

## **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,  
PARKER RODRIGUEZ**

**I. Introduction**

- A. Urban Planner and Landscape Architect, Parker Rodriguez**
- 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