

## **OUTLINE OF TESTIMONY**

**JAY KELLY  
THE JBG COMPANIES**

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- I. Introduction and experience
- II. Project history and prior BZA approval for first phase of development at 33 N Street, NE
- III. Proposed mix of uses for the Site
- IV. Engagement with community, ANC, and District agencies
- V. Conclusions

## **OUTLINE OF TESTIMONY**

**STEVE SMITH  
COOPER CARRY**

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- I. Introduction and experience
- II. Description of the Site
  - a. Location
  - b. Summary of site constraints and exceptional conditions
- III. Building design – architectural plans and elevations
- IV. Areas of relief
  - a. Variance from the on-site parking requirements (§ 2101.1)
  - b. Variance from the loading requirements (§ 2201.1)
  - c. Special exception from the roof structure requirements for multiple heights (§ 770.6 and 411 under the current penthouse regulations)
  - d. Special exception from the roof structure setback requirements (§ 411.18(a)(4) under the approved penthouse regulations)
- V. Conclusions

**OUTLINE OF TESTIMONY**  
**ERWIN ANDRES**  
**GOROVE/SLADE ASSOCIATES, INC.**

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- I. Introduction and experience
- II. Overview of parking variance
  - a. Parking requirements pursuant to § 2101.1
  - b. Practical difficulty in meeting parking requirements
  - c. No adverse impact because:
    - i. Proposed on-site parking spaces exceed maximum anticipated demand
    - ii. Nearby alternative transportation options and public garages
    - iii. TDM plan
- III. Overview of loading variance
  - a. Loading requirements pursuant to § 2201.1
  - b. Practical difficulty in meeting loading requirements
  - c. No adverse impact because:
    - i. Consolidated loading area in accordance with DDOT standards
    - ii. Single curb cut approved by Public Space Committee
    - iii. Front-in, front-out capabilities for trucks
    - iv. Loading management plan
- IV. Conclusions