

Exhibit B: Draft Construction Management Plan

Construction Management Plan for 4608-4618 14th Street, NW

Dance Loft Ventures, LLC (the “**Applicant**”), agrees to the following Construction Management Plan (“**CMP**”) provisions in order to minimize the impact on adjacent properties from the construction of a mixed-use building (the “**Project**”) at 4608-4618 14th Street, NW (the “**Property**”).

1. Alley Opening Requirement and Construction Logistics: The Applicant will not permanently block or obstruct ingress and egress to the public alley at the rear of the Property in a manner that obstructs access to or from the alley by any owner of residentially-occupied property within Square 2704 (each a “**Square 2704 Owner**” and collectively, the “**Square 2704 Owners**”); however, the alley may from time to time be temporarily closed in order to undertake utility and site work in the alley and for delivery of construction materials.
2. Traffic and Construction Control Plan: At no time are trucks permitted to queue (which is deemed to be waiting for more than 15 minutes) or idle in residential areas along 15th, Buchanan, or Crittenden Streets, NW, nor are workers allowed to individually congregate, queue or idle in the residential areas along such streets. The Project will maintain a single, controlled access construction entrance via 14th Street, NW for Project workers once the Project’s superstructure is constructed. Flagpersons will be positioned on 14th Street, NW as necessary, to direct the flow of construction traffic and to maintain public safety.
 - The Applicant agrees to develop and implement, subject to approval by DDOT, a plan for temporary pedestrian and vehicular circulation during construction with respect to 14th Street, NW and the alleys within Square 2704. At a minimum, the plan shall identify temporary sidewalks, interim lighting, overhead protections, fencing around the site, construction vehicle routes, and any other features necessary to ensure safe pedestrian and vehicular travel around the site during construction.
 - The Applicant agrees to notify [the ANC and the Neighborhood Contact Person (defined below)] at least seven (7) calendar days in advance of any street or alley closure of more than one-hour duration on any street, except in the case of a closure resulting from or to avoid an emergency.
3. Construction Parking: Parking for construction workers will be provided offsite.
4. Site Management:
 - Fence: Once construction of the Project commences, an eight foot (8’) tall construction fence with privacy fabric will be erected around the construction site to screen construction activities and debris from the nearby properties. All construction trailers, all construction materials and all equipment, including portable toilets, will be located on the Property or public space of 14th Street, NW if approved by DDOT and behind the construction fence. The 8’ fence will shield the trailers and portable toilets from surrounding residential areas.

- Lighting: Temporary on-site lighting will be erected during construction to provide lighting for safety and security. If public power company has available power to the site, no generators will be used at night to provide temporary site lighting. The Applicant will keep the lighting directed into the site only.
 - Stormwater Management: The Applicant will maintain temporary stormwater management systems as approved by DCRA, DDOE and DDOT throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning such that there shall be no adverse water impacts on the adjacent properties or the public alleys.
 - No Disruption of Services to Square 2704 Owners: The Applicant will coordinate with all relevant utilities to ensure that construction activity does not result in the disruption of utility, cable or phone services to the Square 2704 Owners except when outages are required to relocate services as part of alley construction, and in such event outages shall be minimized to the greatest extent reasonable with as much advance notice provided to the Neighborhood Contact Person as is possible under the circumstances.
5. Hazardous Waste, Hazardous Materials and Pollutants: The Applicant shall not use, generate, manufacture, store, transport or dispose of, on or over the construction area any flammable liquids, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances, or any other "hazardous materials" as defined under Federal or DC law; provided, however, that materials commonly used in the construction of mixed-use projects such as the Project are not subject to this provision. The Applicant does not anticipate that any blasting or pile driving will be required. In the event any blasting or pile driving is required the Applicant shall notify the Neighborhood Contact Person at least 48 hours prior to commencing such activities.
 6. Excavation and Rodent Infestation: The Applicant will enact a substantive rodent abatement/rodent control program during construction of the Property. Rodents include, without limitation, rats, possums, raccoons, and snakes.
 7. Cleanliness: The Applicant will ensure the continuous removal of rubbish and construction debris during the normal construction day and during any other periods of work. During construction activities, there will be a dumpster on-site (*i.e.*, inside of the fence) for the removal of trash and construction debris. The removal and replacement of the dumpster will take place during normal working hours on Monday through Saturday. All excavation or back-fill trucks will be covered before proceeding from the Property onto public streets or alleys.
 - The Applicant will ensure regular cleaning of the public alleys abutting the Property.
 - At the end of each work day during construction, the Applicant agrees to ensure that any streets used for hauling construction materials and the entrance to the construction site are free of mud, dirt, trash, dust and debris and that all streets

adjacent to the construction site are free of trash and debris due to the construction activities.

8. Work Hours and Workers: The normal construction work-week will be Monday through Friday, 7 a.m. to 7 p.m., and Saturday, 7 a.m. to 7 p.m. The Applicant will make good faith efforts to limit to weekdays any work that could disturb Square 2704 Owners, except where limitations on work during the week require work on Saturdays to meet the requirements of construction teams for a 40-hour work week or except as required by law, regulation, or permit. No Sunday work hours will be utilized except as required by law, regulation, or permit.
9. Communication: The Applicant shall designate a representative (the “**Representative**”) to be the primarily point of contact for interaction with the Square 2704 Owners during construction of the Project and with regard to such construction. The Representative will have a local office, and voice mail and be accessible during all business hours. The Representative will attempt to respond within the same business day or within 24 hours (Monday-Saturday) to all queries from the Neighborhood Contact Person on behalf of the Square 2704 Owners. In addition, the Applicant will provide an emergency point of contact who can be reached 24 hours a day for emergency construction concerns. The name of the key contact and his or her telephone numbers will be conspicuously posted on the Applicant’s property at all times. The Applicant will work with Square 2704 Owners to designate a single contact person (“**Neighborhood Contact Person**”), who may change from time to time, to represent the Square 2704 Owners. The initial Neighborhood Contact Person shall be designated by the Square 2704 Owners and will be determined prior to the start of construction activity on the Property. The Neighborhood Contact Person will receive and disseminate information from the Applicant to the Square 2704 Owners. The Applicant shall provide to the Neighborhood Contact Person, and keep updated, the names of and pertinent information about the Representative, the designee and emergency contact, including their home phone numbers and beeper numbers, as appropriate. In the event that a single Neighborhood Contact Person cannot be agreed upon, the Applicant shall provide the information described in this Plan to the ANC Single-Member District Commissioner for the Property.
 - The Applicant’s designated Representative shall: (a) receive notice of violations of the CMP; (b) respond to the person who reported the violation within the same business day or within 24 hours (Monday-Saturday); (c) act to remedy the violation as soon as possible; (d) correspond with the Neighborhood Contact Person to explain the complaint, proposed remedy, and timeframe for resolution of the problem; and (e) maintain a log of all complaints received and the steps taken to address the complaints.
 - Copies of the CMP shall be provided to each subcontractor before its work commences.
 - Applicant’s Representative shall provide the Neighborhood Contact Person with an excavation schedule at least 15 days prior to the start of excavation.

10. Contractors: The Applicant will enforce contractor compliance with all rules and regulations described herein with all such conditions included in all general and sub-contractor oral and written contracts. The Applicant will require that all contractors and subcontractors use only licensed vehicles and that they comply with all DC traffic laws and regulations.
11. Pre-Construction Survey of Adjacent Structures and Responsibility for Damage to Adjacent Properties: The Applicant will hire an independent testing and inspection firm to conduct a thorough pre-construction survey of properties in Square 2704 in order to document the pre-construction condition of existing structures. Each Square 2704 Owner will be offered an opportunity to allow the independent testing and inspection agency to survey the interiors of the abutting properties. A copy of this report will be provided to the respective Square 2704 Owner. To the extent the construction activity on the Property causes any damage to a property within Square 2704, the Applicant agrees to repair, at its own expense and as promptly as reasonably possible, such damage (i.e., returning the improvements to its pre-construction condition).
12. Monitoring Activities: The Applicant will monitor construction dewatering during excavation of the below-grade levels and the installation of building foundations and below-grade walls. The Applicant will monitor vibrations during installation of the excavation support system to confirm that potentially damaging vibrations do not extend into the adjacent residences.
13. Noise: The Applicant will not permit any activity on the Property which generates sound levels in excess of sixty decibels (60 db.) or otherwise is likely to significantly disturb the adjacent residents prior to 7:00 a.m. on weekdays and prior to 7:00 a.m. on Saturdays or after 7:00 p.m. on weekdays and 7:00 p.m. on Saturdays.
14. Permits. All plans and permits will be on-site as required under the DC Construction Code and available for inspection by the Square 2704 Owners.
15. Maintenance Prior to Construction. The Applicant agrees to maintain the site in a clean, safe and well-maintained condition prior to the issuance of a clearing, grading or demolition permit.
16. Termination. The obligations of this CMP shall terminate upon completion of construction of the Project, unless otherwise stated herein. The Applicant may (but is not obligated to) commence construction of the Project in its sole discretion, and if the Applicant elects not to construct the Project, this CMP shall have no further force or effect.

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