

**OUTLINE OF TESTIMONY OF GARY RAPPAPORT, THE RAPPAPORT
COMPANIES**

- I. Introduction
 - A. Members of the Skyland Development Team
 - B. History of Applicant's association with the Property
- II. Goals for the Development of the Project
 - A. "Town Center" development
 - B. Mixed-use residential and retail project
- III. Description of the Retail Component
 - A. Mix of small retailers and destination retail
 - B. Block 1 – large format retail store
 - C. Blocks 2-4 – ground floor retail uses
- IV. Conclusion

**OUTLINE OF TESTIMONY OF CHERYL O'NEIL,
PROJECT ARCHITECT, TORTI GALLAS AND PARTNERS, INC.**

- I. Site Location and Description
 - A. Overview of site, surrounding area, and land use
 - B. Site planning and compatibility with the surrounding area
- II. Project Design – Blocks 1-4, Townhouses and RCN Building
 - A. Building massing and heights
 - B. Streetscape and design details
 - C. Site circulation, parking and loading
 - D. Mix of uses
 - E. Public spaces
- III. Areas of Relief
 - A. Loading
 - B. Theoretical Lots – rear and side yards and lot occupancy
 - C. Roof structures
- IV. Sustainable Design Attributes of the Project
- V. Conclusion

**OUTLINE OF TESTIMONY OF REPRESENTATIVES OF
THE WILLIAM C. SMITH CO.**

- I. William C. Smith's Role on the Skyland Development Team
- II. Description of Proposed Residential Use
- III. Community Benefits and Project Amenities
- IV. Conclusion

**OUTLINE OF TESTIMONY OF CARRIE THORNHILL OF
THE WASHINGTON EAST FOUNDATION**

- I. Introduction
- II. Discussion of Community Dialogue Process
- III. Conclusion

**OUTLINE OF TESTIMONY OF MICHAEL VERGASON,
LANDSCAPE ARCHITECT, MICHAEL VERGASON LANDSCAPE
ARCHITECTS, LTD.**

- I. Discussion of Relevant Experience
- II. Description of the Landscape Design
 - A. Design goals
 - B. Street frontages
 - C. Interior of site
- III. Conclusion

OUTLINE OF TESTIMONY OF ERWIN ANDRES, TRAFFIC AND PARKING CONSULTANT, GOROVE/SLADE ASSOCIATES

- I. Experience in the District of Columbia and Surrounding Jurisdictions
- II. Traffic and Parking Study
 - A. Project background
 - B. Study scope
 - 1. Traffic and Trip Generation Analysis
 - 2. Parking Analysis
 - 3. Loading Analysis
 - 4. Pedestrian Level of Service Analysis
 - 5. Bicycle Level of Service Analysis
- III. Existing Roadway and Parking Conditions
 - A. Site location
 - B. Existing traffic conditions
 - C. Existing parking situation
- IV. Traffic Impact Study and Transportation Management Plan
 - A. Conclusions of Traffic Impact Study
 - B. Transportation Management Plan
- V. Conclusion and Recommendations