17235

Transmittal

SHW Group, LLP
Architects + Engineers + Planners

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November 2, 2004

Richard Nero
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

Mr. Nero,

Attached you will find a letter from the District of Columbia Public Schools which addresses their use of the dock and other limitations which would render the requirement of additional loading dock space unfeasible. You will also find a site plan showing site circulation and views of photographs of the building. I have also attached elevations of the building with the loading dock identified.

Please feel free to contact me should you require any additional information.

Thank you,

Eric Garcia

Austin, Texas

Berkley, Michigan

Fort Worth, Texas

Greenbelt, Maryland

Houston, Texas

Reston, Virginia

BZA
Case No. 17235
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17235
EXHIBIT NO. 24

DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

Planning, Design and Construction
Penn Center
1709 3rd Street, N.E
Washington, D.C. 20002
(202) 576-7718, Fax: (202) 576-6662

November 1, 2004

District of Columbia Office of Planning
941 N. Capitol Street, NE, Suite 200
Washington, D.C. 20002

Attn: Steve Cochran

Subject: COLUMBIA HEIGHTS EDUCATIONAL CAMPUS, Loading Dock – Request for Variance

Dear Mr. Cochran:

The Columbia Heights Educational Campus currently under construction at 16th & Irving Streets NW, is a combination High / Middle school facility. DC Public Schools is requesting a waiver of the regulation requiring an expanded loading dock at this facility.

This request is based on the limited need for loading dock access in public school facilities. Loading dock deliveries to school facilities is generally limited to vans and small Ryder size trucks that will service the building. More than a single loading dock (which is included in this project) is an unnecessary expense that is not needed for the size delivery trucks that service schools. Additionally, this requirement for other DC schools over 100,000 S.F. built after 1958, has been waived.

The Bell-Lincoln site is very tight and the provision of another dock will be difficult to achieve as the building is already under construction. The first floor is at grade and a loading dock would be required to ramp down so that a loading platform would be at vehicle bed height. This ramping requires added length to a drive to access the dock. The current design provides ramping off of Hiatt Place adequate to meet the delivery needs of the facility.

A change in this existing construction project would have significant cost and schedule impacts. The school system and City taxpayers would have to absorb the extreme cost associated with this unnecessary expanded loading dock. We strongly encourage the approval of this variance.

Regards,

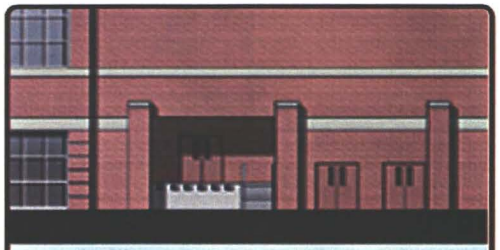
Frank Bodsford
DCPS Project Manager
Columbia Heights Educational Campus



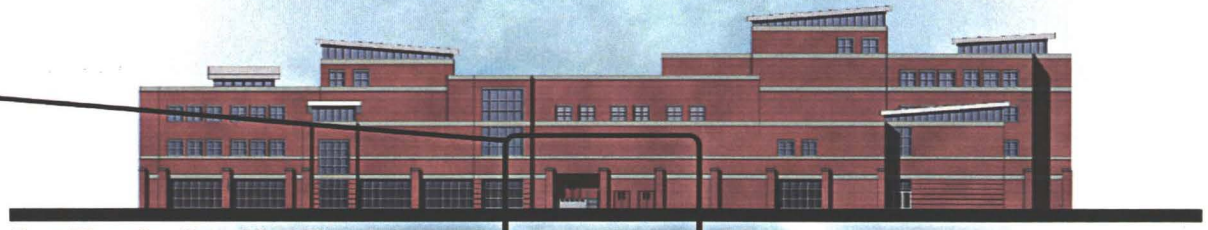
West Elevation from 16th Street



North Elevation



Loading Dock



East Elevation from Hiatt Place



South Elevation from Irving Street

Bell Lincoln Multicultural High School

Vision for the Future

Multicultural Middle School

Elevations

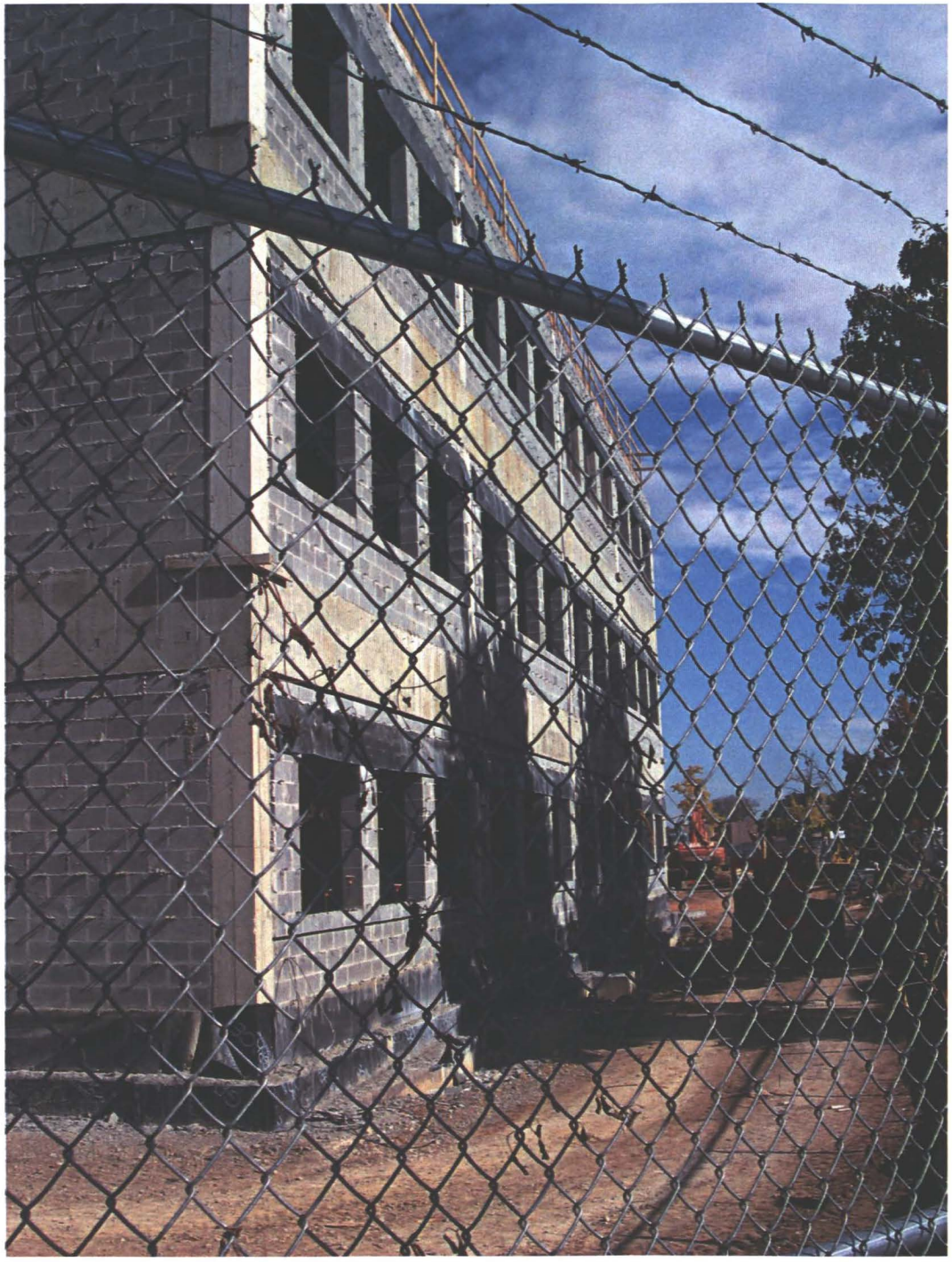
RCI Technologies, Inc.

Joint Venture SHW Group, Inc.


1
2
16TH STREET N.W.
LAMONT STREET
PARK ROAD WEST
15TH ST. N. W.
3
LAMONT STREET
IRVING STREET N. W. (ONE WAY EAST BOUND)
4
8
7
5
6
HIATT PLACE
LOADING DOCK


PARKINSON
CONSTRUCTION


Manhattan






15
M.P.H.



