

# **3201 and 3135 8th STREET NE CONSTRUCTION MANAGEMENT**

## **PLAN**

**October 25, 2018**

Hanover R.S. Limited Partnership (the “Applicant”) proposes the following elements of a Construction Management Plan in order to minimize any impacts from construction of the buildings to be developed at 3135 8<sup>th</sup> Street NE and 3201 8<sup>th</sup> Street NE, SW (referred to herein as “Hanover 8<sup>th</sup> Street ”). The Applicant shall be bound by the terms of the Construction Management Plan, which will be incorporated as a condition of the PUD approval for Hanover 8<sup>th</sup> Street.

- **Traffic and Construction Control Plan:** All ingress and egress for construction purposes will be from construction entrances on 8th Street, NE. During construction of Hanover 8<sup>th</sup> Street, construction will require the closure of (i) the 8th Street parking lane immediately adjacent to the Site at all times. Prior to construction, a traffic control plan will be submitted to the District Department of Transportation (“DDOT”) for review and approval in accordance with its standards and guidelines. A copy of the approved traffic control plan will be provided to Advisory Neighborhood Commission (“ANC”) 5E and the Community Advisory Committee (hereinafter defined) at the same time that it is provided to DDOT. Prior to pulling a building permit, the Applicant will work with the ANC and the owners/operators of other major construction projects in the neighborhood to coordinate construction activity, and therefore anticipate significant traffic impacts.
- **Construction Parking:** Any available on-site parking will only be for full-time employees of the general contractor. All other construction workers will be required to park off-site at public parking lots or will utilize mass transit. A list of public parking lots will be provided to the subcontractors working on the project. The general contractor will coordinate off-site parking with its subcontractors to eliminate parking by construction personnel on adjacent residential streets. The Applicant will include a statement in its contract with the general contractor that parking by construction personnel and subcontractors in adjacent residential streets is prohibited.

- **Community Advisory Committee:** The Applicant will establish a Community Advisory Committee (the “Committee”), comprised of the Applicant, members of ANC 5E, the Edgewood Civic Association, and the residents of the surrounding residential community. The Committee will oversee and coordinate community concerns and issues during the construction of the Hanover 8th Street. The intent of the Committee is to provide a forum for discussion and resolution of issues and concerns relating to the construction of Hanover 8<sup>th</sup> Street not already addressed in this Construction Management Plan. The Applicant will work with adjacent property owners to establish membership on the Committee. The Committee shall meet quarterly or on an as-needed basis, as determined by the Committee. Any member of the Committee may address immediate concerns regarding this project with other committee members at any time. Notice for the meetings will be posted as determined by the Committee.
- **Communication:** The general contractor will designate a community liaison prior to commencement of construction. The liaison and the designated Applicant representative will be the key contacts for interaction with members of the community regarding construction. Initial contact information is provided at the end of this document. In addition, the Applicant will provide an emergency contact number that can be accessed 24-hours a day for construction concerns.
- **Site Management:** After purchasing the site but prior to the commencement of construction activities, the Applicant shall continue to conduct routine maintenance of the 3135 and 3201 8<sup>th</sup> street NE Site. At the time construction commences, the Applicant will require the erection and maintenance of a construction fence and other erosion control measures around the 3135 and 3201 8<sup>th</sup> Street NE Site pursuant to an erosion and sediment plan as approved by the DC Department and Consumer & Regulatory Affairs. The fence will have a full-height, neutral-colored vision barrier. The 3135 and 3201 8<sup>th</sup> Street NE Site will be lighted during hours of darkness while under construction. These lights at night will be kept to a minimum while still being sufficient to provide necessary security and to comply with the federal and local safety standards. It is the intent that the lighting will not adversely impact neighboring properties.

- **Cleanliness:** The Applicant will require the removal of construction rubbish and construction debris during the construction workday. Portable toilets will be placed away from the streets. All construction access and egress streets will be swept and/or watered daily to minimize dust and mud. A rip rap tracking pad will be built and maintained at the construction entrance for use by all construction vehicles leaving the 3135 and 3201 8<sup>th</sup> Street NE Site. The Applicant's environmental consultant will monitor the Site for dust control during excavation activities per the approved erosion and sediment control plan. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period.
- **Work Hours:** The normal construction work week will be Monday through Saturday, 7:00 a.m. to 7:00 p.m., in accordance with Section 105.1.2 of the D.C. Construction Code Supplement. No construction will occur on Sundays or on any legal holidays observed in the District of Columbia.
- **Contractors:** The Applicant will enforce contractor compliance with all rules and regulations described herein. Such conditions will be included in any general and sub-contractor contracts.
- **Environmental Monitoring:** In addition to complying with all required environmental rules and regulations, the Applicant's environmental consultant will provide on-site screening of excavated soils during excavation activities. In the event that contaminated soils are discovered during excavation activities and environmental remediation is required, the Applicant will notify ANC 5E within five (5) days of confirmation of such contamination. The Applicant will thereafter excavate, handle, transport, and dispose of any such contaminated soil in compliance with all required environmental rules and regulations.
- **Crane Swing:** The Applicant's contractor may erect one or two cranes on site for the construction of Hanover 8<sup>th</sup> Street. The crane(s) will be located within the project site. The number and location of cranes are planned to minimize the length of the crane extension and over swing on the block. If applicable, the crane may swing over adjacent properties, but at no time will building materials swing over adjacent properties or the active public space.

- **Security**: The Applicant will maintain security to patrol the development during construction of Hanover 8<sup>th</sup> Street. The combination of private security guards and a fully monitored (24 hours per day, 7 days per week) camera system, will be in place during construction; the Applicant commits that the project will provide security guards after hours and on weekends and holidays until occupancy is achieved. Upon commencement of construction, the Applicant will require the general contractor to provide sufficient security to patrol the area within its control, as necessary. The Applicant's general contractor will notify the D.C. Metropolitan Police Department prior to the start of construction and provide a point of contact to ensure proper communication and security coverage.
- **Public Transportation Options**: Numerous public transportation options are available to the community and visitors to aid in circulation to, from, and around the neighborhood. It is not anticipated that any services will be interrupted during the construction of Hanover 8<sup>th</sup> Street.
- **Initial Contact Information**: The following is the initial contact information for development of the Site:  
Tom Denney [tdenney@hanoverco]

If any changes occur to the plan outlined above, the Applicant will work with the Committee, as appropriate, to implement such changes.