Comments CMP for One Joy

* The drawing shows 4" (inch) pedestrian walkway rather than 4' (feet) for the detour route. This should be corrected as well as showing the specific width details for the remaining functional  width that will be available for motor vehicle and bicycle traffic (accounting for the width of the barriers use) within Brackett Street.
* Please send a general plan for the travel lane closure scenario outlining general principles and timeframes.
* The pedestrian (detour) walkway signage should not block any of the available 4' width of the walkway
* The Plan document should delete those sections of the template that will not be used/not applicable. For instance, the document references "*On a case-by-case basis, the Contractor may be allowed to close a street and/or detour a mode of traffic when absolutely necessary for safety.*": if closures are not proposed, it should not reference them in the document.
* Please provide a construction schedule that clarifies how the timing will relate to activities at the Reiche Elementary School, ie will the construction take place during the school year and will any additional measures be taken if it is (use of flaggers for pedestrian crossings, etc).
* The Plan notes delivery restrictions during student drop-off time periods; please add restrictions for the pick-up time periods as well.
* We are concerned that the demo and construction is taking place very close to residential neighbors and near a parking lot that is heavily used including by families. Two of the abutting houses have accesses and windows directly against the construction fencing. Therefore please include the following in the CMP:
  + How the contractor will give advance notice to the neighbors (on all sides) of the work, including Reiche School and the City (include that copies of advance notification should be sent to Phil Dipierro in the Planning Division);
  + If any work will impact areas outside Joy Place and the applicants site, construction easements need to be in place prior to the start of construction. The CMP should clarify if any are needed.
  + How access at the rear of both of the Brackett Street properties will be maintained. There is a second single family house next to 165 Brackett Street who has advised us of her concerns (see attached) and you need to contact them early on as you are showing a fence across their rear access.
  + Please include a note requiring that the cobra light on the site at the rear of the Joy Place remains on, and is not turned off until the new light is in place and operational.
  + Please include more detail about how contractor parking or other vehicles and machinery (associated with the construction) will be kept out of the City’s parking lot next door.