

EXHIBIT J

OUTLINES OF WITNESS TESTIMONY

OUTLINE OF TESTIMONY OF WILL COLLINS AND MICHELE HAGANS; REPRESENTATIVES OF THE APPLICANT, FORT LINCOLN/GATEWAY VILLAGE LLC

I. Introduction

II. Goals and Objectives for the Village at Washington Gateway

- A. Provide Quality Homeownership Opportunities**
- B. Provide Market-Rate Yet Affordable Housing**
- C. Develop an Attractive Community**
- D. Consistent with the Fort Lincoln Urban Renewal Area Plan**

III. Conclusion

**OUTLINE OF TESTIMONY OF TRINI RODRIGUEZ;
URBAN PLANNER AND LANDSCAPE ARCHITECT,
PARKERRODRIGUEZ**

I. Introduction

- A. Urban Planner and Landscape Architect, ParkerRodriguez**
- B. Recent Projects in the District of Columbia**

II. Project Design

- A. Design Considerations and Site Layout**
- B. Review of Townhome Designs**

III. Landscape Features

- A. Community Green**
- B. Children's Play Area/Tot Lot**
- C. Mews Green**
- D. Pocket Park**

IV. Pedestrian Connections to Proposed Retail Development

V. Conclusion

**OUTLINE OF TESTIMONY OF JOHN AMATETTI;
CIVIL ENGINEER,
VIKA, INC.**

I. Introduction

- A. Civil Engineer, Vika, Inc.**
- B. Recent Projects in the District of Columbia**

II. Site Location and Description

- A. Overview of Site, Surrounding Area, and Land Use**
- B. Site Planning**

III. Preservation of Existing Grade, Including Use of Retaining Walls

IV. Environmental Issues

V. Conclusion

**OUTLINE OF TESTIMONY OF JAMI MILANOVICH;
TRAFFIC ENGINEER,
REPRESENTATIVE OF WELLS & ASSOCIATES**

I. Introduction

A. Review of experience in D.C. in preparing Traffic Impact Studies

II. Roadway and Parking Conditions and Impact Assessment of Proposed Project

A. Site Location

B. Existing Traffic Conditions

C. Existing Parking Situation

D. Vehicular Trip Generation and Parking Considerations

III. Traffic Impact Study for Development of the Village at Washington Gateway

A. Project Background

B. Study Scope

1. Traffic and Trip Generation Analysis

2. Parking Analysis

IV. Conclusion