

MARTIN J. WELLS, P.E.
PRESIDENT

PROFILE: Mr. Wells has over 30 years of experience in traffic, transportation, transit, parking, and pedestrian planning and engineering. He has worked for private real estate developers; federal, state, and local governments; and institutions in 30 states and overseas. This experience includes traffic impact studies, transportation analyses of mixed-use developments, travel demand management studies, parking policy and needs studies, transit planning, and highway and parking facility design. Mr. Wells has provided expert testimony before numerous planning boards, elected officials, administrative hearing officers, and citizens groups.

EXPERIENCE: **Traffic Impact Studies.** Conducted numerous traffic impact studies for large and small residential, commercial, and mixed-use projects in every major jurisdiction in the Washington metropolitan area and in 15 other states. This includes preparation of reports and expert testimony in support of rezoning, subdivisions, site plan approvals, and comprehensive plan and proffered condition amendments.

Mixed-Use/Town Center Developments. Conducted multi-modal transportation studies for 12 million square foot mixed-use residential, office, retail, and hotel projects for the Potomac Yard in Alexandria/Arlington, Virginia; Reston Town Center, Fairfax County, Virginia; The Village at Shirlington, Arlington County, Virginia; Columbia, Maryland; WorldCom and Evergreen Mills in Loudoun County, Virginia; The Gallery at Harborplace in Baltimore, Maryland; Carlyle and Mark Center in Alexandria, Virginia; Xerox Landsdowne in Loudoun County, Virginia; Colgate-Palmolive Company in Jersey City, New Jersey; River Walk in New York City; Eden Isles in Slidell, Louisiana.

Major Event Use Studies. Prepared traffic, parking, and traffic management plans for stadiums and entertainment complexes including: The John F. Kennedy Center for the Performing Arts in the District of Columbia; FedEx Field (Washington Redskins), Landover, Maryland; Jordan Hare Stadium, Auburn, Alabama; Arlington County Major League Baseball Stadium; Merriweather Post Pavilion, Columbia, Maryland; Nissan Pavilion, Prince William County, Virginia; Middle River Racing Associates in Anne Arundel County, Maryland; and Oriole Park at Camden Yards, Baltimore, Maryland.

Interchange Justification Studies. Conducted studies for modifying existing interchanges and for new interchanges on Interstate highways in Virginia, Maryland, New Jersey, Texas, and Louisiana.

Travel Demand Management Studies. Developed travel demand management programs, including group riding, transit, flexible work hour, and other actions, for major development projects in Montgomery and Prince George's County, Maryland; and Arlington County, Alexandria, Vienna, and Fairfax County, Virginia.

Travel Demand Forecasting. Forecasted regional and corridor travel demand in Arlington, Fairfax, and Loudoun County, Virginia; Jersey City, New Jersey; Columbia, Gaithersburg, Howard County, and Prince George's County, Maryland; Arlington, Virginia; Birmingham, Alabama; Fort Meyers, Florida; and Buenos Aires, Argentina.

Neighborhood Traffic Management Studies. Identified actions to reduce through traffic and vehicle speeds in East Bethesda, Chevy Chase Section IV, Maryland; Fairfax County, Virginia; and Paulus Hook, Jersey City, New Jersey.

Retail Traffic and Parking Studies. Prepared traffic, parking, transit, and pedestrian studies for Main Street, town center, regional shopping centers, large-scale value retail centers, and power strip centers in Arlington, Fairfax County, Loudoun County, and Richmond, Virginia; Owings Mills, Baltimore City, Columbia, Gaithersburg, Anne Arundel County, and Prince George's County, Maryland; North Barrington, Illinois; Atlanta, Georgia; Plano, San Antonio, and Fort Worth, Texas; Coral Gables, Tampa, and Orlando, Florida; New Haven, Connecticut; Boston, Massachusetts; and Puebla, Mexico.

Parking Studies. Conducted parking policy, needs, feasibility, and shared-use studies for public agencies, parking operators, and real estate developers, including: the District of Columbia; Arlington County, Fairfax County, Loudoun County, Alexandria, and Middleburg, Virginia; Montgomery, Prince George's, and Howard Counties, Maryland; Nashville/Davidson County and Memphis, Tennessee; Hartford, Connecticut; Coral Gables and Jacksonville, Florida; Syracuse, New York; the Washington Metropolitan Transit Authority; and The Rouse Company.

Transit Station Impact Analyses. Conducted site access, joint development, parking, and pedestrian impact studies at numerous bus and rail transit stations in the Northeast Corridor, metropolitan Washington, San Antonio, Atlanta, Jersey City, and Buenos Aires, Argentina.

Transit Studies. Devised transit circulator systems for various downtowns and major activity centers, and prepared transit development programs throughout Pennsylvania and North Carolina.

Health Care Facilities. Prepared traffic and parking plans for hospitals, universities, professional office buildings, and nursing homes, including: the Yale-New Haven Medical Center; Georgetown University Medical Center; Fairfax (Virginia) Hospital; Inova Fairfax (Virginia) Hospital; Fair Oaks (Virginia) Hospital; Washington Adventist Hospital; Shady Grove Adventist Hospital; Montgomery County, Maryland; Washington Hospital Center; Loudoun Memorial Hospital; Mission Memorial Hospital, Asheville, North Carolina; Baptist Medical Center, Birmingham, Alabama; and University of Rochester.

Schools. Conducted traffic, parking, bus, and pedestrian analyses of public and private elementary, middle, and high schools, including: Cranbrook, Bloomfield Hills, Michigan; St. Patrick's Episcopal Day School, Washington, D.C.; Edmund Burke School, Washington, D.C.; Sidwell Friends School, Washington, D.C. and Bethesda, Maryland; The Sheridan School, Washington, D.C.; The Potomac School, McLean, Virginia; The Langley School, Fairfax County, Virginia; French School, Montgomery County, Maryland; Garrison Forest School, Baltimore County, Maryland; and public schools in Arlington and Fairfax County, Virginia, and Montgomery and Howard County, Maryland.

Environmental Impact Studies. Prepared the transportation components of environmental documents in Washington, D.C.; Prince George's County, Maryland; New York, New York; Jersey City, New Jersey; Slidell, Louisiana; and Charleston, South Carolina.

EDUCATION: Master of Science, Civil Engineering, Carnegie-Mellon University, Pittsburgh, Pennsylvania, 1975.

Bachelor of Science, Civil Engineering, Wayne State University, Detroit, Michigan, 1973.

REGISTRATIONS: Registered Professional Engineer: Virginia, Maryland, New Jersey, Florida, Illinois, Texas, Pennsylvania, Colorado, Ohio, Missouri, Connecticut, North Carolina, New York, Michigan, West Virginia, Indiana, Oregon, and the District of Columbia.

AFFILIATIONS: Institute of Transportation Engineers
American Planning Association
Congress for the New Urbanism

PUBLICATIONS: "Colgate-Palmolive Site Traffic Impact Assessment Case Study," American Society of Civil Engineers, Site Impact Traffic Assessment Conference, June 1992.

"Neo-Traditional Neighbor Developments: Can You Go Home Again?," National Trust for Historic Preservation, National Meeting on Main Street, April 1992.

"Parking and Easy Access - The First Steps Toward Recovery," Health Facilities Management Magazine, December 1991.

"Review of Methods for Assigning Work to Part-Time Operators," Annual Meeting of the Transportation Research Board, Washington, D.C., 1985.

"Integrating Public Transportation into the San Antonio, Texas Street System," International Public Works Congress and Equipment Show, Atlanta, Georgia, 1981.

"Neighborhood Automobile Restraint: The Chevy Chase Section Four, Maryland Experience," Annual Meeting of the Transportation Research Board, 1981.

"Planning for Shared-Ride Taxi Service," 58th Annual Meeting of the Institute of Transportation Engineers, 1978.

EMPLOYMENT HISTORY

1991 - Present **Wells & Associates, LLC**
McLean, Virginia
President

Responsible for business development, administration, management of professional, technical, and clerical staff, technical analyses, quality control, documentation, and expert testimony.

1981 - 1991 **Gorove/Slade Associates, Inc.**
Washington, D.C.
Principal Associate

Responsible for the transportation planning practice. Responsibilities included business development, project administration, management of professional, technical, and clerical staff, technical analyses, quality control, documentation, and expert testimony.

1980 - 1981 **San Antonio Metropolitan Transit Authority (VIA)**
San Antonio, Texas
Director of Planning

Responsible for long-range, short-range, and day-to-day operations planning for a 550-bus transit system serving a metropolitan area of over 1,000,000 people.

1975 - 1980 **Barton-Aschman Associates, Inc.**
Washington, D.C.
Associate/Senior Associate

Responsible for transportation planning, transit planning, and traffic engineering analyses.

Beth Buffington AIA
Studio Principal

Experience and Qualifications

Beth brings over 26 years of experience specializing in educational facilities, including campus master planning, and will lead the team. With the ultimate responsibility for all project deliverables, Beth will closely monitor quality and cost as well as monitor the development of the project delivery plan and schedule. Beth will be the focus of all team communication and will ensure that the flow of information is quick, accurate, efficient, and understandable.

Project Experience

- The Catholic University of America, New Resident Life Facility Program, Washington, DC – Project Manager and Design Architect for programming, planning and development of systems, standards and site concepts for a new on-campus resident life complex which will be built in three phases and include 900 beds when completed
- Hood College Master Plan, Frederick, MD – Project Manager for master plan of new residential and academic buildings and convocation center. Included in this plan is a study for the renovation/conversion of existing athletic facility into a student residence hall, the renovation/conversion of existing facility interior space into a 5,000 gsf ceramics art facility and the renovation of the existing campus buildings to meet current ADA standards
- Hood College, New Residence Building, Frederick, MD – Project Manager for the design of a new 48,000 sf apartment style residence hall. This federal style building will blend seamlessly with the existing campus which is listed on the National Register of Historic Places
- Villa Julie College, Owings Mills Campus, MD – Project Manager for the master plan of a new residential campus, 700-bed luxury residential apartment-style facility which features a fitness center and a 10,000-square-foot community center and the design of new 90,000 sf academic building which will be the cornerstone of the academic precinct on the new campus. This campus was designed based on PKAL teaching philosophies
- Old Dominion University, Large Term Contract, Norfolk, VA – Project Manager for term contract services to improve classroom facilities. Current projects include a 2200 sf renovation of existing storage space into three classrooms and an office suite and a 3500 sf classroom addition
- New Residential Apartment Complex, Shepherd College, Shepherdstown, VA – Project Manager for a 300-bed apartment style residence consisting of two 50,000 gsf 3-story dormitories. Key features include a lobby and laundry room on the first floor and a typical unit consisting of 2 bedrooms (double occupancy), living room, kitchen and toilet/shower room
- Virginia Commonwealth University, Richmond, VA, School of the Arts Renovation (31,000 sf) – Project Principal for the renovation of the Franklin Terrace building, built in 1900, that houses the number one public university art program in the US. This project renovated major building systems, and reconfigured space to serve the Foundation arts, Communication Arts, and the very specific needs of the Kinetic Imaging programs, with the goal of repositioning the building as a communal stage for the activities within

- James Madison University, Edith J. Carter Arboretum, Harrisonburg, VA (3,000 sf) - Project Principal for this educational and community outreach facility. This project will construct a facility to house the community reception spaces, teaching and office spaces to provide a site for the numerous programs which the arboretum conducts every year. It will incorporate sustainable design measures, including a green roof system.
- The Catholic University of America, Campus Master Plan, Washington, DC – Architectural Project Manager for new campus master plan integrating the space / efficiency needs for all departments on campus and creating a plan to effectively utilize existing architecture. The new plan created a campus core and turned Catholic University into a pedestrian campus through a five-phased construction process *
- Loyola University, Residence Hall Master Plan, New Orleans, LA – Project Manager for planning and design of a new plan for three existing and one new residence hall. The plan helped determine necessary number of beds on campus while maintaining sufficient existing housing during renovation of two existing residence hall *
- Emory & Henry College, Residence Hall Master Plan, Emory, VA - Project Manager in charge of comprehensive design services for new residence hall master plan. The new residence hall was placed on an infill site in the student village *
- The Catholic University of America, Residence Hall, Washington, DC (107,000 sf) – Planning and design of a new, 107,000 sf residence hall totaling 347 beds in a variety of configurations including suites and apartments, featuring single bedrooms *
- Virginia Commonwealth University, Residence Hall, Richmond, VA (640 beds) – Project Manager for design of a new, 640-bed high-rise residence hall in an urban Richmond context. The building features double rooms, in-suite accommodations for freshman and upperclassmen *
- Virginia Commonwealth University, Gladding Residence Center – Project Manager for a 53,000 sf, five-story student housing facility. Features include a variety of compact living units, shared living areas and compartmented bathrooms.
- Marshall University, Residence Hall and Dining Complex, Huntington, WV (500 beds) – Project Manager for design of a new, 500-bed residence hall complex with an adjacent dining facility. The residence halls feature single and double rooms in four and eight-person suites. The design of this facility is intended to visually expand the Marshall University campus beyond its traditional boundaries *
- American University, Katzen Arts Center, Washington, DC (130,000 sf) – Project Manager for planning and design of new, 130,000 sf cultural arts center to be situated on Massachusetts Avenue in Washington, DC. The building will include spaces for studio arts, a recital hall, instructional classrooms and a major art gallery for permanent and visiting collections *
- American University, Greenberg Theatre Renovation, Washington, DC – Project Manager for renovation of 300-seat performance auditorium for live theatre, dance, and music, including renovations to extensive backstage areas for dressing rooms, and scene and costume shops *

- University of Maryland, Baltimore County, Chemistry Building, Baltimore, MD (147,000 sf) – Project Manager for complete, phased renovation of an existing 147,000 sf chemistry building, including the creation of a new mechanical penthouse to serve the increased HVAC requirements of the building. The building will remain occupied during construction *
- University of California, Washington DC Center, Washington, DC (290 beds) – Project Manager for planning and design of new, multi-purpose live and learn facility for the University's Washington, DC semester program. The 11-story structure provides apartment-style living quarters for up to 280 students and 10 faculty members including classrooms, faculty and administrative offices and an auditorium with teleconferencing capabilities *
- Loyola University, New Residence Hall, New Orleans, LA (230 beds) – Project Manager for planning and design of a new seven-story, 320-bed student residence hall providing 230 beds in suite configurations and 84 beds in apartment style units *
- Loyola University, Renovation of Biever Residence Hall, New Orleans, LA*
- James Madison University, College of Integrated Science and Technology New Residence Halls, Harrisonburg, VA (180,000 sf) – Project Manager for design of two new 108,000 sf, four-story residence halls, each housing approximately 450 students in a variety of double occupancy rooms. A central commons building links the wings of each residence hall together and contains teaching spaces and specialized computer output labs *
- Navy Federal Credit Union, Headquarters Expansion, Vienna, VA (1 million sf) – Project Manager in charge of comprehensive design services for the renovation and expansion of this 1 million sf headquarters complex. Work included the design of a new data center, conference, office, administrative, cafeteria, fitness and public spaces and integration of state-of-the-art technology and telecommunication systems throughout the headquarters complex *
- Georgetown University, Gelardin New Media Center in Lauinger Library, Washington, DC – Principal-in-Charge / Project Manager for Center in newly renovated and expanded space on the first floor of Lauinger Library. The renovation greatly increases access to equipment, software and services for computing, for multimedia development and for A-V and digital materials. The Center allows researchers to convert into digital format any material collected by the Library and then use the converted material to present their research findings in many different ways, and will play an important role in assisting faculty explore new technologies and techniques to improve student learning *
- Georgia Tech Graduate Student Housing, Atlanta, GA – Planning Team for new 200-apartment units. The housing complex was created to house graduate students and their families in a supportive, full-service community. Features include a community center, day care and other amenities to create an environment which facilitates interaction with local community schools and services *
- Virginia Polytechnic Institute and State University, Schultz Hall Renovation, Blacksburg, VA - Principal In Charge of the project to convert a historic residence hall into a departmental offices for English and Communication Studies *
- Navy Federal Credit Union, Parking Structure, Vienna, VA*
- Herbert Hoover Middle School, Renovation and Addition, Rockville, MD*

- Thomas S Wootton High School, Renovation Feasibility Study, Rockville, MD*
- Villa Julie College, New Residence Halls Complex, Stevenson, MD*
- University of Richmond, Gottwald Science Center, Renovation and Expansion, Richmond, VA*
- University of Virginia, McIntire School of Commerce, Renovation and Expansion, Charlottesville, VA*
- Montclair State University, New Residence Hall Complex, Montclair, NJ*
- Mary Washington College, Residence Hall Study, Fredericksburg, VA*
- Mary Washington College, Combs Hall Renovation, Fredericksburg, VA*
- Virginia Polytechnic Institute and State University, Shanks Hall Renovation, Blacksburg, VA*
- Virginia Polytechnic Institute and State University, Henderson Hall Renovation, Blacksburg, VA*
- Gallaudet University, Edward Minor Gallaudete Residence Renovation, Washington, DC*
- Additional Commercial Work
- 1750 H Street, New Office Building, Washington, DC*
- Bethesda Naval Hospital, New Parking Structure, Bethesda, MD*
- Line Maintenance Facility, Office Addition, Burke, VA*
- 1425 New York Avenue, New Office Building, Washington, DC*
- Maryland District Courthouse, Silver Spring, MD*
- 3rd and E Streets, New Office Building, Washington, DC*
- National Place, New Office Building and Retail Mall, Washington, DC*
- * Work completed prior to joining Little

Professional Registrations

Washington, DC

Professional Affiliations

American Institute of Architects

Professional Experience

- Little Diversified Architectural Consulting, Arlington, VA
- Einhorn Yaffee Prescott, Washington, DC
- Architectural Design Group, Alexandria, VA
- Smith McMahon Architects, Washington, DC
- Wilkes Faulkner Jenkins and Bass, Washington, DC
- Frank Schlesinger, FAIA, Washington, DC

Education

Bachelor of Architecture

Cornell University

1978

Additional Engagements

Society for College and University Planners, Mid-Atlantic Regional Conference, April 2003, Washington, DC, "Is Funding An Issue? Unique Solutions to Complete your Project "

Society for College and University Planners, Mid-Atlantic Regional Conference, April 2001,
Charlottesville, VA, "Developing a Remote Campus University of California,
Washington, DC Center "

American Institute of Architects, Historic Resources Committee PIA Conference, September
2001, Alexandria, VA, "Design in Historic Preservation Dialogue or Quarrel?"

American School and University, "Thoughtful Reposition," November 2001

"Vertical Transportation Systems," article for The Encyclopedia of Architecture, editor Joseph
A Wilkes FAIA, John Wiley and Sons, NY, 1990

"Residential Elevators and Dumbwaiters" and "Wheelchair Lifts and Stair Lifts," pages for
Architectural Graphic Standards, editor Robert T Packard AIA, The American Institute of
Architects, Washington, DC (8th Edition)