

**BZA APPLICATION
PROPOSED CCRC USE AT 4865 MACARTHUR BLVD., N.W.**

OUTLINES OF WITNESS TESTIMONY

- I. Eric Fischer, Trammell Crow Company
 - A. Background on Development Proposal
 - B. Proposed CCRC Use
 - 1. Types and Number of CCRC units (IL, AL and Memory Care)
 - 2. Balfour Senior Living
 - C. Grocery Store Use (MU-4)
 - D. Community Engagement
 - E. Compliance with Special Exception Standards

- II. Gary Steiner, Perkins Eastman Architects (expert in architecture)
 - A. Site Description and Neighborhood
 - B. Split-Zoning of Site
 - C. MU-4 Building – matter-of-right
 - 1. CCRC and accessory support uses
 - 2. Grocery Store
 - D. R-1-B Building – special exception for CCRC Use
 - 1. special exception for CCRC use only – no other relief required
 - 2. CCRC configuration
 - 3. parking and loading facilities
 - E. Compliance with Special Exception Standards

III. Erwin Andres, Gorove/Slade Associates (expert in transportation engineering)

- A. Transportation Network Description
- B. Parking Demand and Sufficiency of Spaces
- C. Vehicle Trip Generation and Sufficiency of Network Capacity
- D. Transportation Demand Management Measures
- E. Compliance with Special Exception Standards