

## **OUTLINE OF WITNESS TESTIMONY**

**Lauren Jezienicki  
The JBG Companies  
Florida Avenue Residential, LLC**

- I. Introduction**
- II. Acquisition of Site from WMATA**
  - A. East and West Parcels**
  - B. History of Site**
  - C. Other Attempts at Development**
  - D. Due Diligence**
- III. Vision for Property**
  - A. Exceptional Residential Space**
  - B. Prime Location in Emerging Neighborhood**
- IV. Challenges with Building Site**
  - A. Existing Conditions and WMATA Constraints**
  - B. Late discovery of "as built" drawings**
  - C. Comparison to typical development site**
  - D. Historic Preservation Constraints**
  - E. DDOT, Streetscape Constraints**
  - F. Need for Special Exception, Variance Relief**
- V. Community Outreach**
- VI. Conclusions**

## **OUTLINE OF WITNESS TESTIMONY**

**John Maisto  
BKV Architects**

- I. Introduction
  - A. BVK Architects
  - B. Miller Hull Architects
- II. Description of Proposed Project
  - A. Location Overview
  - B. Massing and Height
  - C. Streetscape Retail Elements
  - D. Parking and Loading Facilities
  - E. WMATA Constraints
- III. Zoning Relief
  - A. Special Exceptions
  - B. Variances
  - C. Compliance with Burden of Proof
- IV. Conclusions

## **OUTLINE OF WITNESS TESTIMONY**

**Erwin Andres, Traffic Engineer  
Gorove/Slade Associates**

- I. Introduction
- II. Scope of Study
- III. Favorable Transportation Network
- IV. Adequacy of Proposed Parking and Loading Facilities
- V. Transportation Demand Mitigation Measures
- VI. Conclusions

## **OUTLINE OF WITNESS TESTIMONY**

**Steven E. Sher, Director  
Zoning and Land Use Services  
Holland & Knight LLP**

- I. Introduction
- II. Special Exceptions
  - A. Separate Penthouse Enclosures
  - B. Roof Structure Setback
  - C. Streetwall Requirements under ARTS Overlay
  - D. Need for Relief
  - E. Compliance with Special Exception Standards
- III. Variance Relief
  - A. Parking and Loading
  - B. Lot Occupancy
  - C. Rear Yard
  - D. Compliance with Variance Standard
    - 1. Exceptional/Extraordinary Conditions
    - 2. Practical Difficulties
    - 3. No Harm to Public Good or Zone Plan
- IV. Conclusion