

Testimony of Project Architect for Office Component

- **Site Location and Description**
 - A. Overview of Site, Surrounding Area, and Land Use**
 - B. Site Planning**
 - C. Compatibility with the Surrounding Area**
 - D. Urban Design Considerations**
- **Project Design**
 - A. Design Considerations**
 - B. Site Layout**
 - C. Building Massing and Height**
 - D. Landscape Concept**
 - E. Parking**
 - F. Loading**
- **Required Relief**
 - A. M Street Set-back**
 - B. Half Street Step-back**
 - C. Ground Floor Retail**
- **Environmental Considerations**
- **Conclusion**

Testimony of Project Architect for Residential Component

- **Site Location and Description**
 - A. Overview of residential location**
 - B. Site Planning**
 - C. Compatibility with the Surrounding Area**
 - D. Urban Design Considerations**
- **Project Design**
 - A. Design Considerations**
 - B. Site Layout**
 - C. Building Massing and Height**
 - D. Amenity Space**
 - E. Parking**
 - F. Loading**
- **Required Relief**
 - A. Half Street Step-back**
 - B. Ground Floor Retail**
 - C. Roof Structures**
 - D. Loading**
- **Conclusion**

Testimony of Project Architect for Retail Component

- **Site Location and Description**
 - A. Overview of Site, Surrounding Area, and Land Use**
 - B. Site Planning**
 - C. Compatibility with the Surrounding Area**
 - D. Urban Design Considerations**
- **Project Design**
 - A. Design Considerations**
 - B. Site Layout, including Via**
 - C. Signage**
 - D. Pedestrian Experience**
- **Conclusion**

Testimony of Traffic Engineer

- Existing Conditions
 - A. Site Access and Existing Road Network
 - B. Existing Transit
- Future Background Conditions
 - A. Future Improvements
 - B. Future Background Developments
- Future Traffic Conditions
 - A. Trip Generation
 - B. Trip Reduction
 - C. Transportation Features
- Loading
 - A. Size and sufficiency of docks
 - B. Access from Van Street
 - C. Feasibility of shared docks
- Parking
 - A. Vehicle Parking
 - B. Bicycle Spaces

Testimony of Applicant

- Introduction of Applicant
 - A. Composition of Team
 - B. Recent Projects
- Background of Property
 - A. Existing Use
- Goals of Project
- Community Outreach Efforts
- Conclusion