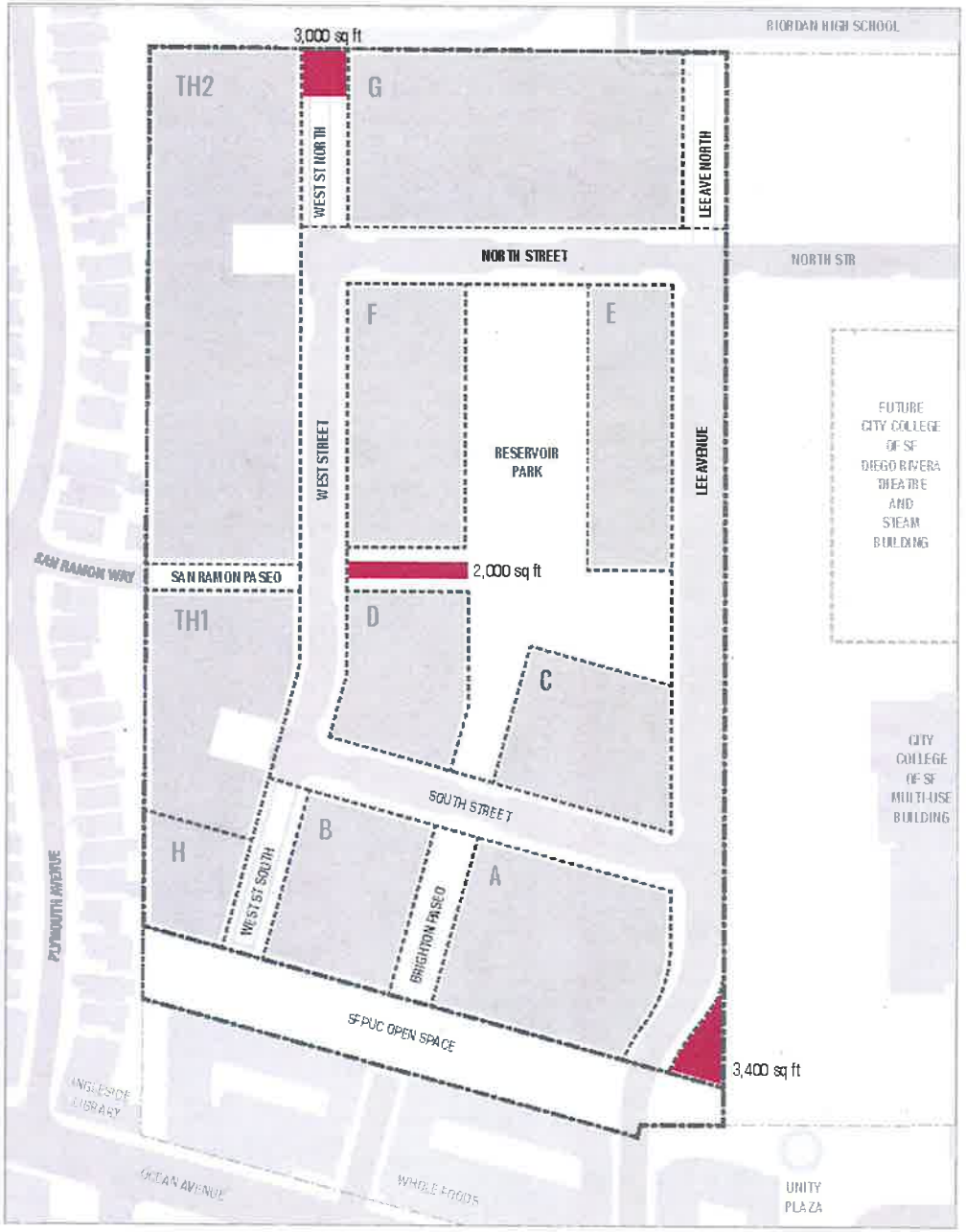
G.6.18.5 Seating
Benches should be provided in convenient locations to allow for gathering and resting throughout the dog park area.

G.6.18.6 Climbing Elements
Climbing elements and grade changes should be provided for dogs.

G.6.18.7 Lighting
Requirements for lighting should be coordinated with the park's hours of operation. If the park is open from dawn to dusk, lighting need not be provided as an additional amenity.

Dog Park, Amazon Headquarters, Seattle WA (1,200 square feet)

Daggett Park, San Francisco CA (3,500 square feet)



LEGEND

Potential dog relief area

Figure 6.18–1: *Potential Locations for Dog Relief Areas*

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7

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Overview

7.1 BUILDING DESIGN OVERVIEW

The architecture of the Balboa Reservoir neighborhood will emphasize the connection between indoors and outdoors by bringing elements of landscape and public realm into the building and by opening the building to embrace public spaces.

Building Envelope

7.2 HEIGHT

The intent of the height standards is to provide a stepped urban form, transitioning from 2-3 stories at the western property line to 6 and 7 stories adjacent to the larger institutional buildings of City College of San Francisco. The height standards are also intended to provide a gradual transition between the scale of the townhouses and the multifamily blocks at the interior of the site. Site sections (Figure 7.2-2 and Figure 7.2-3) illustrate the stepped height in relation to sloping site and in relation to adjacent uses.

LEGEND

- *25 feet*
- *35 feet*
- *48 feet*
- *68 feet*
- *78 feet*

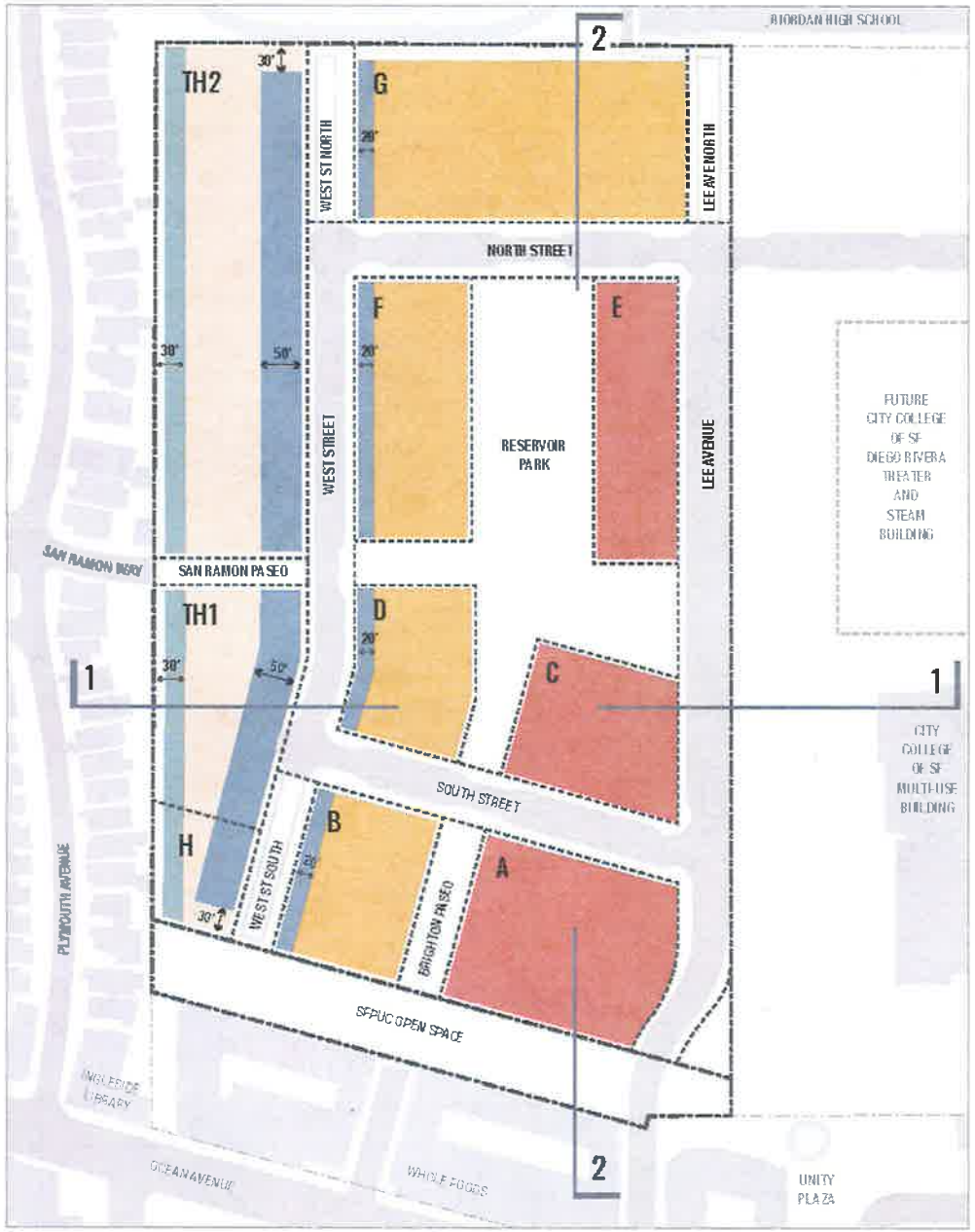


Figure 7.2-1: *Building Height Diagram*

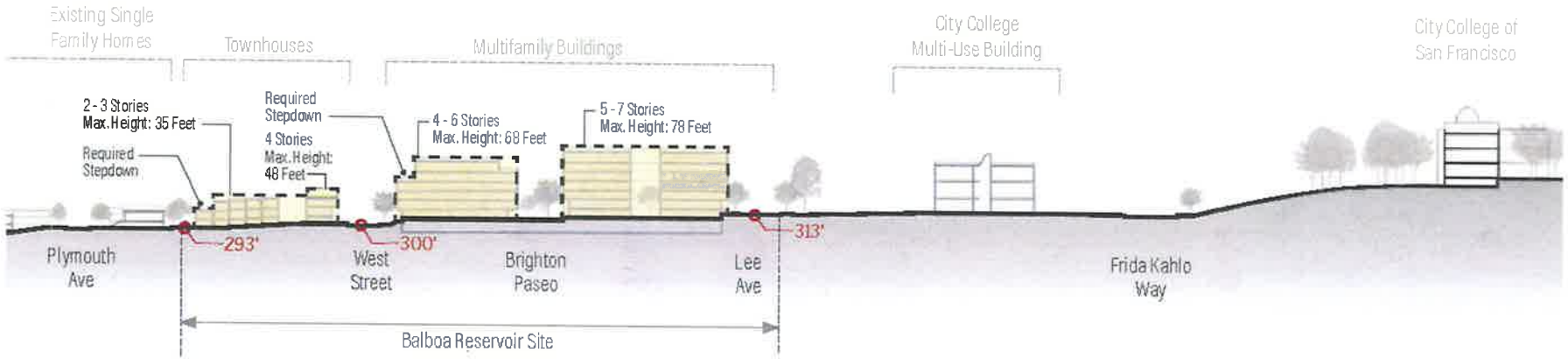


Figure 7.2–2: *Site Section 1 – Looking North*

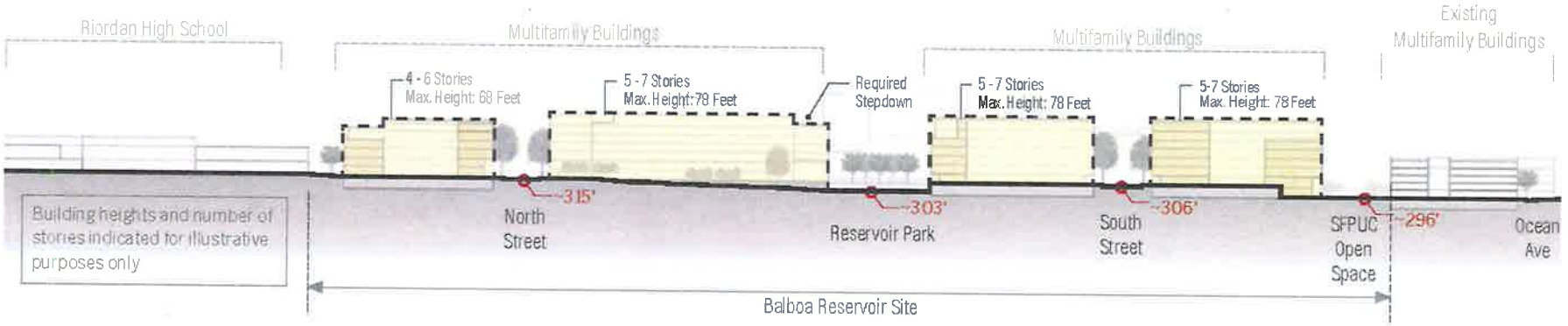


Figure 7.2–3: *Site Section 2 – Looking East*

STANDARDS

S.7.2.1 Maximum Height and Number of Stories

Building height and number of stories shall not exceed the maximums indicated on Figure 7.2–1 (Building Height Diagram).

S.7.2.2 West Street Step-Down

At Blocks B, D, F and G, the maximum height of buildings on West Street is limited to 48 feet for a depth of 20 feet as measured from the required setback as indicated on Figure 7.2–1 (Building Height Diagram).

Refer to Section 7.6 for additional standards related to step backs at multifamily blocks.

S.7.2.3 Step Down at Western Project Boundary

At Blocks H, TH1, and TH2, the maximum height of buildings adjacent to the western property line is limited to 25 feet for a depth of 30 feet measured from the property line. Refer to Section 7.3 for required setbacks.

S.7.2.4 Measurement of Height

Maximum building height shall be measured in the manner set forth in SF Planning Code Section 260.

S.7.2.5 Exceptions to Height Limits

Per the SUD, the following items may extend above the maximum allowable height provided that the sum of the horizontal areas of all features do not exceed 20 percent of the horizontal area of the roof above which they are situated as set forth in Section 260(b)(1):

- Rooftop enclosed utility sheds designed exclusively for the storage of landscaping, gardening supplies, and related equipment for living roofs are allowed to extend above the maximum allowable height by not more than 10 feet, provided they do not exceed 100 square feet of gross area.
- Projections to accommodate additional ceiling height at common amenity spaces located on the floor immediately below the roof are allowed to extend above the maximum allowable by not more than two feet.
- Articulated Roof Forms are allowed to exceed the maximum allowable height by a maximum of 6 feet, measured to the average height of rise as set forth in Planning Code Section 260(a), provided that the sum of the horizontal areas of articulated roof forms and features listed in Section 260(b)(1) and subsection (8)(A) do not exceed 40 percent of the horizontal area of the roof above which they are situated.
- Additionally, Articulated Roof Forms shall comply with the standards and guidelines set forth in the DSG Chapter.

S.7.2.6 Bulk Controls

There are no bulk controls at the Balboa Reservoir neighborhood.

7.3 SETBACKS

Setbacks are provided to enhance the pedestrian zone, to allow for landscape between the pedestrian way and the building frontage and to provide added privacy between ground floor units and the public way. Setback areas shall be designed to enhance the connection between indoors and outdoors. Stoops and private outdoor spaces in the setback can provide "outdoor rooms" that reinforce the architectural character of the Balboa Reservoir neighborhood.

STANDARDS

S.7.3.1 Minimum Setbacks

Minimum setbacks shall be provided per Figure 7.3–1. Setbacks are measured from face of finish at building to property line at public right-of-way, or to property line at publicly accessible open space.

S.7.3.2 Obstructions

Obstructions into setback areas and/or public right-of-way are allowed subject to compliance with Section 136 of the Planning Code with with the following exceptions:

- Obstructions into required setback areas may be up to four feet in horizontal depth, subject to the other limitations set forth in Section 136.
- Other exceptions set forth in this chapter.

LEGEND

- *Type A – Lee Avenue, 5 foot setback at ground floor*
- *Type B – Streets and Open Space, 5 foot setback*
- *Type C – West Street and San Ramon Paseo, 5 foot setback*
- *Type D – Project Boundary, 12 foot setback*
- *Type E – Project Boundary, 15 foot setback*

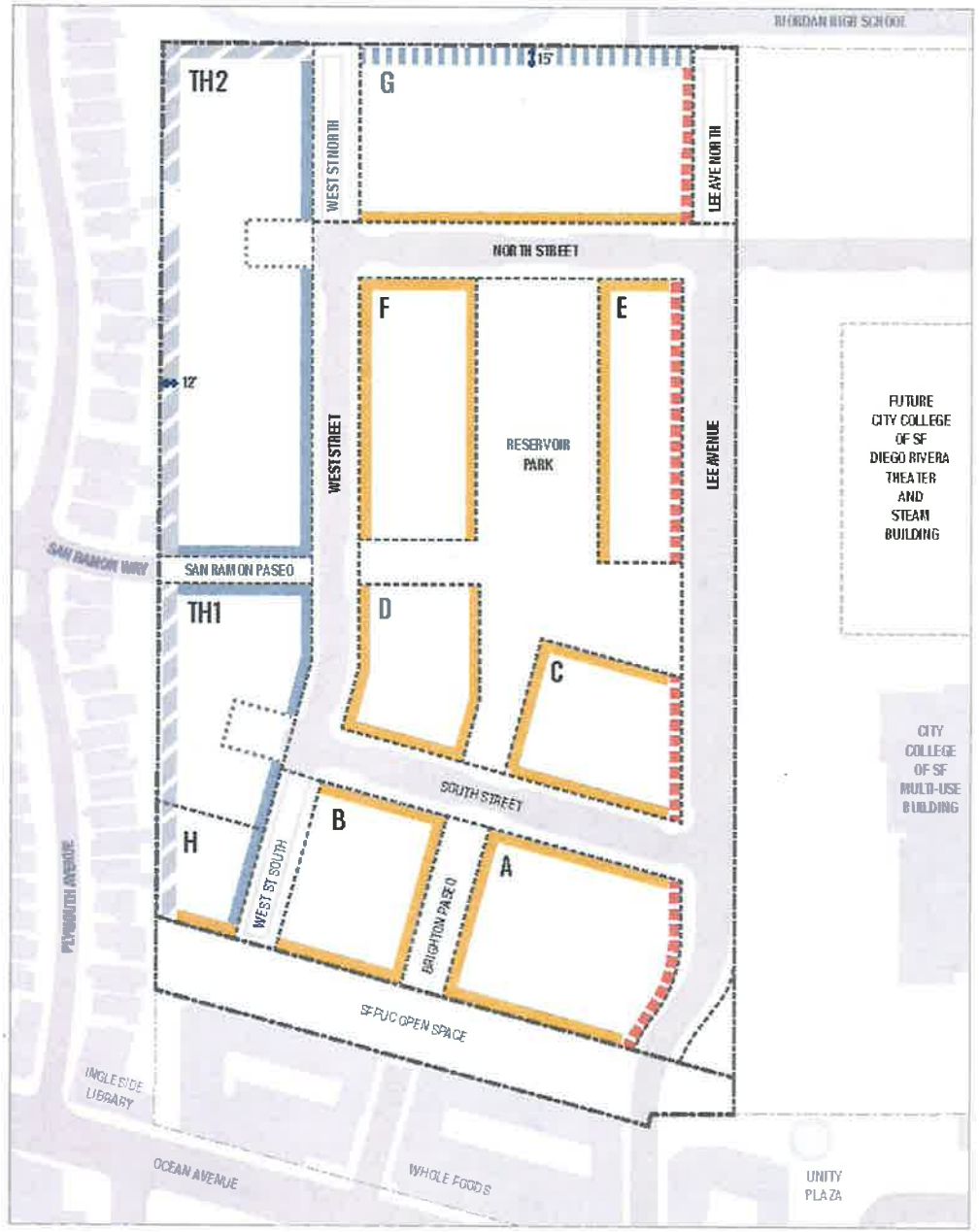


Figure 7.3–1: *Building Setback Types*

S.7.3.3 Planted Areas at Setbacks

Setbacks shall provide continuous planted areas with a minimum average depth of 3 feet, except at paved areas serving active ground floor uses or allowed service areas. Raised planters at setbacks should not exceed an average of 3 feet above the adjacent sidewalk or grade level.

Street level setback at Lee Avenue, illustrative photo

S.7.3.4 Type A – Lee Avenue

A minimum 5 foot setback is required on the ground floor (or the first story above street level). There is no minimum setback at levels above the ground floor. Refer to Section 7.10 (Common Areas and Ground Floor Units) for minimum required height at the ground floor. Outdoor patios, stoops, shared terraces and columns supporting building elements are allowed in the setback at the ground floor.

Figure 7.3–2: *Type A – Lee Avenue Setback*

S.7.3.5 Type B – Street and Open Space

A minimum 5 foot setback is required for the full height of the building. Shared entry porches, shared outdoor terraces and other architectural elements that are part of shared outdoor spaces are allowed to project into the minimum setback provided the extent of these elements does not exceed 30% of the building frontage and complies with Section 136 of the Planning Code.

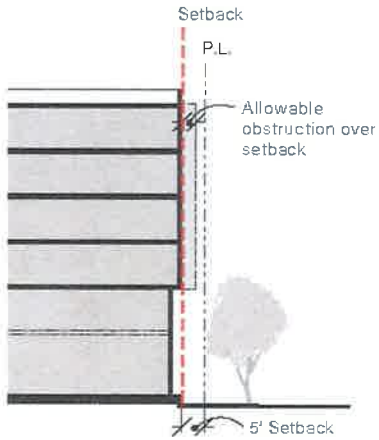


Figure 7.3–3: *Type B – Typical Streetwall and Park Frontage Setbacks*

S.7.3.6 Type C – West Street and San Ramon Paseo Frontage

A minimum 5 foot setback is required at residential units fronting on the west side of West Street and on San Ramon Paseo. Covered entry porches are allowed in the setback provided they are at least 50% open at each side.

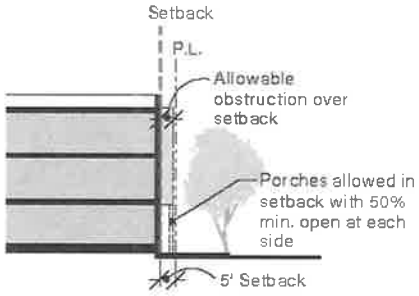


Figure 7.3–4: *Type C – West Street and San Ramon Paseo Setback*

S.7.3.7 Type D – Western and Northern Project Boundaries at Townhouses

A minimum 12 foot setback is required at the western project boundary separating townhouses from rear yards at Plymouth Avenue and at the northern project boundary separating townhouses from Riordan High School. Where rear yards of townhouses are located adjacent to project boundary the minimum setback is increased to 15 feet. Refer to Section 7.31 (Neighborhood Edge at Western Project Boundary) or additional standards.

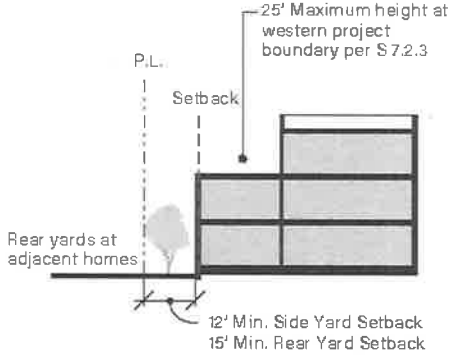


Figure 7.3–5: *Type D – Townhouses Side/ Rear Yard Setback*

S.7.3.8 Type E – Northern Project Boundary at Block G

A minimum 15 foot setback is required at the northern project boundary separating Parcel G from Riordan High School. Below grade parking may extend into the setback provided the finished surface of the garage roof is a maximum of two feet above the existing grade at the property line.

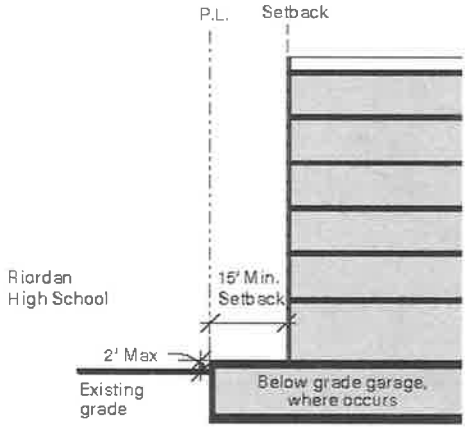


Figure 7.3–6: *Type E – Parcel G Rear Setback*

7.4 STREETWALLS

Defined streetwalls shape the linear path of the street into urban spaces and enhance the legibility of neighborhoods by framing view corridors and by providing nodes of activity.

Streetwall with allowable offsets and projections

STANDARDS

S.7.4.1 Streetwall Definition

The streetwall shall be defined as a planar building facade extending from grade to the top of the building. Streetwall area may include facade modulation as required under Section 7.16 (Facade Modulation and Composition).

S.7.4.2 Streetwall Locations

To provide a defined streetwall, buildings shall be built to the setback line at all public right of ways including parks and paseos.

Where there is no setback line buildings shall be built to the property line. Streetwalls may be offset from the setback line or property line by not more than 2 feet towards the interior of the parcel. (For example, at Type B setback, the distance from the property line to the streetwall must be not less than 5 feet and not more than 7 feet.)

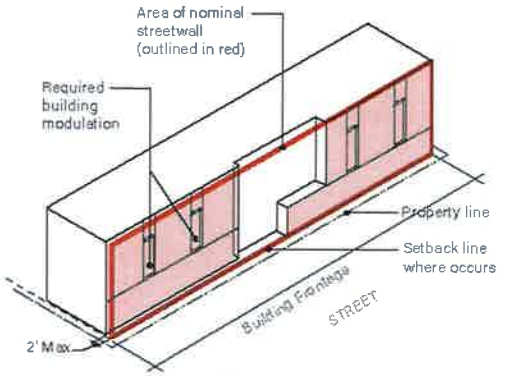
S.7.4.3 Extent of Required Streetwall

Streetwalls shall be provided at not less than 60% of the total area of the building facade area. Openings to interior courtyards and other breaks in the streetwall required under mass reduction shall not count towards the required streetwall. See Figure 7.4–1.

GUIDELINES

G.7.4.1 Flexible Streetwall at Ground Floor

The arrangement of facade elements at the ground floor is intended to be flexible to allow recessed front porches and to allow for the ground floor articulation required under Section 7.16 (Facade Modulation and Composition). The combined area of streetwall at all floors shall meet the minimum streetwall area set forth in S.7.4.3.



Area of required streetwall equal to not less than 60% of total building frontage

Figure 7.4–1: *Streetwall Diagram*

7.5 MASS REDUCTION AT LONG FACADES

Mass reduction standards are intended to create distinct breaks at long building frontages. Mass reduction also provides opportunities to reinforce the connection between indoors and outdoors.

STANDARDS

S.7.5.1 Applicability of Mass Reduction Standards

Mass reduction standards apply to all building frontages on a public or private street or a publicly accessible open space. Mass reduction standards also apply at frontages facing an adjacent use or neighborhood.

Buildings with a frontage exceeding 180 feet in length and a height exceeding 48 feet or 4 stories shall incorporate at least one of the following mass reduction strategies:

Vertical breaks and openings through building

- **Exterior Recess**
  Provide a recess at building exterior with a minimum width of 15 feet and minimum depth of 10 feet from the building wall extending vertically for height at least 75% of the height of the facade. The recess may start at the second floor, or may terminate at the top floor. The recess may be integrated with ground floor setback as long as minimum dimensions on upper floor are maintained.

- **Vertical Elements**
  Provide a combination of elements consisting of recess and/or projection with a minimum width of 10 feet, minimum depth of 5 feet and extending vertically for a height equal to at least 75% of the height of the facade. The cumulative base footprint area of all vertical elements on a frontage shall equal a minimum of 150 square feet to qualify as a mass reduction strategy. Balconies at vertical elements are allowed if the railings are visually differentiated from the main facade.

S.7.5.2 Alternative Mass Reduction Strategies

Alternative strategies are allowed if a quantitative analysis is provided demonstrating that the alternative strategies provide a similar reduction in mass in terms of depth, width and total area, and meet the intent of the mass reduction standards.

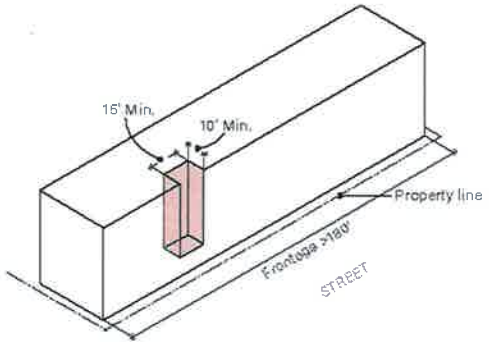


Figure 7.5–1: *Exterior Recess*

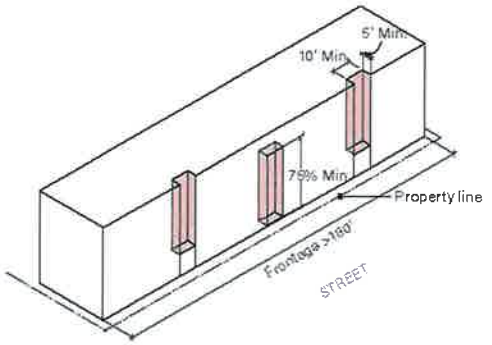


Figure 7.5–2: *Vertical Elements*

7.6 STEP BACKS AT UPPER FLOORS

Each of the multifamily blocks is required to provide significant step backs at the highest occupied floor. The intent of the step backs is to articulate building silhouettes and to provide potential locations for roof terraces overlooking the shared open space.

STANDARDS

S.7.6.1 Block A, C and E

Blocks A, C and E shall provide a one-story contiguous step back at the highest occupied floor equal to 15% of the roof area or one-story non-contiguous step backs equal to 25% of the roof area. The contiguous step backs shall have a minimum horizontal dimension of not less than 10 feet.

S.7.6.2 Blocks B, D, F and G

Blocks B, D, F and G, shall provide a top floor step back at the highest occupied floor equal to 10% of the roof area. These step backs may be located in a single contiguous element or may be comprised of multiple elements provided each step back area has a minimum horizontal dimension of not less than 10 feet in all directions.

Required step down in height at West Street set forth in Section 7.2 (Height) shall not count towards the required step back described in this standard.

LEGEND

✱ *Preferred location for required one-story step back*

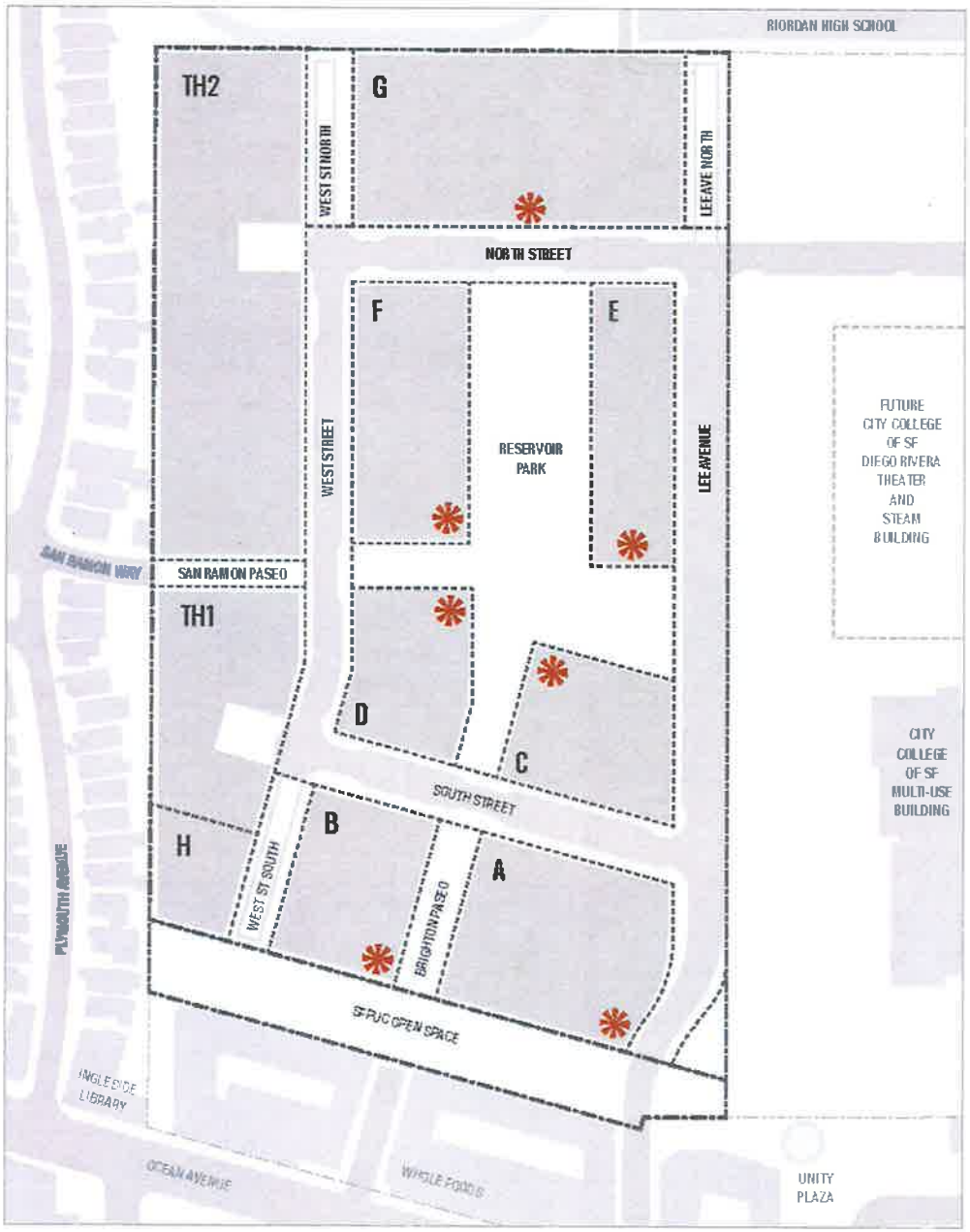


Figure 7.6–1: *Step Back Diagram*

S.7.6.3 Location of Step Backs

The preferred locations of step backs are indicated on Figure 7.6–1. The location of these step backs may vary from locations shown on Figure 7.6–1 provided that the location meets the intent of the standards and is consistent with the additional guidelines below.

S.7.6.4 Configuration of Step Backs

Examples of step backs that meet the intent for these standards are illustrated in Figures 7.6–2 through 7.6–4.

S.7.6.5 Coordination with Other Design Elements

Upper floor step backs should be coordinated with other standards, including:

- Mass Reduction at Long Facades (Section 7.5)
- Openings to Interior Courtyards (Section 7.7)
- Roof Design (Section 7.15)

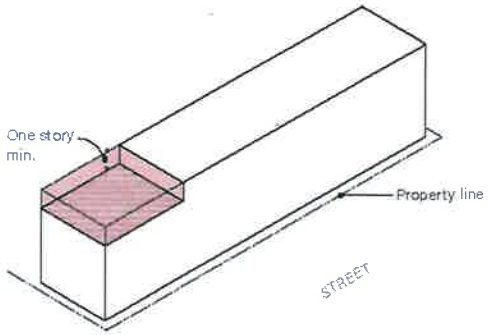


Figure 7.6–2: *Step Back – End Condition*

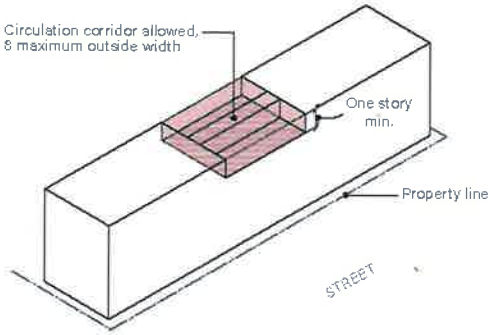


Figure 7.6–3: *Step Back – Middle*

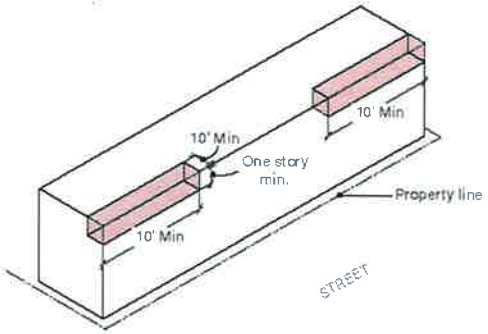


Figure 7.6–4: *Multiple Step Backs – Upper Floor*

Step back at top floor

Continuous step back at top floor

7.7 OPENINGS TO INTERIOR COURTYARDS

The Balboa Reservoir neighborhood is organized around a network of open spaces, neighborhood streets and pedestrian connections. To extend the visual experience of the open space network, multifamily blocks with internal courtyards shall provide openings between the interior courtyards and public use areas, including streets.

STANDARDS

S.7.7.1 Required Openings

Courtyards at multifamily blocks shall provide a minimum of one opening between the courtyard and the adjacent public way or public open space. Where there are two or more courtyards on a single block, an opening shall be provided between the larger courtyard and the public way.

S.7.7.2 Size and Configuration of Required Openings

Openings to internal courtyards shall provide a minimum clear width of 20 feet. Buildings may bridge over these openings to create an exterior "portal" provided the clear height of the opening shall be not less than 18 feet as measured from finished grade at the set back line to underside of finished surface above, if any. Open-air walkways shall be allowed to connect across these openings at upper floors where the floor height of the bridge is not less than 10 feet above the courtyard walking surface and the bridge element does not exceed 8 feet in width. Refer to Figure 7.7–2.

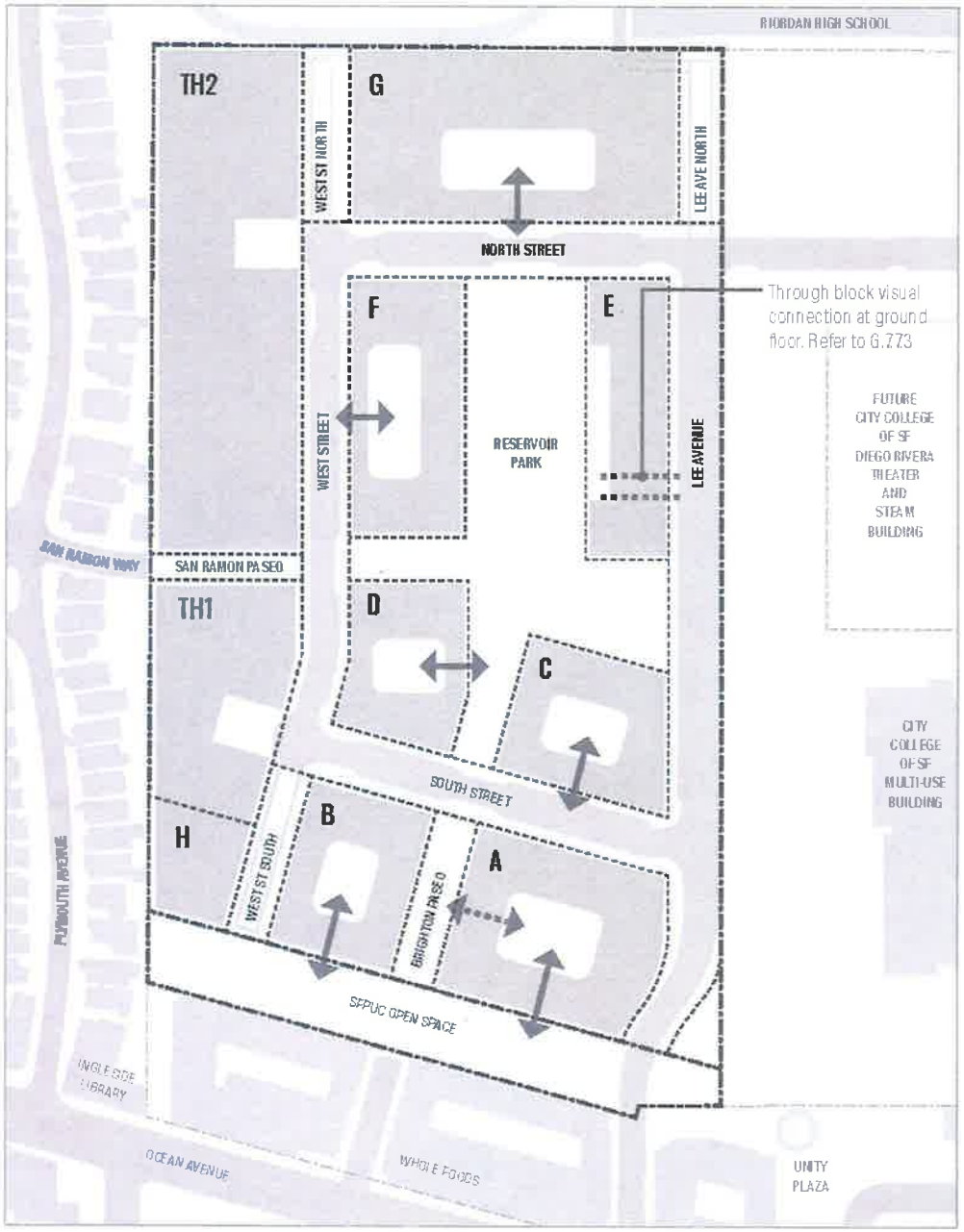


Figure 7.7–1: *Openings to Interior Courtyards Diagram*

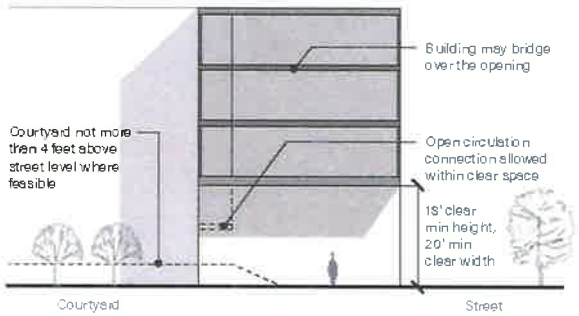


Figure 7.7–2: *Opening to Interior Courtyards*

Openings that extend the full height of the building may be utilized as a massing strategy as defined in Section 7.5 (Mass Reduction at Long Facades).

GUIDELINES

G.7.7.1 Location of Openings

Openings shall be located at the preferred locations shown on Figure 7.7–1 or at another location that extends the visual experience of the public realm and public open space.

G.7.7.2 Top of Courtyard in Relation to Opening

To maximize visibility to the interior of the block the top of the courtyard should be not more than 4 feet above or below the level of the sidewalk or public open space immediately adjacent to the opening. Where the top of courtyard is more than 4 feet above or below the level of the adjacent public way the design should provide a stepped transition in the form of stairway, planters and other elements that provide a visual connection to the interior of the block.

G.7.7.3 Buildings without Courtyards

Buildings without internal courtyards should provide one of the following:

- An opening through the building meeting requirements defined in S.7.7.2.
- A visual connection through the building. This visual connection may be glazed provided the visual connection is maintained through the building from at eye level from public ways on both sides of the block.

G.7.7.4 Block F

The recommended opening to the Block F internal courtyard is on West Street to provide additional reduction in building scale opposite the townhouses. An opening may be provided to Reservoir Park instead of West Street provided the scale of building elements on West Street is compatible with townhouses. See Section 7.14 (Frontage Character).

G.7.7.5 Outdoor Rooms

Openings should be designed as "outdoor rooms" and integrated with the internal courtyard.

G.7.7.6 Pedestrian Access

Openings should be designed to allow controlled pedestrian access to internal courtyards. Where feasible these openings will also provide access to entries to buildings and other active ground floor uses. Open gates and fencing are allowed to control access. Public access to courtyards is not allowed.

G.7.7.7 Secondary Openings

Secondary openings are recommended at courtyards to allow multiple access points for pedestrians and through access for residents.

Full-height opening to internal courtyard

Building allowed to bridge over opening to courtyard

7.8 DWELLING UNIT EXPOSURE AND REAR YARDS

STANDARDS

S.7.8.1 Unit Exposure at Multifamily Buildings

All residential units shall face onto a street or open space that meets one of the following definitions:

- A street, public alley, or paseo (public or private) at least 25 feet in width.
- An open area, an inner courtyard or a space between separate buildings on the same lot which is unobstructed (except for obstructions permitted in Planning Code Section 136) and is no less than 25 feet in every horizontal dimension.

S.7.8.2 Unit Exposure at Townhouses

Refer to Section 7.3.6 (Dwelling Unit Exposure and Rear Yards) for required exposure at townhouse blocks.

S.7.8.3 Rear Yards

Multifamily buildings and townhouses are not subject to rear yard requirements set forth in Planning Code Section 134.

Dwelling units fronting on a paseo

7.9 USABLE OPEN SPACE

Usable open space is required on each block to provide residents with easy access to outdoor space. Usable open space also provides an opportunity to enhance the connection between dwelling units, common areas and the exterior. Usable open space may include courtyards, roof terraces, balconies and stoops.

STANDARDS

S.7.9.1 Usable Open Space

On-site usable open space shall meet the requirements of Planning Code Section 135 except as modified by these standards and guidelines:

- Publicly accessible open space including paseos shall not count towards the required on-site usable open space.

S.7.9.2 Required Usable Open Space Per Unit

At the multifamily blocks, a minimum of 40 square feet of usable open space per dwelling unit shall be provided on-site.

S.7.9.3 Minimum Dimensions

Any space credited as private usable open space shall have a minimum horizontal dimension of five feet and a minimum area of 35 square feet.

Any space credited as common usable open space shall have a minimum horizontal dimension of 10 feet and a minimum area of 150 square feet.

S.7.9.4 Minimum Dimensions at Courts

Courts utilized to meet the required usable open space standards shall meet the following minimum dimensions:

- **Inner Courts:** where enclosing building walls are four stories or more in height, the inner court shall be large enough to inscribe a rectangular area 30 feet by 40 feet within the enclosing walls. This minimum area may include landscaping and other features allowed as part of the usable open space.
- **Outer Courts:** where enclosing building walls are four stories or more in height, the outer court shall be large enough to inscribe a rectangular area 25 feet by 25 feet within the enclosing walls. This minimum area may include landscaping and other features allowed as part of usable open space.

S.7.9.5 Usable Open Space at Townhouses

Refer to Section 7.3.7 (Open Space) for usable open space at townhouses.

Common courtyard open space

Rooftop terrace

Common usable open space with seating and play structure

S.7.9.6 Landscape at Common Usable Open Space

Approximately 30% of the common usable open space shall be softscape except at any block with public-serving childcare facilities, where courtyards will be partially used for secured childcare open space.

S.7.9.7 Gates and Screens at Common Usable Open Space

Gates, fences and screens separating common usable open space from public areas shall have approximately 50% porosity for approximately 75% of the length of any gate or screen in order to provide a visual connection to the public open space.

GUIDELINES

G.7.9.1 Amenities and Programming

Common usable open space should include common amenities for residents such as BBQ facilities, fire pits, play areas, and community common spaces.

G.7.9.2 Furnishings

Placement of permanent and temporary furnishings in common usable open space should be permitted and maintained by the buildings' homeowners association.

G.7.9.3 Wind Protection

Wind screening should be provided to protect exposed common usable open spaces from the prevailing wind.

G.7.9.4 Soil Depth

Where provided, trees should have a minimum soil depth of 3 feet.

G.7.9.5 Stormwater

At common usable open space, stormwater collection and stormwater treatment is encouraged to be designed as a seasonal water feature that celebrates stormwater collection rather than as a backdrop landscape.

G.7.9.6 Raised Planters

Raised planters at common usable open space should be a maximum of 18 inches above adjacent finish surfaces except where required for stormwater treatment or tree planting.

Sculptural stormwater element in courtyard

Landscape oasis in courtyard

Wind protected seating area at roof terrace

Children's play area in courtyard

Ground Floor Activation

7.10 COMMON AREAS AND GROUND FLOOR UNITS

Ground floor common areas and residential units will be designed to enhance connections between indoor and outdoor, support well-used open spaces, and create a safe and engaging public realm that encourages walking.

STANDARDS

S.7.10.1 Location of Common Areas and Residential Units

Residential common areas and residential units shall be provided at the ground floor at the locations indicated on Figure 7.10–1.

- For the purposes of this standard, residential common areas include lobbies, leasing areas, administrative office, and resident amenity spaces including fitness areas, pet and bike maintenance spaces, mail rooms and lobbies serving parking garages. Childcare, community room or retail space may be located at any ground floor locations where residential common areas are required.

LEGEND

- *Residential common areas*
- *Residential units*
- *Preferred main entrance location*
- *Active use at gateway corner*
- *Potential childcare location*
- *Potential community room location*
- *Preferred location of garage entry, where on-site parking is provided*

Refer to Section 7.20 for additional information regarding design and location of garage entries.

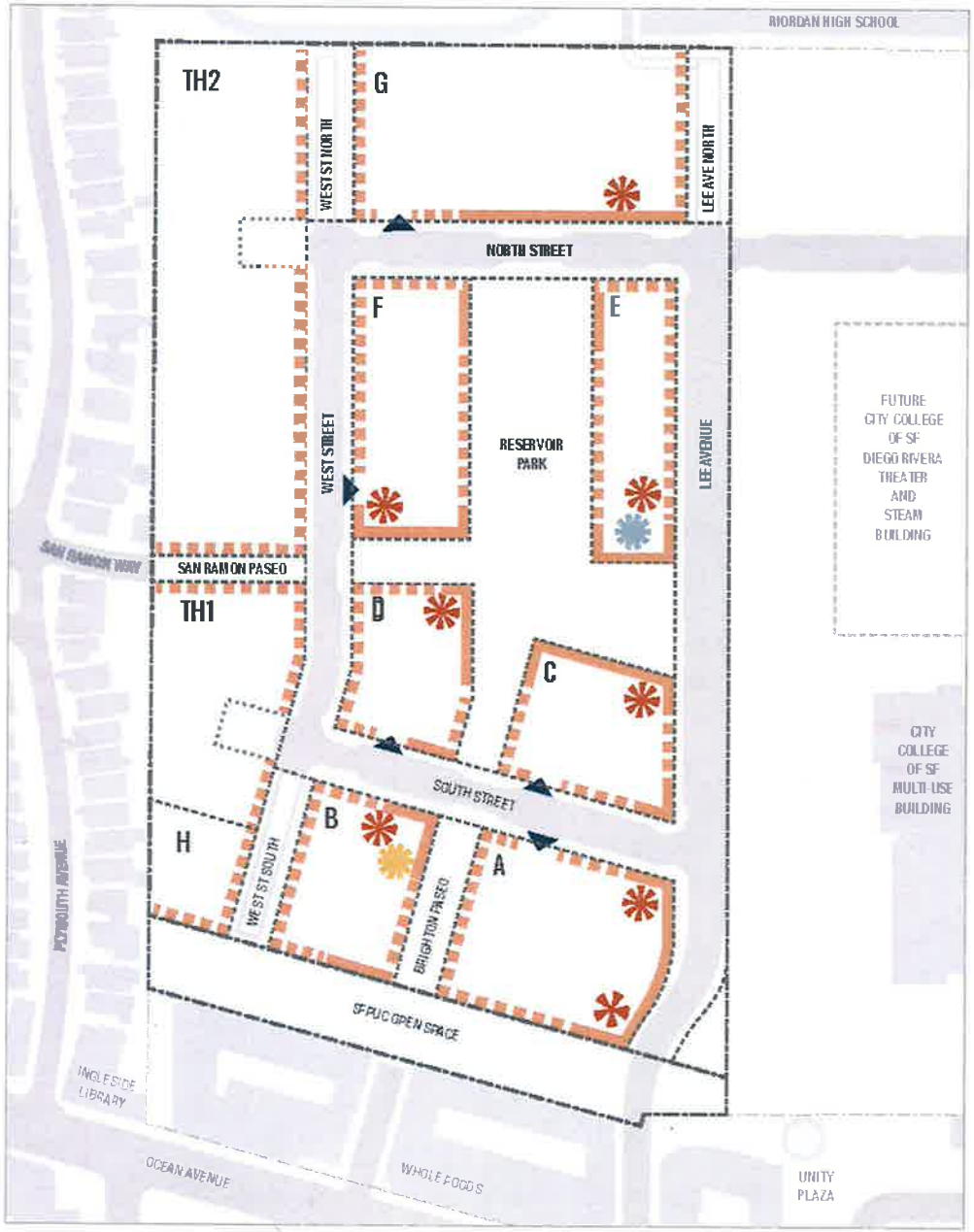


Figure 7.10–1: *Ground Floor Active Uses*

- Where residential units are required at the ground floor, each unit shall have direct access to the adjacent street or public way, except as otherwise allowed in these standards.

S.710.2 Southwest Corner of Block A at Lee Avenue

The southwest corner of Block A is highly visible from Ocean Avenue and provides an important opportunity to activate the SFPUC Open Space. To create place for visitors coming north on Lee Avenue from Ocean Avenue, the corner will include one of the following elements:

- Building lobby or other active residential common area.
- A retail space conforming with Section 7.13 (Ground Floor Retail). Space should be designed to accommodate outdoor seating in the case of food service use.

S.710.3 Required Entries

- At least one entry from street to a common area shall be provided at each location requiring ground floor common area.
- Entries to ground floor units will be provided at a maximum average space of 35 feet. Refer to Section 7.12 (Entries to Ground Floor Units).

S.710.4 Minimum Depth

- Minimum depth of ground floor common areas shall be 20 feet from outside face of exterior wall.
- Minimum depth of ground floor residential units shall be 15 feet from outside of exterior wall. Refer to Section 7.23 (On-Site Bicycle Parking) for standards related to ground floor active uses at townhouses.

S.710.5 Minimum Height of Ground Floor

- At ground floor common areas, the minimum floor-to-floor height shall be 15 feet. At Blocks E and F the minimum floor-to-floor height at ground floor residential common areas may be reduced to 12 feet at areas located less than 100 feet from the property line at North Street. This is intended to accommodate the higher elevation of North Street adjacent to Blocks E and F.
- At ground floor residential units, the minimum floor-to-floor height shall be 10 feet. The minimum ground floor height standard does not apply at townhouses.

S.710.6 Transparency

- Ground floor common areas shall have a transparency of not less than 50% between two feet and twelve feet above finished floor and visible light transmittance of 80%. Residential common areas shall also provide direct visual access between the active space and the street with an average sill height of openings not exceeding 2 feet in height from finished floor. Screening of required transparent openings is allowed at areas less than 8 feet above the adjacent sidewalk grade where necessary to provide enhanced security and/or privacy at the following ground floor common areas: bike storage rooms, administrative offices, business centers, pet amenity rooms and resident workshops. Light transmittance at screen areas shall not be less than 50%. Screening patterns and materials shall be integrated into the overall building design.
- Ground floor residential units shall have a transparency of not less than 25% with average sill height of openings not exceeding 4 feet in height from finished floor.

Active frontage entries and articulated base zone

Transparency at active ground floor uses

S.7.10.7 Awnings at Ground Floor Common Areas

Awnings and canopies are allowed at residential common areas in conformance with Planning Code Section 136.1.

S.7.10.8 Parking Garages

Where on-site garages are provided, auto entries shall be provided at the preferred locations indicated on Figure 7.10–1. Location of garage entries may be adjusted provided the intent of the standards is met. Refer to Section 7.20 (Private Parking Garages) for additional standards related to parking garages.

S.7.10.9 Service Areas

Building service areas including, but not limited to, electrical rooms, mechanical rooms, refuse rooms and pump rooms may be located where ground residential units are required, subject to the following limitations:

- Services shall not exceed a maximum total length of 40 feet or 25% of the required active frontage, whichever is greater.
- Services shall be located a minimum of 25 feet from any corners as measured from the property line.
- Building services are not allowed at ground floor locations where common areas are required.

Refer to Section 7.20 for additional standards for garages, Section 7.24 for additional standards for utilities and services, and Section 7.41 for standards related to townhouses.

S.7.10.10 Facade Areas without Openings

Where active ground floor uses are required, no portion of the ground floor facade shall exceed 10 feet in height and 20 feet in length without a window or door opening at an active ground floor use, or an opening to a service area as allowed under S.7.10.8. Such facade areas will be integrated into the overall building design through the use of modulation, materials and architectural elements.

S.7.10.11 Defined Building Base at Active Uses

Where active ground floor uses are required, buildings shall have a clearly defined base zone for at least 80% of the building frontage. The ground floor or base zone shall have a differentiated architectural expression from the upper floors. This may include, but is not limited to, increased transparency, horizontal or vertical shifts, changes in material and scale of modulation, and increased texture of facade elements.

S.7.10.12 Community Room

The community room shall provide transparency between the community room and Reservoir Park as required for residential common areas as set forth in S.7.10.6. Sliding doors, folding doors or other large openings with a clear opening width of at least 6 feet shall be provided between the community room and the adjacent outdoor terrace. Refer to S.3.3.1 for additional standards related to location and configuration of the community room.

S.7.10.13 Childcare Facility

The childcare facility shall meet the following standards:

- The floor to floor height in classrooms, meeting areas, lobby and primary circulation areas shall be not less than 14 feet.
- The childcare shall provide a sheltered entry with large glazed openings, outdoor seating areas, bicycle parking accommodating cargo bikes and other elements that support family interaction and sustainable mobility.
- Childcare facilities shall provide transparency as required for residential common areas as set forth in S.7.10.6 (Transparency). Screening of required transparent openings is allowed at areas less than 8 feet above the sidewalk where necessary for security at classrooms or other childcare spaces.
- Refer to S.3.3.2 (Childcare Facility) for standards related to size and location of the childcare facility.

7.11 BUILDING ENTRIES

Well-designed entries link the public and private realm and support a vibrant, walkable neighborhood. Building entries should provide an easily distinguished architectural feature that is proportional to the uses it serves in order to aid wayfinding and neighborhood legibility.

STANDARDS

S.7.11.1 Main Entry Porch

Each multifamily building shall provide a sheltering exterior porch integrated into the design of the building. The exterior sheltered space shall be adjacent to a lobby or other active uses, shall have horizontal dimensions of at least 8 feet by 12 feet, and shall provide outdoor seating for waiting passengers and visitors.

S.7.11.2 Location

Primary building entries shall be located where indicated on Figure 7.10–1 (Ground Floor Active Uses). Alternate locations are allowed where they provide equal activation of public areas and equal convenience for residents and visitors.

S.7.11.3 Direct Access

Common lobbies and primary building entries shall be directly accessible to the public way or public open space without intervening gates or walls.

S.7.11.4 TDM Measures at Building Entries

TDM measures shall be provided at building entries as identified in the Balboa Reservoir TDM plan.

Main entry at prominent location

Sheltered entry

GUIDELINES

G.7.11.1 Scale and Proportion

Building entries should include building-scaled elements and relate to the massing and facade modulation strategies defined in Section 7.5 (Mass Reduction at Long Facades) and Section 7.16 (Facade Modulation and Composition).

G.7.11.2 Visibility and Transparency

- Building entries should be designed to be readily visible from a street frontage.
- Public and common entries should be designed to maximize transparency and provide direct visual access into the lobby area.
- Building entries should be designed to be easily identifiable and distinguishable from residential entries.

G.7.11.3 Additional Building Entries

Additional building entries are encouraged to accommodate move-ins and to provide residents additional options for accessing open space and the surrounding neighborhood.

G.7.11.4 Street Address

The numeric street address should be located at the entry, clearly visible from curbside drop off zone. The street numbers and any signage at the entry should be an integrated part of the exterior design.

Building entry related to scale of modulation of the facade

Building entries coordinated with opening to courtyard

7.12 ENTRIES TO GROUND FLOOR UNITS

Entries to ground floor units provide a direct connection between ground floor residents and the public realm with the intent of enhancing supervision of public areas, encouraging walking and allowing additional opportunities for informal socializing.

STANDARDS

S.7.12.1 Primary and Secondary Entries

The primary entry to the unit must be on an accessible route. Where stoops are accessed only by stairs or are otherwise not accessible, they shall be considered secondary entries.

S.7.12.2 Location and Spacing

Front stoops and landings serving entries to ground floor units shall be provided at frontages identified in Section 7.10 (Common Areas and Ground Floor Units).

Where ground floor units are required, the distance between unit entries shall not exceed an average of 35 feet measured from center of door, or to face of door where perpendicular to street.

S.7.12.3 Design of Entries and Front Stoops at Multifamily Buildings

The landing elevation at stoops shall be not less than 2 feet and not more than 5 feet above the adjacent sidewalk grade. Up to 25 percent of the required stoops on a given frontage can deviate from these requirements to accommodate sloping site conditions and/or configuration of primary entry internal to the building.

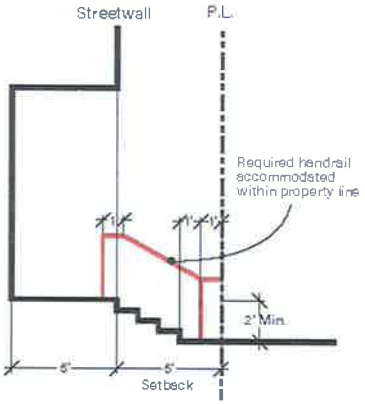


Figure 7.12–1: *Stoop Section*

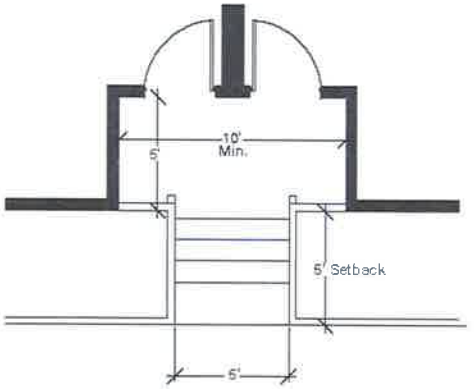


Figure 7.12–2: *Stoop Plan at Combined Entries*

S.7.12.4 At-Grade Entries

Where site constraints prevent units from being raised above grade as required, landings and entries may be located less than 2 feet above grade, provided the entry door is setback a minimum of 8 feet from property line as measured to face of door parallel to the right of way or centerline of door perpendicular to the right-of-way.

S.7.12.5 Private Outdoor Space in Lieu of Entries

Where sloping conditions result in unit entries located higher than five feet above adjacent grade, elevated private terraces may be provided in lieu of stoops.

S.7.12.6 Entries to Townhouse Buildings

Refer to Section 7.28 (Townhouse Frontage at West Street and San Ramon Paseo) for entries to units at townhouses.

Unit entry at-grade with recessed entry

GUIDELINES

G.7.12.1 Design

The 2008 San Francisco "Guidelines for Ground Floor Residential Design" shall apply to the design of entries to ground floor units, except where these standards and guidelines conflict or provide more specificity. In such case these standards and guidelines shall govern.

G.7.12.2 Design Character

The design of stoops and residential entries should correspond to the character of the street frontage, as described in to Section 7.14 (Frontage Character). Stoops on West Street should be individually articulated to correspond to the scale of the townhouses. Stoops on Lee Avenue may be grouped together to create a larger scale architectural element.

G.7.12.3 Private Outdoor Space at Stoops

Where feasible, stoops should incorporate usable private space. This space helps to activate the street and provides additional privacy between the residential unit and the public way.

G.7.12.4 Planting and Screening

Required planting between stoops should be configured to provide visual buffering between ground floor units and the public way.

G.7.12.5 Entry Doors

Entry doors should be arranged to be visible from the street. Where feasible entry doors should face the street.

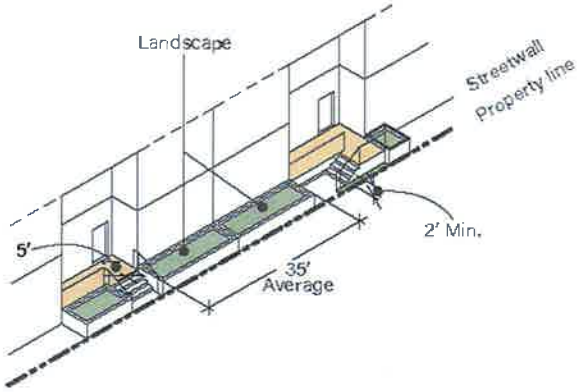


Figure 7.12–3: *Ground Floor Stoops*

Ground floor stoop

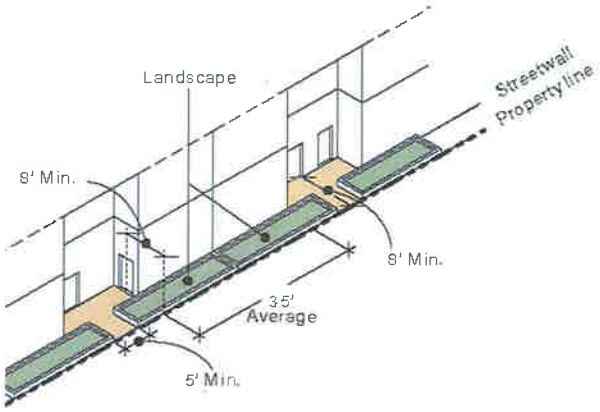


Figure 7.12–4: *Unit Entry at Grade*

Private terrace above grade where stoop is not feasible

7.13 GROUND FLOOR RETAIL

Where provided retail spaces shall contribute to the vitality of streetscapes and open spaces.

STANDARDS

S.7.13.1 General

Ground floor retail uses shall meet the standards for ground floor residential common areas provided in Section 7.10 (Common Areas and Ground Floor Units) except as indicated otherwise in the standards below.

S.7.13.2 Depth and Height

- Minimum depth of ground floor retail shall be 30 feet from exterior wall.
- The minimum floor-to-floor height shall be 14 feet.

S.7.13.3 Transparency and Daylighting

Transparency at retail frontage shall be not less than 75% with a visible light transmittance of at least 80%. Average sill height shall not exceed 2 feet. Interior partitions exceeding 4 feet in height shall be set back not less than 10 feet from exterior glazing.

GUIDELINES

G.7.13.1 Daylighting

Commercial and retail spaces should be designed to maximize daylighting through the use of glazing orientation, daylighting system controls, light shelves, user-adjustable localized shading, and maximized glazing transparency.

Retail frontage, street level activation

Retail frontage, street level activation

Building Modulation

7.14 FRONTAGE CHARACTER

The Balboa Reservoir neighborhood is comprised of four distinct places that are linked together to create a neighborhood: Lee Avenue, Reservoir Park, SFPUC Retained Fee Open Space, and West Street. Each has a unique character in terms of scale and use. These neighborhood places are linked by connecting spaces including North Street, South Street, Brighton Paseo, and San Ramon Paseo. These standards guide how building frontage will reinforce the distinct character of each of these locations. Refer to Section 2.4 (Framework Elements) for additional descriptions of these distinct places.

STANDARDS

S.7.14.1 Coordination with Streetwall Standards

Building frontages shall provide a defined streetwall as set forth in Section 7.4 (Streetwalls).

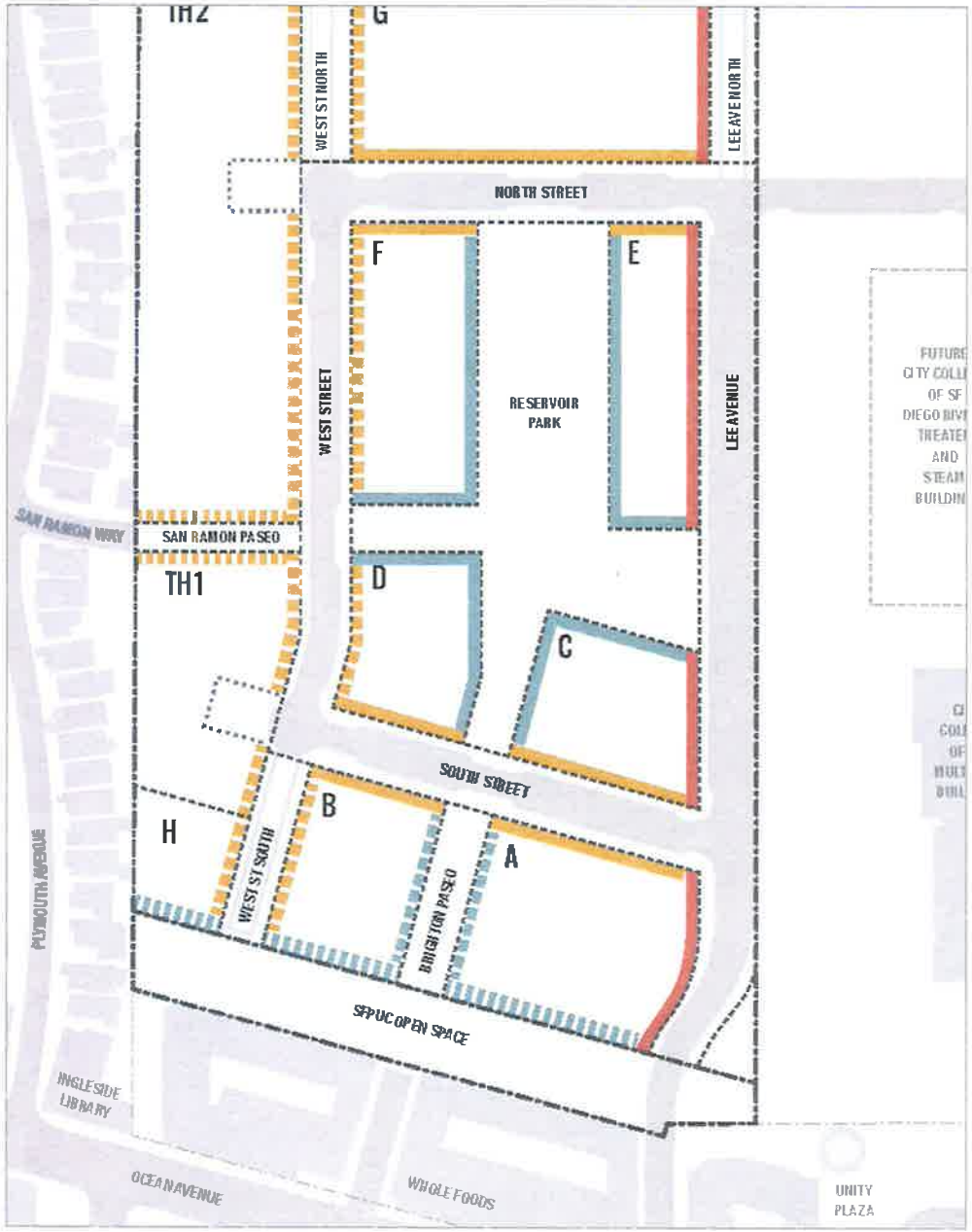


Figure 7.14–1: *Streetwall Locations and Types*

Lee Avenue Frontage

Buildings fronting on Lee Avenue will reinforce this street as the front door to Reservoir Park and will emphasize the connection with the existing and future institutional buildings on the City College campus. Building design will be coordinated between adjacent blocks to reinforce a recognizable definition of Lee Avenue.

STANDARDS

S.7.14.2 Ground Floor Articulation

The ground floor on Lee Avenue shall be articulated as a defined base zone with a minimum height of 15 feet at residential common areas and a minimum height of 10 feet at residential units. Refer to Section 7.10 (Common Areas and Ground Floor Units).

GUIDELINES

G.7.14.1 Facade Design

Facade design at Lee Avenue should emphasize the following:

- A regular rhythm of modulation elements that is compatible with the institutional buildings at City College of San Francisco.
- Gateways into the Balboa Reservoir neighborhood at the SFPUC Retained Fee Open Space, South Street, Reservoir Park, and North Street.
- Shared entries and residential common areas.

Lee Avenue, Illustrative sketch

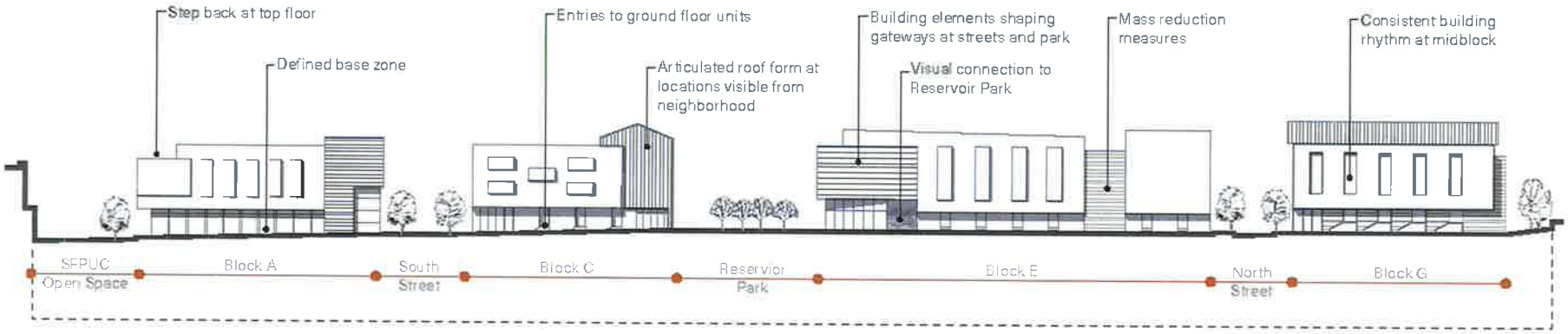


Figure 7.14–2: *Conceptual Streetwall Character – Lee Avenue*

West Street Frontage

Buildings fronting on West Street will create an intimate scale that reinforces the character of this quiet neighborhood street. The required step down to four-stories at the multifamily building creates a transition in scale to the three story townhouse buildings.

West Street, illustrative photo

STANDARDS

S.7.14.3 Vertical Articulation at West Street

Vertical massing breaks shall be provided at the building frontage at an average spacing of 100 feet measured from the centerline of the break.

These massing breaks shall be at least 8 feet wide and 5 feet deep and shall extend vertically through no less than three floor levels.

Balconies may occur within these massing breaks at not more than one level.

Massing breaks at West Street may be considered part of the required building modulation. Refer to Section 7.16 (Facade Modulation and Composition).

GUIDELINES

G 7.14.2 Relationship between Multifamily Buildings and Townhouses

The scale of the streetwalls and building elements on West Street should be compatible on both sides of the street.

- At the multifamily buildings, modulation measures such as bays, recesses and balconies should be provided at an average spacing of 20 feet on-center, or as appropriate to compliment the scale of the townhouse buildings.
- Additional articulation should be provided at an average spacing of 50 feet.
- Refer to Section 7.28 (Townhouse Frontage at West Street and San Ramon Paseo) for required modulation measures at townhouses on West Street.

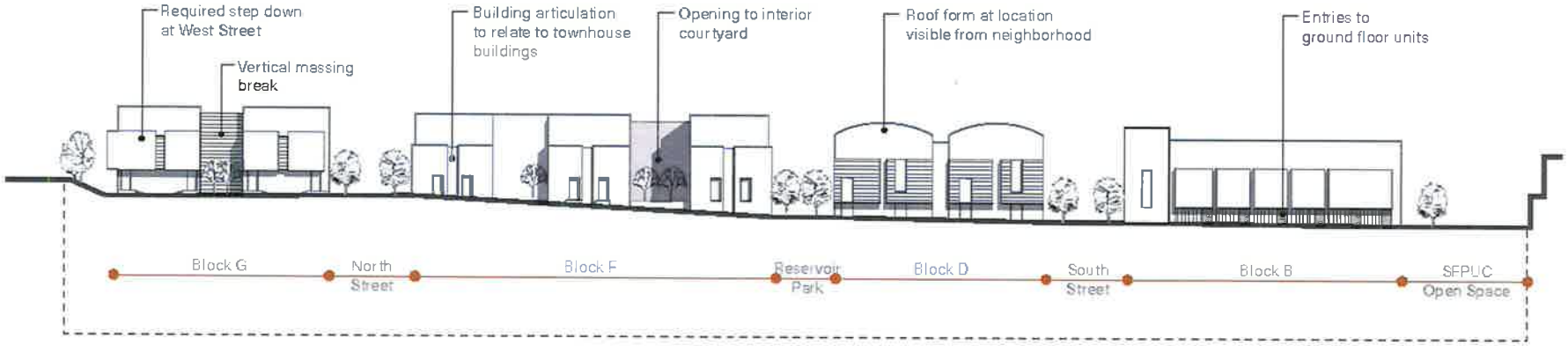


Figure 7.14–3: *Conceptual Streetwall Character – East Side of West Street*

Reservoir Park frontage, illustrative photo

Reservoir Park Frontage

Building frontages on the park will provide an inviting sense of permeability while also maintaining spatial definition of the public open space. Buildings will feature common amenity spaces, unit entries, generous terraces, stoops and balconies that overlook the park and enliven the shared public space.

STANDARDS

S.7.14.4 Shared Spaces at Park Frontage

Each frontage on Reservoir Park shall provide at least two shared elements that activate the park and provide visual focal points. These may include the specific elements described below or other elements that provide a similar level of activation and visual focus.

- An outdoor covered porch or canopy serving a building entry and/or common building amenity with a minimum floor to ceiling height of 15 feet and a minimum width of 25 feet.
- A shared outdoor terrace with a minimum width of 30 feet and a minimum depth of 12 feet that provides outdoor gathering space overlooking the park and direct access to lobbies, amenity spaces, multiple unit entries, or some combination of these elements.
- A shared roof terrace accessible to all building residents with a minimum width of 30 feet, a minimum depth of 10 feet, at a location overlooking the park. The roof terrace shall be expressed in the architecture with a step in the building mass, a projecting element, a trellis or other architectural device. Location of roof terraces shall be coordinated with required step backs at upper floors, refer Section 7.6 (Step Backs at Upper Floors).
- Large glazed openings at indoor common residential areas in conjunction with common-entry porches, terraces, or upper floor roof terraces that allow unobstructed views between the shared interior common space and the park, and complying with requirements listed in S.7.10.6 (Transparency).

GUIDELINES

G.7.14.3 Layered Facade at Park Frontage

Facade composition should maintain a strong spatial definition of the public open space while also providing a layering that allows buildings and open space to interact. Layered elements may include private balconies, step backs at upper floors, french balconies, bay windows and other occupiable space overlooking the park.

G.7.14.4 Shared Canopy at North Street

The frontage at the northern edge of the park on North Street shall be defined by an open air landscape structure.

Refer to Section 6.13 (Pavilion Plaza) for standards and guidelines related to landscape structure at North Street.

Reservoir Park frontage, shared entry porches

SFPUC frontage, illustrative photo

SFPUC Open Space Frontage

Building frontages on the SFPUC Retained Fee Open Space will activate and supervise this open space while also buffering residents from the active uses.

STANDARDS

S.7.14.5 Public Space Activation

Each SFPUC Open Space frontage should provide at least one shared element to activate the park as set forth in Section S.7.14.4 (Shared Spaces at Park Frontage).

S.7.14.6 Protection

Entries and stoops should incorporate elements that provide residents with visual and acoustic protection from public open space uses.

S.7.14.7 SFPUC Construction Impacts

Frontage on SFPUC shall be designed to allow for temporary closure of SFPUC Open Space for subsurface utility construction and or maintenance. Primary access to ground floor units shall be from the interior of the site.

Brighton Paseo Frontage

Brighton Paseo is an intimately scaled space that provides a transition from the commercial corridor on Ocean Avenue to Reservoir Park. This shared open space is also intended to provide stormwater treatment areas for the adjacent buildings. Building frontages will reinforce the intimate scale of this landscaped passage and provide a buffer between ground floor uses and the public passageway.

STANDARDS

S.7.14.8 Usable Open Space at Stoops

To reinforce the residential character, at least four unit entries with raised stoops shall be provided at Brighton Paseo. Each required front stoop shall provide a landing area not less than 5 feet by 6 feet that provides a usable private outdoor space and provides additional privacy between ground floor units and the paseo.

S.7.14.9 Coordination with Stormwater Treatment

Ground floor frontage and entries shall be coordinated with storm water treatment areas. Walkways, stoops and other building related landscape elements shall be designed to highlight the water management function of the paseo. Refer to Section 6.16 (Brighton Paseo) for additional standards and guidelines.

Brighton Paseo frontage, illustrative photo

South and North Streets, illustrative photo

North Street and South Street Frontages

North Street forms the northern edge of the park and will be the primary access for vehicles and bicycles from Frida Kahlo Way. South Street will be one of the main vehicular and bicycle access points to the site from Lee Avenue.

GUIDELINES

G.7.14.5 Facade Design

- Facade composition should emphasize the active uses at each of these frontages and emphasize a welcoming arrival point for residents and visitors.
- Facade composition at North and South Street should continue the themes developed at Lee Avenue, West Street, Reservoir Park and SFPUC Open Space frontages to create a cohesive building form and to create an appropriate transition between neighborhood places.

7.15 ROOF DESIGN

The roofscape at the Balboa Reservoir neighborhood will be highly visible from adjacent hillside neighborhoods. Roofs provide area for renewable energy systems and opportunities for shared spaces that allow residents access to views and additional outdoor amenity space. Roofs will be designed as the fifth facade, to integrate these functions into the design of the building and to create a varied building silhouette that avoids large expanses of flat roofs that are incompatible with the larger neighborhood.

STANDARDS

S.7.15.1 Articulated Roof Forms

Buildings exceeding 3 stories in height shall provide an articulated roof form. These roof forms may consist of either of the following options, or a combination of the two:

Option 1: an articulated roof form equal to a minimum 25% of the total building roof area. An articulated roof may consist of any shape with a minimum average roof slope of not less than 2:12 and a minimum vertical offset of not less than 6 feet measured from the eave line of the articulated roof form or measured from the adjacent parapet or eave at the building perimeter. Shed roofs, gabled roofs, curved roofs and any variation or combination of these elements are acceptable. The articulated roof form may be enclosed or may be open provided the structure has sufficient visual definition to be read as a distinct form.

Option 2: an articulated roof line with a cumulative linear extent not less than 40% of the total frontage on public streets and/or open spaces. Articulated roof lines may be sloped or may be any other shape provided the roof form has a minimum vertical offset of not less than six feet from adjacent parapet or other visible roof lines. The articulated roof line may consist of either a solid or open parapet extension and must be consistent with the external material palette.

S.7.15.2 Maximum Height of Roof Form

The highest point of any articulated roof form may extend a maximum of 6 feet above the Maximum Building Height set forth in Section 7.2.

S.7.15.3 Visibility

Articulated roof forms shall be located to be visible from public streets or common open spaces.

S.7.15.4 Measurement Across Two Blocks

At adjacent multifamily Blocks A and B, and Blocks C and D, articulated roof form

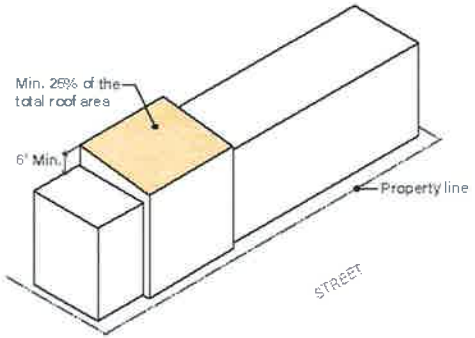


Figure 7.15–1: *Articulated Roof Form*

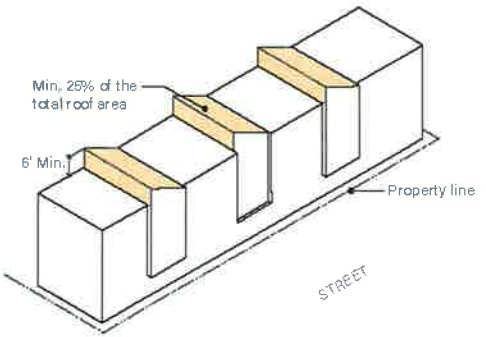


Figure 7.15–2: *Distributed Roof Form*

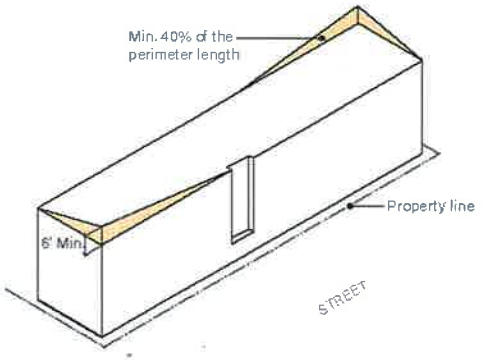


Figure 7.15–3: *Articulated Roofline*

requirement may be met by measuring roof forms and/or roof lines in aggregate across two blocks. For example the articulated roof forms could be concentrated at Block A provided the standard is met in aggregate measured across Blocks A and B.

S.7.15.5 Arrangement of Roof Forms

Roof forms shall be coordinated with massing breaks and building modulation elements. Roof forms may be either a single element or distributed elements.

S.7.15.6 Living Roofs

All building roofs shall comply with Planning Code Section 149 (Better Roofs: Living Roof Alternative Ordinance) by meeting one of the following standards:

- At least 30 percent of the roof area shall be overlaid by solar energy or heating systems (including photovoltaic "PV" panels), or,
- At least 30 percent of the roof area of each building shall be a living roof.

All building rooftops shall also comply with the San Francisco Green Building Code section on Renewable Energy and Better Roofs.

S.7.15.7 On-Site Renewable Energy

Roofs shall be designed to meet standards for renewable energy generation set forth in S.4.5.1.1 (On-Site Renewable Energy).

S.7.15.8 Roof Terraces

Where provided, occupied roof terraces shall be adjacent to public open space and be expressed on the facade of the buildings. Roof terraces shall provide wind protected areas while maximizing opportunity for views.

S.7.15.9 Railings at Roof

Railings visible from the grade at any of the adjacent streets shall be designed an integral part of the design composition.

S.7.15.10 Screening of Roof Top Equipment

See S.7.24.2 (Equipment Screening).

Distinctive roof shapes

Roof terrace expressed on facade

Articulated roofline

7.16 FACADE MODULATION AND COMPOSITION

Building facades shall be designed in a manner that reinforces distinct neighborhood places, enhances the pedestrian experience, creates continuity with adjacent blocks, supports connections between indoors and outdoors, and responds to climate and views. Building facades shall have strong organizing concepts with an emphasis on clear forms, careful proportions and a balance between articulation and restraint.

STANDARDS

S.7.16.1 Building Base Zone

All buildings five stories or more in height shall have a clearly defined base zone for at least 80% of the building frontage located on public way. The ground floor or base zone shall have a differentiated architectural expression from the upper floors. This may include, but is not limited to, increased transparency, horizontal or vertical shifts, changes in material and scale of modulation, and increased texture of facade elements.

Facade modulation by subtraction with a defined base

S.7.16.2 Facade Modulation Requirement

All facades located above the Building Base Zone shall provide modulation elements with a total area not less than 25% of the nominal streetwall. Modulation elements may be contiguous or may be comprised of separate design elements. Refer to the following figures for examples of facade modulation that meet the intent of this standard.

- **Subtraction**
  Subtraction modulation shall be recessed a minimum depth of 2 feet from the streetwall with an average horizontal spacing of 30 feet as measured from centerline of recessed element.
- **Projection**
  Projection modulation shall extend between 2 and 4 feet from the streetwall with an average horizontal spacing of 30 feet as measured from centerline of projecting element. Projections shall comply with allowable obstructions per Planning Code Section 136.

Modulation providing private outdoor space

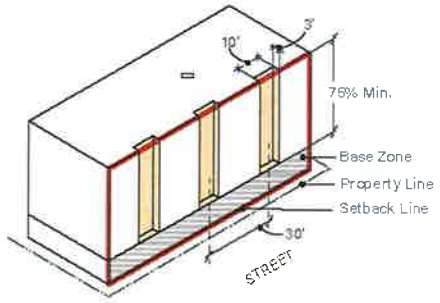


Figure 7.16–1: *Subtraction*

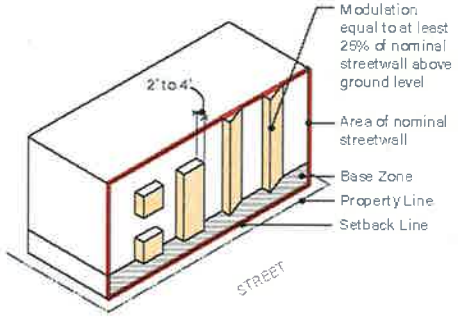


Figure 7.16–2: *Projection*

- **Shallow Modulation**
  Shallow modulation consists of projections and subtractions with a minimum offset depth of 2 feet. To qualify as a building modulation shallow modulation shall be equal to at least 40% of the nominal streetwall above the ground level.
- **Continuous Modulation**
  Continuous modulation consists of projections and subtractions with a minimum offset depth of 1 foot. To qualify as building modulation, shallow sculpting shall be equal to at least 60% of the nominal streetwall above the ground level.
- **Vertical or Horizontal Modulation**
  Modulation measures may consist of either vertical or horizontal elements or a combination of the two.

S.716.3 Balconies

Balconies may be incorporated in any of the facade modulation strategies outlined above.

S.716.4 Facade Areas without Openings

Facade areas without windows shall be limited to a maximum of 20 linear feet at any single story.

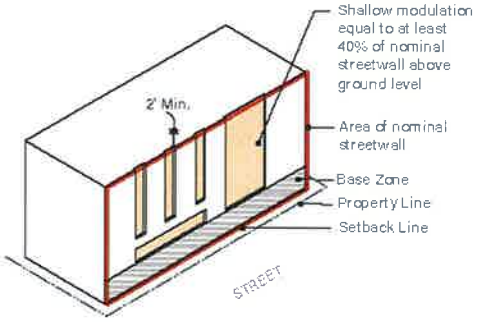


Figure 7.16–3: *Shallow Modulation*

Shallow modulation

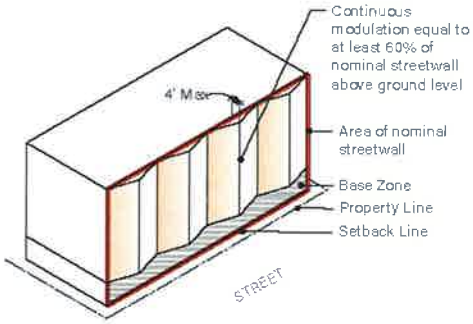


Figure 7.16–4: *Continuous Modulation*

Continuous modulation

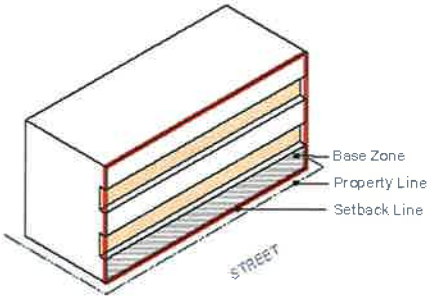


Figure 7.16–5: *Horizontal Modulation*

Horizontal modulation

GUIDELINES

G.716.1 Facade Organization

Each building frontage should have a strong visual hierarchy and should express a consistent rhythm of architectural elements that reflects the internal organization of the building.

G.716.2 Focused Articulation

Building facades should be articulated to emphasize the location of key elements of the building including prominent corner locations, main entries, and shared amenities.

G.716.3 Integration with Roof Form and Articulation

Facade composition and modulation should be integrated with roof articulation to emphasize clear architectural forms.

G.716.4 Sloping Frontage

At sloping frontages the facades should be organized to reflect the slope of street and or open space.

G.716.5 Transitions in Scale

Building facades should utilize modulation and materials to provide transition in scale to adjacent buildings within the Balboa Reservoir neighborhood as well as buildings in the surrounding neighborhoods.

G.716.6 Continuity

Building facades should reinforce the character of neighborhood places by expressing continuity between adjacent buildings through modulation, materials, fenestration and color.

G.716.7 Window Organization

Windows should be organized and patterned to reinforce building modulation and to provide an additional layer of visual detail.

Modulation created by projections and recesses

Facade modulation reflects sloping street

7.17 EXTERIOR MATERIALS AND FENESTRATION

Materials and fenestration shall be selected to reinforce the building design principles and to contribute to a cohesive neighborhood character. Exterior materials at the ground floor shall enhance the pedestrian environment and be able to withstand increased wear. Materials used above the ground floor shall balance the Balboa Reservoir vision of placemaking and continuity while differentiating between adjacent buildings.

STANDARDS

S.7.17.1 Required High Quality Materials

The exterior facade material shall include a minimum percentage of high quality cladding materials drawn from Category A in the material palette. High quality materials not included in the material palette may be substituted if similar in quality to one or more materials included in Category A. Percentages indicated below are exclusive of windows and other openings, but include all wall returns, soffits and other visible exterior surfaces.

- At facades facing streets and public open spaces at least 20% of facade area above the base zone exclusive of windows and other openings, shall consist of Category A – High Quality Materials.
- At the Reservoir Park, Brighton Paseo and SFPUC frontages, at least 40% of the facade area shall consist of Category A materials.
- High quality materials will be used in a manner that reinforces architectural forms. Materials will turn corners as appropriate to provide complete expression.

S.7.17.2 Materials at Building Base Zone

Where a defined building base is required under Section 7.16 (Facade Modulation and Composition), high quality exterior materials and glazing shall be provided to differentiate the ground floor and to enhance the pedestrian frontage. At least 50% of the exterior cladding shall consist of materials drawn from the Category A1 – High Quality Materials at Building Base Zone, or materials of similar quality that are appropriate for application at the building base.

High quality materials reinforce architectural form

S.7.17.3 Architectural Elements

The integration of high quality exterior elements such as decorative railings and projecting sunscreens are encouraged. Architectural elements indicated in Category C may be used in conjunction with any of the materials in the Category B to meet required percentages for high quality materials.

For example, a Category B material used in combination with a regular pattern of projecting sunscreens will be considered equal to a Category A material for purposes of these standards.

S.7.17.4 Prohibited Materials

The following materials are not allowed at frontages visible from public ways: vinyl or fabric awnings, vinyl planks or siding, and foam moldings.

S.7.17.5 Stucco Quality

All stucco facades shall be high quality. Finishes shall be light sand or smooth trowel. Control joints shall be high quality and located to reinforce facade composition.

Stucco may be considered a Category A material where windows are recessed at least 8 inches and stucco is installed with high quality hand finish and architectural grade trim, or other installation techniques that demonstrate a high visual quality.

S.7.17.6 Window Design

Windows facing public streets, paseos, and open spaces, and designed without trim, shall be recessed a minimum of 2 inches, or shall be provided with recessed frame with a minimum return dimension of 2 inches.

S.7.17.7 Storefront

Storefront glazing shall be high quality with integrated doors, trim and hardware. Storefront glazing at ground floor active uses shall be transparent. Reflective glazing is not allowed except at spandrel panels. Where storefront is interrupted by structural elements or other elements, metal fascia shall be provided to conceal structural elements at storefront and to create an integrated visual appearance.

S.7.17.8 Exterior Materials at Townhouses

Refer to Section 7.32 through Section 7.35 for standards and guidelines related to townhouses.

GUIDELINES

G.7.17.1 Material Selection

Material selection and application should be consistent with the Balboa Reservoir Material Palette. Similar materials may be used as part of a demonstrated strategy consistent with the Balboa Reservoir vision.

Variations in materials shall be utilized to reinforce the facade modulation and composition themes set forth in Section 7.16 (Facade Modulation and Composition).

G.7.17.2 Quality and Durability

Facade materials shall be durable and of architectural-grade quality suitable for long-term exposure in a coastal marine environment.

G.7.17.3 Natural Color and Finish

Materials selection should favor materials with inherent natural color. Where metal materials are used the preference is for copper, anodized aluminum, weathered steel or zinc with a natural patina. Durable finishes that emulate these materials are acceptable. Matte finishes are preferred with the exception of special materials uses for trim and other architectural accents. Reflective materials, if any, should be used only in limited areas.

G.7.17.4 Alternate Materials and Methods

Alternate high quality materials and combinations of materials that do not meet the percentage stipulated above are acceptable provided they are consistent with the design intent and reinforce the overall design character.

G.7.17.5 Material Transitions

Changes in material shall be located at interior corners to appear integral with building massing, rather than as a surface application.

G.7.17.6 Window Organization

Windows should be organized, patterned, and grouped to reflect building organization and design concept.

G.7.17.7 Vents and Grilles

To the maximum extent feasible, mechanical grilles and vents should be located on secondary facades. Grilles should be integrated into facade design and should be architectural grade in material and finish.

G.7.17.8 Green Walls

Green walls and/or plantings are encouraged at the building base zone to provide a highly visible, green amenity, additional screening for

ground floor residential units and to reinforce the connection between indoors and outdoors.

Green walls should include a wire framework, cable stays or other durable framework specifically designed to support vegetation.

G.7.17.9 Exterior Soffits

Exterior soffits are an important visual element particularly at the base zone where they are highly visible to pedestrians. Soffits should be treated with materials at least equal in quality to the adjacent vertical facades. At building entries, unit entries and covered portals, soffits should be treated with special materials such as wood slats that emphasize the indoor outdoor transition.

G.7.17.10 Sustainable Materials

Selection of materials should be consistent with the goals, standards and guidelines set forth in Section 4.2 (Zero Emission Environments).

G.7.17.11 High Performance Building Envelopes

Design of exterior building systems should be consistent with the targets, standards and guidelines set for in Section 4.4 (Energy Efficient Environment).

CATEGORY A: High Quality Materials

High quality materials are distinguished from good quality materials by having inherent color variation and having greater variation in pattern and visual depth. In most cases, high quality materials are factory finished which provides greater durability and lower maintenance.

Category A materials include:

- Tile or brick cladding
- Factory finished wood siding
- Stone or terracotta
- Metal siding
- Pressure laminated panels
- Stucco with 8" minimum recess at windows and high quality finish as set forth in S.7.17.5 (Stucco Quality).

High pressure laminate panel

Seamed metal siding

Factory finished wood siding

Terracotta tile veneer

Formed metal panel

Corten steel or natural weathering steel

Figure 7.17-1: *Category A: High Quality Material Palette*

CATEGORY A1: High Quality Materials and Glazing at Building Base Zone

Exterior cladding at the building base zone shall be selected to create a strong connection between the building and the public realm, including the adjacent hardscape and landscape. These materials will also be suitable for ground floor application where the facade meets the sidewalk and/or adjacent landscaping, and where the facade is subject to high traffic.

Category A1 materials include:

- Cast-in-place concrete
- Tile or brick veneer
- Stone or terracotta
- Channel glass
- High quality storefront

Cultured stone

Tile base

Brick or brick veneer

Channel glass

Board formed concrete and acetylated wood

Storefront with varying mullion patterns

Figure 7.17–2: *Category A1: High Quality Material Palette for Building Base Zone*

CATEGORY B: Good Quality Materials

Good quality materials generally include stucco and composite cement board products that are field finished. These materials rely on careful detailing and installation to provide a sense of quality and to ensure long term durability.

Category B materials include:

- Stucco
- Cement board panels
- Cement board siding
- Board and batten siding

Flat fiber cement board siding

Fiber cement board and batten

Wood shingles

Fiber cement panel

Fiber cement board siding

High quality stucco

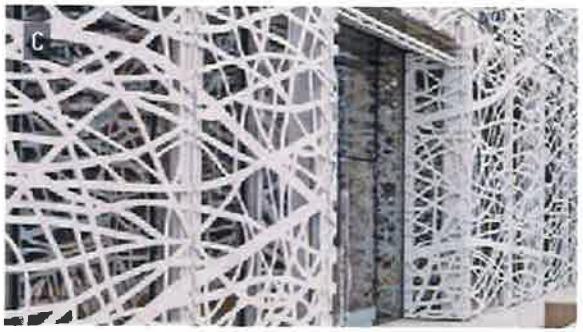
Figure 7.17-3: *Category B: Good Quality Material Palette*

CATEGORY C: Architectural Elements

Architectural elements such as sunshades, decorative railings, projecting canopies and screen elements add shadow and texture to the exterior of the building. Used in conjunction with good quality exterior cladding, these elements create a layered effect that can be visually equal to the use of high quality claddings and can provide other benefits in terms of shading and reducing weathering at the building exterior.

Phenolic resin panel sunscreens

Perforated metal guardrail



CNC screen/trellis

Perforated metal sunshade

Acetylated wood brise soleil

Terracotta baguette

Figure 7.17–4: *Category C: Architectural Elements Used in Conjunction with Preferred Materials*

7.18 COLOR

The thoughtful use of color, whether applied to an exterior surface or integral to a building material, shall contribute to a cohesive sense of place within the Balboa Reservoir neighborhood.

GUIDELINES

G.7.18.1 Color Selection

The color palette for each project will be developed based on the following principles:

- Color palette should build on the inherent colors in selected high quality materials so that the overall palette is grounded in the material natural qualities.
- Colors should complement the plantings and finishes at outdoor areas.
- Lighter tones should be prevalent at the upper portions of buildings to be consistent with the greater neighborhood. Avoid large areas of darker tones that stand out in the neighborhood context.
- Color should be used to highlight entrances or other important aspects of the building in a manner that provides a secondary layering of visual interest and information.

G.7.18.2 Coordination Between Buildings

Buildings at the Balboa Reservoir neighborhood should coordinate their selection of color and materials with adjacent buildings to support the overall goal of achieving a cohesive neighborhood quality. This could mean a varied palette within the same color family, similar to the adjacent single family neighborhoods or other means of expressing the individuality of distinct buildings.

G.7.18.3 Cohesive Palette

Each building should have a cohesive palette. Color and material selection should not be coordinated on a facade by facade basis.

G.7.18.4 Color and Transitions

Changes in color should be located at interior corners to appear integral with building massing, rather than as a surface application.

G.7.18.5 Color Harmony

The primary facade color should harmonize with accent colors through multiple tints, shades, and tones of selected base colors in order to balance restraint and accentuation.

7.19 ARCHITECTURAL DIVERSITY AND INNOVATION

Building design shall embrace new solutions and avoid standardized architectural expressions.

GUIDELINES

G.7.19.1 Innovative Strategies

The design of each building should include design innovations or creative expression that are rooted in one or more of the following strategies:

- **Innovative Use of Materials and Forms**
  Seek new and innovative combinations of materials and detailing to reinforce presence at building entrances, courtyard connections, and highlight important building locations.
- **Street Level Articulation**
  Focus innovative design elements at street level and near common areas to enhance the experience of the building at eye level.
- **Embrace of Sustainable Technologies**
  Develop new architectural methods and expressions to integrate emergent sustainable technologies.

Sustainability integrated with design

Creative use of materials and form

Prioritize the street level and shared amenities

Re-imagining the distinction between roof and wall

Building Details

7.20 PRIVATE PARKING GARAGES

Off-street parking shall be located and designed to minimize the impact on streets and public open spaces. Parking shall be located partially or fully below grade and shall be screened from streets, paseos, and open spaces as described in the standards below. Public parking is allowed within private parking garages subject to the limitations set forth in the Development Agreement. Refer to Section 7.21 for additional standards related to public parking garages.

STANDARDS

S.7.20.1 Allowable Parking

Accessory parking is allowed at all residential uses. The maximum allowable parking ratio for on-site accessory parking is 0.5 spaces per dwelling unit in aggregate.

S.7.20.2 Allowable Parking at Townhouses

The maximum allowable parking ratio at the townhouse blocks is 1.5 spaces per dwelling unit. Parking spaces provided at the townhouses shall count towards the maximum of 0.5 spaces per unit in aggregate. Refer to Section 7.38 (Vehicle Access and Parking) for private parking at townhouses.

LEGEND

- *Preferred location of parking access*
- *Allowable location for above grade parking*
- *Allowable location for parking below Reservoir Park*
- *Liner of active uses, 20 foot min. depth*

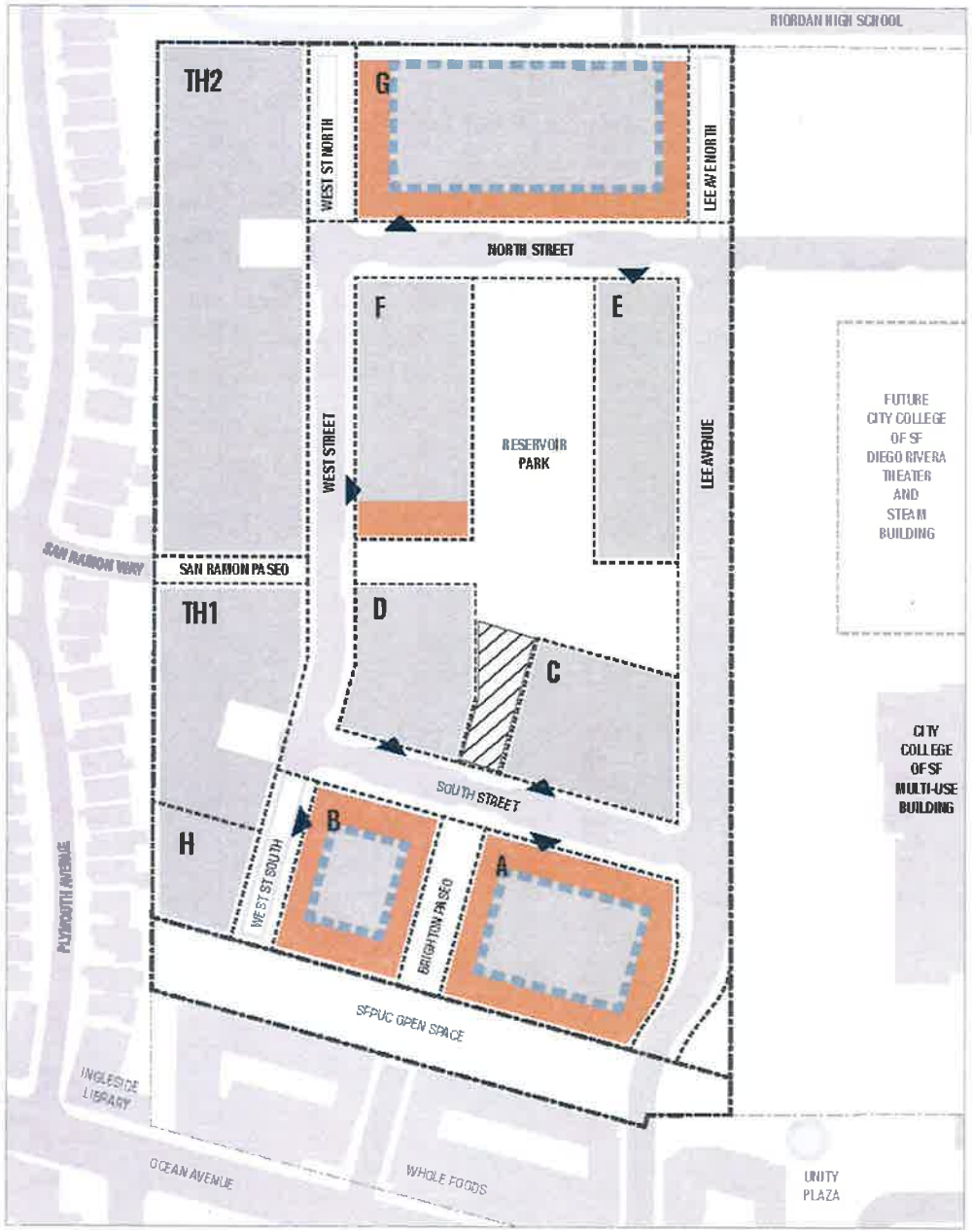


Figure 7.20–1: *Parking Locations*

S.7.20.3 Location of Private Parking Garages

Parking is allowed below grade at any of the multifamily blocks. Where parking is provided below grade, the top of the garage structure shall not extend above the adjacent sidewalk grade more than 4 feet, except as allowed in the standards below.

S.7.20.4 Parking at Blocks A, B and G

Off-street parking at Blocks A, B and G may be located either below grade as set forth above, or may be located above grade at the locations indicated on Figure 7.20–1 (Parking Locations).

If located above grade, parking structure shall be screened from streets, paseos and open spaces with a liner of active use not less than 20 feet in depth as indicated in Figure 7.20–1 and Figure 7.20–2.

S.7.20.5 Off-Street Parking at Blocks C and D

Below grade parking at Blocks C and D may extend below Reservoir Park to create a connected parking garage. The top of garage structure shall be fully integrated into park design. Refer to S.6.12.8 (Soil Depth) for design of landscaping over parking structure.

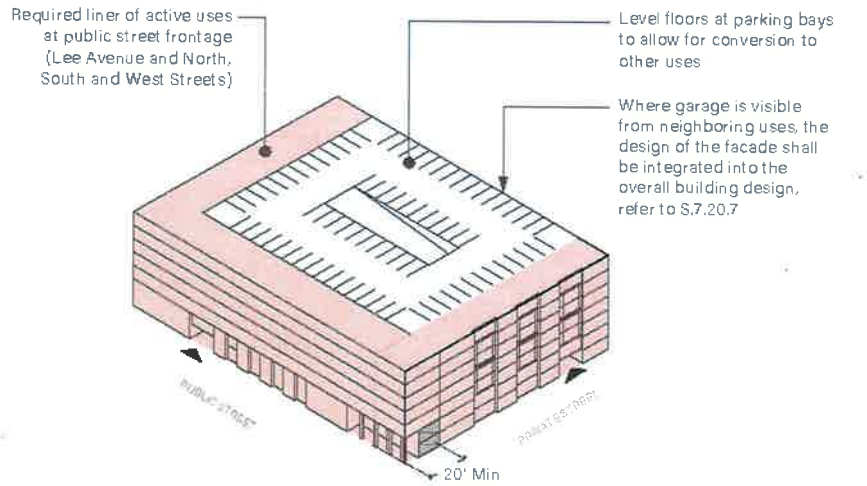


Figure 7.20–2: *Active Use Liner at Above Grade Garage*

S.7.20.6 Off-Street Parking at Block F

At Block F, where the below grade garage is parallel to a sloping street, the top of the garage may extend above grade up to 10 feet above the sidewalk at West Street provided that the top of the garage is no more than 2 feet above grade at the sidewalk at the highest point of the site at North Street.

The southern frontage at Reservoir Park shall be occupied by residential common areas with a depth of not less than 20 feet. Refer to Figure 7.20–1 for location of residential common areas.

S.7.20.7 Exposed Garage Facade at Block G

At Block G the portion of any above grade garage visible from the Riordan High School shall provide screened openings that prevent light spillage and views into the garage; and harmonize in material and scale with adjacent residential buildings. Green walls and other special elements are encouraged as part of the facade composition.

S.7.20.8 Exposed Portions of Below Grade Garage

Exposed portions of the garage shall be integrated into the ground floor design of the building. Stoops, stairs and other elements shall be used to reduce the visual impact of the

exposed garage wall. Any openings into below-grade garages for ventilation or other purposes shall be screened to prevent views into the garage from public ways.

S.7.20.9 Location of Parking Access

Vehicular access to on-site garages shall be located at the preferred locations indicated on Figure 7.20–1, or at an alternate location that is coordinated with required ground floor uses and provides safe and convenient access. Ingress and egress shall be located together with a single curb cut, where feasible. Ingress and egress may be separated where necessary to accommodate site specific conditions.

S.7.20.10 Design of Garage Entries

Garage entries shall be integrated into the building design to minimize the impact on the public realm or public frontage. Measures to reduce impact shall include recessing garage doors from the main facade or combining with other facade elements such a projecting terraces or bays.

S.7.20.11 Dimension of Garage Doors and Curb Cuts

All garage entries shall be designed to provide the minimum necessary width in order to minimize impacts to the pedestrian realm. Garage doors at shared garages shall have a maximum width of 20 feet measured from the inside of the jambs. The maximum width of the curb cut shall be 20 feet as well. Where separate ingress and egress doors are provided the maximum width of the door shall be 10 feet measured from the inside of jambs. The maximum width of the curb cut at a single ingress or egress garage door shall be 12 feet.

S.7.20.12 Design for Visibility

Garage entrances shall be designed to allow adequate visibility between pedestrians, cyclists and motorists.

Garage entrances shall be located not less than 6 feet from the intersection of the public right-of-way.

S.7.20.13 Lighting Design and Lighting Spillage

To reduce light spillage to the exterior, indirect lighting should be used to light interior areas of the garage visible to the exterior. Parapet edges of the parking trays should be higher than vehicle headlights to screen adjacent properties.

GUIDELINES

G.7.20.1 Location of Waste Handling

Where feasible, waste handling facilities should be located within parking garages to reduce the impacts of service entries on the public realm or public frontage.

G.7.20.2 Design of Garage Doors

All garages should be provided with attractive and durable garage doors consistent with the following:

- The design of the garage door should be treated as an opportunity to enhance the building design through patterning and use of high quality materials.
- Garage doors should provide between 20-50% transparency through the use of glazed panels or perforated metal that limits views into the garage while allowing for required ventilation.
- Where separate ingress and egress doors are provided the minimum separation should be not less than 2 feet between jambs.

G.7.20.3 Convertibility

To the extent feasible, above-grade parking structures should be designed to allow the structure to be converted to a different use in the event that parking is no longer needed through the following design features:

- Flat floors and "speed" ramps.
- Minimum floor to floor height of 12 feet.

7.21 PUBLIC PARKING GARAGES

Public use parking is permitted consistent with the limitations set forth in Chapter 3. If a multistory garage is provided, care must be taken in garage location and configuration to limit the impact on the public realm.

STANDARDS

S.7.21.1 Location of Public Parking

Public parking is permitted below-grade at any of the multifamily blocks or above-grade at Blocks A and G. The design of public parking including access gates shall be consistent with Section 7.20 (Private Parking Garages), and with additional standards provided in this section.

S.7.21.2 Parking Access

Public parking garages shall be limited to one entry/exit per block located to minimize disruption to pedestrians and cyclists.

S.7.21.3 Parking Access Door/Gate

Public parking access shall be through a secure, motorized door. Shared parking facility access shall remain open during times of peak traffic and shall be controlled off-peak.

Parking access shall be designed to allow queuing of vehicles without blocking street or sidewalk.

S.7.21.4 Active Use Liner

Above grade public parking at Blocks A or G shall be wrapped with a multistory liner as required by S.7.20.4 (Parking at Blocks A, B and G).

S.7.21.5 Pedestrian Entry to Public Garage

Any public garage providing more than 100 spaces shall provide a dedicated pedestrian access point that is designed to readily visible, welcoming and well-integrated into the design of the building.

S.7.21.6 EV Charging Stations

EV charging stations shall be located at all garage levels.

GUIDELINES

G.7.21.1 Public Parking Co-Located with Private Parking

Public parking may be located within private parking garages subject to the following limitations:

- Any public parking that is co-located with residential parking shall be located below grade or above grade in the locations allowed in Section 7.20 (Private Parking Garages).
- The total number of spaces available for public parking and hours of public use will be limited as set forth in the Development Agreement.
- Access to the garage should be arranged to ensure that parking areas reserved for residents remain secure.

7.22 FACILITIES FOR RESIDENTIAL MOVING

Each multifamily block shall be designed to accommodate resident move-ins and move-outs in a manner that minimizes disruptions to vehicle, pedestrian and bicycle circulation in the public right-of-way.

STANDARDS

S.7.22.1 Required Loading Areas

Off-street loading to accommodate resident move-ins and move-outs shall be provided as required by the SUD. Refer to Balboa Reservoir Infrastructure Plan, for more details regarding location of off-street loading.

S.7.22.2 Moving Vehicles

Facilities for residential moving shall be designed to accommodate a 26-foot fixed-body truck, the maximum size normally available from commercial rental companies. Note that the actual dimensions of 26-foot trucks vary depending on manufacturer. Loading areas are not required to accommodate moving vehicles larger than a standard 26-foot fixed-body truck.

S.7.22.3 Loading Dock Dimensions

Loading docks located within buildings shall meet the standards of the Planning Code, as modified below:

- Maximum size of loading door shall be 12 feet wide by 14 feet high.
- Curb cut shall not exceed 14 feet in width.
- Interior of loading area shall be a minimum of width of 12 feet and a minimum depth of 30 feet.
- Loading doors shall be not more than 25% transparent or open.
- A 26-foot box truck turn template shall be provided to demonstrate that the maneuvers are possible. A wider curb cut may be justified with 26-foot box truck turn templates subject to the SFMTA review and approval.

S.7.22.4 Access to Elevator

Loading areas and loading docks shall be located to allow convenient access to an elevator serving all primary residential floors.

GUIDELINES

G.7.22.1 Loading Dock Location

Loading docks should be located to minimize visual impact. Where feasible combine loading docks with parking entries or other service elements to minimize curb cuts and other interruptions to the streetscape.

G.7.22.2 Design of Loading Docks

Loading docks should be designed as an integrated component of the building facade similar to entries to parking garages, refer to S.7.20.10 (Design of Garage Entries).

Loading dock integrated with building facade

7.23 ON-SITE BICYCLE PARKING

To encourage bicycle use and to reduce reliance on automobiles, the on-site bicycle parking and service facilities will be convenient, secure and well-designed. Particular attention will be paid to providing convenient access to bike parking from the building entry and from residential units so that biking is an easy and obvious alternative.

STANDARDS

S.7.23.1 Design Standards for Class I Spaces

Class I on-site bicycle parking at multifamily blocks shall be provided in accordance with the definitions and standards set forth in Planning Code Section 155.1, except as modified below:

- Doors accessing bicycle parking facilities shall have mechanical openers for ease of access.

S.7.23.2 Class I Spaces for Oversized Bicycles

A minimum of 30 Class I bicycle parking spaces for oversize bicycles shall be provided on the project site. These spaces shall be distributed across blocks and shall be designed to accommodate oversize bicycles such as cargoes and long tails.

S.7.23.3 Location Standards for Class II Spaces

Class II on-site bicycle parking shall be provided near all main pedestrian entries in accordance with the definitions and standards set forth in Planning Code Section 155.1.

S.7.23.4 Off-Site Bicycle Parking

Refer to Chapter 5 (Circulation) and Chapter 6 (Open Space Network) for standards related to off-site bicycle parking.

S.7.23.5 On-Site Bicycle Parking at Townhouses

Refer to Section 7.39 (On-Site Bicycle Parking) for standards related to bicycle parking at townhouses.

GUIDELINES

G.7.23.1 Design of Bicycle Parking Spaces

Bicycle storage should be designed as an amenity space. Design features should include daylighting where feasible, high quality artificial lighting and careful attention to interior site lines. Floor and wall surfaces should be designed to be attractive and easily cleaned. Views to exterior public areas should be limited to avoid creating a security issue.

G.7.23.2 Bicycle-Supportive Amenities

A bicycle repair station should be provided and maintained within buildings. The repair station should provide a clear work area at least 4 feet by 8 feet and a bike standard permanently fixed to the floor. The fix-it station should include a work bench at least 2 feet deep by 4 feet long, air pump and basic bike tools permanently secured to the work bench or the immediate area.

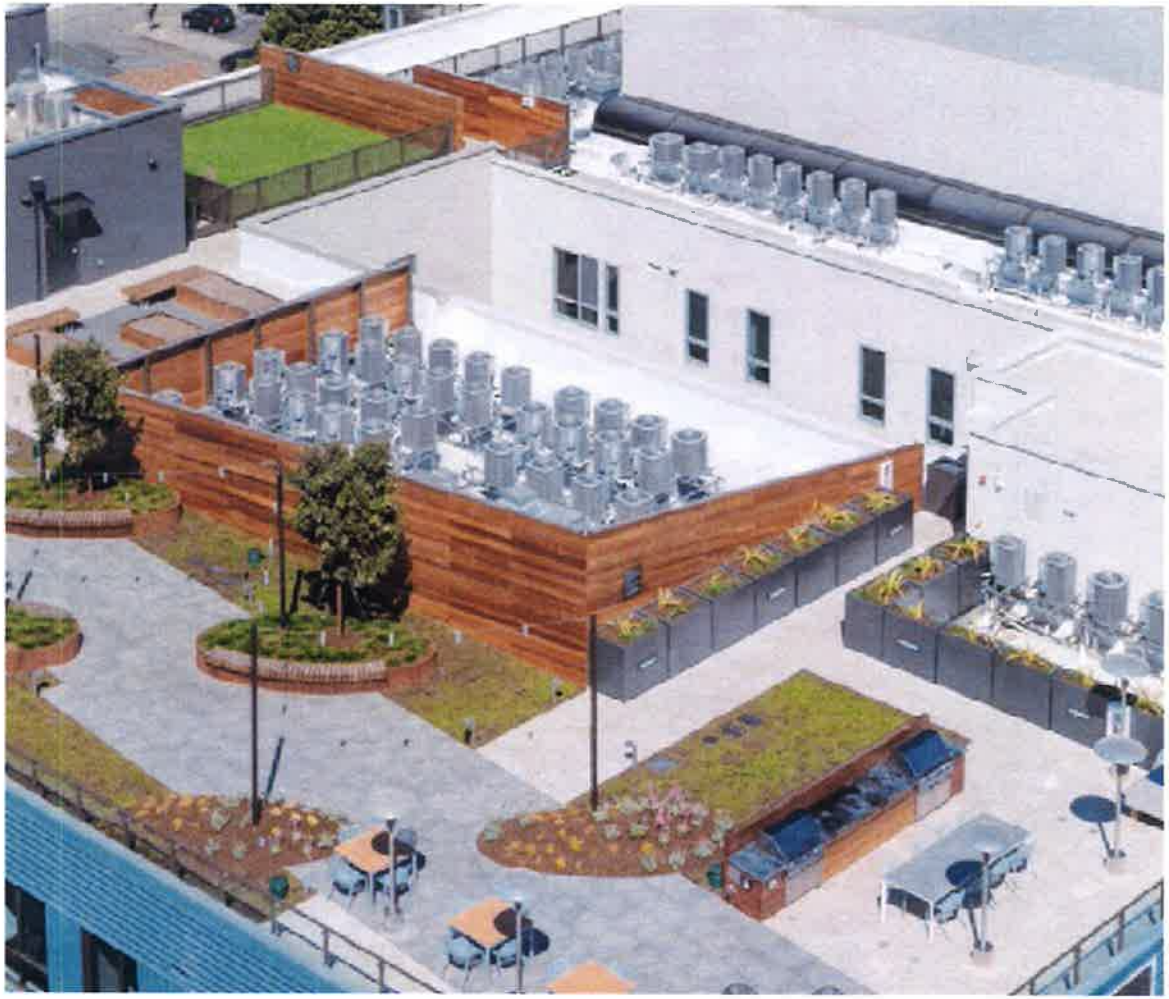
Class I bicycle parking

Bicycle supportive amenities

Additional supportive amenities should be provided with particular attention to supporting family use of bicycles. These additional amenities might include storage lockers for helmets, cargo bags and other bike gear.

G.7.23.3 Charging Facilities for Electric Bicycles

Design should include provision of outlets conveniently located to allow charging of electric bicycles, with a capacity equal to 20% of the total number of bike parking spaces.



Screening of rooftop mechanical equipment

7.24 UTILITIES AND SERVICES

Care must be taken in the design and location of services and utilities including waste handling areas, utility meters, backflow preventers, transformers, fans, and HVAC units, to conceal these devices and minimize visual impact on the public realm.

STANDARDS

S.7.24.1 Rooftop Equipment Step Back

Rooftop mechanical equipment taller than the parapet shall be located a ratio of 1 foot horizontal from exterior walls for every foot above the maximum height limit of the building. Elevators, solar panels and devices specifically required and located by code shall be exempted from this step back.

S.7.24.2 Equipment Screening

Equipment extending above the level of the roof parapet shall be screened. Screening shall extend to a height at least equal to the highest point of the equipment.

S.7.24.3 Site Utilities

Site utilities such as meters and backflow preventers shall be located inside utility rooms where feasible or shall be screened with a combination of low walls or screens and landscaping.

Electrical transformers shall be located either in below grade vaults or in equipment rooms screened from street with solid doors.

S.7.24.4 Location and Screening of Utilities at Townhouses

Refer to Section 7.41 (Utilities and Services) for additional standards and guidelines related to utilities and services at townhouses.

S.7.24.5 Waste Handling Facilities

Waste handling facilities shall be located within the building and designed to minimize impact on building entries and active ground floor uses. Provide adequate space for storage, staging and collection of waste and recycling materials.

S.7.24.6 Recycling and Zero Waste

Waste handling areas shall be designed in accordance with project goals, standards and guidelines set forth in Section 4.13 (Waste Generation and Recovery).

GUIDELINES

G.7.24.1 Elevator Penthouse

Where feasible, elevator penthouses should be step back 10 feet from exterior walls. Elevator penthouse should not exceed the maximum allowable height by more than 10 feet unless required by Building Code.

G.7.24.2 Equipment Grouping

Where feasible, equipment should be grouped to reduce the quantity of screened areas.

G.7.24.3 Equipment Screening Design

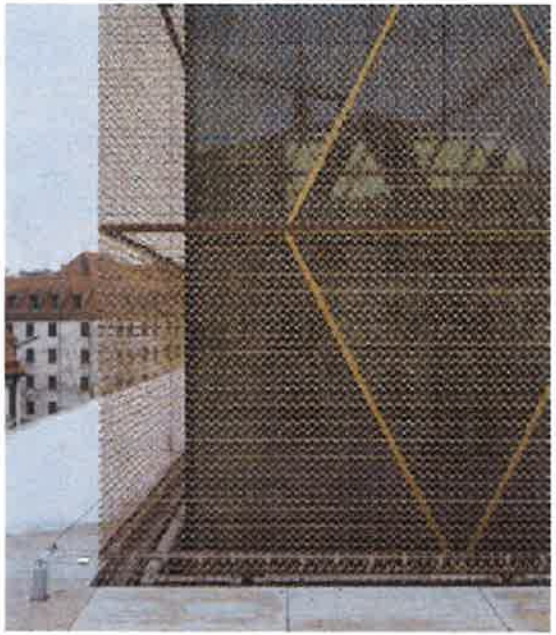
Screening should be thoughtfully designed with materials that complement the facade to integrate with the building design. Equipment screens shall consist of durable materials and shall be no more than 50% transparent. Perforated metal, sturdy wood and combinations of materials are acceptable.

G.7.24.4 Solar Panels

Solar panels are not required to be screened from view, however any solar panels visible from the street level or from adjacent properties should be integrated into the building design such that the panels do not detract visually from the overall design character.

G.7.24.5 Site Utility Locations

Site utilities should not be located at residential common areas frontages identified in Section 7.10 (Common Areas and Ground Floor Units), adjacent to sidewalks, paseos, or publicly-accessible open spaces.



Screening of rooftop utilities

Screened facade

7.25 ON-SITE LIGHTING

Effective and attractive on-site lighting is necessary to complement the vision for the Balboa Reservoir neighborhood. Lighting must be energy efficient, commensurate in scale with its intended application, and shall provide a safe environment for pedestrians, cyclists, residents and visitors. Lighting shall be selected to harmonize with the design of open spaces and buildings.

STANDARDS

S.7.25.1 Coordination with Off-Site Lighting

On-site lighting shall be coordinated with off-site lighting at streets and public open spaces. Refer to Section 5.12 (Street Lighting) and Section 6.7 (Open Space Lighting) for standards related to off-site light.

S.7.25.2 Exposed Elements Prohibited

Exposed electrical elements including wires, conduit, junction boxes, transformers, ballasts, and panel boxes shall be prohibited.

S.7.25.3 Lighting Levels

Lighting levels shall be provided at the minimum level allowed under the Illumination Engineering Society of North America (IESNA) lighting guidelines and applicable codes.

S.7.25.4 Illumination Quality

Building area lighting shall achieve a minimum Color Rendering Index (CRI) of 90 and R9 value of 50 with a Correlated Color Temperature (CCT) between 2700-3200K.

S.7.25.5 Shielding Required

Lighting shall incorporate shielding to prevent light from emitting above a 90° plane and shall be designed and located to minimize glare and light trespass into neighboring buildings.

GUIDELINES

G.7.25.1 Indirect Light Sources

Lighting design should rely primarily on indirect sources that light adjacent surfaces. Direct view of light fixtures should be minimized except for decorative fixtures.

G.7.25.2 Secure and Attractive Pedestrian Routes

Lighting should be designed to enhance the experience and security of pedestrian routes and entry points such as entrances and common spaces.

G.7.25.3 Courts and Shared Spaces

Courts and exterior shared spaces should be illuminated with small, distributed, low-wattage lighting whenever feasible. Lighting should highlight landscape elements and avoid direct glare from fixtures.

Soft lighting with minimum glare

Small, distributed, low-voltage lighting

G.7.25.4 Conservation and Smart Technologies

Smart and networked technologies such as motion, occupancy, and daylight sensors should be integrated to the maximum extent feasible to limit excess lighting and conserve energy.

7.26 ON-SITE SIGNAGE

Signage should provide convenient wayfinding and enhance the overall aesthetic character of buildings and spaces. Signage must be designed to provide effective wayfinding, increase resident safety, and contribute to the sense of place consistent with the vision for the Balboa Reservoir neighborhood.

STANDARDS

S.7.26.1 Residential Project Signs

At multifamily buildings, one project sign is allowed at each shared entry. At townhouses, one common project sign is allowed at Blocks H, TH1, and TH2. Project signs shall be limited to a total face area of 40 square feet per building.

S.7.26.2 Prohibited Signs

Box signs, programmable digital signs, reflective signs, kinetic and inflatable signs, waterfall awnings, billboard signs, applied window signs, and freestanding signs at residential buildings shall be prohibited.

S.7.26.3 Exposed Elements Prohibited

Exposed electrical elements including wires, conduit, junction boxes, transformers, ballasts, and panel boxes shall be prohibited.

S.7.26.4 Illuminated Signage

Signage shall be externally illuminated or integrated into sign design. Illuminated signage shall be limited, unless otherwise required by law, to:

- **Commercial Uses:** business operation
- **Residential Uses:** sunset to 11pm

S.7.26.5 Commercial Signage

Signage at retail, arts related uses or other commercial frontage shall conform with Planning Code Section 607.1 (Neighborhood Commercial Signage).

S.7.26.6 Temporary Signage

Temporary signs and banners shall be limited to two (2) signs per block with a maximum height of 12 feet and maximum area of 144 feet. Supergraphic wrap of construction scaffolding shall be allowed without area restrictions.

GUIDELINES

G.7.26.1 Integrated Design

Signage should incorporate similar forms, materials, and motifs as streetscape and site palette elements.

G.7.26.2 Signage Placement

Signage should be placed to avoid interrupting key sight-lines and views of common areas and entrances.

Signage integrated with design facade

Creative signage is encouraged

G.7.26.3 Illuminated Signage

Integrally illuminated signage should conceal the illumination source within the design of the sign to minimize glare.

G.7.26.4 Commercial Signage

Retail signage incorporating creative logos and iconic graphic elements should be encouraged in lieu of typography.

Townhouses

7.27 OVERVIEW

The townhouses are intended to be an integral part of the Balboa Reservoir neighborhood. The lower scale of these blocks also provides a transition in scale between the single family homes at Westwood Park and the multifamily buildings within the interior of the Balboa Reservoir neighborhood.

The standards in the following sections apply to all buildings at Blocks H, TH1, and TH2.

STANDARDS

S.7.27.1 Permitted Residential Uses at Blocks H, TH1, and TH2

Residential units at Blocks TH1 and TH2 shall be townhouses. Residential units at Block H may be either townhouses or multifamily housing. Refer to Table 3.6.–1 (Balboa Reservoir Land Uses) for permitted uses. Refer to Appendix A for definition of townhouses and multifamily housing.

S.7.27.2 Reference Standards

For standards governing height, setbacks and other general zoning envelope standards for Blocks H, TH1, and TH2 refer to the sections indicated below:

Height – Section 7.2
Setbacks – Section 7.3
Streetwalls – Section 7.4
Active Ground Floor Uses – Section 7.10
Entries to Ground Floor Units – Section 7.12
Allowable Parking – Section 7.20

Townhouses at West Street, illustrative photo

S.7.27.3 Multifamily Housing at Block H

Multifamily housing located at Block H shall comply with all standards and guidelines for Townhouses except as indicated otherwise in the following sections.

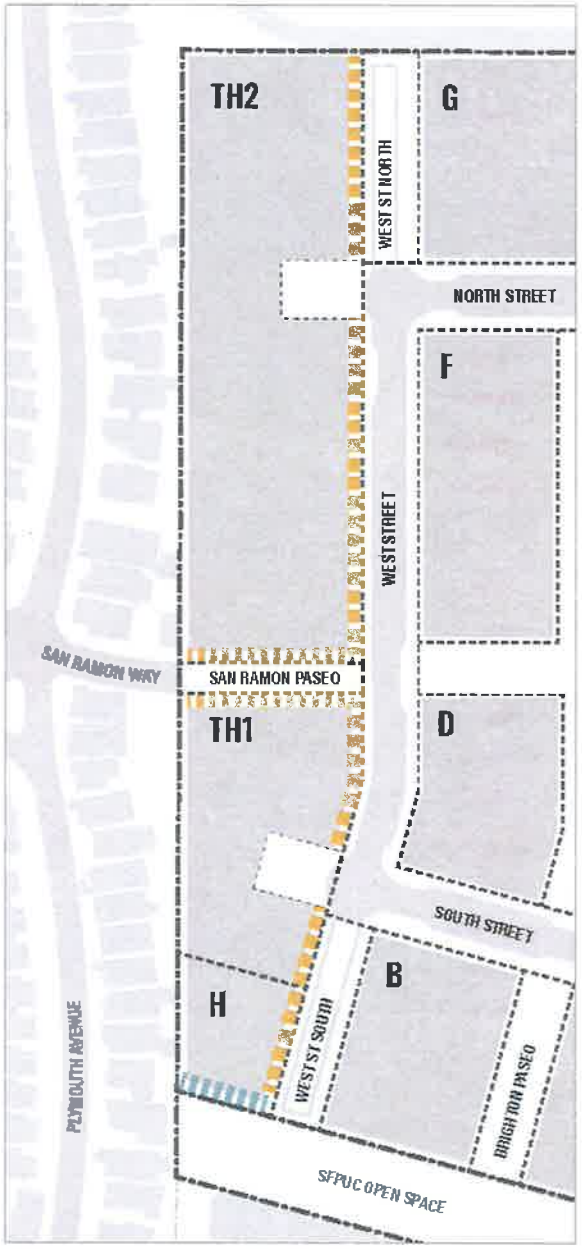


Figure 7.27–1: *Townhouse Blocks*

7.28 TOWNHOUSE FRONTAGE AT WEST STREET AND SAN RAMON PASEO

STANDARDS

S.7.28.1 Townhouses Fronting on West Street and San Ramon Paseo

Townhouses shall front on West Street to provide a defined streetwall as required under Section 7.4 (Streetwalls).

- Occupied residential space shall be located at all levels of the townhouse frontage, with primary windows overlooking the street or paseo.
- Occupied residential space at the first level shall have a minimum interior depth of 5 feet and may include an entry foyer and/or stairway providing access to the upper levels.
- Refer to Section 7.30 for required pedestrian connections at West Street and San Ramon Paseo.
- Refer to Section 7.32 for facade modulation at West Street.
- All standards that apply to frontage at West Street shall also apply to frontage on the shared streets West Street North and West Street South.

S.7.28.2 Unit Entries at West Street

Units fronting on West Street shall have a primary pedestrian entry directly from West Street. Units with frontages on both West Street and San Ramon Paseo or on an entry court, shall provide an entry either on West Street or on the adjacent publicly accessible space.

- Unit entries at townhouses on West Street shall have raised stoops as set forth in Section 7.12 (Entries to Ground Floor Units) except where an accessible path of travel to unit entry is required to meet accessibility standards, or in cases where sloping site conditions make raised stoops infeasible.
- Where raised stoops are not feasible, entry doors and landings are permitted to be less than 2 feet above adjacent grade provided the front door is set back not less than 8 feet from the property line.
- In no case shall the landing at the unit entry be below the adjacent grade at the sidewalk.

Stoops at unit entries at West Street, illustrative photo

S.7.28.3 Unit Entries at San Ramon Paseo

- Townhouses with a frontage on San Ramon Paseo shall have an entry directly accessed from the paseo and primary living spaces facing San Ramon. At a minimum, four townhouse entries shall be provided on each side of San Ramon Paseo.
- Townhouses with a frontage on both West Street and San Ramon Paseo shall have a primary entry accessed directly from either West Street or San Ramon Paseo.
- Townhouse entries at San Ramon Paseo may be located at grade provided the front door is set back from the streetwall not less than 5 feet. Allowing unit entries to be at-grade provides flexibility to accommodate the significant lateral slope that occurs in this location.

S.7.28.4 Multifamily Housing at Block H

Multifamily housing at Block H, if any, is not required to comply with the frontage standards for townhouses set forth in Section 7.28. Multifamily housing at Block H shall comply with standards for required ground floor entries set forth in Section 7.12 (Entries to Ground Floor Units).

7.29 ENTRY COURTS

Primary access to the townhouse neighborhood shall be provided at the termination of North Street and South Street, creating defined entry courts that connect the townhouses within the Balboa Reservoir neighborhood.

The entry courts shall provide access for bicycles, pedestrians and autos.

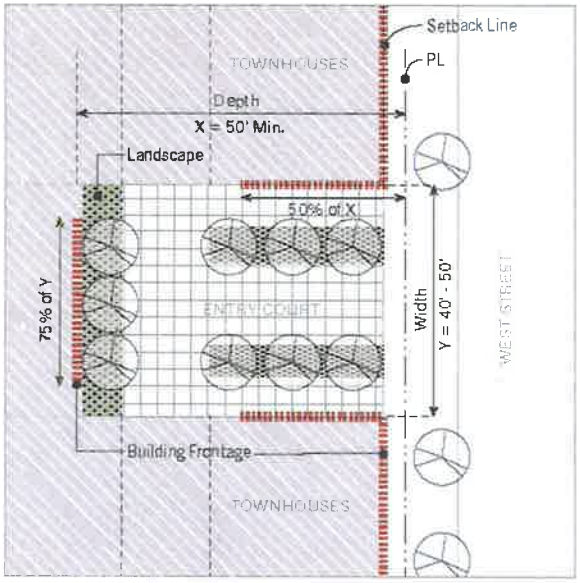


Figure 7.29–1: *Entry Courts*

STANDARDS

S.7.29.1 Width and Depth of Entry Court

The width of the entry court shall be not less than 40 feet and not more than 50 feet measured between the facades at the adjacent buildings. The depth of the entry courts shall be not less than 50 feet measured from the property line at West Street to the primary building facade at the termination of the entry court.

S.7.29.2 Building Frontage at Entry Courts

Entry courts shall be bounded by building frontage on the north and south for a depth of not less than 50% of the total depth of the entry court, measured from the property line at West Street. Building frontage shall be provided at the west end of the entry court with a width of not less than 75% of the total width of the entry court (Figure 7.29–1). Garage doors are not allowed to face the entry courts.

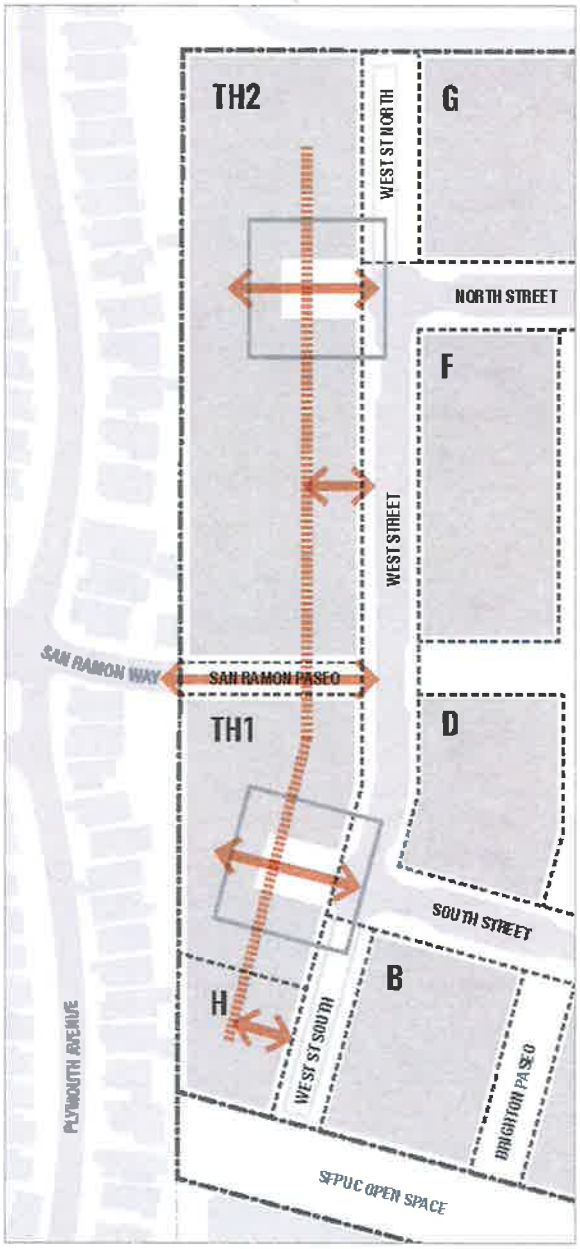


Figure 7.29–2: *Entry Courts and Pedestrian Connections*

- At required building frontage, living spaces shall overlook entry courts. The combined area of windows and doors facing entry courts shall be equal to not less than 20% of the facade area. Unit entries on entry courts are encouraged.

S.7.29.3 Landscape at Entry Courts

Entry courts shall be defined by a zone of special paving and landscaping. Refer to Section 5.17 (Townhouse Entry Courts and Private Drives) for additional standards regarding paving, landscape and driveways.

- A planted area at least 8 feet deep and 20 feet wide shall be provided at western edge of the court to provide a visual termination. Other landscape configurations are allowed if they provide an equal visual termination.
- A pedestrian walkway not less than 5 feet wide and a planting strip not less than 5 feet wide shall be provided on each side of the entry court. The entry court shall be designed without curbs. Walkways shall be distinguished from drive aisles by a difference in paving, either in color, material or pattern.
- Trees shall be provided at landscape areas with an average spacing of not more than 25 feet on-center.

7.30 PEDESTRIAN CONNECTIONS

In addition to entry courts, publicly accessible pedestrian connections shall be provided between West Street and San Ramon Paseo and the townhouse neighborhood as indicated on Figure 7.29–2. These pedestrian connections shall be accessible to the public at all times.

STANDARDS

S.7.30.1 Pedestrian Connection at West Street and San Ramon Paseo

- A minimum of two pedestrian connections shall be provided at West Street in addition to entry courts at North and South Street.
- The maximum distance between pedestrian connections at West Street shall not exceed 150 feet.
- A minimum of two pedestrian connections shall be provided at San Ramon Paseo, one from the north and one from the south.
- Pedestrian connections shall be linked by a publicly accessible route within the townhouse neighborhood. A private drive meeting other standards may serve as all or part of this internal pedestrian route. Refer to Section 5.17 for additional standards for private drives.

S.7.30.2 Design of Pedestrian Connections

- Required pedestrian connections shall be not less than 10 feet in width measured from building to building and shall provide a shared pedestrian path at least 6 feet in width.

Building openings and pedestrian access

- Private drives may serve as pedestrian connections provided they provide an uninterrupted accessible route.

S.7.30.3 Pedestrian Connections at Block H

- In the event multifamily housing is provided at Block H, pedestrian connections indicated in this section are not required.

7.31 NEIGHBORHOOD EDGE AT WESTERN PROJECT BOUNDARY

The western boundary of the project borders the rear yards of existing homes on Plymouth Avenue. Townhouses and any multifamily houisng at Block H adjacent to the western project boundary will be designed to step down in scale and to reduce the impacts on privacy at the neighboring homes. See Section 7.2 (Height) and Section 7.3 (Setbacks) for required step down and required setbacks adjacent to the western boundary.

STANDARDS

S.7.31.1 Openings Between Buildings

Buildings less than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 100 feet. Buildings more than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 150 feet. These openings between buildings shall be not less than 10 feet in width and shall be open to the sky.

S.7.31.2 Setbacks at Western Project Boundary

Setbacks at the western project boundary shall meet the minimum requirements for either a side yard or rear as defined below:

- **Side Yard:** a side yard fronts a building wall with neither a front door nor garage entry and is no less than 12 feet wide and open to the sky.
- **Rear Yard:** a rear yard is a space no less than 15 feet wide and open to the sky.

S.7.31.3 Buildings Perpendicular to Western Project Boundary

Buildings perpendicular to the western property boundary shall provide an offset in the plane of the building frontage at intervals of not less than 100 feet. The required offsets shall be at least 2 feet in depth, at least 15 feet in width, and shall extend the full height of the building.

S.7.31.4 Windows

West facing windows located above the first story and located less than 25 feet from the western project boundary shall be subject to the following standards:

- Total window area shall not exceed 15% of the wall area at the second floor.
- Windows shall be located to limit views to adjacent rear yards. Corner windows are encouraged as opposed to windows that look directly towards the adjacent yards.
- Translucent glazing, window sills at least 5 feet above the floor or other means shall be used as appropriate to provide privacy between townhouses and adjacent rear yards.

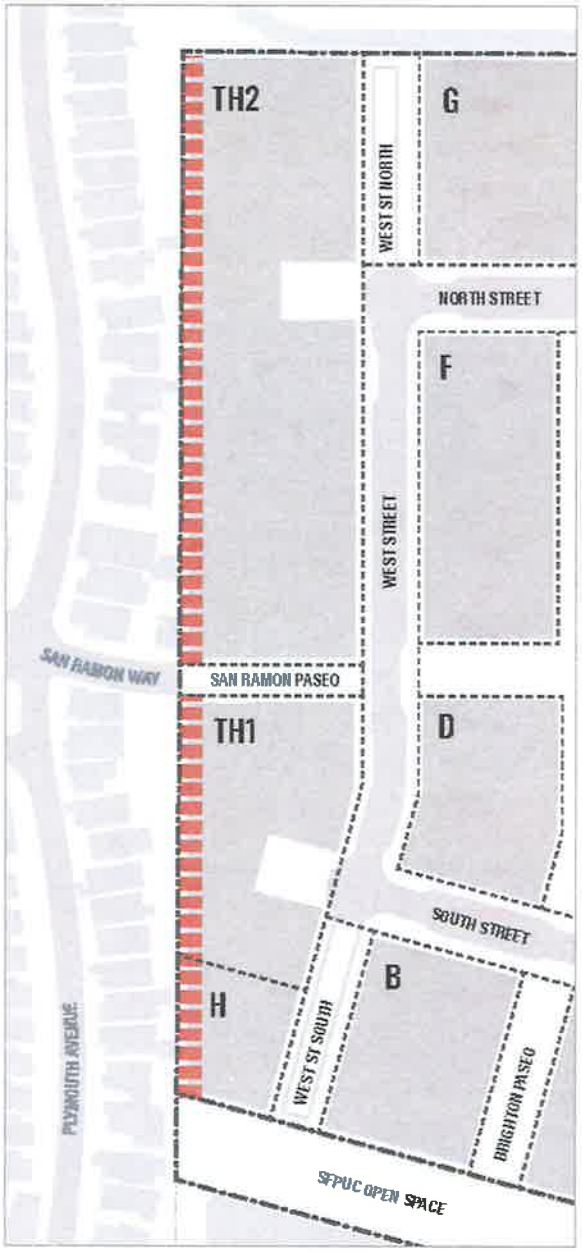


Figure 7.31–1: *Neighborhood Edge at Western Project Boundary*

S.7.31.5 Balconies and Outdoor Space

Balconies, roof terraces or other occupied outdoor spaces above the ground floor are not allowed less than 25 feet from the western project boundary.

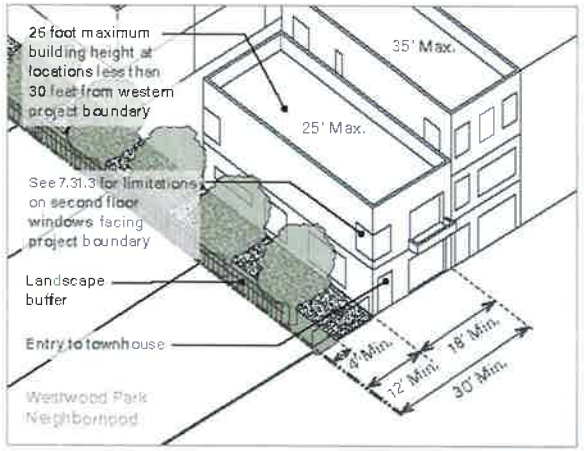


Figure 7.31–2: *Side Yard Condition at Western Project Boundary*

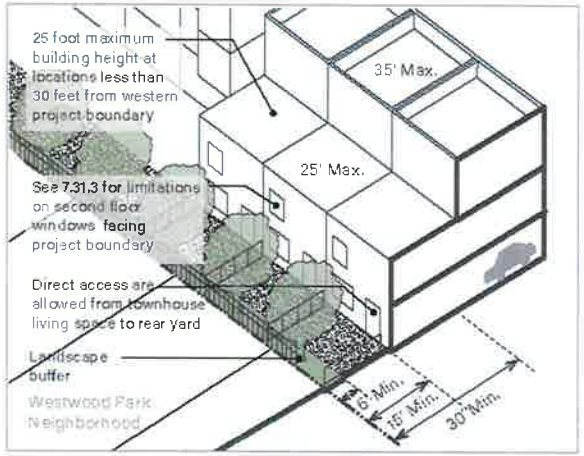


Figure 7.31–3: *Rear Yard Condition at Western Project Boundary*

S.7.31.6 Private Drives Adjacent to Western Project Boundary

Private drives located adjacent to the western property boundary shall be no more than 20 feet in width and shall be set back a minimum of 6 feet from the property line and shall be separated from the property line by a 6-foot-wide landscape buffer, as set forth in S.7.31.7 (Fencing and Landscape).

Lighting at private drives adjacent to western project boundary shall be mounted at no more than 8 feet above grade with illumination directed down to the surface. Lighting levels at private drives shall not exceed the minimum required by applicable building codes.

S.7.31.7 Fencing and Landscape

Continuous fencing shall be provided at the western project boundary. Fencing shall be solid up to a minimum height of 6 feet from the adjacent ground or top of retaining wall and shall consist of 1 inch nominal thickness wood boards or other materials that provide similar visual and acoustic separation.

Fencing may extend up to 8 feet in height provided that fencing above 6 feet is at least 50% open.

Plantings shall be provided adjacent to fencing to provide visual screening between townhouses and existing rear yards. Plantings shall be at least four feet in width and consist of trees at a minimum of 15 foot on center or tall plantings or hedges planted at a spacing that will create an 8 foot high visual screen within four to six years, or a combination of these planted elements.

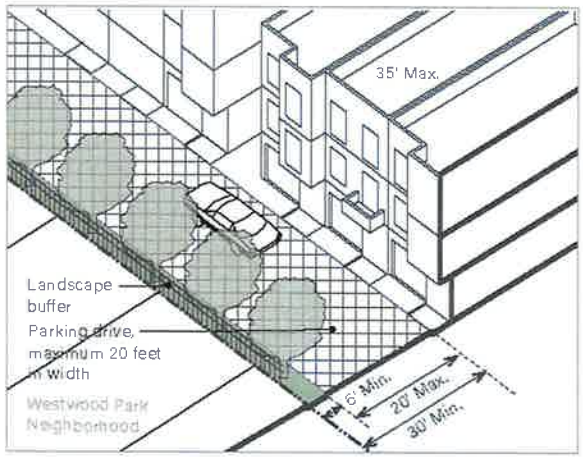


Figure 7.31–4: *Private Drive Adjacent to Western Project Boundary*

S.7.31.8 Retaining Walls at Project Boundary

Retaining walls are allowed adjacent to western and north project boundary subject to the following limitations:

- The face of the retaining wall shall be set back not less than 6 inches from the property line.
- The top of the retaining wall shall not be more than 2 feet above grade at the property line.
- The retaining wall shall be constructed of cast-in-place concrete, concrete masonry blocks or other durable materials. Wood retaining walls are not allowed.
- Fencing located on top of the retaining wall or adjacent to the retaining wall shall not exceed height allowed in S.7.31.7, measured from the lowest grade on either side of the retaining wall.

7.32 BUILDING FACADES AT WEST STREET AND SAN RAMON PASEO

The building facades at townhouses shall be designed to emphasize a rhythm reflecting the scale of the individual townhouses. The facades shall also be designed as larger compositional elements that relate to the scale of the multifamily buildings on the opposite side of West Street. Refer to G.7.14.2 for the relationship between townhouses and multifamily buildings at West Street.

STANDARDS

S.7.32.1 Facade Modulation

Townhouse facades facing West Street and San Ramon Paseo shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the centerline of the modulation element. Modulation elements may include any of the elements indicated below. Refer to Figure 7.32–1 for illustration.

- Recessed portions of the facade with an average depth of not less than 1 foot. The area of recess shall be equal to at least of 15% of the facade area of the townhouse unit.
- Projecting bays with a average projection of not less than 2 feet from required streetwall. The area of the bay shall be equal to at least 15% of the facade area of the townhouse unit. Projecting bays are allowed to extend into the required setback zone as set forth in Section 7.3 (Setbacks).
- Balconies with a width of not less than 6 feet measured from outside of railing and a minimum projection from the streetwall of not less than 2 feet. Balconies are allowed to project up to 3 feet into the required setback. Doors shall be provided from occupied space to balconies.
- Other modulation measures or combinations of modulation measures shall be allowed subject to quantitative analysis that demonstrates the proposed modulation provides visual relief similar to the measures described above.

S.7.32.2 Buildings at Sloping Frontages

Where the slope at the public frontage on West Street and San Ramon Paseo exceeds 3%, the floor levels of a townhouse shall step to follow the grade. The average distance between steps shall not exceed 80 feet. Required stepping shall occur at all floor levels and shall provide a clear visual step at the building facade. Where feasible, steps in building level shall occur at pedestrian passages.

S.7.32.3 Exterior Materials

- Facades fronting on West Street and San Ramon Paseo shall meet the standards and guidelines in Section 7.17 and the additional requirements included below:

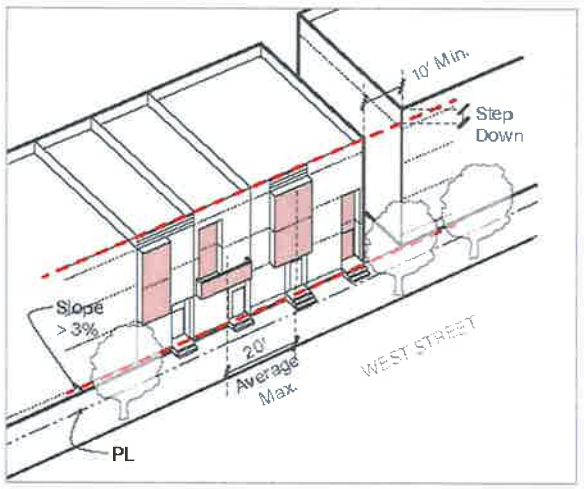


Figure 7.32–1: *West Street Frontage*

- At townhouse facades fronting on West Street and on San Ramon Paseo at least 25% of the facade area, exclusive of fenestration, shall consist of Category A materials. High quality materials shall be concentrated at the first level to enhance the street level character of the buildings.

S.7.32.4 Windows and Doors

The combined area of exterior windows and doors fronting onto West Street or onto San Ramon Paseo shall equal not less than 25% of the facade area of each townhouse unit. The combined area of windows and doors shall be not be less than 20% at any single floor level.

7.33 BUILDING FACADES ON PRIVATE DRIVES

Private drives are important shared spaces, providing light and views at units and internal circulation for pedestrians and cyclists, as well as autos. The building facades at private drives shall be designed to emphasize a rhythm of elements that reflects the scale of the individual townhouses.

STANDARDS

S.733.1 Facade Modulation

Townhouse facades facing private drives shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the centerline of the modulation element. Modulation elements may include any of the elements indicated below. Refer to Figure 7.33–1 for illustration. These modulations include:

- Recessed portions of the facade with an average depth of not less than 1 foot. The area of recess shall be equal to at least 10% of the facade area of the townhouse unit.
- Projecting bays with an average projection of not less than 1 foot from primary wall. The area of the bay will be not less than 10% of the facade area of the townhouse unit.
- Balconies or occupied space with a width of not less than 6 feet measured from outside of railing and a minimum projection from the primary wall of not less than 2 feet. Doors shall be provided from occupied spaces to balconies.
- Other modulation measures or combinations of modulation measures shall be allowed subject to quantitative analysis that demonstrates that the proposed modulation provides visual relief similar to the measures described above.

S.733.2 Buildings at Sloping Frontages

Where the average slope at a private drive exceeds 3%, the floor levels at townhouses shall step to follow the grade. The average distance between steps shall not exceed 80 feet. Required stepping shall occur at all floor levels and shall provide a clear visual step at the building facade. Where feasible, steps in building level shall occur at pedestrian passages.

S.733.3 Exterior Materials

Facades fronting on private drives shall be composed of any materials indicated in Section 7.17 (Exterior Materials and Fenestration). For facades on private drives there is no requirement for a minimum percentage of Category A materials.

S.733.4 Unit Entries

Unit entries shall be provided at the private drives at an average spacing not to exceed 80 feet. Secondary drives less than 80 feet in length are not subject to this requirement.

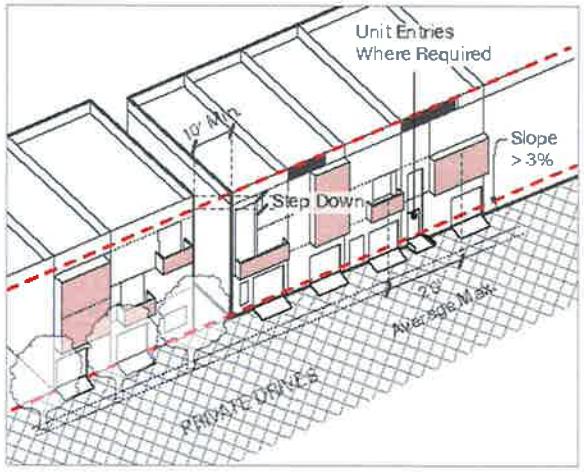


Figure 7.33–1: *Private Driveway Frontage*

S.733.5 Windows and Doors

The combined area of exterior windows and openings fronting onto private drives shall equal not less than 20% of the facade area of each townhouse unit. Garage doors shall not be considered openings for purpose of meeting this standard.

S.733.6 Garages

Refer to Section 7.38 (Vehicle Access and Parking) for standards related to garages and garage doors.

Stepped townhouses at sloping street

7.34 BUILDING FACADES AT WESTERN AND NORTHERN PROJECT BOUNDARIES

Facades fronting on the western and northern project boundaries will be highly visible from the surrounding community. These facades shall be designed as integral elements of the building and shall not be treated as secondary elements.

STANDARDS

S.7.34.1 Facade Standards

Facades fronting on the western and northern property lines will meet the standards for facade modulation at private drives.

7.35 GENERAL STANDARDS FOR ALL TOWNHOUSE FACADES

- All townhouse facades shall be treated as an integral part of the building design and shall provide windows, building articulations and material treatment as appropriate to the frontage.
- No portions of the facade shall exceed 20 feet without a window or opening except where the distance between townhouse buildings is 12 feet or less.
- Windows shall be placed to avoid direct views into adjacent units.

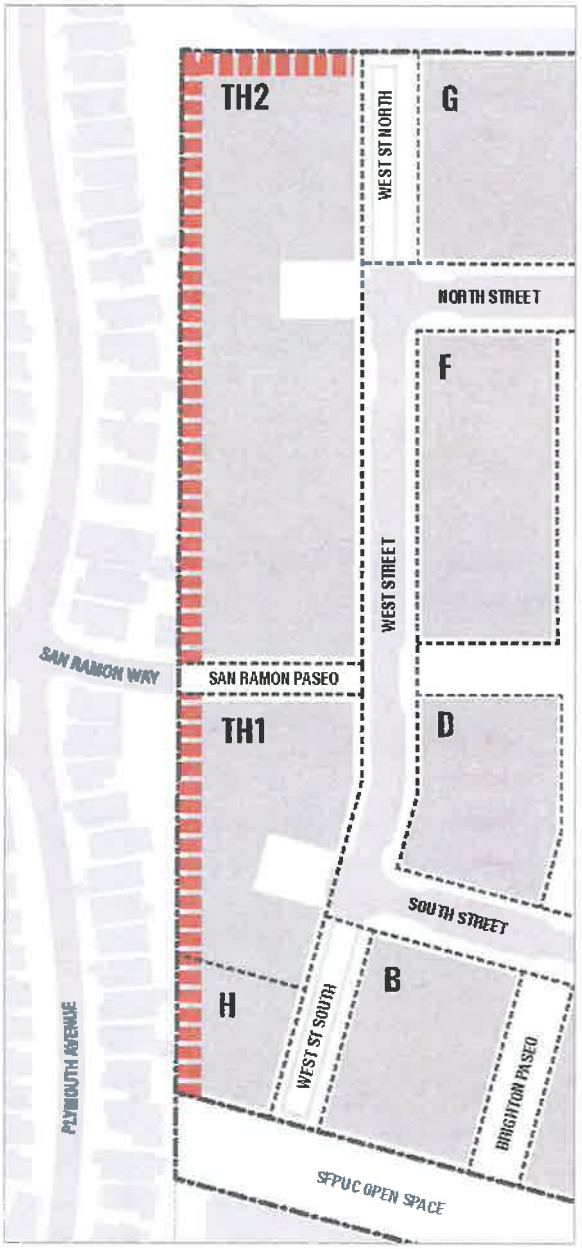


Figure 7.34–1: *Building Facades at Western and Northern Project Boundaries*

7.36 DWELLING UNIT EXPOSURE AND REAR YARDS

STANDARDS

S.736.1 Dwelling Unit Exposure

All townhouses and any units in multifamily buildings at Block H shall face onto a street or open space that meets one of the following definitions:

- A public street, private street, private drive or pedestrian way at least 20 feet in width.
- An open area, an inner court or a space between separate buildings, which is unobstructed (except obstructions permitted in the Planning Code Section 136) and is no less than 20 feet in every horizontal direction.

S.736.2 Rear Yards

Townhouses are not subject to rear yard requirements set forth in Planning Code Section 134.

7.37 OPEN SPACE

STANDARDS

S.737.1 Usable Open Space at Townhouses

A minimum of 40 square feet of usable open space per dwelling unit shall be provided at the townhouse blocks. Usable open space at townhouses may be provided by any combination of private and common open space.

- Balconies facing West Street are permitted to project up to 3 feet into the required setback.
- Private outdoor space, located at grade or at the same level as the ground floor living space, is allowed at all locations on the site, including within required setbacks.
- Roof terraces are allowed at all locations except at locations adjacent to the western project boundary as provided under Section S.731.5 (Balconies and Outdoor Space).
- Required common usable open space shall be located on the same block as the townhouse units it serves, and may be located anywhere on the block, subject to compliance with the other standards contained in Chapter 7.

Usable open space at townhouses

7.38 VEHICLE ACCESS AND PARKING

STANDARDS

S.7.38.1 Garage Access and Location

Garages serving dwelling units on West Street shall be accessed primarily from the private drives at the interior of the townhouse blocks.

S.7.38.2 Garage Doors at Townhouses

No individual townhouse unit shall have more than one garage door. Garage doors shall not exceed 10 feet in width.

S.7.38.3 Garage Doors on West Street

Garage doors on West Street, West Street North, and West Street South and shall be subject to the following limitations:

- Garage doors shall be separated by not less than 60 feet measured from centerline of garage door.
- The number of garage doors fronting on West Street shall not exceed four total.
- The number of garage doors fronting on the shared streets West Street North and West Street South shall not exceed two on each street.
- Garage doors may serve individual garages or may serve shared garages with multiple parking spaces.
- Curb cuts serving garage doors shall not exceed 10 feet in width.

S.7.38.4 Garage Space at West Street and San Ramon Paseo

Enclosed garage space is allowed adjacent to the West Street and San Ramon Paseo frontage provided it does not occupy more than 25% of the ground floor frontage. The remainder of the ground floor frontage shall be residential space meeting these standards and guidelines.

S.7.38.5 Access to Private Drives

Private drives may be accessed from West Street and from the shared streets at the following locations, as shown in Figure 7.38–1:

- Entry courts as defined in this chapter.
- From private streets, including West Street North and West Street South.
- From West Street at a maximum of two locations, in addition to entry courts.

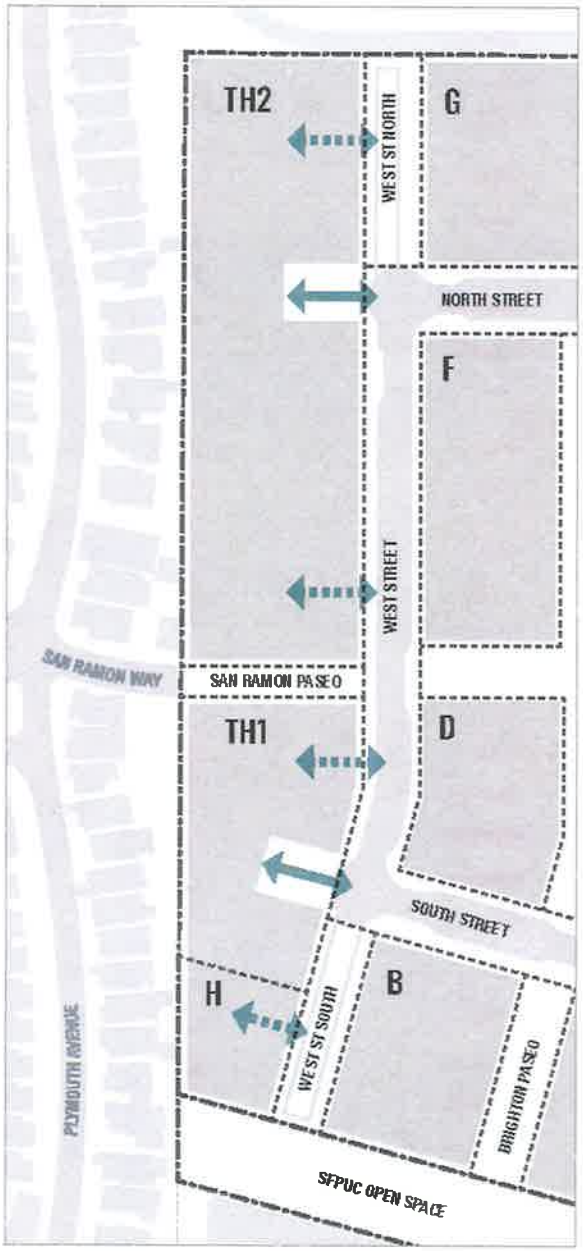


Figure 7.38–1: *Access to Private Drives*

S.7.38.6 Private Drives

Private drives shall be designed for shared use by autos, cyclists and pedestrians. Refer to Section 5.17 for standards related to streetscape and landscape.

- The travel lane for vehicles shall not exceed 20 feet unless required by the Fire Department.
- No vehicle access or driveway is allowed at San Ramon Paseo.

Setback from Project Boundary

- Private drives shall be setback at least 6 feet from western and northern project boundaries.
- The area between private drive and property line shall be planted as required in Section 7.30 (Pedestrian Connections).

S.7.38.7 Private Drives at Townhouses

Private drives shall be open at all times. Security gates and other access control measures are not allowed.

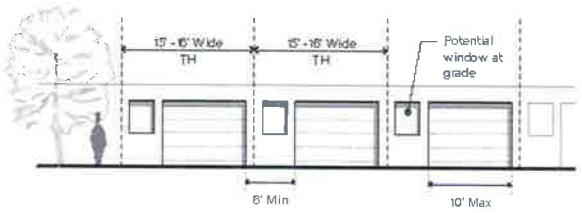


Figure 7.38–2: *Single Garage Doors*

S.7.38.8 Garage Doors at Private Drives

At private drives, garage doors shall not exceed a clear width of 10 feet. Individual garage doors shall be located not less than 6 feet apart as indicated in Figure 7.38–2 and Figure 7.38–3. No more than two garage doors may be located side by side provided the minimum wall area between the doors is not less than 2 feet and the distance between pairs of garage doors is not less than 10 feet, refer to Figure 7.38–3.

GUIDELINES

G.7.38.1 Private Drives at Townhouses

Private drives should be designed as an integrated part of the landscape with high quality paving and planting.

Provide occupancy controls at exterior lighting to ensure all exterior areas are safe and well-lit. Lighting may be mounted on buildings or poles but must be activated by sensor and centrally controlled.

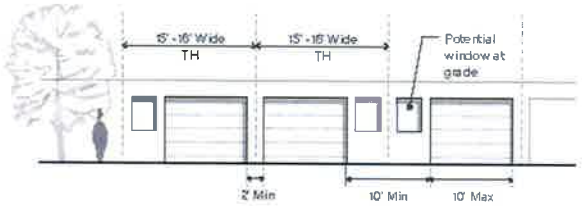


Figure 7.38–3: *Side by Side Garage Doors*

7.39 ON-SITE BICYCLE PARKING

STANDARDS

S.7.39.1 Class I On-Site Bicycle Parking at Townhouses

Bike parking shall be provided in accordance with the definitions and standards set forth in Planning Code Section 155.1 and 155.2, except as modified below:

- At townhouses with attached garages the garage shall provide sufficient area to accommodate at least one cargo or long tail bicycle in addition to the parked vehicle. The required bicycle parking space will be arranged to allow the bicycle to enter and exit the garage without moving a parked vehicle.
- For townhouses without attached garages, the required Class I parking shall be provided either within the unit at the entry level or in another secured location not more than 150 feet from the townhouse entry.
- Refer to S.7.23.1 (Design Standards for Class I Spaces) for standards related to Class I parking for oversized bicycles.

7.40 RETAINING WALLS

STANDARDS

S.7.40.1 Site Retaining Walls and Sloping Conditions at Townhouses

Retaining walls and sloped site areas shall be integrated into the architecture and landscaping.

Retaining walls shall not exceed an average height of five feet in height measured from grade at base of wall to grade at top of wall.

Required railings at retaining walls, if any, shall be not less than 50% transparent and shall be integrated with the architecture of the buildings. Refer to S.7.31.8 (Retaining Walls at Project Boundary) for limitations on retaining walls at the western project boundary.

7.41 UTILITIES AND SERVICES

STANDARDS

S.7.41.1 Waste Location

Private garages shall be designed to accommodate storage of individual waste bins, including separate bins for waste and recycling. Where townhomes are not provided with garages, enclosures shall be provided for waste and recycling bin. Enclosures shall be integrated into the architecture and landscaping.

S.7.41.2 Location and Screening of Mechanical Equipment

Condensing units and similar mechanical equipment serving individual townhouse units shall be located in locations that are not visible from public streets or paseos.

Mechanical equipment, including roof mounted equipment, shall be screened from view from the public streets, shared streets, paseos and from neighboring homes on Plymouth Avenue. Screening shall consist of permanent elements that are integrated with the architecture and landscape to ensure a cohesive appearance.

S.7.41.3 Electric Meters

Electrical meters and other utility panels shall be integrated with the building design. Meters and utility panels are not allowed to face West Street, San Ramon Paseo or entry courts unless enclosed and integrated with the building design.

Enclosed utilities

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Appendix A BALBOA RESERVOIR DEFINITIONS

Capitalized terms used in this Appendix A that are not individually defined herein are defined in Planning Code Section 102 as of the effective date of the Balboa Reservoir Special Use District.

Active Uses

Consist of the any of the following uses:

- Retail, Sales and Service
- Entertainment, Arts, and Recreation
- Childcare or Community Use
- Residential: dwelling units with direct access to a street or public open space or accessory uses to residential uses that are social in nature, such as lobbies and waiting areas, fitness rooms, workshops for hands-on projects and to conduct repairs, leasing offices, shared kitchens, resident libraries or reading rooms, community rooms, children's playrooms and classrooms, which may also serve as general assembly rooms, and accessory mail room.

Arts Activities

Per Section 102: a Retail, Entertainment, Arts and Recreation Use that includes performance, exhibition (except exhibition of films), rehearsal, production, post-production and some schools of any of the following: dance, music, dramatic art, film, video, graphic art, painting, drawing, sculpture, small-scale glassworks, ceramics, textiles, woodworking, photography, custom-made jewelry or apparel, and other visual, performance and sound arts and craft.
It shall exclude accredited Schools and Post-Secondary Educational Institutions.
It shall include commercial arts and art-related business service uses including, but not limited to, recording and editing services, small-scale film and video developing and printing; titling; video and film libraries; special effects production; fashion and photo stylists; production, sale and rental of theatrical wardrobes; and studio property production and rental companies.

Arts spaces shall include studios, workshops, archives and theaters, and other similar spaces customarily used principally for arts activities, exclusive of a Movie Theater, Amusement Enterprise, Adult Entertainment, and any other establishment where liquor is customarily served during performances.

Art related activity is required to be open to the public at regularly scheduled times with a minimum of 20 hours of public access a week.

Block

A Block means a Building Project block or a Publicly Accessible Open Space block as depicted on Figure 3.1–1 (Land Use Plan).

Car Share

A car share service that allows members to rent cars for short periods of time, often by the hour. A car share service maintains its vehicle fleet and provides automobile insurance for its members when they are using a car share vehicle.

Childcare Facility

Per Section 102: an Institutional Community Use defined in California Health and Safety Code Section 1596.750 that provides less than 24-hour care for children by licensed personnel and meets the open-space and other requirements of the State of California and other authorities.

Community Room

A facility within a privately-owned building but open for public use, in which the chief activity is not carried on as a gainful business and whose chief function is the gathering of persons from the immediate neighborhood in a structure for the purposes of recreation, culture, social interaction, health care, or education other than Institutional Uses as defined in Section 102 of the SF Planning Code. It shall exclude health care uses.

Fenestration

The arrangement of windows and openings on the exterior of the building.

Frontage

The vertical exterior face or wall of a building and its linear extent that is adjacent to or fronts on a street, right-of way, or open space.

Green Connections
A city wide project that aims to make the City more healthy, sustainable, and livable through features such as pedestrian and bicycle infrastructure, street trees and other landscaping, stormwater management, and opportunities for beautification, public art, and community stewardship. (https://sfplanning.org/project/green-connections)

Interim Uses
Interim uses are uses allowed prior to completion of construction. Interim uses may include Public and Private parking lots, tree nurseries; farmers' markets; arts or concert uses; and rental or sales offices incidental to new development.

Living Roof
A living roof is defined as the media for growing plants, as well as the set of related components installed exterior to a facility's roofing membrane. "Living Roof" shall include both "roof gardens" and "landscaped roofs" as defined in Planning Code Section 149.

Parcel
A development Block under one ownership that constitutes a complete and separate functional unit of development, and that does not extend beyond the property lines along streets or alleys.

Parking Garage
Per Section 102: a Non-Retail Automotive Use that provides temporary parking accommodations for automobiles, trucks, vans, bicycles, or motorcycles in a garage not open to the general public, without parking of recreational vehicles, mobile homes, boats, or other vehicles, or storage of vehicles, goods, or equipment. Provisions regulating automobile parking are set forth in Sections 155, 156, 303(t) or (u) and other provisions of Article 1.5 of this Code.

Parking Garage
Per Section 102: a Retail Automotive Use that provides temporary parking accommodations for automobiles, trucks, vans, bicycles, or motorcycles in a garage open to the general public, without parking of recreational vehicles, mobile homes, boats, or other vehicles, or storage of vehicles, goods, or equipment. Provisions regulating automobile parking are set forth in Sections 155, 156, 303(t) or (u) and other provisions of Article 1.5 of this Code.

Project Sponsor
Any other entity with rights to develop the property pursuant to the development agreement approved in conjunction with the SUD.

Projection
A part of a building surface that extends outwards from the primary facade plane. Projections may include balconies, bay windows and other architectural features. Projections may extend into the building setback or the public right-of-way subject to limitations set forth in the Standards and Guidelines.

Public Serving Uses
Public serving uses consist of privately owned uses that provide public services to the community. These uses may include Arts Activities, a Community Room, a Childcare Facility, a Public Parking Garage, Retail and Publicly Accessible Open Spaces.

Publicly Accessible Open Spaces
A usable open space that is accessible to the public, including an unenclosed park or garden at street grade or following the natural topography, improvements to hillsides or other unimproved public areas, an unenclosed plaza at street grade, or an unenclosed pedestrian pathway, or a shared pedestrian/vehicular right-of-way.

Residential Use
Uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, Senior Housing and Student Housing.

Multifamily Housing
A residential building where multiple separate housing units for residential inhabitants are contained within one building.

Townhouse
A single-family dwelling unit that shares a wall with another dwelling and with direct access into the dwelling unit from a street or Publicly Accessible Open Space that does not require access through a lobby, corridor, or other common indoor space shared with other housing units.

Sales and Services
The use described in Section 102, except for Retail Automobile Uses, Adult Business, Hotel, Motel, and Self-Storage.

Roof Area
Roof area shall include areas of roof located above enclosed space. Roof area shall not include roof area above balconies or other non enclosed spaces. Roof area does not include the area of eaves, sunshades or other elements that are not located above enclosed space.

SF Plant Finder
SF Plant Finder is a resource for gardeners, designers, ecologists and others interested in greening neighborhoods, enhancing our urban ecology and surviving droughts. The Plant Finder recommends appropriate plants for sidewalks, private backyards and roofs that are adapted to San Francisco's unique environment, climate and habitats.

SFPUC Open Space
The fee parcel retained by SFPUC (San Francisco Public Utilities Commission) at the southern property boundary of the Balboa Reservoir to allow access to SFPUC water infrastructure. All improvements to this parcel and public use of this parcel are subject to approval by SFPUC.

Stoop
An outdoor entryway into residential units raised above the sidewalk level. Stoops may include steps leading to a porch or landing at the level of the first floor of the unit.

Appendix B SUSTAINABLE NEIGHBORHOOD FRAMEWORK

The City of San Francisco, led by SF Planning, in collaboration with fellow agencies, has developed a Sustainable Neighborhood Framework, which builds on years of work around various "eco-districts" (e.g., Mission Rock, Central SoMa Area Plan) and global best practices. The Framework seeks to synthesize citywide sustainability, climate, and resilience-related policies into a comprehensive yet streamlined tool that helps any scale development amplify environmental performance, quality of life, and community co-benefits. It also seeks to ensure investments throughout the built environment support San Francisco's global commitment to be a net-zero city by 2050 by embedding the City's bold and urgent climate and related goals: healthy air, renewable energy, clean water, robust ecosystems, and zero waste.

As a platform, the Framework aims to:

- Provide a consistent vision and set of priorities for sustainable development throughout the City;
- Advance equity and climate resilience through the thoughtful, integrated, and innovative pursuit of environmental sustainability regulations; and
- Help identify opportunities, constraints, best practices, and potential partnerships for success.

The Sustainable Neighborhood Framework is centered on five goals, which are supported by 15 targets that guide project based sustainability efforts. Refer to Figure 8.1–1.

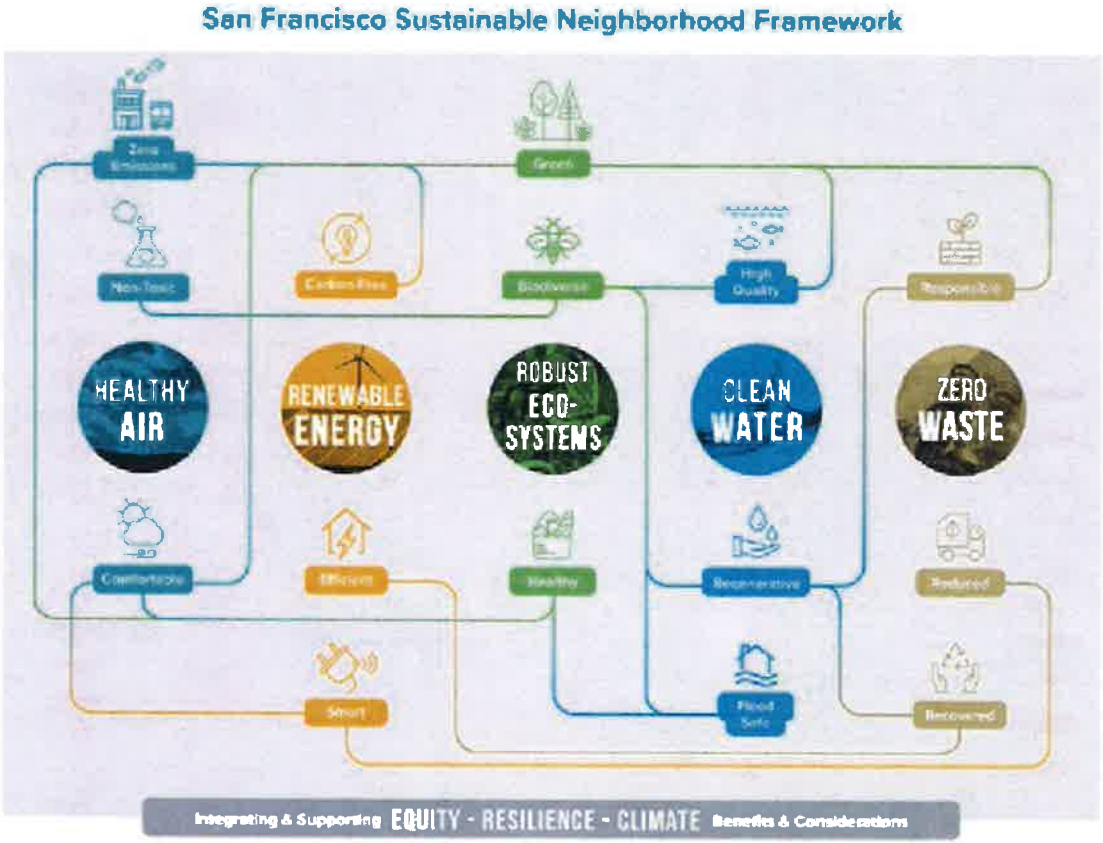

Figure 08.1–1: *San Francisco Sustainable Neighborhood Framework*

The Balboa Reservoir neighborhood has adopted the San Francisco Sustainable Neighborhood Framework (SNF) to guide all aspects of sustainable design and operations. The SNF matrix on the following pages provides a summary of sustainability goals and standards for the project. Refer to Chapter 4 for the full description of the sustainability goals, standrds and guidelines for the Balboa Reservoir.

GOAL 1

Ensure Non-Toxic & Comfortable Air Indoors & Out

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of cumulative air pollution like respiratory and cardiovascular; decrease hospital visits for those with limited access to health insurance

CONSIDERATIONS: projects in neighborhoods with populations with greatest sensitivity to extreme heat should take additional measures to provide habitable environments; population-specific health challenges may warrant additional study

RESILIENCE

OPPORTUNITIES: better respond to heat waves and bad air quality days

CONSIDERATIONS: integrate future heating and cooling needs into energy capacity scaling equipment; extreme heat puts pressure on essential services such as energy, transport, and health

CLIMATE

OPPORTUNITIES: lower toxic pollutants; renewable electricity exports; reduced risks of ozone production due to higher temperatures

CONSIDERATIONS: analyze long-term climate impacts of strategies to respond to high temperatures

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
ZERO-EMISSION environments	LAND USE			G.4.2.1.1 Electric Building Systems G.4.2.1.2 Domestic Water Heating G.4.2.3.1 Construction Indoor Air Quality Management Plan S.4.2.2 TDM Ordinance S.4.2.4.1 EV Charging Stations S.4.2.4.2 Future Capacity S.6.6.8 Bike Repair Stand
	ALL-ELECTRIC	All-electric preferred [GBC '20]	• 100% of building systems will be designed for electricity. Buildings will reduce all sources of local GHG.	
	CONSTRUCTION PRACTICES	/ Construction Air Filtration [GBC]	• Minimize particulate matter emissions associated with diesel fuel engines during construction by implementing a Clean Construction Plan.	
	MATERIAL SELECTION	/ GHG Emissions checklist [CEQA]		
	ACTIVE MOBILITY	/ Transportation Demand Management (TDM) / Sidewalk widening, bike racks [BSP, PC]	• 80% of the trips to and from the site will be by sustainable modes and the project will achieve a vehicle trip reduction of at least 30% compared with a comparable project without TDM measures.	
	ELECTRIC VEHICLES	/ 100% EV-ready off-street parking [EC] / EV charges @ 5% of spaces [EC]	• EV charging stations to be installed at 100% of the on-site parking spaces while avoiding any upgrades to the electrical infrastructure.	
100% NON-TOXIC interiors	MATERIAL SELECTION	/ Low-Emitting Materials [GBC/LEED]	• 100% of interior materials will meet all low-emitting materials and emissions testing requirements of the current version of LEED.	G.4.3.1.1 Low Emitting Materials S.4.3.2.1 Ventilation Requirements G.4.3.2.1 Improved Ventilation and Windows G.4.3.2.2 Non-Toxic Cleaning and Pest Control
	AIR FILTRATION	/ High Quality Air Filtration [Art 38]		
COMFORTABLE micro-climate	PASSIVE EXTERIOR COOLING		• The project will provide thermal and clean air safety zones for heat wave and compromised air quality relief.	
	INTERIOR RESPITES		• 50% of the units will be designed to have cross ventilation.	

GOAL 2

ACHIEVE AN EFFICIENT & FOSSIL FUEL-FREE ENVIRONMENT

EQUITY

OPPORTUNITIES: healthier air; lower utility costs & minimized rate volatility; improved indoor comfort; energy revenues for local economy; equal access to energy efficiency upgrades for renters; increase job opportunities for energy upgrade work.

CONSIDERATIONS: avoid passing upfront retrofit costs to residents; limited triggers/funding for existing building retrofits; explore opportunities for community-owned solar.

RESILIENCE

OPPORTUNITIES: reduced outages; emergency power supplies; reduced risk from natural gas explosions; secure against global oil price shifts and instability; better respond to heat waves and bad air quality days.

CONSIDERATIONS: plan for most vulnerable communities; tenant education about energy measures are great opportunities to foster stronger and connected communities.

CLIMATE

OPPORTUNITIES: emission free; increasing energy efficiency reduces overall demand and accommodates fuel switching; reduce toxic pollutants.

CONSIDERATIONS: when assessing carbon footprint factor-in gas leak rates at well sites, forgo gas infrastructures to receive credits.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
MAXIMUM ENERGY EFFICIENT environments	SOLAR ORIENTATION BUILDING FORM ENVELOPE & FAÇADE TREATMENTS MECHANICAL SYSTEMS VEGETATION	/ Reduce energy use by 5% [Title 24/GBC]	• Building envelope will be designed to be at least 5% better than the current energy code standard. • All buildings will utilize heat recovery ventilation at locations where the result is a significant increase in the efficiency and efficacy of the mechanical system. • All units will have smart thermostat controls to shift the load on the electricity grid and reduce carbon emissions.	**S.4.4.1.1** Glazing **G.4.4.1.1** Natural Ventilation **G.4.4.1.2** Reduced Solar Gain **G.4.4.1.3** Window Sizing **S.4.4.2.1** Infiltration **G.4.4.2.1** High Efficiency HVAC Systems **G.6.7.1** Energy-Efficient Lighting **S.6.7.2** Energy-Efficient Lighting Fixtures
100% CARBON-FREE energy	ON-SITE RENEWABLE POWER GENERATION SOLAR THERMAL HOT WATER BATTERY STORAGE ALL-ELECTRIC GREEN POWER PURCHASE	/ 15% roof area installed with solar PV or solar thermal systems [GBC]	• The project will generate 25% of its building energy demand via on-site renewable energy generation systems, in conjunction with measures to reduce EUI. • The project will evaluate providing battery storage for PV systems on a building by building basis to provide power supply in the event of a power outage or emergency.	**S.4.5.1.1** On-Site Renewable Energy **S.4.5.2.1** Solar Thermal Arrays **S.4.5.4.1** SFPUC Power
SMART systems & operations	AUTOMATION & CONTROL REPORTING & ENGAGEMENT		• Each building will participate in a whole building monitoring system consistent with LEED standards, reporting energy and water use to a third party utility tracking provider. • The project will provide thermal and clean air safety zones for heat wave and compromised air quality relief at community room or at childcare. Safety zones will include centralized emergency power and communication zones where people can charge phones or refrigerate medications during extended power outages.	**S.4.6.1.1** Individual Metering **S.4.6.2.1** Resident Education **G.4.14.1** Common Areas **G.4.14.2** Connect Residents with Local Resources

GOAL 3

SUPPORT BIODIVERSITY & CONNECT EVERYONE TO NATURE DAILY

EQUITY

OPPORTUNITIES: access to healthy and affordable food; physical and mental health improvement; social cohesion and connection to one's environment; reduced exposure to noise, air pollution, and extreme heat; robust biodiversity minimizes rodent infestations.

CONSIDERATIONS: inequitable access, use, or quality of green spaces by vulnerable populations; additional maintenance costs (public & private); potential existing contaminants for safe food production.

RESILIENCE

OPPORTUNITIES: ecosystem services improve shoreline and urban flood management, reducing housing and work place instability and access due to flooding; planted hillsides are less susceptible to erosion and landslides; wildlife biodiversity.

CONSIDERATIONS: increased landscaping that includes too much impervious surface can increase flooding; poor plant selection or irrigation equipment can exacerbate water scarcity.

CLIMATE

OPPORTUNITIES: enhance climate regulation and carbon sequestration; reduce carbon footprint associated with to large-scale food production; distribution and waste; improve water efficiency.

CONSIDERATIONS: gas-powered lawn equipment exacerbates emissions and health impacts of landscaping; poor landscaping maintenance practices can lead to additional methane from decomposing green waste.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
GREEN space equivalent to 1/2 site area	OPEN SPACES	/ X SF per unit, X SF if common space (does not require greening) [PC]	• 50% of site area will be vegetated, including areas of tree canopy and green roofs or landscaping at courtyards.	**G.4.7.1** Planting at On-Site Open Space **G.4.7.2** Green Roofs **S.4.11.1** Stormwater Management **G.4.11.1** Infiltration
	LIVING ROOFS	/ 25% front yard set-back landscaped (50% pervious) [PC] / 30% roof area as living roof [PC alt.]		
	GREEN WALLS			
	GREEN INFRASTRUCTURE	/ Manage 25% of stormwater onsite [SMO option]		
	RIGHT-OF-WAY	/ 1 street tree every 20' [PC]		
BIODIVERSE landscapes of 100% climate appropriate, majority local species	TREE CANOPY		• 100% healthy landscaping practices - minimizing or eliminating pesticide, herbicide or fertilizer use following the City's Integrated Pest Management Ordinance. • All non-turf green areas shall be climate-appropriate plants, 70% of which shall be native. • Use all-electric / clean fuel landscape maintenance equipment.	**S.4.8.1** Native Landscaping **G.4.8.1** Low Emissions Maintenance **G.4.8.2** Ecological Placemaking **G.4.8.3** Daily Maintenance **G.4.8.4** Quarterly Horticultural Services **S.5.9.1** Native Plant Ratio **S.6.3.1** Planting Requirement
	UNDERSTORY PLANTING			
	NATURAL AREAS			
	BUILDING FAÇADES			
HEALTHY food & wildlife systems	BUILDINGS	/ Bird Safe Buildings [PC]	• Collaborate with City College culinary program to create on-site programs to assist resident and neighbors in growing and preparing healthy foods.	**G.4.9.1** Access to Community Gardens **G.4.9.2** Healthy Food Education **G.4.9.3** Food Corridor **G.4.9.4** Sustainable Pest Control **G.6.9.1** Public Education
	OPEN SPACES			
	OPERATIONS			

GOAL 4

MAXIMIZE CONSERVATION, FLOOD PROTECTION & WATERSHED HEALTH

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of populations impacted by toxins in water; reduce home-based health hazards; reduce the disproportionate racial impact of flooding.

CONSIDERATIONS: ground water pollution is more prevalent in disadvantaged communities; in case of emergency plan for large-scale temporary relocation of low-income residents; use high quality potable water filters.

RESILIENCE

OPPORTUNITIES: decrease risk of flooding of power generation, transmission, and distribution networks; reduce vulnerability to droughts; better respond to heat waves and bad air quality days.

CONSIDERATIONS: In urban centers, critical services like healthcare, food supply, transportation, energy systems, schools and retail share interdependencies with water.

CLIMATE

OPPORTUNITIES: decrease in energy and emissions associated with extraction, conveyance, treatment and consumption of water.

CONSIDERATIONS: climate change is expected to impact water quality by increasing the nutrient content, pathogens, and the sediment levels of surface water.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
REGENERATIVE systems that minimize consumption & maximize reuse	EFFICIENT FIXTURES	/ Reduced water consumption [GBC]		S.4.10.1.1 Smart Metering S.4.10.2.1 Plumbing Fixtures S.4.10.3.1 Drip Irrigation S.4.10.3.2 Gray Water Irrigation S.4.10.3.3 Edible Plating Irrigation S.4.10.5 Non-Potable Reuse G.4.10.5 Gray Water Treatment
	SMART-METERING	/ Residential multifamily water sub-metering [GBC/CA Water Code]		
	NON-POTABLE REUSE	/ Onsite systems for non-potable flushing and irrigation [Art 12C]	• Project will meet 100% of the site's non-potable demand through gray water treatment and reuse. For subsidized residential units the goal will be balanced with available funding and priorities related to affordability.	
	IRRIGATION	/ Low water, climate appropriate plants [GBC]	• Use 100% climate appropriate trees and plantings including turf areas.	
100% FLOOD-SAFE buildings & sidewalks	DESIGN ELEVATIONS	/ Sea level rise consideration [CEQA] / 100-yr flood disclosure		S.4.11.1 Stormwater Management S.4.11.2 SFPUC Open Space G.4.11.1 Infiltration G.5.10.3 Permeable Paving S.6.2.1 Building Stormwater S.6.2.2 Landscape Stormwater Features S.6.2.3 Rain Garden Design S.6.2.4 Permeable Paving G.6.5.2 Permeable Paving G.6.9.2 Stormwater Interpretataive Signage S.6.12.4 Percentage of Pervious Surface
	GREY INFRASTRUCTURE	/ Ensure positive sewage flow, raise entryway elevation and/or special sidewalk construction and deep gutters if risk of ground-level flooding	• 70% of surfaces within the SFPUC Retained Fee Open Space to be pervious, subject to review and approval by the SFPUC.	
	GREEN INFRASTRUCTURE	/ Front setback 25% permeable [PC]	• Maximize localized stormwater managment through green infrastructure throughout the site including at streets, open spaces and buildings to protect against flooding and to provide co-benefits.	
HIGH QUALITY waterways & sources	EROSION PREVENTION	/ Slowed stormwater flow rates [SMO]	• All units will be provided with filtration at either the kitchen faucet or a the refrigerator to ensure high quality drinking water at all times.	
	POLLUTANT MANAGEMENT	/ Reduced runoff and pollution from construction [GBC] / (MS4) filter or treat 80% on site [SMO]		

GOAL 5

PRIORITIZE RESOURCE CONSERVATION, RESPONSIBILITY & REUSE

EQUITY

OPPORTUNITIES: Keep from exacerbating the health impacts of cumulative air pollution like respiratory and cardiovascular; decrease hospital visits for those with limited access to health insurance.

CONSIDERATIONS: projects in neighborhoods with populations with greatest sensitivity to extreme heat should take additional measures to provide habitable environments; population-specific health challenges may warrant additional study.

RESILIENCE

OPPORTUNITIES: better respond to heat waves and bad air quality days.

CONSIDERATIONS: integrate future heating and cooling needs into energy capacity scaling equipment; extreme heat puts pressure on essential services such as energy, transport, and health.

CLIMATE

OPPORTUNITIES: lower toxic pollutants; renewable electricity exports; reduced risks of ozone production due to higher temperatures.

CONSIDERATIONS: analyze long-term climate impacts of strategies to respond to high temperatures.

CITY TARGET	APPROACHES	CITY REQUIREMENTS	GOALS FOR THE BALBOA RESERVOIR NEIGHBORHOOD	PROJECT STANDARDS & GUIDELINES FROM DSG
100% RESPONSIBLE material use	RESOURCE EXTRACTION		• Establish a Sustainable Procurement Program for each building targeting 100% of materials to meet at least one sustainable materials criteria. • Evaluate carbon sequestration concrete and utilize as demonstration project. • Prioritize Forest Stewardship Council (FSC) Certified Wood and use FSC certified wood for 50% of total framing materials.	**S.4.2.3.1** Sustainable Procurement Evaluation **G.4.2.3.1** Prioritize Local Materials and Manufacturers **G.4.2.3.2** Material Life Cycle **S.4.13.1** Recycling and Composting Ordinance **S.4.13.2** Recycling of Construction Waste **G.4.13.1** Recycling **G.4.13.2** Balanced Cut and Fill **G.6.5.3** Sustainable Materials **G.6.6.1** Waste Receptacles **S.6.6.4** Natural Site Elements
	REUSABLE PRODUCTS	/ Accessible and sufficient collection systems / Recycling and composting (buildings)		
Significantly REDUCED per-capita waste generation	3-STREAM WASTE COLLECTION		• Divert 100% of residential waste generated from landfill.	
	CONSUMPTION & PURCHASING			
	COST MONITORING			
100% materials RECOVERED from waste stream	MATERIAL RE-USE			
	CONSTRUCTION DEBRIS	/ Construction waste diversion (65%)	• Divert 75% of construction and demolition waste with a minimum of 4 separate waste streams.	

Appendix C COMPLIANCE CHECKLIST

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

Balboa Reservoir Design Standards & Guidelines

Compliance Checklist for Projects: §249.88 of the San Francisco Planning Code

This project requires (check as applicable and briefly outline):

☐ Director Determination (e)(3) :	
☐ Conditional Use Authorization (e) :	

CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
3.0: Land Use	3.1: Overview	Figure 3.1-1: Land Use Plan	Project complies with parcelization and Land Use for each parcel codified in the Land Use diagram.	☐	
	3.2: Residential Uses	S.3.2.2: Dwelling Unit Mix	The dwelling unit density shall include: • a minimum of 30% 2 bedroom units • a minimum of 10% 3 bedroom units in aggregate for the project.	☐	
	3.4: Public Parking Garage	S.3.4.1: Public Parking Garage	If proposed, a public parking garage • Shall not exceed 450 parking spaces; • is allowed subgrade at blocks A-G; and • is allowed above grade at Blocks A and G.	☐	
	3.6: Permitted Uses	S.3.6.1: Permitted Uses	Uses shall be permitted as shown in Table 3.6-1.	☐	
4.0: Sustainability	4.2.2: Transportation Demand Management	S.4.2.2.1: TDM Ordinance	The project contributes to the overall Balboa Reservoir Neighborhood implementation of TDM strategies achieving 30 points in San Francisco's TDM Menu and achieve performance not exceeding 70% of environmental review estimated trips	☐	
	4.2.4: EV Charging Stations	S.4.2.4.1: EV Infrastructure	The project provides EV charging stations at a minimum of 20% of the off street parking spaces.	☐	
	4.4.1: Envelope and Façade Treatments	S.4.4.1.1: Glazing	Glazing will not exceed a solar heat gain coefficient of 0.25	☐	
	4.5.1: On-Site Renewable Power Generation	S.4.5.1.1: On-Site Renewable Energy	The project maximizes the roof area available for Solar PV and/or Solar Thermal installation while allowing for building maintenance and roof-mounted equipment	☐	
		S.4.5.2.1: Solar Thermal Arrays	Where solar thermal arrays are used, they should be sized to provide 80% of annual hot water demand; this equals approximately 25% of building roof area	☐	

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	4.8: Biodiversity	5.4.6.1: Native Landscaping	The project shall provide 70% of non-turf landscaping for native species and support of biodiversity	☐	
	4.10.3 Drought Tolerant Landscape	5.4.10.3.1: Drip Irrigation	All landscape areas shall provide drought tolerant species and drip irrigation		
	4.11.1: Stormwater	5.4.11.1: Stormwater Management	Low Impact Development shall be used to reduce peak and total stormwater volume by 25% for the site.	☐	
		54.11.2: SFPUC Retained Fee Open Space	The SFPUC Retained Fee Open Space shall provide 50% pervious surfaces	☐	
	5.4: Overview	5.5.4.1: Pedestrian Throughway Zone	• All streets shall provide at minimum a 6-foot-wide pedestrian throughway. • At sidewalks where there is a continuous planting zone, a minimum of 3-foot by 5-foot passing zone at a maximum of 200-feet on center shall be provided.	☐	
		5.5.4.2: Furnishing Zone	A minimum 4-foot-wide accessible pathway shall be centered adjacent to parking in the furnishing zones	☐	
	5.5: Street Trees	5.5.5.1: Street Trees	Street trees shall be in a minimum 24 inch box spaced at maximum 20 feet on center.	☐	
	5.9: Street Planting Palette	5.5.9.1: Native Plant Ratio	100% of non-turf green areas must be climate appropriate plants, within which 75% must be native species	☐	
	5.13-5.17: Street Design By Individual Case		Streets conform to the dimensions and intent provided in Chapter 5, Subchapter 5.13-5.17.	☐	
6.0: Open Space Network	6.2: Working Urban Ecosystem	5.6.2.1: Building Stormwater	Buildings that are directly adjacent to public open space shall direct at least 50% of the building's stormwater to open space rain gardens.	☐	
	6.3: Open Space Planting Palette	5.6.3.1: Planting Requirement	75% of regular planting and stormwater areas must be native species as provided in the Open Space Planting palette, Figure 6.3-1 - 6.3-2.	☐	
	6.6: Site Furnishing	5.6.6.1: Built-in Seating	• Furnishings shall be integrated into the permanent features of the open space • Furnishings shall be distributed throughout all program areas. • Seating shall be constructed with high-quality durable materials, with a combination of backed and backless seating	☐	

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		S6.6.5: Metalwork Requirement and Finish	Finishes shall be either Thermec steel coating or equal, galvanized metal, or 316 grade stainless steel.	☐	
	6.7: Lighting	S.6.7.3: Pedestrian Scale Lighting	The project provides a variety of lighting zones with different light types and levels in accordance with Figure 6.7-2.	☐	
	6.9: Wayfinding & Signage	S.6.9.3: Free Standing Signage	Billboards are prohibited	☐	
	6.10: Carts and Kiosks in Open Spaces	S.6.10.1: Location of Carts and Kiosks	Carts and kiosks shall not block areas of emergency vehicle access (EVA) or accessible paths for travel	☐	
		S.6.10.2: Size of Carts and Kiosks	Within public open spaces, the maximum size for carts is 200 square feet and the maximum size for kiosks is 200 square feet	☐	
	6.12: Reservoir Park	S.6.12.1: Program	Open space Program shall conform to the minimum and maximum areas listed in table S.6.12.1	☐	
		S.6.12.3: Stormwater	The Reservoir Park stormwater management area should treat 50% of Block C,D,E, & F stormwater	☐	
		S.6.12.4: % of Pervious Surface	• At least 50% of the Park shall be pervious surface • 20% of the Park shall be permeable paving.	☐	
		S.6.12.5: Pedestrian Path	• Main paths in Reservoir Park shall be 8 feet • Secondary accessible paths in Reservoir Park shall be 6 feet wide.	☐	
		S.6.12.9: Tree Planting at Plaza	Tree planting at Lee Terrace and Pavilion Plaza shall provide a minimum of 700 cubic feet of uncompacted soil.	☐	
	6.13: Pavilion Plaza	S.6.13.1: Size	The maximum allowable footprint for the pavilion structure is 1,800 square feet. The height can vary from 10' to 14'.	☐	
		S.6.13.2: Program	The Pavilion shall provide built-in seating, a picnic table, a pet/human friendly drinking fountain, a serving counter and/or a barbecue	☐	
		S.16.13.4: Wind and Shade Protection	Vertical screens at Pavilion Plaza shall have 45% porosity to maintain transparency for safety and wind mitigation	☐	

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	5.6.15: Gateway Landscape	5.6.15.1: Slopes	Side slopes at the Gateway Landscape shall not exceed a 3:1 ratio.	☐	
	5.6.16: Brighton Paseo	5.6.16.1: Percentage of Pervious Surfaces	• Minimum of 50% of Brighton Paseo shall be planted • Additional 20% of Paseo shall have permeable paving.	☐	
		5.6.16.2: Pedestrian and Slow Bike Shared Path	A minimum 10 foot wide shared path shall be provided at the Brighton Paseo.	☐	
		5.6.16.4: Elevated Walkway	Elevated walkways over bioretention areas shall be elevated no higher than 30 inches above grade.	☐	
	6.16: San Ramon Paseo	5.6.17.1: Percentage of Pervious Surface	• Minimum of 50% of San Ramon Paseo shall be planted • Additional 20% of Paseo shall have permeable paving.	☐	
		5.6.16.1: Pedestrian & Slow Bike Shared Path	A minimum 10 foot-wide shared path shall be provided at San Ramon Paseo.	☐	
		5.6.16.3: Elevated Walkway	Elevated walkways over bioretention areas shall be elevated no more than 30 inches from the adjacent grade.	☐	
		5.6.17.8: Planting Buffer	The shared path shall be set at a minimum of 8 feet away from the building parcel line	☐	
	6.18: Dog Relief Area	5.6.18.1: Size	A minimum of 2000 square feet is required citywide for dog parks.	☐	
		5.6.18.2: Fencing and Security Gate	• The perimeter fence shall be no taller than 5' high measured from adjacent finished grade and shall be at least 85% transparent. • 8 foot by 8 foot minimum entry corral with two gates shall be required	☐	

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7.0: Building Design	**7.2: Height**	**S7.2.1: Maximum Height and Number of Stories**	Proposed building Height and shall not exceed the maximums indicated on Figure 7.2-1, Figure 7.2-2, and Figure 7.2-3.	☐	
		S7.2.2: West Street Step-Down	At Blocks B, D, F & G, The maximum height of buildings West Street shall be limited to 48 feet for a depth of 20 feet as measured from the required setback. Refer to Figure 7.2-1.	☐	
		S7.2.3: Step Down at Western Property Line	At blocks TH1, TH2, and H the maximum height of buildings adjacent to the western property line is limited to 25 feet for a depth of 20 feet measured from required setback.	☐	
		S.7.2.5: Exceptions to Height Limits	The following exceptions to allowable height apply in addition to features listed in Planning Code §260(b)(1): • Solar energy collection devices shall be allowed to a max. height of 10 feet. • Rooftop enclosed utility sheds for living roofs shall not exceed area of 100 square feet and a maximum height of 10 feet • Projections to accommodate additional ceiling height at top floor common amenity rooms to a maximum height of 10 feet average measured to finished surface at ceiling. • Non-occupied architectural features, including wind screens shall be allowed up to 8 feet above the allowable height.	☐	
	7.3: Setbacks	**S.7.3.1: Minimum Setbacks**	Minimum setbacks measured from face of building finish to property line shall conform to Figure 7.3-1 and S7.3.4-7.3.8	☐	
		S.7.3.2: Obstructions	Exception to Planning Code §136: Obstructions into required setback areas may be up to four feet in horizontal depth.	☐	
		S.7.3.2: Planted Areas	Setbacks should provide continuous planted areas with a minimum average depth of 3 feet. Raised planters should not exceed an average of 3 feet above the adjacent grade level.	☐	
	7.4: Streetwalls	**S.7.4.2: Streetwall Locations**	Streetwalls may be offset from the setback line or property line by a maximum of 2 feet towards the interior of the parcel	☐	
		S.7.4.3: Extent of Required Streetwall	Street walls shall be provided at not less than 60% of the total area of the building façade area. Openings to interior courtyards and other breaks in the street wall required under 7.5: Mass Reduction shall not count towards the required Street Wall.	☐	

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	7.5: Mass Reduction at Long Façades	S.7.5.1: Applicability of Mass Reduction Standards	Buildings with a frontage exceeding 180 feet in length and height of 4 stories or 48 feet shall incorporate at least one massing strategy: • Exterior Recess: min. width of 15 feet, min. depth of 10 feet, min. height 75% of façades • Vertical Elements: min. width 10 feet, min. depth of 5 feet, min. height 75% of façades with a cumulative base footprint of recess equalling a minimum of 150 square feet.	☐	
		S7.5.2: Alternative Methods	Alternative strategies for Mass Reduction are allowed if they demonstrably provide an equivalent or greater mass reduction to the standards in S.7.5.1.	☐	
	7.6: Stepbacks at Upper Floors	S7.6.1: Block A, C, & E	Buildings at Blocks A, C and E shall provide: • a one story contiguous step back equal to 15% of the total roof area or • one-story non-contiguous stepbacks equal to 25% of the total area. The contiguous step backs shall have a minimum horizontal dimension of not less than 10 feet.	☐	
		S7.6.2: Blocks B, D, E & G	Buildings at Blocks B, D, F & G shall provide a top floor step back equal to 10% of the total roof area at enclosed spaces. These step backs may be contiguous or may be comprised of multiple elements provided each step back element has a minimum horizontal dimension of not less than 10 feet in all directions.	☐	
	7.7: Opening to Interior Courtyards	S7.7.1: Required Openings	Courtyards at multifamily blocks shall provide a minimum of (1) opening between the courtyard and the adjacent public way or public open space. Where there are (2) or more courtyards on a single block, the opening shall be at the larger courtyard.	☐	
		S.7.7.2: Size and Configuration of Required Openings	Openings to internal courtyards shall provide: • a minimum clear width of 20 feet • a minimum clear height of 15 feet measured above grade at setback line • Open-air walkways may cross the opening where providing 10 foot clearance and a maximum 8 foot in depth	☐	
	7.8: Dwelling	S.7.8.1: Unit Exposure at Multifamily Yards	All residential units shall face onto a street or open space that meets one of the following definitions. • A public street, public alley, or paseo (public or private) min. 25 feet in width. • An open area, an inner courtyard or a space between separate buildings on the same lot which is unobstructed (except for obstructions permitted in Planning Code Section 136) and is no less than 25 feet in every horizontal dimension.	☐	

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	7.9: Usable Open Space	5.7.9.1: Usable Open Space	Publicly accessible open space including paseos shall not count towards the required on-site usable open space.	☐	
		5.7.9.2: Required Amount	At the multifamily blocks, a minimum of 40 square feet of usable open space per dwelling unit shall be provided on site.	☐	
		5.7.9.3: Minimum Dimensions	• Any space credited as private Usable Open Space shall have a minimum horizontal dimension of five feet and a minimum area of 35 square feet. • Any space credited as common Useable Open Space shall have a minimum horizontal dimension of 10 feet and a minimum area of 150 square feet.	☐	
		5.7.9.4: Minimum Dimensions at Courts	• Inner Courts enclosed by building walls four stories or more height: a minimum rectangular area 30 feet by 40 feet enscribed within the enclosing walls. • Outer Courts enclosed by building walls four stories or more height: a minimum rectangular area 25 feet by 25 feet enscribed within the enclosing walls.	☐	
		5.7.9.7: Gates and Screens at common Usable Open Space	Gates, fences and screens separating common usable open space from public areas shall have 50% porosity for 75% of the length of any gate or screen.	☐	
	7.10: Ground Floor Activation	5.7.10.1-5.7.10.2: Definition of Ground Floor Uses	Ground floors shall be activated by Residential Common Areas or Residential Units in accordance with to Figure 7.10-1: • Residential Common Areas include lobbies, leasing areas, administrative office, and resident amenity spaces including fitness areas, pet and bike maintenance spaces, mail rooms and lobbies serving parking garages. Childcare, community room or retail space may be located at any ground floor locations where residential common areas are required. • Residential Units shall have direct access to the adjacent street or public way, except as otherwise allowed in these standards to provide activation.	☐	
		5.7.10.3: Required Entries	• At least one entry from street to a common area shall be provided at each location requiring ground floor common area. • Entries to ground floor units will be provided at a maximum average space of 35 feet.	☐	
		5.7.10.4: Minimum Depth	• Minimum depth of ground floor common areas shall be 20 feet from outside face of exterior wall. • Minimum depth of ground floor residential units shall be 15 feet from outside of exterior wall.	☐	

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		S.7.10.5: Minimum Height of Ground Floor	• Minimum height of ground floor common areas shall be 15 feet from adjacent sidewalk grade to floor surface of next story above. • At Block E & F minimum height may be reduced to 12 feet if located within 100 feet of North Street property line • Minimum ground floor height at residential units shall be 10 feet as measured from floor surface to floor surface of the story above.	☐	
		S.7.10.6: Transparency	• Ground floor common areas shall have a minimum transparency of 50% between two feet and twelve feet above finished floor with visible light transmittance of 80%. • Residential common areas shall provide direct visual access between the active space and the street with an average sill height of openings not exceeding 2 feet in height from finished floor. • Screening of required transparent openings is allowed below 8 feet above the adjacent sidewalk grade at bike storage rooms, administrative offices, business centers, pet amenity rooms and resident workshops. Light transmittance at screen areas shall not be less than 50%. • Ground floor residential units shall have a transparency of not less than 25% with average sill height of openings not exceeding 4 feet in height from finished floor.	☐	
		S7.10.9 Service Areas	Service areas including electrical rooms, mechanical rooms, refuse rooms and pump rooms may be located where ground residential units are required, subject to the following limitations: • Services shall not exceed a maximum total length of 40 feet or 25% of the required active frontage, whichever is greater. • Services shall be located a minimum of 25 feet from any corners as measured from the property line. • Building services are not allowed at ground floor locations where common areas are required.	☐	
		S.7.10.10: Façade Areas without Openings	No portion of the ground floor façade shall exceed 10 feet in height and 20 feet in length at Active Ground Floors without an opening into an active ground floor use, or a opening to a service area as allowed under Section 7.10.8.	☐	
		S7.10.11: Defined Building Base at Active Uses	A clearly defined base zone with a differentiated architectural expression from upper floors is required for a min. of 80% of the building frontage at active ground floor uses.	☐	
		S.7.10.13: Childcare Facility	• Floor to floor height at classrooms, meeting areas, lobby and primary circulation areas shall be minimum 14 feet. • Childcare facilities shall provide transparency as required for residential common areas as described in S.7.10.6. • Screening of required transparent openings is allowed to a maximum 8 feet above the sidewalk where necessary for security at classrooms or other childcare spaces.	☐	

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	7.11: Building Entries	S.7.11.1: Main Entry Porch	Each multifamily building shall provide a primary entry with a sheltering exterior porch with minimum horizontal dimensions of 8 feet by 12 feet.	☐	
		S.7.11.2: Location	Primary entries shall be located where indicated on Figure 7.10.1. Alternate locations are allowed if they provide equal activation of public areas and equal convenience.	☐	
		S.7.11.3: Direct Access	Common lobbies and primary entries shall be directly accessible to the public way or public open space without intervening gates or walls.	☐	
	7.12: Entries to Ground Floor Units	S.7.12.2: Location and Spacing	• Front stoops and landings serving ground floor units shall be provided at frontages identified in Section 7.10. • The distance between unit entries shall not exceed an average of 35 feet measured from center, or to face of door where perpendicular to street where required.	☐	
		S.7.12.3: Design of Entries and Front Stoops at Multifamily Buildings	• The Landing Elevation at stoops shall be not less than 2 feet and not more than 5 feet above the adjacent sidewalk grade. • Up to 25 percent of the required stoops on a given frontage can deviate from these requirements to accommodate sloping site conditions and/or configuration of primary entry internal to building.	☐	
		S.7.12.4: At Grade Entries	Where site constraints prevent units from being raised above grade: landings and entries may be located less than 2 feet above grade, provided the entry door is setback a minimum of 8 feet from property line	☐	
		S.7.12.5: Private Outdoor Space in Lieu of Entries	Where sloping conditions result in unit entries located higher than five feet above adjacent grade, elevated private terraces may be provided in lieu of stoops.	☐	
	7.13: Ground Floor Retail	S.7.13.2: Depth and Height	• Minimum depth of ground floor retail shall be 30 feet from exterior wall • Typical minimum ground floor height shall be 14 feet as measured from floor to floor above	☐	
		S.7.13.3: Transparency & Daylighting	• Transparency at retail frontage shall be not less than 75% with a visible light transmittance of at least 80%. • Average sill height shall not exceed 2 feet. Interior partitions exceeding 4 feet in height shall be set back not less than 10 feet from exterior glazing.	☐	

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	7.14: Frontage Character	S.7.14.2: Ground Floor Articulation	The ground floor on Lee Avenue shall be articulated as a defined base zone with a minimum height of 15 feet at residential common areas and a minimum height of 10 feet at residential units.	☐	
		S.7.14.3: Vertical Articulation at West Street	• Vertical massing breaks shall be provided at the building frontage at 100 feet on center, average. • Massing breaks shall be min. 8 feet wide and min. 5 feet deep extending vertically through no less than three floor levels.	☐	
		S.7.14.4: Shared Spaces at Park Frontage (S.7.14.5 for SFPUC Open Space)	Each frontage on Reservoir Park shall provide at least two shared elements that activate the park and provide visual focal points: • outdoor covered porch or canopy serving a building entry and/or common building amenity with a min. floor to ceiling height of 15 feet and a min. width of 25 feet. • shared outdoor terrace with min. width of 30 feet and a min. depth of 12 feet • shared roof terrace accessible to all building residents with a min. width of 30 feet, a min. depth of 10 feet, at a location overlooking the park. • Large glazed openings at indoor common residential area in conjunction with Common entry porch, terrace, or upper floor roof terrace allowing unobstructed views between the shared interior common space and the park	☐	
		S.7.14.8:Usable Open Space at Stoops (Brighton Paseo frontage)	A minimum of four unit entries with raised stoops shall be provided at Brighton Paseo. Each required front stoop shall provide a landing area not less than 5 feet by 6 feet.	☐	
	7.15: Roof Design	S.7.15.1: Articulated Roof Forms	Buildings exceeding 3 stories in height shall provide an articulated roof form incorporating or combining the following: • Option 1: An articulated roof form equal to a minimum 25% of the total building roof area with a minimum average slope not less than 2:12 and minimum vertical projection of 6 feet. • Option 2: An articulated roof line with a minimum cumulative length of 40% of total frontage on public streets and/or open spaces. • Articulated roof lines must measure a minimum of 6 feet in height from the structural deck or, in the case of a sloping roof line, must measure a minimum of 6 feet to the midpoint of the sloping roof line.	☐	
		S.7.15.5: Living Roofs	Roofs shall meet either standard: • At least 30 percent of the total roof area of each building shall be overlaid by solar energy or heating systems (including photovoltaic ("PV") panels); • At least 30 percent of the total roof area of each building or total project shall be a living roof.	☐	

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	7.16: Façade Modulation and Composition	S.7.16.1: Building Base Zone	Where active ground floor uses are required, all building frontages five stories or more in height shall have a clearly defined base zone for at least 80% of the building frontage.	☐	
		S.7.16.2: Façade Modulation Requirement	All façades located above the Building Base Zone shall comply with a minimum of two (2) different modulation methods which must equal at least 25% of the required streetwall: • Subtraction modulation shall be recessed a minimum depth of 2 feet from the streetwall with an average horizontal spacing of 30 feet from centerline • Projection modulation shall extend between 2 and 4 feet from the street wall with an average horizontal spacing of 30 feet from centerline of building element. • Shallow modulation consists of projections and subtractions with a minimum offset depth of 2 feet. Shallow modulation shall be equal to at least 40% of the nominal streetwall area above the ground level. • Continuous modulation consists of projections and subtractions with a minimum offset depth of 1 foot. Shallow sculpting shall be equal to at least 60% of the nominal streetwall above the ground level	☐	
		S.7.16.4: Façade Areas without Openings	Façade areas without openings shall be limited to a max. of 20 linear feet at any single story.	☐	
	7.17: Exterior Materials and Fenestration	S.7.17.1: Required High Quality Materials	• At façades facing streets and public open spaces at least 20% of façade area, shall consist of Category A high quality materials. • At façades facing Reservoir Park or the SFPUC at least 40% of the façade area shall consist of Category A high quality materials. Percentages are exclusive of windows and other openings, but include all wall returns, soffits and other visible exterior surfaces.	☐	
		S.7.17.2: Materials at Building Base Zone	Where a defined Building Base is required under Section 7.16, at least 50% of the exterior façade cladding shall consist of materials drawn from the Category A1 Preferred Materials at Building Base, or materials of similar quality that are appropriate for application at the Building Base.	☐	
		S.7.17.4: Prohibited Materials	The following materials are prohibited for exterior use: vinyl or fabric awnings, vinyl planks or siding, EIFS, and foam or stucco moldings.	☐	
		S7.17.6: Window Design	Windows facing public streets, paseos, and open spaces, and designed without trim, shall be recessed a minimum of 2", or shall be provided a recessed frame with a minimum return dimension of 2" .	☐	
		S.7.17.7: Storefront	Storefront glazing at ground floor active uses shall be transparent. Reflective glazing is not allowed except at spandrel panels	☐	

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	7.20: Private Parking Garages	5.7.20.1-5.7.20.2: Allowable Parking	• The maximum allowable parking ratio for on-site accessory parking is 0.5 spaces per dwelling unit in aggregate. • The maximum allowable parking ratio at the townhouse blocks is 1.5 spaces per dwelling unit. • Parking spaces provided at the townhouses shall count towards the maximum of 0.5 spaces per unit in aggregate.	☐	
		5.7.20.3: Location of Private Parking Garages	• Parking is allowed below grade at any of the multifamily blocks. • Where parking is provided below grade, the top of the garage structure shall not extend above the adjacent sidewalk grade by more than 4 feet	☐	
		5.7.20.4: Off-Street Parking at Blocks A, B and G	• On-site parking at Blocks A, B and G may be located either below grade as set forth above, or may be located above grade at the locations indicated on Figure 7.20.1. • If located above grade, garage shall provide a liner of active space not less than 20 feet in depth	☐	
		5.7.20.5: Off-Street Parking at Blocks C and D	Below grade parking at Blocks C and D may extend below Reservoir Park to create a connected parking garage.	☐	
		5.7.20.6: Off-Street Parking at Block F	At Block F, where the below grade garage is parallel to a sloping street, the top of the garage may extend above grade up to 10 feet above the sidewalk at West Street provided that the top of the garage is no more than 2 feet above grade at the sidewalk at the highest point of the site at North Street.	☐	
		5.7.20.11: Dimension of Garage Doors and Curb Cuts	• Garage Doors at shared garages shall have a maximum width of 20 feet • Maximum curb cut width shall be 20 feet • Separate ingress/egress doors shall provide a maximum door width of 10 feet and a maximum curb cut of 12 feet per entry.	☐	
		5.7.20.12: Design for Visibility	Garage entrances shall be located not less than 6 feet from the public right-of-way	☐	
	7.21 Public Parking Garages	5.7.21.2: Parking Access	Parking shall be limited to 1 entrance/exit per block located to minimize disruption to pedestrians and cyclists.	☐	
		5.7.21.5: Pedestrian Entry to Public Garage	Any public parking garage providing more than 100 spaces shall provide a dedicated pedestrian access point.	☐	

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CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
	7.22: Facilities for Residential Moving	S.7.22.2: Moving Vehicles	• Facilities for residential moving shall be designed to accommodate a 26 foot fixed body truck • Loading areas are not required to accommodate moving vehicles larger than a standard 26 foot fixed-body truck.	☐	
		S.7.22.3: Loading Dock Dimensions	• Loading docks located within buildings shall meet the following standards: • Maximum size of loading door shall be 12 feet wide by 14 feet high. • Curb cut shall not exceed 14 feet in width. • Interior of loading area shall be a minimum of width of 12 feet and a minimum depth of 30 feet. • Loading doors shall be not more than 25% transparent or open. • A 26 foot box truck turn template shall be provided to demonstrate that the maneuvers are possible.	☐	
	7.23: On Site Bicycle Parking	S.7.23.1: Design Standards for Class I Spaces	• Doors accessing bicycle parking facilities shall have mechanical openers for ease of access. • A minimum of 10% of the required Class I spaces shall be designed to accommodate oversized bicycles, such as cargos or long tails	☐	
		S.7.22.3: Location Standards for Class II Spaces	Class II on-site bicycle parking shall be provided near all main pedestrian entries in accordance with the definitions and standards set forth in Planning Code Section 155.1.	☐	
	7.24: Utilities and Services	S.7.24.1: Rooftop Equipment Step-Back	• Rooftop mechanical equipment taller than the parapet shall be located a ratio of 1 foot horizontal from exterior walls for each 1 foot above the maximum height limit of the building. • Elevators, solar panels, and devices specifically required and located by code shall be exempted from this step back.	☐	
		S.7.24.2: Equipment Screening	Equipment extending above the level of the roof parapet shall be screened. Screening shall extend to height at least equal to the highest point of the equipment.	☐	
		S.7.24.3: Site Utilities	Site utilities such as utility meters and backflow preventers shall be located inside utility rooms where feasible or shall be screened with a combination of low walls or screens and landscaping.	☐	
		S.7.23.5: Waste Handling Facilities	Waste handing facilities shall be • located within the building • designed to minimize impact on building entries and active ground floor uses.	☐	

Project Name, if applicable:	
Block and Lot:	
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CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
	7.25: Lighting	S.7.25.4: Illumination Quality	Building area lighting shall achieve • a minimum Color Rendering Index (CRI) of 90 • R9 value of 50 • Correlated Color Temperature (CCT) between 2700-3200K.	☐	
		S.7.25.5: Shielding Required	Lighting shall incorporate shielding to prevent light from emitting above a 90° plane and shall be designed and located to minimize glare and light trespass into neighboring buildings.	☐	
	7.26: Signage	S.7.26.2: Prohibited Signs	Box signs, programmable digital signs, reflective signs, kinetic and inflatable signs, waterfall awnings, billboard signs, applied window signs, and freestanding signs at residential buildings shall be prohibited.	☐	
		S.7.26.6: Temporary Signage	Temporary signs and banners shall be limited to two (2) signs per block with maximum height of 12 feet and maximum area of 144 feet. Supergraphic wrap of construction scaffolding shall be allowed without area restrictions.	☐	
	7.28: Building Frontage at West Street and San Ramon Paseo	S.7.28.1: Townhouses Fronting on West Street and San Ramon Paseo	• Townhouses shall front on West Street to provide a defined streetwall as required under Section 7.4. • Occupied residential space shall be located at all levels of the townhouse frontage, with primary windows overlooking the street or paseo. • Occupied residential space at the first level shall provide a covered foyer and/or stairway providing access to upper levels with a minimum interior depth of 5 feet measured from the primary front wall.	☐	
		S.7.28.2: Unit Entries at West Street	• Units fronting on West Street shall have a primary pedestrian entry directly from West Street. Units with frontage on both West Street and on San Ramon Paseo, or on an entry court, shall provide an entry either on West Street or on the adjacent publicly accessible space. • Unit entries at townhouse buildings on West Street shall have raised stoops as set forth in Section 7.12, except where infeasible due to path of travel or sloping site conditions. • Where raised stoops are not feasible, entry doors and associated landings are permitted to be less than 2 feet above adjacent grade provided the front door is setback at least 8 feet from the setback line. • Unit landings shall not be below the adjacent grade at the sidewalk	☐	

Project Name, if applicable:	
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CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
		S.7.28.3: Unit Entries at San Ramon Paseo	• Units fronting San Ramon Paseo shall have an entry directly accessed from the Paseo and primary living spaces facing San Ramon. At a minimum four townhouse entries shall be provided on each side of San Ramon. • Townhomes with frontage on both West Street and San Ramon shall have a primary entry accessed directly from either. • Unit entries at San Ramon Paseo may be located at grade provided the front door is set back from the streetwall at least 5 feet.	☐	
	7.29: Entry Courts	S.7.29.1: Width and Depth of Entry Court	• The width of the entry court shall be not less than 40 feet and not more than 50 feet measured between the facades at the adjacent buildings. • The depth of the entry courts shall be not less than 50 feet measured from the back of setback line at West Street to the primary building façade at the termination of the entry court.	☐	
		S.7.29.2: Building Frontage at Entry Courts	• Entry courts shall be bounded by building frontage on the north and south for a depth of not less than 50% of the Entry Court depth. • Building frontage shall be provided at the west end of the entry court with a minimum width of 75% of the width of the Entry Court. No garage doors are allowed. • At required building frontage, living spaces shall overlook entry courts at all levels. The combined area of windows and doors facing entry courts shall be equal to not less than 20% of the façade area.	☐	
		S.7.29.3: Landscape at Entry Courts	• A landscape zone at least 8 feet deep and 20 feet wide shall be provided at western edge of the court to provide a visual termination. Other arrangements of landscape are allowed if they provide an equal visual termination. • A pedestrian walkway and planting strip with minimum dimension of 5 feet each shall be provided on both sides of the entry court.	☐	
	7.30: Pedestrian Connections	S.7.30.1: Pedestrian Connection at West Street and San Ramon Paseo	• A minimum of 2 pedestrian connections shall be provided at West Street in addition to Entry Courts at North and South Street. • The maximum distance between pedestrian connections at West Street shall not exceed 150 feet. • A minimum of two pedestrian connections shall be provided at San Ramon Paseo, one from the north and one from the south.	☐	
		S.7.30.2: Design of Pedestrian Connections	• These openings shall be not less than 10 feet in width measured from building to building. • Openings shall provide a shared pedestrian path at least 6 feet in width. • Private driveways may serve as pedestrian paths provided they provide an uninterrupted accessible route.	☐	

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CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
	7.31: Neighborhood Edge at Western Project Boundary	S.7.31.1: Opening Between Buildings	• Buildings less than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 100 feet. • Buildings more than 25 feet from the western project boundary shall provide openings between buildings at intervals not to exceed 150 feet. • These openings between buildings shall be not less than 10 feet in width and shall be open to the sky.	☐	
		S.7.31.2: Setbacks at Western Project Boundary	Setbacks shall be defined as: • Side Yard: a side yard setback shall be no less than 12 feet wide and open to the sky • Rear Yard: a rear yard setback shall be no less than 15 feet wide and open to the sky	☐	
		S7.31.3: Buildings Perpendicular to Western Project Boundary	Buildings perpendicular to the western property boundary shall provide • An offset in the plane of the building frontage at least 15 feet in width and 2 feet in depth • Offset shall be provided at intervals of not less than 100 feet.	☐	
		S.7.31.4: Windows	Windows located above the first story less than 25 feet from the western project boundary shall be subject to the following standards: • Total window area shall not exceed 15% of the wall area at the second floor. • Windows shall be located to limit views to encouraged as opposed to windows that look directly towards the adjacent yards. • Translucent glazing, window sills at least 5 feet above the floor, or other means shall be used as appropriate to provide privacy between townhouses and adjacent rear yards.	☐	
		S.7.31.5: Balconies and Outdoor Space	Balconies, roof terraces or other occupied outdoor spaces above the ground floor shall not be allowed less than 25 feet from the western project boundary	☐	
		S7.31.6: Private Drives Adjacent to the Western Project Boundary	Private drives located adjacent to the western property boundary: • Shall be no more than 20 feet in width • Shall be set back a minimum of 6 feet from the property line • Shall be separated from the property line by a 6 foot wide landscape buffer	☐	

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CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
		S.7.31.7: Fencing and Landscape	Continuous fencing shall be provided at the western project boundary: • Fencing shall be solid up to a minimum height of 6 feet from the adjacent ground or top of retaining wall and shall consist of 1 inch nominal thickness wood boards or other materials that provide similar visual and acoustic separation. • Fencing may extend up to 8 feet in height provided that fencing above 6 feet be at least 50% open. • Plantings shall be provided adjacent to fencing to provide visual screening between townhouses and existing rear yards and: o Shall be at least four feet in width and consist of trees at a minimum of 15 foot on center; or o Tall plantings or hedges planted at a spacing that will create an 8 foot high visual screen within four to six years; or o A combination of these planted elements.	☐	
		S.7.31.8: Retaining Walls at Property Line	Retaining walls are allowed adjacent to western and north property lines subject to the following limitations: • The face of the retaining wall shall be set back not less than 6 inches from the property line. • The top of the retaining wall shall not be more than 2 feet above grade at the property line. • Wood retaining walls shall not be not allowed. • Fencing located on top of the retaining wall or adjacent shall not exceed height allowed in S.7.31.7, measured from the lowest grade on either side of the retaining wall.	☐	
	7.32: Building Façade at West Street and San Ramon Paseo	S.7.32.1: Façade Modulation	Townhouse facades facing West Street and San Ramon Paseo shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the center line. Refer to Figure S.7.32.1 for illustration: • Recessed facade elements with an average depth of not less than 1'-0" providing area equal to at least of 15% of the facade area of a townhouse unit. • Projecting bays with a minimum average projection of 2' from required streetwall that provides area equal to minimum of 15% of the unit facade area. • Balconies with a width of not less than 6 feet measured from outside of railing and a minimum projection from the streetwall of not less than 2 feet. Balconies are allowed to project up to 3 feet into the required setback. Doors shall be provided from occupied space to balconies. • Other modulation measures or combinations of modulation measures shall be allowed subject to dimensional analysis that demonstrates the proposed modulation provides visual relief similar to the measures described above.	☐	

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CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
		5.7.32.2: Buildings at Sloping Frontages	• Where the slope at the public frontage on West Street and San Ramon Paseo exceeds 3% the floor levels at townhouse shall step to follow the grade. • The average distance between steps shall not exceed 80 feet.	☐	
		5.7.32.3: Exterior Materials	Facades fronting on West Street and San Ramon Paseo shall meet the standards and guidelines in Section 7.17 and the following: • At townhouse facades fronting on West Street and on San Ramon Paseo at least 25% of the facade area, exclusive of fenestration, shall consist of Category A high quality materials concentrated at the first level.	☐	
		5.7.32.4: Windows and Doors	The combined area of exterior windows and doors fronting onto West Street or onto San Ramon Paseo shall equal not less than 25% of the facade area of each townhouse unit. The combined area of windows and doors shall be not less than 20% at any single floor level.	☐	
	7.33 Building Façades on Private Drives	5.7.33.1: Façade Modulation	Townhome facades facing private drives shall provide facade modulation elements at an average spacing not to exceed 20 feet measured to the center line. Refer to Figure 5.7.33.1 for illustration. • Recessed facade elements with average depth of not less than 1 foot providing area equal to at least 10% of the facade area of townhouse unit. • Projecting bays with an average projection of not less than 1 foot from primary wall that provides area equal to minimum of 10% of the unit facade area. • Balconies or occupied space with a width of not less than 6 feet measured from outside of railing and a minimum projection from the primary wall of not less than 2 feet. Doors shall be provided from occupied space to balconies. • Other modulation measures or combinations of modulation measures shall be allowed subject to dimensional analysis that demonstrates the proposed modulation provides visual relief similar to the measures described above.	☐	
		5.7.33.2: Buildings at Sloping Frontages	Where the average slope at a private drive exceeds 3% the floor levels at townhouse shall step to follow the grade. The average distance between steps shall not exceed 80 feet.	☐	
		5.7.33.4 Unit Entries	• Unit entries shall be provided at the private drives at an average spacing not to exceed 80 feet. • This requirement exempts units fronting on secondary drives less than 80 feet in length.	☐	
		5.7.32.5: Windows and Doors	The combined area of exterior windows and doors fronting onto private drives shall equal a minimum 20% of the facade area of each townhouse unit. Garage doors shall not be considered openings to meet this requirement.	☐	
	7.34: Building Façade at Western and Northern Property Lines	5.7.34.1: Façade Standards	Facades fronting on the western and northern property lines meet the standards for facade modulation at private drives.	☐	

Project Name, if applicable:	
Block and Lot:	
Applicant / Authorized Agent:	

CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
	7.35: General Standards for All Townhouse Façades		• No portions of the façade shall exceed 20 feet without a window or opening except where distance between buildings is 10 feet or less. • Windows are placed to avoid direct views into adjacent units.	☐	
	7.36: Dwelling Unit Exposure and Rear Yards	S.7.36.1: Dwelling Unit Exposure	All units at Townhouse Buildings shall face onto a street or open space that meets one of the following definitions: • A public street, private street or pedestrian way at least 20 feet in width. • An open area, an inner court or a space between separate buildings which is unobstructed and is no less than 20 feet in every horizontal direction.	☐	
	7.37: Open Space	S.7.37.1: Usable Open Space at Townhouses	Useable open space shall be provided as required in Section 7.9 and in conformance with the following: • Balconies facing West Street are permitted to project up to 3 feet into required set back. • Private roof terraces are allowed at all locations except at locations adjacent to western property line as provided under Section 7.30. • Required common usable open space shall be located on the same block as the townhouse units it serves	☐	
	7.38 Vehicle Access and Parking	S.7.38.1: Garage Access and Location	Garages serving dwelling units on West Street shall be accessed primarily from the private streets at the interior of the Townhouse site.	☐	
		S.7.38.2: Garage Doors at Townhouses	• No townhouse unit shall have more than 1 garage door • Garage doors shall not exceed 10 feet in width	☐	
		S.7.38.3: Garages on West Street	• Garage doors shall be separated by 60 feet minimum measured from center. • The number of garage doors fronting on West Street shall not exceed 4 total. • The number of garage doors fronting on the private streets West Street North and West Street South shall not exceed 2 on each street. • Garage doors may serve individual garages or may serve shared garages.. • Curb cuts serving garage doors shall not exceed 10 feet in width.	☐	
		S.7.38.4: Garage Space at West Street and San Ramon Paseo	Enclosed garage space is allowed adjacent to the West Street and San Ramon frontage provided it does not occupy more than 25% of the ground floor frontage.	☐	
		S.7.38.5: Access to Private Drives	Private Driveways may be accessed from West Street and from the private streets at the Locations shown in Figure 7.38-1: • Entry Courts • private streets • from West Street at a maximum of two locations.	☐	

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CHAPTER N° / NAME	SUB-CHAPTER N° / NAME	STANDARD N° / NAME	STANDARD	PROJECT COMPLIANCE	NOTES
		5.7.38.6: Private Driveways	• The travel lane for vehicles shall not exceed 20 feet unless required by the Fire Department • Private driveways shall be setback at least 6 feet from western property line. • Vehicle access or driveway is prohibited at the San Ramon Paseo	☐	
		5.7.38.7: Private Drives at Townhouses	Security gates and other access control measures shall not be allowed at private access roads	☐	
		5.7.38.7: Garage Doors at Private Drives	• Garage doors shall not exceed a clear width of 10 feet. • Single garage doors shall not be located less than 6 feet apart • Side by side garage doors shall not be located to reduce the wall depth to less than 2 feet and the distance between pairs of garage doors to less than 10 feet	☐	
	7.39: On-Site Bicycle Parking	5.7.39.1: Class I On-Site Bicycle Parking at Townhouses	Townhouses with attached garages shall provide sufficient garage area for: • Minimum one cargo or long tail bicycle in addition to the parked vehicle. The required bicycle parking space will be arranged to allow the bicycle to enter and exit the garage without moving a parked vehicle. • Townhouses without attached garages shall provided Class I bicycle parking within the unit at the entry level or in another secured location not more than 150 feet from the townhouse entry. • A minimum of 50% of the required Class I spaces at the townhouse units shall be designed to accommodate oversized bicycles, such as cargos or long tails.	☐	
	7.40: Retaining Walls	5.7.40.1: Site Retaining Walls	• Retaining walls shall not exceed an average height of five feet in height measured from grade at base of wall to grade at top of wall. • Required railings at retaining walls, if any, shall be not less than 50% transparent and shall be integrated with the architecture of the buildings.	☐	
	7.41: Utilities and Services	5.7.41.1: Waste Location	• Private garages shall be designed to accommodate interior storage of individual waste bins, including separate bins for waste and recycling. • Where townhomes are not provided with garages, enclosures shall be provided for waste, compost, and recycling bins.	☐	
		5.7.41.3: Electric Meters	Meters and utility panels shall not face West Street, San Ramon Paseo or entry courts except if enclosed in a service closet.	☐	

Appendix D ACKNOWLEDGMENTS

The following organizations were instrumental in the preparation of this Design Standards and Guidelines document:

COMMUNITY ORGANIZATIONS

Balboa Reservoir Community Advisory Committee

Sunnyside Neighborhood Association

Westwood Park Neighborhood Association

Ocean Avenue Association

OMI Neighbors in Action

OMI Community Collaborative

CITY, STATE AND REGIONAL AGENCIES AND ORGANIZATIONS

Supervisor Norman Yee, District 7

City College of San Francisco

San Francisco Board of Supervisors

San Francisco Planning Commission

San Francisco Office of Economic and Workforce Development

San Francisco Planning Department

San Francisco Public Utility Commission

San Francisco Department of Public Works

San Francisco Department of Recreation and Parks

San Francisco Municipal Transportation Agency

San Francisco Fire Department

LEGAL

San Francisco City Attorney's Office

Farella Braun + Martell

PROJECT DEVELOPMENT TEAM

Reservoir Community Partners

BRIDGE Housing

AvalonBay Communities

Mission Housing Development Corporation

Habitat for Humanity Greater San Francisco

Pacific Union Development Company

Falcone Development Services

DESIGN TEAM

Van Meter Williams Pollack, Architecture | Urban Design

PYATOK architecture + urban design

GLS Landscape | Architecture

BKF Civil Engineers

ESA | Environmental Science Associates

Brightworks Sustainability

PAE Engineers

Urban Trans

Kittelson & Associates

Nelson \Nygaard

Rockridge Geotechnical Engineers

Urban Design Consulting Engineers

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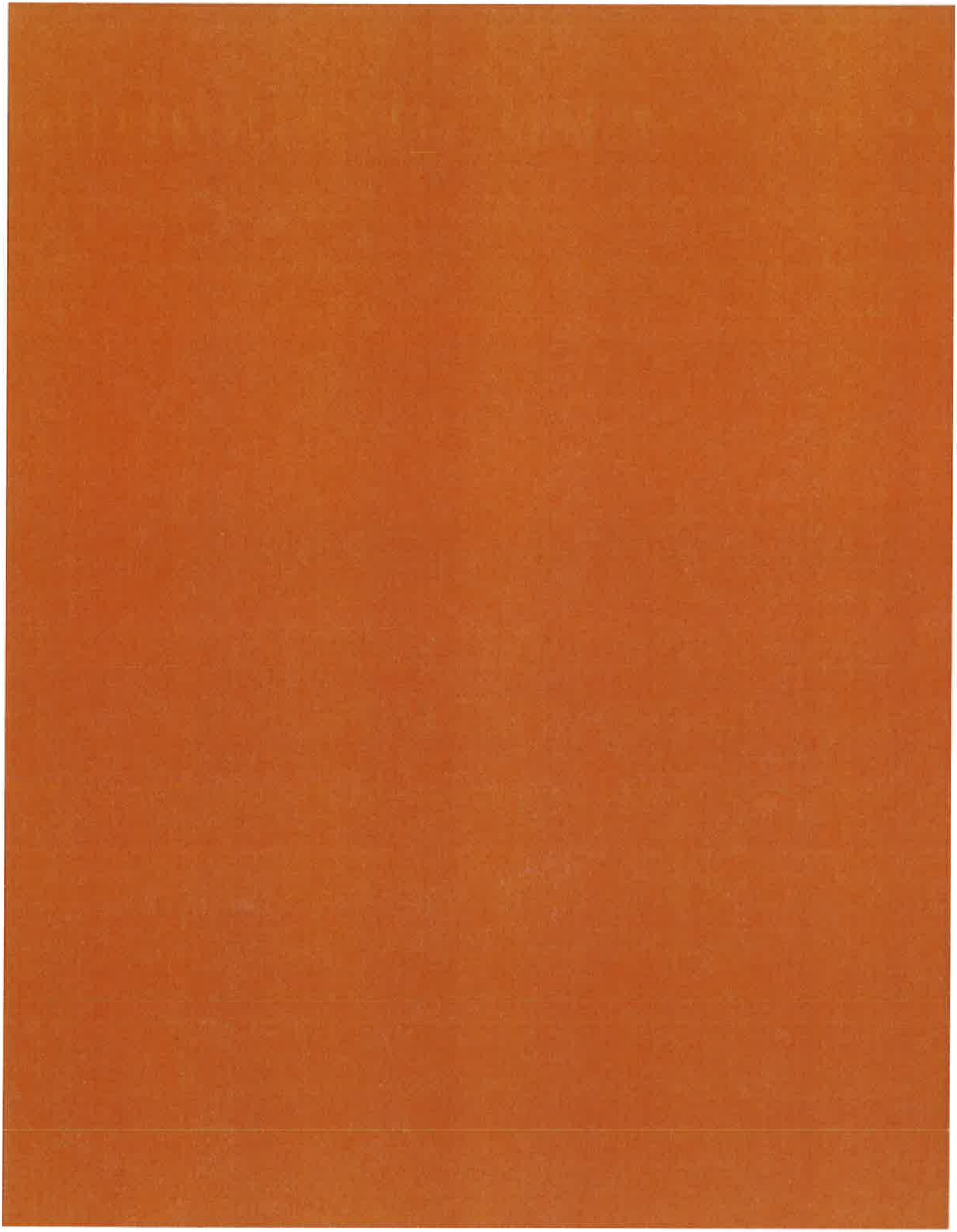

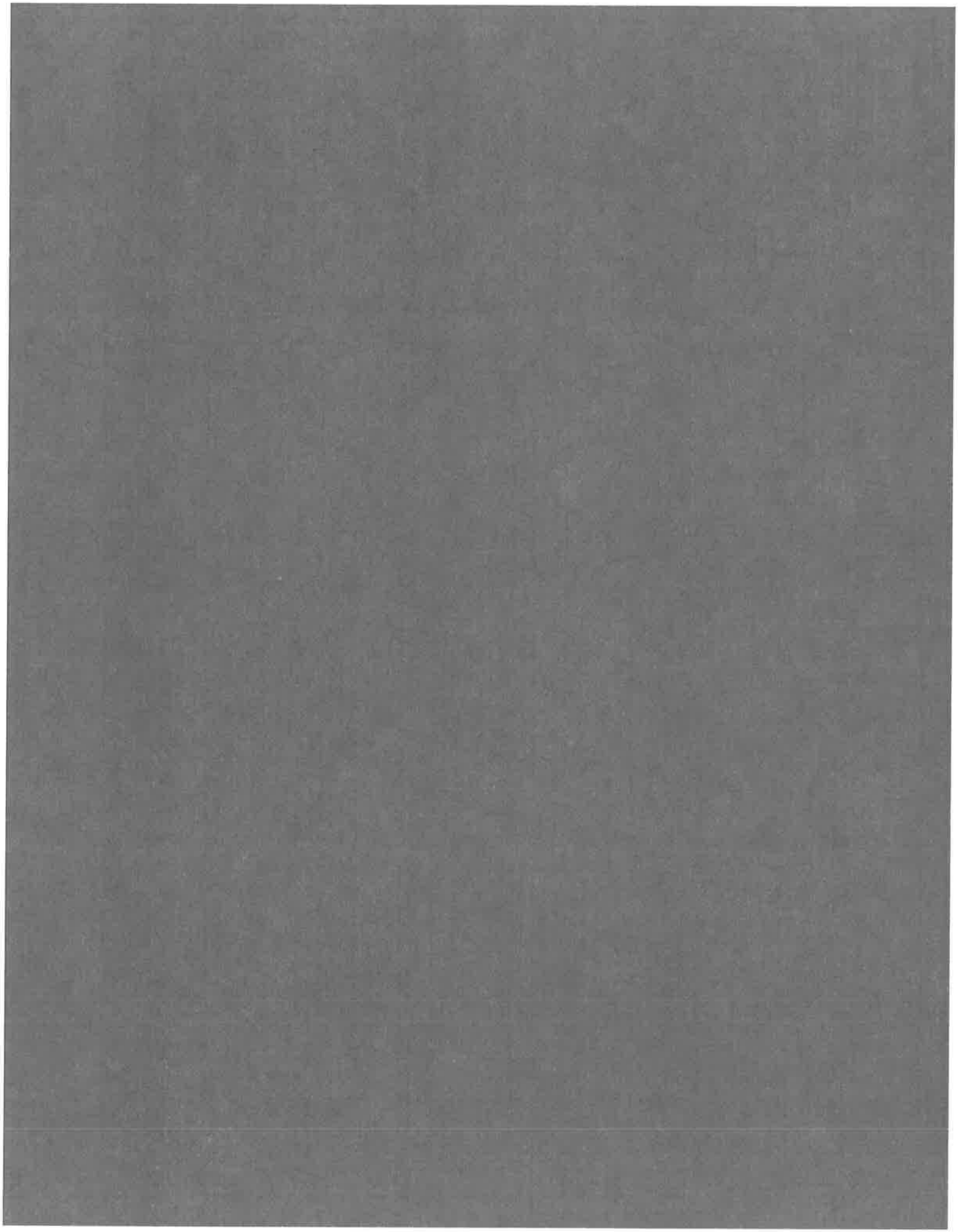

EXHIBIT Q
TERMINATION OF PURCHASE OPTION

EXHIBIT Q

TERMINATION OF PURCHASE OPTION

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

_____

Reservoir Community Partners, LLC
[address]_____
_____
_____
Attn: _____

APN: _____

(Space above this line reserved for Recorder's use only)

NOTICE OF TERMINATION AND RELEASE OF PURCHASE OPTION

THIS NOTICE OF TERMINATION AND RELEASE OF PURCHASE OPTION (this "Notice") dated for reference purposes only as of this _____ day of _____, 20__, is made by and between the CITY AND COUNTY OF SAN FRANCISCO, a political subdivision and municipal corporation of the State of California (the "City"), acting by and through its Planning Department, for the benefit of [Reservoir Community Partners, LLC, a _____ limited liability corporation] ("Developer") [*substitute party, if needed*].

1. The City and Developer entered into that certain Development Agreement dated as of _____, 2020 and recorded in the Official Records of the City and County of San Francisco on _____, as Document Number _____ (Book No. ___, Reel No. _____) (the "Development Agreement"). Capitalized terms used in this Notice that are not defined shall have meaning given to such terms in the Development Agreement.

2. Under Section 15 of the Development Agreement, the City has the right to purchase the Project Site under the Purchase Option.

3. The City confirms that the Purchase Option is terminated and released, and of no further force or effect. All parties with an interest in the Project Site have the right to rely on this Notice.

CITY:

CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation

By:_____
Director of Planning

Approved as to form:

[DENNIS J. HERRERA], City Attorney

By:_____
Deputy City Attorney

EXHIBIT R
COMMUNITY ENGAGEMENT

EXHIBIT R

COMMUNITY ENGAGEMENT

This Exhibit R describes certain community obligations assumed by Developer for the Project (the "**Community Engagement Obligations**"). All capitalized terms used in this Exhibit R and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a California Delaware limited liability company (the "**Agreement**") to which it is attached. The Project is the product of a community planning process initiated by the City in 2014. The community process included an appointed Balboa Reservoir Community Advisory Committee ("**BRCAC**") body as well as heavy participation from the community at large. The community, in coordination with City staff, developed parameters for the site, informed the selection of the development team, and worked to refine the development proposal to best serve the surrounding community needs. Pursuant to this Exhibit R, the community will have continued participation in the development and ongoing operations of the Project. This Exhibit R summarizes the minimum obligations for ongoing community participation, including those related to design, construction and operations.

1. STANDARDS OF COMMUNICATION

Developer will provide continuity in the community engagement process across the various phases of the Project, including pre-entitlement, design, pre-construction, construction, and ongoing operations. Community leaders and organizations, especially those who have served on the BRCAC, and established community groups, will continue to serve as liaisons to the broader community with regard to the Project, including meeting planning, community outreach, and Project updates. Developer is responsible for maintaining ongoing communication.

Prior to sunsetting, the BRCAC will provide recommendations to Developer on establishing ongoing communications and community engagement. Upon the sunset of the official BRCAC, Developer will commit to meeting the following standards of communication for all notices, meetings, and information required as part of community engagement.

Developer will maintain a list and contact information for interested members of the public and will provide all notices and meeting invitations to members of the public who elect to join said list. Additionally, Developer will provide specific notice to the neighborhood organizations and institutions listed below. Further, Developer will make best efforts to coordinate meeting schedules with the neighborhood organizations and institutions listed below.

* The President of the Westwood Park Neighborhood Association or his or her designee
* A resident of the OMI (Oceanview-Merced-Ingleside) neighborhood
* The President of the Sunnyside Neighborhood Association or his or her designee
* An employee, student, or Trustee of City College of San Francisco
* An employee of Riordan High School

2. OPEN SPACE DESIGN

As required in the Project SUD, Developer will engage the community on the design of any Dedicated Open Space, as follows:

- Developer will conduct a minimum of one pre-application public meeting on design of the Dedicated Open Space prior to submittal of a design review application for the Dedicated Open Space.
- Developer will conduct a minimum of one additional public meeting prior to any approval action on the application. Additional meetings may be required at the discretion of the Planning Director.
- All meetings will be conducted at, or within a one-mile radius of, the Project Site, and the pre-application meeting will be subject to the Planning Department's pre-application meeting procedures, including but not limited to, the submittal of required meeting documentation. Developer will invite a Planning Department representative to such meetings.

3. OPEN SPACE OPERATIONS AND PROGRAMMING

The Project will create new Dedicated Open Spaces, each of which will be important community benefits for the residents of the Project and the surrounding neighborhoods. Ongoing operations and programming of the Dedicated Open Spaces will benefit from ongoing community collaboration.

Open Space Advisory Committee. As required by the Regulations Regarding Access and Maintenance of Open Space Improvements and Dedicated Open Space for the Project, Developer will establish and maintain an advisory committee for the life of the Agreement to provide the opportunity for members of the public to provide ongoing input on the use, maintenance, and/or operation of the new parks and opens spaces at the Project Site (the "**Open Space Advisory Committee**"). Developer will establish the Open Space Advisory Committee prior to the first annual meeting described below. The Open Space Advisory Committee will include representation from the following groups, provided that if any such group fails to fill its seat then such seat will remain vacant unless and until the applicable group designates a representative:

* The President of the Westwood Park Neighborhood Association or his or her designee
* A resident of the OMI (Oceanview-Merced-Ingleside) neighborhood
* The President of the Sunnyside Neighborhood Association or his or her designee
* Two representatives from the City College of San Francisco community, including employees, students, and Trustees
* A person who owns a business located on Ocean Avenue
* The President of the Balboa Reservoir HOA (Affordable) or his or her designee
* A Balboa Reservoir Townhome Unit representative

* An employee, student or parent of Riordon High School or Lick Wilmerding or Sunnyside Elementary
* Two at-large seats, ideally neighbor/resident from Mercy/Avalon on Ocean Avenue

Annual meeting. As described in Exhibit C-3 to the Agreement, Developer will host an annual public meeting after the Open Space Advisory Committee is formed including residents of Balboa Reservoir and the surrounding community. The meeting will provide the opportunity for the City, members of neighborhood organizations, and members of the public to comment on Developer's use, maintenance, and/or operation of the Dedicated Open Spaces. Developer will host a minimum of one (1) public meeting per year and will post notice online inviting neighborhood organizations and members of the public to attend. Such notice also will be provided to the Planning Department.

4. BUILDING DESIGN

Community Input on Building Design. Developer will engage the community on the design of residential buildings. As required in the Project SUD, Developer will conduct a minimum of one pre-application public meeting prior to submittal of a design review application for a Building. The meeting will be conducted at, or within a one-mile radius of, the Project Site, but otherwise subject to the Planning Department's pre-application meeting procedures, including but not limited to the submittal of required meeting documentation. Developer will invite a Planning Department representative to such meeting.

5. CONSTRUCTION MANAGEMENT

Construction Management, Communication with the Community. Developer will provide ongoing community coordination during the construction period, which will provide information to members of the public and offer a clear point of contact for community issues and concerns.

Community Liaison. Developer will have a dedicated community liaison prior to the start of construction. Contact information for the community liaison will be made available to the public, consistent with the standards for communication. Neighbors can communicate concerns or questions directly to the community liaison who will be stationed on site and will respond during business hours. Developer will also provide a 24-hour number for afterhours questions or concerns.

Timely Information. Prior to construction start, Developer will provide an updated construction plan and timeline, and will provide information for neighbors about where to find key information about the Project's progress. During the construction process, Developer will provide regular updates to interested neighbors via email, the project website, and other identified forums.

Standard construction hours will be 7am – 8pm, 7 days a week. For construction activities that may require work beyond the standard construction hours (such as large concrete pours), a

special permit must be obtained from the SF Department of Building Inspections. Developer will notify the community prior to any after-hours work as part of its regular information updates.

Annual Meetings. Developer will host a minimum of two (2) public meetings per year during construction including residents of the Project (if applicable) and the surrounding community. The meeting will provide the opportunity for neighborhood organizations and members of the public to comment on Developer's construction management. Developer will post notice online inviting neighborhood organizations and members of the public to attend. Such notice also will be provided to the Planning Department.

6. SPECIFIC CONSTRUCTION MEASURES

To the extent of any conflict between the measures described in this Exhibit R and those required by the Mitigation Monitoring and Reporting Program ("**MMRP**") for the Project attached to the Agreement as Exhibit F, or applicable laws (e.g., construction hours), the MMRP or applicable laws will control.

Noise. The development team will prepare a Noise Control Plan, in consultation with an acoustical consultant and reviewed and approved by the Planning Department to reduce noise impacts to the surrounding neighborhood and institutions during construction. The Noise Control Plan will include the following commitments:

- Developer will conduct the noisiest work (the parking lot and berm demolition) at times that will cause the least disturbance to surrounding neighbors. This work will take place between the hours of 9am and 4pm, and to the extent that it does not extend the overall construction schedule, the team will endeavor to complete all of it during times when Riordan High School is not in session.
- Whenever feasible, shield stationary construction equipment in order to reduce noise levels, and on-site work that produces noise (such as work using rock/concrete crushers and compressors) will be located as far from adjacent or nearby sensitive receptors as possible.
- Although not required by any specific plan or code, Developer will establish a rule prohibiting the use of radios or amplified music at any time during construction.
- Developer will create a weekly noise monitoring log that will be made available to the planning department upon request. The log will include any noise complaints received, whether in connection with an exceedance or not, and any noise complaints received through calls to 311 or DBI if the contractor is made aware of them.
- Any weekly report that includes an exceedance or for a period during which a complaint is received will be submitted to the planning department within three business days following the week in which the exceedance or complaint occurred.
- Developer will mandate that construction equipment utilize best available noise control techniques.
- Developer will establish locations for noise monitoring, usually at site borders.
- Developer will make the noise monitoring log accessible to public upon request.

Air Quality. Developer will implement all measures in the Site Mitigation Plan that was reviewed and approved by San Francisco's Department of Public Health (including the components of a dust monitoring plan) and the final construction Dust Monitoring Plan to be approved by DPH prior to commencement of construction. The two plans cover topics including odor control, dust control, and soil management during construction.

- The final Dust Monitoring Plan will be approved by the City's Department of Public Health and shared with the community and will include the following:

    - Covering soil stockpiles with plastic sheeting;
    - Watering uncovered ground surface at the Site; use of water will be limited to prevent runoff;
    - Misting or spraying of soil during excavation and loading;
    - Emplacement of gravel and/or rubble plates on-Site access roads as feasible;
    - Trucks hauling soil from the Site will be covered;
    - Visible dust will be monitored during excavation and subsurface demolition;
    - The soil drop height from an excavator's bucket onto soil piles or into transport trucks will be minimized;
    - Windbreaks will be deployed as necessary;
    - If necessary, the area of excavation may be limited to reduce dust generation;
    - Site vehicle speed limits;
    - Street sweeping;
    - Termination of excavation if winds exceed 25 mph; and,
    - Addition of soil stabilizers and other responses as-needed.
    - Public notification processes and requirements if the maximum particulate level is exceeded.
    - Dust monitoring logs/data will be available to the public upon request in a timely fashion. If excessive dust levels occur, mitigation must be immediately implemented, and when necessary, construction will be halted until action has been cured.
    - The dust monitors will be set up on a daily basis, for the first week of each new, potential dust-generating activity conducted at the Site (e.g., one week of dust monitoring at the start of grading, one week of dust monitoring at the start of excavation, etc.).

- The dust monitors will be set up by dust monitoring personnel at the start of each workday prior to the start of the dust generating activity and taken down at the conclusion of each workday.
- Additionally, dust monitoring personnel will be present on-Site to monitor field conditions and consult with contractor personnel on suitable dust suppression measures.
- Dust Monitoring will continue to occur at:
  - The first week of each new dust-generating activity;
  - the day of and/or the day after an exceedance of required threshold levels;
  - The day of and/or the day after visual observation of fugitive dust, if any; and
  - The day of and/or the day after neighbor complaints of dust if any.
- Two dust monitors will be placed at the Site perimeter (one upwind and one downwind location). Additional dust monitors will be placed at the western and southern boundaries near the adjacent residential buildings during all excavation and soil handling activities, if needed. Wind direction will be evaluated based on a windsock or flag located at the Site as well as a weather forecasting and reporting website. Dust monitor locations will be re-located in the case of significant changes in the wind direction. The locations of the dust monitors will be recorded in dedicated field logs The dust monitors will be capable of continuous, real-time monitoring data-logging, and data transmission, and be able to trigger visual and/or remote alarms consisting of a flashing light, or similar, to alert on-Site monitoring and/or contractor personnel an action level has been exceeded.
- The remote alarm, if used, will consist of a text message, email, phone message, or similar, to alert off-Site monitoring personnel an action level has been exceeded. Dust monitoring logs/data will be available to the public upon request.

Construction Emissions Minimization Plan (CEMP). A Construction Emissions Minimization Plan will be prepared for the project and approved by the Planning Department's Environmental Review Officer prior to the start of construction. The CEMP will ensure compliance with specific regulations related to construction equipment, construction-related truck emissions, and notification requirements. The CEMP will include the following commitments:

- If the primary construction route to the Project needs to change from 280 and Ocean Avenue to Frida Kahlo Way to North Road, it will be approved by SFMTA in Developer's construction plan and shared with the community as a part of ongoing coordination.
- Paints used during construction will be Low-VOC coatings.
- All off-road construction equipment will meet or exceed standards specified in the MMRP (e.g., tier 4 final engines), unless a specific waiver is granted by the City's Environmental Review Officer, as specified in the MMRP. The MMRP also specifies project sponsor monitoring commitments to ensure compliance with these standards.
- Portable diesel engines will be prohibited for on-site construction work since grid power will be available throughout the site during all phases of construction.

- Diesel engines for on- or off-road equipment will not be left idling on the site at any time for more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions).
    - Engine Requirements:
        - All off-road equipment greater than 25 horsepower will have engines that meet Tier 4 Final off-road emission standards.

- Renewable diesel will be used to fuel all diesel engines unless it can be demonstrated to the Environmental Review Officer (ERO) that such fuel is not compatible with on-road or off-road engines and that emissions of ROG and NOx from the transport of fuel to the project site will offset its NOx reduction potential.

EXHIBIT S
CITY COLLEGE COLLABORATION AND COMMITMENTS

EXHIBIT S

CITY COLLEGE COLLABORATION AND COMMITMENTS

This Exhibit S describes key obligations of Developer and points of collaboration between the Developer and San Francisco Community College District (the "**College**"). All capitalized terms used in this Exhibit S and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a California Delaware limited liability company (the "**Agreement**") to which it is attached. The Balboa Reservoir project is adjacent to the City College of San Francisco's Ocean Avenue campus. City College has participated in the ongoing community planning process for the Balboa Reservoir, including participation in the developer selection process, representation by a College trustee on the Balboa Reservoir Community Advisory Committee (BRCAC), and ongoing conversations with City staff and the Developer. Additionally, the College currently leases a portion of the lower reservoir for parking.

This Exhibit summarizes the Developer's agreement for ongoing collaboration with the College as well as specific commitments to provide community benefits to the College. The commitments detailed in this exhibit are consistent with a Memorandum of Understanding approved by the College Board of Trustees on August 6, 2020. Pursuant to Section 3.6 of the Agreement, Developer will comply with the key obligations to the College described below.

Educator Housing.

As detailed in Exhibit D of the Agreement, Developer will provide 150 units designated as affordable educator housing, serving households where at least one person is a full-time employee of the College or the San Francisco Unified School District ("**SFUSD**"), with priority to College Faculty and staff. Units that cannot be filled by the College will then be made available to SFUSD. Rents will be set for moderate-income household earning between 70%-130% AMI, with an average of 100% AMI. Developer will make best efforts to provide any educator units with a rental rate or purchase price set above 120% of AMI at a minimum occupancy of two persons. Occupancy will be no sooner than 2024. In addition, the 150 units of affordable educator housing will be of comparable construction and finishes similar to those market rate and affordable units, and with a similar suite of building amenities.

Culture and Climate.

As detailed in Exhibit R of this Agreement, Developer will create an Open Space Advisory Committee that will review the management, maintenance, operations, and programming of the Dedicated Open Spaces on the Project Site.

- The College will have two permanent seats on the Open Space Advisory Committee, alongside adjacent neighborhood groups and other community stakeholders.

- Developer and the Open Space Advisory Committee will collaborate with the College on bringing in College-centered and student-led programming as part of the activation and programming of the Dedicated Open Spaces.

Developer will incorporate the City's Caution Against Racially Exploitative Non-Emergencies (CAREN) Act upon adoption by the Board of Supervisors in the governing documents of the Open Space Advisory Committee and the rules and regulations that are developed for the Dedicated Open Space as detailed in Exhibit D to Exhibit C-1 of the Agreement.

Developer will work with the College to develop a program to commission student artists to create art/art exhibitions for the Project, with a goal of bringing College art and culture into the Project.

Parking.

As detailed in Exhibit J of this Agreement, Developer will provide up to 450 public parking spaces that will be available to the College community during weekday daytime hours.

Developer will provide parking solutions detailed herein to provide continuity of parking availability for the College community, particularly during the peak parking demand period in the first two weeks of semesters.

- "Pinch Point" Parking. Due to the necessity of grading the Project Site, and of building the Phase 2 buildings, there may be times during the construction process when interim parking cannot be made available. In the event that one of these times coincides with the first two weeks of a College fall or spring semester (which are identified in the College's 2019 Fehr & Peers Transportation Analysis as the times of peak College parking demand), Developer will fund the reasonable cost for the College to use a valet service to expand the capacity of its other parking lots on campus during this period.

- Dedicated College parking spaces. Developer and the College will collaborate to develop a program by which a portion of the new public parking spaces can be reserved for members of the College community at certain days of the week and times of day. The intent of this program will be to ensure parking availability for the College at times of primary College activity, while also allowing for spaces to be utilized to serve other populations at off-peak times.

- College Parking Pricing. As permitted pursuant to Exhibit J, Developer may negotiate special parking pricing for priority College populations. Developer and the College will collaborate to develop a pricing program and enforcement mechanism that recognizes the need for parking pricing to be affordable to the College students. The maximum amount charged to a College student under this program will be no more than the greater of: (i) the basic daily rate charged for daily parking in College campus lots, or (ii) $6 per day, increasing annually by no more than the Consumer Price Index.

Transportation Benefits for College Students.

Developer will provide a one-time contribution to the College, in the amount of $400,000, to help support the implementation and effectiveness of a new College Transportation Demand Management program, particularly to benefit student transportation needs and planning.

Coordinating Construction Activities.

In addition to Developer's obligations described in Exhibit R, Community Engagement, and Exhibit F, the MMRP, Developer and the College will use best efforts to coordinate future construction of the Project and the College facilities master plan, including the Diego Rivera theater and the STEAM building.

- Developer and the College will identify primary point(s) of contact who will manage construction coordination and planning efforts.
- Developer and the College will have regular meetings to coordinate schedules of construction activities, and update as to any changes in schedules, construction activities, and conditions.
- Developer will use diligent good faith efforts to collaborate with the City and the College to address and resolve all matters related to construction of the roads and subterranean infrastructure, geothermal wells and related considerations outlined in the Amended Access Easement Agreement and Deed between the City and the College.
- Developer and the College will use diligent good faith efforts to collaborate on scheduling for the utility and road construction work, with the goal of minimizing disruption to the College and the Project to the extent feasible.

Existing Geothermal Wells.

Developer will collaborate with the College engineering staff and consultants on the process for removal of the geothermal wells, and will use commercially reasonable efforts to remove or cap the wells in such a way that the remaining geothermal well system can remain in working order.

EXHIBIT T
PAYMENT GUARANTY

PAYMENT GUARANTY

THIS PAYMENT GUARANTY (this "**Guaranty**") is given as of the ___ day of _____, 2021, by AVALONBAY COMMUNITIES, INC., a Maryland corporation, with an address at 4040 Wilson Boulevard, Suite 1000, Arlington, VA 22203 ("**Guarantor**") to BHC BALBOA BUILDERS, LLC, a California limited liability company, with an address at c/o BRIDGE Housing, 600 California Street, Suite 900, San Francisco, CA, 94108 ("**BHC**").

WITNESSETH

WHEREAS, RESERVOIR COMMUNITY PARTNERS, LLC, a Delaware limited liability company ("**RCP**") and the City of San Francisco, California (the "**City**") are the parties to that certain Development Agreement dated _____ (the "**DA**").

WHEREAS, all initial capitalized but undefined terms used herein shall have the meaning set forth in the DA.

WHEREAS, BHC and AVB BALBOA, LLC, a Delaware limited liability company ("**AVB**") are the sole members of RCP.

WHEREAS, on or about the date hereof, RCP has or will assign all of its rights and obligations under the DA to BHC, and BHC will become the "Developer" thereunder. As used in this Guaranty, "BHC" includes any successor Developer to BHC under the DA.

WHEREAS, BHC intends to Transfer the Initial Market Rate Parcels to AVB.

WHEREAS, pursuant to Section 12.3 of the DA, in connection with the Initial Market Rate Parcel Transfers, the Transferee must pay the Transferee Payments to the Developer, including, without limitation, the Phase Two Transferee Payment in the amount of $4,616,536.00.

WHEREAS, Guarantor is the sole member of AVB, and therefore, will be directly benefitted by the DA and this Guaranty. Guarantor has received adequate consideration for executing and delivering this Guaranty to BHC.

NOW, THEREFORE, to induce BHC to assume the DA, the undersigned Guarantor hereby agrees as follows:

1. **Guaranteed Obligation**. Guarantor hereby irrevocably and unconditionally guarantees the Transferee's obligation to pay the Phase Two Transferee Payment in the amount of $4,616,536.00 to BHC under the DA by the Phase Two Payment Date (the "**Guaranteed Obligation**"). A termination of the DA shall terminate all of Guarantor's obligations under this

Guaranty, except only in the event that the Transferee's obligation to pay the Phase Two Transferee Payment to the Developer under the DA arose prior to or upon the date of such termination.[1]

(a) **Performance**. Guarantor agrees to perform the Guaranteed Obligation at its sole expense promptly after receiving BHC's demand for Guarantor's performance under this Guaranty.

(b) **Direct Action Permitted**. Guarantor's obligations under this Guaranty are independent of BHC's obligations to Guarantor. Accordingly, BHC may: (i) enforce any of its rights under this Guaranty independently of its other rights or remedies; (ii) bring an action against Guarantor without first proceeding against any third party or any form of collateral or additional security, regardless of whether such third party is joined in the action; and (iii) join Guarantor in any action against any third party to enforce the Guaranteed Obligation.

2. **Waiver by Guarantor**.

(a) Guarantor hereby waives notice of the acceptance of this Guaranty and of any and all obligations hereunder, including any renewals, extensions and modifications hereof. Guarantor hereby expressly waives any right (pursuant to any law, rule or arrangement or relationship) to compel BHC to sue under or enforce the DA or any document executed in connection therewith, to proceed against or exhaust any other guaranties or other security or to pursue any other remedy in the power of BHC, to assert or plead any statute of limitations relating to this Guaranty or the DA, and the failure of BHC to do so shall not exonerate, release or discharge Guarantor from its absolute, unconditional and independent performance of the obligations guaranteed hereunder. Guarantor hereby agrees to perform the obligations guaranteed hereunder whether or not they are validly enforceable against AVB or Transferee or shall have been incurred in compliance with any of the conditions applicable thereto. Guarantor also hereby waives presentment, protest, notices of any kind (except for notices expressly provided for in this Guaranty), demand or any action on delinquency in respect of the obligations guaranteed hereunder and further waives any and all defenses available to Guarantor in connection with the performance and/or existence of the obligations guaranteed hereunder. So long as AVB shall remain an affiliate of Guarantor, Guarantor waives notice of default in the payment of the Transferee Payments (but the foregoing shall not be deemed a waiver of any notice required to be given by BHC to AVB), it being agreed that if AVB is no longer an affiliate of Guarantor and BHC has been notified of such non-affiliation, then BHC will give Guarantor notice

[1] If DA terminates in between deferral of the Phase 2 Payment and pulling of the site permit then Phase 2 Payment would still need to be made and applied to project costs. Section 12.3 of DA will be modified accordingly.

contemporaneously with the giving of any notice by BHC to AVB at the address set forth above or such other address as shall be designated by Guarantor from time to time.

(b) In accordance with Section 2856 of the California Civil Code ("**CC**"):

(i) Guarantor agrees to withhold the exercise of any and all subrogation and reimbursement rights against AVB and other Transferees, against any other person or entity affiliated with AVB or another Transferee, and against any collateral or security for any of AVB's or another Transferee's obligations hereunder guaranteed by Guarantor, including, without limitation, any such rights pursuant to CC Sections 2847 and 2848, until such obligations have been indefeasibly paid and satisfied in full, all obligations owed to BHC under this Guaranty have been fully performed, and BHC has released, transferred or disposed of all of its right, title and interest in such collateral or security, and AVB or any other Transferee has complied with all of its obligations under this Guaranty; and

(ii) Guarantor waives, as to BHC, any and all other rights and defenses available to it by reason of CC Sections 2787 to 2855, inclusive.

No other provision of this Guaranty shall be construed as limiting the generality of any of the covenants and waivers set forth in this Section 2(b).

(c) Guarantor waives any defense to enforcement of this Guaranty based on the impairment or destruction of its right of subrogation, reimbursement, contribution, or indemnification for any amounts paid or cost incurred by Guarantor under this Guaranty and defense at law or in equity, including any rights with respect to real property security under section 580d of the California Code of Civil Procedure, as interpreted in *Union Bank v. Gradsky* (1968) 265 Cal.App.2d 40, or under one or more of sections 580a, 580b, or 726 of the California Code of Civil Procedure.

(d) Guarantor waives all rights to require BHC to do any of the following: (i) seek performance of the Guaranteed Obligation from Transferee or any other party, or marshal assets or liens, before seeking performance of the Guaranteed Obligation from Guarantor; and (ii) enforce any remedy that BHC has against Transferee or any other party at any time.

(e) Guarantor expressly agrees that (i) each of the waivers given in this Guaranty is made with full knowledge of its significance and consequences; (ii) under the circumstances, the waivers are reasonable and not contrary to public policy or law; and (iii) if any waiver is determined to be contrary to any applicable law or public policy, that waiver will be effective only to the maximum extent permitted by law, and no other waiver will be affected.

3. **Guaranty Unconditional**. This Guaranty is an unconditional, absolute, present, and continuing guaranty and is a guaranty of payment and performance, not of collection and enforcement. Guarantor's obligations under this Guaranty are direct and primary. Without limiting the generality of the foregoing, Guarantor shall not be released, discharged or otherwise affected by the existence of any claim or set-off which Guarantor or AVB has against BHC (provided that

nothing in this Guaranty shall prevent the assertion of any claim by separate suit as set forth in Section 4, below), any change in the structure or ownership of AVB, or any dispute between or among Guarantor, BHC, AVB or any Transferee.

4. **Defenses**. Guarantor waives and agrees not to assert or take advantage of any defense that may arise by reason of (a) the incapacity, lack of authority, death, or disability of BHC or any other person; (b) any BHC election in a proceeding under the United States Bankruptcy Code, as amended (11 U.S.C. §§ 101 et seq.); (c) any borrowing or granting of a security interest under the United States Bankruptcy Code; (d) BHC's election of any remedy against Guarantor, BHC, AVB, or any other party even if such election destroys Guarantor's rights of subrogation and reimbursement against Transferee or any other security holder by operation of law or otherwise; (e) BHC's taking, modification, or releasing of any collateral or guarantees, or failure to perfect any security interest in, or the taking of or failure to perfect any other action with respect to any collateral securing performance of obligations under the DA; (f) BHC's sale, transfer, or assignment of any portion of its interest in the DA or the Property; (g) prior actions or proceedings by Transferee against BHC or Guarantor following a default by Transferee under the DA or any related document; (h) any act or omission by City or BHC that directly or indirectly results in or aids the discharge of Transferee or the Guaranteed Obligation by operation of law or otherwise, unless the discharge results in the full satisfaction of the Guaranteed Obligation; (i) any offset by Guarantor against any obligation now or later owed to Guarantor by BHC or any other person, regardless of any act or omission that might otherwise operate as a legal or equitable discharge of Guarantor; and (j) all benefits under California Civil Code sections 2787-2855, inclusive, and California Civil Code sections 2899 and 3433.

5. **DA Modifications**. Guarantor agrees that this Guaranty shall remain and continue in full force and effect as to any amendment, modification, renewal or extension of the DA made with the prior written consent of Guarantor in each instance, except that no consent of Guarantor shall be necessary for the same to be binding upon Guarantor so long as AVB is an affiliate of Guarantor and AVB has consented thereto.

6. **Affiliate**. Notwithstanding anything to the contrary contained in this Guaranty, AVB shall be deemed an affiliate of Guarantor for the purposes of this Guaranty until such time as Guarantor notifies BHC and City in writing that AVB is no longer an affiliate of Guarantor.

7. **Miscellaneous**. This Guaranty shall be binding upon the respective successors and assigns of Guarantor and BHC and shall inure to the benefit of Guarantor and BHC and their respective successors and assigns. Guarantor certifies that Guarantor is a corporation duly organized, legally existing and in good standing under the laws of the State in which it is organized. Guarantor represents and warrants that it has the power and authority to execute and deliver this Guaranty and to perform its obligations under it. Guarantor and BHC agree that any action brought in connection with this Guaranty shall be maintained in any court of competent jurisdiction in the City and County of San Francisco. The laws of California shall govern the terms of this Guaranty. GUARANTOR AND BHC HEREBY EXPRESSLY WAIVE TRIAL BY JURY IN ANY

ACTION OR PROCEEDING ON ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS GUARANTY.

NOW THEREFORE, this Guaranty is made as of the date first above written.

GUARANTOR:

AvalonBay Communities, Inc.,
a Maryland corporation, its sole member

By:_____
Name: Joe Kirchofer
Title: Vice President - Development

AGREEMENT AND CONSENT

The undersigned hereby agrees and consents to the terms of this Guaranty and agrees to be bound by the terms and provisions of this Guaranty.

BHC:

BHC BALBOA BUILDERS, LLC,
a California limited liability company,
its Member

By: BRIDGE Housing Corporation,
a California nonprofit public benefit
corporation, its Manager

By:_____
Name:_____
Title:_____

SCHEDULE 1
COMMUNITY BENEFITS LINKAGES

SCHEDULE 1
PHASING PLAN AND COMMUNITY BENEFITS LINKAGES SCHEDULE

Pursuant to Article 4 of the Agreement, the Developer's right to occupy Market Rate Units and/or Townhouse Units is linked to (i) completion of Associated Community Benefits and (ii) its construction and/or funding of a certain number of Affordable Units, as described in the Affordable Housing Program set forth in Exhibit D to the Agreement and in this Phasing Plan and Community Benefits Linkages ("**Linkages Schedule**"). The linkages between the specific Associated Community Benefits/Affordable Housing Units and the associated Buildings, Townhouse Units or Market Rate Units are set forth in this Schedule 1. The anticipated phasing of Buildings and Associated Community Benefits are shown in the table attached to this Schedule 1 as Schedule 1-A, and as further described below. All capitalized terms used in this Linkages Schedule and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and RCP Community Partners LLC, a Delaware limited liability company (the "**Agreement**") to which it is attached.

1. **Phasing Plan.** An overriding principle of the Project is that as Developer constructs Market Rate Units, it will contribute Developer's Affordable Funding Share and cause a like number of Affordable Units to be constructed, subject to City's contribution of City's Affordable Funding Share, as described in the Affordable Housing Program attached as Exhibit D to the Agreement (the "**Affordability Principle**"). Therefore, Developer's ability to obtain a first certificate of occupancy, including any temporary certificate of occupancy (an "**FCO**"), for any Market Rate Units is conditioned upon Developer's obtaining an FCO for a like number of total Affordable Units in the Project, subject to the terms and provisions of this Schedule 1. The anticipated phasing of the Project is as follows:

a. **Phase 1**. Affordable Parcel E (approximately 124 units), Affordable Parcel F (approximately 154 units); Market Rate Parcels C and D (approximately 260 units), and Townhome Parcels H, TH1 and TH2 (approximately 100 units); Reservoir Park Parcel J, Community Room Parcel E.

b. **Phase 2**. Affordable Parcels A (approximately 182 units), Affordable Parcel B (approximately 70 units), Affordable Parcel H (approximately 20 units); Market Rate Parcel G (approximately 190 units); SFPUC Retained Fee Area Parcel I; childcare center on Parcel B.

c. **Changes to Phasing Plan.** Developer may propose changes to the phasing plan to be considered by the Planning Department. If those changes impact the linkages between the Associated Community Benefits and specific Buildings, Townhouse Units or Market Rate Units, or if the phasing plan changes such that certain Market Rate Parcels or Affordable Parcels are developed in different phases than described in this Linkages Schedule and thus cannot satisfy the Phase 1 or Phase 2 Linkage requirements, then the parties will meet and confer in good faith to attempt to agree to a new linkage requirement that is substantially equivalent and satisfies the Affordability Principle. The Planning Director may grant approval of an amended phasing and linkage requirement in the Planning Director's sole discretion. If the amended phasing includes changes to the phasing of an Affordable Parcel, then the Planning Director will consult with and obtain the consent of the MOHCD Director.

2. **Affordable Housing Linkage.**

a. **Phase 1 Linkage**. Prior to the "Initial Market Rate Parcel Transfer" of the market-rate parcels located within the first Phase of development, Developer must make a minimum payment of $5,770,670 and provide the Developer Assurances that such payment is applied towards Project development costs, as described in Section 12.3 of the Agreement. In addition, Developer must obtain an FCO for the Affordable Units located on Affordable Parcel E and Affordable Parcel F as a condition to the issuance of an FCO for the Market Rate Units located on Market Rate Parcels C and D and any Townhouse Units (except as detailed below for Townhouse Units).

b. **Phase 1 Townhouse Development**. Developer may, in its sole discretion, satisfy the Phase 1 Linkage for the Townhouse Units by paying a site-directed in-lieu fee equal to 33% of the Townhome Parcel's Townhouse Units (the "**Townhouse In-Lieu Fee**"). The methodology for calculating the Townhouse In-Lieu Fee will be as set forth in Planning Code Section 415.5; except that the applicable percentage will be 33% regardless of changes to the percentages otherwise required by Planning Code Section 415.5. The Townhouse In-Lieu Fee will be deposited into an escrow account at a mutually agreed upon title company and will be controlled jointly by City, acting by and through MOHCD, and Developer. City will release funds from the escrow account to Developer for Developer's use for any Affordable Units in Phase 1 or Phase 2. Such release of funds will occur no later than the close of escrow of the construction loan for any Affordable Building requested by Developer. The Townhouse In-Lieu Fee will, in City's sole discretion and upon City's unilateral direction to the escrow holder, be released to MOHCD upon (i) any termination of the Agreement resulting from Developer's Default, as described in Section 9.4.2 of the Agreement, or (ii) upon expiration of the Term of the Agreement.

c. **Phase 2 Linkage**. Prior to either (i) the Initial Market Rate Parcel Transfer of the market-rate parcels located within the second Phase of development, or (ii) if Developer has deferred the Phase Two Payment Date, issuance of the first addendum to the site permit for the first Building in Phase Two, Developer must make the Phase Two Transferee Payment and provide the Developer Assurances as described in Section 12.3 of the Agreement. In addition, Developer must obtain an FCO for Affordable Parcel A and Affordable Parcel B as a condition to the issuance of an FCO for Market Rate Parcel G, unless either of the following scenarios occurs:

i. If Affordable Parcel B contains homeownership affordable housing units that will be constructed using volunteer labor or a "self-help" model of construction, such as those anticipated to be developed by Habitat for Humanity (the "**Self-Help Units**"), then the linkage obligation for the Self-Help Units only will be satisfied upon the commencement of construction of the Self-Help Units and confirmation from the MOHCD Director at the time of commencement that, in the MOHCD Director's reasonable good faith judgment, Developer has demonstrated that these units have adequate financing or other security to complete construction. Subject to subsection (ii) below, all other Affordable Units in Affordable Parcel B must obtain an FCO as a condition to the issuance of an FCO for Market Rate Parcel G unless DBI determines that an FCO for the Affordable Units is not permissible without an FCO of the Self-Help Units, in which case the linkage obligation for the entire Affordable Parcel B will be satisfied upon the commencement of construction if the MOHCD Director determines that all Affordable Units in Affordable Parcel B have adequate financing or other security to complete construction.

ii. If the gap subsidy for either Affordable Parcel A or Affordable Parcel B will be funded entirely by City's Affordable Funding Share, without any contribution of Developer's Affordable Funding Share, Developer may obtain an FCO for Market Rate Parcel G if it has obtained an FCO for the parcel (either Affordable Parcel A or Affordable Parcel B) that requires Developer's Affordable Funding Share.

3. **Reservoir Park.** Construction of Reservoir Park, as described in Exhibit C, must be (i) commenced no later than issuance of a final Certificate of Occupancy for the Market Rate Units in Phase 1, and (ii) completed as a condition to the issuance of the first addendum to any Site Permit for any Building on a Market Rate Parcel in Phase 2 described in Schedule 1-A (i.e., Parcel G). For purposes of this Section 3, construction of Reservoir Park will be considered (i) to have "**commenced**" upon issuance of the appropriate permit for construction (e.g., building permit or similar permit from the appropriate City department), and (ii) "**complete**" when it is sufficiently complete to allow the public to occupy or utilize the space for its intended use, as reasonably determined by the Planning Director.

4. **Community Room**. The Community Room, as described in Exhibit C and Exhibit C-2, must be complete as a condition to the issuance of the FCO for the Building in which the Community Room is located. For purposes of this Section 4, the Community Room will be considered "**complete**" when the Department of Building Inspection is ready and willing to issue an FCO for the community room.

5. **Public Parking**. The Permanent Public Parking, as described in Exhibit J, must be complete prior to issuance of an FCO for any Building in Phase 2, as identified in Schedule 1-A, unless the Permanent Public Parking is being provided within a Building in Phase 2 in which case the Permanent Public Parking must be complete concurrent with issuance of the FCO for the Building in which the Permanent Public Parking will be located. For purposes of this Section 6, the Permanent Public Parking will be considered "complete" when it is sufficiently complete to allow the public to utilize the space for vehicular parking, as reasonably determined by the Planning Director.

6. **Childcare Center**. The childcare center, as described in Exhibit L, must receive an FCO prior to or concurrent with issuance of the FCO of the Building in which the childcare center is located. For purposes of this Section 7, the childcare center will be considered "**complete**" when it obtains a temporary certificate of occupancy for space in a "**warm shell**" condition, i.e. with the space demised to meet occupancy separation requirements (minus finishes on wall, floor and ceiling), stubs for standard utilities, path to a location for mechanical equipment, storefront and rear access as required, and other items required to obtain a temporary certificate of occupancy to allow a tenant to proceed with its improvements.

7. **SFPUC Open Space & Gateway Landscape**. The open space improvements on the SFPUC Retained Fee Area and Gateway Landscape, as described in Exhibit C must have commenced construction of improvements as a condition of issuance of an FCO for the Market Rate Units in Phase 2, as described in Schedule 1-A (i.e., Parcel G). The open space improvements on the SFPUC Retained Fee Area and Gateway Landscape must be complete by the earlier to occur of (i) three months after the date of the FCO for the building on Affordable Parcel B, or (ii) the expiration of the Term of this Agreement. For purposes of this Section 8, the improvements on

the SFPUC Retained Fee Area and Gateway Landscape will be considered "**complete**" when it is sufficiently complete to allow the public to occupy or utilize the space for its intended use, as reasonably determined by the Planning Director.

8. **Brighton Paseo, San Ramon Paseo**. Brighton Paseo must be complete prior to issuance of the FCO for the later of the Buildings on Parcel A or Parcel B. San Ramon Paseo must be complete prior to issuance of the FCO for the 50th Townhouse Unit. For purposes of this Section 8, the Brighton Paseo and San Ramon Paseo will be considered "**complete**" when they are sufficiently complete to allow the public to occupy or utilize the spaces for their intended use, as reasonably determined by the Planning Director.

SCHEDULE 1-A

Parcel	Approximate Unit Count	Affordable or Market Rate Units	Approximate Size
Phase 1			
Parcel E	124 Units	Affordable	140,000
Parcel F	154 Units	Affordable	181,000
Parcels C & D	260 Units	Market Rate	350,000
Parcels TH1 & TH2	100 Units	Market Rate	200,000
Parcel J Reservoir Park			2 Acres
Parcel L San Ramon Paseo			.12 acres
Public Improvements	[*describe*]		
Phase 2			
Parcel A	182 Units	Affordable	230,000
Parcel B	70 Units	Affordable	90,000
Parcel H	20 Units	Affordable (Self-Help Units)	30,000
Parcel G	190 Units	Market Rate	290,000
SFPUC Open Space & Parcel O			1.2 acres

Gateway Landscape			.07 acres
Parcel K Brighton Paseo			.23 acres
Child Care Facility			100 seats
Community Room			1,000 SF
Public Parking			
Public Improvements	[*describe*]		

SCHEDULE 2-1
SCHEDULE OF IMPACT FEES

SCHEDULE 2-1

SCHEDULE OF IMPACT FEES

Impact Fee Applicable to Project	**Planning Code Section**
Transportation Sustainability Fee	Sec. 411A.1-411A.9

Impact Fees Waived for Project	**Planning Code Section**
Balboa Park Impact Fee	Sec. 422.1-422.4
Residential Child Care Fee	Sec. 414A.1-414A-8
Residential Affordable Housing Fee	Sec. 415.1-415.11

SCHEDULE 2-2
SCHEDULE OF CODE WAIVERS AND AMENDMENTS

The following sections of the San Francisco Municipal Code are waived or modified by this Agreement:

Administrative Code Chapter 56 (Development Agreements).

The provisions of the Workforce Agreement shall attached to the Development Agreement as Exhibit I shall apply in lieu of the provisions of Administrative Code Section 56.7(c), Chapter 82.4, Chapter 23, Chapter 14B and Chapter 6.22.

The provisions of the Agreement regarding any amendment or termination, including those relating to "**Material Change**" shall apply in lieu of the provisions of Administrative Code Section 56.15 and Section 56.18.

In connection with the Agreement, the Board of Supervisors found that the City substantially complied with Administrative Code Section 56, and waived any procedural or other requirements if an to the extent not strictly complied with in the approval and adoption of the Agreement.

The competitive selection process for the disposition of the Project Site and the subsequent negotiation of the Agreement, including the Affordable Housing Program attached to the Agreement as Exhibit D satisfies the intent of Chapter 41B and, to the extent of any non-compliance, Chapter 41B is waived.

In recognition of the Fiscal Feasibility Report adopted by the Board of Supervisor as Resolution 85-18 and the depth of analysis and sophistication required to appraise the Project Site in connection with the sale of the Project Site, the Appraisal Review required by Section 23.3 is waived.

Planning Code

The Impact Fees described in Schedule 2-1 constitute the entirety of impact fees required for the Project. As such, the impact fees described in Article 4 of the Planning Code are waived on the condition that Developer pays the impacts fees and other exactions required by the Agreement.

The Master Infrastructure Plan attached to the Agreement as Exhibit M is deemed to satisfy the requirements of Section 138.1 and, to the extent of any non-compliance, Section 138.1 is waived.

The Affordable Housing Program attached to the Agreement as Exhibit D is deemed to satisfy the requirements of Section 415 *et seq.* and, to the extent of any non-compliance, Section 415 *et seq.* is waived.

The Project Open Space described in Exhibit C and Exhibit C-1 of the Agreement is deemed to satisfy the requirements of Section 422 (Balboa Park Community Improvements Fund) and, to the extent of any non-compliance, Section 422 is waived.

The Child Care Program attached to the Agreement as Exhibit L is deemed to satisfy the requirements of 414A and, to the extent of any non-compliance, Section 414A is waived.

Subdivision Code

A Public Improvement Agreement, if applicable, shall include provisions consistent with the Development Agreement and the applicable requirements of the Subdivision Code and the Subdivision Regulations regarding extensions of time and remedies that apply when improvements are not completed within the agreed time. Accordingly, Section 1348 is waived.

Public Works Code

The Master Infrastructure Plan attached to the Agreement as Exhibit M is deemed to satisfy the requirements of 806(d) and, to the extent of any non-compliance, Section 138.1 is waived.

Health Code

The Board of Supervisors found that the Project will provide substantial water supply benefits by using non-potable water reuse in portions of the Project. The Board of Supervisors further found that, but for specialized and unique water meter configurations, the townhouse condominium units would have been exempt from the application of Article 12C of the Health Code. Finally, the Board of Supervisors found that the immediate and effective construction of the Affordable Units is a high priority due to severe housing and economic conditions existing at this time. As such, the requirements of Article 12C of the Health Code, to the extent such requirements would otherwise apply to the construction of the townhouse condominium units and Affordable Units, are waived.

SCHEDULE 3
SCHEDULE OF PERFORMANCE

SCHEDULE 3

SCHEDULE OF PERFORMANCE

Pursuant to Article 3 of the Agreement and subject to Excusable Delay, the Developer will meet the performance milestones by the dates indicated in the tables below. All capitalized terms used in this Linkages Schedule and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and RCP Community Partners LLC, a Delaware limited liability company (the "**Agreement**") to which it is attached. Once it has Commenced Construction of a particular element of the Project, Developer will diligently pursue such construction to completion.

Phase 0 – Infrastructure

Target Date	Outside Date	Performance Milestone
Starting 2021 and ongoing until secured	Starting 2021 and ongoing until secured	Submit applications for all available and applicable state funding (assuming City collaboration as co-applicant)
6/30/2021	12/31/2022	Submit subdivision mapping application
6/30/2021	12/31/2022	Submit application for building permits for site demolition, sitewide grading, and construction of new utility and street improvements.
12/31/2022	12/31/2022	Close on Project Site with SFPUC pursuant to PSA

Phase 1 – Vertical

Target Date	Outside Date	Performance Milestone
12/31/2021	6/30/2023	Submit Phase Application - Phase 1 (including Design Review Application)
Starting 2021 and ongoing until secured	Starting 2021 and ongoing until secured	Submit applications for all available and applicable state funding for Phase 1 Vertical Buildings (assuming City collaboration as co-applicant)
12/31/2021	Within 6 months after the date of an award of adequate state funding	Submit MOHCD funding applications for Phase 1 Vertical Buildings
12/31/2021	Within 6 months after the date of an award of adequate state funding (subject to program application deadlines)	Submit tax credit applications for Phase 1 Vertical Buildings

Phase 2 – Vertical

Target Date	Outside Date	Performance Milestone
12/31/2023	Within two years after Phase 1 Vertical Construction Commencement	Submit Phase Application - Phase 2 (including Design Review Application)
Starting 2023 and ongoing until secured	Starting 2023 and ongoing until secured	Submit applications for all available and applicable state funding for Phase 2 Vertical Buildings (assuming City collaboration as co-applicant)
12/31/2023	Within 6 months after the date of an award of adequate state funding	Submit MOHCD funding applications for Phase 2 Vertical Buildings
12/31/2023	Within 6 months after the date of an award of adequate state funding (subject to program application deadlines)	Submit tax credit applications for Phase 2 Vertical Buildings