

**OUTLINE OF TESTIMONY OF
LOUIS J. SLADE
Gorove/Slade Associates, Inc.
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**
 - A. No adverse traffic impact**
 - B. Alley Constraints**
 - C. Adequacy of proposed on-site parking**
 - D. Widening of sidewalks as improvements to pedestrian circulation**
- 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. C-4 Zoning and Requirements
 - C. General Office and Retail Uses
- V. Description of the Proposed PUD
 - A. Office and Retail Uses
 - B. Height, Density, Parking and Loading
- VI. Compliance with PUD Requirements
- VII. Consistency with the Comprehensive Plan
- IX. Housing Linkage
- X. Conclusions

**OUTLINE OF TESTIMONY OF
MICHAEL GEWIRZ
On Behalf of 1000 Connecticut Avenue Associates**

I. Introduction

- A. The Owners
- B. Redevelopment Experience in Washington

II. History of the Site

III. Proposed Development of the Property

- A. Need for Redevelopment
- B. Revitalization of the Commercial Office Corridor
- C. Design Excellence

IV. Benefits of the Project

- A. Architectural and Urban Design
- B. On-Site Parking
- C. Contribution to Dupont Circle Citizens Association
- D. Sustainable Design, Including Green Roof
- E. LSDBE Memorandum of Understanding
- F. First Source Employment Agreement

V. Conclusion

**OUTLINE OF TESTIMONY OF
ROY BARRIS, AIA
PEI COBB FREED & PARTNERS ARCHITECTS LLP**

- 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