OUTLINE OF TESTIMONY OF
DONALD DEUTSCH, FAISON ENTERPRISES, INC.

I. Introduction

II. History and Experience of Faison

III. History and Purchase of Site

IV. Proposed Development

V. Public Benefits and Project Amenities

VI. Conclusions

OUTLINE OF TESTIMONY OF
PHIL ESOCOFF, ESOCOFF AND ASSOCIATES

I. Introduction

- A. Description of Esocoff and Associates
- B. History and Experience

II. Site Location and Description

- A. Overview of Site, Surrounding Area, and Land Use
- B. Urban Design

III. Project Design

- A. Design Considerations
- B. Review of Building, Mass and Height
- C. Floor Plans
- D. Access, Parking and Loading
- E. Final Development Data

IV. Areas of Flexibility Under the PUD Regulations

V. Conclusions

OUTLINE OF TESTIMONY OF
LOUIS SLADE, GOROVE/SLADE ASSOCIATES, INC.

I. Introduction

II. Experience and Expertise

III. Project Scope

IV. Existing Conditions

- A. Existing Site Access and Roadway Network
- B. Existing Transit
- C. Traffic Volumes
- D. Existing Capacity Analysis

V. Future Background Conditions

- A. Future Background Developments
- B. Future Transportation Improvements
- C. Future Background Distribution
- D. Future Background Analyses

VI. Total Future Traffic Conditions

- A. Trip Generation
- B. Trip Distribution
- C. Total Future Traffic Analysis

VII. Conclusions

OUTLINE OF TESTIMONY OF
LEWIS BOLAN, BOLAN SMART ASSOCIATES, INC.

I. Introduction

II. Experience and Expertise

III. Description of Development Program

IV. Construction Period Economic and Fiscal Impacts

V. Operating Period Economic and Fiscal Impacts

VI. Other Benefits

OUTLINE OF TESTIMONY OF STEVEN E. SHER, LAND PLANNER

I. Introduction

II. Experience and Expertise

III. Site Location and Description

IV. Description of Surrounding Area

V. Zoning

VI. Proposed Development

VII. Compliance with PUD Requirements (Chapter 24)

VIII. Consistency with the Comprehensive Plan

IX. Conclusions

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF GROCERY STORE

I. Introduction

II. History and Experience

III. Operation and Design of Proposed Grocery Store

IV. Employment and Training Opportunities