

Construction Staging, Parking, Traffic, and Pedestrian

Management Plan 200 South Fremont Street, San Mateo

200 South Fremont Street

**CONSTRUCTION STAGING, PARKING,
TRAFFIC, & PEDESTRIAN
MANAGEMENT PLAN**

**Fremont Terrace
Associates**

San Mateo, CA

May 2022

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General Information

Construction Staging, Parking, Traffic, and Pedestrian Management Plan

Exhibit A – Truck Haul Route

Exhibit B – Parking and Staging plan

1. Construction plan during concrete form installation and concrete pour in below grade garage level
2. Construction plan after soil is back filled against below grade garage walls
3. Parking and staging plan to be implemented after SUP approved

Exhibit C – Pedestrian & Traffic Management Plan

Exhibit D -Anticipated Maximum Construction Worker Count Per Day

Project Description

The Special Use Permit is being requested for the property at 222 S Fremont aka 727 E 3rd Avenue in order to provide construction parking and staging in relation to the construction of the project at 200 S Fremont St. This Construction Staging, Parking, Traffic, and Pedestrian plan will communicate the Contractor's intent and means for maintaining a job site which at all times complies with best practice and applicable Conditions of Approval. Contractor will at all times conform to the hours of construction stipulated in the Conditions of Approval. The applicant has provided separately a construction timeline including relevant worker count estimates for reference.

Relevant Project: 15-unit condominium

Address: 200 S Fremont St

Owner: Fremont Terrace Associates

General Contractor: ESA Construction

On- Site Representative: Eric Acosta esaconstruction@comcast.net, 650-759-4944

CONSTRUCTION STAGING, PARKING, TRAFFIC, AND PEDESTRIAN MANAGEMENT

The project general contractor intends to implement the following strategies to reduce, to the maximum extent feasible, traffic congestion [due to the construction of this project] and the effects of parking demand by construction workers during construction of this project.

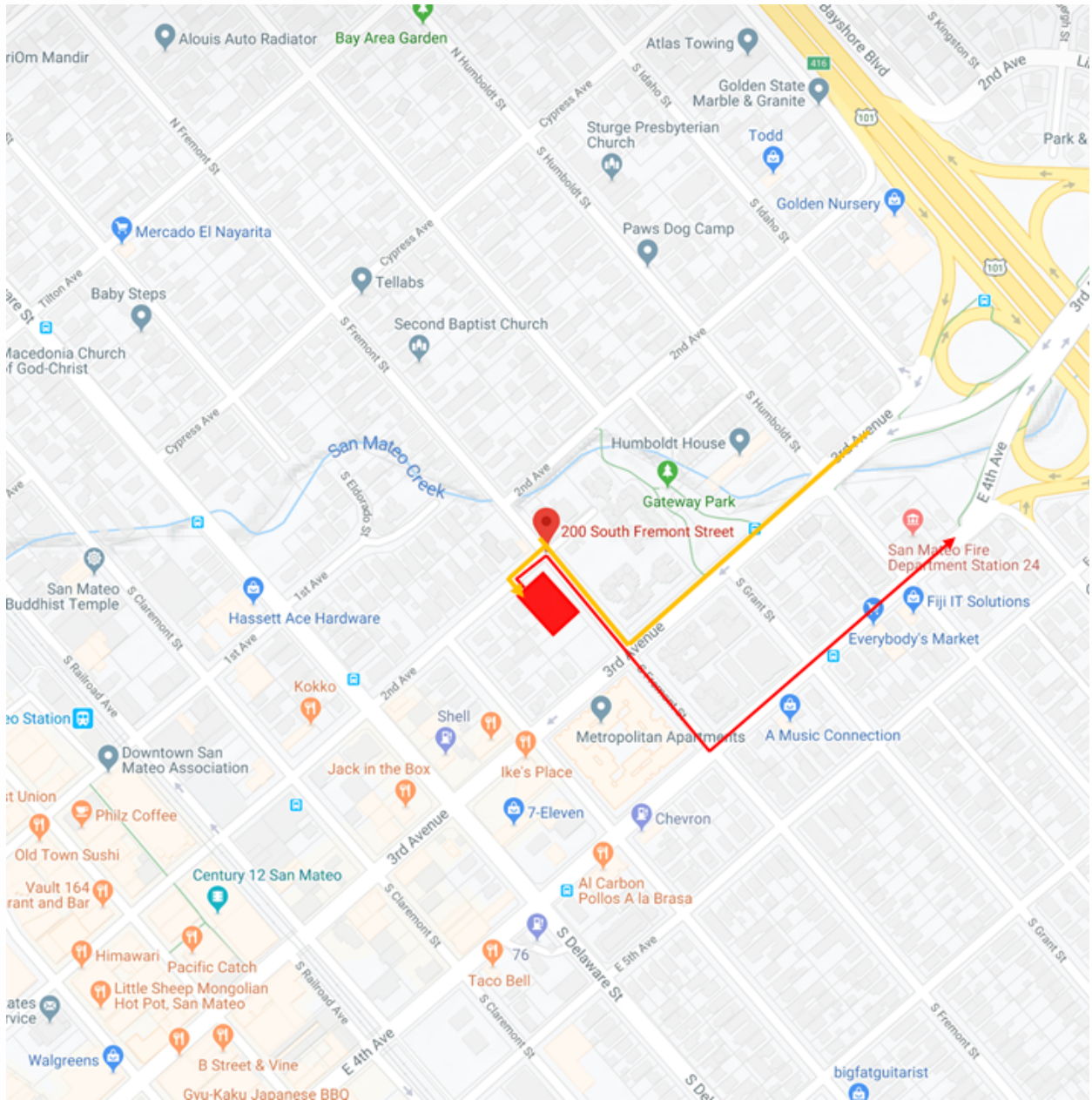
- 1) Comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access/haul routes.
 - i) See Exhibit A – Truck Haul Route
 - ii) All major truck trips and deliveries will be scheduled to avoid peak traffic hours when feasible and shall comply with hours per the Conditions of Approval, in order to mitigate any negative traffic impacts to the neighborhood and maintain a safe working environment.
 - iii) If any lane closures are necessitated through the course of construction, all appropriate traffic signs and procedures will be followed as required and recommended by the City of San Mateo Public Works Department.
 - (1) All traffic control devices shall conform to the latest edition of the California Manual on Uniform Traffic Control Devices [California MUTCD].
 - (2) All traffic control devices will be removed from view when not in use.
 - (3) Trenches will be back filled or plated during non-work hours.
 - (4) Temporary “NO PARKING” signs will be posted 72 hours prior to commencing work in the Public ROW and the City of San Mateo Police Department will be notified.
 - (5) Access to driveways will be maintained at all times.
 - (6) All Traffic Control Personnel shall be equipped with an orange vest [or a reflective vest at night]. All flaggers shall also be equipped with a hard hat, C28 “STOP/SLOW” paddle and shall be trained in the proper fundamentals of flagging traffic.
 - iv) If any parking space closures are required, Contractor will contact City of San Mateo Public Works Department to secure necessary rights for parking space closures.
 - v) All deliveries will access the project on the designated truck haul route.
- 2) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur. Notifications will be delivered via physical notices and opt in email notifications. Instructions to the opt in email notification service will be sent out via mailer and posted on site.
 - i) Notification to adjacent property Owners of major deliveries will be made at least 7 days in advance, and the routes for such deliveries will conform to the approved truck haul route.
 - ii) During deliveries, Contractor will maintain control of the sidewalk and street at all times using appropriate traffic control devices and flaggers.
- 3) Location of construction parking.
 - i) Construction worker vehicle parking is shown in Exhibit B – Construction Parking & Staging Plan.
 - ii) Construction personnel will be required to park vehicles, either onsite or at the Secondary Vehicle Parking location as identified in Exhibit B– Construction Parking & Staging Plan.
 - (1) Construction Parking will be located at the corner parcel of S. Fremont Street and E. 3rd Avenue on owner's private property [attached to the project site].

- 4) Tracking & responding to complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem.
 - i) The Contractor will provide a means to respond to and track complaints pertaining to construction activity. The Project Superintendent shall be designated as the on-site complaint manager.
- 5) Provision for accommodation of pedestrian flow.
 - i) See Exhibit C – Pedestrian Traffic Management Plan
 - (1) Primary Construction Entrance – Pedestrian Traffic Management Plan
 - (a) Primary Construction Entrance is off 2nd Avenue.
 - (b) During use of the Primary Construction Entrance, pedestrian traffic will be routed away from the Primary Construction Entrance with:
 - (i) “Sidewalk Closed – Use Other Side” A-frame traffic barricades placed on the Western & Eastern sides of the sidewalk of 2nd Avenue.
 1. A-frame barricade at Southwest corner of S. Fremont Street & 2nd Ave intersection.
 2. A-frame barricade at the Northwest corner of the project site.
 3. A-frame barricade at the Southeast corner of S. Eldorado St & 2nd Ave.
 4. A-frame barricade at the Southeast corner of Delaware & 2nd Ave intersection.
 - (ii) Traffic Control Personnel, at either end of the construction entrance, equipped with an orange vest [or a reflective vest at night], hard hat & C28 “STOP/SLOW” paddle.
 - (c) Pedestrian traffic will be routed from the Southern sidewalk along 2nd Avenue to the Northern sidewalk along 2nd Avenue.
 - (2) Secondary Entrance for Construction Parking & Staging– Exhibit B & C
 - (a) Parking Entrance is off of S. Fremont Street.
 - (b) During use of the Parking Entrance, pedestrian traffic will be routed away from the Construction Parking Entrance with:
 - (i) “Sidewalk Closed – Use Other Side” A-frame traffic barricades placed on the westerly sidewalk of S. Fremont Street between 2nd Avenue and 3rd Avenue.
 1. A-frame barricade at Southwestern corner of S. Fremont Street & 2nd Avenue intersection.
 2. A-frame barricade at Northwestern corner of S. Fremont Street & 3rd Avenue intersection.
 - (ii) Traffic Control Personnel, on either end of the construction entrance, equipped with an orange vest [or a reflective vest at night], hard hat & C28 “STOP/SLOW” paddle.
 - (c) Pedestrian traffic will be routed from the Western sidewalk along S. Fremont Street to the Eastern sidewalk along S. Fremont Street.

EXHIBIT A

TRUCK HAUL ROUTE

Management Plan 200 South Fremont Street, San Mateo



Delivery Route to
Site

Truck Hauling Away
from Site

EXHIBIT B

CONSTRUCTION

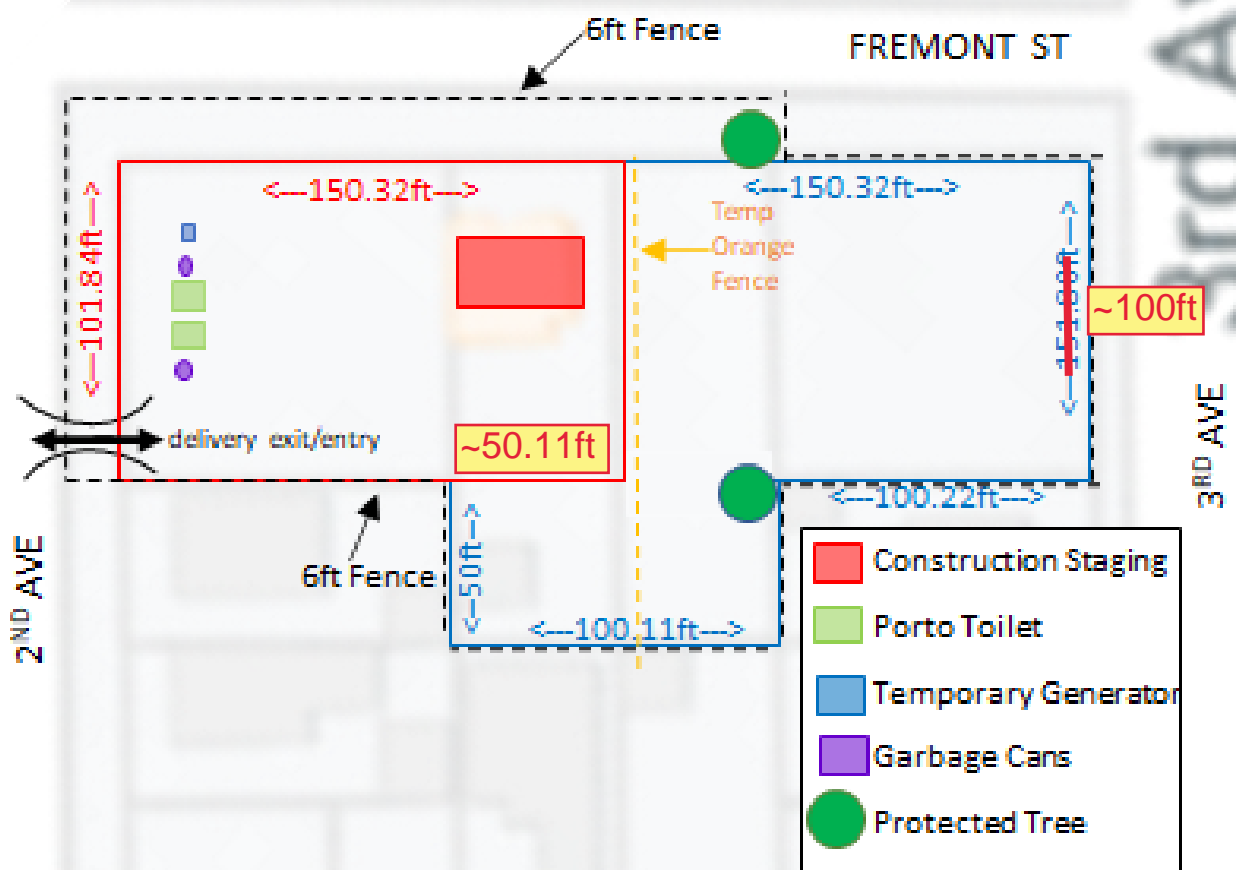
PARKING & STAGING

PLAN

Parking & Staging plan

2. Construction plan after soil is backfilled against below grade garage level:

- Below grade garage concrete complete and work commences on at grade concrete slab
- Stock pile of soil backfilled and compacted against the garage
- Sloped shoring eliminated
- 222 S Fremont site returned to pre-existing grade
- Dewatering wells and tank removed
- Shoring Beams removed from city right of way
- Temporary orange fence moved adjacent to property line

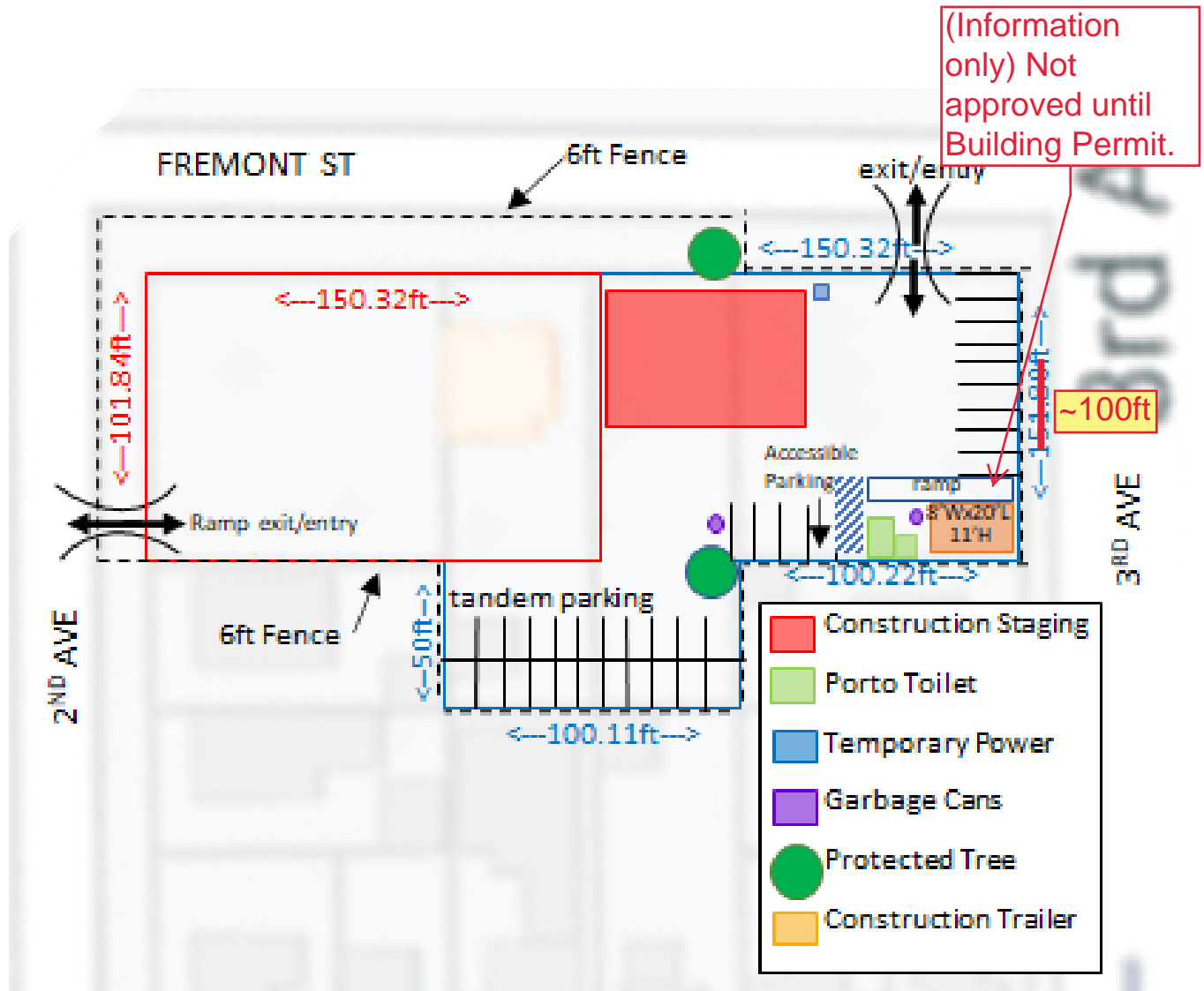


Not To Scale

Parking & Staging plan

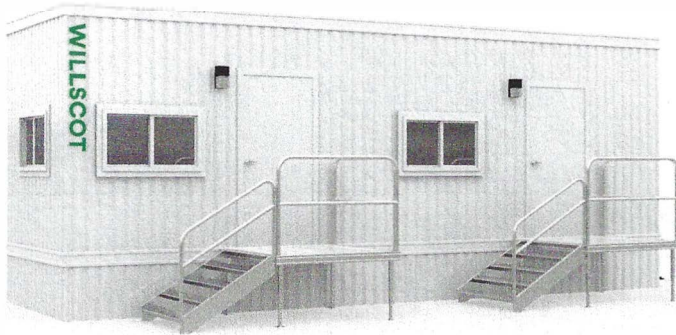
3. Construction plan after SUP approval:

- Construction staging, porto toilets, temporary power, and garbage cans moved to 222 S Fremont St
- Parking allowed on staging site
- Contractor's construction trailer parked on site specs shown on next page

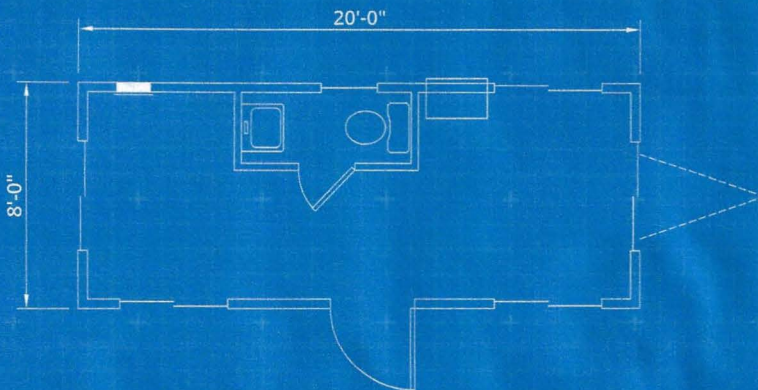


Not To Scale

24' x 8' OFFICE TRAILER



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

Dimensions

24' Long (including hitch)
 20' Box size
 8' Wide
 7' Ceiling height

Exterior Finish

Aluminum or wood siding
 I-Beam Frame
 Standard drip rail gutters

Interior Finish

Paneled walls
 Carpet or vinyl tile floor
 Gypsum ceiling

Electric

Fluorescent ceiling lights
 Breaker panel

Heating/Cooling

Electric baseboard heat and thru-wall AC unit or combination heat/AC unit

Windows/Doors

- Horizontal slider windows
- Vision panel door with standard lock or steel door with dead bolt lock

Other

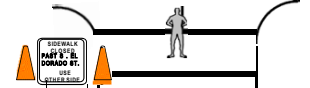
Optional restroom



EXHIBIT C

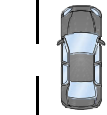
PEDESTRIAN & TRAFFIC MANAGEMENT PLAN

South Delaware St



2nd Avenue

20' 20'
st width 41 ft



Lawrence Ave



NORTH ->

South El Dorado

6ft Fence

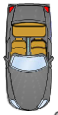
PRIMARY TRUCK
HAULING
ENTRANCE/EXIT

PARKING AREA

PROJECT SITE

PARKING
ENTRANCE/EXIT

East 3rd Avenue



FLAGMAN

CONES

ARROW BOARD

st width 41 ft

South Fremont St

15'

22'

st width 37 ft

Not To Scale

CONSTRUCTION ENTRANCES - PEDESTRIAN TRAFFIC MANAGEMENT PLAN

EXHIBIT D

ANTICIPATED MAXIMUM CONSTRUCTION WORKER COUNT PER DAY

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Parking & Staging plan

		WEEK #	DATES	Maxiumum workers per day				WEEK #	DATES	Maxiumum workers per day
2022	JUNE	1	6-10	9		2023	JANUARY	1	2-6	10
		2	13-17	12				2	9-13	16
		3	20-24	9				3	16-20	21
		4	27-30	17				4	23-27	25
2022	JULY	1	4-8	6				5	30-3	22
		2	11-15	15		2023	FEBRUARY	1	6-10	20
		3	18-22	10				2	13-17	18
		4	25-29	22				3	20-24	15
2022	AUGUST	1	1-5	17				4	27-3	19
		2	8-12	25		2023	MARCH	1	6-10	13
		3	15-19	24				2	13-17	10
		4	22-26	25				3	20-24	8
		5	29-2	29				4	27-31	8
2022	SEPTEMBER	1	5-9	23		2023	APRIL	1	3-7	6
		2	12-16	26				2	10-14	4
		3	19-23	23				3	17-21	5
		4	26-30	17				4	24-28	3
2022	OCTOBER	1	3-7	28		2023	MAY	1	1-5	2
		2	10-14	26				2	8-12	2
		3	17-21	32				3	15-19	2
		4	24-28	26				4	22-26	2
		5	31-4	24				5	29-31	2
2022	NOVEMBER	1	7-11	30						
		2	14-18	30						
		3	21-25	33						
		4	28-2	22						
2022	DECEMBER	1	5-9	20						
		2	12-16	18						
		3	19-23	12						
		4	26-30	10						