

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