

EXHIBIT B

OUTLINES OF WITNESS TESTIMONY

**Outline of Testimony of
Alex Nyhan, Development Manager, Forest City Washington**

- I. Introduction
- II. Overview of Southeast Federal Center
- III. Planning, Development and Outreach Process
 - A. District Agencies
 - B. Commission of Fine Arts
 - C. National Capital Planning Commission
 - D. ANC 6D
- IV. Project Schedule and Need for Expedited Approval
- V. Conclusion

Outline of Testimony of Architectural Expert
Rick Parisi, Principal, M. Paul Friedberg and Partners, Project Architect

- I. Introduction
- II. Site Location and Context
- III. Overview of Waterfront Park
 - A. Planning and Design Principles
 - B. Phase I Improvements
- IV. Conclusion

**Outline of Testimony of Architectural Expert
Jordan Goldstein, Principal, Gensler, Project Architect**

- I. Introduction
- II. Description of Proposed Project
- II. Description of Requested Relief
 - A. Areas of Relief:
 - 1. Zoning Commission Design Approval
 - 2. Special Exception Approval
 - a. Retail and Service Uses in the Retail Pavilions and Kiosks
 - b. Roof Structures
 - B. Relief Meets the Special Exception Criteria of the W-0 Zone District and the SEFC Overlay
 - C. Relief is in Harmony with the Purpose and Intent of the Regulations and Map
 - D. Relief will not Adversely Affect Neighboring Property
- IV. Description of Requested Relief – Variance Relief
 - A. Area of Relief – Parking Requirement
 - B. Relief Meets the Criteria for an Area Variance
 - 1. Property is Affected by an Exceptional Condition or Situation
 - 2. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty
 - 3. Relief Can Be Granted without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose, and Integrity of the Zone Plan
- V. Conclusion

**Outline of Testimony of Architectural Expert
James Carpenter, James Carpenter Design Associates**

- I. Introduction & Background
- II. Description of Visual Marker
 - A. Intent and Concept
 - B. Materials & Design
- III. Description of Requested Relief
 - A. Areas of Relief:
 - 1. Zoning Commission Design Approval
 - 2. Variance Relief – Height and Setback Requirements
 - B. Relief Meets the Criteria for an Area Variance
 - 1. Property is Affected by an Exceptional Condition or Situation
 - 2. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty
 - 3. Relief Can Be Granted without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose, and Integrity of the Zone Plan
- IV. Conclusion