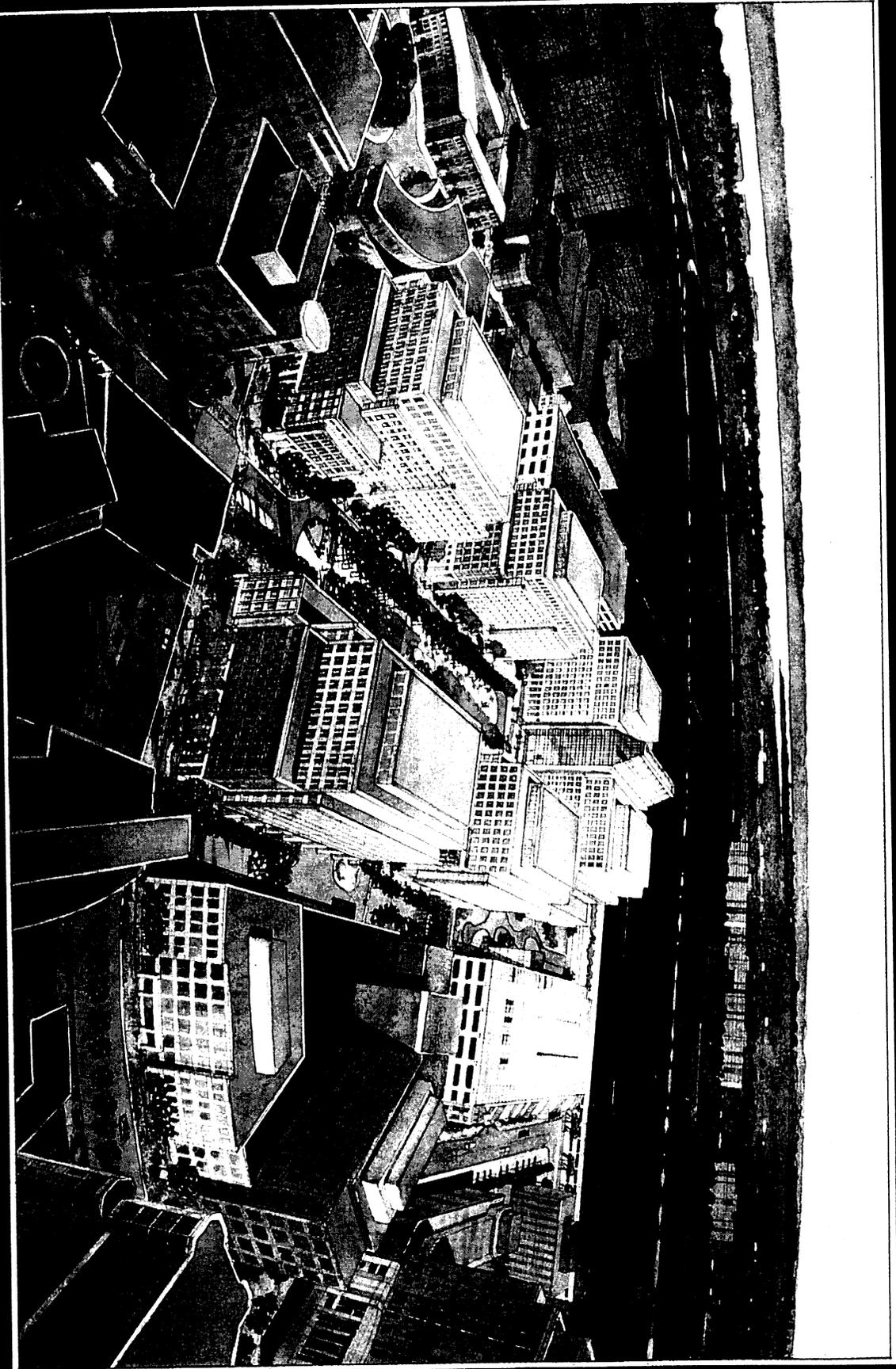


Transportation and Environmental Services and Code Enforcement

**Update on the Opening of the First Two Patent
and Trademark Office Buildings
and the Duke Street Concourse**

September 9, 2003

PTO at Carlyle



Carlyle looking south

PTO in Alexandria

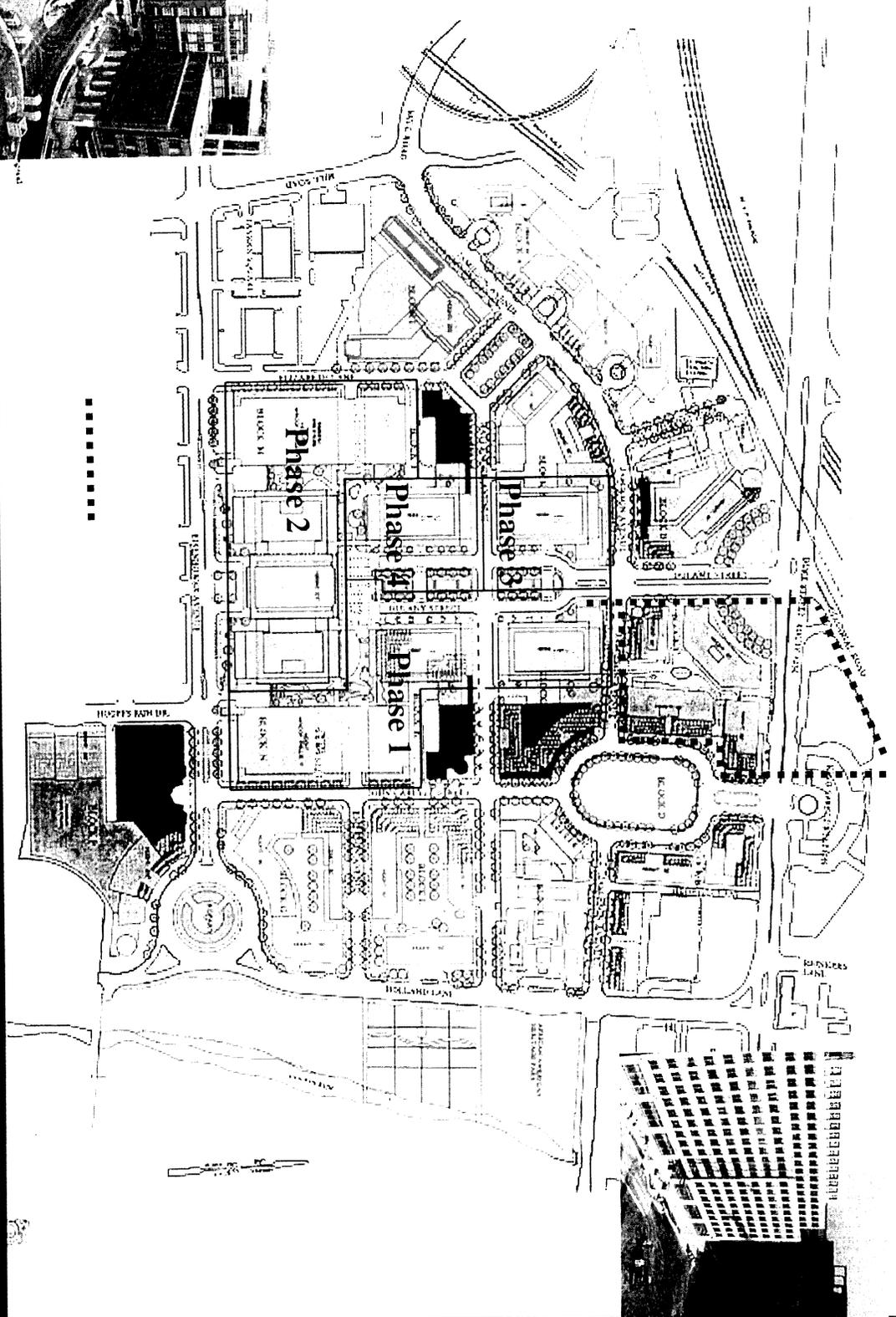


Building A Atrium

- At 2.46 million square feet in five buildings, PTO is the largest federal lease of real estate in American history;
- The PTO has approximately 7,100 employees.
- The buildings are designed by the internationally renown architecture firm of Skidmore, Owings & Merrill;
- The general contractor, Turner Construction Corporation, is the second largest in the country;
- Construction began in December 2001 and will be completed in mid-2005.
- The PTO comprises approximately 60% of all of the square footage of construction activity in the City at this time.

PTO Phasing Plan

Kline St. Metro



Dulany St. looking north to Metro

Dulany St. looking south around

PTO Construction Schedule

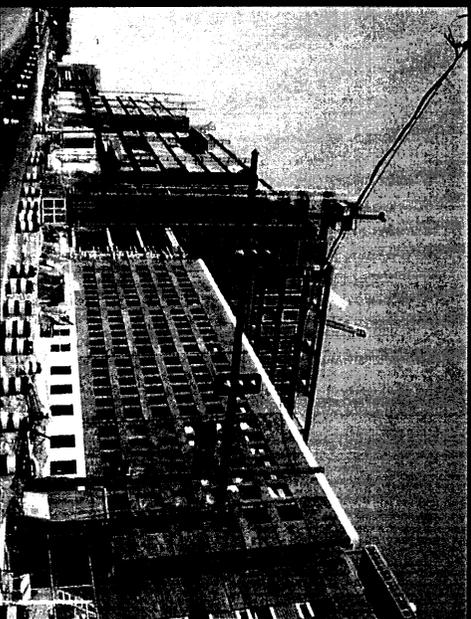
Phase	Building	Begin Occupancy	Finished Occupancy	# of Employees
#1	E. Garage	December 8, 2003	January 15, 2004	1760 Cars
	Bldg. E	December 8, 2003	January 15, 2004	1300
	Bldg. C	January 7, 2004	February 28, 2004	1300
	E. Town.	April 2004	May 2004	200*
#2	Bldg. A	June 2004	August 2004	1900
	W. Garage	June 2004	August 2004	1804 Cars
	W. Town.	June 2004	August 2004	250*
#3	Bldg. D	August 2004	October 2004	1300
#4	Bldg. B	Jan. 2005	March 2005	1300

* Contract not PTO Employees

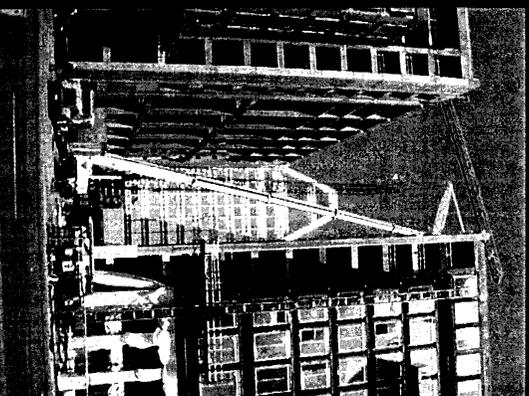
PTO Construction Status



Building E: Jamieson Avenue at Dulany Street, Phase 1
Complete October 10, 2003



Building A
Eisenhower Avenue
Phase 2
Complete June 2004



Building A
Atrium

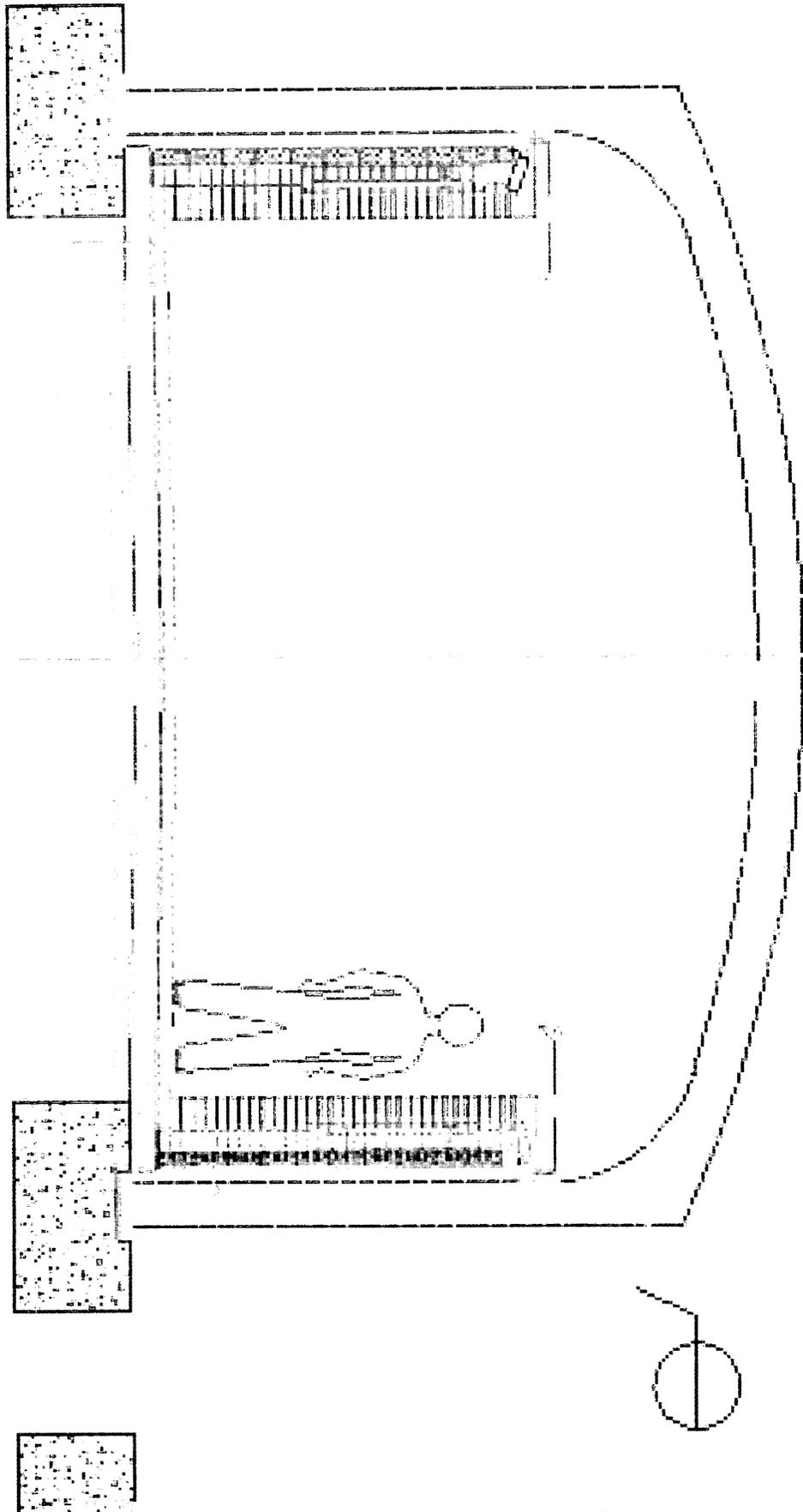
Duke Street Concourse Schedule

- Award of construction contract September 15
- Notice to proceed September 16
- Completion June 30, 2004

*Schedule provided by the Carlyle Development Corporation

PRO/King Street Metro Station Area

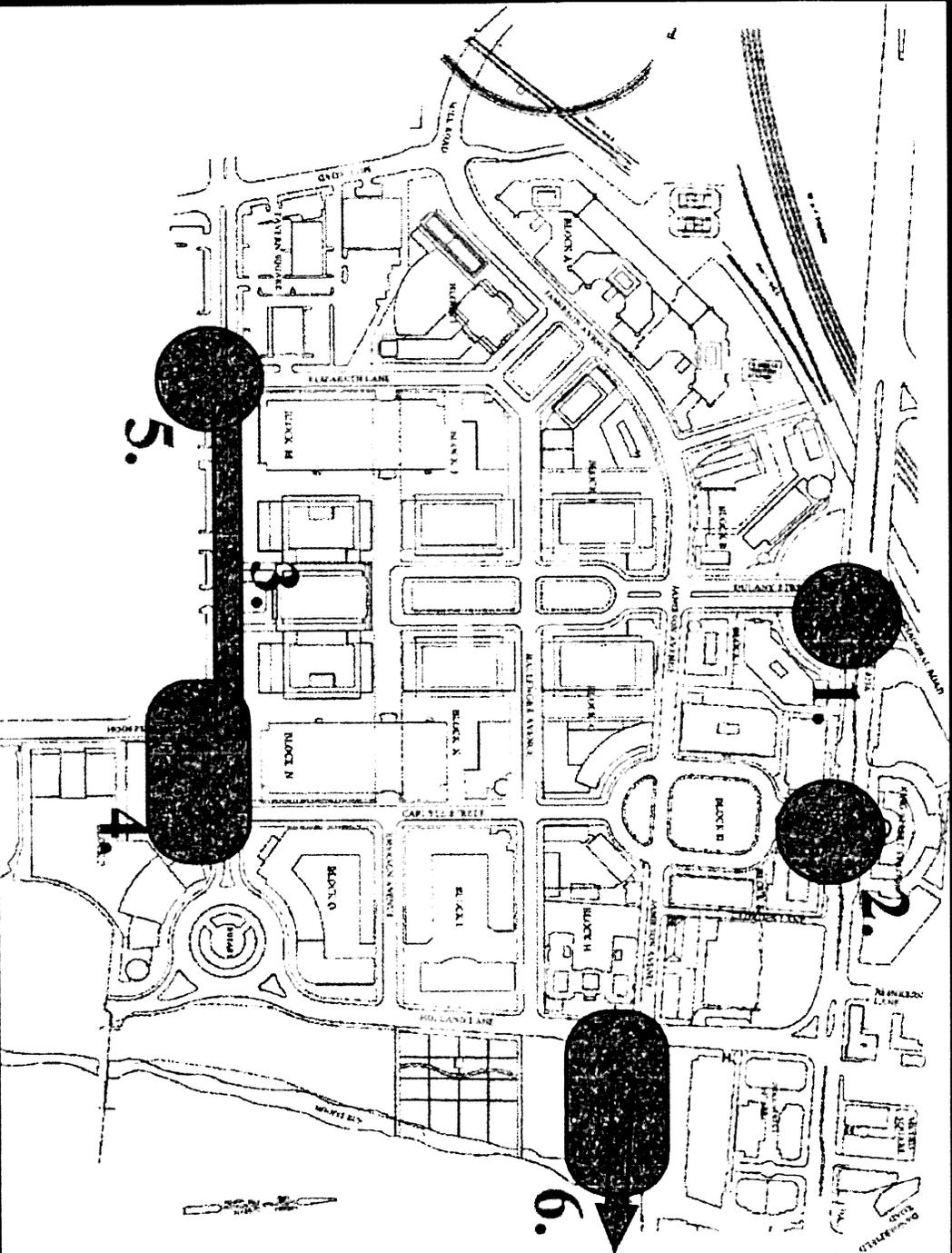




Concourse Mitigation Efforts

- Provide a shuttle service with 5 minute headway.
- Construct bus shelters for PTO employees.
- Channelize pedestrians crossing Duke Street.
- Implement public information program and brochure.
- Provide traffic and pedestrian analysis of corridor.
- Provide funding for on-site City inspection.
- Pay \$5,000 per day for delayed opening after July 1.

New Traffic Improvements with PTO



1. Additional left turn lanes and pedestrian crossing improvements
2. Pedestrian crossing improvements
3. Additional westbound lane
4. New left turn lane
5. New left turn lanes
6. Extend to West Street

Additional Transportation Investments:

- Signalization of Duke Street and Eisenhower Avenue
- \$200,000 contribution for traffic improvements

Additional Efforts

- Before Move-In
 - Employee Education and Outreach.
 - Community Day
 - “Customized” commuter information packages.
 - PTO – Transit Day
 - Interim Shuttle
 - Improved pedestrian crossings.
 - Sidewalk extensions
 - Signal Modifications and retiming
- During Move-In
 - Meetings with employees a move-in
 - Traffic/Pedestrian monitoring and adjustment
 - Police traffic and pedestrian control



Duke Street at Diagonal looking
North Along Diagonal



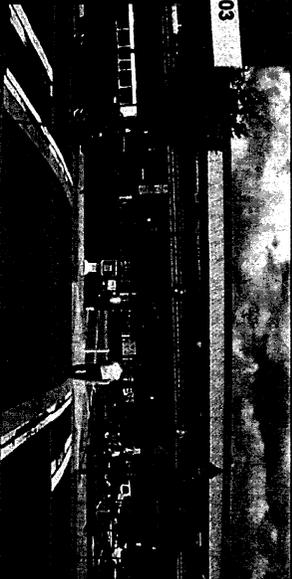
Duke Street at Dulany looking south
across Duke Street



Duke Street at Reinckers looking
south across Duke Street



September 5, 2003



Diagonal at King Street Station
pedestrian crossing looking west
across Diagonal

Diagonal at King Street Station exit
looking west across Diagonal

Thank You