

**MIDATLANTIC REALTY PARTNERS
WASHINGTON GATEWAY PUD**

**OUTLINE OF TESTIMONY OF
MARTIN WELLS, WELLS & ASSOCIATES TRAFFIC CONSULTANT**

- I. INTRODUCTION
- II. OVERVIEW OF TRANSPORTATION CONSIDERATIONS
 - A. New York Avenue and Florida Avenue Corridors
 - B. Methodology
 - C. Existing and Projected Levels of Service
- III. PARKING REQUIREMENTS
 - A. Required Parking
 - B. Provided Parking
- IV. LOADING REQUIREMENTS
 - A. Requirements
 - B. Provision of Loading Berths, Platforms and Service Spaces
- V. CIRCULATION PATTERNS
 - A. Street Traffic Patterns
 - B. Circulation Within Project
- VI. CONCLUSIONS