

**WITNESSES PREPARED TO TESTIFY**  
**ON APPLICANT'S BEHALF**

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**LOUIS DREYFUS PROPERTY GROUP  
CAPITOL PLACE PUD**

**OUTLINE OF TESTIMONY OF  
ROBERT BRAUNOHLER  
LOUIS DREYFUS PROPERTY GROUP**

**I. Introduction**

- A. Louis Dreyfus Property Group**
- B. Development Experience in Washington**

**II. Development Goals**

- A. Provision of housing and affordable component on-site**
- B. Local retail**
- C. Design compatibility**

**III. Community Involvement**

- A. Initial Contacts and Continuing Dialog with Community**
- B. Development of Amenities Package**
  - 1. Housing**
  - 2. Affordable Housing**
  - 3. Retail**
  - 5. Historic preservation survey and grants**

**IV. Conclusion**

**LOUIS DREYFUS PROPERTY GROUP  
CAPITOL PLACE PUD**

**OUTLINE OF TESTIMONY OF  
RICHARD FOX  
COOK + FOX ARCHITECTS**

- I. Introduction and Expertise
- II. Project Description
  - A. Design Goals
  - B. Design Constraints
  - C. Description of Project
  - D. Sustainable Design Elements
  - E. Areas of Flexibility Requested
- III. CONCLUSION

**LOUIS DREYFUS PROPERTY GROUP  
CAPITOL PLACE PUD**

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

- I. Introduction
- II. Overview of Transportation Considerations
  - A. H Street Corridor
  - B. Methodology
  - C. Existing and Projected Levels of Service
- 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
- VII. Conclusions

**LOUIS DREYFUS PROPERTY GROUP  
CAPITOL PLACE 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 Resale Transfer and Deed Recordation Taxes
  - D. Additional Project Related Benefits
  - E. Employment Benefits
  - F. Moderately Priced Units
- IV. Conclusions

**LOUIS DREYFUS PROPERTY GROUP  
CAPITOL PLACE PUD**

**OUTLINE OF TESTIMONY OF  
STEVEN E. SHER  
DIRECTOR OF ZONING AND LAND USE SERVICES  
HOLLAND & KNIGHT LLP**

- 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

**LIST OF MAPS, PLANS, OR OTHER DOCUMENTS READILY  
AVAILABLE WHICH MAY BE OFFERED INTO EVIDENCE**

1. Exhibits Herein
2. Zoning Regulations and Map of the District of Columbia
3. Generalized Land Use Map of the District of Columbia
4. District of Columbia Comprehensive Plan ("Comprehensive Plan")
5. Ward 6 Element of the Comprehensive Plan
6. Metrobus and Metrorail Route Maps and related WMATA Materials
7. Orders of the D.C. Zoning Commission and Board of Zoning Adjustment
8. Orders and Reports of District and Federal Agencies
9. Publicly Available Information from District of Columbia

**ESTIMATED TIME FOR PRESENTATION OF APPLICANT'S CASE**

1 Hour

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