San Francisco State University will soon begin construction on two important projects — a mixed-use, student housing development and a new academic building for the Creative Arts. The student housing will be located on Holloway Avenue between Cardenas and Varela Avenues. The Creative Arts building will be located on Tapia Drive at the intersection of Font Boulevard and Holloway Avenue. Construction on the Creative Arts building is expected to take about 24 months, beginning June 2018 with completion expected in spring 2020. Construction of student housing is anticipated to take approximately 24 months, with completion expected in fall 2020.

**AT A GLANCE**
- new housing will yield a net increase of more than 500 beds of much-needed student housing
- density consistent with approved plans for Parkmerced
- new neighborhood retail and student activity space
- first new academic building in almost 25 years
- new lecture classrooms
- water-efficient landscape
- energy efficiency beyond California Title 24 requirements
- natural daylighting and ventilation
- no net increase in campus automobile parking supply
- secured parking area for bikes
- no net increase in vehicle trips
- new campus main street
- relocation assistance for tenants
- project completion in 2020

**MANAGE IMPACTS**
SF State is implementing mitigation measures to reduce environmental impacts caused by the projects during construction. SF State Capital Planning, Design, and Construction (CPDC) team has taken precautions to minimize or avoid significant effects in many ways:

**PLAN AHEAD**
Prior to project approval, the CSU Board of Trustees identified certain environmental impacts. In response, SF State is implementing a mitigation and monitoring program, designed to substantially lessen the significant environmental effects of the projects.

**DOCUMENT HISTORIC RESOURCES**
SF State has documented the affected historic architectural resource and its setting, in accordance with industry standards. Multimedia documentation is available for viewing at the J. Paul Leonard Library on campus.

**CONTROL THE SOURCE**
SF State will reduce sources of light pollution through best practices. The campus will also continue working with regulators to ensure that air quality and noise impacts are reduced to a less-than-significant level, including the establishment of buffer zones, the installation of control devices on equipment, and modifications to operational practices.
MANAGING DUST
SF State is taking preventive steps to control dust on site. CPDC is working with the project team to apply the following feasible control measures as required by the Bay Area Air Quality Management District.

— Water all active construction areas at least twice daily (or as needed).
— Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of free board.
— Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
— Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
— Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

LIMITING NOISE AND VIBRATION
SF State has included the following noise control measures in all contracts for construction projects that are within 100 feet of a sensitive receptor.

— Construction equipment used on campus is properly maintained and outfitted with feasible noise reduction devices to minimize construction-generated noise.
— Stationary noise sources such as generators or pumps are located at least 100 feet away from noise-sensitive land uses as feasible.
— Loud construction activity within 500 feet of a residential building shall be restricted to the hours between 8:00 AM and 5:00 PM, Monday through Saturday.

TRAFFIC NOTIFICATIONS
The CPDC team is committed to providing you with key updates to minimize the impact of construction activities.

This involves ensuring the least possible obstruction to traffic; providing notice in advance of temporary road closures; and providing detour signage (as needed) clearly designating an alternate route if roadways are blocked.

CONTACT THE TEAM
Project Related Questions:
Boris Nemirovskiy, Director of Construction Services at CPDC can be reached at build@sfsu.edu.

We will publish timely updates so you can plan in advance of high impact construction or temporary road closures. Please visit cpdc.sfsu.edu.

Housing Related Questions:
Employee & Family Housing
(415) 405-4000
Email: univpark@sfsu.edu
Website: univpark.sfsu.edu