

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