

May 20, 2004

Mr. Douglas E. Noble, P.E., PTOE  
Associate Director  
Traffic Services Administration  
District Department of Transportation  
2000 14<sup>th</sup> Street, NW, 7<sup>th</sup> Floor  
Washington, DC 20009

Dear Doug Noble:

Advisory Neighborhood Commission 3D met recently with the WC & AN Miller Companies to review plans for a proposed new office building on 49<sup>th</sup> Street near its intersection with Massachusetts Avenue, NW. The new building will become the corporate headquarters for Miller and will complement office buildings in an existing Miller complex that will also have access to underground and above ground parking as well as a new rear parking deck. Currently cars parked in the lower lot must exit onto 50<sup>th</sup> Street. When the new building and parking facilities are complete there will be parking for 450 cars that will all have access to the 49<sup>th</sup> Street exit. The Commission was also informed that Miller has retained the services of traffic consultant Osborne George to develop a traffic management plan aimed at the reduction of traffic impacts on 49<sup>th</sup> Street resulting from the additional office building and enlarged parking facility.

A lengthy discussion centered on the construction and planned 49<sup>th</sup> Street exit serving the entire parking facility. It was noted that the introduction of 130 additional cars and the potential for all cars to exit onto 49<sup>th</sup> Street would have significant impact on the already congested intersection at Massachusetts Avenue, NW, and as a result, traffic would use surrounding neighborhood streets as a means to exit the commercial area of Spring Valley. The surrounding neighborhood area, also built by the Miller Companies, contains exclusive residential homes that should be protected from any traffic impact resulting from expansion of the abutting commercial area.

Discussion of a construction management plan also ensued as there is concern about construction vehicles and parking impacts on the abutting property owners and neighborhood streets during that phase of the project.

The Miller Companies assured the Commission that Osborne George would work closely with DDOT and the community to ensure minimum impact from construction of the new commercial building and expanded parking facility and every effort would be made to utilize effective signalization of the intersection at 49<sup>th</sup> Street and Massachusetts Avenue, NW for the completed new facilities.

The Commission agrees that improvements are needed at that intersection which also serves the highly successful Crate and Barrel, Starbucks, Ski and Patio Center and Chicken Out. All

Mr. Douglas Noble, P.E., PTOE  
May 20, 2004  
Page two

currently generate measurable traffic flow. But, these businesses, as well as the new corporate headquarters of the Miller Companies should not place additional traffic on the residential streets of Spring Valley nor should the streets of Spring Valley become convenient short cuts to the commercial area.

Advisory Neighborhood Commission 3D seeks the cooperation of DDOT to conduct a traffic study for the intersection of Massachusetts Avenue and 49<sup>th</sup> Street and would include the intersections of Massachusetts Avenue at 50<sup>th</sup> Street and at Fordham Road which also serve the commercial area. The study would consider optimization of the traffic signals and patterns at these intersections; incorporate a careful review of the proposed traffic plan proposed by Osborne George; and, ensure there is minimal neighborhood impact from the increased traffic from an enlarged parking facility in the Miller office complex. Integration of a construction management plan into the traffic study is also requested.

The Commission is grateful to DDOT for its cooperation in this effort and is willing to act in any capacity that will ensure prompt attention is given to this request.

Sincerely,

Alma H. Gates  
Chair

cc: Edward J. Miller, Jr.  
John Patrick Brown, Jr.  
Ambassador William C. Harrop  
Colleen Smith Hawkinson