

**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