

## Exhibit E

### CONSTRUCTION MANAGEMENT PLAN

WFS2, LLC (the “**Applicant**”) proposes the following elements of this preliminary Construction Management Plan (“**CMP**”) to minimize any impacts from construction of the eleven-story mixed-use building with below-grade parking (the “**Project**”) that it proposes to develop at 1000 4<sup>th</sup> Street, SW (the “**Property**”). The Applicant shall be bound by the terms of this CMP, which will be incorporated as a condition to the second-stage PUD approval for the Project, and the Applicant’s general contractor will be bound to adhere to the requirements in this CMP. The final CMP will be used for securing public space permits and other District agency approvals and will be reviewed with Advisory Neighborhood Commission 6D (the “**ANC**”) prior to implementation.

#### A. Community Engagement/Outreach

**1. Anticipated Dates:** The Applicant anticipates that construction of the Project will commence in the second quarter of 2020 and last until the third quarter of 2022, for a duration of approximately 28 months, provided that all such construction dates and durations are estimates only and may be impacted by conditions found in the field or unforeseen delays prior to or during construction of the Project.

**2. Project-Specific Liaison and Outreach:** No less than thirty (30) days prior to the commencement of construction on the Project, the Applicant shall provide notice to the ANC of the name and contact information for the designated community liaison of (a) the Applicant for the Project (“**Applicant Liaison**”) and (b) the Project’s general contractor (“**GC Liaison**”). The Applicant Liaison and GC Liaison will be the key contacts for interaction with members of the community regarding construction of the Project, and representatives of the ANC or members of the general public may contact either the Applicant Liaison or the GC Liaison with questions or concerns about the Project’s construction. The Applicant Liaison, GC Liaison, a member of the ANC or its designee, and representatives of one or more of the immediate neighbors of the Property will form a committee (the “**Project Committee**”) to meet regularly (no less than quarterly) during the period of construction of the Project. In addition, the Applicant will provide an emergency contact number that can be accessed 24-hours a day for construction concerns, and the Applicant shall provide the ANC with updates in the event the Construction Liaison or GC Liaison changes during the course of construction of the Project.

**3. Community Advisory Committee:** During the construction of the Project, the Applicant Liaison will participate in any “Community Advisory Committee” (the “**Committee**”) that has been or may be formed to address and coordinate response to community concerns to construction-related activities within the boundaries of the ANC. The intent of the Committee is to provide a forum for discussion and resolution of issues and concerns relating to (a) the construction of the Project not already addressed in this CMP and (b) coordination of construction of all projects within the ANC (with a focus on other projects in or near Waterfront Station). 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. The

Applicant Liaison shall as appropriate coordinate with the Committee on the following topics of concern to the ANC:

- Rodent control
- Truck routes
- Pedestrian routes
- Construction fencing
- Lane and sidewalk closures
- Staging areas
- Site access
- After hours permits
- Dust control
- Lighting
- Site security
- Truck tire washes.

In the event of concerns or questions raised by the ANC or members of the public to the Applicant Liaison are generally applicable to construction of other projects within the ANC, the Applicant Liaison shall apprise the Committee of such concerns or questions. It is understood and acknowledged that the Applicant cannot compel any unrelated party performing construction within the ANC's boundaries to comply with this provision or any other provision of this CMP, and such third party's failure to attend any meeting or otherwise perform does not constitute a violation of the Applicant hereunder.

**4. Initial Contact Information:** The following is the initial contact information for the Applicant Liaison:

David Roberts, Senior Development Manager  
PN Hoffman, 760 Maine Avenue SW, Washington, DC 20024  
Tel: (202) 851-6927  
Mobile: (202) 607-6015  
E-mail: [droboterts@pnhoffman.com](mailto:droboterts@pnhoffman.com)

## **B. Traffic and Parking**

**5. Traffic and Construction Control Plan:** Prior to commencement of construction of the Project, the Applicant or its designee shall submit a traffic control plan 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 the ANC and the Community Advisory Committee (hereinafter defined) at the same time that it is provided to DDOT.

During the period of construction of the Project (a) all ingress and egress to the Property for construction purposes will be from construction entrances on 4<sup>th</sup> Street, SW or Wesley Place, SW; and (b) the Applicant shall have the right to seek permission from DDOT to close at any time or times (i) the eastern sidewalk of 4<sup>th</sup> Street, SW and the parking lane immediately adjacent to the Project; and (ii) the western sidewalk of Wesley Place, SW and the parking lane immediately

adjacent to the Project as shown on the Proposed Construction Management Plan Diagram (the “**CMP Diagram**”), attached hereto. Although curb lanes adjacent to the Property may be closed from time to time, the Applicant shall not seek to close any vehicular and bicycle travel lanes adjacent to the Property during construction of the Project. As proposed by the Applicant, bicyclists traveling northbound on 4th Street, SW will be able travel in the marked bicycle lane, and such lane will be preserved by jersey barriers. In addition, the Applicant will undertake the following efforts to help minimize the impact of the closure of the parking lanes on each street:

- a. Reduce the amount of parking lane occupied on Wesley Place when practical. Less space may be needed at the start of construction, which would allow for some public parking to remain. The Applicant will also explore construction means and methods that could allow for some staging to be located within the property
- b. Work with DDOT to ensure that the parking lane closure on 4<sup>th</sup> Street preserves sufficient width in the travel lane to allow for two-way emergency vehicle access through 4<sup>th</sup> Street.

**6. Truck Routes and Staging:** During construction of the Project, truck traffic is anticipated to approach traveling westbound on M Street, SW turning right onto 4th Street, SW traveling north, and turning right into the construction site from 4<sup>th</sup> Street, SW, all with the intention of ensuring such trucks make only right hand turns to access the Project once entering the neighborhood surrounding the Property. Project-related trucks shall exit the Property by turning right out of a temporary curb cut on 4<sup>th</sup> Street, SW and continue north on 4th Street, SW, turning right at I Street, SW. Trucks will be instructed not to use 7<sup>th</sup> Street, SW and not to pass in front of Amidon-Bowen Elementary School, and the Applicant or its general contractor shall enforce such instructions. Flaggers shall be positioned at all truck entrances and exits when trucks are maneuvering into and out of the Property. The Applicant shall continue to work with the ANC and DDOT to determine the exact location for truck staging, but anticipates using the closed parking lane for truck staging.

**7. Construction Parking:** During the period of construction of the Project (a) should on-site parking be made available, any available parking on the Property shall be reserved for vehicles making deliveries or actively working on the Project or parking for full-time employees of the general contractor or other contractors, and other construction workers working on the Project shall either park at off-site public parking lots or utilize mass transit; (b) such general contractor shall supply all such construction workers with a list of public parking lots and shall coordinate off-site parking with its subcontractors to eliminate parking by construction personnel on adjacent residential streets. The Applicant will include statements in its contract with the general contractor that (a) parking by construction personnel and subcontractors in at-grade, open spaces in the Waterfront Station development is prohibited, (b) parking on adjacent residential streets is prohibited, and (c) that such personnel may not in connection with their work on the Project seek to purchase parking permits or visitor passes from residents of blocks immediately adjacent to the Property.

**8. Public Transportation Options:** Numerous public transportation options are available to the Southwest community and visitors to aid in circulation to, from, and around the neighborhood. The Applicant does not anticipate that the construction of the Project will interrupt any transit services.

**9. Pedestrian Circulation:** The Applicant shall maintain a clear pedestrian circulation path that is well-lit around the perimeter of the construction area around the Property. The pedestrian circulation area will be as generally shown on the CMP Diagram. More particularly, pedestrian traffic is anticipated to be managed as follows:

- a. Traveling southbound on the east side of 4th Street, SW adjacent to the Property: pedestrians detour to the western side of 4th Street, SW via existing crosswalks northwest of the Property;
- b. Travelling northbound on the east side of 4th Street, SW adjacent to the Property: pedestrians detour to the western side of 4th Street, SW via a temporary crosswalk to be installed southwest of the Property;
- c. Travelling southbound on the west side of Wesley Place, SW adjacent to the Property: pedestrians detour to the eastern side of Wesley Place, SW via existing crosswalks the northeast of the Property; and
- d. Travelling northbound on the west side of Wesley Place, SW adjacent to the Property: pedestrians detoured to the eastern side of Wesley Place, SW via a temporary crosswalk to be installed to connect to the south side of K Street, SW.

**10. Safe Routes to School:** Prior to the commencement of construction of the Project, the Applicant shall host an education session for the students of Amidon-Bowen Elementary School and Jefferson Middle School regarding safe routes to school during the construction of the Project and shall make printed literature about such routes available for distribution to students. A suggested walking route around the Property will be developed in concert with DDOT's Safe Routes to School staff. During construction of the Project, the Applicant and its general contractor shall ensure that flagmen serving the Project regularly coordinate with traffic control officers and/or crossing guards serving nearby schools.

### **C. Site Management and Cleanliness**

**11. Site Management:** Prior to the commencement of construction of the Project, the Applicant shall continue to conduct routine maintenance of the Property. At the time construction of the Project commences, the Applicant will cause the erection and maintenance of a construction fence and other erosion control measures around the Property pursuant to an erosion and sediment plan as approved by the District Department and Consumer and Regulatory Affairs ("**DCRA**"). Such construction fence shall have a full-height, neutral-colored vision barrier. During the period of construction of the Project, the Property will be lighted with adequate security lighting during the hours of darkness, and such lighting shall 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 such lighting shall be installed and maintained so as to not adversely impact neighboring properties.

**12. Cleanliness:** During the period of construction of the Project, the Applicant shall: (a) require the removal of construction rubbish and construction debris from the Property during the construction workday; (b) place portable toilets serving the Property away from all public streets; (c) sweep and/or water daily all construction access and egress to and from the Property in order

to minimize dust and mud; (d) install and maintain a tire wash station at the construction entrance(s) for use by all construction vehicles leaving the Property; (e) employ an environmental consultant to monitor the Property for dust control during excavation activities per the approved erosion and sediment control plan; (f) undertake a program of pest control on the Property to ensure that no increase in pest activity occurs during the construction period; (g) require any food truck(s) serving construction personnel working on the Project park only on the Property or within designated/fenced Project-related staging areas (the Applicant shall not permit such food trucks to park in “active” public space or on private property other than the Property except as allowed by the owner of such private property) and require that rubbish from such food truck operations be swept or otherwise cleaned daily; and (h) use reasonable efforts to provide indoor space and tables for construction personnel to eat once construction of the Project safely permits such activity.

**13. Work Hours:** The normal construction work week shall 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 shall occur on Sundays or on any legal holidays observed in the District of Columbia. The Applicant and/or its general contractor shall inform subcontract bidders that bids reliant on the receipt of so-called “after-hours permits” shall be disfavored except for interior-only work.

**14. Contractors:** The Applicant shall enforce contractor compliance with all rules and regulations described herein. Such conditions will be included in any general and sub-contractor contracts.

**15. Environmental Monitoring:** In addition to complying with all required environmental rules and regulations, the Applicant’s environmental consultant shall 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 shall notify the ANC within five (5) business days of confirmation of such contamination. Furthermore, the Applicant’s environmental consultant shall monitor the Property for dust control during excavation activities.

**16. Crane Swing:** The Applicant’s contractors intend to erect one or more main construction tower cranes on the Property during the construction of the Project. Such tower crane(s) shall be located only on the Property. The number and location of cranes are planned to minimize the length of the crane extension and over swing on the block. The crane(s) may swing over adjacent properties, but at no time will building materials swing over adjacent properties or the “active” public space in 4th Street, SW or Wesley Place, SW (i.e., “active” public space being the portions of such streets for which a permit has not been obtained for temporary closure).

**17. Security:** The Applicant shall provide security guards during the period of construction of the Project as needed. Upon commencement of construction, the Applicant shall require its general contractor to provide sufficient security to patrol the area within its control, as necessary. Any general contractor’s security schedule shall be made available on site for reasonable inquiry. The Applicant’s general contractor shall notify the Metropolitan Police Department and the Waterfront Station security officers prior to the start of construction and provide a point of contact to ensure proper communication and security coverage.

#### **D. Pre/Post-Construction Surveys**

**18. Pre-Construction survey:** Prior to commencement of construction of the Project, the Applicant shall deliver a written offer to perform a pre-construction survey to the owner of any of property adjacent to the Property (the “**Impacted Properties**”). The Applicant agrees that the Christ United Methodist Church north of the Property is eligible to be an Impacted Property if it so elects. The Applicant has a separate agreement with the owner of the building located at 1100 4<sup>th</sup> Street, SW. If accepted by the owner of an Impacted Property, the Applicant shall select an independent testing and inspection firm to conduct a thorough pre-construction survey of such Impacted Property in order to document the pre-construction condition of the Impacted Property. The Applicant shall pay all fees and costs of the pre-construction survey.

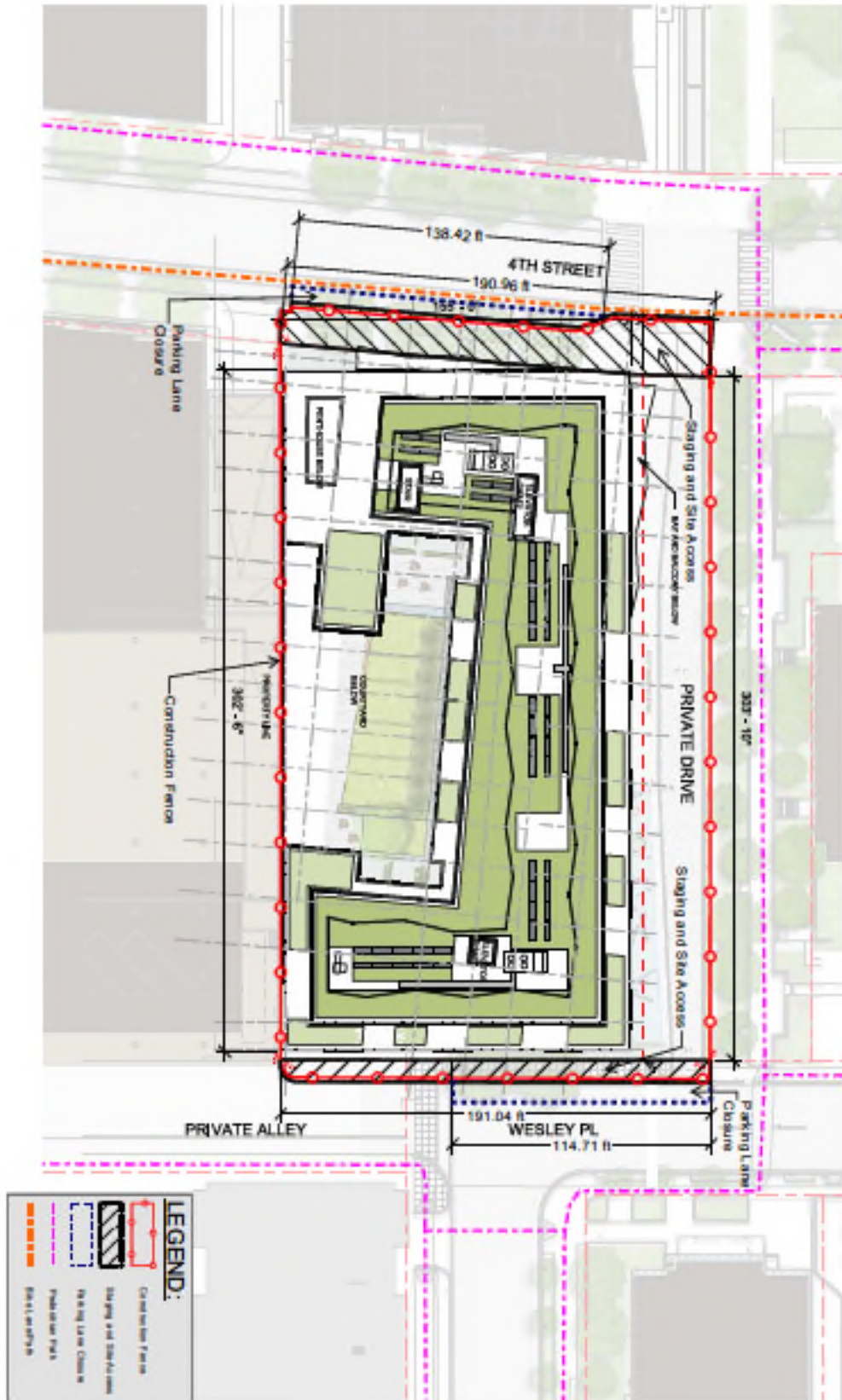
**19. Monitoring:** Prior to commencement of construction of the Project, the Applicant shall hire a third-party consultant to monitor vibrations and any movements to the Impacted Property resulting from the construction of the Project. The Applicant shall pay all fees and costs related to such monitoring. The monitoring period shall commence prior to the commencement of construction of the Project and shall terminate upon completion of construction of the structural frame of the Project. During such monitoring period, the Applicant shall provide monthly monitoring reports to the owners of the Impacted Properties who elect to receive a pre-construction survey. In the event that such monitoring detects movement in an Impacted Property arising from construction activities of the Project, which movement may cause damage to the Impacted Property, the Applicant shall promptly notify the owner of such affected Impacted Property and shall cause such movement to be promptly addressed. The Applicant will be obligated to restore the Impacted Property to the condition that existed prior to commencement of construction as documented in the Pre-Construction Survey.

**20. Post-Construction:** No later than three months after the issuance of the first certificate of occupancy for the Project, the owner of the Impacted Property at its election may require the Applicant commission, at the Applicant’s expense, a post-construction survey of such Impacted Property, which survey shall be completed within four weeks of the request for same. The Applicant shall use best efforts to employ the same firm that conducted the applicable pre-construction survey, provided the Applicant may select a different independent testing and inspection firm if necessary.

**21. Damage to the Impacted Property.** To the extent that any post-construction survey reveals that an Impacted Property sustained damage due to activities attributable to the Applicant’s development, excavation or construction of the Project, the Applicant shall coordinate repairs with the owner of the Impacted Property at the Applicant’s expense.

**22. Amendments.** If changed circumstances require revision to the CMP, the Applicant shall work with the Committee and/or the ANC, as appropriate, to implement such changes.

*[CMP Diagram follows]*



*[End of Exhibit E]*