

List of Witnesses

The following witnesses will appear on behalf of the Applicant as part of its direct presentation:

1. Andrew Son
Chief Executive Officer
District Wharf Properties
2. Shane Dettman, Urban Planner
Goulston & Storrs
Proffered as an expert in land use planning.

Testimony outlines for the witnesses that will present during the Applicant's direct presentation and resumes for the witnesses that are proffered as experts in their respective fields are attached.

Witness Testimony Outlines

**Andrew Son
Chief Executive Officer
District Wharf Properties**

1. Background on District Wharf Properties.
2. Status of retail at the Wharf.
3. Importance of outdoor retail activation to Wharf retail viability.
4. Wharf functions that outdoor retail play in maintaining open spaces and programming at the Wharf.

**Shane Dettman
Urban Planner
Goulston & Storrs**

1. Overview of the Wharf open space plan and programming intent
2. Intent of M Street Landing (character, scale, and mixture of uses)
3. M Street Landing design evolution and sustained intent
4. Planning evaluation
 - a) Views / view corridors
 - b) Open space
 - c) Circulation
 - d) Use
5. PUD evaluation
 - a) Consistency with intent of Commission's prior approval
 - b) Consistency with Stage 1 PUD approval and intent of Zoning Regulations
 - c) Balancing of development incentives and public benefits

Expert Witness Resumes