

## VIII. LOADING, TRASH AND RECYCLING COLLECTION AREAS

### A. Statements of Intent

1. The visual screening of loading and trash collection will assist to maintain the street space as an environment for pedestrian comfort and safety.
2. Building service areas should be concealed from public view while maintaining interior docks and trash collection points as functional and accessible spaces.
3. Minimize curb cuts and service access points along building frontages.
4. Minimize the linear frontage of service areas along the street and maximize the amount of storefront space.



### B. Narrative

Locating loading, trash, and recycling collection areas within the block should be done to maintain a high quality public realm for pedestrians in the Business District. In addition, distributing the minimum number of service access areas around the perimeter of the block should help to maintain the storefront line as continuous and unbroken at the street. The less separated one store, one office, one entrance or glazed window is from another, the more continuous will be the pedestrian experience.

A single service area located within the block should be accessible to the commercial, retail, and residential tenants. Loading, trash, and recycling collection areas in a building that are linked to each other through corridors and service elevators allow the best use of shared service facilities. The streetscape remains hospitable and the most efficient use is made of the building's total square footage.



## C. Guidelines

1. Conceal loading, trash, and recycling collection areas within the building or within the interior of the block.
2. Disperse or consolidate service areas as deemed best to minimize service area frontage along the street.
3. Avoid or minimize service access into buildings from primary pedestrian streets within the district. Where exceptions must occur, provide screen walls or other devices to minimize the impact of the service court along the street.
4. Link internal service areas to each other with corridors and to the floors above with service elevators.
5. Provide recessed, automatic roll-up service door systems with unobtrusive materials or subdued, durable paint finishes on the exterior face. Metal surfaces should be coated or otherwise treated to withstand oxidation, corrosion, and other deterioration from airborne salts.
6. The loading, trash, and recycling collection spaces within the building should be arranged so that no maneuvering directly incidental to entering or leaving a loading space will be on any public street, alley, or walkway.
7. Each loading, trash, and recycling collection space should have maneuvering areas with adequate and direct access to the street and adequate vertical clearance.
8. Loading, trash, and recycling collection areas and entrances should be provided and maintained with a concrete surface.
9. Loading and service areas should be provided with drains and wash-down facilities.