

TAB B

TECHNICAL MEMORANDUM

To: Jonathan Rogers
From: Jim Watson, PTP
Erwin Andres, P.E.
Date: February 5, 2015
Subject: 317 K Street Service/Loading Space Access Review

This memorandum presents an access review of the service and loading space proposed inside the parking garage of the 317 K Street project under consideration by the Board of Zoning Adjustment (BZA). In summary, loading relief is being sought for the development given the constraints of the site to provide 30 foot loading curbside from 4th Street on the east side of the site. However, a 20 foot service and loading space is still planned (as required by Zoning) within the parking garage near the base of the ramp from 4th Street, as shown on Figure 1.

The constraints of the site require additional ramping within the garage to accommodate below grade parking. As a result, the elevator servicing the parking garage nearest the service and loading space is located on a parking level approximately 15 inches below the level containing the service and loading space. To provide safe and secure access from the service space to the elevator core, a dedicated loading ramp at a slope of 5 percent has been proposed along an access corridor to serve loading and service activity as a connection to the lower level where the elevator is located. It should be noted that the 5 percent slope of the ramp is similar to that required by ADA for accessibility.

The ramp from the service and loading space provides a direct path to connect service and delivery activity to the elevator. Overall, the path from the service and loading space to the elevator core is less than 100 feet, similar to the length of loading corridors provided in numerous, other projects that have been approved by DDOT. In addition, truck turning maneuvers were examined to determine the accessibility of 20 foot vehicles to and from the space, as shown on Figure 2.

In conclusion, the loading proposed by this site will accommodate the residential and hotel needs of the site through the proposed on-street loading space and the service and loading space proposed in the garage near the base of the ramp from 4th Street. The loading management plan, which include an on-site loading coordinator, as proposed by the Applicant will ensure that the on-street and below grade loading spaces are utilized efficiently and with no detrimental impact to the surrounding network. Finally, the service and loading space provided in the garage will adequately serve the needs of the site by providing reasonable vehicular access and a direct path from the space to the elevator core that will be dedicated for users of the loading and service space.

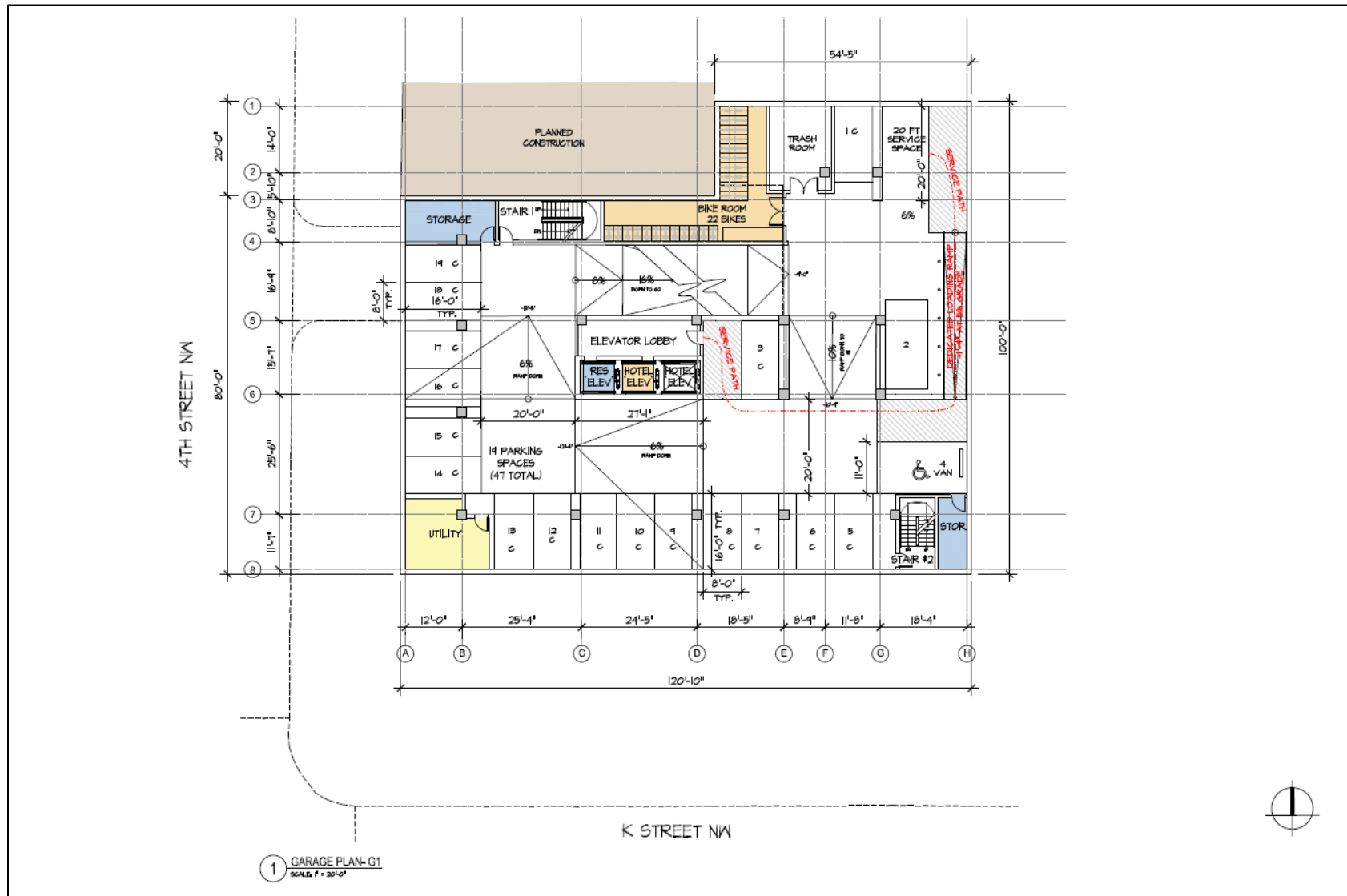


Figure 1: Garage Level Plan with Service/Loading Space

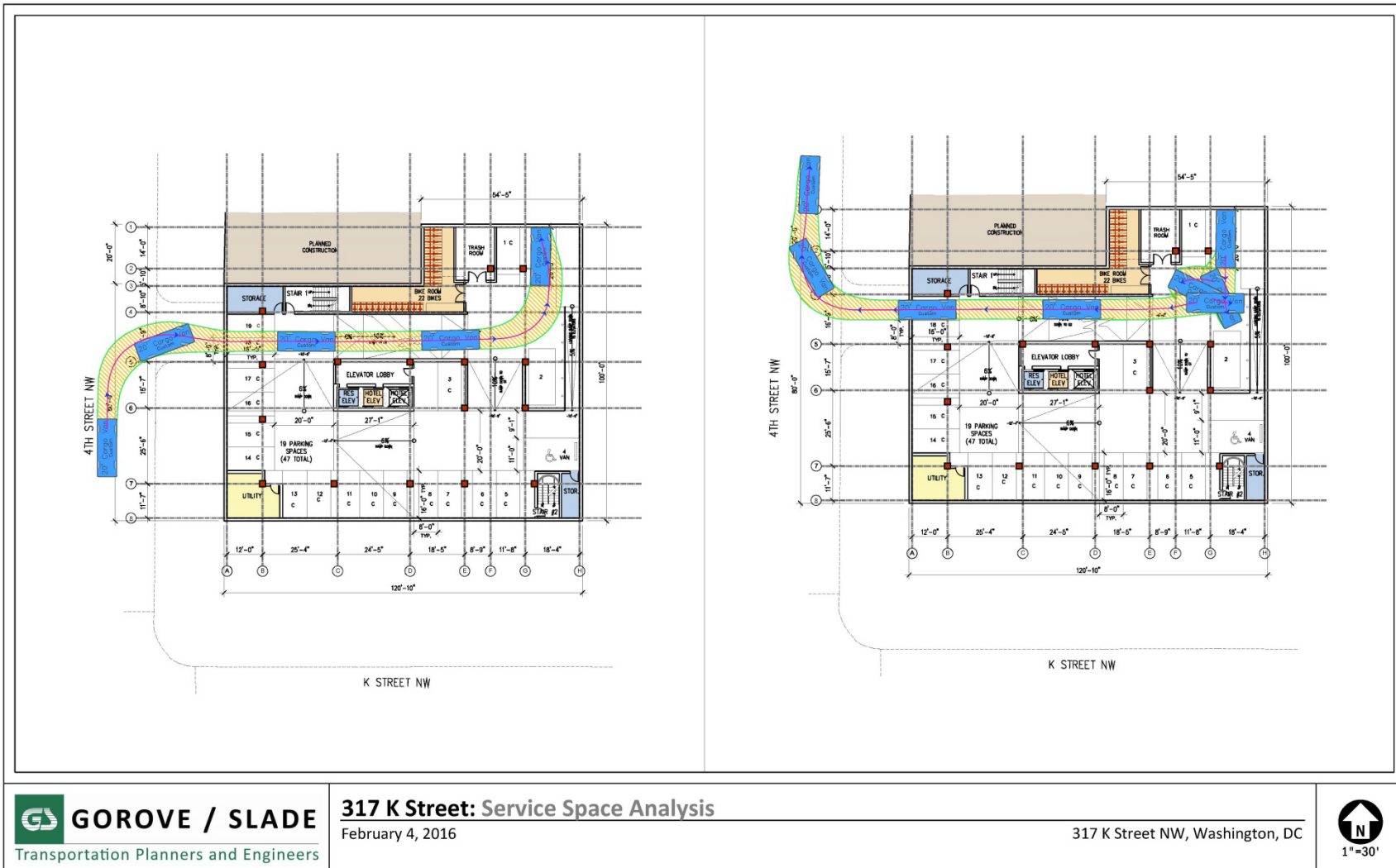


Figure 2: Truck Turning Maneuvers