

## **CONSTRUCTION MANAGEMENT PLAN**

**807 Maine Avenue, SW  
(Square 439-S, Lot 15)**

**AUGUST 25, 2022**

MCRT Investments LLC (the “Applicant”) proposes the following elements of a Construction Management Plan to minimize any impacts from construction of the building to be developed at 807 Maine Avenue, SW (Square 439-S, Lot 15) (referred to herein as the “Building” and the “Site,” respectively). The Applicant shall be bound by the terms of the Construction Management Plan, which will be incorporated as a condition to the consolidated Planned Unit Development (“PUD”) approval for the Site.

- **Traffic and Construction Control Plan:** The main ingress and egress for construction purposes will be from a construction entrances on 7<sup>th</sup> street SW. During construction of the Building, construction will require the periodic closure of the site-adjacent 7th Street and Maine Ave parking lanes and periodic closure of a single travel lane south bound on 7<sup>th</sup> Street and north bound on Maine Ave. Construction will also require temporary closure of the 7th street and Maine Ave sidewalks. Prior to construction, a traffic control plan (“TCP”) will be submitted to the District Department of Transportation (“DDOT”) for review and approval in accordance with its standards and guidelines. The TCP will include specific provisions for days that are designated Nationals “enhanced” and “enhanced traffic events and for days that coincide with a game at the DC United stadium. A copy of the approved TCP will be provided to Advisory Neighborhood Commission (“ANC”) 6D 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, particularly on days that are designated “enhanced” 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 Applicant's general contractor. 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 at-grade, open spaces in and around the Site is prohibited and that parking on adjacent residential streets is prohibited.

- **Community Advisory Committee:** The Applicant will establish a Community Advisory Committee (the “Committee”) to oversee and coordinate community concerns and issues during construction of the Building. The intent of the Committee is to provide a forum for discussion and resolution of issues and concerns relating to construction of the Building not already addressed in this Construction Management Plan. The Applicant will work with ANC 6D 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 (Mill Creek) 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:** Prior to the commencement of construction activities, the Applicant shall continue to conduct routine maintenance of the 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 Site pursuant to an erosion and sediment control plan as approved by the DC Department and Consumer & Regulatory Affairs. The fence will have a full- height, neutral-colored vision barrier. The 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 tire wash station will be built and maintained at the construction entrance for use by all construction vehicles leaving the 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 105.1.3 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 6D within five (5) days of confirmation of such contamination. Furthermore, the Applicant's environmental consultant will monitor the Site for dust control during excavation activities.
- **Crane Swing:** The Applicant's contractor intends to erect 1 (one) main construction tower cranes for the construction of the Building. The tower crane will be located directly next to the building along the property line on 7<sup>th</sup> or Maine Ave. The number and location of cranes are planned to minimize the length of the crane extension and over swing on the block. The crane will swing and weathervane over adjacent properties, but at no time will building materials swing over adjacent properties.

- **Pre/Post-Construction Surveys**: Should access be granted by the owners of adjacent properties, the Applicant will select and hire an independent testing and inspection firm to conduct a thorough pre-construction survey of adjacent properties to the construction site in order to document pre-construction condition of existing structures and to monitor conditions as issues are raised by adjacent property owners and managers. A copy of this report will be provided to the owners of the adjacent properties.
- **Public Transportation Options**: Numerous public transportation options are available to the surrounding 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 the Building.
- **Initial Contact Information**: The following is the initial contact information for development of the Site:

Peter Braunohler

Mill Creek Residential

301-255-6074 – pbraunohler@mcctrust.com

If any changes occur to the plan outlined above, the Applicant will work with the Committee and/or ANC 6D, as appropriate, to implement such changes.