Traffic Study

O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

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FAX COVER SHEET

TO:	Chris Todd, Vice President The JBG Properties	FAX No.:	202-777-7110
	William N. Elam, III, Exec. V. President The JBG Properties	FAX No.:	202-777-7110
	Robert N. Sockwell, AIA WEIHE Design Group, PLLC	FAX No.:	202-463-2198
	Steven S. Schwartzman, AIA WEIHE Design Group, PLLC	FAX No.:	202-463-2198
		FAX No.:	
		FAX No.:	
FROM:	Osborne George	DATE:	12/20/00

REGARDING: PROJECT NAME: Columbia House - Permit Application Processing

NUMBER:

NUMBER OF PAGES INCLUDING COVER: 4

COMMENTS:

Greetings all:

Please see the attached. Thanks!

Osborne

BZA
Case No. 16687
Exhibit No. 38

ORIGINAL BEING SENT: YES [ ] NO [ ] MAIL [ ] COURIER [ ] OTHER:

Board of Zoning Adjustment
District of Columbia
CASE NO.16687
EXHIBIT NO.38

O. R. GEORGE & ASSOCIATES, INC.

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December 20, 2000

William N. Elam, III, Executive Vice President
JBG Properties, Inc.
5301 Wisconsin Avenue, NW, Suite 300
Washington, D.C. 20015

Attn: Mr. Chris Todd, Vice President

Re: Columbia House - Permit Application Processing

Dear Mr. Todd:

In accordance with our agreement dated November 3, 2000 we completed the first phase of our analyses for the referenced project. Our Technical Memorandum of 11/28/00 presenting the results of our efforts to date was sent to Robert Sockwell and Steven Schwartzman of WDG. (A copy is attached for ease of reference.)

We were recently advised by Mr. Sockwell that the scope of the project will likely change considerably, due to the acquisition of other properties within the square by JBG. We were also advised to cease work on the project until the revised scope and site plans for the project are prepared. We have done so (with effect from 12/11/00).

It is quite likely that the study area and overall scope of our work will be expanded to correspond with the revised project scope. However, based on the location of the properties, the work we have done to date will certainly be required and be of value in the future work, provided we go forward within a year (or so) of the date of our turning movement counts. We plan to invoice JBG for the work done to date, and we will await further word from you or WDG. Thanks!

Sincerely,
O. R. GEORGE & ASSOCIATES, INC.

Osborne R. George
Principal

ORG/jfk

Attachments: As noted.

cc: Robert N. Sockwell, AIA (WDG)
Steven S. Schwartzman, AIA (WDG)

Ref: C:\My Documents\JBG Properties Columbia House-work scope.doc

O. R. GEORGE & ASSOCIATES, INC.

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TECHNICAL MEMORANDUM

DATE: November 28, 2000

TO: 1) Robert N. Sockwell, AIA
2) Steven S. Schwartzman, AIA

FROM: Osborne George

RE: Columbia House - Permit Application Processing

In accordance with our agreement dated November 3, 2000, with the JBG Companies, and the project schedule agreed upon with you, we have performed the following tasks:

(1) Reached an understanding with the Department of Public Works, Office of Intermodal Planning, regarding the four (4) intersections to be analyzed as the basis of our study. The intersections are (1) 24th and M Street, NW; (2) 25th and M Street, NW; (3) 25th and L Street/Pennsylvania Avenue, NW; and (4) 24th and L Street, NW.

(2) Performed weekday morning and afternoon peak period turning movement counts at the four (4) locations.

(3) Analyzed the turning movement counts using the procedures yielding the delay and volume-to-capacity values which the EHA would require for their evaluations.

The table following presents the results obtained, and are compares them with the City's criteria.

	Entire Intersection			Worst Lane Movement	
Intersection	Level of Service	Avg. Delay Sec./Veh.	Highest V/C Ratio	Level of Service	Avg. Delay Sec./Veh.
1) 24th @ M St, NW					
- AM Peak Hour	B	18.0	0.74	C	33.3
- PM Peak Hour	B	14.1	0.35	C	21.5
2) 25th @ M St, NW					
- AM Peak Hour	B	16.6	0.42	B	17.1
- PM Peak Hour	B	14.7	0.41	C	22.5
3) 25th @ L St/ Pennsylvania Ave, NW					
- AM Peak Hour	C	34.9	0.80	D	54.4
- PM Peak Hour	D	38.2	0.68	D	52.8
4) 24th @ L St, NW					
- AM Peak Hour	C	20.6	0.75	C	21.8
- PM Peak Hour	B	19.7	0.63	C	22.1

TECHNICAL MEMORANDUM
COLUMBIA HOUSE - Permit Application Processing
November 28, 2000

As you recall, the standards which have been accepted by the City's Environmental Health Administration (EHA) are based on an overall Level of Service of E or F (with an average delay ≤ 80 seconds), and a maximum volume-to-capacity (v/c) ratio of 0.90 for any movement. As is demonstrated by the above table, these criteria are satisfied for all locations. *We are pleasantly surprised with the results at 25th and L Street/Pennsylvania Avenue.* In order to be doubly sure, we counted that location twice. So we are quite comfortable. We are proceeding to schedule the remaining elements of our analysis.

We have also reviewed the Department of Health Notice of Final Rulemaking which you sent to us. The new Section 207.1, (Items A - D) correspond exactly with Item 3 (A - D) of the EISF form. The "new" Item E is not specific, and appears to be at the discretion of the EHA. However, as you will note, our results from Page 1 comply fully with Item E of the form.

Please let us have any questions or comments. Thanks!

ORG/jfk

Ref: C:\My Doc\Memos\Columbia House