SUNNYVALE TOWN CENTER DEMOLITION CONSTRUCTION MITIGATION PLAN
As Modified By Staff

Sunnyvale Town Center will be demolished in two phases. Phase 1 will be comprised of the garages along Mathilda, Chevy's and the Credit Union as shown in attachments. The WHL building will be retained for a construction office. After completion of the temporary parking lot west of Macy's, the Phase 2 demolition will commence. Phase 2 demolition will encompass the east side of the block including the mall, JCPenney's building and the parking lot east of Macy's.

CONSTRUCTION

- Access to site – Access to the site will be to and from Mathilda on to McKinley during demolition. Exiting on Iowa near Mathilda will also be permitted to allow trucks coming in to exit without circling within the demolition zone.

  There will be two access points to the temporary parking from Washington as shown on the plans. This should alleviate any stacking and facilitate flow within the parking area.

  The mid-block egress onto Sunnyvale Avenue will be maintained during demolition, allowing patrons of the Deck D garage ingress and egress from both Sunnyvale Avenue and Iowa.

- Trucks will be directed to use Mathilda as the path of travel from the freeways to the site. The contractor will include instructions in subcontractor contracts and require that they mandate this to all vendors they contract with. Any early hour trucks will be accommodated by the contractor on site, not within the public right-of-way. During peak truck arrival and departure times during demolition, the general contractor will be on site directing truck traffic in and out of the site, insuring that the appropriate truck path of travel is maintained during demolition.

- Equipment storage will be on site as shown. Due to the size of the site, equipment storage can be accommodated within the project boundaries.

- Construction workers parking area is just north of McKinley at Mathilda and is separate from public parking. The jobsite office will be located in the WHL building, just north of the construction parking allowing the contractor to monitor noise and dust issues.

- Subcontractors and vendors will be subject to the same terms and conditions as listed in this Mitigation Plan. Contracts will include language to deal with non-compliance.

- No street closures are anticipated during the demolition phase. However, if street closures become necessary, advance notice will be provided.

- No utility shut downs are anticipated during demolition. If needed, advance notice will be provided. The timing of the advance notice is dependent upon PG&E's advance notice to the Project Coordinator.

- Dust will be controlled by diligent watering of the demolition area. Concrete crushing and recycling will be completed offsite. The limitation of construction access to the site from McKinley off of Mathilda should limit the dust/dirt tracked onto public streets. Trucks carrying debris will be covered. A truck cleaning area will be maintained by the contractor within the staging area adjacent to McKinley and be utilized prior to trucks entering onto Mathilda. Streets will be monitored for construction debris and cleaned as determined necessary by the Director of Public Works. The contractor shall assume full responsibility and liability for all dust damage and nuisance to persons and property, and shall take whatever corrective actions are necessary, including cleaning demolition dust from storefronts and windows.

- Construction work hours are 7:00AM to 6:00 PM Monday – Friday, 8:00AM to 5:00PM Saturday. No activity on Sunday or on national holidays observed by the City of Sunnyvale. Any deliveries or demolition activities to be completed outside of these hours is subject to City approval and noticing of surrounding neighbors.

- Noise will be contained during the demolition process by recycling of the concrete off site and by utilizing construction equipment in good repair with mufflers.

- The Mall will be exterminated prior to commencement of demolition in order to control rodents.

- A tree protection plan will be prepared for approval by the City Arborist and implemented for all trees to be saved on the site, especially the six heritage redwood trees. The protection plan will provide physical barriers to construction equipment, irrigation, and protection of roots by maintaining natural grade and existing paving.

PARKING & PEDESTRIAN TRAVEL

- Macy's, Target and public parking during the demolition of Phase 1 will remain unchanged as the Macy's east parking lot and existing garage at Sunnyvale/Iowa will not be impacted. A new temporary surface parking lot will be constructed west of Macy's, labeled Temporary Macy's/Public Parking on the Phase 2 demolition plan, during the Phase 1 demolition timeframe. This new temporary surface lot will have easy access to and from Washington Street and will have more parking stalls than what is now provided on the lot east of Macy's. Once the new temporary west lot is open, Phase 2 demolition will begin. During the period between Thanksgiving and New Years Day, a minimum of 1,018 parking spaces will be provided on site, not counting the Target parking structure; at all other times, a minimum of 505 parking spaces will be provided.

- During the Holiday Season 2005, every effort will be made to keep a major portion of the Macy's east lot open if it can be accommodated without delaying the overall project construction schedule.

- Construction worker parking will be restricted to the lot along Mathilda, just north of McKinley, not in the Temporary Parking lot, and be monitored by the general contractor to insure compliance.

- Throughout demolition, pedestrian access will be maintained from the "open" parking areas to Washington Street and to Macy's, and from the Iowa/Sunnyvale garage structure to Iowa Avenue, Sunnyvale Avenue and Target. Pedestrian access on sidewalks surrounding Block 18 will be open throughout. There will be no pedestrian access through any demolition area due to safety reasons. A complete pedestrian circulation / detour plan, including signs, barricades, protective fences, etc., will be submitted to the Director of Public Works for approval.

- Demolition fencing will surround the work area for safety reasons. Temporary chain link will be installed on the portions that are adjacent to the new temporary parking lot because this fencing will be removed at the completion of the Phase 1 demolition. The remaining demolition fencing will be 8' plywood.

- Security for Macy's, Target and the Mall parking lot/garage will continue throughout demolition and construction. During construction there may be additional security to deter theft of construction materials.

COMMUNICATION

OUTREACH

- Signage – A graphic designer will create a theme for Downtown, Macy's and Target and which will be marketing oriented and different from standard construction signage. The signage will be of appropriate size and in a location where it will be effective. Input from the Downtown merchants, Macy's and Target will be solicited. The signage plan will be submitted for review and

approval to the Director of Community Development and the Director of Public Works. Signage or banners will communicate the following:
  - Macy's & Target "Open for Business"
  - Downtown "Open for Business"
  - Directional signage for parking on site & other Downtown public parking facilities (including parking under Plaza del Sol)
  - Construction signage to direct construction workers and construction delivery trucks to their parking and designated paths of travel.

- Website is to be set up during the demolition process and then maintained and updated monthly, at minimum, during construction.
  - Project Schedule will be maintained on the website and updated when there are material changes to the schedule.
  - Notices of any changes in the plan
  - Notices of upcoming events and upcoming phases of construction that will impact neighbors will be posted in advance as much as possible, including, for example, any neighborhood meetings, the start of demolition, utility interruptions and street or sidewalk closures, if any.
  - Leasing activity

- Sunnyvale Sun and Mercury News ads will be used to inform public of the timing of demolition of each Phase, that Downtown, Macy's and Target are still open for business, to provide information on parking, and to give the web address for more information. (At a minimum, the ads will be equivalent to two full-page ads in the Sunnyvale Sun and one half-page ad in the Mercury News Thursday supplement.)

- Email & mailing list will be established during demolition for anyone interested in information on the progress of the mall. Website information and updates will be emailed/mailed to those on the list.

ACCESS

- During demolition, the project superintendent will be the Project Coordinator and be available on site during normal construction hours or via phone and email 24-hours. During construction, a phone and email hotline will be in place.

- The Project Office will be set up during demolition. It will be open regular, but limited hours during demolition, corresponding to the level of activity on site. Once the hours are established by the contractor, they will made public. Neighbors will be welcome to stop in and voice any issues.

- Regular meetings with ~~City staff and~~ Downtown merchants/neighbors will be held at least monthly during demolition on site during normal construction business hours.

- Meetings of the Developer and contractor with City staff will be held as frequently as necessary to resolve construction related issues between the City and the Developer.