

## **Construction Management Plan**

QC 369, LLC ("Applicant") proposes the following Construction Management Plan to minimize any impacts on the adjacent communities from the construction of the planned unit development ("PUD") in Square 369, as approved in Z.C. Order No. 14-09 ("PROJECT"). Elements of this construction management plan include the following:

- **Traffic and Construction Control Plan:** All ingress and egress for the construction site will be from the construction entrances on 9<sup>th</sup> and L Streets.
  - The Applicant will ensure that queuing of trucks for the project will occur adjacent to the subject site to the extent possible. When queuing on the streets is required, it will be for the minimum amount of time possible. Trucks in the queue will turn their engines off, until ready to move. To the extent possible, trucks on the construction site will turn their engines off, except when powering equipment actively in use.
  - Flagmen will be employed by the responsible subcontractors, with the oversight of the General Contractor, to ensure the safety of cars and pedestrians as trucks enter and leave the site.
- **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 X<sup>th</sup> or Yth street depending on the construction entrance to be used.

- Construction Parking: Parking for construction workers will be in nearby commercial parking lots or they will utilize mass transit. A listing of the parking lots that 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 nearby residential streets.
- Communication: The Applicant 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, phone, fax and voice mail and be accessible during all business hours. In addition, the Applicant will provide a point of contact that can be reached 24 hours a day for construction concerns. The name and telephone number of the representative will be conspicuously posted on the property and shall be readily available to members of the community. The Applicant pledges to work in close cooperation with Advisory Neighborhood Commission 2F and its chairman, commissioners and members to minimize the impacts of the construction on the community.

- Site Management: The Applicant will require the erection and maintenance of a chain link safety/security fence on all sides of the site to confine construction activities. 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.
- Cleanliness: The Applicant 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 Applicant will require that all streets are kept clean of any trash and debris resulting from the construction or employees of the contractors.
- Work Hours: The normal construction work-week will be Monday through Saturday, 7:00 a.m. to 7:00 p.m. Any construction performed outside of these hours shall be in accordance with an After-Hours permit issued by the District.
- 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.