

**LIST OF WITNESSES AND ESTIMATE OF TIME  
REQUIRED TO PRESENT CASE**

**WITNESSES:**

1. Marge Brown, Representative of Broadway I Associates LLC
2. Phil Esocoff, Representative of Project Architect, Esocoff & Associates Architects. To be proffered as an expert witness in the field of architecture.

**ESTIMATED TIME REQUIRED TO PRESENT CASE:**

1.0 hour

**OUTLINE OF TESTIMONY OF MARGE BROWN;  
REPRESENTATIVES OF THE APPLICANT,  
BROADWAY I ASSOCIATES LLC**

- I.** Introduction of Applicant
  - A.** Recent Projects in the District of Columbia
- II.** Requested Modification
  - A.** Consolidated Review and Approval of a PUD
  - B.** Approved under Order 05-15
- III.** General 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 4<sup>th</sup> and I Streets, NE
  - E.** Approximately 28,310 square feet
- IV.** Description of Project – Residential
  - A.** 160-180 condominiums, approx. 160,000 s. f., 5.65 FAR
- V.** Amenities of Project
- VI.** Community Dialogue Process

**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. Changes from Previously Approved Design**
- C. Review of Building Massing and Height**
- D. Review of Landscape Plans**
- E. Review of Traffic and Parking**
- F. Additional Relief Requested**
  - 1. Parking – compact space percentage and width of garage drive aisle**
  - 2. Court in lieu of rear yard.**