

DRAFT

807 Maine Avenue SW – Loading Management Plan

DC Zoning Regulations (Subtitle 11-C § 901.1) require the following loading facilities for the proposed development:

- One (1) loading berth (12 feet by 30 feet) with a minimum vertical clearance of 14 feet;
- One (1) loading platform adjacent to the loading berth that is at least 100 square feet and eight (8) feet wide on one (1) horizontal level with a minimum vertical clearance of 10 feet; and
- One (1) service/delivery space (10 feet by 20 feet) with a minimum vertical clearance of 10 feet.

Based on the most recent development plans, the loading facilities are planned along the northeastern portion of the site to be accessed from 7th Street SW. Because this is a mixed-use project, the loading facilities will be shared by both the residential and retail components of the site. The site has been designed to accommodate head-in/head-out truck movements per DDOT standards.

In support of the loading facilities for the development, a Loading Management Plan (LMP) is proposed to mitigate any impact that the proposed loading configuration may have within the public space. The goals of this plan are to maintain a safe environment for all users of the site, the loading area, the adjacent streets, and any nearby intersections; minimize undesirable impacts to pedestrians and to building tenants; reduce conflicts between truck traffic using the loading facilities and other users; and ensure efficient operation of the loading facilities through appropriate levels of management and scheduled operations.

Consistent with recommended DDOT guidelines, the components of the loading management plan that will be implemented for the life of the project are as follows:

- A loading manager will be designated by building management who will be on duty during delivery hours. The loading manager will be responsible for coordinating with vendors and tenants to schedule deliveries and will work with the community and neighbors to resolve any conflicts should they arise.
- Lease provisions will require all tenants to use only the loading area for all deliveries and move-in and move-out activities.

- All tenants will be required to schedule deliveries that utilize the loading area (any loading operation conducted using a truck 20 feet in length or larger).
- The loading manager will schedule deliveries using the loading berth such that the loading area's capacity is not exceeded. In the event that an unscheduled delivery vehicle arrives while the loading berth is full, that driver will be directed to return at a later time when the berth will be available so as to not compromise safety or impede 7th Street SW functionality.
- The loading manager will schedule residential activities so as not to conflict with retail deliveries. All residential loading will need to be scheduled with the loading manager, and it is anticipated that residential loading will take place primarily during afternoons or evenings, when the retail loading activity is minimal.
- The loading manager will monitor inbound and outbound truck maneuvers and will ensure that trucks accessing the loading area do not block vehicular, bicycle, or pedestrian traffic along 7th Street SW except during those times when a truck is actively entering or exiting a loading berth.
- Service vehicle and truck traffic interfacing with 7th Street SW traffic will be monitored during peak periods, and management measures will be taken if necessary to reduce conflicts between truck and vehicular movements.
- The loading manager will monitor the timing of deliveries to see if any adjustments need to be made to ensure any conflicts with the retail and residential loading activities are minimized.
- Trucks using the loading area will not be allowed to idle and must follow all District guidelines for heavy vehicle operation including but not limited to DCMR 20 – Chapter 9, Section 900 (Engine Idling), the goDCgo Motorcoach Operators Guide, and the primary access routes shown on the DDOT Truck and Bus Route Map (godcgo.com/freight). The loading manager will also distribute flyer materials, such as the MWCOG Turn Your Engine Off brochure and others from DDOT and goDCgo, to drivers as needed to encourage compliance with idling laws. The loading manager will also post these materials and other relevant notices in a prominent location within the loading area.

- The loading manager will be responsible for disseminating suggested truck routing maps to the building's tenants and to drivers from delivery services that frequently utilize the development's loading area as well as notifying all drivers of any access or egress restrictions (e.g., no left turn onto 7th Street SW).
- Delivery trucks over 30 feet in length will be prohibited from serving the site.