

**OUTLINE OF TESTIMONY OF
REPRESENTATIVE OF THE APPLICANT,
BROADWAY ATLANTIC ONE LLC**

- I. Introduction of Applicant**
 - A. Recent Projects in the District of Columbia**
- II. General Description of Site**
- III. Requested Relief**
 - A. Consolidated Review and Approval of PUDs**
- IV. Description of Project – Mixed Use Project**
- V. Amenities of Project**
 - A. Affordable housing**
 - B. Parking**
 - C. Enhanced Architecture**
 - D. Landscaping and Streetscape**
 - E. Environmental Benefits**
 - F. Production of New Housing - Revenue for the District**
 - G. Contribution Toward Design Fees for Bryant Street Extension**
 - H. Historic Signage**
 - I. DOES First Source Agreement**
 - J. LBOC Memorandum of Understanding**
- 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. Review of Massing and Height**
- C. Review of Landscape Plans**
- D. Review of Traffic and Parking**
- E. Additional Relief Requested**
 - 1. Lot occupancy**
 - 2. Rear yard and court in lieu of rear yard**
 - 3. Residential recreation space**
 - 4. Public space at ground level**

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

- I. Introduction**
 - A. Catherine Proot; 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 Atlantic Plumbing South and Atlantic Plumbing North**
 - 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 Atlantic Plumbing South and Atlantic Plumbing North**
 - A. Vehicular Trip Generation and Parking Considerations**
 - B. Proposed Extension of Bryant Street and New Traffic Circle**
- V. Conclusion and Recommendations**