Appendix C

Background Future Levels of Service

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.17A2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.98			1.00			0.98	
Flpb, ped/bikes					1.00			0.99			1.00	
Frt					0.98			1.00			0.93	
Flt Protected					0.99			0.98			1.00	
Satd. Flow (prot)					5501			1641			1541	
Flt Permitted					0.99			0.88			1.00	
Satd. Flow (perm)					5501			1460			1541	
Volume (vph)	0	0	0	70	413	74	72	152	0	0	43	41
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	78	459	82	80	169	0	0	48	46
Lane Group Flow (vph)	0	0	0	0	619	0	0	249	0	0	94	0
Confl. Peds. (#/hr)				69		115	31					31
Parking (#/hr)				0		0						
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					33.0			37.0			37.0	
Effective Green, g (s)					32.0			36.0			36.0	
Actuated g/C Ratio					0.40			0.45			0.45	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2200			657			693	
v/s Ratio Prot					c0.11						0.06	
v/s Ratio Perm								c0.17				
v/c Ratio					0.28			0.38			0.14	
Uniform Delay, d1					16.2			14.6			12.9	
Progression Factor					0.49			1.60			1.00	
Incremental Delay, d2					0.3			0.2			0.4	
Delay (s)					8.3			23.4			13.3	
Level of Service					A			C			B	
Approach Delay (s)		0.0			8.3			23.4			13.3	
Approach LOS		A			A			C			B	

Intersection Summary			
HCM Average Control Delay	12.7	HCM Level of Service	B
HCM Volume to Capacity ratio	0.33		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	68.3%	ICU Level of Service	B

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.98			1.00			0.98	
Flpb, ped/bikes					1.00			0.99			1.00	
Frt					0.98			1.00			0.97	
Flt Protected					0.99			0.99			1.00	
Satd. Flow (prot)					5503			1632			1437	
Flt Permitted					0.99			0.87			1.00	
Satd. Flow (perm)					5503			1430			1437	
Volume (vph)	0	0	0	120	497	73	81	230	0	0	131	38
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	133	552	81	90	256	0	0	146	42
Lane Group Flow (vph)	0	0	0	0	766	0	0	346	0	0	188	0
Confl. Peds. (#/hr)				59		163	104					104
Parking (#/hr)						0					0	0
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					34.0			36.0			36.0	
Effective Green, g (s)					33.0			35.0			35.0	
Actuated g/C Ratio					0.41			0.44			0.44	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2270			626			629	
v/s Ratio Prot					c0.14						0.13	
v/s Ratio Perm								c0.24				
v/c Ratio					0.34			0.55			0.30	
Uniform Delay, d1					16.0			16.7			14.6	
Progression Factor					1.00			0.73			1.00	
Incremental Delay, d2					0.4			3.0			1.2	
Delay (s)					16.4			15.2			15.8	
Level of Service					B			B			B	
Approach Delay (s)		0.0			16.4			15.2			15.8	
Approach LOS		A			B			B			B	

Intersection Summary			
HCM Average Control Delay	16.0	HCM Level of Service	B
HCM Volume to Capacity ratio	0.45		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	93.8%	ICU Level of Service	E

c Critical Lane Group



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	1	0	235	19	5	125
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	1	0	261	21	6	139
Pedestrians	48					
Lane Width (ft)	12.0					
Walking Speed (ft/s)	4.0					
Percent Blockage	4					
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)			250			250
pX, platoon unblocked						
vC, conflicting volume	470	320			330	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	470	320			330	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	528	692			1180	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	1	282	144
Volume Left	1	0	6
Volume Right	0	21	0
cSH	528	1700	1180
Volume to Capacity	0.00	0.17	0.00
Queue Length (ft)	0	0	0
Control Delay (s)	11.8	0.0	0.3
Lane LOS	B		A
Approach Delay (s)	11.8	0.0	0.3
Approach LOS	B		

Intersection Summary			
Average Delay		0.1	
Intersection Capacity Utilization		27.0%	ICU Level of Service A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	0	0	2	13	0	9	5	425	7	2	260	3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	0	0	2	14	0	10	6	472	8	2	289	3
Pedestrians		240			160			1			16	
Lane Width (ft)		12.0			12.0			12.0			12.0	
Walking Speed (ft/s)		4.0			4.0			4.0			4.0	
Percent Blockage		20			13			0			1	
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)								251			250	
pX, platoon unblocked	1.00	1.00	1.00	1.00	1.00		1.00					
vC, conflicting volume	1048	1186	532	945	1184	652	532			640		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1048	1187	530	945	1185	652	531			640		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	99	91	100	98	99			100		
cM capacity (veh/h)	119	129	437	157	129	400	827			818		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	2	24	486	294
Volume Left	0	14	6	2
Volume Right	2	10	8	3
cSH	437	209	827	818
Volume to Capacity	0.01	0.12	0.01	0.00
Queue Length (ft)	0	10	1	0
Control Delay (s)	13.3	24.5	0.2	0.1
Lane LOS	B	C	A	A
Approach Delay (s)	13.3	24.5	0.2	0.1
Approach LOS	B	C		

Intersection Summary				
Average Delay			0.9	
Intersection Capacity Utilization			45.3%	ICU Level of Service
				A

Movement	WBL	NBL	NBT	NBR	NBR2	SBL2	SBL	SBT	SBR	SEL2	SEL	SET
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)			4.0					4.0			4.0	4.0
Lane Util. Factor			1.00					1.00			0.81	0.81
Frpb, ped/bikes			0.89					0.98			1.00	1.00
Flpb, ped/bikes			1.00					0.87			1.00	0.99
Frt			0.92					0.97			1.00	1.00
Flt Protected			1.00					0.96			0.95	0.98
Satd. Flow (prot)			1365					1332			1290	5294
Flt Permitted			0.99					0.77			0.95	0.77
Satd. Flow (perm)			1349					1062			1290	4154
Volume (vph)	0	2	9	4	12	41	51	0	31	173	1141	1252
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	2	10	4	13	46	57	0	34	192	1268	1391
Lane Group Flow (vph)	0	0	29	0	0	0	0	137	0	0	730	2121
Confl. Peds. (#/hr)		65		130	34	130	34		65	154	130	
Turn Type		Perm				Perm	Perm			Prot	Prot	
Protected Phases			4					4		5	5	2
Permitted Phases		4				4	4					
Actuated Green, G (s)			20.0					20.0			33.0	50.0
Effective Green, g (s)			22.0					22.0			33.0	50.0
Actuated g/C Ratio			0.28					0.28			0.41	0.62
Clearance Time (s)			6.0					6.0			4.0	4.0
Lane Grp Cap (vph)			371					292			532	3067
v/s Ratio Prot											c0.57	0.29
v/s Ratio Perm			0.02					c0.13				c0.15
v/c Ratio			0.08					0.47			1.37	1.17dl
Uniform Delay, d1			21.5					24.1			23.5	9.9
Progression Factor			1.00					0.76			1.00	1.00
Incremental Delay, d2			0.4					5.3			179.1	1.3
Delay (s)			21.9					23.6			202.6	11.2
Level of Service			C					C			F	B
Approach Delay (s)	0.0		21.9					23.6				60.2
Approach LOS	A		C					C				E

Intersection Summary			
HCM Average Control Delay	55.4	HCM Level of Service	E
HCM Volume to Capacity ratio	0.97		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	78.8%	ICU Level of Service	C

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

c Critical Lane Group

Movement	NWT	NWR	NWR2
Lane Configurations			
Ideal Flow (vphpl)	1900	1900	1900
Total Lost time (s)	4.0		
Lane Util. Factor	0.91		
Frpb, ped/bikes	0.94		
Flpb, ped/bikes	1.00		
Frt	0.97		
Flt Protected	1.00		
Satd. Flow (prot)	4182		
Flt Permitted	1.00		
Satd. Flow (perm)	4182		
Volume (vph)	333	53	18
Peak-hour factor, PHF	0.90	0.90	0.90
Adj. Flow (vph)	370	59	20
Lane Group Flow (vph)	449	0	0
Confl. Peds. (#/hr)		154	130
Turn Type			
Protected Phases	6		
Permitted Phases			
Actuated Green, G (s)	13.0		
Effective Green, g (s)	13.0		
Actuated g/C Ratio	0.16		
Clearance Time (s)	4.0		
Lane Grp Cap (vph)	680		
v/s Ratio Prot	0.11		
v/s Ratio Perm			
v/c Ratio	0.66		
Uniform Delay, d1	31.4		
Progression Factor	1.00		
Incremental Delay, d2	5.0		
Delay (s)	36.4		
Level of Service	D		
Approach Delay (s)	36.4		
Approach LOS	D		

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0						4.0			4.0	
Lane Util. Factor		0.91						1.00			1.00	
Frpb, ped/bikes		1.00						0.97			1.00	
Flpb, ped/bikes		1.00						1.00			0.99	
Frt		1.00						0.95			1.00	
Flt Protected		0.99						1.00			0.98	
Satd. Flow (prot)		4546						1548			1618	
Flt Permitted		0.99						1.00			0.53	
Satd. Flow (perm)		4546						1548			872	
Volume (vph)	138	908	1	0	0	0	0	260	159	126	147	0
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	153	1009	1	0	0	0	0	289	177	140	163	0
Lane Group Flow (vph)	0	1163	0	0	0	0	0	466	0	0	303	0
Confl. Peds. (#/hr)	28		40						95	95		
Turn Type	Split									Perm		
Protected Phases	4	4						2			2	
Permitted Phases										2		
Actuated Green, G (s)		34.0						38.0			38.0	
Effective Green, g (s)		34.0						38.0			38.0	
Actuated g/C Ratio		0.42						0.48			0.48	
Clearance Time (s)		4.0						4.0			4.0	
Lane Grp Cap (vph)		1932						735			414	
v/s Ratio Prot		c0.26						0.30				
v/s Ratio Perm											c0.35	
v/c Ratio		0.60						0.63			0.73	
Uniform Delay, d1		17.8						15.8			16.9	
Progression Factor		0.90						1.00			0.80	
Incremental Delay, d2		0.4						4.1			10.6	
Delay (s)		16.4						19.9			24.1	
Level of Service		B						B			C	
Approach Delay (s)		16.4			0.0			19.9			24.1	
Approach LOS		B			A			B			C	

Intersection Summary			
HCM Average Control Delay	18.5	HCM Level of Service	B
HCM Volume to Capacity ratio	0.67		
Cycle Length (s)	80.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	88.2%	ICU Level of Service	D
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.99			1.00			0.98	
Flpb, ped/bikes					1.00			0.99			1.00	
Frt					0.99			1.00			0.93	
Flt Protected					0.99			0.98			1.00	
Satd. Flow (prot)					5640			1628			1538	
Flt Permitted					0.99			0.84			1.00	
Satd. Flow (perm)					5640			1396			1538	
Volume (vph)	0	0	0	204	932	59	20	26	0	0	118	110
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	227	1036	66	22	29	0	0	131	122
Lane Group Flow (vph)	0	0	0	0	1329	0	0	51	0	0	253	0
Confl. Peds. (#/hr)				69		115	31					31
Parking (#/hr)				0		0						
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					43.0			27.0			27.0	
Effective Green, g (s)					42.0			26.0			26.0	
Actuated g/C Ratio					0.52			0.32			0.32	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2961			454			500	
v/s Ratio Prot					c0.24						c0.16	
v/s Ratio Perm								0.04				
v/c Ratio					0.45			0.11			0.51	
Uniform Delay, d1					11.8			18.9			21.8	
Progression Factor					0.40			1.14			1.00	
Incremental Delay, d2					0.5			0.4			3.6	
Delay (s)					5.1			21.9			25.4	
Level of Service					A			C			C	
Approach Delay (s)		0.0			5.1			21.9			25.4	
Approach LOS		A			A			C			C	

Intersection Summary			
HCM Average Control Delay	8.8	HCM Level of Service	A
HCM Volume to Capacity ratio	0.47		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	68.3%	ICU Level of Service	B

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.98			1.00			0.96	
Flpb, ped/bikes					1.00			0.98			1.00	
Frt					0.99			1.00			0.95	
Flt Protected					1.00			0.99			1.00	
Satd. Flow (prot)					5579			1627			1377	
Flt Permitted					1.00			0.79			1.00	
Satd. Flow (perm)					5579			1307			1377	
Volume (vph)	0	0	0	76	986	109	68	181	0	0	150	90
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	84	1096	121	76	201	0	0	167	100
Lane Group Flow (vph)	0	0	0	0	1301	0	0	277	0	0	267	0
Confl. Peds. (#/hr)				59		163	104					104
Parking (#/hr)						0					0	0
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					43.0			27.0			27.0	
Effective Green, g (s)					42.0			26.0			26.0	
Actuated g/C Ratio					0.52			0.32			0.32	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2929			425			448	
v/s Ratio Prot					c0.23						0.19	
v/s Ratio Perm								c0.21				
v/c Ratio					0.44			0.65			0.60	
Uniform Delay, d1					11.8			23.1			22.6	
Progression Factor					1.00			0.78			1.00	
Incremental Delay, d2					0.5			7.4			5.7	
Delay (s)					12.3			25.5			28.3	
Level of Service					B			C			C	
Approach Delay (s)		0.0			12.3			25.5			28.3	
Approach LOS		A			B			C			C	

Intersection Summary			
HCM Average Control Delay	16.6	HCM Level of Service	B
HCM Volume to Capacity ratio	0.52		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	89.7%	ICU Level of Service	D

c Critical Lane Group

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	11	6	88	1	5	344
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	12	7	98	1	6	382
Pedestrians	48					
Lane Width (ft)	12.0					
Walking Speed (ft/s)	4.0					
Percent Blockage	4					
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)			250			250
pX, platoon unblocked						
vC, conflicting volume	540	146			147	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	540	146			147	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			100	
cM capacity (veh/h)	481	865			1378	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	19	99	388
Volume Left	12	0	6
Volume Right	7	1	0
cSH	570	1700	1378
Volume to Capacity	0.03	0.06	0.00
Queue Length (ft)	3	0	0
Control Delay (s)	11.5	0.0	0.1
Lane LOS	B		A
Approach Delay (s)	11.5	0.0	0.1
Approach LOS	B		

Intersection Summary			
Average Delay		0.5	
Intersection Capacity Utilization		34.6%	ICU Level of Service A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	6	0	6	13	0	13	1	194	8	28	286	2
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	7	0	7	14	0	14	1	216	9	31	318	2
Pedestrians		240			160			1			16	
Lane Width (ft)		12.0			12.0			12.0			12.0	
Walking Speed (ft/s)		4.0			4.0			4.0			4.0	
Percent Blockage		20			13			0			1	
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)								251			250	
pX, platoon unblocked												
vC, conflicting volume	874	1008	560	771	1004	396	560			384		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	874	1008	560	771	1004	396	560			384		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	96	100	98	93	100	97	100			97		
cM capacity (veh/h)	155	161	422	201	162	559	809			1017		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	13	29	226	351
Volume Left	7	14	1	31
Volume Right	7	14	9	2
cSH	227	296	809	1017
Volume to Capacity	0.06	0.10	0.00	0.03
Queue Length (ft)	5	8	0	2
Control Delay (s)	21.9	18.5	0.1	1.1
Lane LOS	C	C	A	A
Approach Delay (s)	21.9	18.5	0.1	1.1
Approach LOS	C	C		

Intersection Summary				
Average Delay	2.0			
Intersection Capacity Utilization	51.7%	ICU Level of Service	A	

Movement	WBL	NBL	NBT	NBR	NBR2	SBL2	SBL	SBT	SBR	SEL2	SEL	SET
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)			4.0					4.0			4.0	4.0
Lane Util. Factor			1.00					1.00			0.81	0.81
Frpb, ped/bikes			0.93					0.99			1.00	1.00
Flpb, ped/bikes			1.00					0.86			1.00	1.00
Frt			0.95					0.99			1.00	1.00
Flt Protected			1.00					0.96			0.95	0.99
Satd. Flow (prot)			1484					1346			1290	5335
Flt Permitted			0.98					0.71			0.95	0.73
Satd. Flow (perm)			1464					1004			1290	3939
Volume (vph)	0	3	29	6	12	116	296	0	39	37	564	794
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	3	32	7	13	129	329	0	43	41	627	882
Lane Group Flow (vph)	0	0	55	0	0	0	0	501	0	0	334	1216
Confl. Peds. (#/hr)		65		130	34	130	34		65	154	130	
Turn Type		Perm				Perm	Perm			Prot	Prot	
Protected Phases			4					4		5	5	2
Permitted Phases		4				4	4					
Actuated Green, G (s)			21.0					21.0			13.0	49.0
Effective Green, g (s)			23.0					23.0			13.0	49.0
Actuated g/C Ratio			0.29					0.29			0.16	0.61
Clearance Time (s)			6.0					6.0			4.0	4.0
Lane Grp Cap (vph)			421					289			210	2639
v/s Ratio Prot											c0.26	0.07
v/s Ratio Perm			0.04					c0.50				c0.21
v/c Ratio			0.13					1.73			1.59	1.36dl
Uniform Delay, d1			21.1					28.5			33.5	8.4
Progression Factor			1.00					0.86			1.00	1.00
Incremental Delay, d2			0.6					343.7			287.1	0.6
Delay (s)			21.7					368.2			320.6	8.9
Level of Service			C					F			F	A
Approach Delay (s)	0.0		21.7					368.2				76.1
Approach LOS	A		C					F				E

Intersection Summary			
HCM Average Control Delay	112.0	HCM Level of Service	F
HCM Volume to Capacity ratio	1.12		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	84.7%	ICU Level of Service	D

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

c Critical Lane Group



Movement	NWT	NWR	NWR2
Lane Configurations			
Ideal Flow (vphpl)	1900	1900	1900
Total Lost time (s)	4.0		
Lane Util. Factor	0.91		
Frpb, ped/bikes	0.98		
Flpb, ped/bikes	1.00		
Frt	0.99		
Flt Protected	1.00		
Satd. Flow (prot)	4458		
Flt Permitted	1.00		
Satd. Flow (perm)	4458		
Volume (vph)	603	9	37
Peak-hour factor, PHF	0.90	0.90	0.90
Adj. Flow (vph)	670	10	41
Lane Group Flow (vph)	721	0	0
Confl. Peds. (#/hr)		154	130
Turn Type			
Protected Phases	6		
Permitted Phases			
Actuated Green, G (s)	32.0		
Effective Green, g (s)	32.0		
Actuated g/C Ratio	0.40		
Clearance Time (s)	4.0		
Lane Grp Cap (vph)	1783		
v/s Ratio Prot	0.16		
v/s Ratio Perm			
v/c Ratio	0.40		
Uniform Delay, d1	17.2		
Progression Factor	1.00		
Incremental Delay, d2	0.7		
Delay (s)	17.9		
Level of Service	B		
Approach Delay (s)	17.9		
Approach LOS	B		

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0						4.0			4.0	
Lane Util. Factor		0.91						1.00			1.00	
Frpb, ped/bikes		0.99						0.98			1.00	
Flpb, ped/bikes		1.00						1.00			0.99	
Frt		0.98						0.96			1.00	
Flt Protected		0.99						1.00			0.99	
Satd. Flow (prot)		4427						1575			1640	
Flt Permitted		0.99						1.00			0.88	
Satd. Flow (perm)		4427						1575			1457	
Volume (vph)	67	507	84	0	0	0	0	142	62	69	217	0
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	74	563	93	0	0	0	0	158	69	77	241	0
Lane Group Flow (vph)	0	730	0	0	0	0	0	227	0	0	318	0
Confl. Peds. (#/hr)	28		40						95	95		
Turn Type	Split									Perm		
Protected Phases	4	4						2			2	
Permitted Phases										2		
Actuated Green, G (s)		32.0						40.0			40.0	
Effective Green, g (s)		32.0						40.0			40.0	
Actuated g/C Ratio		0.40						0.50			0.50	
Clearance Time (s)		4.0						4.0			4.0	
Lane Grp Cap (vph)		1771						788			729	
v/s Ratio Prot		c0.16						0.14				
v/s Ratio Perm											c0.22	
v/c Ratio		0.41						0.29			0.44	
Uniform Delay, d1		17.2						11.7			12.8	
Progression Factor		0.66						1.00			0.75	
Incremental Delay, d2		0.1						0.9			1.8	
Delay (s)		11.5						12.6			11.4	
Level of Service		B						B			B	
Approach Delay (s)		11.5			0.0			12.6			11.4	
Approach LOS		B			A			B			B	

Intersection Summary			
HCM Average Control Delay	11.7	HCM Level of Service	B
HCM Volume to Capacity ratio	0.43		
Cycle Length (s)	80.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	88.8%	ICU Level of Service	D
c Critical Lane Group			

Appendix D

Total Future Levels of Service

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.98			1.00			0.98	
Flpb, ped/bikes					1.00			0.99			1.00	
Frt					0.98			1.00			0.94	
Flt Protected					0.99			0.98			1.00	
Satd. Flow (prot)					5500			1638			1544	
Flt Permitted					0.99			0.86			1.00	
Satd. Flow (perm)					5500			1438			1544	
Volume (vph)	0	0	0	76	413	74	82	156	0	0	45	41
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	84	459	82	91	173	0	0	50	46
Lane Group Flow (vph)	0	0	0	0	625	0	0	264	0	0	96	0
Confl. Peds. (#/hr)				69		115	31					31
Parking (#/hr)				0		0						
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					33.0			37.0			37.0	
Effective Green, g (s)					32.0			36.0			36.0	
Actuated g/C Ratio					0.40			0.45			0.45	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2200			647			695	
v/s Ratio Prot					c0.11						0.06	
v/s Ratio Perm								c0.18				
v/c Ratio					0.28			0.41			0.14	
Uniform Delay, d1					16.2			14.8			12.9	
Progression Factor					0.47			1.51			1.00	
Incremental Delay, d2					0.3			0.5			0.4	
Delay (s)					7.9			22.9			13.3	
Level of Service					A			C			B	
Approach Delay (s)		0.0			7.9			22.9			13.3	
Approach LOS		A			A			C			B	

Intersection Summary			
HCM Average Control Delay	12.5	HCM Level of Service	B
HCM Volume to Capacity ratio	0.35		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	68.3%	ICU Level of Service	B

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.98			1.00			0.98	
Flpb, ped/bikes					1.00			0.99			1.00	
Frt					0.98			1.00			0.97	
Flt Protected					0.99			0.99			1.00	
Satd. Flow (prot)					5505			1633			1438	
Flt Permitted					0.99			0.87			1.00	
Satd. Flow (perm)					5505			1433			1438	
Volume (vph)	0	0	0	125	503	73	81	235	0	0	133	38
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	139	559	81	90	261	0	0	148	42
Lane Group Flow (vph)	0	0	0	0	779	0	0	351	0	0	190	0
Confl. Peds. (#/hr)				59		163	104					104
Parking (#/hr)						0					0	0
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					34.0			36.0			36.0	
Effective Green, g (s)					33.0			35.0			35.0	
Actuated g/C Ratio					0.41			0.44			0.44	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2271			627			629	
v/s Ratio Prot					c0.14						0.13	
v/s Ratio Perm								c0.25				
v/c Ratio					0.34			0.56			0.30	
Uniform Delay, d1					16.1			16.8			14.6	
Progression Factor					1.00			0.74			1.00	
Incremental Delay, d2					0.4			3.1			1.2	
Delay (s)					16.5			15.4			15.8	
Level of Service					B			B			B	
Approach Delay (s)		0.0			16.5			15.4			15.8	
Approach LOS		A			B			B			B	

Intersection Summary				
HCM Average Control Delay	16.1	HCM Level of Service	B	
HCM Volume to Capacity ratio	0.45			
Cycle Length (s)	80.0	Sum of lost time (s)	12.0	
Intersection Capacity Utilization	94.1%	ICU Level of Service	E	

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	5	0	26	13	0	9	6	425	7	2	260	9
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	6	0	29	14	0	10	7	472	8	2	289	10
Pedestrians		240			160			1			16	
Lane Width (ft)		12.0			12.0			12.0			12.0	
Walking Speed (ft/s)		4.0			4.0			4.0			4.0	
Percent Blockage		20			13			0			1	
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)								251			250	
pX, platoon unblocked	0.99	0.99	0.99	0.99	0.99		0.99					
vC, conflicting volume	1054	1192	535	978	1193	652	539			640		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1054	1193	532	978	1194	652	536			640		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	95	100	93	90	100	98	99			100		
cM capacity (veh/h)	118	127	435	140	127	400	821			818		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	34	24	487	301
Volume Left	6	14	7	2
Volume Right	29	10	8	10
cSH	303	190	821	818
Volume to Capacity	0.11	0.13	0.01	0.00
Queue Length (ft)	9	11	1	0
Control Delay (s)	18.4	26.7	0.2	0.1
Lane LOS	C	D	A	A
Approach Delay (s)	18.4	26.7	0.2	0.1
Approach LOS	C	D		

Intersection Summary			
Average Delay	1.7		
Intersection Capacity Utilization	45.9%	ICU Level of Service	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0						4.0			4.0	
Lane Util. Factor		0.91						1.00			1.00	
Frpb, ped/bikes		1.00						0.97			1.00	
Flpb, ped/bikes		1.00						1.00			0.99	
Frt		1.00						0.95			1.00	
Flt Protected		0.99						1.00			0.98	
Satd. Flow (prot)		4546						1548			1617	
Flt Permitted		0.99						1.00			0.50	
Satd. Flow (perm)		4546						1548			826	
Volume (vph)	138	909	1	0	0	0	0	262	159	141	157	0
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	153	1010	1	0	0	0	0	291	177	157	174	0
Lane Group Flow (vph)	0	1164	0	0	0	0	0	468	0	0	331	0
Confl. Peds. (#/hr)	28		40						95	95		
Turn Type	Split									Perm		
Protected Phases	4	4						2			2	
Permitted Phases										2		
Actuated Green, G (s)		34.0						38.0			38.0	
Effective Green, g (s)		34.0						38.0			38.0	
Actuated g/C Ratio		0.42						0.48			0.48	
Clearance Time (s)		4.0						4.0			4.0	
Lane Grp Cap (vph)		1932						735			392	
v/s Ratio Prot		c0.26						0.30				
v/s Ratio Perm											c0.40	
v/c Ratio		0.60						0.64			0.84	
Uniform Delay, d1		17.8						15.6			18.4	
Progression Factor		0.90						1.00			0.81	
Incremental Delay, d2		0.4						4.2			19.1	
Delay (s)		16.3						20.0			34.1	
Level of Service		B						B			C	
Approach Delay (s)		16.3			0.0			20.0			34.1	
Approach LOS		B			A			B			C	

Intersection Summary			
HCM Average Control Delay	20.2	HCM Level of Service	C
HCM Volume to Capacity ratio	0.73		
Cycle Length (s)	80.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	89.8%	ICU Level of Service	D
c Critical Lane Group			

Movement	WBL	NBL	NBT	NBR	NBR2	SBL2	SBL	SBT	SBR	SEL2	SEL	SET
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)			4.0					4.0			4.0	4.0
Lane Util. Factor			1.00					1.00			0.81	0.81
Frpb, ped/bikes			0.93					0.98			1.00	1.00
Flpb, ped/bikes			1.00					0.88			1.00	0.99
Frt			0.95					0.96			1.00	1.00
Flt Protected			1.00					0.97			0.95	0.98
Satd. Flow (prot)			1463					1337			1290	5294
Flt Permitted			0.99					0.77			0.95	0.77
Satd. Flow (perm)			1450					1067			1290	4156
Volume (vph)	0	2	22	4	12	42	56	0	43	179	1141	1252
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	2	24	4	13	47	62	0	48	199	1268	1391
Lane Group Flow (vph)	0	0	43	0	0	0	0	157	0	0	734	2124
Confl. Peds. (#/hr)		65		130	34	130	34		65	154	130	
Turn Type		Perm				Perm	Perm			Prot	Prot	
Protected Phases			4					4		5	5	2
Permitted Phases		4				4	4					
Actuated Green, G (s)			20.0					20.0			33.0	50.0
Effective Green, g (s)			22.0					22.0			33.0	50.0
Actuated g/C Ratio			0.28					0.28			0.41	0.62
Clearance Time (s)			6.0					6.0			4.0	4.0
Lane Grp Cap (vph)			399					293			532	3067
v/s Ratio Prot											c0.57	0.29
v/s Ratio Perm			0.03					c0.15				c0.15
v/c Ratio			0.11					0.54			1.38	1.17dl
Uniform Delay, d1			21.7					24.7			23.5	9.9
Progression Factor			1.00					0.78			1.00	1.00
Incremental Delay, d2			0.5					6.8			182.4	1.3
Delay (s)			22.2					25.9			205.9	11.2
Level of Service			C					C			F	B
Approach Delay (s)	0.0		22.2					25.9				61.2
Approach LOS	A		C					C				E

Intersection Summary			
HCM Average Control Delay	56.0	HCM Level of Service	E
HCM Volume to Capacity ratio	0.99		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	80.4%	ICU Level of Service	D

dl Defacto Left Lane. Recode with 1 though lane as a left lane.
c Critical Lane Group



Movement	NWT	NWR	NWR2
Lane Configurations			
Ideal Flow (vphpl)	1900	1900	1900
Total Lost time (s)	4.0		
Lane Util. Factor	0.91		
Frpb, ped/bikes	0.94		
Flpb, ped/bikes	1.00		
Frt	0.97		
Flt Protected	1.00		
Satd. Flow (prot)	4166		
Flt Permitted	1.00		
Satd. Flow (perm)	4166		
Volume (vph)	333	57	18
Peak-hour factor, PHF	0.90	0.90	0.90
Adj. Flow (vph)	370	63	20
Lane Group Flow (vph)	453	0	0
Confl. Peds. (#/hr)		154	130
Turn Type			
Protected Phases	6		
Permitted Phases			
Actuated Green, G (s)	13.0		
Effective Green, g (s)	13.0		
Actuated g/C Ratio	0.16		
Clearance Time (s)	4.0		
Lane Grp Cap (vph)	677		
v/s Ratio Prot	0.11		
v/s Ratio Perm			
v/c Ratio	0.67		
Uniform Delay, d1	31.5		
Progression Factor	1.00		
Incremental Delay, d2	5.2		
Delay (s)	36.7		
Level of Service	D		
Approach Delay (s)	36.7		
Approach LOS	D		
Intersection Summary			



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	21	15	235	41	13	125
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	23	17	261	46	14	139
Pedestrians	48					
Lane Width (ft)	12.0					
Walking Speed (ft/s)	4.0					
Percent Blockage	4					
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)			250			250
pX, platoon unblocked						
vC, conflicting volume	500	332			355	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	500	332			355	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	95	98			99	
cM capacity (veh/h)	503	681			1156	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	40	307	153
Volume Left	23	0	14
Volume Right	17	46	0
cSH	565	1700	1156
Volume to Capacity	0.07	0.18	0.01
Queue Length (ft)	6	0	1
Control Delay (s)	11.9	0.0	0.9
Lane LOS	B		A
Approach Delay (s)	11.9	0.0	0.9
Approach LOS	B		

Intersection Summary			
Average Delay	1.2		
Intersection Capacity Utilization	28.9%	ICU Level of Service	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.99			1.00			0.98	
Flpb, ped/bikes					1.00			0.99			1.00	
Frt					0.99			1.00			0.94	
Flt Protected					0.99			0.98			1.00	
Satd. Flow (prot)					5639			1625			1541	
Flt Permitted					0.99			0.80			1.00	
Satd. Flow (perm)					5639			1324			1541	
Volume (vph)	0	0	0	219	932	59	34	40	0	0	122	110
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	243	1036	66	38	44	0	0	136	122
Lane Group Flow (vph)	0	0	0	0	1345	0	0	82	0	0	258	0
Confl. Peds. (#/hr)				69		115	31					31
Parking (#/hr)				0		0						
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					43.0			27.0			27.0	
Effective Green, g (s)					42.0			26.0			26.0	
Actuated g/C Ratio					0.52			0.32			0.32	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2960			430			501	
v/s Ratio Prot					c0.24						c0.17	
v/s Ratio Perm								0.06				
v/c Ratio					0.45			0.19			0.51	
Uniform Delay, d1					11.9			19.4			21.9	
Progression Factor					0.39			1.05			1.00	
Incremental Delay, d2					0.5			0.9			3.8	
Delay (s)					5.1			21.2			25.6	
Level of Service					A			C			C	
Approach Delay (s)		0.0			5.1			21.2			25.6	
Approach LOS		A			A			C			C	

Intersection Summary			
HCM Average Control Delay	9.0	HCM Level of Service	A
HCM Volume to Capacity ratio	0.48		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	68.3%	ICU Level of Service	B

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)					6.0			6.0			6.0	
Lane Util. Factor					0.86			1.00			1.00	
Frpb, ped/bikes					0.98			1.00			0.96	
Flpb, ped/bikes					1.00			0.98			1.00	
Frt					0.99			1.00			0.95	
Flt Protected					1.00			0.99			1.00	
Satd. Flow (prot)					5581			1627			1380	
Flt Permitted					1.00			0.79			1.00	
Satd. Flow (perm)					5581			1297			1380	
Volume (vph)	0	0	0	87	1001	109	68	184	0	0	155	90
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	97	1112	121	76	204	0	0	172	100
Lane Group Flow (vph)	0	0	0	0	1330	0	0	280	0	0	272	0
Confl. Peds. (#/hr)				59		163	104					104
Parking (#/hr)						0					0	0
Turn Type				Split			Perm					
Protected Phases				8	8			2			2	
Permitted Phases							2					
Actuated Green, G (s)					43.0			27.0			27.0	
Effective Green, g (s)					42.0			26.0			26.0	
Actuated g/C Ratio					0.52			0.32			0.32	
Clearance Time (s)					5.0			5.0			5.0	
Lane Grp Cap (vph)					2930			422			449	
v/s Ratio Prot					c0.24						0.20	
v/s Ratio Perm								c0.22				
v/c Ratio					0.45			0.66			0.61	
Uniform Delay, d1					11.8			23.2			22.7	
Progression Factor					1.00			0.78			1.00	
Incremental Delay, d2					0.5			7.8			6.0	
Delay (s)					12.4			26.1			28.7	
Level of Service					B			C			C	
Approach Delay (s)		0.0			12.4			26.1			28.7	
Approach LOS		A			B			C			C	

Intersection Summary			
HCM Average Control Delay	16.8	HCM Level of Service	B
HCM Volume to Capacity ratio	0.53		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	89.9%	ICU Level of Service	D

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	9	0	18	13	0	13	5	194	8	28	286	17
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	10	0	20	14	0	14	6	216	9	31	318	19
Pedestrians		240			160			1			16	
Lane Width (ft)		12.0			12.0			12.0			12.0	
Walking Speed (ft/s)		4.0			4.0			4.0			4.0	
Percent Blockage		20			13			0			1	
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)								251			250	
pX, platoon unblocked												
vC, conflicting volume	891	1025	568	802	1030	396	577			384		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	891	1025	568	802	1030	396	577			384		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	93	100	95	92	100	97	99			97		
cM capacity (veh/h)	150	157	417	185	156	559	797			1017		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	30	29	230	368
Volume Left	10	14	6	31
Volume Right	20	14	9	19
cSH	262	278	797	1017
Volume to Capacity	0.11	0.10	0.01	0.03
Queue Length (ft)	10	9	1	2
Control Delay (s)	20.5	19.4	0.3	1.0
Lane LOS	C	C	A	A
Approach Delay (s)	20.5	19.4	0.3	1.0
Approach LOS	C	C		

Intersection Summary			
Average Delay	2.5		
Intersection Capacity Utilization	53.5%	ICU Level of Service	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0						4.0			4.0	
Lane Util. Factor		0.91						1.00			1.00	
Frpb, ped/bikes		0.99						0.98			1.00	
Flpb, ped/bikes		1.00						1.00			0.99	
Frt		0.98						0.96			1.00	
Flt Protected		1.00						1.00			0.99	
Satd. Flow (prot)		4429						1576			1639	
Flt Permitted		1.00						1.00			0.87	
Satd. Flow (perm)		4429						1576			1441	
Volume (vph)	67	513	84	0	0	0	0	146	62	76	222	0
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	74	570	93	0	0	0	0	162	69	84	247	0
Lane Group Flow (vph)	0	737	0	0	0	0	0	231	0	0	331	0
Confl. Peds. (#/hr)	28		40						95	95		
Turn Type	Split									Perm		
Protected Phases	4	4						2			2	
Permitted Phases										2		
Actuated Green, G (s)		32.0						40.0			40.0	
Effective Green, g (s)		32.0						40.0			40.0	
Actuated g/C Ratio		0.40						0.50			0.50	
Clearance Time (s)		4.0						4.0			4.0	
Lane Grp Cap (vph)		1772						788			721	
v/s Ratio Prot		c0.17						0.15				
v/s Ratio Perm											c0.23	
v/c Ratio		0.42						0.29			0.46	
Uniform Delay, d1		17.3						11.7			13.0	
Progression Factor		0.68						1.00			0.78	
Incremental Delay, d2		0.1						0.9			2.0	
Delay (s)		11.9						12.7			12.1	
Level of Service		B						B			B	
Approach Delay (s)		11.9			0.0			12.7			12.1	
Approach LOS		B			A			B			B	

Intersection Summary				
HCM Average Control Delay	12.1	HCM Level of Service	B	
HCM Volume to Capacity ratio	0.44			
Cycle Length (s)	80.0	Sum of lost time (s)	8.0	
Intersection Capacity Utilization	89.6%	ICU Level of Service	D	
c Critical Lane Group				

Movement	WBL	NBL	NBT	NBR	NBR2	SBL2	SBL	SBT	SBR	SEL2	SEL	SET
Lane Configurations			↕					↕				
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)			4.0					4.0			4.0	4.0
Lane Util. Factor			1.00					1.00			0.81	0.81
Frpb, ped/bikes			0.96					0.99			1.00	1.00
Flpb, ped/bikes			1.00					0.87			1.00	1.00
Frt			0.97					0.98			1.00	1.00
Flt Protected			1.00					0.96			0.95	0.99
Satd. Flow (prot)			1565					1368			1290	5333
Flt Permitted			0.99					0.71			0.95	0.73
Satd. Flow (perm)			1556					1010			1290	3944
Volume (vph)	0	3	66	6	12	121	322	0	57	53	564	794
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	3	73	7	13	134	358	0	63	59	627	882
Lane Group Flow (vph)	0	0	96	0	0	0	0	555	0	0	343	1225
Confl. Peds. (#/hr)		65		130	34	130	34		65	154	130	
Turn Type		Perm				Perm	Perm			Prot	Prot	
Protected Phases			4					4		5	5	2
Permitted Phases		4				4	4					
Actuated Green, G (s)			21.0					21.0			13.0	49.0
Effective Green, g (s)			23.0					23.0			13.0	49.0
Actuated g/C Ratio			0.29					0.29			0.16	0.61
Clearance Time (s)			6.0					6.0			4.0	4.0
Lane Grp Cap (vph)			447					290			210	2641
v/s Ratio Prot											c0.27	0.08
v/s Ratio Perm			0.06					c0.55				c0.21
v/c Ratio			0.21					1.91			1.63	1.39dl
Uniform Delay, d1			21.6					28.5			33.5	8.4
Progression Factor			1.00					0.87			1.00	1.00
Incremental Delay, d2			1.1					423.5			305.6	0.6
Delay (s)			22.7					448.1			339.1	9.0
Level of Service			C					F			F	A
Approach Delay (s)	0.0		22.7					448.1				81.2
Approach LOS	A		C					F				F

Intersection Summary			
HCM Average Control Delay	132.6	HCM Level of Service	F
HCM Volume to Capacity ratio	1.19		
Cycle Length (s)	80.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	89.0%	ICU Level of Service	D

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

c Critical Lane Group



Movement	NWT	NWR	NWR2
Lane Configurations			
Ideal Flow (vphpl)	1900	1900	1900
Total Lost time (s)	4.0		
Lane Util. Factor	0.91		
Frpb, ped/bikes	0.98		
Flpb, ped/bikes	1.00		
Frt	0.99		
Flt Protected	1.00		
Satd. Flow (prot)	4432		
Flt Permitted	1.00		
Satd. Flow (perm)	4432		
Volume (vph)	603	20	37
Peak-hour factor, PHF	0.90	0.90	0.90
Adj. Flow (vph)	670	22	41
Lane Group Flow (vph)	733	0	0
Confl. Peds. (#/hr)		154	130
Turn Type			
Protected Phases	6		
Permitted Phases			
Actuated Green, G (s)	32.0		
Effective Green, g (s)	32.0		
Actuated g/C Ratio	0.40		
Clearance Time (s)	4.0		
Lane Grp Cap (vph)	1773		
v/s Ratio Prot	0.17		
v/s Ratio Perm			
v/c Ratio	0.41		
Uniform Delay, d1	17.3		
Progression Factor	1.00		
Incremental Delay, d2	0.7		
Delay (s)	18.0		
Level of Service	B		
Approach Delay (s)	18.0		
Approach LOS	B		

Intersection Summary



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	61	34	88	65	24	344
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (veh/h)	68	38	98	72	27	382
Pedestrians	48					
Lane Width (ft)	12.0					
Walking Speed (ft/s)	4.0					
Percent Blockage	4					
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)			250			250
pX, platoon unblocked						
vC, conflicting volume	617	182			218	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	617	182			218	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	84	95			98	
cM capacity (veh/h)	426	826			1297	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	106	170	409
Volume Left	68	0	27
Volume Right	38	72	0
cSH	515	1700	1297
Volume to Capacity	0.20	0.10	0.02
Queue Length (ft)	19	0	2
Control Delay (s)	13.8	0.0	0.7
Lane LOS	B		A
Approach Delay (s)	13.8	0.0	0.7
Approach LOS	B		

Intersection Summary			
Average Delay	2.5		
Intersection Capacity Utilization	53.6%	ICU Level of Service	A

G

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Landmark/District:	**Columbia Hospital for Women**	(x) Agenda
Address:	**2425 L Street, NW**	( ) Consent
Meeting Date:	**April 24, 2003**	(x) Addition
H.P.A. Number:	**03-118**	(x) Alteration
Date Received:	**December 6, 2002**	(x) New Construction
Staff Reviewer:	**Tim Dennée**	(x) Revised Concept

The applicant, Holland & Knight LLP, agent for owner High Street Columbia LLC (a subsidiary of Trammell Crow), requests the Board's conceptual review of alterations and additions to the original Columbia Hospital building and demolition of mid- and late twentieth-century additions in order to redevelop the property for residential use with street-level retail on 24th and 25th Streets.

The Board first reviewed in January a concept for the demolition of later, unsympathetic additions to the hospital, the construction of two large wings, and the restoration of the belvedere and porch wings on the main block. The Board supported the proposed demolition and alterations, but requested that the wings be pulled back from the L Street building line and suggested that the height of the wings might be acceptable and that some of their mass could be moved rearward. However, the Board was also concerned about the height of the hyphens, that they did not allow a sufficient separation between the main block and wings. The Board then reviewed two revised schemes—"B" and "C"—in February. The Board favored Scheme C, an approach which had the ends of the wings directly face L Street. The Board also expressed concern about the height of the wings. The applicant has submitted an additional revised scheme.

The former Scheme C essentially had two problems. First, the hyphens *were* too high and had atop them awkward, boxy masses or "shoulders"—a portion of each wing which returned toward the main block. These have been removed, and the hyphens have been lowered to four stories, the approximate elevation of the tops of the Y-shaped hospital wings (a height recommended in the January staff report). The result is undoubtedly much superior, better separating the new construction from the old. The second problem of the last scheme was the apparent overwhelming mass of the wings in the foreground for an observer on L Street when compared with lower elements of the original hospital, especially the Y-shaped wings. In response, the main mass of the wings have remained in the same location relative to L Street and the side streets and the outside edges of the Y-shaped wings, but the applicant has set back (northward) the two top floors of each wing. Also, a three-story piece—lower than the Y-shaped wings—has been added to the end of each wing to break up their apparent mass.

The architects have developed the elevations a bit more, aiding in better understanding the massing and proportions. These need to be refined still more, of course. If one accepts the idea behind the front-facing Scheme C, however, the elevations of the lower portions of the wings probably need special attention, in order to unify the L Street elevation and relate it to the south elevation of the main sections of the wings.

The staff recommends that the Board approve the present proposal in concept and request further revision and refinement.

H

Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, N.W. Washington, D.C. 20037 (202) 736-1775

December 30, 2002

MR. DAVID MALONEY
Acting Director
Historic Preservation Office
Office of Planning
801 North Capitol Street, NE
Suite 3000
Washington, DC 20002

HPRB
JAN -2 2003

Re: Historic Preservation Application (HPA #03-118) for the Columbia Hospital for Women– Concept/Additions

Dear Mr. Maloney:

This will certify that Advisory Neighborhood Commission 2A (ANC-2A), at a properly-noticed, special public meeting held on December 29, 2002, at which all four seated ANC Commissioners were present, adopted the attached amended resolution #02-12B(1), unanimously supporting the above-titled application.

The ANC-2A wholeheartedly supports the application for review and approval of the redevelopment of the property as proposed by High Street Columbia, LLC, a wholly-owned subsidiary of Trammell Crow. The ANC has authorized Commissioner Richard Price (ANC-2A02), in whose Single Member District this property is located, with the assistance of Elizabeth Elliott, Chair of ANC-2A during approval of this project, to represent the Commission in matters before the HPRB at the January hearing.

The Home Rule Charter for the District gave ANC's the power to represent local residents in expressing community concerns before District agencies and decreed that the concerns expressed by the ANC be given "great weight" and that a written rationale be given should the agency take a position different from that of the ANC.

Sincerely,

Elizabeth B. Elliott
Chair

cc: Ron Cocome, President, Foggy Bottom Association

Attachment: (1) Amended Resolution #02-12B(1) of December 29, 2002

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Amended Resolution #02-12B(1).

ANC-2A's Amended December 11, 2002 Resolution #02-12B[now Resolution #02-12B(1)] Pertaining to the Concept Plans for Redevelopment of the Site of the Columbia Hospital for Women (Square 25, Lot 806).

WHEREAS, ANC-2A supports the landmark designation of the original 1915-16 portion of the Columbia Hospital for Women and the current open space serving as a courtyard and circular drive directly in front of the building at L Street, N.W., and supports a finding by the Historic Preservation Review Board (HPRB) that all later additions, including the 1958 and 1978 additions, and the remaining unbuilt portions of Lot 19 are "non-contributing" to the character of the historic landmark; and

WHEREAS, in the event that the HPRB designates Columbia Hospital for Women a historic landmark, any proposed redevelopment will be subject to review by the HPRB under the D.C. Historic Landmark and Historic District Protection Act; and

WHEREAS, High Street Columbia, LLC (a wholly-owned subsidiary of Trammell Crow), the owner of Columbia Hospital, presented to ANC-2A plans prepared by the architectural firm of Shalom Baranes Associates to redevelop the site; and

WHEREAS, the plans contemplate the retention of the original 1915-16 portion of the hospital building as designed by Nathan Wyeth, removal of all non-contributing additions and alterations, and construction of new wings on the east and west side of the building; and

WHEREAS, the new construction will be built to a height of ninety feet, and the retained historic building and the new construction will contain approximately 350,000 square feet of gross floor area, or an approximate density of 3.5 FAR, which will accommodate approximately 20,000 to 28,000 square feet of space devoted to neighborhood-serving retail and service uses, with the remainder of the space devoted to residential uses, and no space devoted to office use or hotel use; and

WHEREAS, the owner has agreed to require that at least eighty percent (80%) of the residential units be owner-occupied; and

WHEREAS, the owner proposes to amend a restrictive covenant on the property, to which the ANC is a party, and rezone the site from R-5-D to C-2-C in order to construct the new project with neighborhood-serving retail and service uses as proposed.

NOW, THEREFORE, BE IT RESOLVED, that ANC-2A supports the demolition of all additions constructed after 1915-16, which are non-contributing to the landmark, and supports the High Street Columbia proposed development should ~~without~~ the need for a hearing before the Mayor's Agent for Historic Preservation arise; and

BE IT FURTHER RESOLVED, that ANC-2A supports the conceptual design plans dated November 26, 2002, for new development on the site prepared by Shalom Baranes Architects, wherein the existing and new construction shall be built to a height of ninety feet and contain a maximum of 350,000 square feet of gross floor area, or an approximate density of 3.5 FAR, which will accommodate approximately 20,000 to 28,000 square feet of space devoted to neighborhood-serving retail and service uses, with the remainder of the space devoted to residential uses, and no space devoted to office or hotel use nor any provision for future conversion to office or hotel use; and

BE IT FURTHER RESOLVED, that ANC-2A supports the Agreement between Trammell Crow and the Foggy Bottom Association; and

BE IT FURTHER RESOLVED, that ANC-2A supports the amendment of the restrictive covenant on the property, to which it is a party, allowing the rezoning of the site from R-5-D to C-2-C, solely for this project and in order for the construction of this proposed redevelopment to proceed.

December 29, 2002

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 Elliott	X					
02 Price	X				X	
03 Tyler			X			
04 Vacant						
05 Miller	X					X
06 Vacant						

Chair ANC-2A

AMENDMENT TO
DECLARATION OF COVENANTS

This Amendment to Declaration of Covenants is entered into the **30th** day of **December, 2002,** by and among HIGH STREET COLUMBIA, LLC, a Delaware limited liability company ("Grantor"), successor in interest to the Columbia Hospital for Women ("Original Grantor"); ADVISORY NEIGHBORHOOD COMMISSION 2A ("ANC 2A") and the FOGGY BOTTOM ASSOCIATION ("FBA", ANC 2A and FBA being hereinafter collectively referred to as "Grantees").

W I T N E S S E T H:

WHEREAS, on or about September 2, 1987, Original Grantor executed and delivered that certain Declaration of Covenants dated September 2, 1987, for the benefit of Grantees which was recorded among the Land Records of the District of Columbia on September 21, 1987, as Instrument No. 53557 affecting certain real property and the improvements thereon ("Improvements") owned by the Original Grantor as described therein and herein as Lot 19 of Square 25 in the District of Columbia as shown on the records of the Surveyor of the District of Columbia in Book 153, Page 89, as attached hereto and made a part hereof as Exhibit "A" (the "Property"); and

WHEREAS by Deed from Original Grantor to Grantor dated September 18, 2002, and recorded among the Land Records of the District of Columbia on September 20, 2002, as Instrument No. 2002109427, Grantor acquired the Property from Original Grantor; and

WHEREAS, pursuant to a certain legislative amendment adopted as part of the Balanced Budget Act of 1997, Section 11716, as attached hereto and made a part hereof as Exhibit "B", the restriction imposed on the Property limiting the use of a portion of the Property to a hospital for women was removed; and

WHEREAS Grantor desires to renovate the existing Improvements pursuant to the Redevelopment Plan described in Exhibit "C" attached hereto and made a part hereof, subject to such modifications during the course of proceedings as may be ordered by the relevant District of Columbia agencies and agreed to by Grantor; and

WHEREAS, Grantees, having reviewed and approved the Redevelopment Plan as described in Exhibit C and having recognized that the rezoning of the Property was necessary to permit this use of the Property as set forth in the Redevelopment Plan and wishing to minimize any adverse impact of any rezoning on the neighborhood, support Grantor's application for rezoning from the R-5-D to C-2-C District, and any other approvals necessary from any other District of Columbia agency to implement the Redevelopment Plan subject to Grantor's agreement to amend the Original Declaration as hereinafter described.

NOW, THEREFORE, in consideration of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantees, Grantor and Grantees do hereby covenant and agree to amend the Original Declaration as follows:

1. Paragraph 1 of the Original Covenant is deleted in its entirety and replaced with the following:

> "1. The amount of gross floor area, as defined in section 199 of the Zoning Regulations, of the improvements on the Subject Property shall not exceed 350,000 square feet, nor exceed a density of 3.5 floor area ratio ("FAR"). Not more than 28,000 of the 350,000 square feet of gross floor area shall be devoted to service or retail uses listed in sections 701 and 721 of the Zoning Regulations, except that the improvements on the Subject Property shall not include commercial office or hotel space. The balance of the gross floor area square footage on the Property shall be devoted to residential apartment house uses, as defined in section 199 and as permitted pursuant to sections 350 and 354 of the District of Columbia Zoning Regulations. The residential units shall be sold as condominiums.

2. Paragraph 5 of the Original Declaration is hereby deleted; provided, however, these covenants, conditions and restrictions are to run with the land and are not deemed to be personal to the Grantor or any Grantee and shall be binding upon the Grantor, its successors, heirs and assigns and all parties claiming by, through or under it shall be taken to hold, agree and covenant with the Grantor, its successors, heirs and assigns, to conform to and observe said restrictions.

3. The last sentence of Paragraph 6 of the Original Declaration is hereby deleted and replaced with the following sentence: "These covenants shall terminate and be released automatically, without the need for any further approval from any party, on September 20, 2037."

4. Paragraph 9 of the Original Covenant is hereby amended to change the notice addresses as follows:

High Street Columbia, LLC
c/o Trammell Crow Company
1055 Thomas Jefferson Street, N.W.
Suite 600
Washington D.C. 20007
Attn: Jeffrey Sherman or Robert Murphy

and is hereby substituted for Columbia Hospital for Women.

5. Paragraph 11 of the Original Covenant is deleted in its entirety and replaced with the following:

"11. The obligation of the parties to this Declaration of Covenants shall only become effective either:

"(a) after the issuance of the final written order of the Zoning Commission granting the zoning change requested by the Grantor and no appeal has been taken from said final order of the Zoning Commission, or if an appeal is timely filed, upon a decision by the court upholding the zoning change; or

"(b) upon a determination by the Grantor, at Grantor's sole discretion, to develop a residential apartment house project in excess of 230,000 square feet of gross floor area notwithstanding the disposition of the Zoning Commission case."

6. This amendment to the Declaration of Covenants shall be recorded among the Land Records of the District of Columbia at the later of (a) the expiration of the appeal period for the Zoning Commission order approving the requested rezoning or a Board of Zoning Adjustment order approving any other necessary zoning relief, or if a timely appeal is taken, upon a decision by the court upholding the zoning change; or (b) the expiration of the appeal period for any final decision or order approving the Redevelopment Plan issued by the District of Columbia Historic Preservation Review Board or the Mayor's Agent for Historic Preservation.

7. This Amendment to the Declaration of Covenants may be executed in counterparts, each of which shall be deemed an original and all counterparts together shall constitute one and the same Amendment.

[Signature Pages Follow]

IN WITNESS WHEREOF, on the day and year first hereinabove written, the said High Street Columbia, LLC, a Delaware limited liability company, has caused these presents to be executed with its name by Jeffrey Sherman, its Ex. V.P., and does hereby constitute and appoint Jeffrey Sherman its true and lawful attorney-in-fact for it and in its name to appear before any officer authorized by law to take and certify acknowledgements and then and thereto acknowledge and deliver these presents as its act and deed.

ATTEST:

Mary Carolyn Brown

HIGH STREET COLUMBIA, LLC,
a Delaware limited liability company

By: High Street Columbia, Inc., a
Delaware corporation

By: Jeffrey Sherman
Name: Jeffrey Sherman
Title: Exec. Vice President

DISTRICT OF COLUMBIA, ss:

I, Myra F. Powe, a Notary Public in and for the District of Columbia, do hereby certify that Jeffrey Sherman, who is named as attorney-in-fact for High Street Columbia, LLC, party to the foregoing and attached Amendment to Declaration of Covenants bearing date of the 30 day of December, 2002, personally appeared before me and the said Jeffrey Sherman, being personally well known to me as the person named as attorney-in-fact in said Amendment to Declaration for said High Street Columbia and acknowledged said Amendment to Declaration to be the act and deed of said High Street Columbia, LLC and delivered the same as such.

GIVEN under my hand and seal this 30 day of December, 2002.

Myra F. Powe
Notary Public, D.C.

My commission expires: My Commission Expires July 14, 2004

IN WITNESS WHEREOF, on the day and year first hereinabove written, the said ADVISORY NEIGHBORHOOD COMMISSION 2A has caused these presents to be signed by ELIZABETH B. ELLIOTT, its CHAIRPERSON, and does hereby constitute and appoint ELIZABETH B. ELLIOTT its true and lawful attorney-in-fact for it and in its name to appear before any officer authorized by law to take and certify acknowledgements and then and thereto acknowledge and deliver these presents as its act and deed.

ATTEST: ADVISORY NEIGHBORHOOD COMMISSION 2A

Mary Carolyn Brown By:

DISTRICT OF COLUMBIA, ss:

I, Myra F. Powe, a Notary Public in and for the District of Columbia, do hereby certify that Elizabeth B. Elliott, who is named as attorney-in-fact for Advisory Neighborhood Commission 2A, party to the foregoing and attached Amendment to Declaration of Covenants bearing date of the 30 day of December, 2002, personally appeared before me and the said Elizabeth B. Elliott, being personally well known to me as the person named as attorney-in-fact in said Amendment to Declaration for said Advisory Neighborhood Commission 2A and acknowledged said Amendment to Declaration to be the act and deed of said Advisory Neighborhood Commission 2A and delivered the same as such.

GIVEN under my hand and seal this 30 day of December, 2002.

Myra F. Powe
Notary Public, D.C.

My commission expires: My Commission Expires July 14, 2004.

IN WITNESS WHEREOF, on the day and year first hereinabove written, the said FOGGY BOTTOM ASSOCIATION has caused these presents to be signed by RONALD COCOME, its PRESIDENT, and does hereby constitute and appoint RONALD COCOME its true and lawful attorney-in-fact for it and in its name to appear before any officer authorized by law to take and certify acknowledgements and then and thereto acknowledge and deliver these presents as its act and deed.

ATTEST:

FOGGY BOTTOM ASSOCIATION

By: Ronald Cocome
Its: PRESIDENT

DISTRICT OF COLUMBIA, ss:

I, MYRA F. POWE, a Notary Public in and for the District of Columbia, do hereby certify that RONALD Cocome, who is named as attorney-in-fact for Foggy Bottom Assiation, party to the foregoing and attached Amendment to Declaration of Covenants bearing date of the 30 day of December, 2002, personally appeared before me and the said Ronald Cocome, being personally well known to me as the person named as attorney-in-fact in said Amendment to Declaration for said Foggy Bottom Association and acknowledged said Amendment to Declaration to be the act and deed of said Foggy Bottom Association and delivered the same as such.

GIVEN under my hand and seal this 30 day of December, 2002.

Myra F. Powe
Notary Public, D.C.

My commission expires: My Commission Expires July 14, 2004

EXHIBIT "A"

Legal Description

Lot 19, Square 25 in the District of Columbia as shown on the records of the Surveyor of the District of Columbia in book 153, Page 89.

EXHIBIT "B"

Legislative Amendment

BALANCED BUDGET ACT OF 1997

For Legislative History of Act, see Report for P.L. 105–33 in U.S.C.C. & A.N. Legislative History Section.

For Signing Statement of Act, see Statement for P.L. 105–33 in U.S.C.C. & A.N. Legislative History Section (U.S.C.C. & A.N. No. 8).

An Act to provide for reconciliation pursuant to subsections (b)(1) and (c) of section 105 of the concurrent resolution on the budget for fiscal year 1998.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE. Balanced Budget Act of 1997.

This Act may be cited as the "Balanced Budget Act of 1997".

SEC. 2. TABLE OF TITLES.

This Act is organized into titles as follows:

Title I—Food Stamp Provisions
Title II—Housing and Related Provisions
Title III—Communications and Spectrum Allocation Provisions
Title IV—Medicare, Medicaid, and Children's Health Provisions
Title V—Welfare and Related Provisions
Title VI—Education and Related Provisions
Title VII—Civil Service Retirement and Related Provisions
Title VIII—Veterans and Related Provisions
Title IX—Asset Sales, User Fees, and Miscellaneous Provisions
Title X—Budget Enforcement and Process Provisions
Title XI—District of Columbia Revitalization

TITLE I—FOOD STAMP PROVISIONS

SEC. 1001. EXEMPTION.

Section 6(o) of the Food Stamp Act of 1977 (7 U.S.C. 2015(o)) is amended—

(1) in paragraph (2)(D), by striking "or (5)" and inserting "(5), or (6)";

(2) by redesignating paragraph (6) as paragraph (7); and

(3) by inserting after paragraph (5) the following:

"(6) 15-PERCENT EXEMPTION.—

"(A) DEFINITIONS.—In this paragraph:

"(i) CASELOAD.—The term 'caseload' means the average monthly number of individuals receiving food stamps during the 12-month period ending the preceding June 30.

"(ii) COVERED INDIVIDUAL.—The term 'covered individual' means a food stamp recipient, or an individual denied eligibility for food stamp benefits solely due to paragraph (2), who—

"(I) is not eligible for an exception under paragraph (3);

"(II) does not reside in an area covered by a waiver granted under paragraph (4);

*Note: This is a hand enrollment pursuant to Public Law 105–32.

SEC. 11716. REPEAL TERM OF DEED OF CONVEYANCE TO CERTAIN HOSPITAL.

Section 2 of the Act of June 6, 1952 (chapter 486; 66 Stat. 288) (DC Code, sec. 32–121) is hereby repealed.

SEC. 11717. SHORT TITLE OF HOME RULE ACT.

(a) IN GENERAL.—Section 101 of the District of Columbia Self-Government and Governmental Reorganization Act is amended by striking "District of Columbia Self-Government and Governmental Reorganization Act" and inserting "District of Columbia Home Rule Act".

(b) REFERENCES IN LAW.—Any reference in law or regulation to the District of Columbia Self-Government and Governmental Reorganization Act shall be deemed to be a reference to the District of Columbia Home Rule Act.

CHAPTER 3—EFFECTIVE DATE; GENERAL PROVISIONS

18 USC 4246 note.

SEC. 11721. EFFECTIVE DATE.

Except as otherwise provided in this title, the provisions of this title shall take effect on the later of October 1, 1997, or the day the District of Columbia Financial Responsibility and Management Assistance Authority certifies that the financial plan and budget for the District government for fiscal year 1998 meet the requirements of section 201(c)(1) of the District of Columbia Financial Responsibility and Management Assistance Act of 1995, as amended by this title.

SEC. 11722. TECHNICAL ASSISTANCE.

Any Federal agency (as defined in section 101 of title 31, United States Code) may provide, at the discretion of the head of the agency, technical assistance to, and training for, personnel of the Government of the District of Columbia. Such assistance shall be limited to assistance that does not interfere with the mission of the agency. The authority provided by this section shall expire three years from the date of enactment of this statute.

SEC. 11723. LIABILITY.

(a) DISTRICT OF COLUMBIA.—The District of Columbia shall defend any civil action or proceeding pending on the effective date of this title in any court or other official municipal, state, or federal forum against the District of Columbia or its officers, employees, or agents, and shall assume any liability resulting from such an action or proceeding.

(b) STATE JUSTICE INSTITUTE.—The State Justice Institute shall not be liable for damages or equitable relief on the basis of the activities or operations of any federal or District of Columbia agency which receives funds through the State Justice Institute pursuant to this title.

(c) UNITED STATES.—The United States, its officers, employees, and agents, and its agencies shall not—

(1) be responsible for the payment of any judgments, liabilities or costs resulting from any action or proceeding against the District of Columbia or its agencies, officers, employees, or agents;

(2) be subject to liability in any case on the basis of the activities of the District of Columbia or its agencies, officers, employees, or agents; or

(3) be subject to liability in any case under section 1979 of the Revised Statutes (42 U.S.C. 1983).

(d) LIMITATIONS.—Nothing in this section shall be construed as a waiver of sovereign immunity, or as limiting any other defense or immunity that would otherwise be available to the United States, the District of Columbia, their agencies, officers, employees, or agents.

Approved August 5, 1997.

LEGISLATIVE HISTORY—H.R. 2015 (S. 947):

HOUSE REPORTS: Nos. 105–149 (Comm. on the Budget) and 105–217 (Comm. of Conference).

CONGRESSIONAL RECORD, Vol. 143 (1997):

June 25, considered and passed House; considered and passed Senate, amended, in lieu of S. 947.

July 30, House agreed to conference report. Senate considered conference report.

July 31, Senate agreed to conference report.

WEEKLY COMPILATION OF PRESIDENTIAL DOCUMENTS, Vol. 33 (1997):

Aug. 5, Presidential remarks and statement.

Aug. 11, Presidential remarks and special message on line item veto.

FEDERAL REGISTER, Vol. 62 (1997):

Aug. 12, Cancellation of item pursuant to Line Item Veto Act.

June thirtieth, nineteen hundred and seventeen, and for other purposes", approved July 28, 1916 (sec. 556, title 39, U. S. C.),[15] and insert in lieu thereof, the following: "Railroad companies carrying the mails shall submit, under the signature of a duly authorized official, when and in such form as may be required by the Postmaster General, evidence as to the performance of service."

(5) Subsection (j) of section 405, title IV of the Act entitled "An Act to create a Civil Aeronautics Authority, and to promote the development and safety and to provide for the regulation of civil aeronautics", approved June 23, 1938, as amended (sec. 485, title 49, U. S.C),[16] is hereby further amended to read as follows:

"(j) Air carriers transporting or handling United States mail shall submit, under signature of a duly authorized official, when and in such form as may be required by the Postmaster General, evidence of the performance of mail service; and air carriers transporting or handling mails of foreign countries shall submit, under signature of a duly authorized official, when and in such form as may be required by the Postmaster General, evidence of the amount of such mails transported or handled, and the compensation payable and received therefor."

Approved June 28, 1952.

DISTRICT OF COLUMBIA—CONVEYANCE OF LAND

CHAPTER 486—PUBLIC LAW 423

[H. R. 7253]

An Act to authorize the conveyance to the Columbia Hospital for Women and Lying-in Asylum of certain parcels of land in the District of Columbia, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That:

Subject to the provisions of section 2 of this Act, the Administrator of General Services and the Commissioners of the District of Columbia are directed to convey, without monetary consideration, to the Columbia Hospital for Women and Lying-in Asylum, Washington, District of Columbia, a corporation created by the Act of June 1, 1866 (14 Stat. 55), all right, title, and interest of the United States and of the District of Columbia in and to those pieces or parcels of land in the District of Columbia, described as follows, together with all improvements thereon and appurtenances thereto:

(a) All that piece or parcel of land situate and lying in the city of Washington in the District of Columbia and known as part of square numbered 25, as laid down and distinguished on the plat or plan of said city, as follows: Beginning at the southeast corner of said square and running thence north with Twenty-fourth Street two hundred and thirty-one feet and seven inches; thence west two hundred and thirty feet and six inches; thence north to M Street two hundred and thirty-one feet and ten inches; thence west with M Street two hundred and fifteen feet and six inches to Twenty-fifth Street; thence south with Twenty-fifth Street two hundred and sixty-three feet and five inches; thence east two hundred feet; thence south to L Street two hundred feet; thence east with L Street two hundred and forty-six feet to the beginning; and being the property conveyed to the United States of America by deed dated October 17, 1876, from the Columbia Hospital for Women and Lying-in Asylum, recorded in liber 836, folio 159, of the land records of the District of Columbia.

(b) All that piece or parcel of land situate and lying in the city of Washington in the District of Columbia on the northeast corner of L and Twenty-fifth Streets Northwest, being a part of original square num-

15. 39 U.S.C.A. § 556.
16. 49 U.S.C.A. § 485.

bered 25, as follows: Beginning at the southwest corner of said square and running thence east with the line of said L Street two hundred feet for a corner; thence north two hundred feet for a corner; thence west two hundred feet for a corner; and thence south two hundred feet to the place of beginning; containing forty thousand square feet of ground, more or less, and being the property conveyed to the United States of America by deed dated July 6, 1872, from the Columbia Hospital for Women and Lying-in Asylum and Edward Maynard, recorded in liber 811, folio 481 of the land records of the District of Columbia.

Sec. 2. The deed conveying the property described in the first section of this Act shall provide that no part of said property shall, without the consent of the United States, be devoted to any other purpose than a hospital for women.

Sec. 3. The provisions of the paragraph following the appropriation for the Washington Hospital for Foundlings in the Act of March 3, 1893 (27 Stat. 552, 553, D.C.Code, title 32, sec. 1003), creating a lien in favor of the United States with respect to the appropriations referred to therein, shall also apply to the appropriations in the aggregate amount of $50,000, granted in the Act of June 10, 1872 (17 Stat. 360), and in the Act of March 3, 1875 (18 Stat. 386), for the purchase by the United States of the property described in the first section of this Act, and the acceptance by the Columbia Hospital for Women and Lying-in Asylum of the conveyance of said property shall be deemed an acceptance of and agreement to this provision.

Sec. 4. (a) The following provisions of law are hereby repealed:

(1) So much of the second paragraph under the heading "Columbia Hospital for Women and Lying-in Asylum, and Other Charities," in the Act of June 10, 1872 (17 Stat. 360), as reads: "; and that in addition to the directors, whose appointments are now provided for by law, there shall be three other directors appointed in the following manner: One Senator by the President of the Senate, and two Representatives by the Speaker of the House; these directors shall hold their office for the term of a single Congress, and be eligible to a reappointment";

(2) The provisos which immediately follow the appropriations for the Columbia Hospital for Women and Lying-in Asylum, in the Acts of June 4, 1880 (21 Stat. 157), July 14, 1892 (27 Stat. 164), and March 3, 1893 (27 Stat. 551, D.C.Code, title 32, sec. 315); and

(3) The proviso under the heading "Columbia Hospital for Women and Lying-in Asylum", in the Act of March 4, 1915 (38 Stat. 1147, D.C.Code, title 32, section 314), as amended.

(b) The repeals effected by paragraphs (1) and (2) of subsection (a) of this section shall not affect the current term of office of any trustee or director of the Columbia Hospital for Women and Lying-in Asylum appointed prior to the date of the enactment of this Act, and the existing directors and their successors shall have all the powers and authority of the original incorporators named in the Act of Incorporation of said hospital (Act of June 1, 1866, 14 Stat. 55) and the power to fill vacancies on the board of directors.

Approved June 28, 1952.

EXHIBIT "C"

Redevelopment Plan

The Redevelopment Plan contemplates the retention of the original 1915-16 portion of the Columbia Hospital for Women building as designed by Nathan Wyeth, removal of all non-contributing additions and alterations, and construction of new wings on the east and west side of the building. The rear wall of the original building will be modified and the depth of the building increased slightly to accommodate residential use. The new construction will be built to a height of ninety feet. The retained historic building and the new construction together will contain approximately 350,000 square feet of gross floor area, or an approximate density of 3.5 FAR, which will accommodate approximately 28,000 square feet of space devoted to retail and service uses, with the remainder of the space devoted to residential uses, and no space devoted to commercial office or hotel use.

J

Plumbing Services Demand Calculations for

2425 L Street N.W.

(Formally Known as Columbia Hospital)

Water Demand Requirements

Apartment plumbing fixtures – 175 Units

• Bathroom group	518 Units x 3.6 SFU =	1864.8 SFU
• Kitchen sink	175 Units x 1.4 SFU =	245 SFU
• Cloths Washer	175 Units x 1.4 SFU =	245 SFU
		Total = 2355 SFU (1)

Possible demand - 2355 SFU = **380 GPM** (2)
Actual Demand - 2355 SFU x 0.52% = 1225 SFU = **239 GPM** (2)

- (1) Supply Fixture Units (SFU) Applied form Table E101B form the International Plumbing Code (IPC) 1995 with 1996 supplements.

- (2) Conversion From SFU to GPM applied form Table E102 – Table for Estimating Demand, form the International Plumbing Code (IPC) 1995 with 1996 Supplements.

Sanitary Drainage Requirements

Apartment plumbing fixtures – 174 Units

• Bathroom group	518 Bathrooms x 6 DFU =	3108 DFU
• Kitchen sink	174 Units x 2 DFU =	348 DFU
• Cloths Washer	174 Units x 2 DFU =	348 DFU
		Total = 3804 DFU (1)

Possible Flow - 3804 DFU = **535 GPM** (2)
Actual Flow – 535 GPM x 0.52% = **278 GPM** (2)

- (1) Drainage Fixture Units (DFU) Applied form Table 712.1 form the International Plumbing Code (IPC) 1995 with 1996 supplements.

- (2) Conversion From DFU to GPM applied form Chapter 7, Section 712 Paragraph 712.3, form the International Plumbing Code (IPC) 1995 with 1996 Supplements.

Storm Water Drainage Requirements

Roof Square Footage

- Area No. 1 (Levels 8,9 & Roof) 9520 sq/ft
- Area No. 2 (levels 6 & 7) 3122 sq/ft + (23'ht x 155.67' l) / 2 = 4912 sq/ft
- Area No. 3 (Level 5) 2514 sq/ft + (20'ht x 55.67' l) / 2 = 3071 sq/ft
- Area No. 4 (Levels 2,3,4) 1781 sq/ft + (20'ht x 44.92' l) / 2 = 2230 sq/ft
- Area No. 5 (Ground) 21772 sq/ft + (30'ht x 52.67' l) / 2 = 22562 sq/ft
- Area No. 6 (level 2,Terrace) 1703 sq/ft + (20'ht x 68.92' l) / 2 = 2392 sq/ft
- Area No. 7 (level 2,Terrace) 1703 sq/ft + (20'ht x 68.92' l) / 2 = 2392 sq/ft
- Area No. 8 (Levels 2,3,4) 1781 sq/ft + (20'ht x 44.92' l) / 2 = 2230 sq/ft
- Area No. 9 (Level 5) 2807 sq/ft + (20'ht x 55.67' l) / 2 = 3364 sq/ft
- Area No .10 (levels 6 & 7) 3122 sq/ft + (23'ht x 155.67' l) / 2 = 4912 sq/ft
- Area No. 11 (Levels 8,9 & Roof) 9520 sq/ft

Total Square Footage = 67105 sq/ft

- 8 square feet / 3.25" rain fall x 12" = 29.54 Sq/Ft per GPM
- 67105 sq/ft / 29.54 sq/ft = **2272 GPM**

- Rainfall rate based on = 3.25" hour Rainfall @ 100 year return for the D.C Metropolitan Area.

- (2) Conversion from Square footage to GPM based on industry standards.

Fire Service Requirements

Facility Description

- Existing 9 story Building – Conversion to Condominium
- Height- Approximately 120 Feet
- Occupancy – Residential with Parking Garage
- Fire Hazard Classification – Light Hazard (fully Sprinkled)
- Number of Standpipes – Two

Sprinkler Demand

Area OF Application – 1500 Sq./Ft
Density - 0.1 GPM/Sq. Ft.

- Flow Requirements = 1500 Sq/Ft. x 0.1 GPM/Sq Ft. = 150 GPM
- System Design Factor = 150 GPM x 0.5% = 75 GPM
- Hose Demand = 100 GPM

Total Sprinkler Flow = **325 GPM**

Standpipe Demand

- First Standpipe = 500 GPM
- Second Standpipe = 250 GPM

Total Standpipe Flow = **750 GPM**

- Fire protection flow requirements Based on International Building Code and National Fire Protection Association (N.F.P.A.)

K

List of Witnesses

Jeffrey Sherman, Trammell Crow Company

Shalom Baranes, Shalom Baranes Associates, PC

Patrick Burkhart, Shalom Baranes Associates, PC

Robert Good, Stephenson & Good, Landscape Architects

Emily H. Eig, EHT Traceries, Inc.

Martin Wells, Wells & Associates

Jonathan Weinstein, The Jair Lynch Companies

Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP

Estimated time required for presentation of applicant's Case: 1 hour

L

OUTLINE OF TESTIMONY
JEFFREY SHERMAN
TRAMMELL CROW COMPANY

I. Introduction and experience of Trammell Crow Company

II. General history of proposed development of site

III. Proposed development and use

IV. Work with community and District agencies

V. Public benefits and project amenities

VI. Conclusions

OUTLINE OF TESTIMONY
SHALOM BARANES AND PATRICK BURKHART
SHALOM BARANES ASSOCIATES

I. Introduction

   A. Description of Shalom Baranes Associates

   B. History and experience in Washington, D.C.

II. Site location and description

   A. Overview of site, surrounding area and land use

   B. Design considerations

III. Project design

   A. Overview and introduction

   B. Historic preservation design considerations

   C. Review of design and design changes

   D. Building mass and height

   E. Access, parking and loading

   F. Final development data

IV. No deviations from requirements of Zoning Regulations

V. Conclusions

OUTLINE OF TESTIMONY
ROBERT GOOD
STEPHENSON & GOOD

I. Introduction

II. Experience and expertise

III. Site location and description

IV. Project design

- A. Design considerations
- B. Open space
- C. Streetscape

V. Conclusions

OUTLINE OF TESTIMONY
EMILY H. EIG
EHT TRACERIES, INC.

I. Introduction

II. Landmark designation

III. HPRB considerations

IV. Preservation benefits

V. Conclusions

OUTLINE OF TESTIMONY
MARTIN WELLS
WELLS AND ASSOCIATES

I. Introduction

II. Experience and expertise

III. Background and study purpose

IV. Existing roadway and traffic conditions

V. Background traffic situation

VI. Traffic impact analysis

- C. Trip generation
- D. Capacity analysis – Year 2008 total traffic situation

VII. Parking analysis

X. Summary of findings and conclusions

OUTLINE OF TESTIMONY
JONATHAN WEINSTEIN
THE JAIR LYNCH COMPANIES

I. Introduction

II. Experience and expertise

III. Description of site and project

IV. bconomic Benefits

- A. Direct annual District tax revenue
- B. Construction related Benefits
- C. Additional project benefits
- D. Employment benefits

V. Comparison to development under existing zoning

VI. Economic impact summary

VII. Conclusions

OUTLINE OF TESTIMONY OF
STEVEN E. SHER
DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT LLP

I. Introduction

II. Experience and expertise

III. Site location and description

IV. Description of surrounding area

V. Zoning

VI. Proposed development

VII. Compliance with PUD requirements (Chapter 24)

VIII. Consistency with the Comprehensive Plan

IX. Conclusions

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LIST OF MAPS, PLANS, OR OTHER DOCUMENTS READILY AVAILABLE WHICH MAY BE OFFERED INTO EVIDENCE

1. Exhibits Herein
2. Zoning Regulations and Map of the District of Columbia
3. Generalized Land Use Map of the District of Columbia
4. District of Columbia Comprehensive Plan ("Comprehensive Plan")
5. Ward 2 Element of the Comprehensive Plan
6. Metrobus and Metrorail Route Maps and related WMATA Materials
7. Orders of the D.C. Zoning Commission and Board of Zoning Adjustment
8. Orders and Reports of District and Federal Agencies
9. Publicly Available Information from District of Columbia

Roster of Persons or Entities Owning Property Any Portion of Which Is Located within 200 Feet (220 Ft. Scaled) of Lot 807, Square 25
Columbia Hospital for Women -- Washington, DC

Square / Suffix / Lot	Premise Address	Owner Name	Care of Name	"Address 1"	Address	City/State/Zip
0014 0027	2517 PENNSYLVANIA AV NW	NIKI PROPERTIES LLC			4350 KENILWORTH AVE	HYATTSVILLE, MD 20781-2441
0014 0028	2519 - 2521 PENNSYLVANIA AV NW	TRIANGLE COMMUNITY ASSOCIATION INC			6303 BEACHWAY DR	FALLS CHURCH, VA 22044-1510
0014 0029	2525 PENNSYLVANIA AV NW	M W DATCH			5216 PARTRIDGE LN NW	WASHINGTON, DC 20016-5338
0014 0054	1136 25TH ST NW	WILBERT GARNER	ET AL		1136 25TH ST NW	WASHINGTON, DC 20037-1406
0014 0056	1132 25TH ST NW	CARL R SHAREK			4101 CATHEDRAL AVE NW APT 604	WASHINGTON, DC 20016-3596
0014 0058	1128 25TH ST NW	DC PROSPECTS		C/O DONALD MITCHELL	1699 31ST ST NW	WASHINGTON, DC 20007-2968
0014 0059	1126 25TH ST NW	JOSEFINA S MELENCIO			1126 25TH ST NW	WASHINGTON, DC 20037-1464
0014 0073	1100 25TH ST NW	EFI DC ACQUISITION INC			2 CLINTON SQ	SYRACUSE, NY 13202-1034
0014 2158	1150 25TH ST NW Unit: 150	MICHAELP RYAN			1150 25TH ST NW # 1150	WASHINGTON, DC 20037-1457
0014 2159	1168 25TH ST NW Unit: 1168	ALVIN FREIDMAN TRUSTEE			1168 25TH ST NW	WASHINGTON, DC 20037-1459
0014 2160	2502 M ST NW Unit: 2502	CHRISTIAN A WOODWARD			1200 N VEITCH ST APT 1450	ARLINGTON, VA 22201-5837
0014 2161	2504 M ST NW Unit: 2504	RICHARD PLOTKIN		C/O UNIT 2504	2504 M ST NW	WASHINGTON, DC 20037-1304
0014 2162	2506 M ST NW Unit: 2506	JENNY E MARCZYNSKI			2506 M ST NW # 2506	WASHINGTON, DC 20037-1304
0014 2163	2508 M ST NW Unit: 2508	GEETA OBEROI			2508 M ST NW # 2508	WASHINGTON, DC 20037-1304
0014 2164	2510 M ST NW Unit: 2510	MASUD ANSARI			2510 M ST NW # 2510	WASHINGTON, DC 20037-1304
0014 2165	2512 M ST NW Unit: 2512	CHERIE SETTLE			2512 M ST NW # 2512	WASHINGTON, DC 20037-1304
0014 2166	1152 25TH ST NW Unit: 1152	JOHN M GRANT			1152 25TH ST NW # 1152	WASHINGTON, DC 20037-1457
0014 2167	1154 25TH ST NW Unit: 1154	DONALD B WOUTA			1154 25TH ST NW # 1154	WASHINGTON, DC 20037-1457
0014 2168	1156 25TH ST NW Unit: 1156	JAMES E HINES			1156 25TH ST NW # 1156	WASHINGTON, DC 20037-1457
0014 2169	1158 25TH ST NW Unit: 1158	NGANTAM PHAM			1158 25TH ST NW	WASHINGTON, DC 20037-1458
0014 2170	1160 25TH ST NW Unit: 1160	UNIVERSITY CORPORATION FOR ATMOSPHERIC R		C/O JEFF REAVES	PO BOX 3000	BOULDER, CO 80307-3000
0014 2171	1162 25TH ST NW Unit: 1162	ROSALIE A FANALE			1162 25TH ST NW	WASHINGTON, DC 20037-1458
0014 2172	1164 25TH ST NW Unit: 1164	MICHELE P CIANCARELLI			1164 25TH ST NW	WASHINGTON, DC 20037-1458
0014 2173	1166 25TH ST NW Unit: 1166	BASIM M A KATTAN			4509 RIVER RD NW	WASHINGTON, DC 20016-4061

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Square / Suffix / Lot	Premise Address	Owner Name	Care of Name	"Address 1"	Address		City/State/Zip
0014 2186	1124 25TH ST NW Unit: 203	ARNELA L ENRIQUEZ			1124 25TH ST NW APT 203		WASHINGTON, DC 20037-1453
0014 2177	1124 25TH ST NW Unit: 00T4	BRIAN S FIRST			1124 25TH ST NW APT T4		WASHINGTON, DC 20037-1451
0014 2194	1124 25TH ST NW Unit: 211	BROOKE L DANIELS			1124 25TH ST NW APT 211		WASHINGTON, DC 20037-1454
0014 2200	1124 25TH ST NW Unit: P6	DONALD K DUNN			1124 25TH ST NW # 0211		WASHINGTON, DC 20037-1402
0014 2187	1124 25TH ST NW Unit: 204	ELISABETH U ROBERTS			1124 25TH ST NW APT 204		WASHINGTON, DC 20037-1453
0014 2188	1124 25TH ST NW Unit: 205	FRANCESCA SCHOENWANDT			1124 25TH ST NW APT 205		WASHINGTON, DC 20037-1453
0014 2192	1124 25TH ST NW Unit: 209	JASON LEE			1124 25TH ST NW APT 209		WASHINGTON, DC 20037-1454
0014 2198	1124 25TH ST NW Unit: 000P4	JASON LEE			1124 25TH ST NW APT 209		WASHINGTON, DC 20037
0014 2175	1124 25TH ST NW Unit: T2	JOHN NARGISO			1124 25TH ST NW APT T2		WASHINGTON, DC 20037-1451
0014 2174	1124 25TH ST NW Unit: T1	JOHN S NARGISO		C/O UNIT T-2	1124 25TH ST NW		WASHINGTON, DC 20037-1402
0014 2199	1124 25TH ST NW Unit: P5	JOHN S NARGISO		C/O UNIT T-2	1124 25TH ST NW		WASHINGTON, DC 20037-1402
0014 2193	1124 25TH ST NW Unit: 210	JUSTIN SHELLAWAY			1124 25TH ST NW APT 210	UNIT 210	WASHINGTON, DC 20037-1454
0014 2201	1124 25TH ST NW Unit: 000P7	JUSTIN SHELLAWAY			1124 25TH ST NW APT 210	UNIT 210	WASHINGTON, DC 20037-1454
0014 2182	1124 25TH ST NW Unit: 103	KAY L MOSS			3006 CAMBRIDGE PL NW		WASHINGTON, DC 20007-2913
0014 2181	1124 25TH ST NW Unit: 102	M K TRIOLO			4402 AIRLIE WAY		ANNANDALE, VA 22003-3567
0014 2184	1124 25TH ST NW Unit: 201	MARK E SCHOENBORN			9471 BAYMEADOWS RD STE 108		JACKSONVILLE, FL 32256-7968
0014 2185	1124 25TH ST NW Unit: 202	MARK E SCHOENBORN			9471 BAYMEADOWS RD		JACKSONVILLE, FL 32256-7932
0014 2196	1124 25TH ST NW Unit: P2	MICHAEL E BUCKLEY			1124 25TH ST NW APT T4		WASHINGTON, DC 20037-1451
0014 2176	1124 25TH ST NW Unit: 00T3	MICHAEL W GANDOLFO			1124 25TH ST NW APT T3		WASHINGTON, DC 20037-1451
0014 2197	1124 25TH ST NW Unit: 000P3	MICHAEL W GANDOLFO			1124 25TH ST NW APT T3		WASHINGTON, DC 20037-1451
0014 2180	1124 25TH ST NW Unit: 101	MITRA SCHOENBORN			1124 25TH ST NW APT 101		WASHINGTON, DC 20037-1452
0014 2195	1124 25TH ST NW Unit: P1	MITRA SCHOENBORN			1124 25TH ST NW APT 101		WASHINGTON, DC 20037-1452
0014 2189	1124 25TH ST NW Unit: 207	NESSA E FEDDIS			1124 25TH ST NW APT 207		WASHINGTON, DC 20037-1453
0014 2190	1124 25TH ST NW Unit: 207	NESSA E FEDDIS			1124 25TH ST NW APT 207		WASHINGTON, DC 20037-1453
0014 2191	1124 25TH ST NW Unit: 208	PETER R MOOCK			185 MURRAY AVE		LARCHMONT, NY 10538-1603
0014 2202	1124 25TH ST NW Unit: P8	PETER R MOOCK			185 MURRAY AVE		LARCHMONT, NY 10538-1603
0014 2179	1124 25TH ST NW Unit: T6	RAFAEL A PEREZ-PINERIO			1124 25TH ST NW APT T6		WASHINGTON, DC 20037-1451
0014 2178	1124 25TH ST NW Unit: T5	STEVEN WHITE		C/O DEPT OF STATE/ADM	9000 NEW DELHI PL		DULLES, VA 20189-9000
0014 2183	1124 25TH ST NW Unit: 104	THOMAS WAREHIME		C/O PNC MTG CORP OF AMERICA	PO BOX 37520		LOUISVILLE, KY 40233-7520

Roster of Persons or Entities Owning Property Any Portion of Which Is Located within 200 Feet (220 Ft. Scaled) of Lot 807, Square 25

Columbia Hospital for Women – Washington, DC

Square / Suffix / Lot	Premise Address	Owner Name	Care of Name	"Address 1"	Address	City/State/Zip
0014 2209	1116 25TH ST NW Unit: 2	AUZA SPERLING			1116 25TH ST NW APT 2	WASHINGTON, DC 20037-1461
0014 2212	1116 25TH ST NW Unit: 000P1	CORY A SORENSEN			1116 25TH ST NW APT 2	WASHINGTON, DC 20037-1461
0014 2210	1116 25TH ST NW Unit: 3	DANIEL CANE			1116 25TH ST NW APT 3	WASHINGTON, DC 20037-1461
0014 2204	1134 25TH ST NW	K AHDUT			11207 HEALY ST	SILVER SPRING, MD 20902-3219
0014 2205	1134 25TH ST NW	KEVIN LYSKOWSKI			PO BOX 18654	WASHINGTON, DC 20036-8654
0014 2203	1134 25TH ST NW	KEYVAN AHDUT			11207 HEALY ST	SILVER SPRING, MD 20902-3219
0014 2206	1134 25TH ST NW	KEYVAN AHDUT			11207 HEALY ST # 0005	SILVER SPRING, MD 20902-3219
0014 2211	1116 25TH ST NW Unit: 4	NICOLE GLINEUR			1116 25TH ST NW # 0004	WASHINGTON, DC 20037-1461
0014 2213	1116 25TH ST NW Unit: P2	NICOLE GLINEUR			1116 25TH ST NW # 0004	WASHINGTON, DC 20037-1461
0014 2207	1134 25TH ST NW	SOO Y BANG			1116 25TH ST NW # 0001	WASHINGTON, DC 20037-1461
0014 2208	1116 25TH ST NW Unit: 1	SOO Y BANG			1116 25TH ST NW # 0001	WASHINGTON, DC 20037-1461
0014 2225	1112 - 1114 25TH ST NW	DANIEL CANE			1116 25TH ST NW APT 3	WASHINGTON, DC 20037-1461
0014 2219	1112 - 1114 25TH ST NW	DAVID CHUN WAN WONG ETAL			1112 25TH ST NW APT 6	WASHINGTON, DC 20037-1455
0014 2217	1112 - 1114 25TH ST NW	J GARRITY			1114 25TH ST NW # 0004	WASHINGTON, DC 20037-1408
0014 2223	1112 - 1114 25TH ST NW	J GARRITY			1112 25TH ST NW # 0004	WASHINGTON, DC 20037-1455
0014 2215	1112 - 1114 25TH ST NW	JON G FINKELSTEIN			1112 25TH ST NW # 0002	WASHINGTON, DC 20037-1455
0014 2214	1112 - 1114 25TH ST NW	MOUSSA AHDUT			11207 HEALY ST	SILVER SPRING, MD 20902-3219
0014 2218	1112 - 1114 25TH ST NW	MOUSSA AHDUT		C/O KEYVAN AHDUT	11207 HEALY ST	SILVER SPRING, MD 20902-3219
0014 2222	1112 - 1114 25TH ST NW	MOUSSA AHDUT			11207 HEALY ST	SILVER SPRING, MD 20902-3219
0014 2220	1112 - 1114 25TH ST NW	R H KINKEAD		UNIT #7	1112 25TH ST NW # 1114	WASHINGTON, DC 20037-1455
0014 2221	1112 - 1114 25TH ST NW	STANLEY BARG			1112 25TH ST NW # 0008	WASHINGTON, DC 20037-1455
0014 2224	1112 - 1114 25TH ST NW	STANLEY BARG		UNIT #8	1112 25TH ST NW # 1114	WASHINGTON, DC 20037-1455
0014 2216	1112 - 1114 25TH ST NW	TIMOTHY P KESSLER			2598 COVENT GARDENT COURT	THOUSAND OAKS, CA 91362

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0015	0048	2500 PENNSYLVANIA AV NW	FLORENZ R OURISMAN HOSPITALITY PARTNERS			7101 WISCONSIN AVE # 0610	BETHESDA, MD 20814-4871
0025	0806	2425 L ST NW	HIGH STREET COLUMBIA LLC		TC MIDATLANTIC DEVELOPMENT INC	1055 THOMAS JEFFERSON ST NW STE 650	WASHINGTON, DC 20007-5259
0025	0808	2400 M ST NW	EOR-JBG 2400 RESIDENTIAL LLC			5301 WISCONSIN AVE NW STE 300	WASHINGTON, DC 20015-2015
0025	2001	2440 M ST NW Unit: A	JBG/JER 2440 M LLC			5301 WISCONSIN AVE NW	WASHINGTON, DC 20015-2015
0025	2002	1111 25TH ST NW Unit: B	E OR JBG 2440 RESIDENITAL LLC			5301 WISCONSIN AVE NW	WASHINGTON, DC 20015-2015
0026	0010	2421 - 2423 PENNSYLVANIA AV NW	FORTUNATE INVESTORS		C/O ALFRED H LIU	2423 PENNSYLVANIA AVE NW # 500	WASHINGTON, DC 20037-1718
0026	0011	2401 PENNSYLVANIA AV NW	TRIZECHAHN LLC-1250C/2401P LLC		PROPERTY TAX DEPT 113	PO BOX 4900	SCOTTSDALE, AZ 85261-4900
0026	0809	PENNSYLVANIA AV NW	UNITED STATES OF AMERICA		NON-TAXABLE		
0027	0030	2436 - 2440 PENNSYLVANIA AV NW	JAMES C HICKEY		C/O ST STEPHEN CHURCH	2436 PENNSYLVANIA AVE NW	WASHINGTON, DC 20037-1717
0027	0823	2430 PENNSYLVANIA AV NW	BRISTOL HOTEL ASSOCIATION LTD		C/O THE MELROSE HOTEL WASH.	2430 PENNSYLVANIA AVE NW	WASHINGTON, DC 20037-1791
0037	0810	1115 24TH ST NW	M C AHLGREN			179 SHAW AVE	CRANSTON, RI 02905-3828
0037	0811	1117 24TH ST NW	MICHAEL S GLUCK		C/O STATE DEPT	9900 VIENNA PL	WASHINGTON, DC 20521-9900
0037	0831	1121 24TH ST NW	1121 24TH STREET LP		C/O WILLIAM W BECKETT	36 WINSTON DR	BELLEAIR, FL 33756-1646
0037	0836	1101 - 1111 24TH ST NW	DISTRICT OF COLUMBIA		NON-TAXABLE		
0037	0837	2301 L ST NW	DISTRICT OF COLUMBIA		NON-TAXABLE		
0037	0854	2350 M ST NW	STARWOOD REALTY CMBS I LLC			2231 E CAMELBACK RD	PHOENIX, AZ 85016-3453
0038	0036	2318 L ST NW	FANNY T TANTOCO			2318 L ST NW	WASHINGTON, DC 20037-1425
0038	0037	2316 L ST NW	MEGA ONE INC			2316 L ST NW	WASHINGTON, DC 20037-1425
0038	0038	2314 L ST NW	ALIA E MARWAH			2314 L ST NW	WASHINGTON, DC 20037-1425
0038	0040	2375 PENNSYLVANIA AV NW	GOVERNMENT OF SPAIN			2375 PENNSYLVANIA AVE NW	WASHINGTON, DC 20037-1710
0038	0817	1013 24TH ST NW	CURTIS M DOMBEK			2641 NICHOLS CANYON ROAD	LOS ANGELES, CA 90096-0001
0038	0820	1011 24TH ST NW	SCOTT B MCBRIDE	ET AL		1011 24TH ST NW	WASHINGTON, DC 20037-1428
0038	0825	1015 24TH ST NW	ABDO LUXURY			1405 RHODE ISLAND AVE NW STE 400	WASHINGTON, DC 20005-5462
0038	0826	2326 L ST NW	ABDO LUXURY			1405 RHODE ISLAND AVE NW STE 400	WASHINGTON, DC 20005-5462
0038	0827	2324 L ST NW	ABDO LUXURY			1405 RHODE ISLAND AVE NW STE 400	WASHINGTON, DC 20005-5462

Holland & Knight LLP
Washington, DC 20006

April 24, 2003