

## **DEVELOPMENT AND CONSTRUCTION MANAGEMENT PLAN**

Camden Development, Inc. (the “**Applicant**”) seeks to mitigate any adverse impact on the surrounding neighborhood during the period of constructing its proposed residential project and resulting from construction activity related to the Applicant’s plans to construct a residential development consisting of approximately 276 residential units and possible ground floor retail space in Square 653, Lot 111 (the “**Project**”).

### **1. Communication.**

**a. Applicant’s Representative.** The Applicant shall designate a representative to be the key contact during the period of construction of the Project for the interaction with Advisory Neighborhood Commission 6D and residents within 200 feet of the development site.

The Representative will have a local office and will be accessible during all business hours. At any time construction activity is occurring on the Applicant’s property, the Representative or his/her designee shall be available on-site or by telephone to receive complaints or other communications from the surrounding community through their designated contact person. The name and work telephone number of the Representative or his/her appointed designee shall be conspicuously posted on the Applicant’s property and shall be readily available to the community’s designated contact person. In addition, a name and telephone number of a person designated by the Applicant to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to the community’s designated contact person.

**b. Duties of the Applicant’s Representative.** The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Development and Construction Management Plan and enforce its provisions. The Representative, designee and emergency contact shall:

- (i) receive notice of violations of this Development and Construction Management Plan;
- (ii) respond as soon as possible, to the person who has reported the violation, and to the Contact Person (described below);
- (iii) act to remedy the violation as soon as possible; and
- (iv) contact ANC 6D and residents within 200 feet of the development site and relate the complaint, remedy and time frame for resolution of the problem.

**c. Resume Bank.** The Applicant and the Applicant’s Representative will maintain a resume bank on-site during the construction period for members of the community to submit resumes for potential employment on this Project and future projects of the Applicant in the District of Columbia and surrounding jurisdictions.

The Applicant will submit all Requests for Applications and employment opportunities to ANC 6D for posting on its website. Preference will be given to qualified applicants who are residents within the jurisdiction of ANC 6D.

The Applicant encourages the submission of resumes of architects, engineers, project managers, marketing, public relations, community relations, and real estate professionals, in addition to applications for tradespersons and construction workers.

**d. Neighborhood Contact Person.** The Applicant will work with representatives of the Advisory Neighborhood Commission 6D, and residents within 200 feet of the development site to designate a single contact person ("**Contact Person**"), who may change from time to time, to represent the surrounding community. The initial Contact Person will be determined prior to the start of construction activity on the Applicant's property. The Contact Person will receive and disseminate information from the Applicant to the community. The Applicant shall provide to the Contact Person, and keep updated, the names of and pertinent information about the Representative, the designee and emergency contact, including their home phone numbers and beeper numbers, as appropriate. The Applicant shall also work with the Contact Person to establish a listserv or weblog as a means of maintaining contact with the surrounding community.

**2. Construction.** The Applicant shall require that all their personnel and vendors, including supply and service vendors, will comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety. The following is a discussion of construction-related issues and shall be binding on the Applicant, its subcontractors and any successors and/or assigns of the Applicant.

**a. Permits.** The Applicant will secure all permits that are required to complete the Project. All plans and permits will be on-site as required under the DC Construction Code.

**b. Site Management.**

- (i) The Applicant will erect and maintain construction fencing and barricades in order to screen and secure the site during the construction process. The Applicant and its contractors will work with community members and the Department of Consumer and Regulatory Affairs to maintain temporary storm water management systems throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning such that there shall be no adverse water impacts on the adjacent neighborhood.
- (ii) A minimum amount of lighting, directed away from residential properties, will be provided at the Applicant's property at night. These lights will be sufficient to provide necessary security and to comply with federal and municipal safety standards.
- (iii) Subject to District of Columbia approval, the Applicant will attempt to locate any construction trailer(s) on the Applicant's property so as to

minimize impacts on adjacent neighbors. If such approval is not granted, such trailer(s) will be located to minimize neighborhood impacts.

**c. Cleanliness.** The Applicant will remove rubbish and construction debris continuously during the construction period during the normal construction workday and during periods of weekend construction work. In addition, the Applicant will monitor and police the construction site daily or more often as required to ensure cleanliness. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period. All excavation or back fill trucks will be covered before proceeding from the Applicant's property onto city streets. Dust and debris will be removed from the Applicant's property on an as needed basis. Portable latrines will be located on the Applicant's property to minimize impacts upon adjacent properties. Finally, the Applicant will use its best efforts to minimize dust on neighboring properties; in the event, the construction increases dust on adjacent properties, the Applicant will establish a program to ensure the properties are professionally cleaned, including washing the windows of the houses and cars.

**d. Work Hours.**

- (i) The normal construction work week will be Monday through Friday from 7:00 a.m. until 7:00 p.m., and Saturday and Sunday (with the appropriate permits) from 8:00 a.m. until 4:00 p.m. All trucks for delivery of materials, construction or otherwise, will arrive, depart and operate on the Applicant's property only during the foregoing hours. Based on previous experience, the Applicant anticipates that the majority of its employees will complete their work day by 3:00 p.m.
- (ii) The Applicant will make good faith efforts to limit work that is likely to disturb the residents of the adjacent neighborhoods to weekdays, except where limitations on work during the week require work on Saturdays to meet the requirements of construction teams for a 40 hour work week.
- (iii) The Applicant will not permit any activity on the Applicant's property that requires the movement of heavy vehicle traffic or other significant traffic, to or from, the Applicant's property or which generates sound levels in excess of sixty decibels (60 db) or otherwise is likely to significantly disturb the residents of the adjacent neighborhoods prior to 7:00 AM or after 6:30 PM on weekdays and prior to 9:00 AM or after 4:00 PM on weekends.

**e. Contractors and Subcontractors.** The Applicant will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this Development and Construction Management Plan. The Applicant will also require that all contractors and subcontractors use only licensed vehicles and drivers and that they comply with all DC traffic laws and regulations.

**f. Traffic, Loading, and Parking.**

- (i) Truck queuing and routing will be worked out with the DC Department of Transportation and adjacent property owners.
- (ii) The Applicant will use its best efforts to ensure that construction-related traffic will not impede rush hour traffic on O Street, SW and/or South Capitol Street, SW. A flagperson will be assigned to expedite movement of construction related traffic, if any consistent traffic backups occur on O Street, SW and/or South Capitol Street, SW.

**g. Protection of Neighboring Properties**

- (i) The Applicant will execute underpinning agreements, where appropriate, with neighboring property owners to ensure the protection of the foundation of adjacent properties.
- (ii) The Applicant will undertake at its own expense and at the request of the property owner, a video survey of those houses within 200 feet of the project site, including the Syphax School condominiums located at 1360 Half Street, SW, prior to commencement of construction to document the state of neighboring houses prior to construction. The Applicant will undertake at its own expense, a subsequent video survey of the same houses upon completion of construction to document any impact the construction had on the houses.
- (iii) The Applicant, its agent(s) or its contractor(s), shall procure, or cause to be procured, and maintain, at its own cost, commercial general liability insurance covering the construction work on the project site. Such insurance shall have a limit of not less than \$5,000,000 for injury or death to one or more persons in any one casualty or occurrence and with property damage coverage of at least \$5,000,000. On or before the commencement of such work, the Applicant shall deliver to property owners within 200 feet a certificate of such insurance.