Outline of Testimony by Osborne R. George
Traffic /Transportation and Parking

1) The site is located in reasonable proximity to Mass Transit stations, as well as and several bus transit routes along 13th Street, R Street and Vermont Avenue, NW.

2) The one-way directional flow patterns of traffic along Q and R Streets contribute to efficiency of traffic flow and favorable levels of service in the local area

3) Vehicle trip generation will be moderate to low, considering potential transit usage and other non-automobile modes of travel available to residents of the proposed development.

4) Surveys of comparable multiple-family-dwelling residential developments (with the mix of unit sizes proposed), strongly suggest that the loading provisions through a "service delivery" area accessible off the public ally system serving the square should be quite adequate to meet the needs of the site Details regarding unit sizes, loading and service delivery needs, as well as management practices related to such sites will be provided, as appropriate.

5) Item 4 above will be supported by references to specific sites, and will include photographs, the results of surveys and interviews with property managers as may be appropriate

ZONING COMMISSION
District of Columbia
CASE NO.04-13
EXHIBIT NO.2I