



## 78 HAIGHT STREET – FAQ

Dear Neighbors –

Thank you for your interest in the 78 Haight 100% affordable housing project. Construction will begin in early April and last approximately 1.5 years. A project schedule overview is attached for reference. The following provides general information on the project. We encourage interested neighbors to sign up for our **weekly construction updates** which will provide an overview of work completed, upcoming work and anticipated impacts and a 3-week lookahead schedule.

If you are interested in hearing more about the project or represent a group that would like a project briefing, please contact Honey Zaw at [hzaw@tndc.org](mailto:hzaw@tndc.org). For construction related inquiries, please contact site staff, Hai Nguyen at 628-260-2789 or Sean Blakely 718-791-4358.

We recognize this project will disrupt the neighborhood and we appreciate your patience and willingness to work with us and your commitment to housing low-income people.

Sincerely,  
TNDC

### SCHEDULE

Our project team plans to have **standard work hours between 7 AM to 5 PM, Monday to Saturday**. We will have some schedule deviations that require long working hours for large concrete pours, stocking, crane work, and personnel hoist work. The general contractor will comply with SF Department of Building Inspection's permit and general information regarding construction in San Francisco. Additionally, the contractor will abide by all SFMTA and Cal OSHA regulations and requirements. Please note that city regulations allow construction work to proceed from 7:00AM to 8:00PM seven days a week.

We will provide the community **advance notice of any deviations to standard work hours** through our weekly construction newsletter which we will distribute each Friday upon construction commencement and by posting a notice on the site's bulletin board.

### COMMUNICATIONS WITH NEIGHBORS

The general contractor will produce a weekly construction newsletter which will include a summary of the week's activities, upcoming work, and associated impacts, if any, and a 3-week lookahead schedule. These will be sent out by TNDC to neighbors via email and the contractor will place physical copies at the homes of individuals that do not have access to email. The newsletter will also be provided to HV Safe and Hayes Valley Neighborhood





Association for distribution to their constituents.

To sign up for the newsletter via email or request a physical copy be placed on your door front please contact Sean Blakely 718-791-4358 or Honey Zaw at [hzaw@tndc.org](mailto:hzaw@tndc.org).

### **TRAFFIC AND LOGISTICS PLAN (attached)**

The contractor is creating a traffic and logistics plan to minimize disruptions to the community to the greatest extent possible. The plan is expected to change as the project moves through different stages. The Phase 1 Logistics Plan will be in effect for the first three months of construction (April to June 2022). We expect the Phase 2 Logistics Plan to be implemented upon commencement of vertical construction in month 4 (June/July 2022).

The logistics plan, in **draft form**, is attached and includes additional information, including visual representations of proposed pedestrian path changes and disruptions to traffic. The plan is currently under review by SFMTA.

Highlights of the logistics plan are as follows:

- There will be no parking along Octavia Street in front of our site, between Rose and Haight Streets
- There will be no street side parking along the north side of Rose Street, in front of 188 Octavia Street, which reduces three parking spaces
- On Haight Street, there will be no parking on the north side of the street, adjacent to the site.
- A 14' minimum drive lane will be maintained on Rose Street during regular work hours.
- There may be traffic lane changes during construction for safety reasons and to facilitate special on-site work; advance notice of anticipated lane changes will be provided via our weekly construction newsletter and posted on the bulletin board on-site some on-site work all for which notice will be provided as early as possible.
- The staging area of the site will be expanded into the parking lane on Haight Street, on Octavia Street, into the median, and 7' into Rose Street.
- A 4' pedestrian travel path will be provided around the perimeter of our site.
- Air quality monitoring at the fence line will be performed during all construction.
- Scaffolding, once erected, will have protection mesh to mitigate debris and dust. The protection mesh will have limited visibility with scrim/mesh applied.
- The location for portable restrooms is under review and will ultimately be moved within the building footprint once the upper floors are constructed.
- Dumpster swaps and portable restroom cleaning will be performed within the site perimeter and access is limited to the site access point on Octavia Street.





## **ON-SITE SECURITY**

At the beginning of the project when there are no on-site structures, the site will be monitored using state-of-the-art security cameras. As construction proceeds, the project team anticipates and plans to add additional security measures as needed.

## **EXCAVATION**

To minimize vibrations, there will be no pile-driving on this project. An alternate method of installing beams will be used that involves using a drilling rig, excavator and manual labor to install beams and wood lagging.

## **VIBRATION**

Before work begins on site, we will conduct studies to get background levels of noise and vibrations in the area. We would also like to conduct visual inspections of adjacent properties and install vibration monitors for the duration of the project to protect adjacent buildings. We will be working with individual property owners to conduct building surveys and install monitoring equipment.

## **SHADOWS**

The building will cast shadows onto Rose Street and structures adjacent to Rose Street, north of the site during some daytime hours, though at different angles, depending on the time of the year. The architect expects that a portion of the facades along the northern edge of Rose Street will be shadowed in the mid to late afternoon hours during the autumn and for a longer portion of the afternoon during the winter months. No shadows are expected on the north side of Rose Street during the summer months.

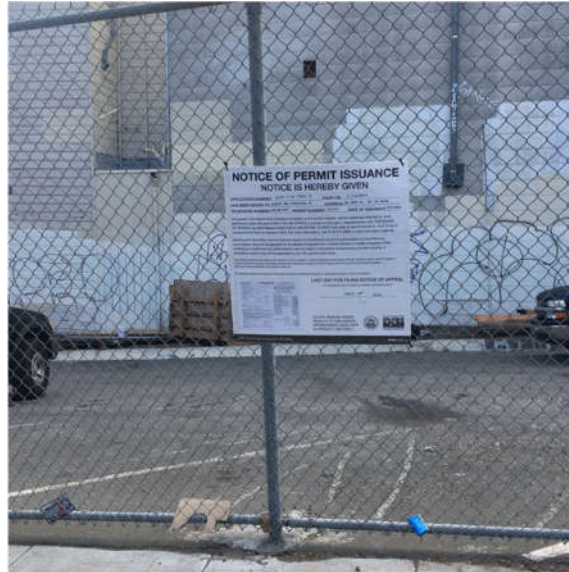
The south side of Haight Street will not experience many shadows from 78 Haight Street's building, except for a few hours at the end of summer afternoons. The shadow will be cast down the block and may not reach the south side of Haight Street.

## **PROJECT APPROVALS USING SB 35**

78 Haight Street received a streamlined approval provided for 100% affordable housing under Senate Bill 35. Please see the SB 35 Informational and Supplemental Application Packet for additional information.

SB 35 applies in cities that are not meeting their Regional Housing Need Allocation goal for construction of above-moderate income housing and /or housing for households below 80% area median income. Notice of permit issuance was posted on July 21, 2020.





### **PUBLIC ART (attached)**

The public art will be installed on the southern face of the proposed building. “Octavia Boulevard and the Central Freeway (now and then)” is a public art mural designed by artist, Kota Ezawa, selected by a community panel with the Hayes Valley Neighborhood Association (HVNA), a second panel of representatives from TNDC, Paulett Taggart Architects, and Market/Octavia Citizens Advisory Committee, and a local curator and art professional. The design is approved by the San Francisco Arts Commission.

TNDC’s goal for the public artwork at 78 Haight Street is to support MOCAC’s Central Freeway Commemorative Project. The selected artwork tells the untold stories and the history of the neighborhood and memorialize the power of people to force needed change of the freeway removal. For more on the selection process please see attachment.