


SFMTA - TASC SUMMARY SHEET

Pre-Staff Date: 10/13/2020
Requested By: SFPW-BSM
Handled: Westley Myles 646-2438
Section Head: BBD 

- Public Hearing Consent**
- Public Hearing Regular**
- Informational/Other**

Approved: _____
Disapproved: _____
Item Held: _____

Location: Front Street at Broadway Street and Vallejo Street

Subject: Tow-Away, No Stopping, Red Zone, Rescind Class II Bike Lane

PROPOSAL/REQUEST:

ESTABLISH – TOW AWAY NO STOPPING ANYTIME
ESTABLISH – SIDEWALK WIDENING

Front Street – east side, Broadway Street to 82 feet northerly, (sidewalk widening for 6-foot wide bulb, removes 3 metered parking spaces #804, #806, #808)

Broadway Street – north side, from 82 feet to 157 feet east of Front Street, (sidewalk widening for 6-foot wide bulb, removes 4 metered parking spaces #64, #66, #68, #70)

Vallejo Street – south side, from 102 feet to 170 feet east of Front Street, (sidewalk widening for 6-foot wide bulb, removes 3 metered parking spaces #67, #69, #71)

TOW AWAY NO STOPPING ANYTIME due to sidewalk improvements for the 88 Broadway Street project

ESTABLISH - RED ZONE
ESTABLISH – SIDEWALK WIDENING

Front Street – east side, Vallejo Street to 32 feet southerly, (sidewalk widening for 6-foot wide bulb, removes 4 metered motorcycle spaces #850, #852, #854, #856 and 1 metered parking space #826)

Vallejo Street – south side, Front Street to 43 feet easterly, (sidewalk widening for 6-foot wide bulb, removes 2 metered parking spaces #85 and #87)

Broadway Street – north side, Front St to 41 feet easterly, (sidewalk widening for 6-foot wide bulb, removes 2 metered parking spaces #76 and #78)

RED ZONE due to sidewalk improvements for the 88 Broadway Street project

RESCIND – CLASS II BIKEWAY (BIKE LANE)

Front Street – northbound, eastside, between Broadway Street and Vallejo Street (Existing substandard width bike lane replaced with sharrows)

(Supervisor District 3)

Westley Myles; Westley.Myles@sfmta.com

BACKGROUND INFORMATION:

HEARING NOTIFICATION AND PROCESSING NOTES:



October 30, 2018

RE: Proposed sidewalk change located at 88 Broadway, fronting AB 0140 Lot 007

London N. Breed
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

The Office of the City and County Surveyor has received a request from the Bridge Housing Corporation to change the official sidewalk width located along the Northern side of Broadway, Eastern side of Front Street, and the Southern side of Vallejo Street, fronting Assessor's Block 0140 Lot 007. The attached plans show the specific locations.

The proposed sidewalk widening will meet the City's Better Streets and Street Design Advisory Team (SDAT) requirements in conjunction with the proposed project to construct two new 6-story mixed-use building.

Special notes for the Project:

1. A lot of existing utility structures or facilities within the extent of project limits will be protected in-place, adjusted to finish grade, and to be removed/relocated.
2. Removal of parking spots and new curb colors are being proposed.

For questions concerning the plans of the project, please contact Joseph McCue at (510) 724-3388 or joseph.mccue@lukassociates.com.

Please inform us within 30 days, whether or not you have any objections to this proposal or if you need additional time/information for review. In the event that you must refer the documents to a public hearing, or a departmental committee, please notify us with the date and time of the scheduled hearing.

Should you have any objections, please state them in writing and include any pertinent maps or other documentation. If you have no objections, please state so by return letter or email.

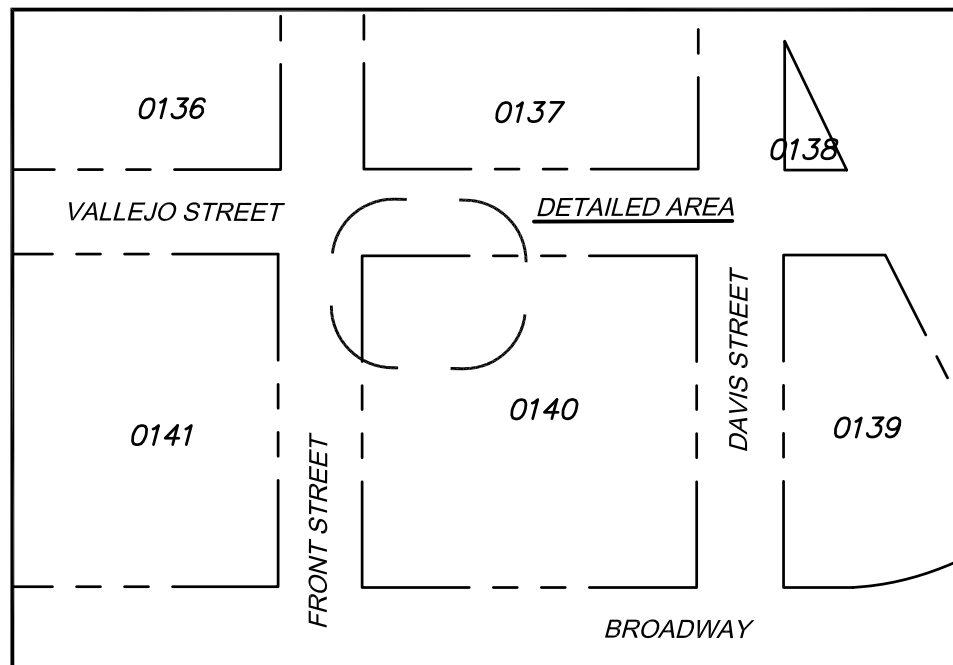
Your prompt response to this request is appreciated. If you have any questions, please call or email at (415) 554-5794 or michael.abella@sfdpw.org.

Attachments: Applicant Cover Letter, Sidewalk Legislation Application, Plans, Photos, and Circulation Letter

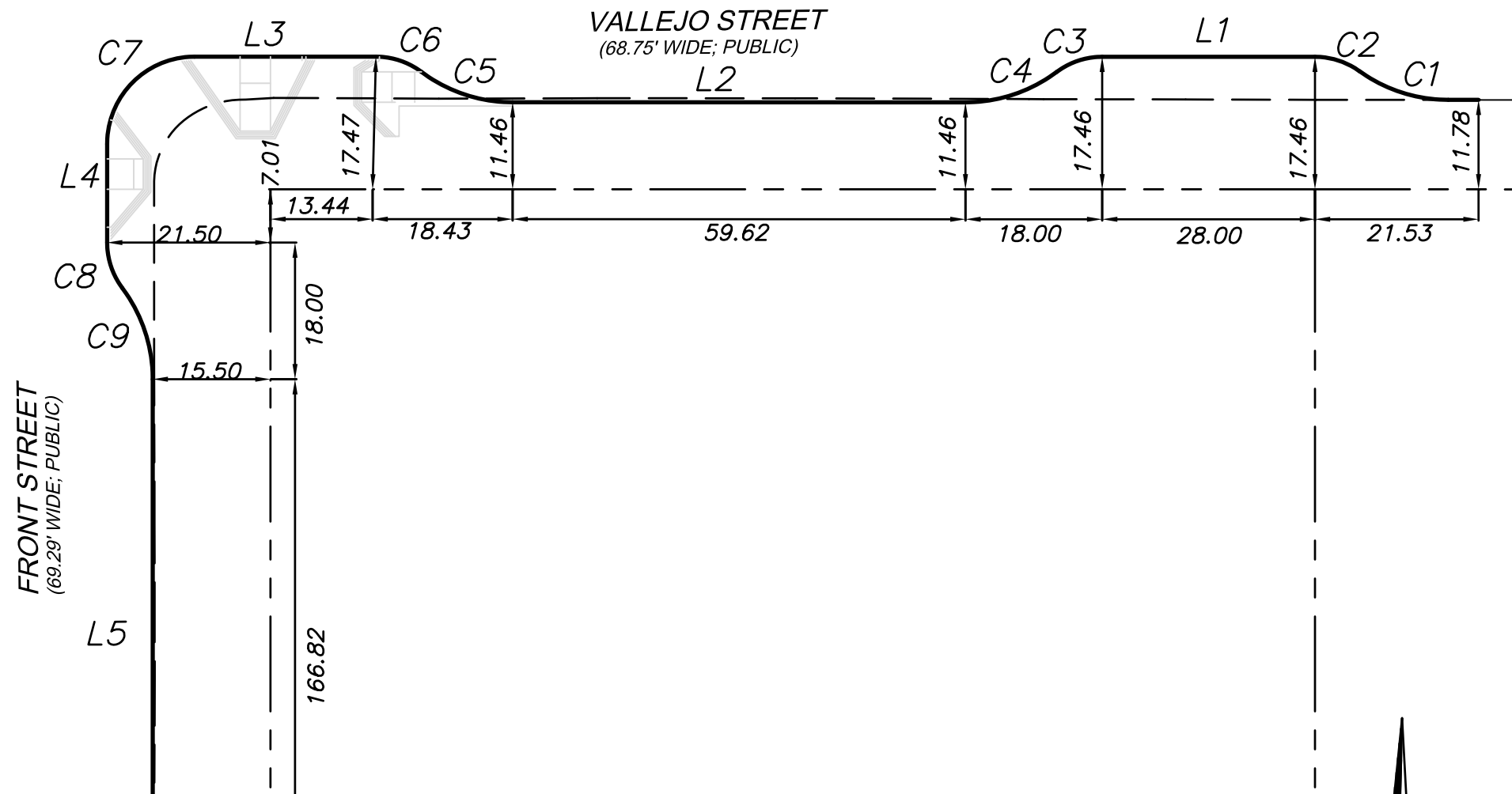
Thank you very much.

Sincerely,
Michael L. Abella, PE

REFERENCE: GM002



VICINITY MAP
NOT TO SCALE

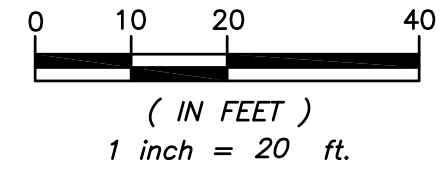


| CURVE TABLE | | | |
|-------------|--------|--------|-----------|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 12.50 | 20.00 | 35°48'42" |
| C2 | 6.25 | 10.00 | 35°49'25" |
| C3 | 6.44 | 10.00 | 36°52'12" |
| C4 | 12.87 | 20.00 | 36°52'12" |
| C5 | 12.87 | 20.00 | 36°52'12" |
| C6 | 6.44 | 10.00 | 36°52'12" |
| C7 | 18.06 | 11.50 | 90°00'00" |
| C8 | 6.44 | 10.00 | 36°52'12" |
| C9 | 12.87 | 20.00 | 36°52'12" |

| LINE TABLE | |
|------------|--------|
| LINE # | LENGTH |
| L1 | 28.00 |
| L2 | 59.62 |
| L3 | 23.88 |
| L4 | 12.97 |
| L5 | 164.09 |

LEGEND

- 0140 007 ASSESSORS BLOCK AND LOT NO.
- NEW CURB LINE
- PROPERTY LINE
- EXISTING OFFICIAL CURB TO REMAIN
- EXISTING OFFICIAL CURB TO BE REMOVED



Joseph Oct 27, 2020 - 1:25pm F:\Jobs\FLE2016\16096A10 88 Broadway, San Francisco\QMAP\QMAP-16096A10.dwg



APPROVED:

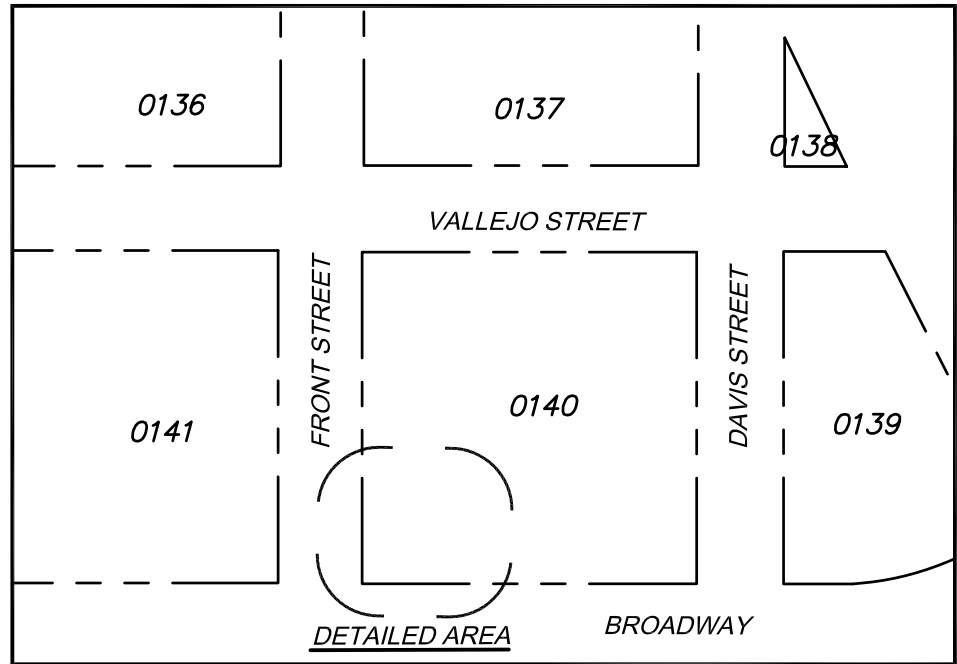
 BRUCE R. STORRS, PLS 6914
 CITY & COUNTY SURVEYOR

DATE _____

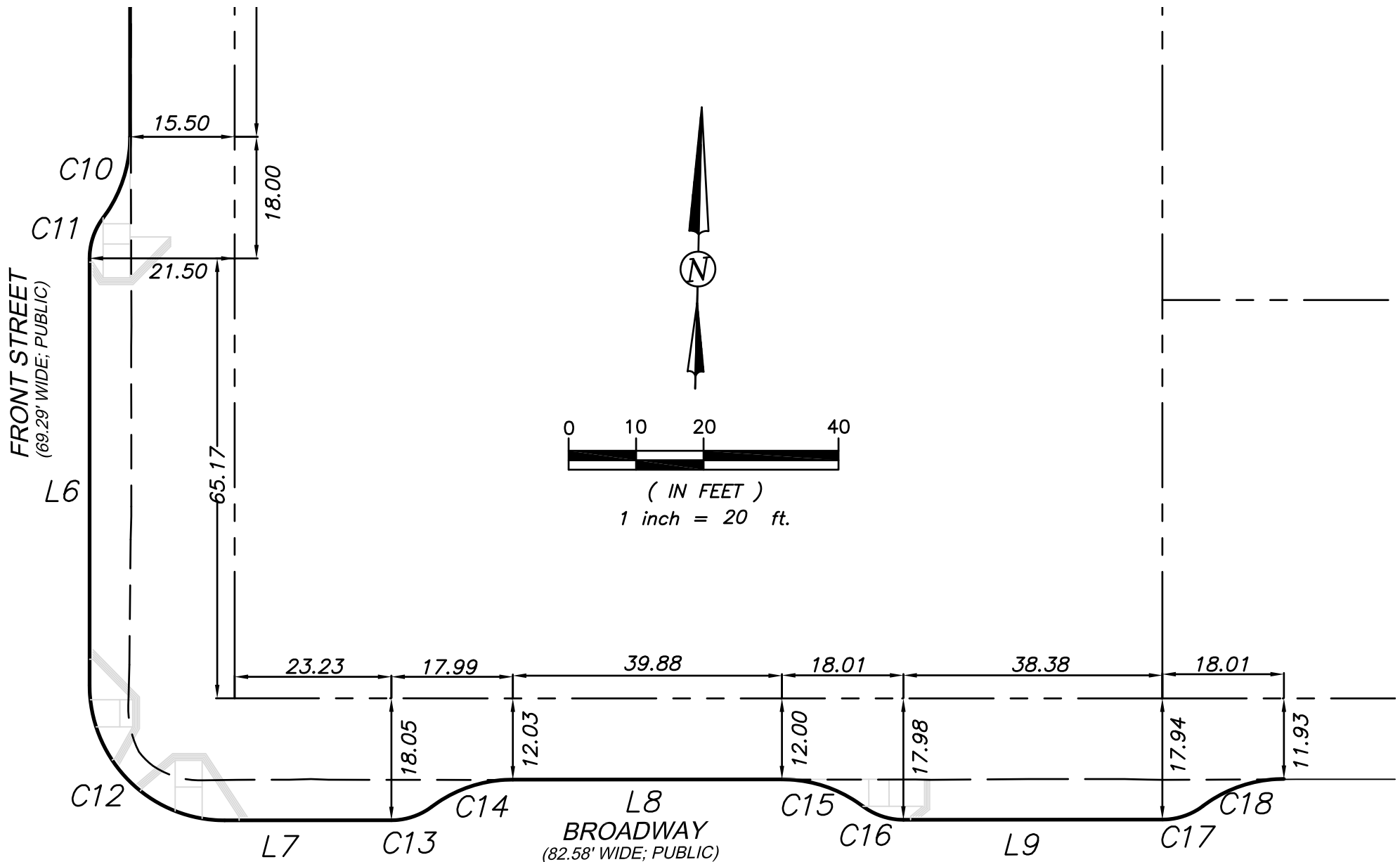
CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE

FILE: _____ SHEET 1 OF 2 SCALE: 1"=20' REVISION _____



VICINITY MAP
NOT TO SCALE



| CURVE TABLE | | | |
|-------------|--------|--------|-----------|
| CURVE # | LENGTH | RADIUS | DELTA |
| C10 | 12.87 | 20.00 | 36°52'12" |
| C11 | 6.44 | 10.00 | 36°52'12" |
| C12 | 31.43 | 20.00 | 90°03'12" |
| C13 | 6.44 | 10.00 | 36°52'12" |
| C14 | 12.87 | 20.00 | 36°52'12" |
| C15 | 12.87 | 20.00 | 36°52'12" |
| C16 | 6.44 | 10.00 | 36°52'12" |
| C17 | 6.44 | 10.00 | 36°52'12" |
| C18 | 12.87 | 20.00 | 36°52'12" |

| LINE TABLE | |
|------------|--------|
| LINE # | LENGTH |
| L6 | 63.24 |
| L7 | 24.72 |
| L8 | 39.88 |
| L9 | 38.40 |

LEGEND

0140 007 ASSESSORS BLOCK AND LOT NO.

———— NEW CURB LINE

----- PROPERTY LINE

———— EXISTING OFFICIAL CURB TO REMAIN

----- EXISTING OFFICIAL CURB TO BE REMOVED

Joseph Oct 27, 2020 - 1:25pm F:\Jobs\FLE2016\16096A10 88 Broadway, San Francisco\QMAP\QMAP-16096A10.dwg



APPROVED:

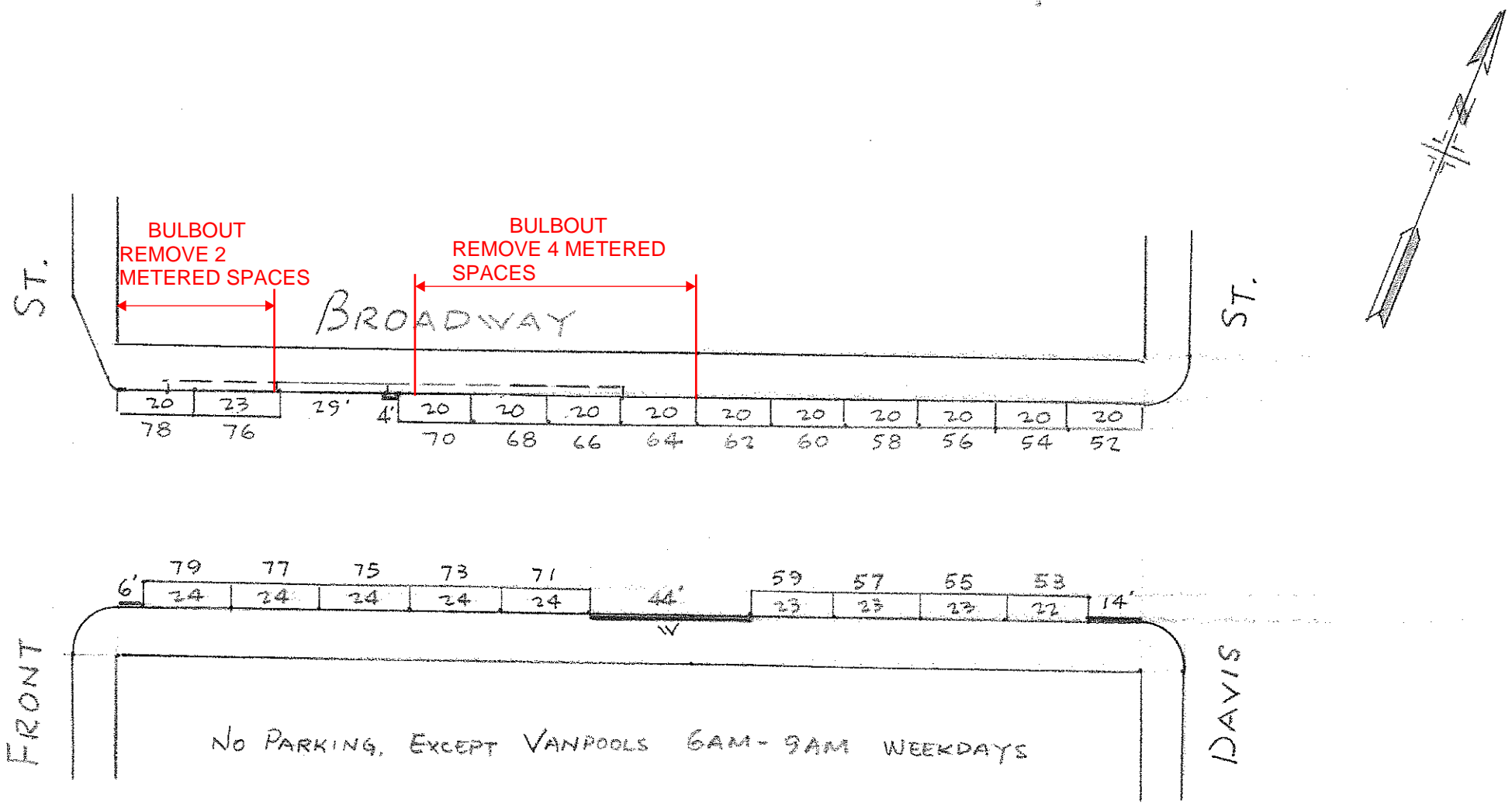
BRUCE R. STORRS, PLS 6914
CITY & COUNTY SURVEYOR

DATE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE

| | | | |
|-------|--------------|---------------|----------|
| FILE: | SHEET 2 OF 2 | SCALE: 1"=20' | REVISION |
|-------|--------------|---------------|----------|

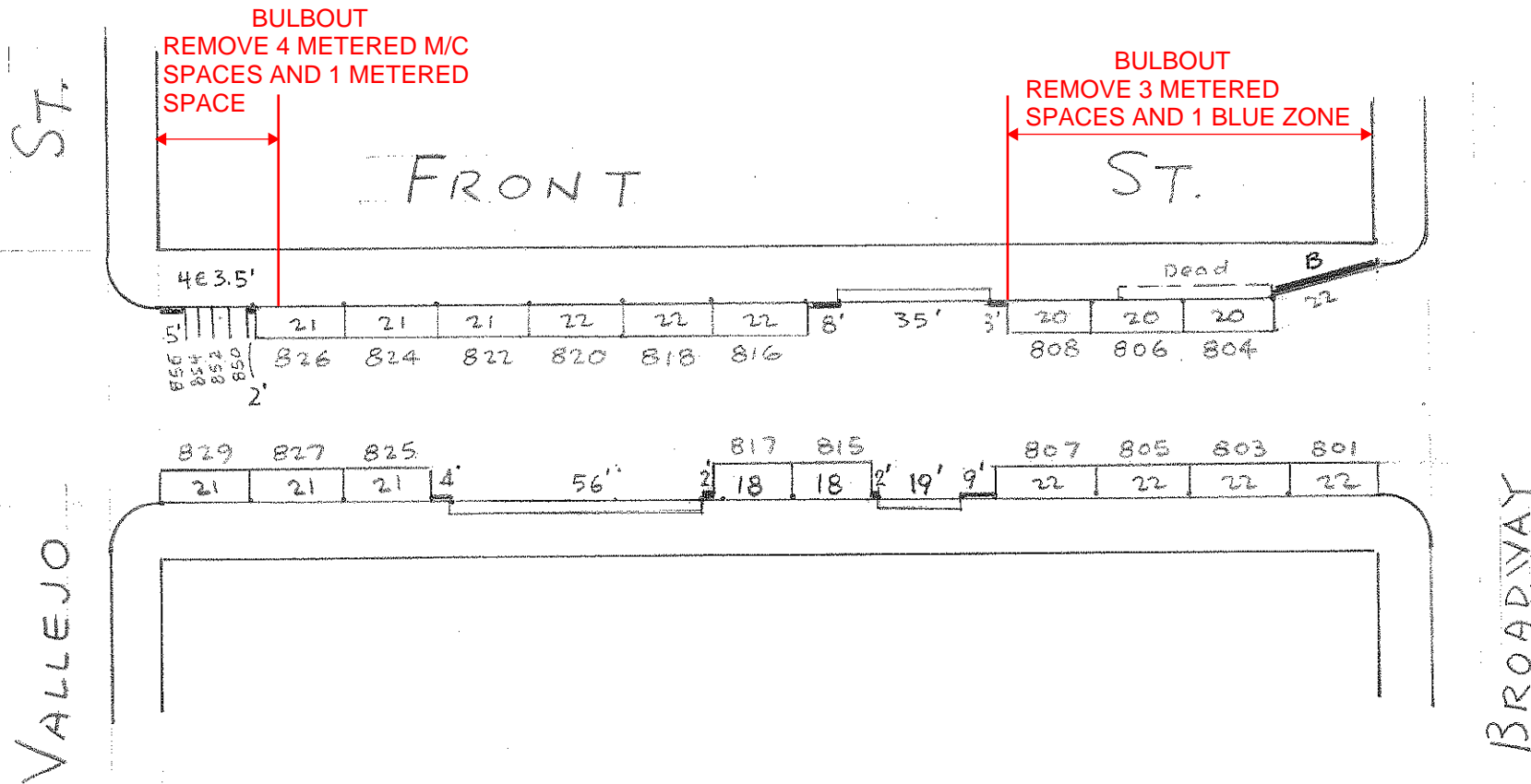


Install (12) meters #52-78 Inc. 5-10-94

CITY AND COUNTY OF SAN FRANCISCO - D. P. T.
PARKING METER SPACES

| TOWAWAY ZONE | | | | REGULAR | | | | | SPECIAL TRUCK LOAD | | | NUMBER OF METERED SPACES | | | | | SCALE 40 KR 5-15-91 | AREA 3 |
|--------------|-------|-------|-------|---------|-------|-------|-------|-------|--------------------|-------|-------|--------------------------|---------|--------|--------|-------|------------------------------|-----------|
| HOUR | 7A-9A | 4P-6P | 7A-6P | 7A-4P | 7A-6P | 9A-4P | 9A-6P | TOTAL | 1P-4P | 1P-6P | TOTAL | 15 Min. | 30 Min. | 1 Hour | 2 Hour | TOTAL | | |
| SIDE | | | | | | | 21 | 21 | | | | | | 21 | | 21 | | |

BROADWAY (050)
 DAVIS ST. TO FRONT ST.

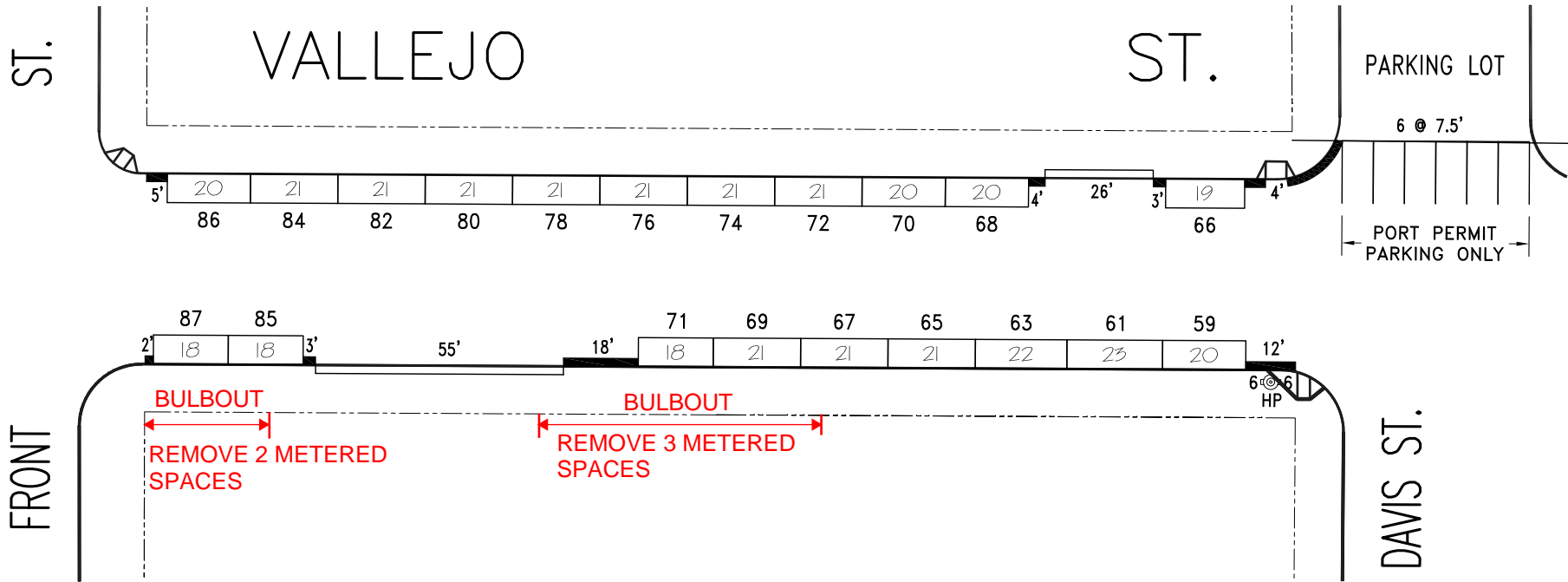


2-HR. TIME LIMIT RES. 11-117 9-29-11
 REMOVE 828 & INSTALL M/C # 850, 852, 854, 856 DIR 3903 6-16-11
 RESTORE METERS 805, 807, 815, 817 6-20-08
 BLUE ZONE EXT. 6-2-98

**CITY AND COUNTY OF SAN FRANCISCO - D. P. T.
 PARKING METER SPACES**

| TOWAWAY ZONE | | | | REGULAR | | | | | SPECIAL TRUCK LOAD | | | NUMBER OF METERED SPACES | | | | | SCALE | AREA |
|--------------|-------|-------|-------|---------|-------|-------|-------|-------|--------------------|-------|-------|--------------------------|---------|--------|--------|-------|---------------|-------------------------|
| HOUR | 7A-9A | 4P-6P | 7A-6P | 7A-4P | 7A-6P | 9A-4P | 9A-6P | TOTAL | 1P-4P | 1P-6P | TOTAL | 10 HR | 30 Min. | 1 Hour | 2 Hour | TOTAL | 40 | FRONT ST. (800) |
| SIDE | | | | | | | 22 | | | | | 4 | | 18 | 18 | 22 | KK 2-15-95 | BROADWAY TO VALLEJO ST. |

3



| NO. | REVISION DESCRIPTION | BY | DATE | DIR/RES | | | | | |
|-----|--------------------------------|----|---------|---------|--|--|--|--|--|
| * | Per field: Port parking meters | JB | 7/12/13 | | | | | | |
| 1 | Convert MS to SS meters - B/S | JB | 8/5/14 | PSF | | | | | |



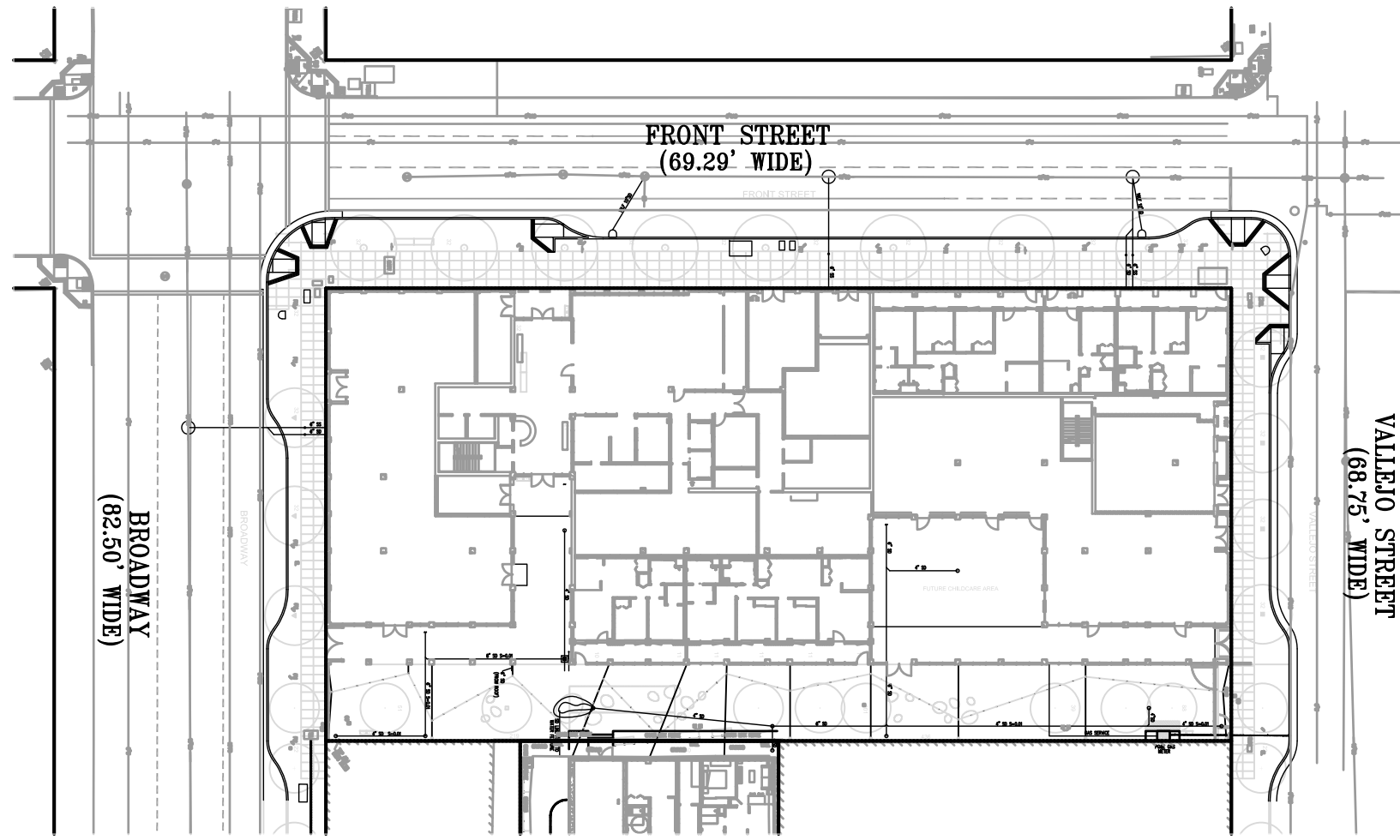
PORT OF SAN FRANCISCO
 CITY AND COUNTY OF SAN FRANCISCO
 PARKING METER SPACES

| SIDE | TOW-AWAY | | METER CT. | | GENERAL | | | LOADING | | | METERED SPACES | | | | | | | |
|------|----------|----|-----------|----|---------|----|--------|---------|----|-----|----------------|--------|--------|------|------|-------|------|-------|
| | AM | PM | SS | MS | GMP | MC | TIMES | DAYS | ML | MTL | 6-W | 15 MIN | 30 MIN | 1 HR | 2 HR | 10 HR | 4 HR | TOTAL |
| ODD | | | | 1 | 9 | | 7A-11P | SU-SA | | | | | | | | | 9 | 9 |
| EVEN | | | | 1 | 11 | | 7A-11P | SU-SA | | | | | | | | | 11 | 11 |

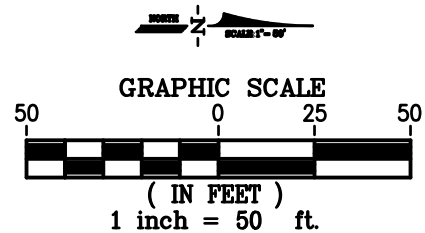
VALLEJO ST. (VJO, 878)
(UNIT) BLOCK
 Meters #878-00XXY
 DAVIS ST. TO FRONT ST.

SCALE: 1"=40' DATE: 7/12/13 BY: JB

AREA
 SF
 Port



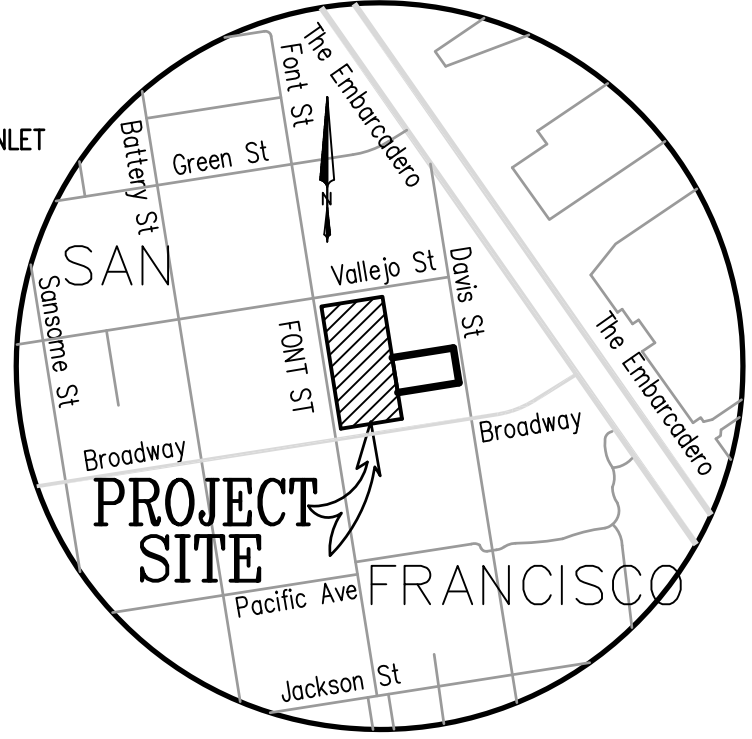
SITE PLAN
SCALE: 1" = 50'



SHEET INDEX

- 1 TITLE SHEET
- 2 EXISTING IMPROVEMENTS KEY MAP
- 3 EXISTING IMPROVEMENTS (BROADWAY & FRONT STREET)
- 4 EXISTING IMPROVEMENTS (FRONT & VALLEJO STREET)
- 5 EXISTING TRAFFIC/PARKING LAYOUT (BROADWAY & FRONT STREET)
- 6 EXISTING TRAFFIC/PARKING LAYOUT (FRONT & VALLEJO STREET)
- 7 PROPOSED IMPROVEMENTS KEY MAP
- 8 PROPOSED IMPROVEMENTS (BROADWAY & FRONT STREET)
- 9 PROPOSED IMPROVEMENTS (FRONT & VALLEJO STREET)
- 10 PROPOSED TRAFFIC/PARKING LAYOUT (BROADWAY & FRONT STREET)
- 11 PROPOSED TRAFFIC/PARKING LAYOUT (FRONT & VALLEJO STREET)

| LEGEND | | LEGEND | |
|----------------|---|------------------------|--|
| <u>SYMBOLS</u> | <u>DESCRIPTION</u> | <u>SYMBOLS</u> | <u>DESCRIPTION</u> |
| --- | BOUNDARY LINE | X $\frac{BSW}{101.97}$ | BACK OF SIDEWALK ELEVATION |
| --- | BUILDING LINE | X $\frac{LIP}{100.53}$ | LIP OF GUTTER ELEVATION |
| --- | RIGHT-OF-WAY LINE | X $\frac{FL}{100.47}$ | GUTTER FLOW LINE ELEVATION AT FACE OF CURB |
| --- | ADJOINERS PROPERTY LINE | X $\frac{TC}{100.65}$ | TOP OF CURB ELEVATION |
| /// | BUILDING HATCH | | |
| --- | OVERHANG LINE | | |
| 8"W | WATERLINE | | |
| JT | JOINT TRENCH | | |
| GAS | GAS LINE | | |
| E | ELECTRICAL LINE | | |
| T | TELEPHONE LINE (PAC BELL/AT&T) | | |
| SL | STREET LIGHT | | |
| 12"SS | SANITARY SEWER LINE MANHOLE OR CLEANOUT | | |
| □ | CATCH BASIN, DRAIN INLET AND AREA DRAIN | | |
| □ | GAS METER | | |
| ⊗ | GAS VALVE | | |
| ⊙ | JOINT POLE | | |
| □ | TRAFFIC SIGNAL | | |
| □ | TRAFFIC SIGNAL BOX | | |
| ⊙ | STREET LIGHT | | |
| □ | STREET LIGHT BOX | | |
| ○ | SIGN | | |
| ○ | CLEAN OUT | | |
| ⊗ | WATER VALVE | | |
| □ | WATER METER | | |
| ⊗ | FIRE HYDRANT | | |
| ⊙ | STORM DRAIN MANHOLE | | |
| ⊙ | SSMH | | |
| □ | TEL | | |
| □ | PGE | | |
| □ | TW | | |
| ⊙ | PP | | |
| ⊙ | GUY | | |
| □ | COMM | | |
| □ | EB | | |
| □ | WM | | |



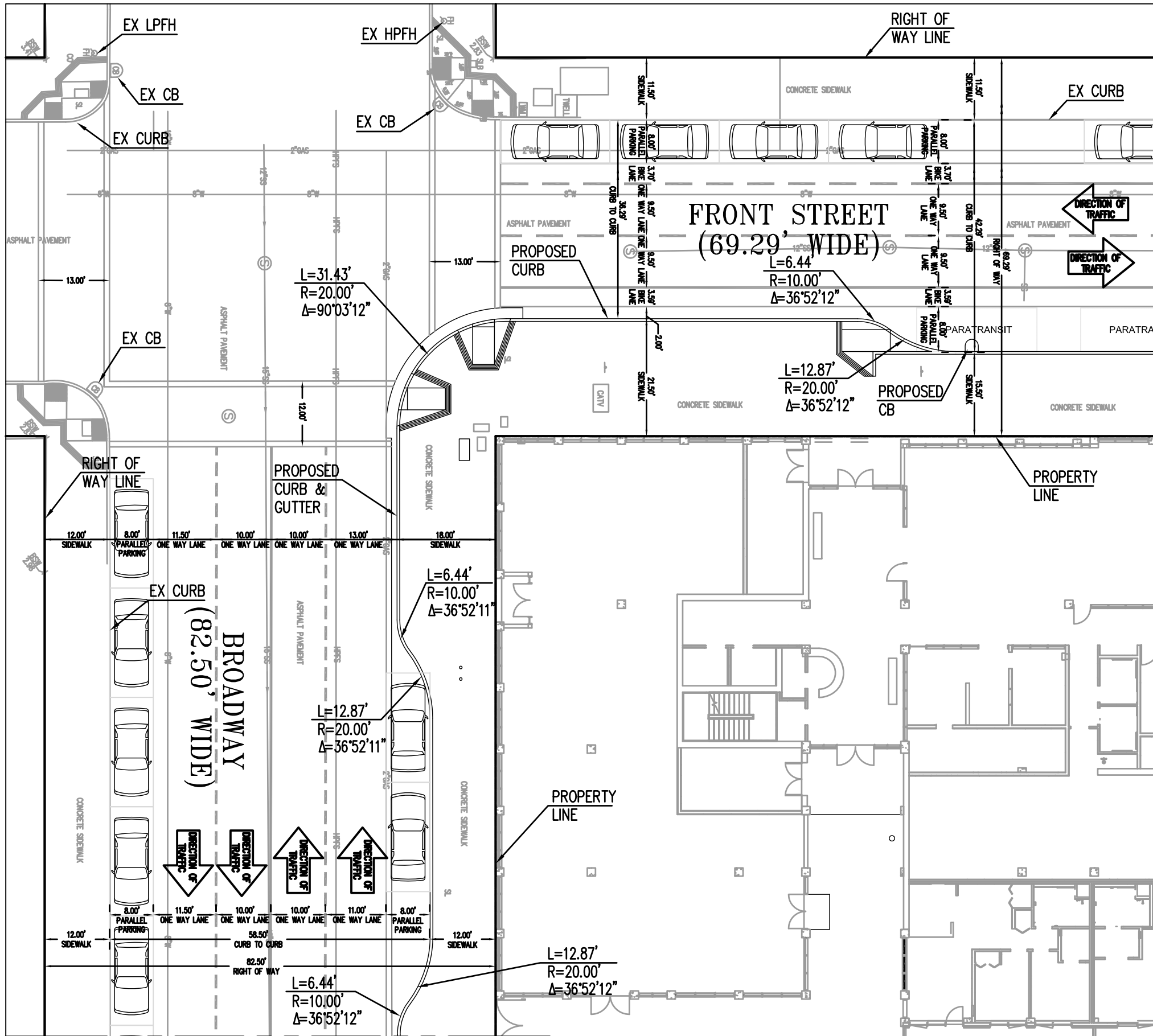
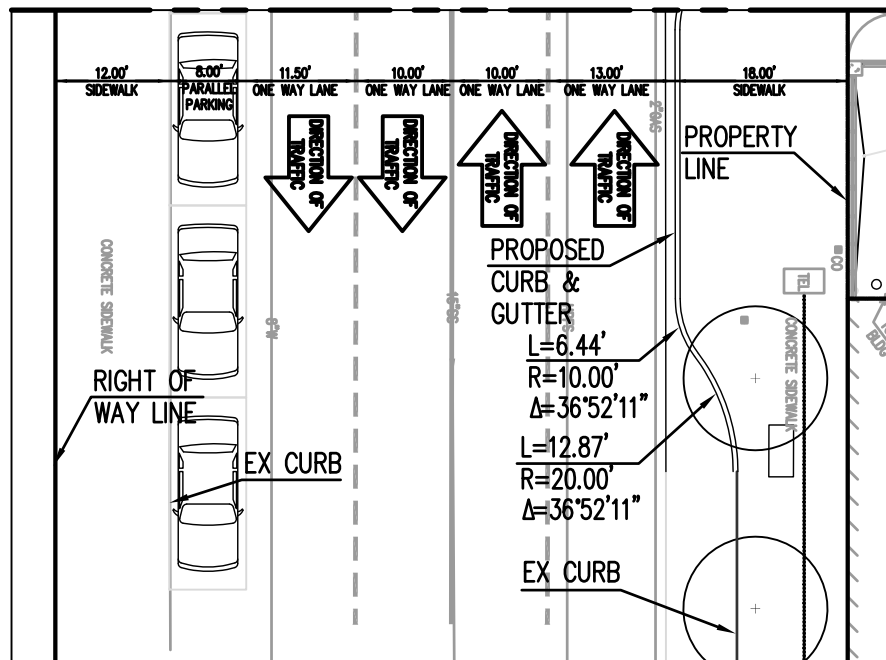
VICINITY MAP
NOT TO SCALE

SIDEWALK LEGISLATION APPLICATION

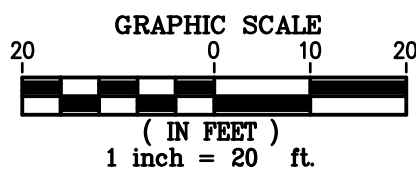
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=50'

Prepared By
Luk and Associates
Civil Engineers - Land Planners - Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547
PHONE: (510) 724-3388

MATCHLINE B-B



MATCHLINE A-A
SEE SHEET 9



SIDEWALK LEGISLATION APPLICATION

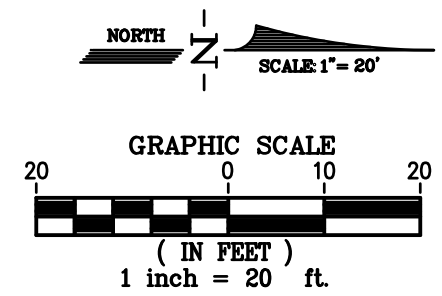
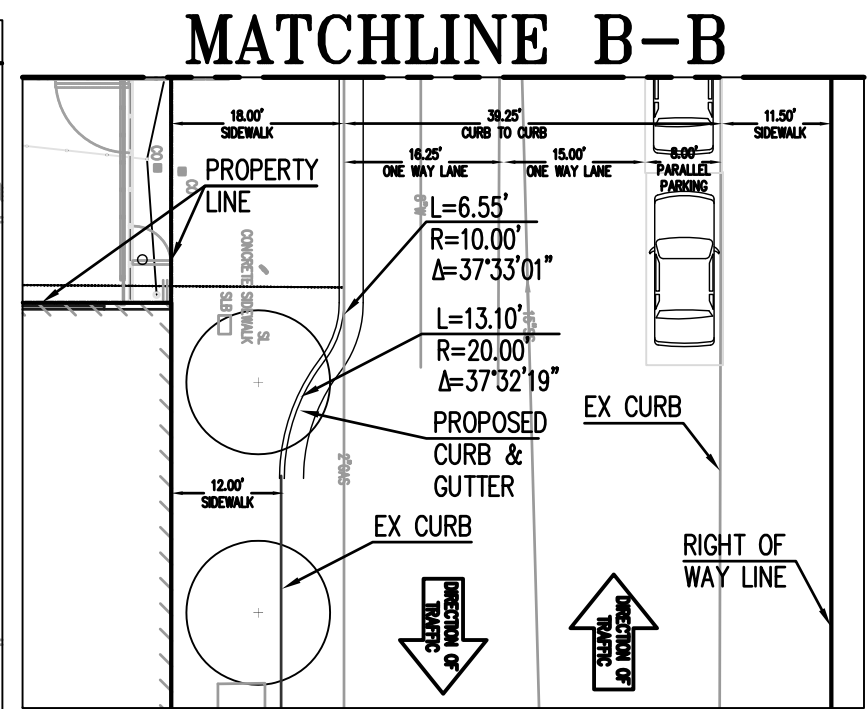
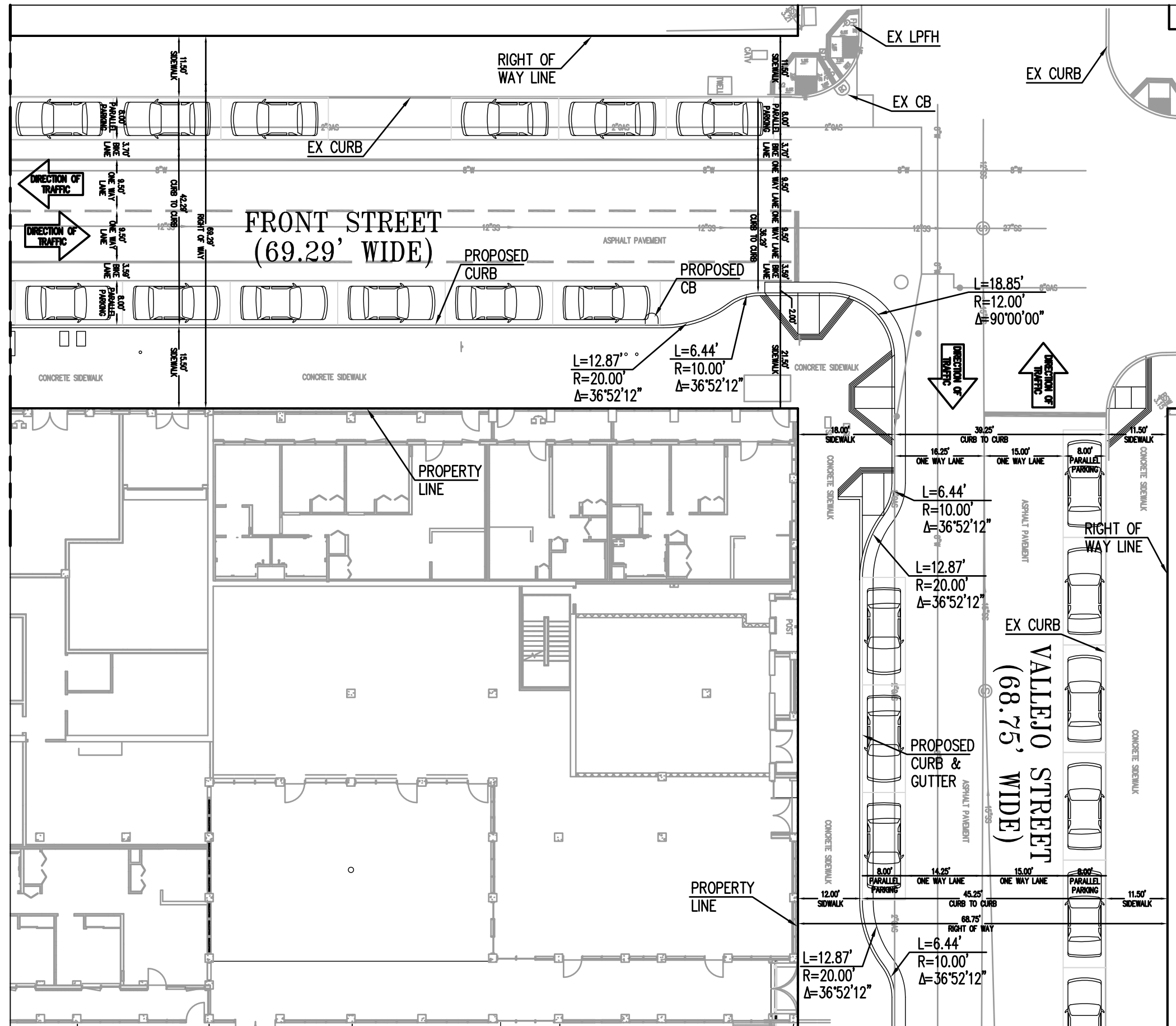
PROPOSED TRAFFIC/PARKING LAYOUT
BROADWAY & FRONT STREET

88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

Prepared By
Luk and Associates
Civil Engineers - Land Planners - Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547
PHONE: (510) 724-3388

MATCHLINE B-B

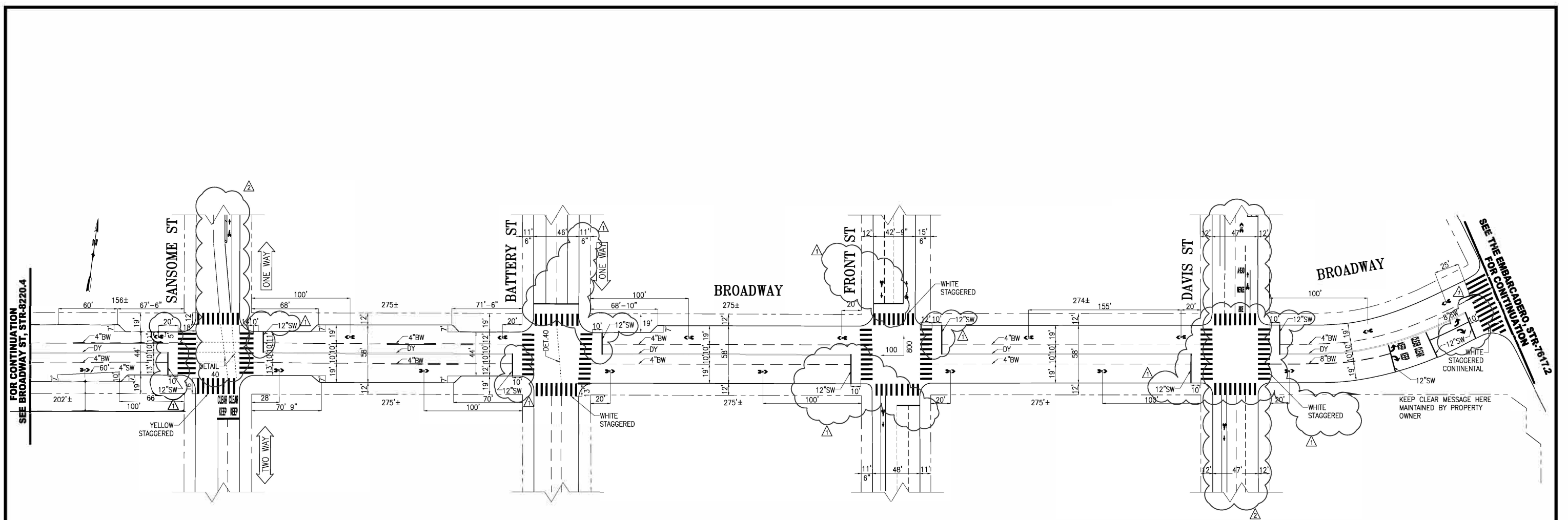
MATCHLINE A-A
SEE SHEET 8



SIDEWALK LEGISLATION APPLICATION
PROPOSED TRAFFIC/PARKING LAYOUT
FRONT & VALLEJO STREET
 88 BROADWAY
 SAN FRANCISCO - CALIFORNIA
 OCTOBER 2018 SCALE: 1"=20'

Prepared By
Luk and Associates
 Civil Engineers - Land Planners - Land Surveyors
 738 Alfred Nobel Drive
 Hercules, California 94547
 PHONE: (510) 724-3388

MATCHLINE B-B



| NO. | DATE | PER FIELD | DESCRIPTION | BY | APP |
|---|------|-----------|---|----------|--------------|
| 7/31/19 | | | BUFFERED BIKE LANE AND DETAIL 40 ON SANSOME; BIKE LANE ON DAVIS | J.GARZEE | G.HO |
| xx/xx/17 | | | ADDED SHARROW AT SANSOME ST AND ADDED ADV. LIMIT LINES PER FIELD; ADDED BIKE-LANE MARKING AND ADV. LIMIT LINES @ FRONT ST AND ADJUSTED DIM @ BATTERY ST | N.CARR | M.SALLABERRY |
| 04/27/17 | | | PER FIELD | N.CARR | M.SALLABERRY |
| TABLE OF REVISIONS | | | | | |
| CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION | | | | | |

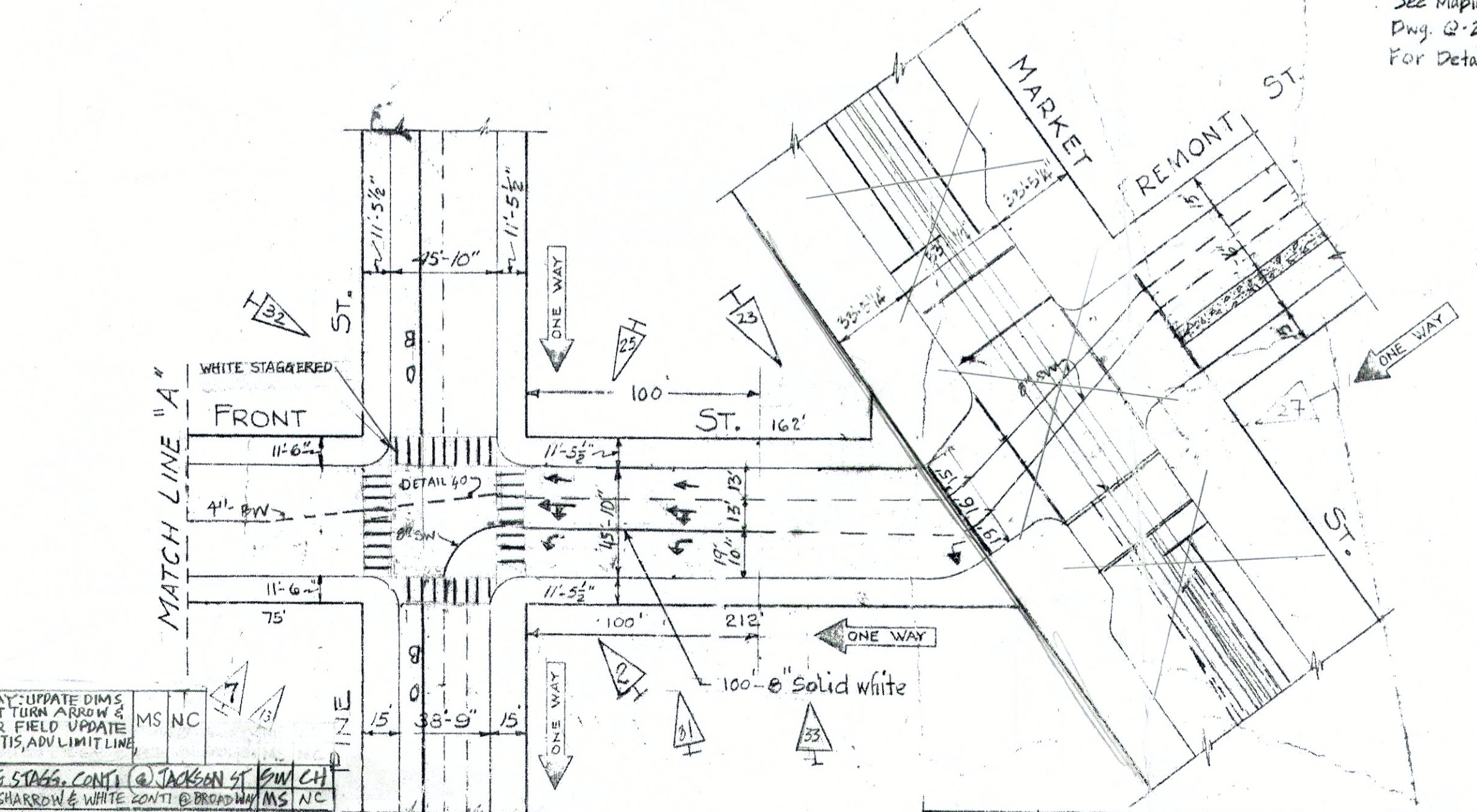
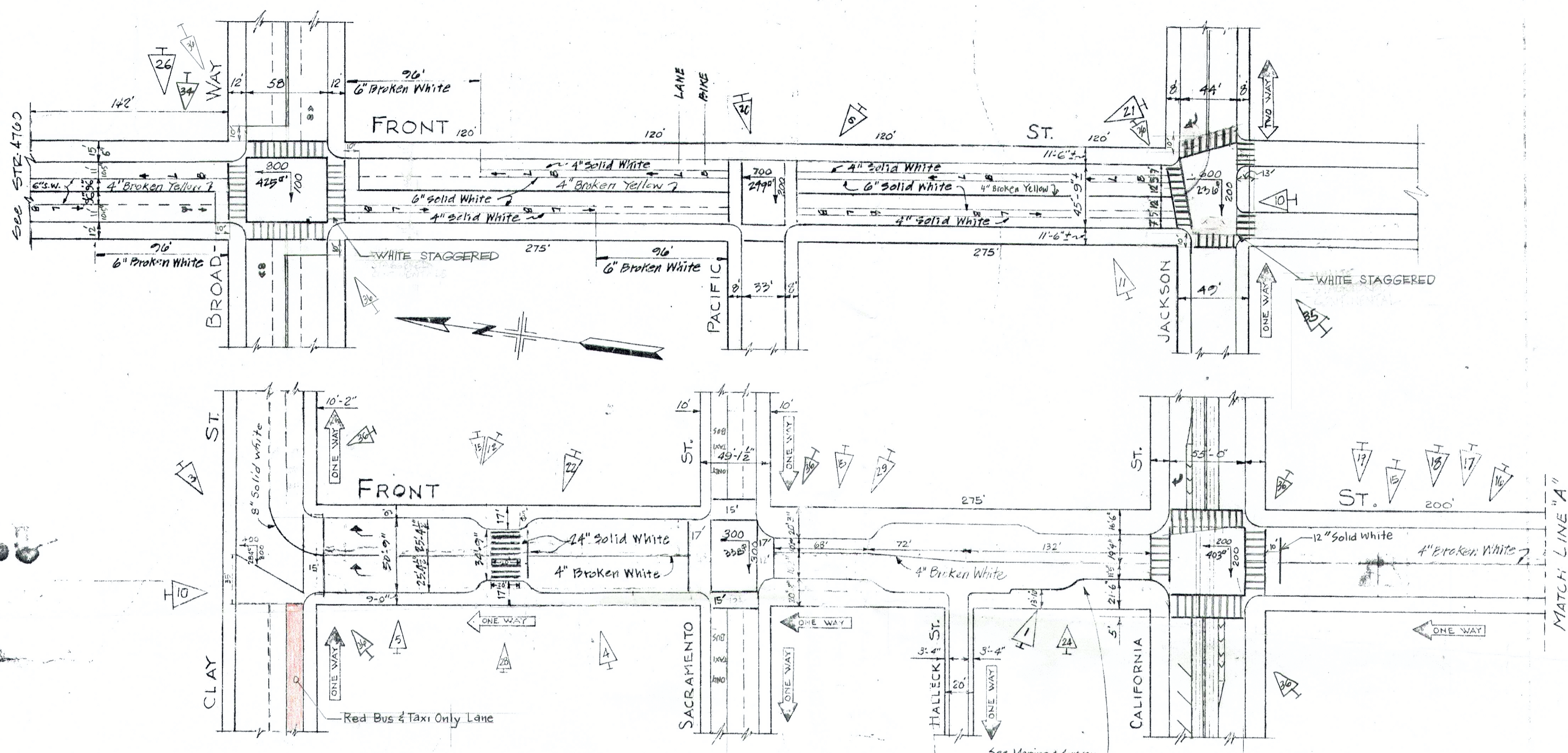


| | | |
|----------------------|--|---------------|
| SUPERCEDES: STR-7792 | APPROVED | SCALE: |
| DRAWN: A.HO | M.SALLABERRY 05/01/17 SENIOR ENGINEER | 1" = 50' |
| DATE: 04/27/17 | DATE: | SHEET/SHEETS: |
| CHECKED: W.TABAJONDA | R.OLEA 05/02/17 CITY TRAFFIC ENGINEER | |
| DATE: 04/27/17 | DATE: | |

| | |
|--------------------------------------|--|
| TRAFFIC STRIPING | |
| BROADWAY STREET | |
| SANSOME STREET TO EMBARCADERO STREET | |

| | |
|--------------|------------|
| CONTRACT NO. | |
| DRAWING NO. | STR-8220.5 |
| FILE NO. | |
| REV. NO. | 2 |

FILE NAME: ---/---/---
DATE: ---/---/---



See Mapping of Survey
Dwg. Q-20-367
For Detail

| | | | |
|----|---|----|----|
| 36 | ADDED ADV. LIMIT LINES @ BROADWAY; UPDATE DIMS @ JACKSON; PER FIELD UPDATE RIGHT TURN ARROW & RED BUS AND TAXI LANE @ CLAY; PER FIELD UPDATE DIMS @ SACRAMENTO; ADD WHITE STAGG. CONTS; ADV. LIMIT LINE @ BROADWAY @ CALIFORNIA | MS | NC |
| 35 | ADDED WHITE STAGG. CONTS @ JACKSON ST | MS | NC |
| 34 | PER FIELD; ADD SHARROW & WHITE CONTS @ BROADWAY | MS | NC |
| 33 | LANE ADJUSTMENT @ PINNACLES & PINE | MS | NC |
| 32 | ADDED WHITE STAGGERED CONTINUALS @ PINE ST | DC | BD |
| 31 | AS PER FIELD CHECK - ADDED INTERSECTION SIGNAGE @ PINE & SACRAMENTO; LANE ASSIGNMENTS @ PINE & SACRAMENTO | DC | BD |
| 30 | ADDED GREEN PAINT @ CLAY ST | DC | BD |

| | | | | | |
|----|---------|---|-----|----|----|
| 29 | 6/21/80 | Revised striping @ Pine St | JF | CF | JK |
| 28 | 6/21/80 | Revised striping @ Pine St | JF | CF | JK |
| 27 | 6/21/80 | Revised striping @ Pine St | JF | CF | JK |
| 26 | 6-3-80 | Revised As Per Field Check; Green to Broadway | JF | CF | JK |
| 25 | 11-7-82 | Add 2' @ Redwood Lane @ Pine St | JF | CF | JK |
| 24 | 10-8-88 | So. Side N. Cont. Side Walk Change | GC | AC | AG |
| 23 | 2-6-88 | Revised Striping @ Market St | BNM | CF | JK |

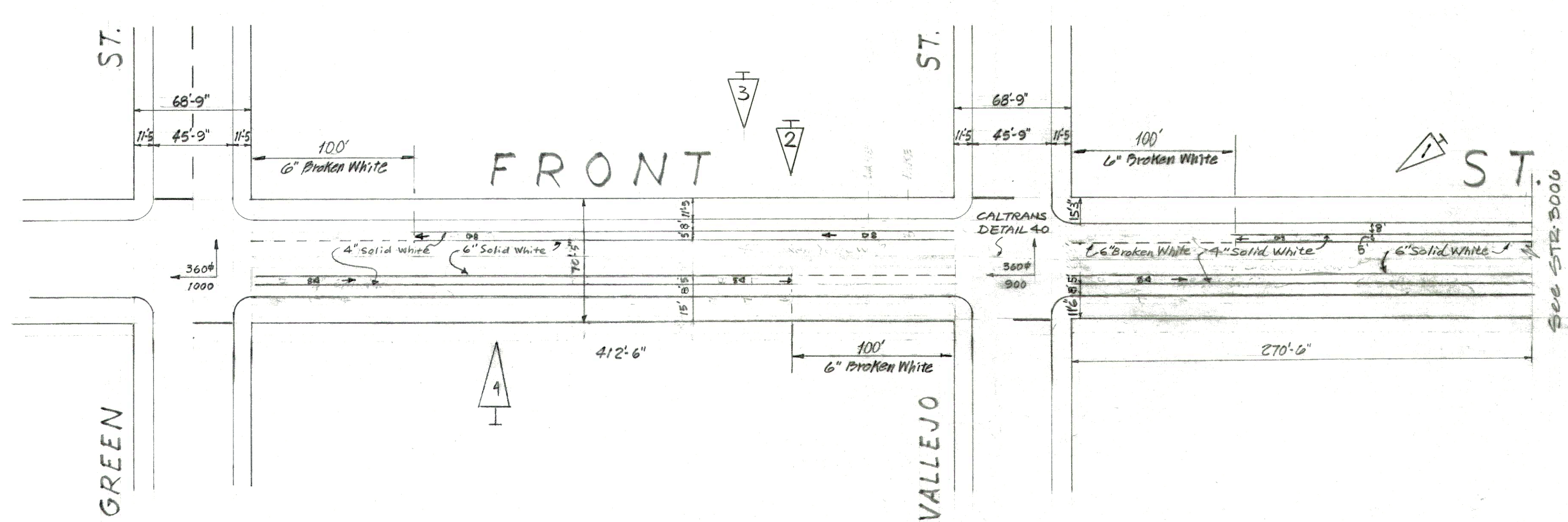
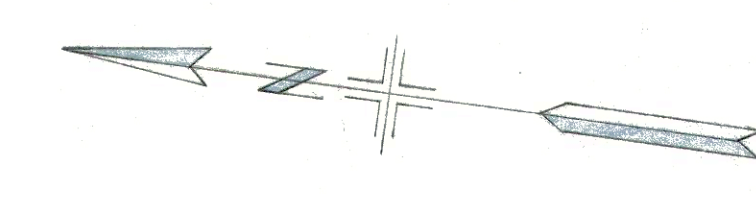
| | | | | |
|----|---------|--|----|----|
| 22 | 9-11-86 | Added Mid-Blk. Walk. Clay to Pacific | MS | NC |
| 21 | 5-15-85 | Revised Bike Lane Jackson to Green | MS | NC |
| 20 | 8-19-84 | Added X-Walk @ Pacific | MS | NC |
| 19 | 5-8-83 | Removed Fence, Calif. to Pine | MS | NC |
| 18 | 9-28-80 | Added cont. Fence, Chg. Striping, Calif. to Pine | MS | NC |
| 17 | 9-80 | Const. Cont. Striping Restored Calif. to Pine | MS | NC |

| | | | | |
|----|----------|--|----|----|
| 16 | 4-25-80 | Const. Striping Chg. N. CAUSE to Pine | MS | NC |
| 15 | 6-28-79 | Const. Cont. Striping Restored Calif. to Pine | MS | NC |
| 14 | 9-21-71 | Changed to Yellow & Stripe, Broadway to Jackson | MS | NC |
| 13 | 10-2-72 | Const. Removed Striping Restored Calif. to Pine | MS | NC |
| 12 | 4-19-72 | Construction Lanes @ Clay/Clay St | MS | NC |
| 11 | 11-4-71 | Added "Bike Lane" Jackson to Broadway | MS | NC |
| 10 | 8-5-71 | Added Xings @ Jackson & V/S Clay | MS | NC |
| 9 | 8-18-71 | Removed Chg. E-Widened & Striped Plus. O | MS | NC |
| 8 | 9-21-70 | Restored for Const. Area. Pine to California | MS | NC |
| 7 | 10-21-69 | Installed Fence for Const. | MS | NC |
| 6 | 10-16-68 | Added "Bike Lane" Jackson to Broadway | MS | NC |
| 5 | 11-1-66 | Install Fencing for Construction | MS | NC |
| 4 | 7-11-65 | Removed W/Clay & 4' Front, 11' Front & 4' Side X-Striping; Install 0' 2" x 4" Line @ Sac. | MS | NC |
| 3 | 10-1-64 | Added X-Walk @ Clay St | MS | NC |
| 2 | | Deleted eastern stripe w. of Calif. to Nkt.; Add 2' @ Pine, Calif. to Pine; Chg. Striping @ Nkt. | MS | NC |
| 1 | | Deleted Forward Striping | MS | NC |

| NO. | DATE | DESCRIPTION | DESIGNED BY | APPROVED BY |
|-----|------|--|-------------|-------------|
| 1 | | Deleted Forward Striping | MS | NC |
| 2 | | Deleted eastern stripe w. of Calif. to Nkt.; Add 2' @ Pine, Calif. to Pine; Chg. Striping @ Nkt. | MS | NC |
| 3 | | Added X-Walk @ Clay St | MS | NC |
| 4 | | Removed W/Clay & 4' Front, 11' Front & 4' Side X-Striping; Install 0' 2" x 4" Line @ Sac. | MS | NC |
| 5 | | Install Fencing for Construction | MS | NC |
| 6 | | Added "Bike Lane" Jackson to Broadway | MS | NC |
| 7 | | Installed Fence for Const. | MS | NC |
| 8 | | Restored for Const. Area. Pine to California | MS | NC |
| 9 | | Removed Chg. E-Widened & Striped Plus. O | MS | NC |
| 10 | | Added Xings @ Jackson & V/S Clay | MS | NC |
| 11 | | Added "Bike Lane" Jackson to Broadway | MS | NC |
| 12 | | Construction Lanes @ Clay/Clay St | MS | NC |
| 13 | | Const. Removed Striping Restored Calif. to Pine | MS | NC |
| 14 | | Changed to Yellow & Stripe, Broadway to Jackson | MS | NC |
| 15 | | Const. Cont. Striping Restored Calif. to Pine | MS | NC |
| 16 | | Const. Striping Chg. N. CAUSE to Pine | MS | NC |
| 17 | | Const. Cont. Striping Restored Calif. to Pine | MS | NC |
| 18 | | Added cont. Fence, Chg. Striping, Calif. to Pine | MS | NC |
| 19 | | Removed Fence, Calif. to Pine | MS | NC |
| 20 | | Added X-Walk @ Pacific | MS | NC |
| 21 | | Revised Bike Lane Jackson to Green | MS | NC |
| 22 | | Added Mid-Blk. Walk. Clay to Pacific | MS | NC |

| | | | |
|---|----------|---|-----------------|
| REFERENCES INSERT FILE NO'S OF SURVEYS, PLANS, ETC., USED | | CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING | |
| STR. 1918 | | TRAFFIC STRIPING FRONT STREET FROM BROADWAY TO MARKET ST. | |
| DESIGNED BY | DATE | SCALE: 1" = 50'-0" | SHEET OF SHEETS |
| DRAWN BY: A. White | 11-21-80 | | |
| TRACED BY: | | | |
| CHECKED BY: | | | |
| APPROVED | DATE | FILE | |
| SECTION ENG. B.C.W. | 11-21-80 | STR. 3006 | 36 |
| DIVISION ENG. | | | |

TABLE OF CHANGES
CAUTION: CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION



| NO. | DATE | DESCRIPTION | BY |
|-----|---------|--|----|
| 1 | | Widening Right Lane, Removed center line | MS |
| 2 | 6-5-90 | Revised As Per Field Check, Green To Broadway | MS |
| 3 | 10-3-97 | Changed to 4" Broken Yellow E. Broadway to Green | MS |
| 4 | 5-25-98 | Revised Bike Lane Jackson to Green | MS |

TABLE OF CHANGES
CAUTION: CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

| | | | |
|---|----------------------|---|-----------------|
| REFERENCES INSERT FILE NO'S OF SURVEYS, PLANS, ETC., USED | | CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING | |
| | | TRAFFIC STRIPING FRONT STREET GREEN TO VALLEJO | |
| DESIGNED BY: <i>RMG</i> | DATE: <i>9-15-71</i> | SCALE: 1"=50' | SHEET OF SHEETS |
| DRAWN BY: <i>RMG</i> | | | |
| TRACED BY: | | | |
| CHECKED BY: | | | |
| APPROVED | | APPROVED | FILE |
| SECTION ENG. | | DATE | CHANGE |
| DIVISION ENG. <i>11-11-71</i> | | | STR-4760 3 |

FIRE APPROVAL

From: [Law, Chad \(FIR\)](#)
To: [Joseph McCue](#)
Cc: [Mapping, Subdivision \(DPW\)](#); [Jelani Dotson](#); [Aaron Thornton](#); [Jackie Luk](#)
Subject: Re: Proposed sidewalk change located at 88 Broadway, fronting AB 0140 Lot 007
Date: Monday, April 15, 2019 2:24:22 PM

Hi Joe,

Thank you for your email reply. The SFFD has no objections to your Sidewalk Change at 88 Broadway as the SFFD Auto turn templates work and the SFFD clear travel width of 26' is maintained on Front St. Please contact me if you have any questions.

Good day,

Chad

Captain Chad Law
San Francisco Fire Department
Bureau of Fire Prevention & Investigation
698 Second Street., Room 109
San Francisco, CA 94107
415-558-3300 (Main)
415-558-3306 (Direct)
415-558-3323 (Fax)
chad.law@sfgov.org



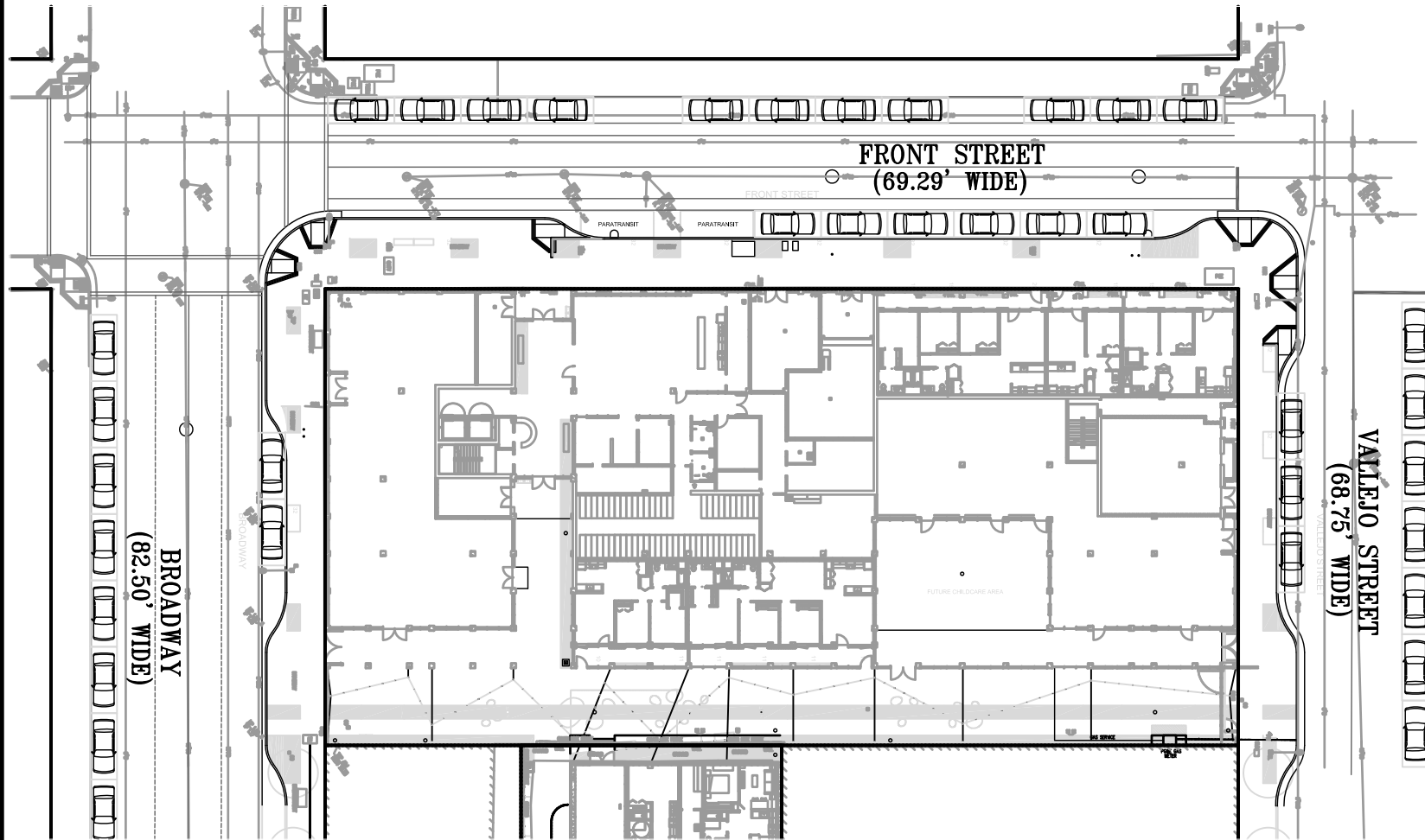
From: Joseph McCue <joseph.mccue@lukassociates.com>
Sent: Thursday, April 11, 2019 6:11:38 PM
To: Law, Chad (FIR)
Cc: Mapping, Subdivision (DPW); Jelani Dotson; Aaron Thornton; Jackie Luk
Subject: RE: Proposed sidewalk change located at 88 Broadway, fronting AB 0140 Lot 007

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

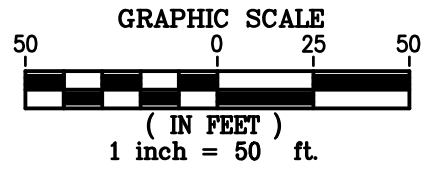
Hi Capt. Law,

Do you have any remaining comments regarding the proposed sidewalk change at 88 Broadway? SFMTA is asking the project team if SFFD has reviewed and approved the proposed design.

Also, I re-read your question about parking at the Broadway/Front St corner bulb out and I think I may not have answered the intent. No parking will be allowed along the bulb out at that intersection. Parking will only be allowed when the curb line returns and provides an 8' wide pocket as indicated on sheet 10 of the attached.



SITE PLAN
SCALE: 1" = 50'



SHEET INDEX

- 1 TITLE SHEET
- 2 SFFD FIRE ENGINE - EXISTING CONDITIONS (BROADWAY TO FRONT)
- 3 SFFD FIRE ENGINE - PROPOSED CONDITIONS (BROADWAY TO FRONT)
- 4 SFFD AERIAL LADDER TRUCK - EXISTING CONDITIONS (BROADWAY TO FRONT)
- 5 SFFD AERIAL LADDER TRUCK - PROPOSED CONDITIONS (BROADWAY TO FRONT)
- 6 SFFD FIRE ENGINE - EXISTING CONDITIONS (FRONT TO VALLEJO)
- 7 SFFD FIRE ENGINE - PROPOSED CONDITIONS (FRONT TO VALLEJO)
- 8 SFFD AERIAL LADDER TRUCK - EXISTING CONDITIONS (FRONT TO VALLEJO)
- 9 SFFD AERIAL LADDER TRUCK - PROPOSED CONDITIONS (FRONT TO VALLEJO)

SYMBOLS

- BOUNDARY LINE
- BUILDING LINE
- RIGHT-OF-WAY LINE
- ADJOINERS PROPERTY LINE
- /// BUILDING HATCH
- OVERHANG LINE
- 8"W — WATERLINE
- JT — JOINT TRENCH
- GAS — GAS LINE
- E — ELECTRICAL LINE
- T — TELEPHONE LINE (PAC BELL/AT&T)
- SL — STREET LIGHT
- 12"SS — SANITARY SEWER LINE
- CATCH BASIN, DRAIN INLET AND AREA DRAIN
- GM GAS METER
- ⊗ GV GAS VALVE
- ⊙ JP JOINT POLE
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- ⊙ SL STREET LIGHT
- SLB STREET LIGHT BOX
- SIGN
- CO CLEAN OUT
- ⊗ WV WATER VALVE
- WM WATER METER
- ⊗ FH FIRE HYDRANT
- ⊙ D STORM DRAIN MANHOLE
- ⊙ SSMH SANITARY SEWER MANHOLE
- TEL TELEPHONE BOX
- PGE PACIFIC GAS & ELECTRIC BOX
- TW TREE WELL
- ⊙ PP POWER POLE
- ⊙ GUY GUY POLE
- COMM COMMUNICATION
- EB ELECTRICAL BOX
- WM WATER METER

LEGEND

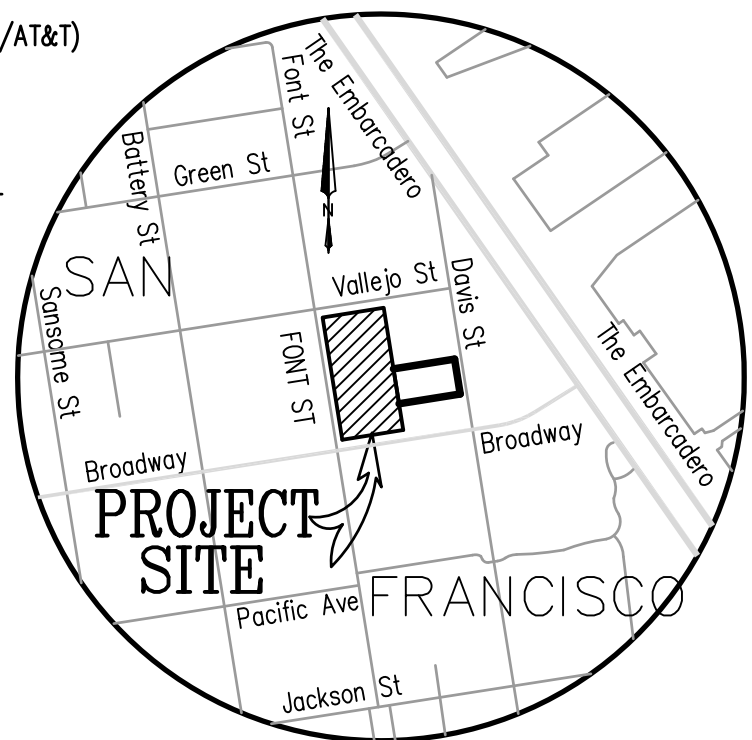
- BOUNDARY LINE
- BUILDING LINE
- RIGHT-OF-WAY LINE
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- 8"W — WATERLINE
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- TW TREE WELL
- ⊙ PP POWER POLE
- ⊙ GUY GUY POLE
- COMM COMMUNICATION
- EB ELECTRICAL BOX
- WM WATER METER

SYMBOLS

- X BSW / 101.97
- X LIP / 100.53
- X FL / 100.47
- X TC / 100.65

DESCRIPTION

- BACK OF SIDEWALK ELEVATION
- LIP OF GUTTER ELEVATION
- GUTTER FLOW LINE ELEVATION AT FACE OF CURB
- TOP OF CURB ELEVATION



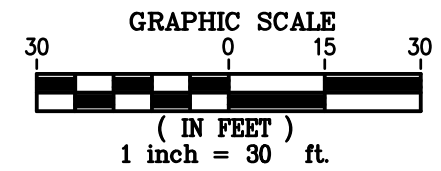
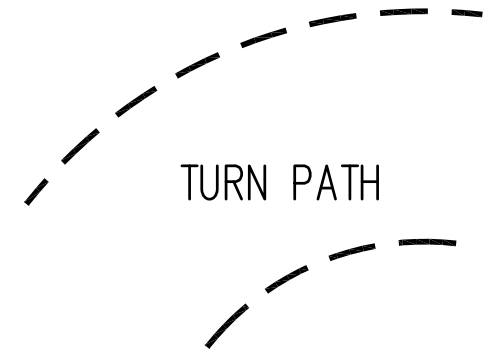
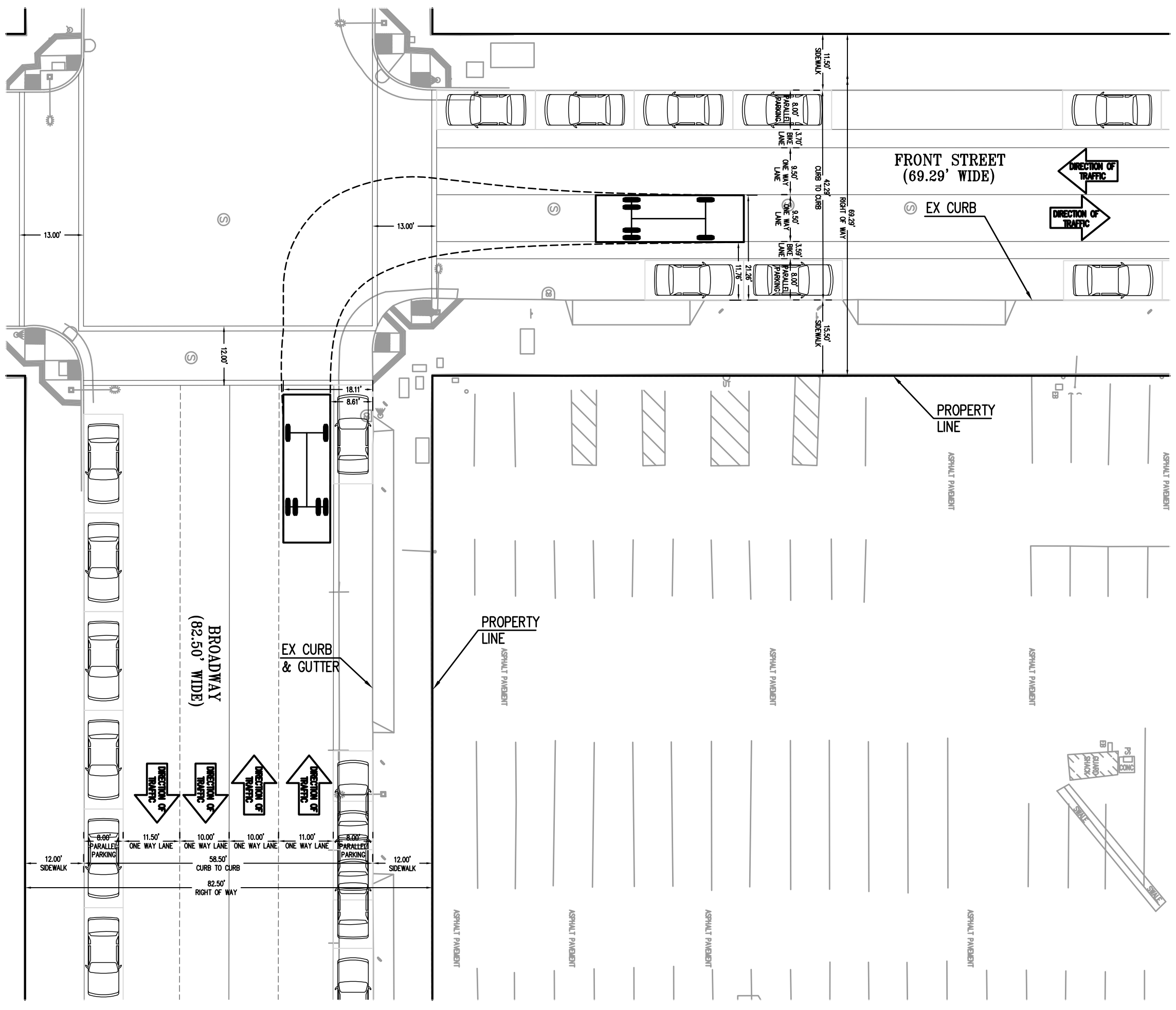
VICINITY MAP

NOT TO SCALE

TRUCK TURNING TEMPLATES

88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=50'

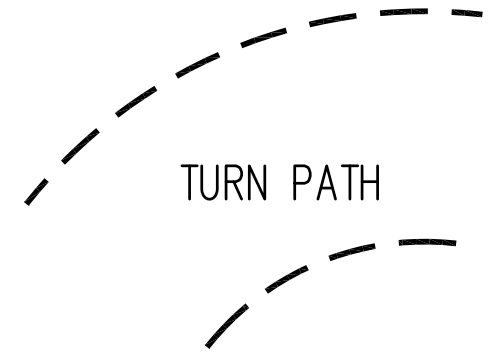
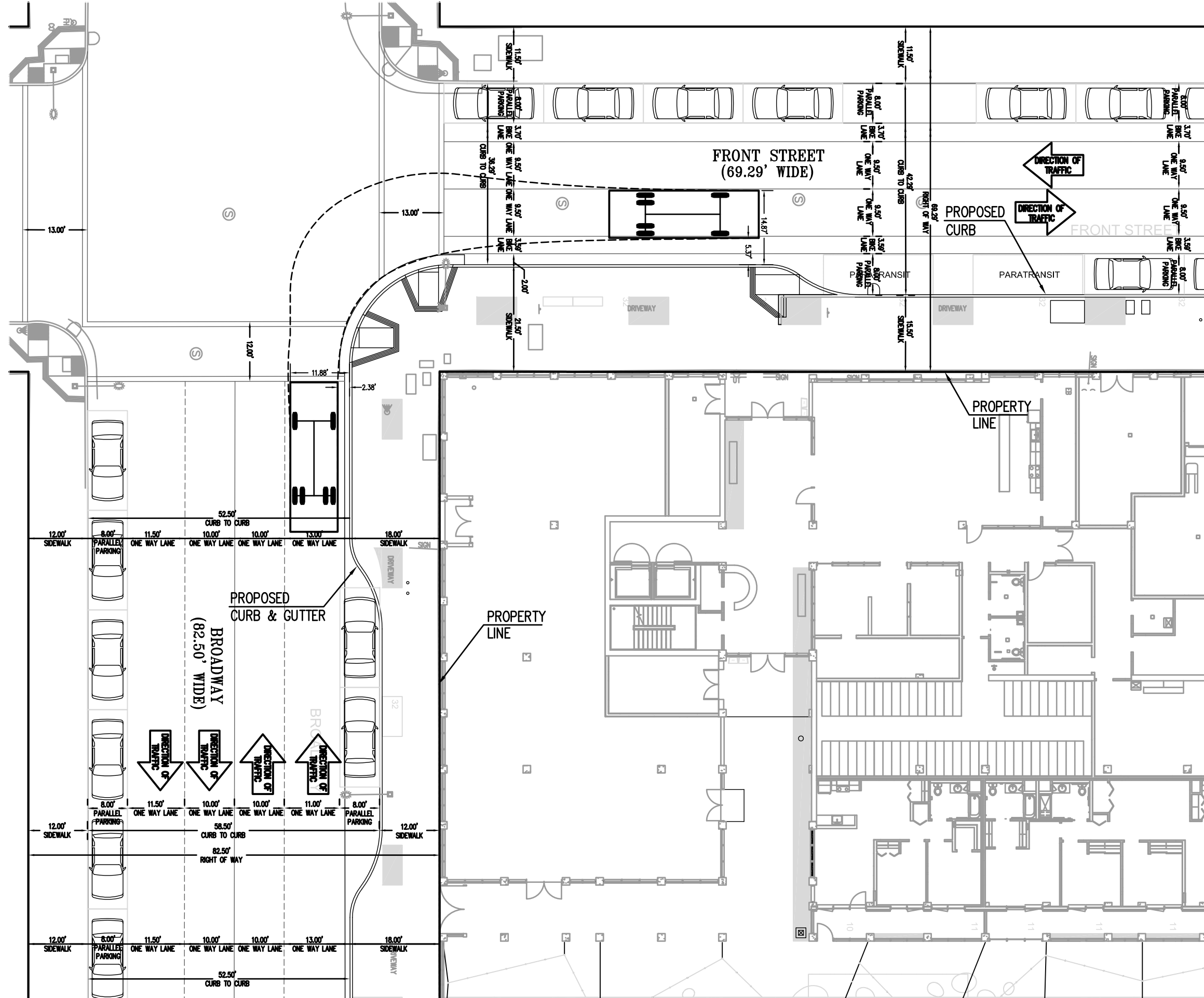
Prepared By
Luk and Associates
Civil Engineers - Land Planners - Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547
PHONE: (510) 724-3388



**SIDEWALK LEGISLATION
EXISTING SFFD FIRE ENGINE
TRUCK TURNING TEMPLATE**

BROADWAY & FRONT ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

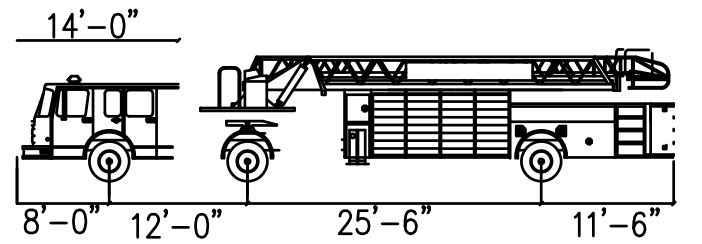
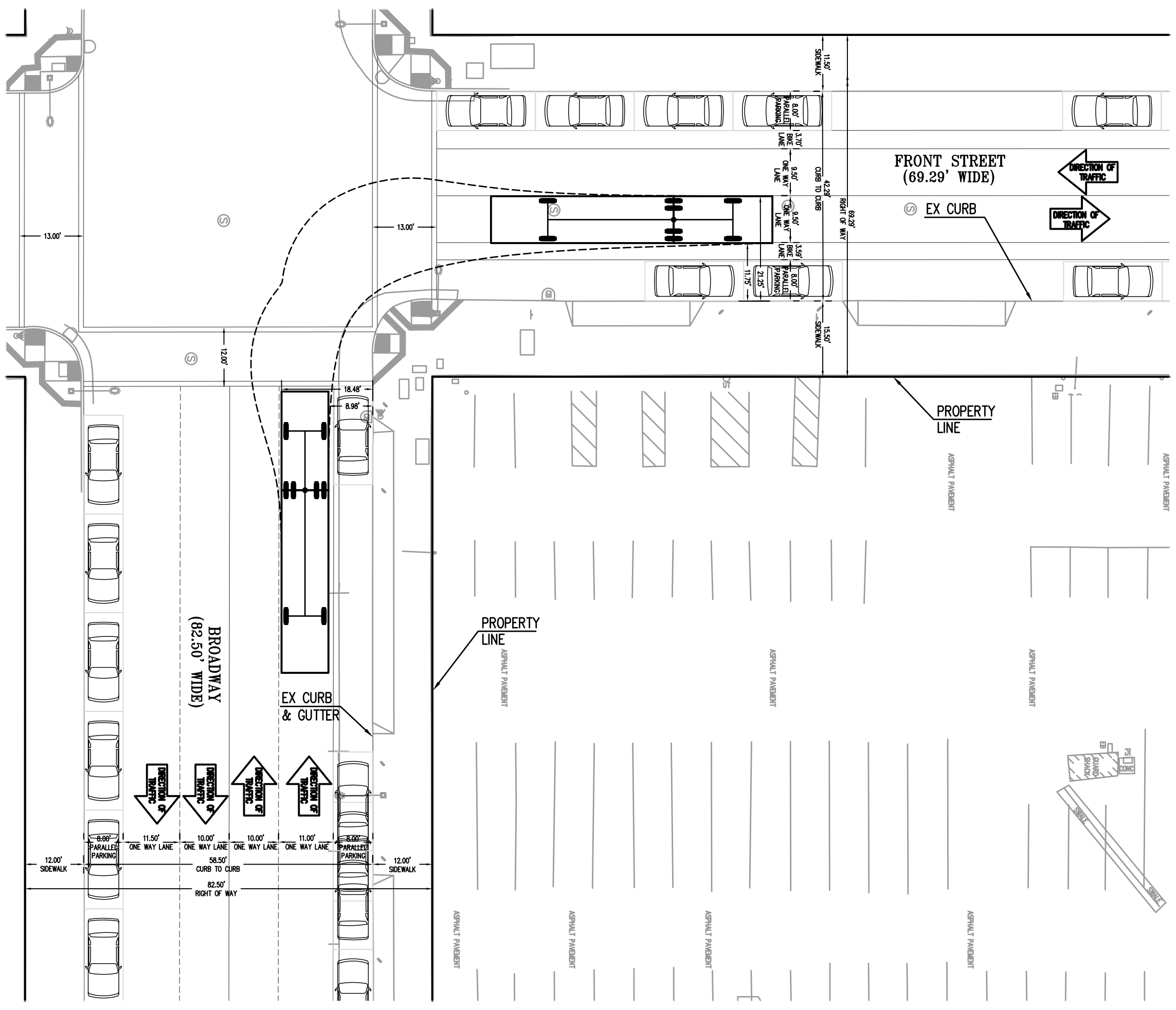
Prepared By
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**SIDEWALK LEGISLATION
PROPOSED SFFD FIRE ENGINE
TRUCK TURNING TEMPLATE**

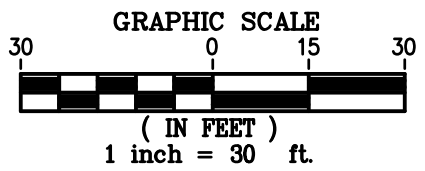
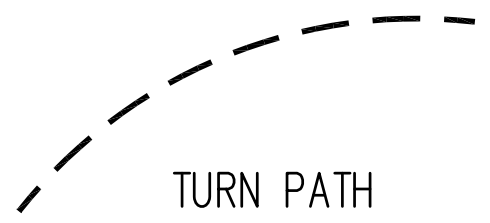
BROADWAY & FRONT ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

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Custom 57' SFFD
Ladder Truck

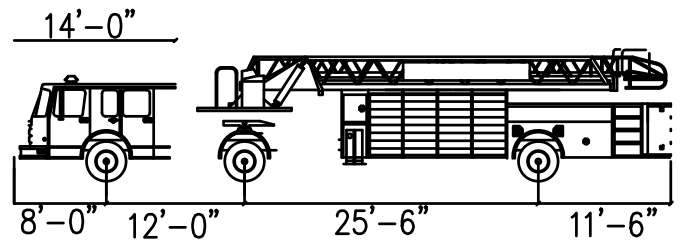
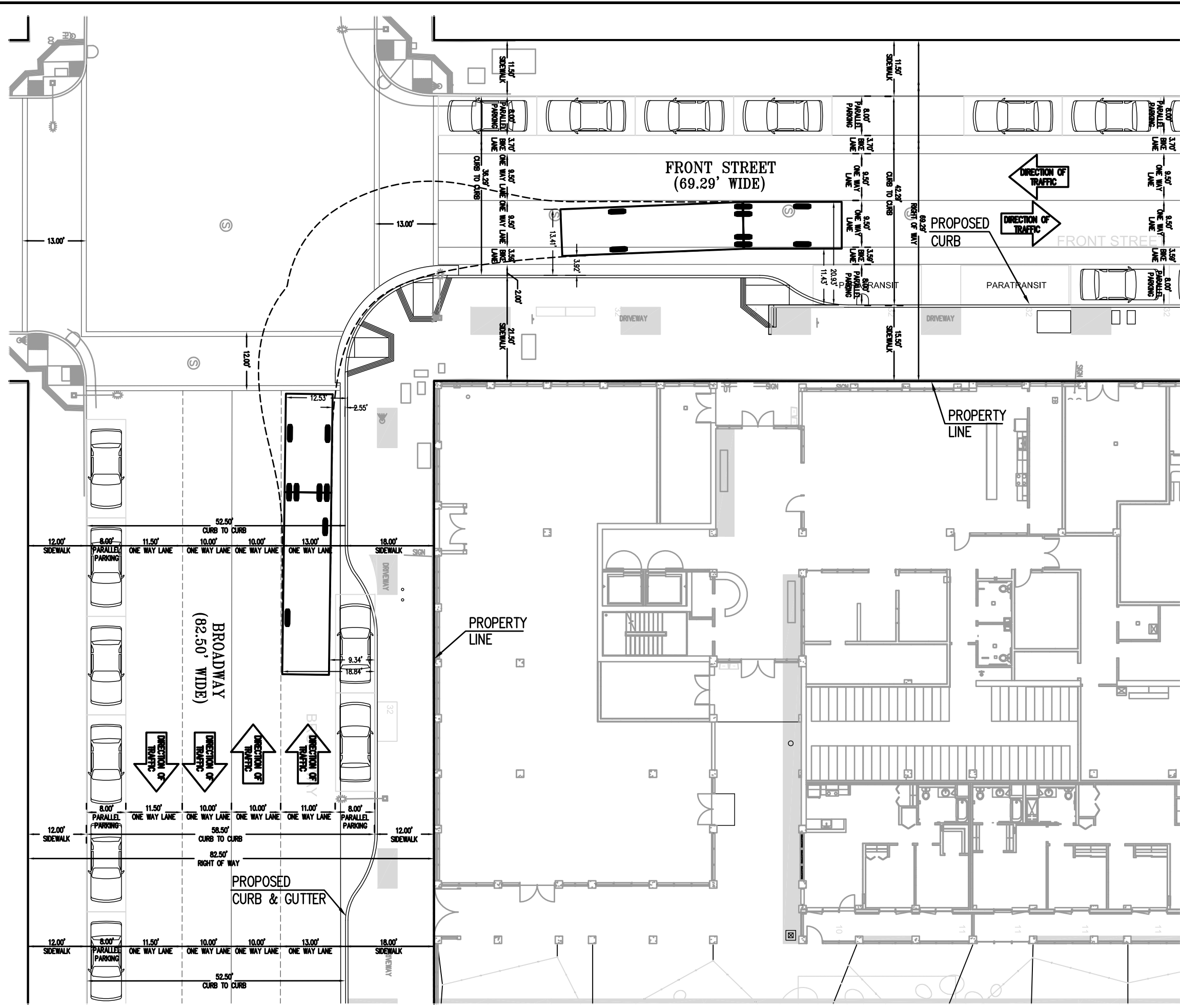
| NAME | UNITS |
|--------------------------------|--------------|
| Tractor Body | : 8'-6" |
| Tractor Track Width | : 8'-6" |
| Tractor Body + Buffer (Wtract) | : 9'-6" |
| Trailer Body + Buffer (Wtrail) | : 9'-6" |
| Lock to Lock Time | : 6s |
| Steering Angle (SA) | : 30 degrees |
| Articulating Angle (AA) | : 64 degrees |



**SIDEWALK LEGISLATION
EXISTING SFFD LADDER TRUCK
TRUCK TURNING TEMPLATE**

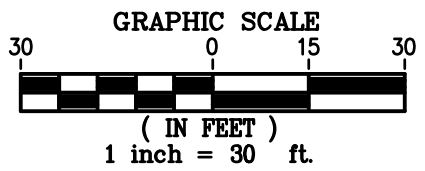
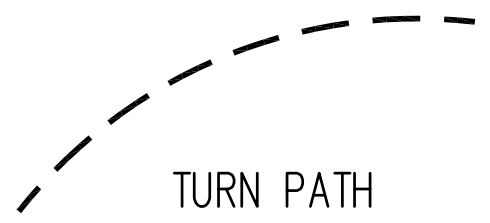
BROADWAY & FRONT ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

Prepared By
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738 Alfred Nobel Drive
Hercules, California 94547
PHONE: (510) 724-3388



Custom 57' SFFD
Ladder Truck

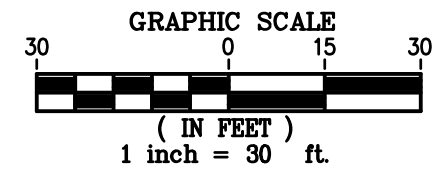
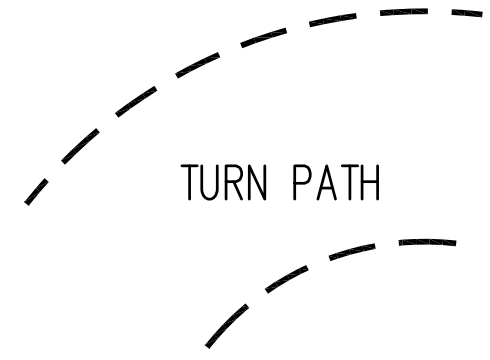
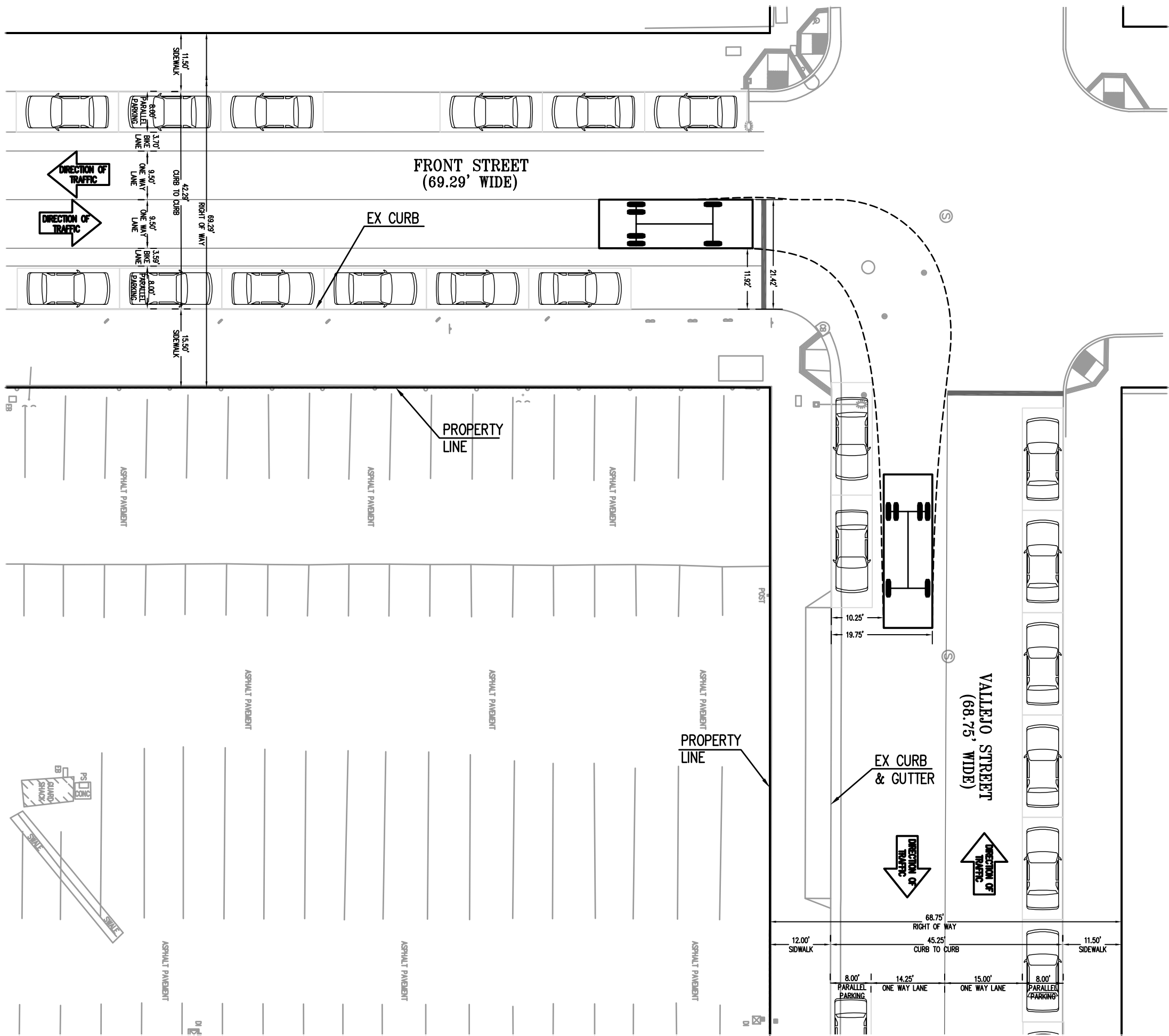
| NAME | UNITS |
|----------------------------------|--------------|
| Tractor Body | : 8'-6" |
| Trailer Body | : 25'-6" |
| Tractor Track Width | : 8'-6" |
| Trailer Track Width | : 8'-6" |
| Tractor Body + Buffer (Wtractor) | : 9'-6" |
| Trailer Body + Buffer (Wtrailer) | : 9'-6" |
| Lock to Lock Time | : 6s |
| Steering Angle (SA) | : 30 degrees |
| Articulating Angle (AA) | : 64 degrees |



**SIDEWALK LEGISLATION
PROPOSED SFFD LADDER TRUCK
TRUCK TURNING TEMPLATE**

BROADWAY & FRONT ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

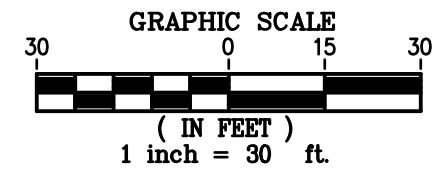
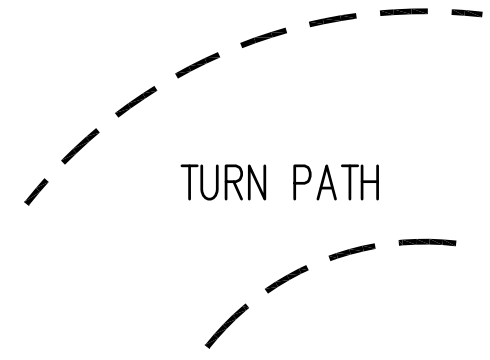
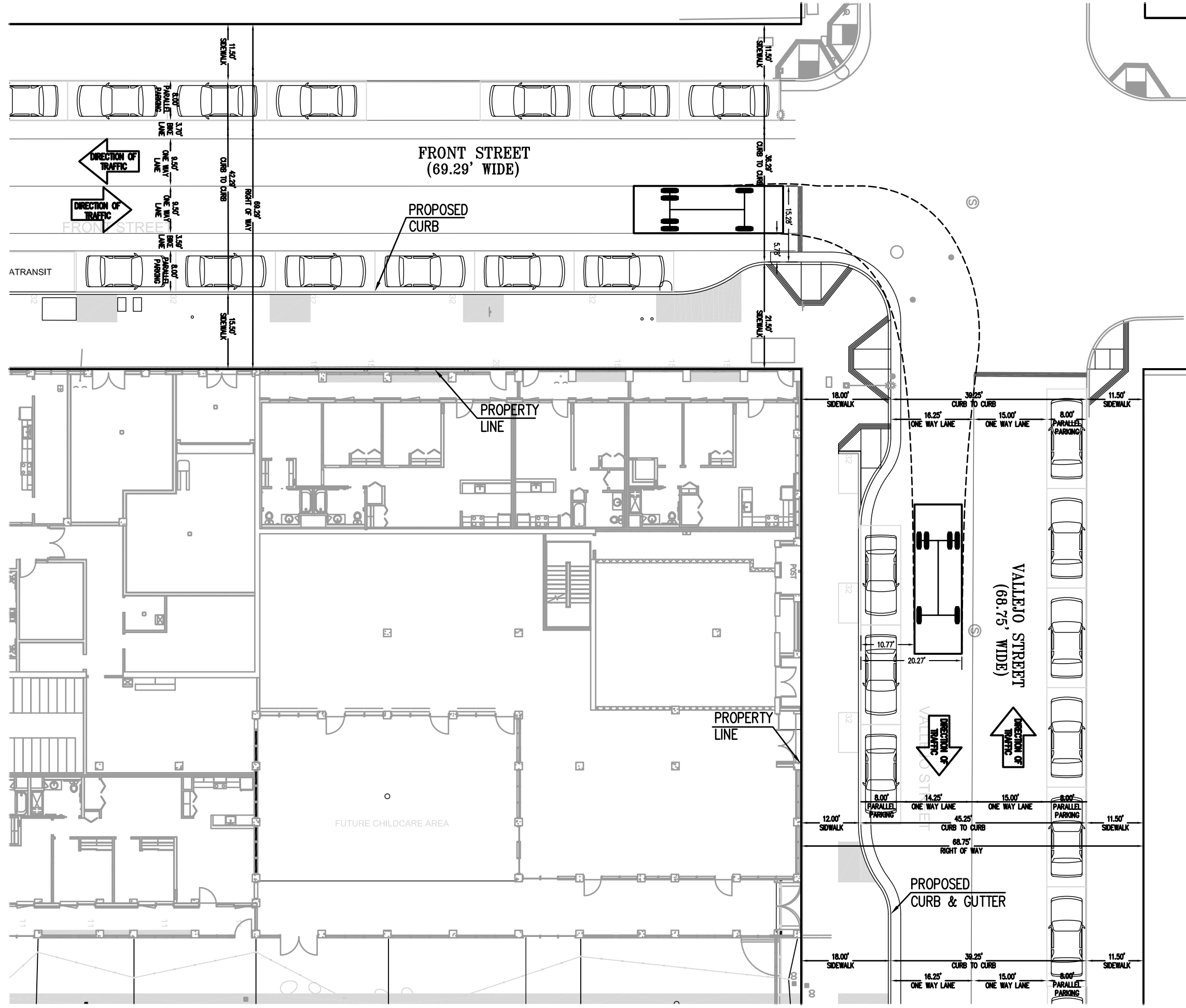
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Hercules, California 94547
PHONE: (510) 724-3388



**SIDEWALK LEGISLATION
EXISTING SFFD FIRE ENGINE
TRUCK TURNING TEMPLATE**

FRONT & VALLEJO ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

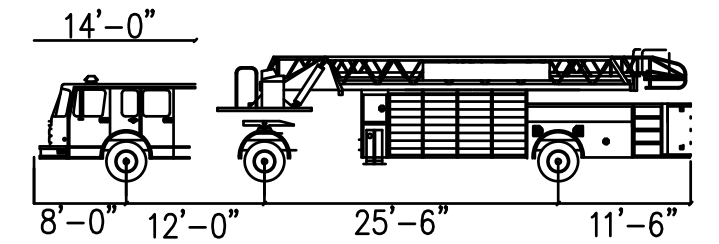
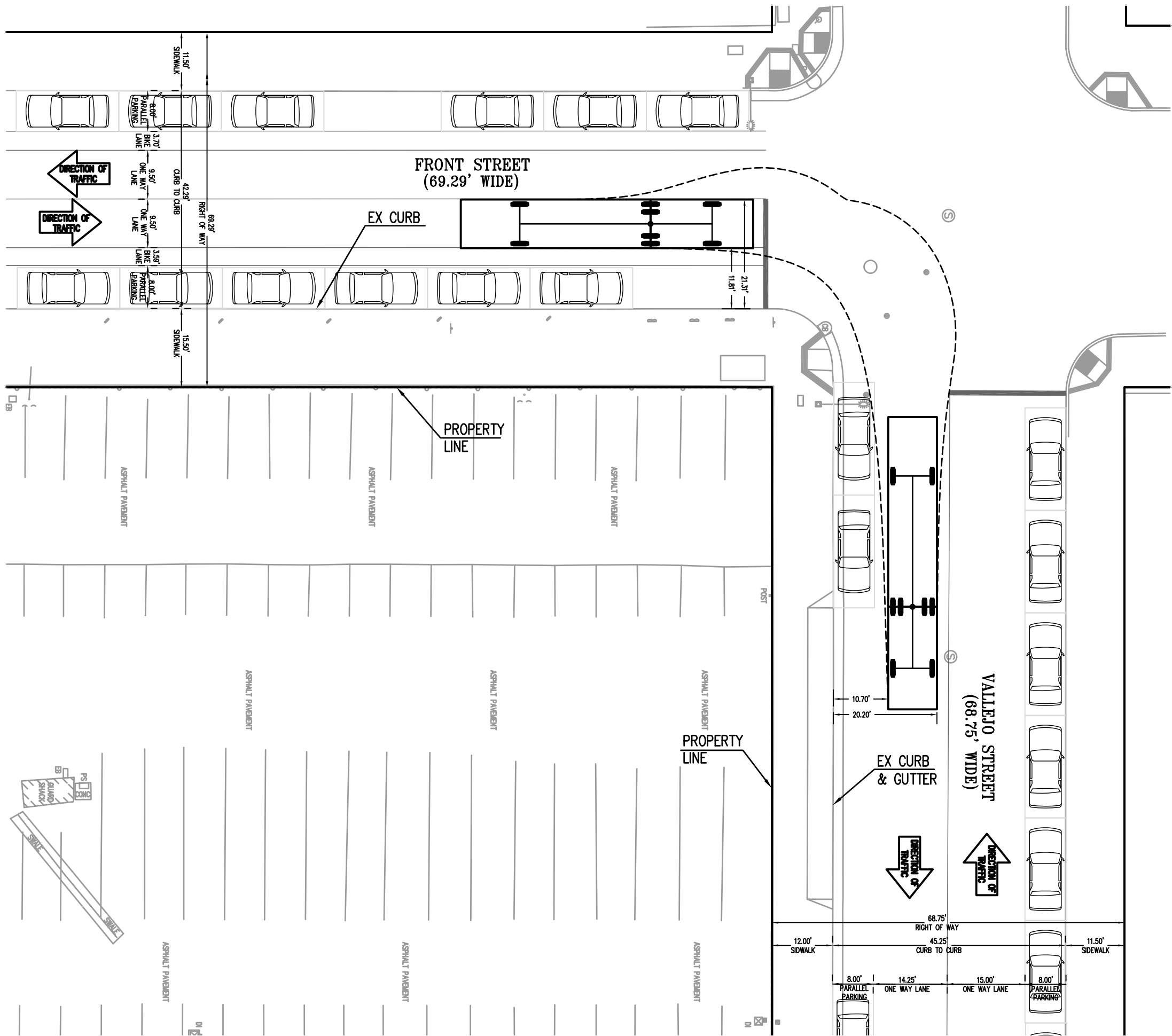
Prepared By
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**SIDEWALK LEGISLATION
PROPOSED SFFD FIRE ENGINE
TRUCK TURNING TEMPLATE**

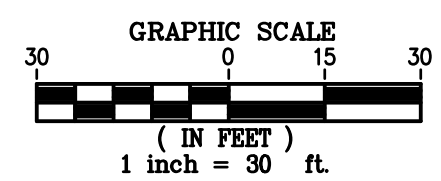
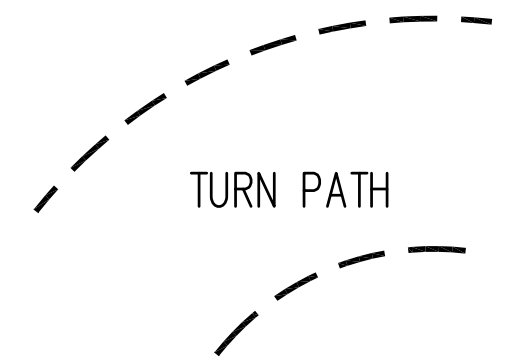
FRONT & VALLEJO ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

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Hercules, California 94547
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Custom 57' SFFD
Ladder Truck

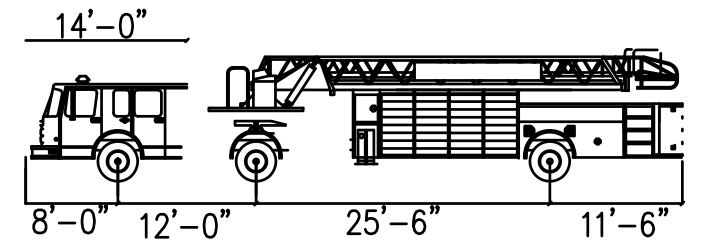
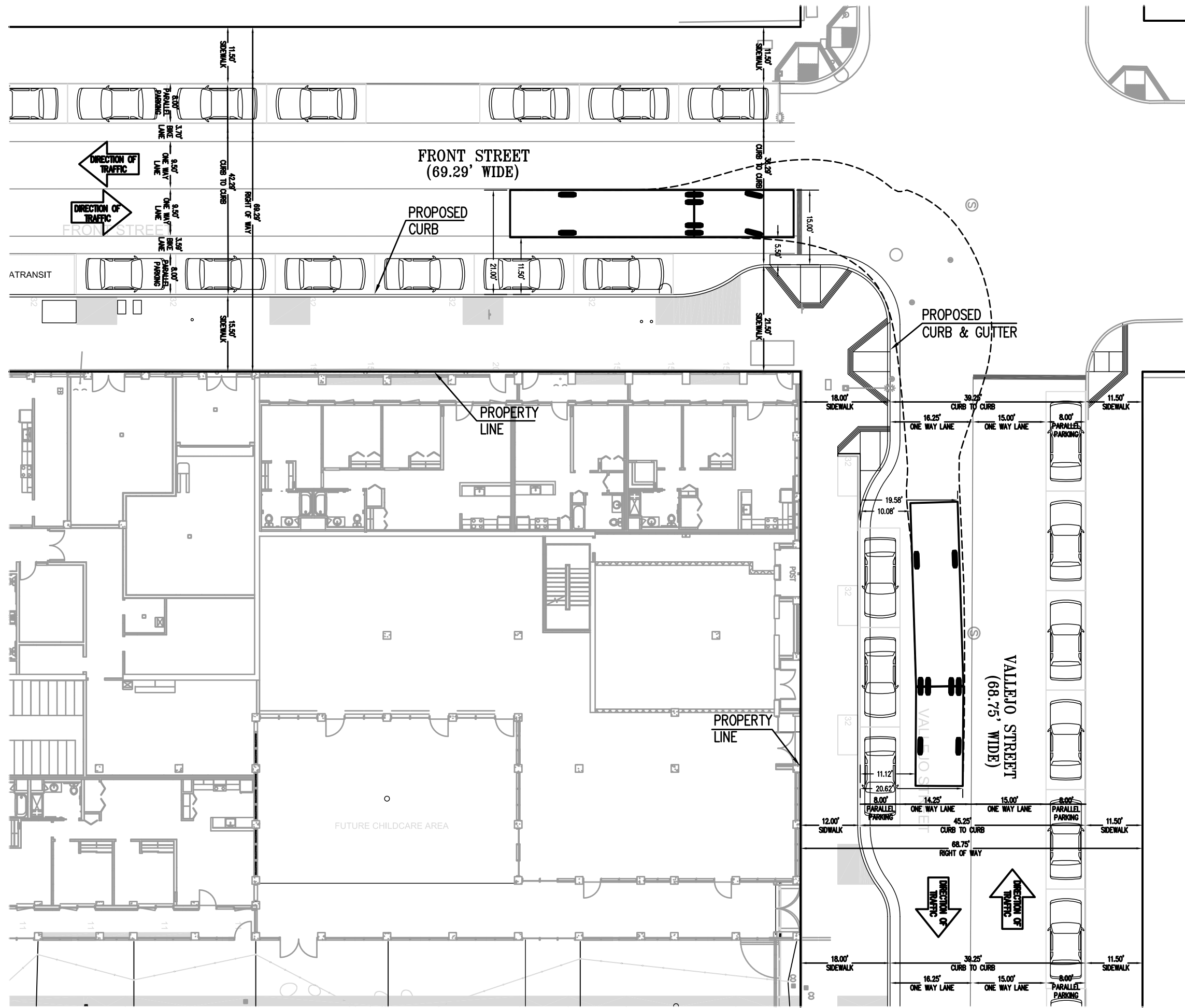
| NAME | UNITS |
|--------------------------------|--------------|
| Tractor Body | : 8'-6" |
| Trailer Body | : 25'-6" |
| Tractor Track Width | : 8'-6" |
| Trailer Track Width | : 11'-6" |
| Tractor Body + Buffer (Wtract) | : 9'-6" |
| Trailer Body + Buffer (Wtrail) | : 25'-6" |
| Lock to Lock Time | : 6s |
| Steering Angle (SA) | : 30 degrees |
| Articulating Angle (AA) | : 64 degrees |



SIDEWALK LEGISLATION EXISTING SFFD LADDER TRUCK TRUCK TURNING TEMPLATE

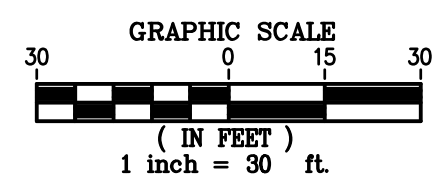
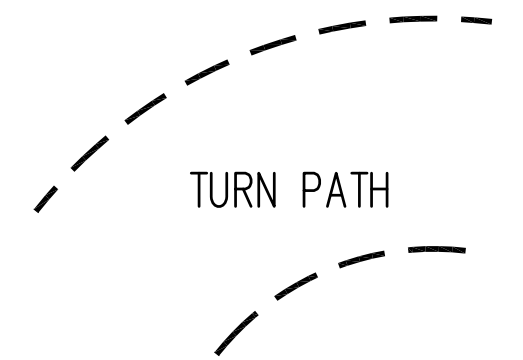
FRONT & VALLEJO ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

Prepared By
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738 Alfred Nobel Drive
Hercules, California 94547
PHONE: (510) 724-3388



Custom 57' SFFD
Ladder Truck

| NAME | UNITS |
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| Tractor Body | : 8'-6" |
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SIDEWALK LEGISLATION PROPOSED SFFD LADDER TRUCK TRUCK TURNING TEMPLATE

FRONT & VALLEJO ST
88 BROADWAY
SAN FRANCISCO - CALIFORNIA
OCTOBER 2018 SCALE: 1"=20'

Prepared By
Luk and Associates
Civil Engineers - Land Planners - Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547
PHONE: (510) 724-3388



CEQA

SAN FRANCISCO PLANNING DEPARTMENT

Mitigated Negative Declaration

Date: October 25, 2017; amended on February 27, 2018 (amendments to the Initial Study/Preliminary Mitigated Negative Declaration are shown as deletions in ~~striketrough~~ and additions in double underline)

Case No.: **2016-007850ENV**

Project Title: **88 Broadway & 735 Davis Street Project**

Zoning: C-2 (Community Business) Use District
Waterfront 3, Special Use District
65-X Height and Bulk District

Block/Lot: 0140/007, 008

Lot Size: 48,620 square feet

Project Sponsor: Marie-Therese Debor, BRIDGE Housing
949-229-7075
Mdebor@bridgehousing.com
Margaret Miller, The John Stewart Company
415-345-4400
mmiller@jsco.net

Lead Agency: San Francisco Planning Department

Staff Contact: Jenny Delumo
(415) 575-9146
Jenny.Delumo@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The 48,620-square-foot project site, at 88 Broadway and 735 Davis Street, is located on the block bound by Vallejo Street to the north, Davis Street to the east, Broadway to the south, and Front Street to the west in San Francisco's North Beach neighborhood. The two-parcel, T-shaped project site currently contains two surface parking lots which provide 180 public parking spaces.

The project sponsors, BRIDGE Housing and the John Stewart Company, propose to construct two new 6-story buildings, approximately 65 feet tall (with an additional 10 feet for the elevator and stair penthouses), and decreasing in height in proximity to Broadway Street and the waterfront. The 88 Broadway and 735 Davis Street Project (the proposed project) would contain 178 affordable family and senior housing units and approximately 6,500 square feet of commercial space, resulting in an approximately ~~191,300~~191,000-square-foot development. The first floor level would provide ground floor units, commercial space (retail space and a childcare facility), bike parking and common space and social services for residential use, as well as property management space. Floors two through six would consist primarily of residential dwelling units, shared laundry rooms, mechanical spaces, and common spaces for residential use. A variety of open spaces is proposed throughout at the roof and terrace levels. There are two mid-block passages proposed for the project site, and an approximately 4,300-square-foot childcare facility with outdoor space is proposed at ground level. The proposed project would result in an approximately ~~191,300~~191,000-square-foot development. **Pedestrian bulb-outs are proposed on Front**

Street and Broadway. No off-street parking is proposed. Approximately 120 class 1 bicycle parking spaces (*i.e.*, bicycle lockers or spaces in a secure room) and 20 class 2 bicycle parking spaces (*i.e.*, publicly accessible bicycle racks) are proposed. Additionally, the proposed project would include an emergency backup diesel generator and heating, ventilation, and air conditioning equipment (HVAC) equipment at both buildings.

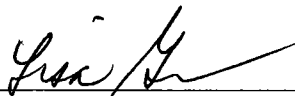
The proposed project would demolish the two existing surface parking lots and generate approximately 365 tons of asphalt demolition debris and 4,000 cubic yards of soil export. Construction on the 1.12-acre site is estimated to take approximately 19 months.

FINDING:

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

Mitigation measures are included in this project to avoid potentially significant effects. See section F of this Mitigated Negative Declaration, pages 201 - 208.

In the independent judgment of the Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.

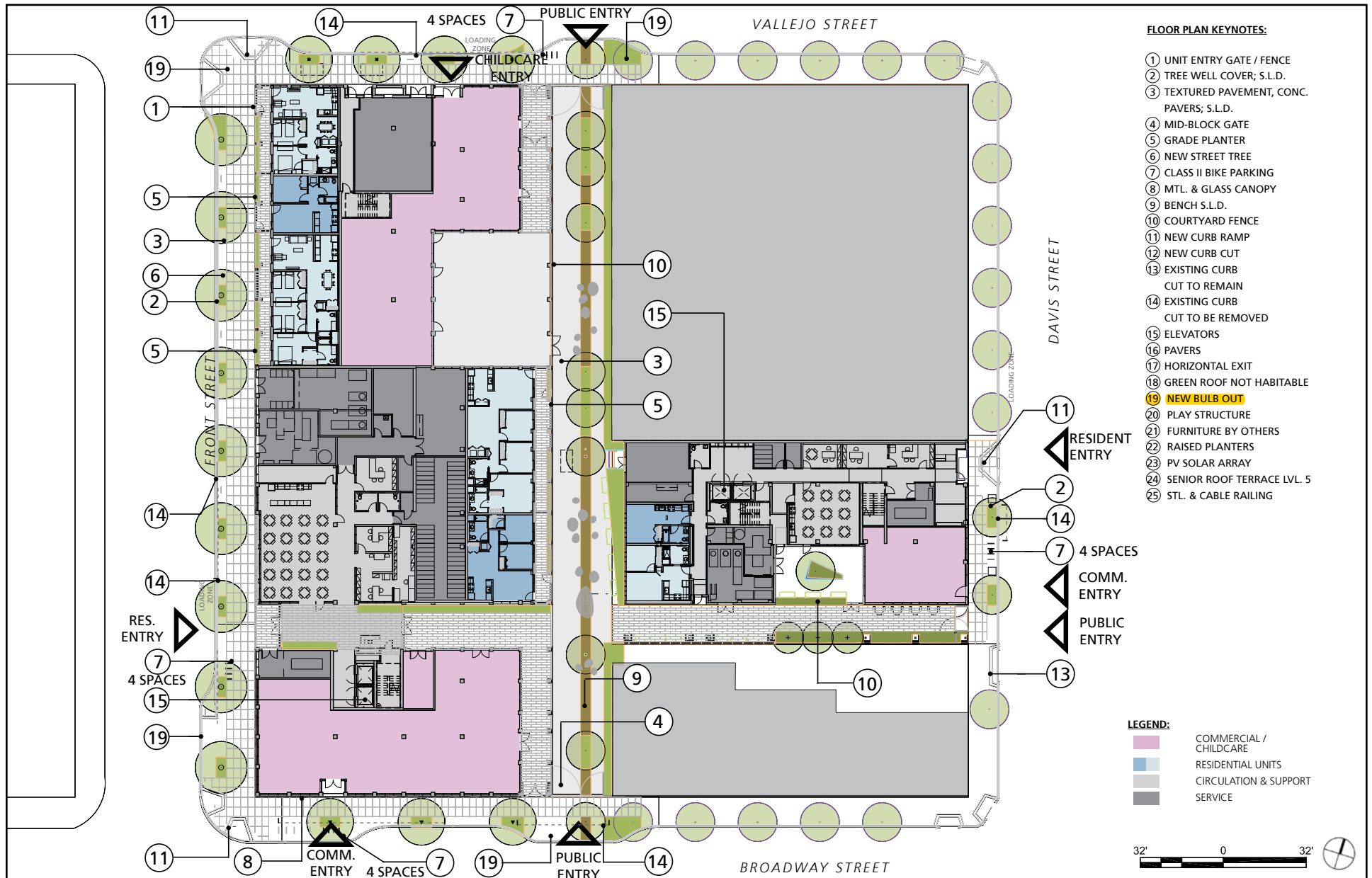


Lisa Gibson
Environmental Review Officer

3/9/18

Date of Issuance of Final Mitigated
Negative Declaration

cc: Marie-Therese Debor, Project Sponsor
Margaret Miller, Project Sponsor
Distribution List



Source: The John Stewart Company, Bridge Housing, Leddy Maytum Stacy Architects, February 26th, 2018.

88 BROADWAY & 735 DAVIS STREET PROJECT INITIAL STUDY

Case No. 2016-007850ENV

FIGURE 3
Proposed Level 1 (Ground Floor) Plan

BICYCLE FACILITIES, ACCESS, AND LOADING

The proposed project would provide *class 1* and *class 2* bicycle parking spaces.⁸ Per Planning Code sections 155.1 and 155.2, total bicycle parking would be provided via 120 *class 1* spaces (110 spaces for the family housing building⁹ and 10 spaces for the senior housing building¹⁰) and 20 *class 2* bicycle parking spaces (16 for the family building and four for the senior building) for residential and commercial¹¹ uses (see Figure 3). An approximately 1,300-square-foot bike room would be located at the ground level of the family housing building. This bike room would hold residential *class 1* bicycle parking spaces and cargo spaces. A second approximately 100-square-foot bike room would be located in the senior housing building on the ground floor. Both *class 1* bike rooms would be accessed through the residential lobbies of both buildings via Front Street, Davis Street, and the east-west mid-block passage. The *class 2* spaces would be located at Vallejo Street and Broadway Street adjacent to the entrances to the north-south mid-block passage and at Davis Street in front of the senior building.

As shown on Figure 3 above, pedestrians and bicyclists would access the project site via the proposed north-south mid-block passage, and east-west mid-block passage, and the sidewalks adjacent to the project site frontages.

No off-street vehicular parking spaces or off-street loading zones would be provided at the project site; however, the project proposes three on-street loading zones that would meet the ADA standards. The proposed project would convert two existing metered parking spaces on Front Street to a freight loading zone to service the family housing building; two existing metered parking spaces on Davis Street to a passenger loading zone to service the senior housing building; and two existing metered parking spaces on Vallejo Street to a passenger loading zone to service the childcare space. The three proposed on-street loading zones would each be 35 feet long. The conversion of metered parking spaces to loading zones would require approval at a public hearing of the SFMTA.

New ADA-compliant curb ramps would be constructed for both connecting crosswalks at the northeast corner of the Front Street /Broadway intersection and the southeast corner of the Front Street/Vallejo Street intersection. Additional ADA-compliant curb ramps would be provided at the north end of the proposed passenger loading zone along Davis Street, at the north end of the proposed sidewalk extension along Front Street (immediately south of the proposed commercial loading zone), and at the east end of the corner bulb-out into Vallejo Street at the Front Street/Vallejo Street intersection.

⁸ The *class 1* bicycle spaces are in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees; and *class 2* bicycle spaces are located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use.

⁹ Family Housing: *class 1* bicycle parking for buildings over 100 units is required to provide 100 spaces plus one space for every four units over 100; and *class 2* bicycle parking is one space per 20 units.

¹⁰ Senior Housing: *class 1* bicycle parking is one space for every 10 units or beds, whichever is applicable; *class 2* bicycle parking is two spaces for every 50 units or beds, whichever is applicable, or a minimum of two spaces.

¹¹ Childcare Facility: *class 1* bicycle parking is a minimum two spaces or one space for every 20 children; *class 2* bicycle parking is one space for every 20 children.