

EXHIBIT D

OUTLINES OF WITNESS TESTIMONY

OUTLINE OF TESTIMONY OF JIM ABDO AND ERIC PRICE; REPRESENTATIVES OF THE APPLICANT, ABDO NEW YORK LLC

- I. Introduction
- II. Goals and Objectives for the New York Avenue/Arboretum Project
 - A. Provide Quality Homeownership Opportunities
 - B. Provide Market-Rate Yet Affordable Housing
 - C. Create Significant Retail Options
 - D. Create an Attractive Pedestrian Community
- III. Conclusion

**OUTLINE OF TESTIMONY OF MAURICE WALTERS;
PROJECT ARCHITECT,
TORTI GALLAS AND PARTNERS, INC.**

- I. Introduction
 - A. Project Architect, Torti Gallas and Partners, 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
 - C. Urban Design
- III. Project Design
 - A. Design Considerations and Site Layout
 - B. Review of Building Massing and Height
 - C. Review of Floor Plans
- IV. Conclusion

**OUTLINE OF TESTIMONY OF SANDY CLINTON;
LANDSCAPE ARCHITECT,
CLINTON & ASSOCIATES, P.C.**

I. Introduction

- A. Landscape Architect, Clinton & Associates, P.C.
- B. Recent Projects in the District of Columbia

II. Landscape Design

- A. Streetscape Improvements Along New York Avenue
- B. Streetscape and Green Space Improvements Along Bladensburg Road and Montana Avenue
- C. Public Pocket Park and Landscaped Terrance Between the “B” and “C” Buildings
- D. Public Triangular Park at Intersection of Bladensburg Road and Montana Avenue
- E. Central Park

III. Conclusion

**OUTLINE OF TESTIMONY OF MARTY WELLS AND JAMI MILANOVICH;
TRAFFIC ENGINEERS,
REPRESENTATIVES 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 New York Avenue/Arboretum Project
 - A. Project Background
 - B. Study Scope
 - 1. Traffic and Trip Generation Analysis
 - 2. Parking Analysis
- IV. Conclusion