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# THATCHER YARD HOUSING

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## CONSTRUCTION UPDATE

November 11, 2021



THOMAS SAFRAN & ASSOCIATES

**BENCHMARK**  
Contractors, Inc.



CONSTRUCTION

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- Introduction to the Construction Team
- Project History
- Project Summary & Timeline
- Review of Construction Site Logistics Plan
- Neighborhood Q & A



*Corner of Princeton & Oxford*

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- **Thomas Safran & Associates – Owner/Developer**

- Blake Coddington – Director of Development
- Alex Knott – Sr. Project Manager
  - [alex@tsahousing.com](mailto:alex@tsahousing.com)
  - (424) 372-9805
- Ethan Yoo – Assistant Project Manager
  - [ethan@tsahousing.com](mailto:ethan@tsahousing.com)
  - (424) 372-9812

- **LENA Construction – Construction Manager**

- Eugene Niyazov
- [eniyazov@lenacon.com](mailto:eniyazov@lenacon.com)
- (818) 585-0294

- **Benchmark Contractors – General Contractor**

- Ryan Hupf – Vice President, Project Executive
  - Brittany Dziubek – Project Manager
    - [bdziubek@morleybuilders.com](mailto:bdziubek@morleybuilders.com)
    - (310) 382-8463
  - Dave Loomis – Senior Superintendent
    - [dloomis@morleybuilders.com](mailto:dloomis@morleybuilders.com)
    - (310) 566-9259
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- TSA selected as developer by City in late 2016.
  - OTA neighborhood collaboration meetings from 2017 – 2019.
  - Secured land use & environmental approvals from City Planning in 2019.
  - Funding commitment received from City of Los Angeles and Housing & Community Development in 2020.
  - Received reservation of low-income housing tax credits, building permit approvals completed, general contractor selected, and financing fully-committed in 2021.
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- 98 Residential Units, spread across eight, 2-story buildings
  - Semi-subterranean garage with parking spaces for 82 vehicles and 58 bicycles
  - 67 Senior Units, 30 Family Units, 1 Onsite Manager (50% PSH population)
  - Community Amenities
    - A Fitness Center
    - Multi-purpose Community Room with Gourmet Kitchen, Lounge Seating, and TV/Game/Music Area
    - Barbecue Grill and Outdoor Seating
    - Outdoor Patio with Great Lawn
    - Play Structure
    - Landscaped Gardens and Interior Walkways
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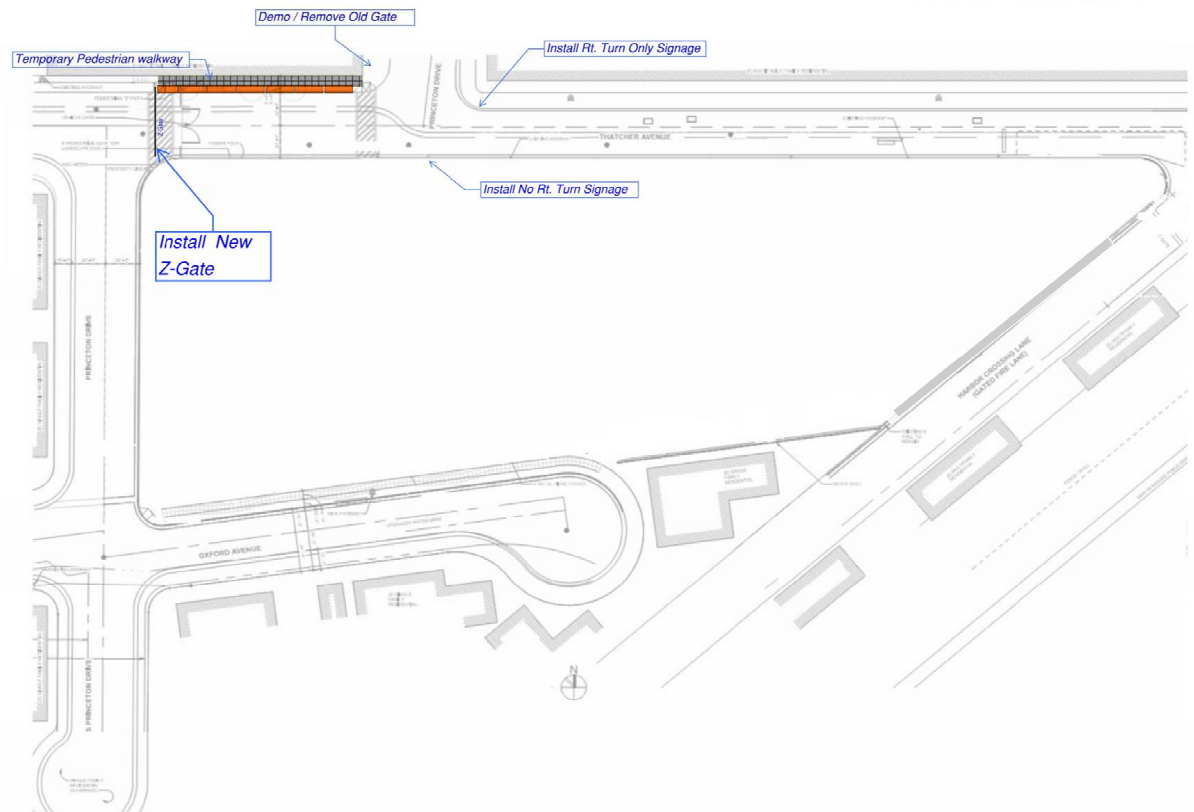


- ***Phase 1*** - Street Gate Relocation
    - Timeline: December 2021 – January 2022
  - ***Phase 2*** - Demolition and Site Grading
    - Demolition and removal of existing materials
    - Excavation and export of soil and grading for foundations
    - Timeline: February 2022 – June 2022
  - ***Phase 3*** - Residential Construction
    - Concrete Foundations
    - Semi-Subterranean Parking Garage & Level 1 concrete
    - Wood Frame Structures
    - Site Concrete and Landscaping
    - Timeline: June 2022 – December 2023
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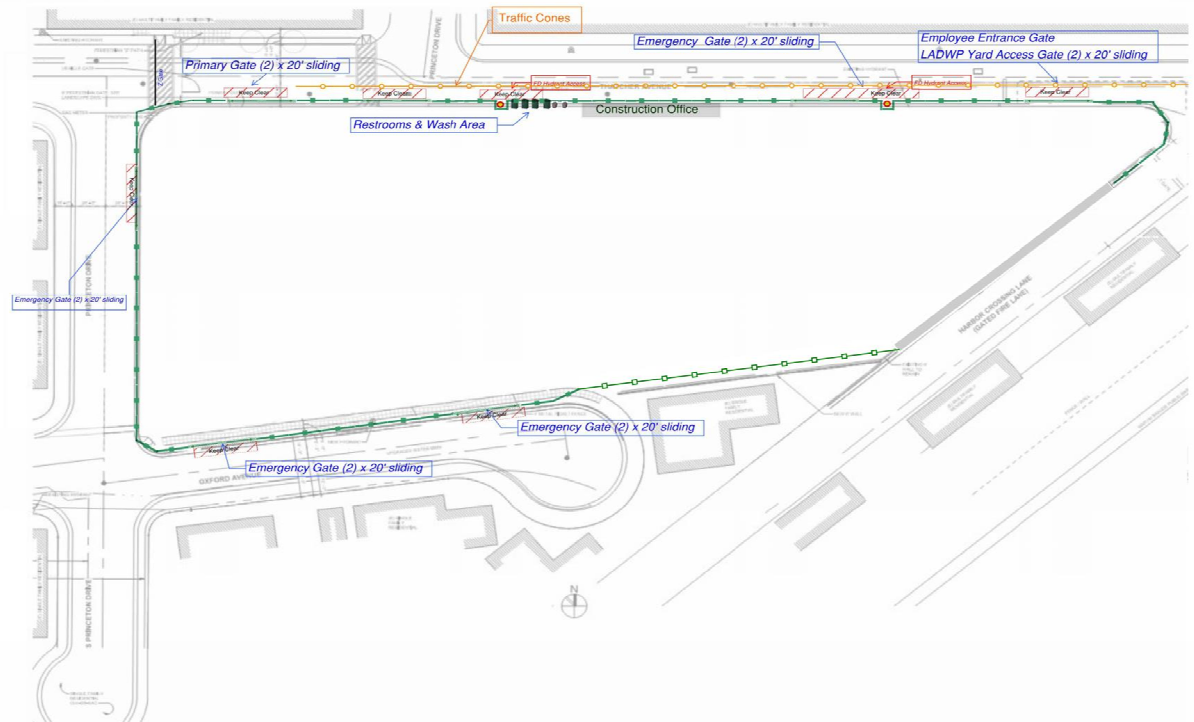


- Removal of existing vehicular gate across Princeton at Thatcher
- Construction of new vehicular gate across Thatcher at Princeton
- Temporary Pedestrian Walkway
- Timeline: December 2021 – January 2022





- Construction fencing to face of curb
- Construction fencing to be installed to leave crosswalk landings open
- Primary delivery gate at Thatcher (between Princeton & Princeton)
- Flagmen for traffic control during deliveries
- All vehicular traffic exits Princeton Dr to Jefferson Way to Lincoln Blvd



- Monday through Friday 7am to 5pm
- Saturday 8am to 4pm
  - Reduced crew sizing
  - Selective activities only





- Construction Vehicles to enter and exit by way of Lincoln / Jefferson Way / Princeton Dr.
  - Scheduling of deliveries to minimize construction traffic
  - 2-way radio communication
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- Workers will park in offsite parking lots located outside of the immediate neighborhood.
- Thatcher Ave along project to remain fully accessible for pedestrian and bike traffic.
- Vehicular traffic to the project and Harbor Crossing access Thatcher Ave via Lincoln Blvd / Jefferson Way entrance.





- Continuous Air Monitoring
    - Watering
    - Covering outgoing loads
    - Construction fence screening
  - Sound Monitoring (Engineering Controls)
    - Limits on idling of heavy equipment
    - Excavation and backfill in lieu of shoring piles
    - Limits on compressed air activities
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THOMAS SAFRAN & ASSOCIATES

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*For more additional information please visit our website – [www.thatcheryard.com](http://www.thatcheryard.com)*

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