

EXHIBIT L

OUTLINE OF WITNESS TESTIMONY

OUTLINE OF TESTIMONY OF JERRY PRICE; REPRESENTATIVES OF THE APPLICANT, SIBLEY MEMORIAL HOSPITAL

- I. Introduction

- II. Goals and Objectives for the Proposed Medical Office Building
 - A. Attract Top Physicians to Provide Highest Quality Care
 - B. Provide Efficient, Integrated Outpatient Services
 - C. Dedicated to Medical Use
 - D. A Necessary Competitive Improvement

- III. Community Dialogue Process

- IV. Conclusion

**OUTLINE OF TESTIMONY OF DWIGHT FINCHER;
PROJECT ARCHITECT,
WILMOT SANZ ARCHITECTS AND PLANNERS**

I. Introduction

- A. Project Architect, Wilmot Sanz Architects and Planners**
- 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**
- C. Urban Design**

III. Project Design

- A. Design Considerations and Site Layout**
- B. Review of Building Massing and Height**
- C. Review of Floor Plans**

IV. Conclusion

**OUTLINE OF TESTIMONY OF LOU SLADE;
TRAFFIC ENGINEER,
REPRESENTATIVE OF GOROVE/SLADE ASSOCIATES**

- I. Introduction
 - A. Review of experience in D.C. in preparing Traffic Impact Studies

- II. Roadway and Parking Conditions and Impact Assessment of Proposed Project
 - A. Site Location
 - B. Existing Traffic Conditions
 - C. Existing Parking Situation
 - D. Vehicular Trip Generation and Parking Considerations

- III. Traffic Impact Study for Development of the Medical Office Building
 - A. Project Background
 - B. Study Scope
 - 1. Traffic and Trip Generation Analysis
 - 2. Parking Analysis

- IV. Conclusion