

## City of Alexandria, Virginia

## MEMORANDUM

DATE: MAY 20, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER

SUBJECT: DUKE STREET CONCOURSE PROGRESS REPORT AND  
CONSIDERATION OF CERTIFICATES OF OCCUPANCY FOR PTO

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This memorandum provides a brief update on the status of the construction of the Duke street concourse and the implementation of concourse-related mitigation measures.

Concourse Construction

The Duke Street Concourse is proceeding on schedule as of this date. The precast tunnel sections for Phase III have been installed. The concourse contractor, Corman, is continuing to work two shifts Monday through Friday, the first shift from 7AM to 3PM, the second shift from 3PM to 11PM. Corman has also been working on the plaza in front of the Time Life Building.

The potential for conflict between the concourse and the existing WMATA tunnel has been resolved. WMATA's contractor, Grunley-Walsh, continues to work closely with Corman to ensure that the work is coordinated. Grunley-Walsh has begun construction.

Mitigation Measures: Shuttle Ridership:

Shuttle buses operating between the King Street Metro Station and the PTO campus continue to serve significant ridership. Through the week of May 10, the shuttle has served an average of 530 trips each day. Currently, the shuttle is serving over 600 trips each day. Since the beginning of operations on December 8, 2003, the shuttle service has provided approximately 59,300 trips.

Traffic Volumes on Surrounding Streets

Traffic counts around the eastern end of Eisenhower Valley were last obtained in early April. As previously reported to Council, the volume of traffic entering and leaving Eisenhower Valley has increased by approximately 2,500 vehicles per day (4.8%) over the baseline conditions at the end of 2003. Additional traffic counts will be completed in late May.

Staff continues to monitor all elements of this concourse project and will keep the Council informed of all developments. Attached is a matrix which gives a monthly status of the mitigation measures, construction milestones, PTO occupancy and transit patterns, and traffic levels in the surrounding area (Attachment 1). This matrix will continue to be updated each month until the completion of this project.

At the January 13, 2004 Council Legislative meeting, Council voted to not issue any additional certificated of occupancy for PTO prior to the May 25 legislative meeting. At that time, Council intended to evaluate the progress of the concourse construction and effectiveness of the mitigation efforts. Because the construction of the concourse is proceeding on schedule and all milestones have been meet to date, and the traffic and pedestrian mitigation efforts are working well, staff recommends that additional certificates of occupancy for PTO not be held up to due to the Duke Street Pedestrian Concourse.

Also attached are some recent photos illustrating construction to date.

Attachments:

1. Duke Street Pedestrian Concourse Matrix
2. Phase III Construction photographs

cc: Richard J. Baier, P.E., Director, T&ES  
Tom Culpepper, P.E., Deputy Director, T&ES  
Emily A. Baker, P.E., City Engineer  
Arthur Dahlberg, Director, Code Enforcement

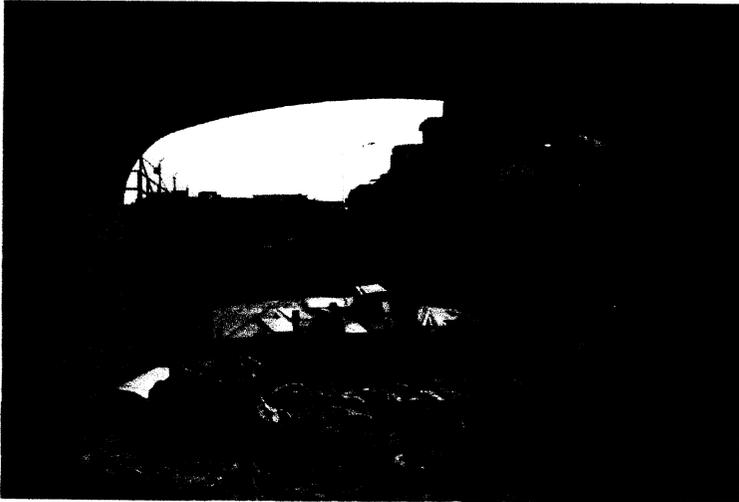
## DUKE STREET PEDESTRIAN CONCOURSE MATRIX

	DEC 2003	JAN 2004	FEB 2004	MARCH 2004	APRIL 2004	MAY 2004	JUNE 2004
<b>Mitigation Measures:</b>							
Average number of employees using the Transit Shuttle per day	97	454	739	599	660	612*	
Notation of any fines and missed interim milestones	Milestone 1 Achieved 11/20/03	N/A	Milestone 2 Achieved 2/17/04	Milestone 3 Achieved 3/26/04	N/A	N/A	
<b>PTO Campus Update:</b>							
Number of employees occupying the Campus at month's end	592	1596	2103	2103	2103	2103	
Average number of employees commuting from Crystal City by PTO Shuttle per day	N/A	224	285	253	250	250	
Average number of employees parking within a PTO garage per day	386	806	956	956	956	956	
<b>Traffic Volume on Surrounding Streets:</b>							
Average daily number of vehicles entering and leaving East Eisenhower Valley	51,200	N/A**	48,000	N/A	53,700	N/A	

\* Through week of May 10, 2004

\*\* Staff estimate

**PHASE III CONSTRUCTION**



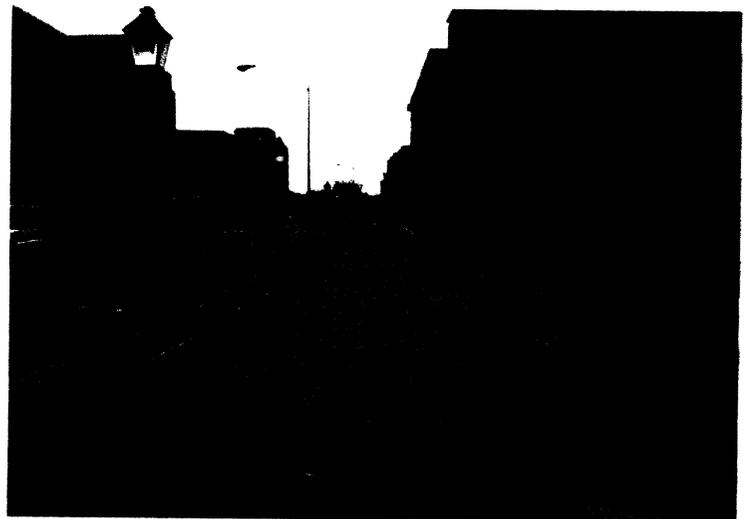
VIEW FROM NORTH PORTAL



VIEW OF NORTH PORTAL FROM DIAGONAL



NORTH VIEW ON DIAGONAL



SIDEWALK EAST OF DULANY