

**OUTLINE OF TESTIMONY OF MIKE DICKENS AND/OR JIM  
GLENNON, HOSPITALITY PARTNERS**

- I. Introduction
  - A. Location and brief description of the area
  - B. Description of the site and present uses
- II. Description of the Project
  - A. Phase 1 – hotel, conference center, retail, parking
  - B. Phase 2 – hotel and/or residential
- III. Goals for the project
- IV. Community dialogue process and community amenities plan
- V. Conclusion

**OUTLINE OF TESTIMONY OF SEAN STADLER,  
ASSOCIATE PROJECT ARCHITECT, WDG ARCHITECTURE**

- I. The Property and the Surrounding Area
  - A. Zoning
  - B. Character of Property
- II. Description of the Project
  - A. Design Considerations
  - B. Hotel and restaurant
  - C. Conference center
  - D. Retail
  - E. Parking Garage
  - F. Architectural treatment
  - G. Green elements
- III. Need for flexibility from roof structure requirements, loading requirements, one building on a single record lot, and height limitation
- IV. Conclusion

**OUTLINE OF TESTIMONY OF THEODORE MARIANI,  
ASSOCIATED PROJECT ARCHITECT, MARIANI ARCHITECTS, LLC**

- I. Satisfaction of PUD requirements
- II. Appropriateness of the Zoning Map Amendment Application
- III. Conclusion

**OUTLINE OF TESTIMONY OF ROBERT GOOD,  
LANDSCAPE ARCHITECT, STEPHENSON + GOOD LANDSCAPE  
ARCHITECTURE**

- I. Character of Property
- II. Description of the Landscape Design
  - A. Design Considerations
  - B. Street frontages
  - C. Green wall
  - D. Interior of site
  - E. Environmental considerations
- III. Conclusion

**OUTLINE OF TESTIMONY OF CULLEN ELIAS, TRAFFIC AND PARKING  
CONSULTANT, GOROVE/SLADE ASSOCIATES**

- I. Experience in the District of Columbia and Surrounding Jurisdictions
- II. Traffic and Parking Study Performed site
  - A. Project Background
  - B. Study Scope
    - 1. Traffic and Trip Generation Analysis
    - 2. Parking Analysis
    - 3. Loading Analysis
    - 4. Pedestrian Level of Service Analysis
    - 5. Bicycle Level of Service 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. Access Alternatives Review
- V. Transportation Management Plan (TMP)
- VI. Conclusion and Recommendations