

## LIST OF WITNESS

- Neil Mutreja, Mutreja Development LLC  
(Representing Champlain Street Partners, LLC)
- Charles Warren, Principal of Design, Teass \\\ Warren Architects  
*\* Proffered as an expert in architecture*
- Daniel Solomon, Principal, Gorove Slade Associates  
*\* Proffered as an expert in transportation planning*
- Shane Dettman, Urban Planner, Goulston & Storrs  
*\* Proffered as an expert in land use planning and zoning*

**ESTIMATED TIME FOR PRESENTATION OF APPLICANT'S CASE: 30 mins**

**OUTLINE OF TESTIMONY**  
**NEIL MUTREJA**  
**MUTREJA DEVELOPMENT LLC**  
**(REPRESENTING CHAMPLAIN STREET PARTNERS LLC)**

- I. Introduction
- II. History of applicant's involvement in the Property
- III. Overview and goals of the Project
- II. Engagement with existing tenants
- III. Tenant relocation plan
- IV. Dialogue process with ANC and community stakeholders
- V. Funding and construction timeline

**OUTLINE OF TESTIMONY**  
**CHARLES WARREN, PRINCIPAL OF DESIGN**  
**TEASS \\ WARREN ARCHITECTS**

II. Presentation of Project

- A. Site location and description of surrounding area
- B. Discussion of design considerations
- C. Description of project design
- D. Description of building materials

**OUTLINE OF TESTIMONY**  
**DANIEL SOLOMON, PRINCIPAL**  
**GOROVE SLADE ASSOCIATES**

- I. Site and area conditions
- II. Review of transportation elements of the Project
  - A. Site access
  - B. Parking and loading (including curbside management)
  - C. Discussion of Traffic Demand Management plan

**OUTLINE OF TESTIMONY**  
**SHANE DETTMAN, URBAN PLANNER**  
**GOULSTON & STORRS**

- I. PUD minimum land area requirement waiver
- II. Requested PUD development incentives / flexibility
  - a. PUD-related map amendment
  - b. Density
  - c. Lot occupancy
  - d. Minimum parking
  - e. Parking screening
- III. Compliance with PUD evaluation criteria
  - a. Comprehensive Plan evaluation
    - 1. FLUM
    - 2. GPM
    - 3. Citywide and Area Element policies
  - d. Adams Morgan Vision Framework
  - e. Potential impacts
  - f. Benefits and amenities
  - g. Balancing of benefits / amenities, potential impacts, and development incentives