EXHIBIT I

OUTLINES OF WITNESS TESTIMONY

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.26I

OUTLINE OF TESTIMONY OF SCOTT FULLER;
REPRESENTATIVE OF THE APPLICANT,
4600 BRANDYWINE ASSOCIATES, LLC

I. Introduction

II. Goals and Objectives for the Proposed Development

- A. Current Use
- B. Residential Use
- C. Ground Floor Retail
- D. Revisions to the Project

III. Community Dialogue Process

IV. Community Amenities Package

OUTLINE OF TESTIMONY OF RALPH CUNNINGHAM;

REPRESENTATIVE OF THE ARCHITECT,

CUNNINGHAM/QUILL ARCHITECTS

I. Introduction

A. Representative of the Architect, Cunningham/Quill Architects

B. Experience in designing mixed-use developments in the District of Columbia and other jurisdictions

II. Site Location and Description

A. Overview of Site, Surrounding Area, and Land Use

1. Zoning – C-2-A

2. Comprehensive Plan

a. Mixed Use: medium density residential and moderate density commercial

b. Housing Opportunity by Area

c. Tenleytown Metrostation Development Area – Proximity to Metro

B. Site Planning

C. Urban Design

D. Smart Growth Alliance, Smart Growth Recognition Program

III. Project Design

A. Design Considerations and Site Layout

B. Review of Building Massing and Height

C. Review of Floor Plans

D. Review Changes Made to the Project

E. Final Development Data and Request for Zoning Flexibility

OUTLINE OF TESTIMONY OF MARTIN WELLS;

TRAFFIC ENGINEER,

REPRESENTATIVE OF WELLS AND ASSOCIATES

I. Introduction

A. Review of experience in D.C. in preparing Traffic Impact Studies

B. Experience of preparing Traffic Impact Studies for this neighborhood

II. Roadway and Parking Conditions and Impact Assessment of Proposed Project

A. Site Location

B. Existing Traffic Conditions

C. Existing Parking Situation

D. Vehicular Trip Generation and Parking Considerations

III. Traffic Impact Study for the 4600 Wisconsin Avenue Project

A. Project Background

B. Study Scope
   1. Traffic and Trip Generation Analysis
   2. Parking Analysis

IV. Conclusion