

**OUTLINE OF TESTIMONY OF
SIMON HALLGARTEN
On Behalf of WB/NV Center City Hotel Holdings, LLC**

I. Introduction

II. Proposed Development of the Property

- A. Phased Redevelopment
- B. Revitalization of the New Hampshire Avenue Corridor
- C. Design Excellence

III. Benefits of the Project

- A. Urban Design and Enhancements
- B. \$462,000 Contribution to Affordable Housing or Other Community Benefit
- C. Sustainable Design Features (18 points)
- D. Enhanced Landscaping
- E. Transportation Management
- F. DSLBD Memorandum of Understanding
- G. First Source Employment Agreement
- H. Additional Tax Revenue for the City

VI. Community Outreach

V. Conclusion

**OUTLINE OF TESTIMONY OF
SHALOM BARANES, AIA
SHALOM BARANES & ASSOCIATES, ARCHITECTS**

- I. Introduction
- II. Site Location and Description
 - A. Overview of Site, Surrounding area and Land Use
 - B. Urban Design
- III. Project Design
 - A. Design Considerations
 - B. Review of Building Mass and Height
 - C. Floor Plans
 - D. Access, Parking and Loading
 - E. Final Development Data
- IV. Areas of Flexibility
- V. Conclusion

**OUTLINE OF TESTIMONY OF
STEVEN E. SHER
Director of Zoning and Land Use Services
Holland & Knight LLP**

- I. Introduction
- II. Site Location
- III. Site Description
- IV. Surrounding Zoning and Uses
 - A. Zoning History in Vicinity
 - B. C-3-C and CR Zoning and Requirements
 - C. General Hotel and Retail Uses
- V. Description of the Proposed PUD
 - A. Hotel and Retail Uses
 - B. Height, Density, Parking and Loading
 - C. Proposed Rezoning
- VI. Compliance with PUD Requirements
- VII. Consistency with the Comprehensive Plan