



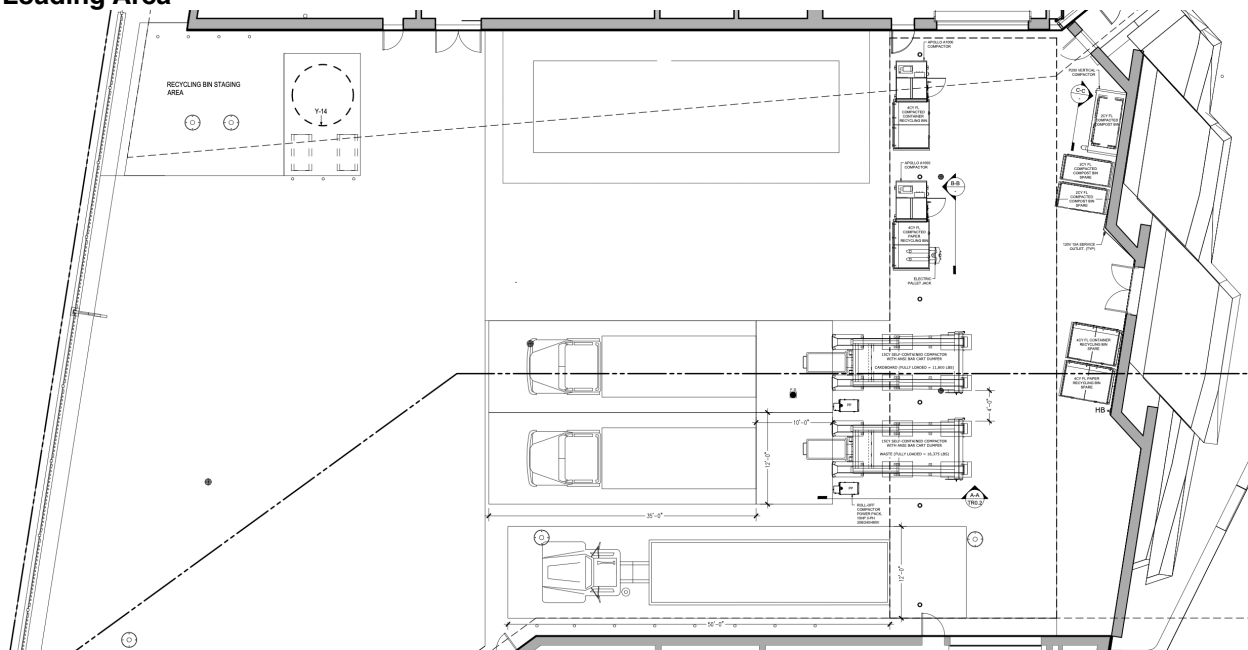
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**Alexandria Real Estate
100 E. Grand Avenue St
South San Francisco
Loading Analysis and Variance Request**

Background: We are requesting an adjustment to the loading space requirements for this life science building project with a potential cafeteria. Building A is a 9-story building with ~300,000 GSF of office space. Building B is an 8-story building with ~265,000 GSF of office space.

Under the above ordinance, the project will require a total of 7 loading bays. However, the City also provides an option for the Chief Planner and City Engineer to adjust the required spaces based on the nature and requirements of the proposed project.

Loading Area





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Logistic Requirements: The City of South San Francisco loading requirements are established in Chapter 20.330.009 On Site Loading. Below are the pertinent portions of these regulations:

A. **Loading Spaces Required.** Every new building, and every building enlarged by more than 5,000 square feet that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise shall provide off-street loading and unloading areas as follows. Such on-site loading space shall be maintained during the existence of the building or use that it is required to serve.

Square Footage	Required Loading Spaces
150,001 - 230,000	4
230,001	1 per additional 100,000 square feet of portion thereof
Total required for this development	7.34999

B. **Reduction in Number of Loading Spaces Required.** The loading space requirement may be waived upon a finding by the Chief Planner and City Engineer that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such loading space will not be needed.

C. **Minimum Size.** Each on-site loading space required by this chapter shall not be less than 12 feet wide, 50 feet long, and 14 feet high, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be modified upon a finding by the Chief Planner and City Engineer that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed.



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Support for Adjusting the Number of Truck Loading Spaces

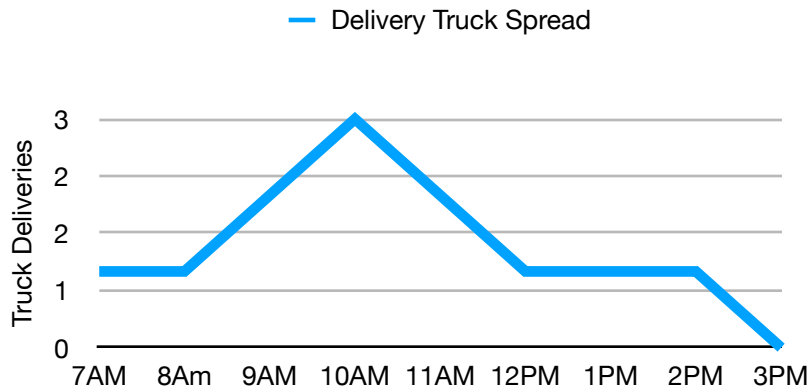
American Trash Management, Inc., (ATM) has determined loading space requirements for similar office projects. To make this determination, ATM uses the following truck delivery model, which assumes significant food-related operations from the potential cafeteria plus the standard steady-stream of daily truck deliveries from Amazon, UPS, FedEx, etc. The model is below:

Delivery Entity	Truck Size	Estimated Time to Offload (minutes)	Frequency of Deliveries PER WEEK	Projected minutes PER DAY
Sysco	Tractor Trailer	45	2	18
Grocery	Tractor Trailer	45	2	18
Baked Goods	Box Truck	15	2	6
Specialty Produce	Truck	30	4	24
Meat Products	Truck	30	2	12
Food Cooperative	Truck	20	2	8
UNFI	Truck	15	2	12.5
Specialty Food	Truck	15	4	10
Baked Goods	Van	10	4	8
Family Farm	Truck	10	2	4
Family Farm	Truck	15	2	6
Knife Shapening	Van	15	1	3
Total Minutes Per Day				129.5
Delivery Entity	Truck Size	Estimated Time to Offload (minutes)	Frequency of Deliveries PER DAY	Projected minutes PER DAY
Package Delivery	Truck or Van	20	7	140
Total Delivery MINUTES Per Day				269.5
Total Delivery HOURS Per Day				4
PROJECTED DELIVERIES PER DAY				12.8
PROJECTED DELIVERIES PER HOUR:				1.6



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The model projects between 12 - 13 commercial truck deliveries per day, which will be spread out from 7AM to 3PM. Given the number of deliveries and the wide variation in arrival times, on almost all occasions not more than three delivery vehicles will be on site at any one time.



A building of this size and complexity will require that the building management include a “Loading Dock Manager. This person will be responsible for the management of the building's loading dock and will inform tenants of the limitations and conditions on the use of the loading docks. They will schedule, assign loading location and limit truck size.

Use	Gross SF	Number of Bays	Vehicle Size	Recommendations
Office	565,000	3	SU-30 WB-40	If a full-service cafeteria is anticipated, it is recommended that the site accommodates at minimum one larger style vehicle (WB-40).

For this reason, we are requesting a variance from Chief Planner and City Engineer to adjust the required spaces to three (3).

Along with making this adjustment, we also recommend that two loading spaces be approved to accommodate two 30' long box trucks (SU-30s) and one 40' long tractor-trailer (WB-40).

Please take this analysis into consideration to appeal the requirement.

Thank you,

Ana Zarate

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