

**OUTLINE OF TESTIMONY OF  
REPRESENTATIVE(S) OF  
BROADCAST CENTER PARTNERS, LLC**

**I. Introduction of Applicant**

- A. Composition of Team**
- B. Recent Projects**

**II. General History and Description of Site**

- A. Historic Properties**
- B. Northwest Neighborhood, Ward 1**
- C. Transit-oriented Development**

**III. Requested Relief**

- A. Consolidated Review and Approval of a PUD**
- B. Amendment of Zoning Map from ARTS/C-2-B to ARTS/C-2-C Zone District**

**IV. Goals of Project**

- A. Mixed Use**
- B. Connection to Historic District**
- C. Connection to Metrorail Station**

**V. Benefits and Amenities of Project**

- A. Special Values for Neighborhood**
- B. Affordable Housing**
- C. Green Design**
- D. First Source Employment Program**
- E. Local Business Opportunity Program**
- F. Site Plan and Open Space**

**VI. Conclusion**

**OUTLINE OF TESTIMONY OF  
DEVROUAX & PURNELL ARCHITECTS/PLANNERS, P.C.  
PROJECT ARCHITECT**

**I. Introduction**

- A. Experience and Role**
- B. Recent Projects**

**II. Site Location and Description**

- A. Overview of Site, Surrounding Area, and Land Use**
- B. Site Planning**
- C. Compatibility with the Surrounding Area**
- D. Urban Design Considerations**

**III. Project Design**

- A. Design Considerations**
- B. Site Layout**
- C. Building Massing and Heights**
- D. Landscape Concept**
- E. Connections to Public Venues**
- F. Traffic and Parking**

**IV. HPRB Review and Approval**

- A. Issues**
- B. Solutions**

**V. Conclusion**

**OUTLINE OF TESTIMONY OF  
REPRESENTATIVE OF  
KIMLEY-HORN AND ASSOCIATES, INC.  
TRAFFIC AND PARKING CONSULTANT**

- I. Introduction**
  - A. Experience and Role**
  - B. Recent Projects**
- II. Traffic and Parking Study Performed for Broadcast Center One**
  - A. Project Background**
  - B. Study Scope**
    - 1. Traffic and Trip Generation Analysis**
    - 2. Access Analysis**
- III. Existing Conditions**
  - A. Site Location**
  - B. Existing Vehicular Conditions**
  - C. Existing Pedestrian Condition**
- IV. Impact Assessment of Broadcast One Proposal**
  - A. Vehicular Trip Generation**
  - B. Impact on Transportation Network**
- V. Conclusion and Recommendations**

**OUTLINE OF TESTIMONY OF  
REPRESENTATIVE OF  
PETER LIU ASSOCIATES, INC.  
LANDSCAPE ARCHITECT**

- I. Introduction**
  - A. Experience and Role**
  - B. Recent Projects**
- II. Site Location and Description**
  - A. Overview of Site**
  - B. Surrounding Area**
- III. Project Design**
  - A. Design Considerations**
  - B. Landscape Plans**
  - C. Connections to Public Open Space**
- IV. Conclusion**