

**Partner /
Project Manager**
2000; 2003-Present

Previous Experience
Perkins Eastman
New York, NY
2002

ADM Group, Inc.
Phoenix, AZ
2001

ESa
Nashville, TN
1999

Education
Bachelor of Architecture
University of Cincinnati
2003

Active Registrations
DC
Illinois
Ohio
NCARB

Updated
9 March 2020

NICHOLAS J. MROCZKOWSKI, RA

Nick has over 17 years of experience as a Project Manager and Project Architect for many large and mid-scale projects throughout DC, Maryland, Virginia, Delaware, and Illinois. A licensed professional, his work has included all phases of design, consultant coordination, construction administration, value engineering, “green” strategies and integration, and overall quality control. Nick heads up the Chicago office, and also oversees the office technology and marketing.

Several of his projects have received additional recognition beyond client appreciation, including 1st Place “Renovation or Rehabilitation of Existing Housing” award from the 2012 Affordable Housing Conference of Montgomery County Maryland [*1415 Girard Street NW Cooperative*], a 2006 Associated Builders & Contractors “Excellence in Construction” award [*City First Bank of DC Headquarters*], and a feature article in AIADC’s publication ArchitectureDC [*Washington Animal Rescue League*].

Representative Projects

Terrace Manor | 158,000 GSF | Budget Not Disclosed

Redevelopment of 3 contiguous lots in Ward 8 DC with a new 4-story apartment building with a full level of below-grade structured parking.

Habitat for Humanity: 55th Street NE | 22,000+ SF | Budget Not Disclosed

BZA Theoretical Subdivision and design for 17 new permanently affordable single-family homes fronting on a new private road. Homes will meet or exceed EarthCraft standards and will utilize DCHFA funding and meet affordability requirements.

Petworth Station | 63,680 GSF | Budget Not Disclosed

Renovation of an existing 3-building, 78-unit apartment complex. BZA relief for 10 additional dwelling units converted from lower level utility and storage space. Scope includes additional unit reconfigurations, system and utility modernization, stormwater management, new bicycle storage, and finish upgrades throughout.

Brookland Place Apartments | 67,200 GSF | \$8.2MM Construction Budget

Substantial Rehabilitation for an existing 80-unit, 12-building complex utilizing DHCD financing and will meet Enterprise Green Communities standards.

1417 N Street NW Cooperative | 40,000 GSF | \$3.2MM Construction Cost

Moderate rehab of a 7-story, 83-unit permanently affordable cooperative building. Work included unit improvements, new plumbing risers and HVAC systems, upgraded electrical, updated common areas, and accessibility improvements. Project met DHCD Section 3 requirements and was complete Q2 2016.

Additional Representative Projects

- Washington Nationals Youth Baseball Academy: All*Star Pavilion, SE DC
- Juniper Court Apartments, NE DC
- 1431 E Street NE Cooperative, DC

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

SARRA MOHAMED

- I. Introduction of Applicant and History of the Property
- II. Goals and Objectives of the Project
- III. Community Dialogue and Process
- IV. Benefits and Amenities
- V. Conclusion

OUTLINE OF TESTIMONY OF NICHOLAS J. MROCZKOWSKI,

STOIBER + ASSOCIATES

- I. Introduction (proffered as an expert in architecture and urban design)
 - A. Project Architect, Stoiber + Associates
- II. Site Location and Description
 - A. Overview of Site and Surrounding Area
 - B. Description of General Land Use in Immediate Area
- III. Description of Project
 - A. Site Configuration
 - B. Proposed Design and Buildings
 - C. Response to Zoning Commission and Office of Planning
 - D. Description of Materials
 - E. Areas of Flexibility Requested
- IV. Conclusion