

**OUTLINE OF TESTIMONY OF JOHN FORMANT;
REPRESENTATIVES OF THE APPLICANT,
PETWORTH HOLDINGS, LLC**

I. Introduction of Applicant

- A. Recent Projects in the District of Columbia**

II. General Description of Site

- A. C-2-A Zone District**
- B. Petworth neighborhood of Ward 4**
- C. Property is currently a Shell gas station**
- D. 4136 Georgia Avenue, NW, Square 2910, Lot 40 and the portion of the alley to be closed that will revert to Lot 40 – at the intersection of Georgia Avenue, Kansas Avenue and Upshur Street, NW**
- E. The Property is a short walk from the Petworth Metro station – 5 minute walk, .3 mile**
- F. Approximately 13,648 square feet of land area (Lot 40 and portion of closed alley)**
- G. Low Density Commercial/Moderate Density Residential land use category**

III. Requested Relief

- A. Consolidated review and approval of a Planned Unit Development and a corresponding amendment to the Zoning Map from the C-2-A Zone District to the C-3-A Zone District for the Property.**

IV. Description of Project

- A. Residential project with ground floor retail**
- B. 57 condominiums and retail space, approx. 57,995 s.f., 4.25 FAR, 75 feet, 66% lot occupancy, 37 parking spaces, 4 affordable units**

V. Amenities of Project

- A. Affordable housing**
- B. Enhanced Architecture, Landscaping and Streetscape**
- C. Site Planning and Effective and Safe Vehicular and Pedestrian Access**
- D. Production of New Housing - Revenue for the District**

E. Compliance with the Comprehensive Plan

F. Benefits for the Community

G. Retail Offerings

H. First Source Employment Program

I. Local Business Opportunity Program

VI. Community Dialogue Process

**OUTLINE OF TESTIMONY OF SAS GHARAJ;
PROJECT ARCHITECT,
SGA ARCHITECTS, INC.**

I. Introduction

A. Sas Gharaj; Project Architect, SGA Architects, Inc.

B. Recent Projects

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

1. Roof structures

2. Loading facilities

4. Parking spaces and garage dimensions

5. Width of courts

**OUTLINE OF TESTIMONY OF CHRIS KABATT;
TRAFFIC AND PARKING CONSULTANT,
WELLS AND ASSOCIATES**

- I. Introduction**
 - A. Chris Kabatt; Traffic and Parking Consultant, Wells and Associates**
 - B. Experience in the District of Columbia and Surrounding Jurisdictions**
- II. Traffic and Parking Study Performed**
 - 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 Proposal**
 - A. Vehicular Trip Generation and Parking Considerations**
 - B. Sufficiency of Parking**
 - C. Sufficiency of Loading Provisions**
- V. Conclusion and Recommendations**