

**OUTLINE OF TESTIMONY OF  
PAUL GREENHALGH, DIRECTOR  
CORCORAN GALLERY OF ART**

- I. Introduction
- II. Background and History of Project
- III. Partnership with Monument Realty
- IV. Coordination with the City
- V. Historic Preservation Review Process
  - A. Landmark Application
  - B. HPRB Review Process
  - C. Mayor's Agent Hearing
- VI. Conclusion

**OUTLINE OF TESTIMONY OF  
CHRISTINA DEPAUL, DEAN  
CORCORAN COLLEGE OF ART AND DESIGN**

- I. Introduction
- II. Background and History of Project
- III. Space Needs for Corcoran College of Art & Design
- IV. Program Requirements
- V. Community Outreach Programs
- VI. Conclusion

**OUTLINE OF TESTIMONY OF  
RUSSELL HINES  
On Behalf of MR Randall Capital LLC**

- I. Introduction
  - A. Monument Realty
  - B. Redevelopment Experience in Washington and Vicinity of Project Site
- II. Proposed Redevelopment of the Property
  - A. Partnership with Corcoran Gallery of Art
  - B. Development Constraints
- III. Benefits of the Project
  - A. Architectural and Urban Design
  - B. Corcoran College of Art and Design
  - C. Housing
  - D. Affordable Housing
  - E. Historic Preservation
  - F. Sustainable Design
  - G. LSDBE Memorandum of Understanding
  - H. First Source Employment Agreement
- V. Conclusion

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

- 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  
MARTIN J. WELLS  
Wells & Associates  
Traffic Consultant**

- I. Introduction
- II. Scope of Study
  - A. Existing parking conditions
  - B. Impact of project on existing traffic conditions
  - C. Pedestrian traffic volume
- III. Methodology
  - A. Field inspection
  - B. Traffic Counts
- IV. Findings
- V. Conclusions

**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. R-4 Zoning and Requirements
  - C. C-3-A Zoning and Requirements
- V. Description of the Proposed PUD
  - A. Educational and Residential Uses
  - B. Height, Density, Parking and Loading
- VI. Compliance with PUD Requirements
- VII. Consistency with the Comprehensive Plan
- IX. Conclusions