WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, AND PARKING CONSULTANTS

Memorandum

TO: CB Richard Ellis, Inc.
On Behalf of – The Office of Property Management for the District of Columbia

FROM: Martin J. Wells, P.E.
Robert T. Kohler

SUBJECT: Transportation Impact Study Addendum

RE: Anacostia Gateway Government Center
Washington, DC

DATE: June 1, 2005

Wells & Associates, LLC previously submitted a Transportation Impact Study (TIS), dated January 24, 2005, in support of the Anacostia Gateway Government Center (AGGC). An addendum to the TIS, dated February 4, 2005, also was submitted.

The AGGC site is bounded by Martin Luther King, Jr. Avenue on the west, Good Hope Road on the south, and 13th Street on the east, in Southeast Washington, DC. The purpose of both studies was to evaluate the impacts of AGGC on the local surround roadway network. The two previously submitted documents accounted for AGGC's impacts based on three alternative roadway network scenarios:

1. Martin Luther King, Jr. Avenue operating as it does today (two-ways south of W Street, and one-way southbound north of W Street)

2. Martin Luther King, Jr. Avenue operating two-ways between W Street and the site's proposed traffic circle in front of the MLK Wing of the Anacostia Gateway Government Center

3. Martin Luther King, Jr. Avenue operating two-ways between W Street and Good Hope Road

Wells & Associates is preparing a second addendum to the January 24th TIS, analyzing a fourth network scenario: converting 13th Street to two-ways between W Street and Good Hope Road, coincident with converting Martin Luther King, Jr. Avenue to two-way operations. This addendum will evaluate the impacts that the two-way conversions would have on traffic in the surrounding area. The addendum will then be submitted in advance to the District Department of Transportation (DDOT), for review. Following this, the results will be presented at the PUD hearing on June 23, 2005.

If you have any questions or concerns with regard to the analysis to be conducted, please feel free to contact me or Robert Kohler.

Sincerely,



Martin J. Wells, P.E.
President