

Balboa Reservoir Neighborhood

Minimizing Impacts to Neighbors During Construction

Construction Schedule:

Balboa Reservoir Neighborhood Construction can be broken into three phases

Phase Zero (1 Year) Target Start 2021	Phase 1 (2.5 Years) Target Start 2022	Phase 2 (2.5 years) Target Start 2024
<ul style="list-style-type: none">• Demotion of the parking lot, removal of the berms, and restoration of the natural site grade• Site Infrastructure (Utilities, Roads, etc)	<ul style="list-style-type: none">• Townhomes,• First Four Apartment Buildings• Central Park Open Space• All walking paths and connections	<ul style="list-style-type: none">• Last Four Apartment Buildings

Neighbor Communication:

Prior to construction start, the Development Team will provide an updated construction plan and timeline, and will provide information for all neighbors about where to find key information about the project’s progress. During the construction process, the team will provide regular updates to interested neighbors via email blasts, the project website, etc.

If any neighbors have concerns or questions, the team will provide a community contact that will be stationed on site who can respond during business hours. We will also provide a 24-hour number for after hours questions or concerns.

Construction Hours: 7am – 8pm, 7 days a week

There are a handful of activities (like large concrete pours) that may require earlier start or later finish times. For these activities, a special permit must be obtained from the SF Department of Building Inspections to extend work beyond these times. The team will include information about any after-hours work as part of its regular information updates.

Noise

- As part of the permitting process, the development team must prepare a Noise Control Plan, which will be prepared by an acoustical consultant and reviewed and approved by the Planning Department to reduce noise impacts to the surrounding neighborhood and institutions.
- The Noise control plan will include
 - Conducting 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 the team will endeavor to complete all of it during times when Riordan High School is not in session.
 - Whenever possible, stationary construction equipment will be shielded in order to reduce noise levels, and on-site work that produces noise (such as grinding or sawing) will be located as far from neighbors as possible.
 - Although not required by any specific plan or code, the project team has also established a rule prohibiting the use of radios or amplified music at any time during construction.
 - Creating a weekly noise monitoring log which shall document noise levels, any exceedances of threshold levels, and corrective actions.
 - Mandating that construction equipment utilize best available noise control techniques,

Air Quality:

- The Balboa Reservoir Project has prepared Site Mitigation Plan and a Construction Dust Monitoring plan – which were both reviewed and approved by San Francisco’s Department of Public Health. The two plans cover topics including odor control, dust control, and soil management during construction.
- In addition to the two approved plans in-place, an Emissions Minimization Plan (EMP) will be prepared for the project, and approved by the Planning Department’s Environmental Review Officer prior to the start of construction. The EMP will ensure compliance with specific regulations related to construction equipment, construction-related truck emissions, and notification requirements.
 - Paints used during construction will be Low-VOC coatings.
 - All construction equipment will meet or exceed specific standards and will be re-certified by the City and the Bay Area Air Quality Management District each year.
 - 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.