

EXHIBIT F
OUTLINES OF WITNESS TESTIMONY

**OUTLINE OF TESTIMONY OF ANDREW MONTELLI AND JAY JOHNSON;
REPRESENTATIVES OF THE APPLICANT,
MARINA VIEW TRUSTEE LLC**

I. Introduction

II. Goals and Objectives for the Development of the Marina View Residential Site

- A. Provide Quality Homeownership Opportunities**
- B. Develop an Attractive Community**
- C. Provide Ground-Floor Retail Opportunities**
- D. Accommodate Existing Tenants**

III. Conclusion

**OUTLINE OF TESTIMONY OF PHIL ESOCOFF AND LINDA PALMER;
PROJECT ARCHITECTS,
ESOCOFF AND ASSOCIATES ARCHITECTS**

I. Introduction

- A. Project Architects, Esocoff and Associates**
- 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. Project Design

- A. Design Considerations and Site Layout**
- B. Building Massing and Heights**
- C. Exterior Spaces and Features**
- D. Parking and Loading**

IV. Review of Renovation and Preservation Features

V. Conclusion

**OUTLINE OF TESTIMONY OF DONALD RICHARDSON;
LANDSCAPE ARCHITECT,
ZION BREEN AND RICHARDSON**

I. Introduction

- A. Landscape Architect, Zion Breen and Richardson**
- B. Background of Zion Breen and Previous Experience with the Marina View Site**

III. Project Design

- A. Design Considerations**
- B. Landscape Plans**
- C. Connections to Public Open Space**
- D. Streetscape Elements**

V. Conclusion

**OUTLINE OF ANNE H. ADAMS;
ARCHITECTURAL HISTORIAN,
PILLSBURY WINTHROP SHAW PITTMAN LLP**

- I. Introduction and Background**
 - A. Architectural Historian, Pillsbury Winthrop Shaw Pittman LLP**
 - B. Recent Projects in the District of Columbia**
- II. Overview of Southwest Washington Potential Historic District**
- III. Overview of Historic Preservation Plan for Marina View Towers**
- IV. Consistency of Preservation Plan with Recent Projects in the District**
- V. Conclusion**

**OUTLINE OF TESTIMONY OF LOUIS SLADE;
TRAFFIC ENGINEER,
REPRESENTATIVE OF GOROVE/SLADE 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 Marina View Towers Site

A. Project Background

B. Study Scope

1. Traffic and Trip Generation Analysis

2. Parking Analysis

IV. Conclusion