

## **Outline of Testimony**

**David deVilliers  
Florida Rock Properties, Inc.**

- I. Introduction**
- II. History and Experience of Florida Rock Properties, Inc.**
- III. Proposed Project**
  - A. History of Approvals for Project**
    - 1. First Stage Approval**
    - 2. Second Stage Approval**
    - 3. Extension of First Stage Approval**
    - 4. Design Guidelines**
  - B. Overall View and Goals for Project**
  - C. Catalyst for Development of Stadium District**
- IV. Work with District Representatives, Agencies and Community**
  - A. Work with Office of Planning and Anacostia Waterfront Corporation**
  - B. Work with DDOT**
  - C. Work with Sports Entertainment Commission**
  - D. Unanimous Support from Advisory Neighborhood Commission 6D**
  - E. Support from Councilmember Sharon Ambrose**
- V. Project Amenities and Public Benefits**
  - A. Urban Design and Architecture**
  - B. Landscaping**
  - C. Environmental Features**
  - D. Workforce Housing Program**
  - E. Development of Pedestrian/Bicycle Pathway**
  - F. Water Taxi Dock**
  - G. First Source Employment Opportunities, including Certified Apprenticeship Program**
  - H. Local, Small or Disadvantaged Business Opportunities**
- VI. Construction and Development of Project**

## **Outline of Testimony**

**Davis Buckley, FAIA  
Davis Buckley, Architects and Planners**

- I. Introduction
  - A. General Description of Davis Buckley, Architects and Planners
  - B. History and Experience
  - C. Work and Design in the District of Columbia
- II. Site Location and Description
  - A. Overview of Site and Surrounding Area
  - B. Design Considerations
- III. Urban Design and Planning for Project
- IV. Project Design
  - A. Massing and Building Organizations
  - B. Architectural Design of Buildings
  - C. Extension of Half Street and Pedestrian Allée
  - D. Waterfront Esplanade
  - E. Parking, Loading and Circulation
- V. Development Transitioning
- VI. Impacts of South Capitol Street Roadway Improvements
- VII. Planning and Development of Stadium and Stadium District
- VIII. Landscape Design
- IX. Conclusions

## **Outline of Testimony**

**Jim Urban  
Landscape Architect**

- I. Introduction
- II. Experience and Expertise
- III. Past Projects
- IV. Landscape Design and Design of Open Area
- V. Environmental Features
  - A. Storm Water Bio-Filtration of Potomac Avenue/Half Street
  - B. Storm Water Bio-Filtration of Building Perimeters
  - C. Green Roofs
- VI. Conclusions

## **Outline of Testimony**

**Osborne George  
O.R. George & Associates**

- I. Introduction
- II. Experience and Expertise
- III. Existing Roadway and Traffic Conditions
- IV. Background Traffic Conditions
- V. Future Traffic Situation
  - A. Proposed Development Plan
  - B. Trip Generation
  - C. Trip Distribution and Traffic Assignment
  - D. Capacity Analysis
  - E. Parking Analysis
- VI. Mitigation Considerations
  - A. Transportation Management Plan Considerations
  - B. Study Area Roadway Improvements
- VII. South Capitol Street Improvements
- VIII. Stadium Impacts
- IX. Summary of Findings and Conclusions

## **Outline of Testimony**

**Jim Prost  
Basile Baumann Prost & Associates, Inc.**

- I. Introduction**
- II. Experience and Expertise**
- III. Economic Value and Net Gain**
- IV. Economic Benefits**
  - A. Construction Period Economic and Fiscal Impacts**
  - B. Operating Period Economic and Fiscal Impacts**
    - 1. Residential Building as Sale Project**
    - 2. Residential Building as Rent Project**
  - C. Other Benefits**
- V. Economic Impact Summary**
- VI. Conclusions**

## **Outline of Testimony**

**Steven E. Sher, Land Planner  
Holland & Knight, LLP**

- I. Introduction
- II. Experience and Expertise
- III. Site Location and Description
- IV. Description of Surrounding Area
- V. Zoning and PUD Approvals
  - A. Summary of Past Approvals
  - B. Proposed C-3-C Zoning
  - C. Relationship to CG Overlay
- VI. Proposed Development
- VII. Compliance with PUD Requirements (Chapter 24)
- VIII. Consistency with the Comprehensive Plan
  - A. Generalized Land Use Map
  - B. Compliance with Major Themes
  - C. Compliance with Major Elements
  - D. Compliance with Ward 6 Elements
- IX. Consistency with AWI Principles
- X. Relationship to Proposed Stadium and Stadium District Plans
- XI. Conclusions