P.N. HOFFMAN, INC.
14TH & V PUD

OUTLINE OF TESTIMONY OF
MONTY HOFFMAN, P.N. HOFFMAN, INC.

I. Introduction

A. P.N. Hoffman, Inc.
1. Contract Purchaser of Site
2. Coordination with WMATA and other owners

B. Development Experience in Washington

II. Development Goals at 14th & V Streets

A. Provision of Housing

B. Adaptive Reuse of Historic Warehouses

C. Site Constraints

III. Community Involvement

A. Initial Contacts and Continuing Dialog with Community

B. Development of Amenities Package

1. Affordable Housing
2. Transit Oriented Development
3. 14th & U Main Street Initiative
4. Neighborhood Serving Retail
5. Urban Design
6. Historic Preservation
7. Environmental Remediation
8. Special Value to the Neighborhood

C. Support from Various Organizations

1. ANC
2. Cardozo-Shaw Neighborhood Association
3. HPRB

III. Conclusion

EXHIBIT E

ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.20E

P.N. HOFFMAN, INC.
14TH & V PUD

OUTLINE OF TESTIMONY OF
SAMI KIRDIL, SK&I ARCHITECTS

I. INTRODUCTION

II. PROJECT DESCRIPTION

A. Design Goals

B. Design Constraints

1. WMATA Tunnels
2. Historic Preservation
3. Split-Zoning of Site
4. Nonconforming Nature of Warehouse Buildings
5. Irregular Shape of Site
6. Alley Constraints

C. Description of Project

1. Warehouse Buildings
2. New Construction on 14th Street
3. 14th Streetscape Design Elements
4. Retail Component
5. Parking
6. Historic Preservation Issues

D. Areas of Flexibility Requested

III. CONCLUSION

EXHIBIT E

P.N. HOFFMAN, INC.
14TH & V PUD

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

I. INTRODUCTION

II. OVERVIEW OF TRANSPORTATION CONSIDERATIONS

- A. 14th & U Corridor
- B. Methodology
- C. Existing and Projected Levels of Service
- D. Transit Oriented Development

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. Alley Configuration
- B. Street Traffic Patterns

VI. FLEXIBILITY REQUESTED

VII. CONCLUSIONS

EXHIBIT E

P.N. HOFFMAN, INC.
14TH & V PUD

OUTLINE OF TESTIMONY OF
ERIC SMART, BOLAN SMART & ASSOCIATES, INC.

I. Introduction and Expertise

II. Proposed Development and Use

III. Economic Impact of Project on District of Columbia

- A. Direct Annual District Tax Revenue
- B. One-Time Construction Related Benefits
- C. Recurring Property Reseal Transfer and Deed Recordation Taxes
- D. Additional Project Related Benefits
- E. Employment Benefits
- F. Moderately Priced Units

IV. Conclusions

EXHIBIT E

P.N. HOFFMAN, INC.
14TH & V PUD

OUTLINE OF TESTIMONY OF
STEVEN E. SHER, HOLLAND & KNIGHT LLP
LAND USE PLANNER

I. Introduction

II. Experience and Expertise

III. Site Location and Description

IV. Description of Surrounding Area

V. Zoning

VI. Proposed Development

VII. Compliance with PUD Requirements (Chapter 24)

VIII. Consistency with Comprehensive Plan

IX Conclusions

1260334_v1

EXHIBIT E