

**Board of Zoning Adjustment Case No. 18227-A
Modification to Parking Variance
Corcoran Gallery of Art Office Addition
1700 New York Avenue, NW**

**Outline of Testimony
Andrew Rollman
SmithGroup**

- I. Introduction
- II. Description of Site
 - A. Corcoran Gallery of Art and Existing Conditions
 - B. Summary of Site Constrains and Exceptional Conditions
- III. Description of Previously-Approved Parking Variance
- IV. Proposed Modification and Basis for Same
- V. Conclusions

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C. Andrew Rollman, AIA, LEED AP

Vice President

Education

Bachelor of Architecture, Syracuse University, 1985

Registrations

Registered Architect: MD

LEED 2.0 Accredited Professional

Mr. Rollman has served as Principal Designer on many of SmithGroup's significant projects including new construction, repositioning renovation projects and design within the historic context. Throughout his career, his interest in design has been focused on commercial office buildings, mixed-use projects, multi-family residential, retail and higher educational facilities.

1701 Duke at Edmonson Plaza, Alexandria, VA

A new 120,000 sf office building with ground floor retail located within the historic city of Old Town Alexandria. The five-story building features a dramatic glass façade serving as a backdrop to Edmonson Plaza and an historic former slave jail. The landscaped plaza features interpretive materials which commemorate two sisters who were housed there and inspired Harriet Beecher Stowe's novel, *Uncle Tom's Cabin*. Rollman, with SmithGroup's Interiors studio designed space for the building's major tenant, Burgess Group, featured in the July 2010 issue of *Interiors*. Principal-in-Charge, Design Principal.

901 K Street / Mt. Vernon Place United Methodist Church, Washington, DC

A revival and rebirth of an existing congregation at Mt. Vernon Place the project includes the addition of 25,000 sf of new education, fellowship, and office uses for the church. A new glass atrium provides the entry to the church space as a base to 250,000 sf office building with ground floor retail achieving LEED Gold. Principal Designer.

1200 19th Street, Washington, DC

Modernization and expansion of 300,000 sf office building at 19th and M Streets, NW in Washington. New facade, and three story addition achieving LEED Platinum. 50,000 sf of ground floor retail tenants remained in place during the design. Design Principal.

1331 L Street, NW, Washington, DC

A planned unit development that transforms an existing mid-block, surface parking lot at Green Court, NW, into a 10-story, 170,000 sf office and retail building using a sustainable design approach, LEED Gold certified. SmithGroup's Interiors studio designed space for the building's major tenant, The Mortgage Banker's Association. Principal Designer.

Terrell Place, 7th and F Streets NW, Washington, DC

Located at 7th Street between 6th, E, and F Streets, NW within the Downtown Historic District. Restoration of the 1924 Hecht Company Department Store and adjacent late nineteenth century buildings to house 500,000 sf mixed-use office and arts retail uses. Principal Designer.

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The Residences at Terrell Place, Washington, DC

This 10-story, 56,000 sf, 45-unit building combines historic preservation with new construction and a loft approach to unit design. Principal Designer.

620 F Street, Harmon Center for the Arts and Office Building, Washington, DC

Base-building design for a 120,000 sf office building with a 900-seat performing arts theater on the lower floor. Principal Designer.

Liberty Center, Arlington, VA

A private redevelopment of existing office buildings in Ballston, transforms a 1960's office block into 1.6 million sf of new mixed-use development over an anticipated five-year period. Composed of 500,000 sf of office development in two phases and 500,000 sf of residential apartments to be constructed in two phases, the design completes one of the last high-density blocks in the Rosslyn-Ballston Metro corridor. Design Principal, Residential.

Carroll Square, Washington, DC

A 225,000 sf, 10-story office building in the downtown arts/retail district incorporating a row of historic townhouses as artist living/working space. Required Historic Preservation Agency approvals. Principal Designer.

555 12th Street, Washington, DC

A new 1,145,000 sf downtown office building built in two phases. The building features a cylindrical 12 story atrium, two story lobby and exterior stone facade. Project Designer.

1701 Pennsylvania Avenue, Washington, DC

Renovation of 1960's office building, including new lobby, retail entrance, streetscape and reconfigured core elements. Design Principal.

Addition to the Defense Intelligence Analysis Center, Washington, DC

450,000 sf addition is linked by a pedestrian sequence from a new parking facility to the existing lobby. The building respects the existing facility while adding a dramatic element to the site on the Potomac River. Principal Designer.

1775 Eye Street, NW, Washington, DC

Renovation of 300,000 sf 1960's office building including new facade and base building interiors. Design was transformed from banal box to 1930's inspired art deco detailing in granite and stainless steel. Project Designer.

Wesley Theological Seminary Master Plan, Washington, DC

150,000 sf addition and reconfiguration of campus including residence halls, library, chapel and classroom buildings. Design Principal.

Reston Heights East, Fairfax, VA

A 900,000 sf expansion of a mixed-use project along the Dulles Toll Road featuring three office buildings ranging from 250,000 sf to 350,000 sf on a sustainably landscaped plinth of 100,000 sf of retail and parking. The retail program targeted recreation and healthy lifestyle tenants. Principal Designer.

Salvation Army Corps Center, Washington, DC

A new 48,000 sf, 5-story Corps Community Center near the Anacostia metro station. Project includes retail space, childcare, chapel, wellness center, and classroom space for community and workforce development programs. Principal Designer.

George Washington University School of Media and Public Affairs, Washington, DC

A 150,000 sf new building, including programs in electronic media and related political fields, radio and TV studios, a 250 seat broadcast theater for CNN's "Crossfire," an art gallery, classrooms and teleconferencing facilities. Included neighborhood review agencies. Project Manager/Designer.

Pentagon East, Arlington, VA

SmithGroup designed a master plan for a 14-block redevelopment area and new neighborhood near the Pentagon City Metro and Pentagon Fashion Center in Arlington, Virginia. The plan proposes a mixed-use

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district with 3,000 new residential units, 800,000 sf retail and entertainment, and 3,000,000 sf commercial office space. Principal Designer.

425 Eye Street, Washington, DC

Repositioning of a 1970s, non-descript rectangular office building. The gut renovation was designed by SmithGroup with a blend of rich, dark materials rarely seen in the more repetitive downtown core, with a retail base. The building is designed to meet stringent GSA standards and will achieve LEED Gold status. Rollman, with SmithGroup's Interiors studio designed space for the building's major tenant, The US Department of Veteran's Affairs. Principal-in-Charge, Design Principal.

National Postal Museum, Washington, DC

Interior design of a 60,000 sf museum and sales shop for the U.S. Postal Service and the Smithsonian Institution, located in the renovated Postal Square adjacent to Union Station. Project Architect.

University of Maryland Shady Grove Educational Facility, Rockville, MD

A 50,000 sf academic building, including executive education studies in sciences. Project Architect / Designer.

Johns Hopkins University, 1717 Massachusetts Avenue, Washington, DC

Assessment of a 151,800 sf building built in 1962. Subsequent feasibility studies will be provided for the

facilities renovation for use as offices, classrooms, teaching support and residential. Project Designer.

Levine School of Music, Washington, DC

32,000 sf adaptive reuse of a 1906 historic landmark, Spanish Renaissance Revival Carnegie Institution Geophysical Laboratory to house this music institution. Design of future 250-seat auditorium. Project Architect / Designer.

Georgetown University New South Student Center, Washington, DC

A 60,000 sf renovation/adaptive reuse of former dining and support facilities for use as a new multi-purpose student center. Principal Designer.

Georgetown University Leavey Center, Washington, DC

30,000 sf interiors renovation of the University Center. Including relocation and renovation of \$1 million Career Education Center, University Bookstore, restaurants, student lounge areas, and administrative offices. Project Manager/Designer. Georgetown University Harbin Hall, Washington, DC

This \$7 million rehabilitation of a 1960's, nine-story student residence hall is located on the Georgetown University campus. The project encompasses building assessment, planning, and design to upgrade all building systems and refurbish all student dormitory rooms/ commons areas. The project will be phased to allow

ongoing operation of the University facilities workshop and student offices in the basement and on the first floor. Design Principal.

George Washington University School of Media and Public Affairs, Washington, DC

A 150,000 sf new building, including programs in electronic media and related political fields, radio and TV studios, a 250 seat broadcast theater for CNN's "Crossfire," an art gallery, classrooms and teleconferencing facilities. Includes reviews before tough neighborhood review agencies. Project Manager/Designer.

George Washington University School of Business, Washington, DC

Consolidation and expansion of the Business & Public Management School. 150,000 sf in a combination of a new building and renovation of an existing one, providing new case study classrooms, a symposia center, research centers and institutes, a model NASDAQ trading center, as well as student, faculty, and administration spaces. Principal Designer.

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Vice President

Board of Trustees, District of Columbia Preservation League

- Member of Project Review Committee that reviews projects that have historic import and are slated for approval before the city's Historic Preservation Review Board.

Lambda Alpha International

- Member of the Honorary Society for the Advancement of Land Economics, George Washington Chapter.

Volunteer Memberships

- Phelps Career High School Architectural Survey Course, Washington, DC, Guest Lecturer, "Theater Design." Winter Semester 2009, 2010
- Shopkeeper, Whitman Walker Clinic Food Bank
- 2005 Volunteer in Mission, Zimbabwe, Foundry United Methodist Church
- ABC "Extreme Makeover Home Edition" 2005, Capitol Heights Home

Regulatory Approvals

- DC Historic Preservation Review Board Expert Witness: Carroll Square, Square 456 - Terrell Place and the Residences at Terrell Place, Levine School of Music, Il Palazzo Condominium

DC Board of Zoning Adjustment Expert Witness

- Terrell Place and Harmon Center

Awards

- 2008, Honor Award (Commercial over 50,000 sf), AIA Maryland, Harmon Center - 620 F Street
- 2008, Award of Excellence, Washington (DC) Chapter AIA, Harmon Center - 620 F Street
- 2008, Best Real Estate Deals (Best Architecture), Washington Business Journal, Harmon Center - 620 F Street
- 2008, Best Urban Office, National Association of Industrial and Office Properties (NAIOP) - Maryland/Washington, DC Chapter, Harmon Center - 620 F Street
- 2004 Mayor's Award for Historic Preservation, Terrell Place
- Merit Award for Architecture, 1999, AIA Washington, DC Chapter, 555 12th Street

Exhibitions

- AIA Washington, DC Chapter, "Art by Architects" Competitions
- Metro Canopy Competition, Washington Metropolitan Area Transit Authority

Presentations

- Acoustics in Today's Buildings - Sustainability and Performance
- "Crossfire" Live - The design of the Jack Morton Auditorium at the George Washington Media and Public Affairs Building, 2002.

- "It's Where We Work" - The history and evolution of office building design in DC. Presented at Design DC for the DC, Virginia, and Potomac Valley AIA, 2005.
- TDR's & CLD's. CREW monthly breakfast seminar.
- "Repositioning for the 21st Century: Design Opportunities for DC's Urban Fabric" DesignDC 09 Education Sessions - Washington, DC, Potomac Valley, and Northern Virginia Chapters AIA Conference, July 2009.

Professional Affiliations

- Programs Committee Member, DCBIA

Publications

- Development Magazine, Summer 2010, "1200 Nineteenth, Creating Modern Curb Appeal."
- Construction - Specifying Engineer, July 2006, "A Balanced Mix," Mixed-Use Urban Development.
- Stone World, July 2005, "Smith-Group Roundtable."
- Construction Executive, April 2006, "Flooring: A Modern Twist on a Classic."