

OUTLINE OF TESTIMONY

MATTHEW TSAU SQUARE 695 LLC

- I. Introduction
- II. Company background
- III. Goals for the development proposal
- IV. Summary of overall development proposal
- V. Summary of community engagement
- VI. Conclusions

OUTLINE OF TESTIMONY

BRIAN PILOT STUDIOS ARCHITECTURE

- I. Introduction and experience
- II. Site location, description, and context within neighborhood and along South Capitol Street
- III. Design concepts and considerations
- IV. Project design and program (review of architectural drawings)
 - a. Floor plans
 - b. Elevations
 - c. Renderings
 - d. Materials
- V. Review of public space improvements, circulation, and access
- VI. Conclusions

OUTLINE OF TESTIMONY

**TRINI RODRIGUEZ
PARKER RODRIGUEZ**

- I. Introduction and experience
- II. Overall landscape design concepts and considerations
- III. Landscape design and program (review of landscape drawings)
 - a. Streetscape designs
 - b. Courtyards and terraces
 - c. Roof and penthouse areas
- IV. Sustainability elements, GAR, and storm water management
- V. Conclusions

OUTLINE OF TESTIMONY
ERWIN ANDRES
GOROVE/SLADE ASSOCIATES

- I. Introduction and experience
- II. Overview of transportation considerations; description of studies and discussions with DDOT
- III. Review of site circulation and access
- IV. Summary of findings from transportation study
 - a. Roadway network, capacity, operations
 - b. Vehicle trip generation
 - c. Parking and loading
 - d. Public transportation
 - e. Bicycle and pedestrian facilities
 - f. Safety
 - g. Streetscape and public realm
- V. Proposed I Street pedestrian / bike access improvements
- VI. Proposed Transportation Demand Management measures
- VII. Conclusions

OUTLINE OF TESTIMONY

**SHANE L. DETTMAN
HOLLAND & KNIGHT LLP**

- I. Introduction
- II. Applicable legal standards for design review at the subject property
 - a. M and South Capitol Streets sub-area criteria
 - b. Subtitle I, Chapter 7 design review criteria
 - c. Compliance with the special exception standard
- III. Evaluation of compliance with applicable design review criteria and standards
- IV. Evaluation of requested relief
 - a. Variance from 75% street wall requirement (Subtitle I § 616.7(f))
- V. Conclusions