

## Thatcher Yard Neighborhood Meeting: Q & A

1. How will it be decided who qualifies for these units? Who will make the decision?  
(Answered)

Response: (*See below from the recent TSP for more info...*)

**\*There are PSH units which are all selected through the Coordinated Entry System. The remaining units are all available with applications available online or applications available for pick up on site during our allocated application period. More information will be added to our website.**

### Section 1.1.1 Set Aside – Special Needs Project Based Voucher (PBV) Units

Up to forty-nine (49) units will be set aside for formerly and chronically homeless households. These applicants will be selected, assessed and prioritized through the Coordinated Entry System (CES) for permanent supportive housing. Twenty-five (25) of the PBV units will serve households who are chronically homeless. The remaining twenty-four (24) of the PBV assisted units will serve households, who may not meet the definition of “chronically homeless”, which includes continuously homeless for at least one year, or who have had at least four episodes of homelessness in the past three years.

### Section 1.1.2 Lottery Units

The remaining forty-eight (48) or more units will be leased through a random selection lottery process.

2. What is the sidewalk we are mentioning on Thatcher between Princeton and the gate to Admiralty Way? (Answered)

Response: **The sidewalk to which we were referring is the sidewalk adjacent to the new vehicular gate on the northside of Thatcher Ave. That small portion of sidewalk will need to be shut down for a few weeks to install the new z-gate, however pedestrian access will be maintained the entire time.**

3. What is a Z-gate? (Answered)

Response: **Z-gate is at the far side of Thatcher Ave. There is a new barricade that is being built on the sidewalk, which prevents motorcyclists from using the sidewalk to bypass the gate. There is an existing Z-gate across the project, but we were told by the community that the Z-gate lock was cut or motorcyclists would use the sidewalk. Z-gate was an essential feature to prevent anyone from cutting through the neighborhood.**

4. Is there a plan to make the opening from Thatcher to the County Library and Admiralty Park safe? If not, can it be done? It is coastal access and used by Triangle neighbors,

but the grade is too steep, it's muddy when it rains, there are tree roots, and bicycles zoom by, endangering pedestrians. **(Answered)**

Response: **Yes, but not part of this development. The City as part of affordable housing sustainable communities funding award will be receiving \$4.3 million in order to do bike, pedestrian, and passageway improvements. Part of those improvements is to expand the cut through of the far end of Thatcher and make it an accessible path. Timing on these improvements will follow completion of this project by a few years. Funding award from the state for these improvements was received in 2020. City will receive its grant and improvements are usually 5 years away from the award (2024-2025).**

5. What is the expected use of an expensive iron fence that replaced a good chain link fence? - **Attendee needs to be more specific**

6. Describe the pros + cons of the water table? and where will pumped water be? **(Answered)**

Response: **Pumped water passes through a temporary filtration system into sewer or storm drain as specified by water board and NPDES.**

7. Dave must address the Harbor Crossing access during construction since they will no longer have vehicular access on Thatcher

Response: **During construction and henceforth, Harbor Crossing neighbors will access their homes from Lincoln Blvd to Jefferson Way to Princeton Ave. and then Thatcher Ave. Thatcher to remain open at all times for vehicular access to Harbor Crossing entrance. Thatcher to remain open at all times for pedestrian and bicycle traffic.**

8. Is Mike Bonin OK with you getting rid of the homeless encampment on Thatcher? **(Answered)**

Response: **His office is OK. They have been coordinating with us to clear Thatcher. They understand that there is an ongoing problem with encampment even after the area is cleared. We are in the process of obtaining an encroachment permit which will allow the construction of a fence facing the curb. This will take away areas on Thatcher where encampments could happen.**

9. How will the underground water table be handled? **(Answered)**

Response: **See response to Question #8.**

10. Are you all aware that there are subterranean gas and/or diesel tanks on the site?  
**(Answered)**

Response: **Yes, we are aware that there is contaminated soil. We are also aware that there is methane on-site that needs to be cleaned up. Current design does contemplate a methane barrier and an active venting system to extract the methane gas from the soil, so that it is not a harm to residents and community. Our Geologist that conducted testing believes the high concentrations of methane are a result of the elevated lead in the soil. As part of this process, we have approximately 3-4 months where we remove the contaminated soil. Our intention is to retest the soil, once all of the hauling has been completed. This will inform us if there are still elevated methane levels or if the geologist was correct and it dropped back down. Nonetheless, we will have a methane protection barrier, but this will vary based on level once excavation is complete.**

11. Can you please put the full picture up of all the housing? **(Answered)**

Response: **Rendering in presentation is the vantage point of family units, 1-2 stories. We have another vantage point on another intersection, Thatcher and Princeton. It is currently being updated. As part of the permitting and approval process, we were able to decrease the number of stories from 3.5 to 2.5 stories. The senior building is only 2.5 stories high (2 stories of housing over 1 subterranean garage).**

12. Please clarify pedestrian access at Oxford and Princeton and at Thatcher and Princeton.

Response: **During construction there will be a site fence up to the face of curb on Oxford Ave, Princeton Ave and Thatcher Ave. The only street that currently has a sidewalk adjacent to the site is Princeton. Pedestrian access on this street will be on the west side of Princeton. The landing sidewalk corners at Oxford/Princeton and Princeton/Thatcher will remain open.**

13. Some excavations were conducted this week and then stopped. What were they for?  
**(Answered)**

Response: **Those were test wells for the dewatering system to be installed.**

14. What are you going to do about tents building up on the sidewalk? **(Answered)**

Response: **Site fencing will be installed to face of the curb, closing off the area where tents are currently erected.**

15. When will the site be posted with contact info? **(Answered)**

Response: **Prior to gate relocation work starting in mid-December.**

16. Have you officially taken possession of the property? **(Answered)**

Response: **Yes we have as of 11/8. We signed a Ground Lease and the City has handed over the keys.**

17. When they dug foundations for the apartments on Thatcher, there was an awful toxic odor in the neighborhood for months. Have you run tests for that ... if there is an odor, what are your plans to get rid of it? **(Answered)**

Response: **To mitigate odors, the soil management plan is to tarp stockpiled and hauled off dirt and to wet down exposed cuts on a regular basis.**

18. Where will be the staging area for excavated material loading into trucks? What size dumpers will be used? Will dumpers be truck or tractor+trailers? **(Answered)**

Response: **Yes, there will be a small staging area for excavated material. Benchmark noted that tractor / trailers and dump trucks will be used.**

19. When do the 2 weeks start in reference to the 2 week application period?

Response: ***\*We will add this date once finalized to our website. Typical window is 9 months prior to construction completion. Completion is at the very end of 2023, so back up 9 months would put us at 2nd quarter of 2023.***

20. What is the rental cost program for a new residence? How many might go to those with no income....no employment? **(Answered)**

Response: ***\*The rental price is determined through the maximum income and rent limits released each year by the California Tax Credit Allocation Committee (TCAC). There are different area median income levels at this property therefore there will be different rents dependent on the unit. There are minimum income levels which are twice the monthly rent.***

21. Will the slides/pics be available on the web tonight or tomorrow? **(Answered)**

Response: **The slides/pics will be available the day after the meeting or following Monday at the latest.**

22. What screening will be done for the former homeless residents? **(Answered)**

**Response: Tenants are brought to us through the Coordinated Entry System. They are screened at application intake, before being put on the system list.**

23. During construction will we be able to ride bikes down Thatcher to admiralty park or NOT? **(Answered)**

**Response: BCI does not plan to shut down traffic on Thatcher Ave. There will be a temporary lane closure at some point, but access will be maintained.**

24. Onsite auto travel does not show very well. Please describe it and is all parking in garages? **(Answered)**

**Response: Yes, all residents will be required to park in an on-site parking garage. 82 spaces. 1 space for every family unit and .7 spaces for every senior unit. Across TSA's existing portfolio of 6,000+ units, those parking ratios have been proven to be more than adequate.**

25. Will Tenant parking be restricted to the development and not in the neighborhood? **(Answered)**

**Response: Yes. All tenants will be asked to park in the parking garage beneath the senior building. To deter residents from parking on Princeton or Oxford, we do have a fence/landscaping that surrounds the site. If one of the residents does choose to park on Princeton or Oxford, it will be much longer to walk down the street, around the new gate, enter through the lobby and get to their unit. Although we cannot close down the neighborhood, we can provide natural barriers that make it inconvenient for the residents to access their units. Residents are motivated to use their parking spaces on-site. We are committed to operationally maintaining this.**

26. How many exits to our neighborhood? By foot? By Car? **(Answered)**

**Response: Primary gate in front of Thatcher and another gate on backend (where employees will enter the site). Emergency gates, which are required by the Fire Department, are on Princeton and Oxford, but will not be used for vehicles to enter. All work will be done through Thatcher via Princeton, out Jefferson, and out to Lincoln. Once the building is in operation, residents that park on-site will need to exit through Princeton, out to Lincoln. Residents do not have the option of exiting through the new Thatcher gate.**

27. Where will the construction crew park? **(Answered)**

Response: **Construction crews to park in neighboring parking lots on Washing Blvd and in the Marina.**

28. Will any of the expensive iron fences be used? It replaced a chain link fence that was already good for pre construction safety. **(Answered)**

Response: **Our plan is to remove the iron fence. We are going to install the construction fence. At this point, the whole site will be cleared and demoed, including the existing fence. Once the site is secured, this will signal for work to take place inside.**

29. Where do the visitors park? **(Answered)**

Response: **Typically, there is a reduced amount of vehicles of residents bringing vehicles on-site. Therefore, we see lower needs for parking. Our Del Rey square project on the west side is similar; parking seems to be a non-issue and we do have enough to accommodate all residents with cars. If there is visitor parking, it would be on the exterior. Other times, we will be able to let visitors inside depending on what we have available.**

30. Will tenant parking be restricted to the project and not in the neighborhood? **(Answered)**

Response: **We will strongly encourage tenants to park in the building. They are adults and can choose to park elsewhere, but we have natural barriers to make it inconvenient. Residents have covered parking in buildings that are assigned and managed by our Property Management staff.**

31. What allowances are you making for the trucks outside the project?

Response: **During earthwork activities, there will be no parking signs along Princeton Ave., north of the site, to ensure safe two-way passage of trucks and residents. BCI further noted that trucks will not be staged on neighborhood streets, rather outside of the neighborhood at designated queueing areas.**

32. I read that there used to be an oil well or natural gas well in the Thatcher Yard that was abandoned many years ago (I could not find the reference now). Do you know anything about that and if there was, are there going to be actions to prevent issues due to that old well as happened a few years ago on another location in the Marina? **(Answered)**

Response: **There was a difference in historical records. The Division of Oil and Gas State Department website showed that Thatcher Yard had an old oil monitoring well on-site, but historic plans did not. However last year, TSA and LENA Construction had California Environmental, our Geologist, go on-site and perform**

**exploratory demo and excavation, 20-25 ft section where the Division of Oil and Gas State Department website indicated where the oil well would be. They did not find the oil well. We have a report that has been created on this topic. The report was submitted to the Division of Oil and Gas, and since cleared this finding from records as there is no oil well on-site.**

33. How are the Harbor Crossing owners going to gain access to the entrance to their homes since their access comes from Thatcher now? **(Answered)**

**Response: With relocation of gate, unimpeded access to your entrance at the end of Thatcher will now be available from Lincoln. We are open to the intention of this being a motorized gate and will continue the conversation with Harbor Crossing Neighborhood on having a clicker or some way to access your entrance through Thatcher.**

34. Will soil export + and all other imported materials use the short way to Lincoln or the long way to Washington? **(Answered)**

**Response: Short way to Lincoln.**

35. Amy talked about the screening of the low income. Can you please refer us to where we find that information as that system is run by the city/county ? **(Answered)**

**Response: We will be adding this information in detail and will include website links on the project website to get more resources and information. Some of the links are LAHSA and the Housing Authority of Los Angeles.**

36. Does CES give any priority to homeless people currently living in the Triangle? **(Answered)**

**Response: No. They do not give immediate priority in the Triangle. When a homeless individual/family/senior fills out an application to be on the Coordinated Entry System list, they indicate a service planning area on where they would like to be housed. This preference is what allows us to work with CES database to find residents that have a desire or are currently living on the west side and want to stay there. It is a possibility that residents in the Triangle neighborhood can be placed in this building, but not targeted as that (more general west side).**

37. How long will the temporary closings of Thatcher be for bikers to Admiralty Park? **(Answered)**

**Response: See response to Question #25.**

38. The gate being put in on Thatcher at Princeton. Will that be for Emergency Vehicles only, or will residents have control of that gate? **(Answered)**

Response: **It will be for emergency vehicles, which is a requirement from the Fire Department. This gate will be motorized, unlike the existing gate, on a track. This will save the inconvenience of constantly locking the gate. We will work with folks at Harbor Crossing and see what type of access can be granted.**

39. How are you going to handle the build up of construction trucks around the exits and entrances to the project? **(Answered)**

Response: **See response to Question #33.**

40. Do you have a report for haul routes/staging areas and parking? Approved by DBS? **(Answered)**

Response: **This is ongoing and approval is pending.**

41. Will construction start on the Oxford side first to mitigate noise from the housing build ? **(Answered)**

Response: **Construction will start at the large senior housing, Building 8, along the north elevation adjacent to Thatcher Ave.**

42. What if tenants and visitors choose to park in the neighborhood? Nothing basically? **(Answered)**

Response: **Answered. See above.**

43. Will you have security and well lit perimeters to prevent further homeless tents and camp sites? **(Answered)**

Response: **See response to Question #16. In addition, there will be motion activated site lighting at two gate locations along Thatcher Ave.**

44. What is the 24 hour phone number to call to report issues with your property? **(Answered)**

Response: **We will put contact information in the Q & A that follows this meeting.**



45. What kind of environmental reviews have been done? Are you following the CEQA requirements? **(Answered)**

Response: **Yes, we did environmental reviews, both from contaminated site perspective, testing levels and getting the Regional Water Quality Control Board to approve clean up reports and soil management plan. Additionally, in order to secure Land Use and Environmental approvals, the entitlements in 2019, there were studies done on traffic, dust, noise, cultural resources, etc showing the impacts and these were submitted to the City.**

46. How do we get a transcript of this presentation? **(Answered)**

Response: **Will be put on the project website.**

47. Is there still a chance that they will put an electronic gate on Thatcher at Princeton? I thought that was killed. I thought that you were putting in a green space. **(Answered)**

Response: **There is a mechanical gate being put on Princeton.**

48. Harbor Crossing MUST AGREE use Princeton entry. Has the developer secured their written agreement??? **Attendee to follow up. (Answered)**

Response: **If this is referring to a written agreement with the City regarding permits and building of gate/securing of site control, then yes.**

49. Did you do an MND or EIR? **(Answered)**

Response: **We did a very robust MND. There were several environmental studies that do not always accompany a MND, but chose to do so as it is important to analyze all environmental aspects that this site can have on the Triangle neighborhood.**

50. You keep saying Jefferson to Princeton , is Carter Ave being bypassed ? **(Answered)**

Response: **Yes.**

51. Please clarify, will harbor crossing residents be able to open the mechanical gate? That is not what you have been saying for the past 2 years. **(Answered)**

Response: **The gate is being contemplated as mechanical. This is an emergency gate and not an access gate. This gate will only be allowed to be opened by the Fire Department and emergency services.**

52. Could City-and-or H-C homes EVER delete the Thatcher entry and change Oxford gate to entry AND exit??? **(Answered)**

Response: **Yes. There is a way to do this. We sent a surveyor out to look at the Oxford exit as well as the width of street running length of your properties. Our Civil Engineer suggested that because it is a private street and there is adequate width, there can be some modifications made to the Oxford exit, so that it would be two-way. This is a possibility, but we have not done additional investigation on what approvals will be needed from the City to execute this change.**

53. What happens to our cactus plants? **(Answered)**

Response: **Fence will be on the face of curb on Princeton and Oxford as well. Currently in Oxford, not really a sidewalk right now and too narrow. On the Princeton side, the fence will face the curb, but we will leave landings open on both corners, so when people cross the street, they have a landing. Any plants that are there will be removed as site clearing and demo, and fences will be moved out to curb. If neighbors want these cactus plants and they can be transmitted, we can dig up if there is a location to transplant them.**

54. When does the construction fence go up? **(Answered)**

Response: **Construction fencing along Thatcher Ave. will go up in early December. Fencing along Princeton and Oxford will be in January.**

55. So on the Oxford side, will the construction fence go to the curb or to where the iron fence is now? So If we park on Oxford currently, we have no way of loading on the passenger side? **(Answered)**

Response: **Construction fence will go to the face of the curb on the northside Oxford Ave. The parking lane and parkway on the southside of Oxford Ave. will be untouched.**