

ECKINGTON YARDS | EAST + WEST

1611-1625 Eckington Place + 1500 Harry Thomas Way NE Washington, DC 20002
Zoning Case No. 15-15

ECKINGTON YARDS PROMENADE – A SHARED SPACE

PROMENADE MANAGEMENT PLAN

- **General**
 - A loading manager will be designated by the property management. The loading manager will coordinate with residential and retail tenants to schedule deliveries and will be on duty during delivery hours.
 - All delivery activity on the promenade, the NW building loading dock, and the two shared loading docks with The Gale will be restricted to the hours of 7am to 10pm.
 - Deliveries will be limited to trucks that are 35' or less in length.
 - The Metropolitan Police Department will be permitted to access the promenade to ticket and/or tow vehicles when requested by the loading manager.
 - The promenade is designed with two areas where trucks/vans/cars can pull to the side for loading so as to keep traffic clear and moving through the promenade during a loading activity.
 - All retail and residential tenants will be required to coordinate deliveries with the loading manager. The manager will schedule deliveries such that the dock and or promenade's capacity is not exceeded. In the event that an unscheduled delivery vehicle arrives while the dock or promenade loading is full, that driver will be directed to return at a later time so as to not impede traffic flow.
 - For the shared loading docks on Eckington Place and Harry Thomas Way, the loading manager will be responsible for meeting deliveries when they arrive at their scheduled time. The loading manager will open the dock doors and, in coordination with the vehicle driver, manage any conflicting movements between cyclists and pedestrians in the path of the back-in maneuver required to access the dock. The delivery vehicle shall notify the loading manager upon completion and after the delivery vehicle departs, the loading manager will close the loading dock doors.
 - The loading manager or other designee will monitor the promenade to keep the designated loading areas clear for deliveries, keep the promenade from being blocked due to vehicle loading/unloading activity, and enforce no parking restrictions.
 - When the promenade is closed to vehicular traffic, the loading manager will work with the NW residential building and all retail tenants to coordinate and schedule loading activities around the closure. Residential and retail tenants will be notified in advance that closure of the promenade may happen on a recurring basis.
 - When the promenade is closed to vehicular traffic a staff member of the property management team will place moveable fixtures, such as planters or bollards, and signage at the entrance to the promenade as a visual indicator to vehicles that the promenade is closed to vehicular traffic. The visual

indicators will be placed at the entrance a minimum of 1 hour in advance of a required closure. Upon re-opening, the staff member will remove the fixtures indicating that vehicles may enter the promenade.

- Trucks using the loading dock 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 regulations set forth in DDOT’s Freight Management and Commercial Vehicle Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System.
- The loading manager will be responsible for disseminating DDOT’s Freight Management and Commercial Vehicle Operations document to drivers as needed to encourage compliance with District laws and DDOT’s truck routes. The dock manager will also post these documents in a prominent location within the service area.
- Residential Loading
 - The NE building will load (including trash pick-up) from the loading dock accessed off the public alley.
 - The SE building will load (including trash pick-up) from the existing loading dock located on Harry Thomas Way NE, loading function will be shared with The Gale.
 - Residential loading for the NW building will occur from the promenade. The promenade is designed with two areas where trucks/vans/cars can pull to the side for loading so as to keep traffic clear and moving through the promenade during a loading activity.
 - Trash pick-up for the NW building will occur from the promenade and from the existing Gale loading dock located on Eckington Place NE. When loaded from the existing loading dock, trash will be consolidated in the trash room in the NW building and carted across the promenade to the existing loading dock via a primarily internal service corridor.
 - The SW building will load (including trash pick-up) from the existing loading dock located on Eckington Place NE, loading functions will be shared with The Gale.
 - All residential tenants must schedule move ins/move outs with the loading manager.
 - Residents will be required to reserve their requested loading time slot with the building management to alleviate any potential congestion, this will be available first come, first serve.
 - Residential move-in and move-outs will be limited to the hours of 7am to 10pm.
- Existing Residential Loading at The Gale
 - All residential tenants must schedule move ins/move outs with the loading manager.
 - Residential move-in and move-outs will be limited to the hours of 7am to 10pm.
 - For the shared loading docks on Eckington Place and Harry Thomas Way, the loading manager will be responsible for meeting deliveries when they arrive at their scheduled time. The loading manager will

open the dock doors and, in coordination with the vehicle driver, manage any conflicting movements between cyclists and pedestrians in the path of the back-in maneuver required to access the dock. The vehicle operator shall notify the loading manager upon completion and after the delivery vehicle departs, the loading manager will close the loading dock doors.

- Retail Loading
 - All retail loading (including trash pick-up), for both the NW and SW buildings, will occur from the promenade/private street. Retail loading will not be permitted on Eckington Place or Harry Thomas Way.
 - The loading management plan will be included in the tenant leases and provided to retailers again upon opening.
 - Loading will not be permitted on the promenade during high activity hours, to be determined as the retailers are identified and programming is developed.
 - An example of this would be restricting loading on weekends between the hours of 10am – 7pm when activity in the promenade will be at its peak.
 - Retailers will be encouraged to load in the mornings prior to the opening of the retail businesses and before pedestrian traffic increases on the promenade.

Promenade Signage

The Applicant will install signage throughout the length of the promenade at key locations to promote pedestrian, vehicular and bicycle safety. The signage installed will include, but not be limited to the below listed signage. Signage may include words and/or pictures to convey the desired message.

- Private Property: Illegally parked vehicles will be ticketed/towed at the vehicle owner's expense
- No Parking: Tow Away Zone
- 15 Minute Loading/Unloading Only
- Reserved Parking
- Valet Parking Only
- Speed Limit: 5 MPH
- Promenade Manager Contact: 202-XXX-XXXX

Events in Promenade

The Applicant intends to activate the Promenade on a regular basis by planning events that are open to the community and the larger public. Such events will be curated to promote larger DC occurrences such as concepts supplemental to the Cherry Blossom Festival, Earth Day, holidays and similar ongoing events. In addition to these, the Applicant intends to plan events on the promenade that include the following:

- Farmers' markets
- Pet adoption events
- Artist shows/fairs
- Outdoor movies
- Community do-it-yourself nights with the commercial tenants/users. Examples include flower arrangement making seminars (if there is a florist within the Project), bike repair seminars (if there is a bike shop), or painting or sculpting events (if there is an art studio).

The events will be planned and financed by the retail tenants, the ownership and/or the property management company. The innovative retailers and maker uses within the Project will be have stipulations in their leases that require participation in activating the promenade on a regular basis. The frequency of such participation will be dictated by the type of use of the respective tenant or user.

When the promenade is closed to vehicular traffic for an event, a staff member of the property management team will place moveable fixtures, such as planters or bollards, and signage at the entrance to the promenade as a visual indicator to vehicles that the promenade is closed to vehicular traffic. The visual indicators will be placed at the entrance a minimum of 1 hour in advance of a required closure. Upon re-opening, the staff member will remove the fixtures indicating that vehicles may enter the promenade.

