



## 78 HAIGHT STREET PROJECT

### TNDC & LOWER HAIGHT AND HAYES VALLEY NEIGHBORS COMMUNITY PRESENTATION

#### Date and Time

Wednesday, March 16, 2022, 6:00pm-7:00pm

#### Project partners:

Tenderloin Neighborhood Development Corporation (TNDC)  
Paulett Taggart Architects  
Guzman Suffolk Joint Venture  
Mayor's Office of Housing and Community Development  
Larkin Street Youth Services

#### Agenda

1. Introduction to project team and partners
2. Project design update & timeline
  - Background info of TNDC and project description – Child Development Center on ground floor; 63 units overall, with 32 units dedicated to Transitional Age Youth, on 7 stories.
  - Design description
  - Construction schedule, timeline, logistics, staging plan, etc. –
    1. 18 months total with intended start date in early April. Looking to complete towards end of 2023, targeting end of October/early November 2023.
    2. Logistics - Entrance is on Octavia frontage street; crane will be on Octavia.
    3. Staging - predominantly on Octavia Street, with some on Haight Street, including dumpsters and toilets on Haight Street
3. Concerns/Questions from neighbors:
  - Programming for the community room – events for tenants throughout the year
  - Building shadow: how the building will impact the neighboring residents on Rose Street
  - General Contractor to provide clarity on:
    - Site security – cameras onsite and will assess as needs change
    - Vibration on Haight Street – vibration monitoring to be put in place
    - Construction hours – 7 AM to 5 PM
    - Neighbors' notification during construction – to send out monthly, with increased frequency as necessary
    - ETA of completion date – see above
    - Location of foreman's temp. office, portable toilets, equipment (machinery), materials, etc. – see above
    - More details of foundation, scaffolding, framing road closures – reviewed





draft Logistics plan together with neighbors, Project Team to distribute logistics plan as approved by SFMTA.

4. Additional thoughts

1. Can neighbors get advance notice of night work?
2. Team to send out logistics plans
3. Neighbor notifications - want something more frequently than once a month; there will be a daily progress update on the bulletin board onsite, neighbors don't want to have to leave their home to see updates on what is happening – want delivery of notice to the neighbors.
4. Noise issues with concrete? If it is 8 months, would want to see notice in advance.
5. Traffic concerns – some impacts but mitigating through logistics plan with SFMTA
6. Vibration concerns from construction – to be mitigated by surveying existing vibration in neighborhood and remaining close to it.
7. HVNA does not represent the whole neighborhood, as is reflected by all neighbors in attendance, need to make sure to be inclusive of nearest neighbors to site
8. Want to see plans before the project starts
9. More detailed explanations of how large vehicles will make turns into Rose Street.
10. Building height? Density bonus allowed us to build over the maximum height

5. Follow-up questions (below)

