

Friendship Shopping Center

Truck Management Plan

The Applicant is committed to operating the proposed mixed-use development in a manner that proactively addresses traffic issues. During the multi-year planning of the proposed PUD, the development team has modified the loading plan to respond to community input and, in some cases, balance competing neighborhood concerns. The proposed Truck Management Plan detailed below contains a series of measures that will further minimize the impact of loading and trash disposal operations on the surrounding residential neighborhood.

South Parcel Truck Management Plan

The South Parcel includes the 56,210 s.f. Giant grocery store, 49,475 s.f. of retail and commercial uses, 14 loft-style apartments, and 8 townhouses. The primary loading area for the South Parcel is located off Idaho Avenue south of its intersection with Newark Street. This loading area will serve the grocery store. It contains space that will accommodate up to four 55-foot trucks completely within the building.¹ It will be both visually and acoustically buffered from surrounding residential properties. There will be a circular turnaround. A secondary loading area is located within the proposed building at the terminus of the public alley off Macomb Street. This loading area can accommodate a 30-foot truck and will serve the retail and service uses that front Wisconsin Avenue as well as the residential and retail uses on Newark Street.

1. The Applicant will designate an individual as a loading dock coordinator, who will be responsible for scheduling deliveries and trash disposal services within the South Parcel's loading docks. The loading dock coordinator for the South Parcel shall also be responsible for directing commercial tenants to forward relevant information on the restrictions detailed below to those responsible for regular deliveries.
2. The Applicant will implement a "quiet zone" in the loading dock area of the grocery store—this means truck deliveries are prohibited between the hours of 10 PM and 6 AM. Only a small percentage of Giant Food's stores in the Washington Metropolitan Area have this designation. The Applicant will adhere to the DC Noise Regulations regarding trash collection in and adjacent to residential zones, which prohibit trash pick-up between 9 PM and 7 AM.
3. The Applicant shall direct all deliveries and trash disposal services to use only the loading dock facilities, and shall require all tenants to do the same through a lease provision or similar mechanism requiring such use.
4. The Applicant shall direct all deliveries and trash disposal services to use a recommended truck circulation route, and shall require all commercial tenants to forward this route to

¹ Additional smaller vehicles may be accommodated. For example, a 55-foot deep berth could accommodate a 30-foot truck and a 20-foot service/delivery van.

those responsible for regular deliveries. All truck traffic accessing the primary South Parcel loading area shall be directed to enter and exit the site from Wisconsin Avenue via Idaho Avenue. All truck traffic accessing the secondary South Parcel loading area shall be directed to enter and exit the site from Wisconsin Avenue via Macomb Street.

5. The name and telephone number of the Applicant's representative will be provided to the nearby ANC so that they have a contact person to call in case of complaints.
6. No truck idling shall be permitted anywhere on the premises.

North Parcel Truck Management Plan

The North Parcel includes 30,799 s.f. of retail uses and 124 residential units. The loading area for the North Parcel is also located off Idaho Avenue, and it will serve all uses in the North Parcel. It contains space that will accommodate two 30-foot trucks entirely within the building.

1. The Applicant shall designate an individual to coordinate loading activities on the North Parcel (including deliveries, trash disposal, and residential move-in/move-out activities). The loading dock coordinator for the North Parcel shall be responsible for directing commercial tenants to forward relevant information on the restrictions detailed below to those responsible for regular deliveries. The loading dock coordinator shall also be responsible for directing residential management to forward relevant information on these restrictions to residential tenants.
2. The Applicant shall restrict deliveries and residential move-in/move-out activities during peak commuter hours and during "quiet hours", which shall be between the hours of 10 PM and 6 AM.
3. The Applicant shall direct all tenants to use only the loading docks for deliveries, trash disposal services, and move-in or move-out activities through a lease provision or similar mechanism requiring such use. The Applicant shall also require tenants to direct all deliveries, moving vans, and other trucks serving the North Parcel use only 30-foot trucks or smaller vehicles that are able to fit within the internal loading area.
4. The Applicant shall require all tenants to direct all deliveries, trash disposal services, and moving vans to use a recommended truck circulation route and/or forward this route to those responsible for regular deliveries. All truck traffic accessing the North Parcel loading area shall be directed to enter and exit the site from Wisconsin Avenue via Idaho Avenue.
5. Together with DDOT, the Applicant will monitor the use of the loading docks during the first three months of building occupancy. If warranted, DDOT will add a dedicated curbside loading zone on the east side of Idaho Avenue.
6. No truck idling shall be permitted anywhere on the premises.