

**Capitol Place
Washington DC
April 17, 2007**

PROPOSED CONSTRUCTION MANAGEMENT PLAN

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CONSTRUCTION MANAGEMENT PLAN

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The owner proposes the following Construction Management Plan to minimize any impacts from construction on the adjacent communities.

Elements of this construction plan will include the following:

- **Traffic and Construction Control Plan:** All ingress and egress for the site will be from the Construction Entrance on 2nd Street, just south of the H Street Overpass. The truck staging and idling will be confined within the project site limitations. At no time will trucks be permitted to queue or idle along 2nd Street, between H and F Streets. At the Construction Entrance, a flagman will be positioned to direct the flow of construction traffic and to maintain the public's safety.
- **Construction Truck Route:** Construction traffic traveling from Maryland and Virginia will utilize North Capitol Street and Route 395 to New York Avenue (Route 50). From Route 50, the flow of traffic will turn onto 4th Street, N.E. and then to Florida Avenue, N.E. From Florida Avenue, the traffic will then turn onto 3rd Street, N.E. to M Street, then right onto M Street and make the next turn at the intersection of M and 2nd Streets, adjacent to Washington, D.C., Trash Transfer Station, to 2nd Street. Construction traffic will approach the site on 2nd Street, traveling south from the intersection of 2nd and M Streets. Traffic leaving the site will go north on 2nd Street to M Street, turn right to 3rd Street to Florida Avenue, eliminating any traffic between G Street south to F Street. The final routing of the trucks is subject to the approval and the Department of Public Works.
- **Construction Parking:** Parking for trade foremen will be on site or at Station Place. All other construction workers will park at the recently completed Station Place project, or will utilize mass transit. A listing of the parking lots which have available spaces at this time will be provided to the subcontractors and/or construction workers. No parking by construction personnel will be permitted on the adjacent residential streets. Information regarding this prohibition will be given to each subcontractor and/or construction worker and will be made part of each subcontract.
- **Community Advisory Committee:** The Applicant will establish a Community Advisory Committee (the "Committee") to oversee and coordinate community concerns and issues during the construction of Capitol Place. The Applicant proposes that that Committee consists of the following representatives: 2 members appointed by ANC 6A, one of which shall be the Single Member District Representative; 1 member representing merchants from the H Street Merchants and Professionals Association; 1 member appointed by Stanton Park Neighborhood Association; 1 member appointed by the Ward 6 Councilmember; 1 member from the Capitol Hill Restoration Society and one member from the project ownership. The Committee shall meet monthly and such meetings shall include a representative of the owner and of the General Contractor. Any member of the Committee may convene a meeting at any time to respond to any immediate concerns. Notice for the meetings will be posted as determined by the Committee.

- **Communication:** The owner shall designate a representative to be the key contact for interaction with members of the community regarding construction. The representative will have a local office, fax and voice mail and be accessible during all business hours.
- **Site Management:** The owner will require the erection and maintenance of an 8-foot high painted plywood fence which will be placed along G and 2nd Streets to screen construction activities. Construction trailers and portable toilets will be located away from 2nd Street, to the extent possible. A minimum amount of light will be provided at night. These lights will be sufficient to provide necessary security and to comply with the federal and local safety standards. To the extent possible, these temporary lights will be directed away from the residences on Square 752.
- **Cleanliness:** The Owner will require the continuous removal of rubbish and construction debris during the normal construction workday and during any other periods of work. Removal and replacement of dumpsters will occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:00 a.m. and 7:00 p.m. Saturday, if a workday. Portable toilets will be placed away from the streets. The owner will require that 2nd and G Streets, and 3rd and H Streets are kept clean of any trash and debris resulting from the construction or employees of the contractors.

The Owner will once per year, during the construction period, make available a trash dumpster to the 3rd Street and G Street neighbors for their personal trash removal, excluding environmental disposals.

- **Work Hours:** The normal construction work-week will be Monday through Friday, 7:00 a.m. to 7:00 p.m. Saturdays will be used as necessary for scheduling purposes. Sunday work will be utilized only for specific limited work to meet the project schedule.
- **Contractors:** The Owner will enforce contractor compliance with all rules and regulations described herein: such conditions will be included in any general and sub-contractor contracts.
- **Pre-Construction Survey of Adjacent Structures:** The Owner will conduct a thorough pre-construction survey of residential properties within 200 feet of the property line in order to document pre-construction condition of homes.
- **Monitoring Activities:** The Owner will monitor construction dewatering during excavation of the below grade levels and the installation of building foundations and below grade walls. In addition, the Owner will monitor vibrations during pile drilling operations during installation of the excavation support system to confirm that potentially damaging vibrations do not extend into the adjacent residential development. Seismographs will be placed on the East and West sides of 3rd Street, N.E., and along the North side of G Street between 3rd and 2nd Streets, and an additional set will be placed at the 200 foot limit. Seismographs will also monitor vibrations at the H Street Overpass piers.
- **Environmental Monitoring:** In addition to complying with all required environmental rules and regulations, the Owner's environmental consultants will provide on-site screen of excavated soils during excavation activities. Furthermore, the Owner's environmental consultants will monitor air conditions in the work area and vicinity during excavation activities.
- **Foundation Piles:** All Deep Foundation Piles will be pre-bored (augered). Foundation piles will not be hammered or vibrated at anytime during the construction process.

- **Alley Construction Logistics:** The existing alley will be widened; a storm sewer will be installed to serve existing residences. The new alley will then be repaved to DOT standards. Access from the alley to the existing residences will be coordinated to mitigate alley closing during the construction and repaving process.
- **Subsurface/Excavation:** All excavation will take place west of the widened alley between G and H Streets. There will be no requirement to underpin any of the existing row houses.