

MEMORANDUM

To: Christina Halvorsen
Washington Business Group

From: Jim Watson, PTP
Erwin Andres, P.E.

Date: July 10, 2014

Subject: Wheeler Renaissance PUD Trash Pick-up Statement

This memorandum presents a supplemental statement in support of the Wheeler Renaissance PUD to address trash pick-up operations for the development. Under existing conditions, dumpsters are located in the rear of the property, along the alley. When trash pick-up currently occurs, trash trucks enter the site and empty the dumpsters overhead into the trash truck. These activities can be noisy and the dumpsters can present an unkempt site for neighbors adjacent to the property. In an effort to minimize the impacts of noise and the unkempt nature of dumpsters along the alley, the developer has proposed enclosed trash rooms for the redeveloped plan.

Project plans show two trash rooms serving the building, as shown on Figure 1. The primary trash room will be located on the eastern end of the building adjacent to the loading facilities and is designed to serve the residential units and the easternmost retailers. A secondary trash room has been proposed on the western end of the building to serve the westernmost retailers. Given that the residential back-of-house and loading functions are located on the eastern side of the development, the primary trash room was located near these facilities. The secondary trash room has been proposed in a more convenient place for retailers on the western side of the property to better serve those tenants.

While a single trash room was originally considered for the development in the location of the primary trash room on the eastern side of the development, a secondary western trash room was subsequently provided given concerns for accessibility of the retailers on the western side of the property. A service corridor was also contemplated along the rear portion of the property to facilitate the retailers' path to the single eastern trash room. However this was deemed infeasible due to the following reasons:

- Section 1024 of the building code does not allow for egress through a corridor to the outside. This would be the case for rear access to the retailers were the service corridor in place.
- The service corridor would create the need for an additional fire rated wall that otherwise would not be necessary.
- Retailers would be required to carry trash over longer distances to the single eastern trash room, thereby increasing the difficulty in maintaining a sanitary corridor as opposed to a closer secondary trash room on the western portion of the development.

Since two trash rooms are proposed for the development, trash pick-up will occur in two locations. The first pick-up will be along the alley adjacent to the westernmost trash room where trash receptacles will be placed along the alley for pickup. The second pick-up will be along Barnaby Street adjacent to the easternmost trash room and the loading zone (proposed in the April 16, 2014 Traffic Impact Study (TIS) and May 16, 2014 Supplemental Statement) where trash receptacles will be placed curbside for pickup, similar to other locations throughout the District. It is anticipated that trash pick-ups will occur two to three times per week. All loading activity along Barnaby Street will be coordinated around trash pick-up times so as to minimize loading and trash pick-up activity along the loading zone from occurring simultaneously.



Figure 1: Proposed Site Plan