Lone Mountain Residence Hall Project Update & Review

Neighborhood Town Halls

January 28 & 29, 2015
Timeline: process to date

- March 2012: USF submits draft Institutional Master Plan development.
- Jan 2013: USF donor offers opportunity to develop housing on Lone Mountain.
- May 2013: USF meets with Ewing Terrace & UTA reps advising them of consolidation of the Res Hall project to Lone Mountain.
- May 2013: John Munz, President for Ewing Terrace submits letter outlining concerns.
- Aug 2013: USF submits updated IMP describing consolidation of the Res Hall project to LMtn.
- Sept-Nov 2013: Ewing Terrace neighbors submit letters outlining concerns.
- Dec 2013: USF submits updated IMP with supplements responding to neighbor concerns.
- Jan 2014: Ewing Terrace & UTA reps meet with USF, Sobrato & MVE architects.
- April 2014: USF, Sobrato & MVE architects visit ET backyard, site visit.
- Dec 2014: USF shares design concepts with UTA and Ewing Terrace Boards.
Neighborhood Concerns
from neighbors’ letters 5/27/13 – 11/18/13

- Appearance, character, & scale
- Design & quality of materials
- Reduce building height near Ewing Terrace (ET)
- No balconies facing ET
- Increase setback
- Privacy/backyards & bedrooms
- No outdoor spaces facing ET or LV
- Windows sound resistant
- Noise from parties/music
- Noise from deliveries
- Noise from garbage & recycling

- Odors from dining hall, garbage
- Removal of trees & habitats
- Block sunlight
- Construction impacts: noise, pile driving, dust, etc.
- Seismic & hill stability
Massing Study: December 2014
Footprint

Current proposed footprint
Appearance

Character & Scale
Appearance

Character & Scale

Design & quality of materials
View from Ewing Terrace
Spring 2013 drawing, without proposed trees buffer
View from Ewing Terrace

December 2014 drawing, without proposed trees buffer
Privacy

No balconies
Quad closed to the east
Will explore window limiters
Privacy
Res Hall Front Desks face internally

Foot traffic along central spine

Landscaping
Sample Floor plan
Res Hall Front Desks face internally

Foot traffic along central spine
Noise & Odors

Deliveries
Garbage & recycling

Dining Hall
Landscaping

Potentially design and install some landscape concepts now, to allow maturation.

Goal: mitigate line of sight; sound; enhance/improve habitat
Managing Construction Impacts

Include 2 slides – 2nd, a 3D - slides illustrate a response to each of the issues above.
Managing Construction Impacts – CSI

Contractual Restrictions: Traffic, Parking, Worker activities, Dust, Noise, etc

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General Restrictions – Goal: minimize overall impact

- Work hours 8am – 4:30pm (gates open 7:30am), Monday - Friday
- No early trucking or construction deliveries allowed unless previously approved by USF representatives and notified to UTA representatives (construction committee).
- Single access point to worksite: Cahill will control staging area in UC lower lot ("Cahill lot") for all deliveries (except tower crane), worker check-in, off-loading soil, transferring construction materials to site. The site will be enclosed, secure, and installed with acoustic mitigations.
- Construction deliveries will be scheduled with Cahill in advance.
- Fines will be assessed to workers and subcontractors parking vehicles in surrounding neighborhood and to CSI related truck idling in neighborhood streets.

Traffic

- Required truck route is designed to avoid UTA as much as possible.
- For large scale operations such as excavation, rebar, and concrete installation
  Trucks will be staged at a remote site on Turk. Radionics will call in trucks only as needed.
- Trucks are required to stage on Turk, follow radionics's instructions, and follow specified route.
- Trucks may not idle or park in neighborhood.
- Cahill will assess fines for violations for worker personal vehicles parking in surrounding neighborhood streets.
- Ten parking spaces on GG, west of the Cahill lot entrance, will be taken offline to serve as an off-street queue for one truck. To be used only when authorized by Cahill, and when necessary.
- Neighbors are asked to report violations to Patrick Gunter at (415) 422-5546 – if possible note: company name, license #, time of day, get a photo.

Noise - Goal: minimize noise

- Trucks arrive & depart Cahill lot from west to east to minimize shifting gears and to allow coasting.
- Trucks arrive & depart UC from west to east to prevent need for backing up or revving engines.
- Cahill lot enclosed by 10 foot fence. The fence will be enhanced by foliage and acoustical barriers designed by acoustic engineer to minimize noise.
- Tower crane will be electric instead of diesel or hydraulic.

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- Designated work hours for exterior work shall be, 8am-4:30pm, in order to eliminate early morning and evening construction activity and noise. Other interior work which is quiet may occur slightly beyond those time limits.

Parking - Goal: prevent worker & subcontractor from parking in UT.

- Contracts stipulate no parking in neighborhood streets.
- Contracts between Cahill and subs allow Cahill to assess fines for parking in neighborhoods.
- Workers will park at a remote site and will be shuttled to & from parking lot to work site.

Maintain Safety & Security

- Construction site enclosed by 10' plywood fence with graphic treatment.
- Single access point through Cahill lot.
- Mandatory worker daily check-in at Cahill lot with badge ID system
- Safety vests with subcontractor name required.
- Flag men, and security will be provided at construction gates and entry points.

Minimize dirt and dust

- Trucks will be "skirted" when loaded with dirt to minimize spilling into wheel area.
- Truck wheels will be washed when exiting Cahill lot.

Manage worker activities

- Workers stay on-site for lunch.
- Designated smoking area on-site.
- One lunch truck contracted to serve at Cahill lot. Others will be required to leave.

Tower Crane

The construction site provides a unique challenge because of the single access point and volume of material to be removed from and put into the site.

A tower crane will be installed to move material and equipment.

Crate assembly must occur on the large interior space on campus and so will be scheduled on a single weekend in the summer.

Neighbors will be notified in advance of the date.

The crane will be in place 16-18 months

Schedule - Highlights

March 14: UC Lot taken offline, converted to Cahill lot
March-May: Set up activity at Cahill lot
May 23 – August 19: Demo Harvey Plaza and mass excavation occurs
August – March 2012: Concrete pours, structural work
Managing Construction Impacts - CSI
Contractual Restrictions – Trucking Traffic Pattern
Managing Construction Impacts – CSI
Contractual Restrictions – Construction Site Logistics
Next Steps

Continue design evolution

Preliminary Project Assessment – mid December

90 day review period by Planning Dept

Environmental Review by the City
Comments and Questions