



symmetra design

MEMORANDUM

To: DC Zoning Commission

From: Samantha Williams
Nicole White, P.E., PTOE

Date: December 19, 2008

RE: The Heights on Georgia Avenue revised Loading Facilities
Truck Access & Circulation

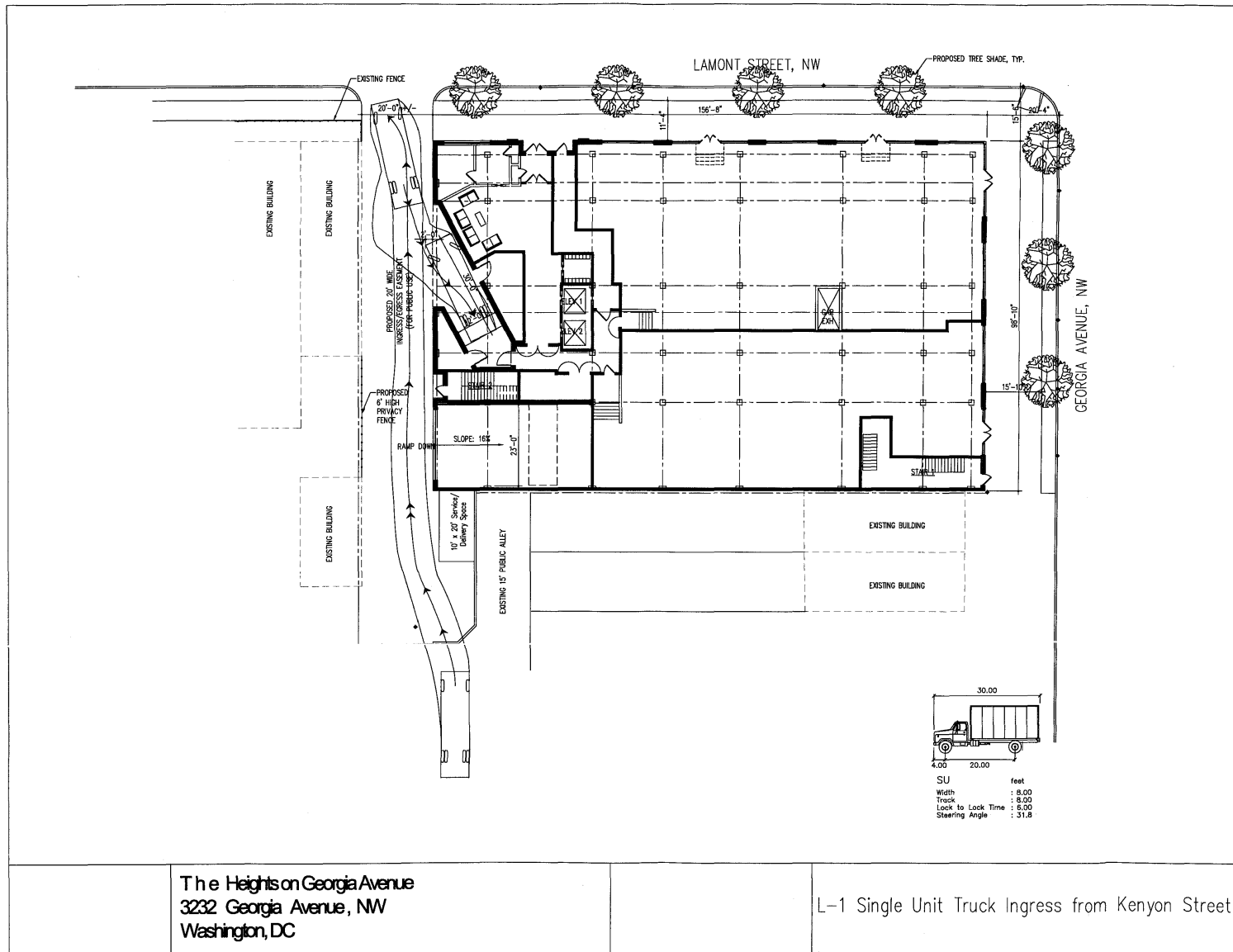
At the request of District Department of Transportation (DDOT), the attached site plan and maneuvering diagrams shows a modified loading berth design for the Heights on Georgia Avenue project. The previous site plan included a 12 foot by 30 foot parallel loading space that would require four to seven maneuvers to back into the space (depending on driver experience). DDOT expressed concern that the multiple maneuvers required with the previous design would discourage some truck drivers from backing into the berth. Some truck drivers would find it more convenient to make deliveries directly from the public easement.

The modified loading berth has been reconfigured at an angled position to provide easier access to the berth thereby reducing the likelihood that trucks would unload/load from the public easement. The attached maneuvering exhibits, L-1 and L-2, show a truck would only require one reverse maneuver to pull into the loading berth and one maneuver to exit the space. With the new angled design a 30 foot delivery truck would protrude no more than two feet into the public easement. DDOT previously noted that it would be acceptable for trucks to protrude into the public easement up to two feet since there would still be adequate space for two way operations and continued access for all users of the public easement. While there is no pedestrian access to the site from the public easement the modified design would not adversely impact pedestrian access through the public easement.

DDOT requested that delivery vehicles approach the berth from Kenyon Street only (via the public alley). Delivery vehicles would exit to Lamont Street. Delivery vehicle access and operations will be managed by the facility manager.

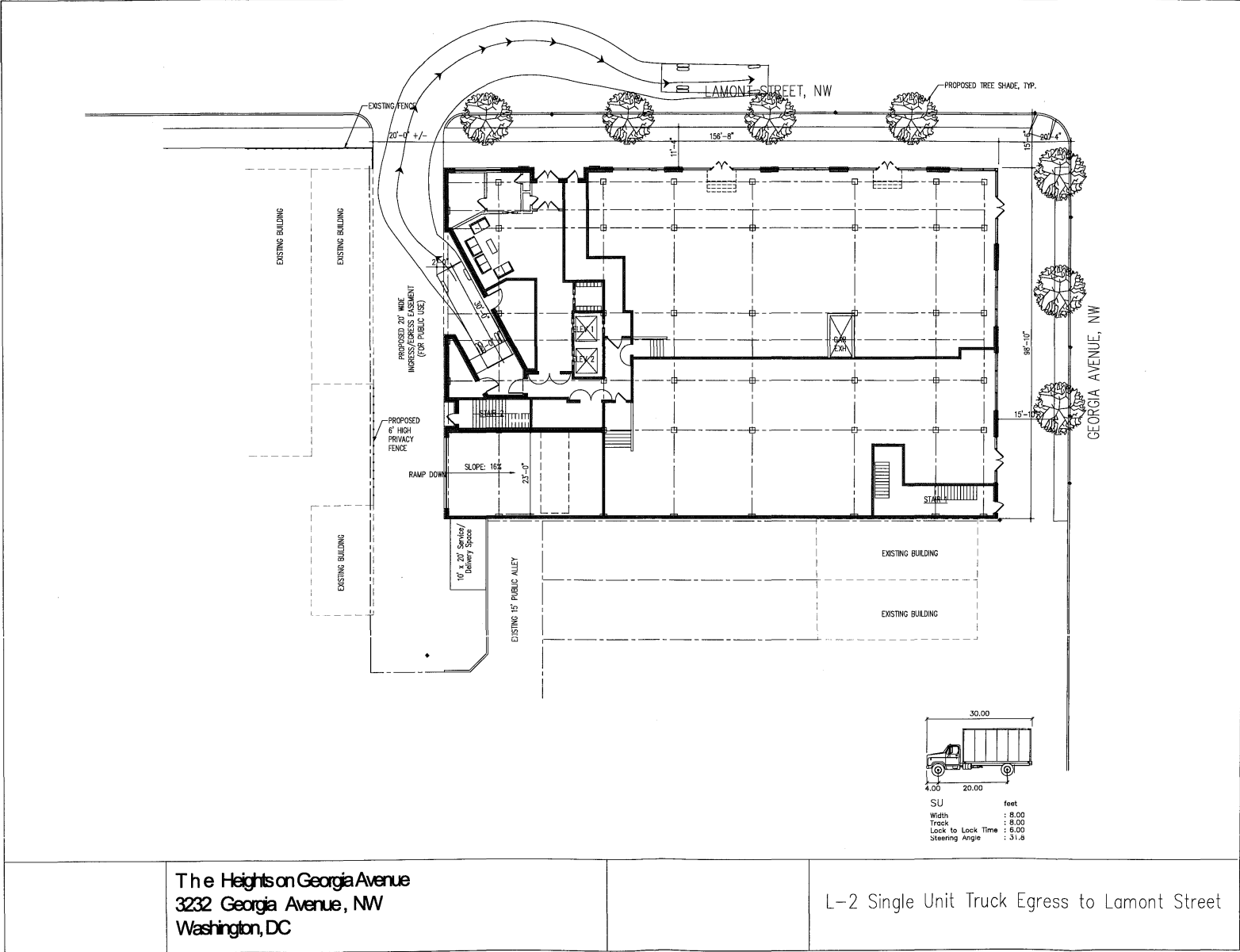
The modified site plan also includes a 10 foot by 20 foot service/delivery space in the rear of the building which has been reduced in size from the previous 11 foot by 30 foot space. The reduced loading/delivery space would meet the 10 foot by 20 foot zoning requirements for a residential service/delivery space and would provide additional maneuvering space needed for delivery vehicle access in the public easement.

In conclusion, the modified loading design will not have adverse impact to loading operations and/or vehicular and pedestrian access through the public easement. The modified layout is improved from an operational and transportation management perspective allowing for easier maneuvering and providing adequate spacing for vehicle circulation during loading operations. DDOT has accepted the modified loading berth design and a favorable DDOT report is expected.



The Heights on Georgia Avenue
3232 Georgia Avenue, NW
Washington, DC

L-1 Single Unit Truck Ingress from Kenyon Street



The Heights on Georgia Avenue
3232 Georgia Avenue, NW
Washington, DC

L-2 Single Unit Truck Egress to Lamont Street