OUTLINE OF TESTIMONY OF DAVID WELDLER;
REPRESENTATIVES OF THE APPLICANT,
BROADWAY I ASSOCIATES LLC

I. Introduction of Applicant

A. Recent Projects in the District of Columbia

II. Description of Site

A. C-2-B Zone District

B. Near Northeast neighborhood of Ward 6

C. Uptown Bakers - wholesale bakery establishment with related parking lot

D. Northwestern corner of the intersection of 4th and I Streets, NE

E. Approximately 28,310 square feet

III. Requested Relief

A. Consolidated Review and Approval of a PUD

IV. Description of Project – Residential Project –

A. 140 condominiums, approx. 160,000 s. f., 5.65 FAR

V. Amenities of Project

A. Affordable housing

B. Urban design

C. Site planning

D. Vehicular & Pedestrian Access

E. Revenue for the District

F. DOES First Source Agreement

G. LBOC Memorandum of Understanding

H. Comprehensive Plan

VI. Community Dialogue Process

ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.13D

OUTLINE OF TESTIMONY OF PHIL ESOCOFF;
PROJECT ARCHITECT,
ESOCOFF & ASSOCIATES ARCHITECTS

I. Introduction

- **A.** Project Architect, Esocoff & Associates Architects
- **B.** Recent Projects in the District of Columbia

II. Site Location and Description

- **A.** Overview of Site, Surrounding Area, and Land Use
- **B.** Site Planning and Compatibility with the Surrounding Area
- **C.** Urban Design

III. Project Design

- **A.** Design Considerations and Site Layout
- **B.** Review of Building Massing and Height
- **C.** Review of Landscape Plans
- **D.** Review of Traffic and Parking
- **E.** Additional Relief Requested

OUTLINE OF TESTIMONY OF MARTY WELLS;
TRAFFIC AND PARKING CONSULTANT,
MARTY WELLS & ASSOCIATES, LLC

I. Introduction

- **A.** Marty Wells; Traffic and Parking Consultant, Marty Wells & Associates, LLC
- **B.** Experience in the District of Columbia and Surrounding Jurisdictions

II. Traffic and Parking Study Performed for 318 I Street, NE

- **A.** Project Background
- **B.** Study Scope
  - **1.** Traffic and Trip Generation Analysis
  - **2.** Parking Analysis

III. Roadway and Parking Conditions

- **A.** Site Location
- **B.** Existing Traffic Conditions
- **C.** Existing Parking Situation

IV. Impact Assessment of 318 I Street, NE Proposal

- **A.** Vehicular Trip Generation and Parking Considerations

V. Conclusion and Recommendations