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Leila M. Jackson Batties
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February 26, 2013

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

Re: BZA Case No. 18516 / FP Perseus 53-713 LLC
1005 First Street, NE (Lot 53, Square 713) / Prehearing Statement

Dear Board Members:

On behalf of FP Perseus 53-713 LLC, enclosed please find one original and 20 copies of the prehearing statement for the above-referenced application. Also, for your convenience, we have enclosed one unbound copy of the filing. The application is scheduled to be heard before the Board of Zoning Adjustment on March 12th.

Thank you for your considerate attention to this matter. We remain hopeful of the Board's favorable review of the application.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Leila M. Jackson Batties
Leila M. Jackson Batties

Attachments

cc: Advisory Neighborhood Commission 6C
c/o Commissioner Karen Wirt, Chair (via email)
Commissioner Tony Goodman, SMD Representative for ANC 6C06 (via email)
Ms. Jennifer Steingasser, District of Columbia Office of Planning (via Hand Delivery)
Mr. Noel Lawson, District of Columbia Office of Planning (via Hand Delivery)
Mr. Stephen Cochran, District of Columbia Office of Planning (via Hand Delivery)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18516

EXHIBIT NO. 25

Atlanta | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York
Northern Virginia | Orlando | Portland | San Francisco | Tallahassee | Tampa | Washington, DC | West Palm Beach

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
FP PERSEUS 53-713 LLC**

**BZA APPLICATION NO. 18516
HEARING DATE: MARCH 12, 2013**

STATEMENT OF THE APPLICANT

**I.
NATURE OF RELIEF SOUGHT**

This statement is submitted by FP Perseus 53-713, LLC, (the "Applicant"), the owner of the parcel located at 1005 First Street, NE, more particularly described as Lot 53 in Square 713 (the "Property"). The Applicant seeks relief from the loading and court requirements under the Zoning Regulations to support the redevelopment of the Property with a mixed-use project that consists of office, residential and retail in the C-3-C District at the Property. Specifically, the Applicant asks that the Board grant approval of the following¹:

1. Variance from Section 2201.1 of the Zoning Regulations in order to have only two 12 x 30 loading berths where five are required.²
2. Variance from Section 776 of the Zoning Regulations for the closed court identified as "Court B" in order to permit a width of 15' and an area of 1,588 square feet where a width of 37'-8" and an area of 2,838 square feet are required.

This prehearing statement is submitted in accordance with Section 3113.8 of the Zoning Regulations. The information in this prehearing statement, including

¹ The Application originally sought relief from the roof structure setback requirements. However, the Office of Planning confirmed with the Zoning Administrator that the relief was not needed because the court wall does not constitute an exterior wall under the Zoning Regulations. Therefore, the Applicant withdraws the request for relief from the roof structure setback requirements.

² The project meets the loading requirements for the number of 12 x 55 loading berths and 10 x 20 delivery spaces.

the attached exhibits, supersedes those provided in the preliminary statements filed with the Board on December 19, 2012.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the "Board" or "BZA") has jurisdiction to grant the requested variances pursuant to Section 3103.2 of the Zoning Regulations.

III. EXHIBITS IN SUPPORT OF THE APPLICATION

<u>Exhibit A:</u>	Architectural Drawings
<u>Exhibit B:</u>	Portion of the Zoning Map showing the Property
<u>Exhibit C:</u>	NoMA BID Public Realm Master Plan
<u>Exhibit D:</u>	Letter of support from Archstone Near Northeast, LLC
<u>Exhibit E:</u>	Resume of Michael Nicolaus, AIA, LEED AP, BD + C
<u>Exhibit F:</u>	Resume of Daniel VanPelt, P.E., PTOE, expert witness in the area of transportation planning and traffic engineering
<u>Exhibit G:</u>	Resume of Steven E. Sher, Holland & Knight, expert witness in the area of land planning and zoning

IV. BACKGROUND & PROJECT DESCRIPTION

A. Overview of Subject Property and Surrounding Area

The Property consists of approximately 71,217 square feet and is located at the southeast corner of the intersection of First Street and L Street, NE. It is currently improved with the former Greyhound bus terminal, which was relocated to a new site within Union Station. The Metrorail tracks run along the eastern boundary of the Property. The parcel immediately to the south at 100 K Street (the

"Archstone/Equity Residential Parcel")³ is slated to be redeveloped with a residential project consisting of 222 units and a maximum building height of 130 feet. The site to the north is currently improved with a surface parking lot. Across First Street to the west, at the southwest corner of First and L Streets, approximately 290,000 square feet of office is under construction; and at the northwest corner of First and L Streets is an office building consisting of approximately 350,000 square feet.

The Property is in the heart of NoMA and is zoned C-3-C, as are the surrounding properties. The C-3-C Districts are intended to permit medium-high density development, including office, retail, housing and mixed-use development; they shall be compact in area. 11 DCMR § 740.8. The Applicant proposes to redevelop the Property with approximately 346,072 gross square feet of office; approximately 59,977 gross square feet of retail; and approximately 270,217 gross square feet of residential, generating approximately 300 dwelling units. The office tower will occupy the east side of the project and have 11 floors; the office tower lobby entrance will be on L Street. The residential tower will have 13 floors and occupy the west side of the project. The lobby to the residential tower will be on 1st Street; the residential amenities, such as a fitness center, business center and other common function and meeting room spaces will be on the second floor of the residential tower. The project will be supported by four levels of below-grade parking sufficient to comply with the parking requirements. The retail uses will

³ The parcel is currently owned by Archstone, which was acquired by Equity Residential.

front on both 1st Street and L Street and will be on the concourse, ground floor and, prospectively, on the second level. The maximum building height for the project will be 130 feet and the FAR will be approximately 9.65.

A critical objective of the project design is the creation of public open space along the Property's frontage on L Street, NE, which is achieved through a combination of elements - a sizeable open court at the center of the project, a grand stair at the L Street entrance to the project, and a 5' building setback from the property line along L Street. These elements are intended to compliment the pedestrian plaza in the NoMA Business Improvement District ("BID") Public Realm Master Plan (see attached Exhibit C), yet are programmed independently of the pedestrian plaza.

B. Procedural History

The Applicant filed this Application on December 19, 2012. The Application originally sought relief from Sections 770.6 (roof structure), 2201.1 (loading), and 776 (closed court) of the Zoning Regulations. However, the Office of Planning confirmed with the Zoning Administrator that relief is not required for that portion of the roof structure abutting the court wall on the basis that the court wall does not constitute an exterior wall under the Zoning Regulations. Therefore, the Applicant withdraws its request for relief from the roof structure requirements. On February 6, 2013, the Applicant presented the Application to the Planning, Zoning & Environment Committee for Advisory Neighborhood Commission ("ANC") 6C, which voted to recommend the full ANC's support of the Application. At its

regularly scheduled meeting on February 13, 2013, ANC 6C voted unanimously to adopt a resolution in support of the Application.

V.
THE APPLICANT MEETS THE BURDEN
OF PROOF FOR VARIANCES

A. Standard of Review for Area Variances

Under D.C. Code § 6-641.07(g)(3) and 11 DCMR § 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is affected by exceptional size, shape or topography or other extraordinary or exceptional condition or situation;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.⁴

The D.C. Court of Appeals has determined that, to satisfy the practical difficulty element of the area variance test, an applicant must demonstrate that “compliance with the area restriction would be unnecessarily burdensome” and that the practical difficulty is “unique to the particular property.”⁵ The Court has further stated that “the severity of the variance(s) requested,” “the weight of the burden of strict compliance,” “the effect the proposed variance(s) would have on the overall zone plan,” and the “increased expense and inconvenience to applicants for a variance are among the proper factors for BZA’s consideration” in determining

⁴ See *French v. District of Columbia Board of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); see also, *Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

⁵ *Gilmartin v. District of Columbia Board of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990).

whether to grant an area variance.⁶ As discussed below, all three prongs of the area variance test are met in this Application.

1. The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition.

The phrase "exceptional situation or condition" in the above-quoted variance test applies not only to the land, but also to the existence and configuration of a building on the land. See *Clerics of St. Viator, Inc. v. D.C. Board of Zoning Adjustment*, 320 A.2d 291, 294 (D.C. 1974). Moreover, the unique or exceptional situation or condition may arise from a confluence of factors which affect a single property. *Gilmartin v. D.C. Board of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990).

In this case, the exceptional condition affecting the Property results from a confluence of factors. The Property is located at a key intersection in the heart of NoMA - the northeast corner of First and L Streets. Adjacent to the Property along L Street, the NoMA BID Public Realm Master Plan (Exhibit C) proposes a pedestrian plaza. At the urging of stakeholders, including the NoMa BID, Storey Park was designed to compliment the proposed pedestrian plaza and to create more public open space within the project for the benefit of the neighborhood. Additionally, the Property has an irregular shape, is not served by a public alley, and abuts the Metrorail tracks on the east side. These factors drive the configuration of the project and the location of certain elements of the project, including the loading/parking access. Finally, the residential project planned for

⁶ *Id.* at 1171.

the Archstone/Equity Residential Parcel is designed with a closed court that abuts the Property. The Applicant took this into consideration in designing the closed court at the south side of the project.

2. The owner would encounter practical difficulties if the zoning regulations were strictly applied.

The Applicant would encounter practical difficulties if required to comply with the loading and court requirements.

a. Loading Requirements. Under the Zoning Regulations, the berths required for a mixed-use project is the sum of the requirements for the various individual uses computed separately in accordance with §2201, which are as follows:

1. the office use requires three 12 x 30 berths and one 10 x 20 delivery space;
2. the retail use requires one 12 x 30 berth, one 12 x 55 berth and one 10 x 20 delivery space;
3. the grocery use requires one 12 x 30 berth, one 12 x 55 berth and one 10 x 20 delivery space; and
4. the residential use requires one 12 x 55 berth and one 10 x 20 delivery space.

11 DCMR 2205.3. This means that a total of five 12 x 30 berths, three 12 x 55 berths and four 10 x 20 service spaces would be required for the project. The project meets the required number of 12 x 55 loading berths and 10 x 20 service spaces; however only three of the five 12 x 30 berths can be accommodated in the loading area.

The loading area is situated at the Concourse Level of the building. As depicted on Sheet 13 of the drawings attached as Exhibit A, trucks will enter the

Concourse Level from First Street, back into the loading area, and then exit (front out) via the L Street ramp. The current location and configuration of the loading area is the only efficient way to accommodate the front in, front out truck circulation, which is preferred. The location and configuration is dictated by the locations of the garage access. The project utilizes two existing curb cuts that are situated at the corners of the Property in order to minimize impacts to the pedestrian experience along First and L Streets and provide the most efficient layout for the project. The location and configuration of the loading area is also greatly influenced by the irregular shape of the Property along its eastern boundary. The Property tapers inward at the southeast corner of the site, narrowing the loading area, the area for truck maneuvers and the drive aisle. The loading area is limited to the Concourse Level in order to most efficiently achieve the required vertical clearance and ramp access. Even with relatively steep ramp slopes, the required ramp access is such that the only feasible area for the loading area is at the Concourse Level, in its current configuration.

b. Closed Court Requirements. As shown on Sheet 6 of the architectural drawings, in order to comply with the closed court requirements set forth in Sections 776.2 and 776.3 of the Zoning Regulations, Court "B" must be extended approximately 23 feet to the north. However, this shift would significantly impact the configuration of Court "A", which opens onto L Street, and is intended to serve as public open space and compliment the pedestrian plaza proposed along L Street -- two key goals of stakeholders, including the NoMA BID.

Also, as indicated in the letter by Archstone Near Northeast, LLC, attached as Exhibit D, the closed court, as presently configured, aligns with the court designed for the residential project planned for the Archstone/Equity Residential Parcel. Since the closed court for Storey Park is not required under the Zoning Regulations, the Applicant can construct the project to the property line, which would adversely impact the residential units in Storey Park and to the south. Finally, if the closed court were re-designed to comply with the Zoning Regulation, the south leg of the residential building would become a single loaded residential condition with solid wall along its southern face. This condition is both very inefficient and not beneficial to either the subject project or to the neighboring project. This leg of the residential building also would be located over the truck entrance ramp at grade, creating a difficult condition to resolve structurally.

3. The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose and integrity of the Zone Plan if the Board grants the requested variances for loading and courts. The proposed loading is sufficient to manage all of the uses within the project. The Applicant will have a loading management plan that specifies the times for deliveries and trash pick-up and has personnel assigned for monitoring the loading areas.

As it relates to the court, the current configuration allows ample light and air to the proposed residential and office towers. Also, as indicated in the letter attached as Exhibit D, the closed court at Storey compliments and aligns with the court proposed for the Archstone/Equity Residential project to the south. Also as noted in the letter, the closed court at Storey Park is not required under the Zoning Regulations, therefore, the Applicant could construct its building to the property line, which would adversely impact the apartment house proposed for the Archstone/Equity Residential Parcel. Finally, in order to make the court compliant with the Zoning Regulations, the Applicant would have to reconfigure the court opening onto L Street in a manner that adversely impacts the design of the public open space and the retail space -- two significant amenities to the neighborhood.

VI.
WITNESSES

1. Mark Adamo
Senior Vice President, Development
Perseus Realty, LLC
2099 Pennsylvania Avenue, NW - Suite 950
Washington, DC 20006
2. Michael Nicolaus, AIA, LEED AP BD+C
HKS
1250 Eye Street, NW, Suite 600
Washington, DC 20006
Expert witness in the area of architecture/design
3. Daniel VanPelt, P.E., PTOE
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW - Suite 600
Washington, DC 20036
Expert witness in the area of transportation planning and traffic engineering

4. Steven E. Sher, Director of Land Use and Zoning Services
Holland & Knight, LLP
800 17th Street, NW
Washington, DC 20006
Expert witness in the area of land planning and zoning

VII.
CONCLUSION

For the reasons stated above, the application meets the applicable standards for granting the requested variances, which are necessary to support the redevelopment of the Property with a mixed-use project consisting of office, retail and residential uses.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: *Leila Batties*
Leila M. Jackson Batties
Norman M. Glasgow, Jr.
Steven E. Sher, Director of Zoning and
Land Use Services
800 17th Street, N.W. - Suite 1100
Washington, DC 20006
(202) 955-3000

EXHIBIT A

STOREY PARK

BOARD OF ZONING ADJUSTMENT APPLICATION

February 22, 2012

APPLICANT: FP-Perseus/53-713, LLC

ARCHITECT: HKS, P.C.

LAND USE COUNSEL: HOLLAND & KNIGHT



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PROJECT DESCRIPTION

FP-PERSEUS/53-713, LLC IS PROPOSING TO BUILD A NEW MIXED USE BUILDING ON THE NORTHERN PORTION OF SQUARE 713 IN THE NEW EMERGING NEIGHBORHOOD OF NOMA. THE SITE'S CURRENT ADDRESS IS 1005 FIRST ST. NE. THE 71,217.24 SF. SITE IS ZONED C-3-C AND IS PART OF THE NORTH CAPITOL TRANSFERABLE DEVELOPMENT RIGHTS RECEIVING ZONE, WHICH ALLOWS FOR AN INCREASE OF DEVELOPMENT DENSITY TO 10.0 FAR THROUGH THE PURCHASE OF DENSITY FOR USE ON THE SITE. THE HEIGHT OF THE DEVELOPMENT ON THE SITE IS ALSO INCREASED TO 130 FT. AS A RESULT OF ITS FRONTAGE ON 110 FT. WIDE 1ST STREET NE. THE PROJECT WILL INCLUDE OFFICE AND RESIDENTIAL COMPONENTS ALONG WITH SUBSTANTIAL RETAIL SPACE ON ITS GROUND FLOOR, CONCOURSE LEVEL, AND OPTIONALLY AT THE SECOND FLOOR.

SITUATED AT THE CORNER OF 1ST STREET NE AND L STREET, THE SITE HAS SUBSTANTIAL STREET FRONTAGE ON ITS NORTH AND WEST SIDES, RAIL YARD FRONTAGE ALONG ITS EAST SIDE, AND AN ADJACENT PARCEL ALONG ITS SOUTH SIDE WITH A PROPOSED NEW DEVELOPMENT AS WELL.

UNDERSTANDING THE UNDERLYING GOALS FOR THE PROJECT AND ITS SITE CONSTRAINTS IS IMPORTANT IN UNDERSTANDING THE NEED FOR ZONING RELIEF. THE SITE'S CONFIGURATION AND ITS PRACTICAL LIMITATIONS ARE BEHIND OUR REQUEST. THIS APPLICATION TO THE BOARD OF ZONING ADJUSTMENT IS SEEKING RELIEF FROM FOUR ZONING REQUIREMENTS:

1. RELIEF FROM §2201.1 WHICH ESTABLISHES THE REQUIREMENTS FOR LOADING AND SERVICE/DELIVERY VEHICLES. FOR A LARGE MIXED USE PROJECT OF THIS PROGRAM AND SCOPE, THE ZONING REQUIREMENTS FOR LOADING AND SERVICING ARE VERY LARGE AND BEYOND THE AMOUNT THAT THE PROJECT CAN PHYSICALLY ACCOMMODATE AND WELL BEYOND THE AMOUNT NEEDED TO PROPERLY SERVE THE PROJECT. WE ARE PROPOSING A SMALLER, MORE COMPACT SERVICING ARRANGEMENT WHEREIN THE VARIOUS PROJECT

COMPONENTS SHARE THE SERVICING FACILITIES IN A WAY THAT CAN REDUCE THE AMOUNT REQUIRED.

2. RELIEF FROM §776 WHICH ESTABLISHES THE REQUIREMENTS FOR A CLOSED COURT(SOUTH COURT). THE INTERNAL WORKINGS OF THE RESIDENTIAL BUILDING, ITS GROUND AND 2ND FLOOR RETAIL, AND IT'S BELOW GRADE PARKING, MAKE IT IMPRACTICAL TO PROVIDE A COURTYARD WITH A WIDTH DIMENSION THAT IS CODE COMPLIANT.

ZONING TABULATIONS		
DEVELOPMENT STANDARD:	PERMITTED/REQUIRED:	PROVIDED:
LOT AREA	71,217 SF	71,217 SF
ZONING DISTRICT	C-3-C	C-3-C
BUILDING HEIGHT (§1709.21) W/TDR'S	130'	130'
FLOOR AREA RATIO (§1709.21) W/TDR'S	10	9.5
GROSS FLOOR AREA		
OFFICE		346,072 SF
GROCERY		25,000 SF ¹
RETAIL		34,977 SF ¹
RESIDENTIAL		270,217 SF
TOTAL	712,170 SF	676,266 SF
LOT OCCUPANCY (§772.1)	100%	UP TO 100%
REAR YARD (§774.1, §774.9)	2 1/2 IN PER FT = 27'-1" 12' MIN	COURT PROVIDED IN LIEU OF REAR YARD
SIDE YARD (§775)	NA	NA
COURT (§776)		
COURT A (OPEN COURT) (§776.3)	WIDTH: 4 IN PER FT OF HEIGHT (112') = 37'-4" 15' MIN AREA: NO LIMIT	WIDTH: 54'-6" ± MIN ²
COURT B (CLOSED COURT) (§776.3) (§776.4)	WIDTH: 4 IN PER FT OF HEIGHT (112') = 37'-4" 15' MIN AREA: 2 X WIDTH ³ = 2838 SF	WIDTH: 15' AREA: 1568 SF
ROOF STRUCTURE (§411, §770.8)		
HEIGHT	18'-6"	18'-6"
AREA	.37 FAR	26,350 SF
SETBACK	1:1 MIN (18'-6" MIN)	REFER TO SHEET 5
PARKING (§2101, §2118.7)		
OFFICE (340,236 SF)	IN EXCESS OF 2,550 SF, 1 PER 1800 SF = 191 SPACES	255 SPACES
GROCERY (25,000 SF)	IN EXCESS OF 180 SF, 1 PER 750 SF = 33 SPACES	190 SPACES
RETAIL (34,977 SF)	IN EXCESS OF 270 SF, 1 PER 750 SF = 47 SPACES	50 SPACES
RESIDENTIAL (295 UNITS)	.25 PARKING SPACES PER UNIT = 74 SPACES	74 SPACES
TOTAL	345 SPACES	569 SPACES
LOADING (§2201)		
OFFICE		
12' X 30' BERTH/100 SF PLATFORMS	3	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	0	
RETAIL		
12' X 30' BERTH/100 SF PLATFORMS	1	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	1	
GROCERY		
12' X 30' BERTH/100 SF PLATFORMS	1	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	1	
RESIDENTIAL		
12' X 30' BERTH/100 SF PLATFORMS	0	
10' X 20' SERVICE/DELIVERY SPACE	1	
12' X 55' BERTH/200 SF PLATFORMS	1	
TOTALS:		
12' X 30' BERTH/100 SF PLATFORMS	5	2 ³
10' X 20' SERVICE/DELIVERY SPACE	4	4 ³
12' X 55' BERTH/200 SF PLATFORMS	3	3 ³ (*DESIGNED ALSO AS 12' X 30' BERTHS)

1. RETAIL SPACE AT CELLAR LEVEL IS NOT INCLUDED IN THE FAR CALCULATION.
2. ADJUSTMENTS TO THE COURT MASSING AND DIMENSION, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCUR AS THE DESIGN ADVANCES
3. REFER TO SHEET #13



AREAS OF REQUESTED ZONING RELIEF:

1. LOADING BERTHS
2. COURT B (SOUTH COURT)

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

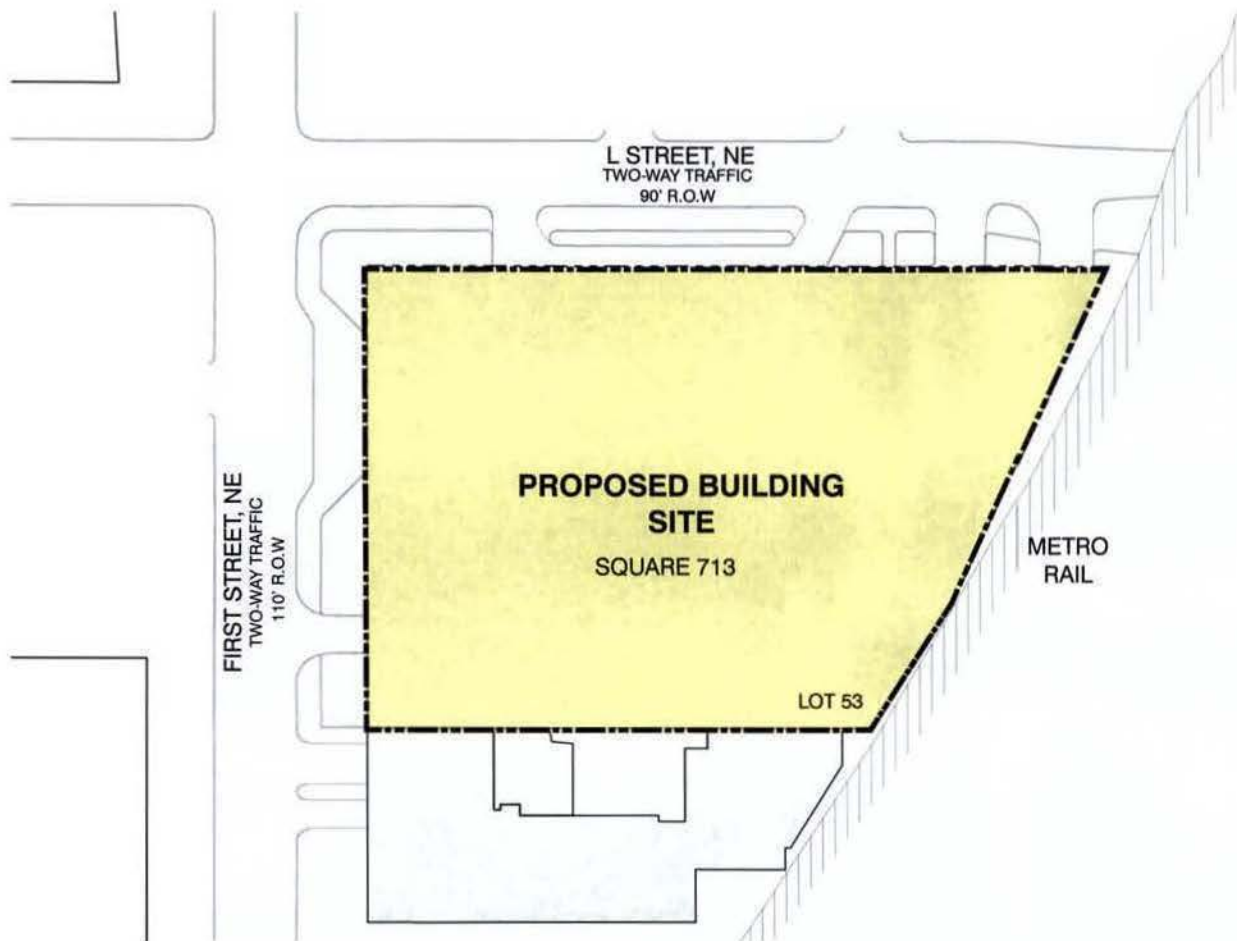
BOARD OF ZONING ADJUSTMENT APPLICATION

ZONING DATA SUMMARY

FEBRUARY 22, 2012

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SITE AREA

TOTAL SITE AREA	71,217.24 SF
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PROPOSED BUILDING GROSS FLOOR AREAS

RETAIL GROSS FLOOR AREA	59,977 SF
-------------------------	-----------

RESIDENTIAL GROSS FLOOR AREA	270,217 SF
------------------------------	------------

OFFICE GROSS FLOOR AREA	346,072 SF
-------------------------	------------

TOTAL GROSS FLOOR AREA	676,266 SF
------------------------	------------

FAR = 9.50

ZONING DISTRICT:
C-3-C

TDR RECEIVING ZONE:
NORTH CAPITOL

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



SCALE: 1" = 60' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

SITE DEVELOPMENT PLAN

FEBRUARY 22, 2012

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NOTE:
THE EXTERIOR MASSING AND MATERIALS SHOWN IN THIS RENDERING REPRESENT A CONCEPTUAL LEVEL OF DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO MASSING AND MATERIALS, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCUR AS THE DESIGN ADVANCES.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

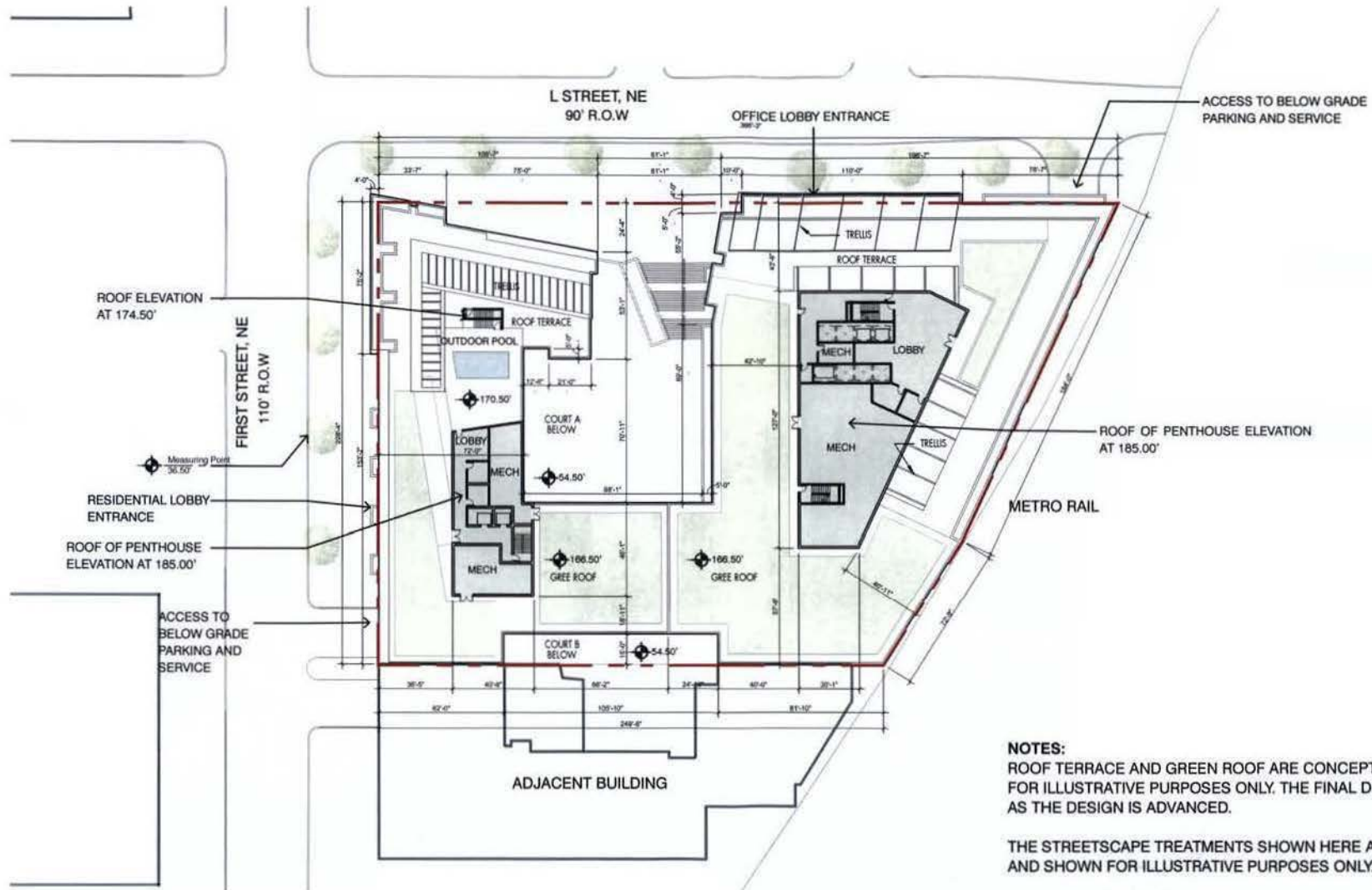
BOARD OF ZONING ADJUSTMENT APPLICATION

VIEW TOWARD L STREET

FEBRUARY 22, 2012

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NOTES:
 ROOF TERRACE AND GREEN ROOF ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY AS THE DESIGN IS ADVANCED.

THE STREETScape TREATMENTS SHOWN HERE ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

CURB CUT LOCATIONS & DIMENSIONS SHOWN HERE ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



SCALE: 1" = 50' - 0"

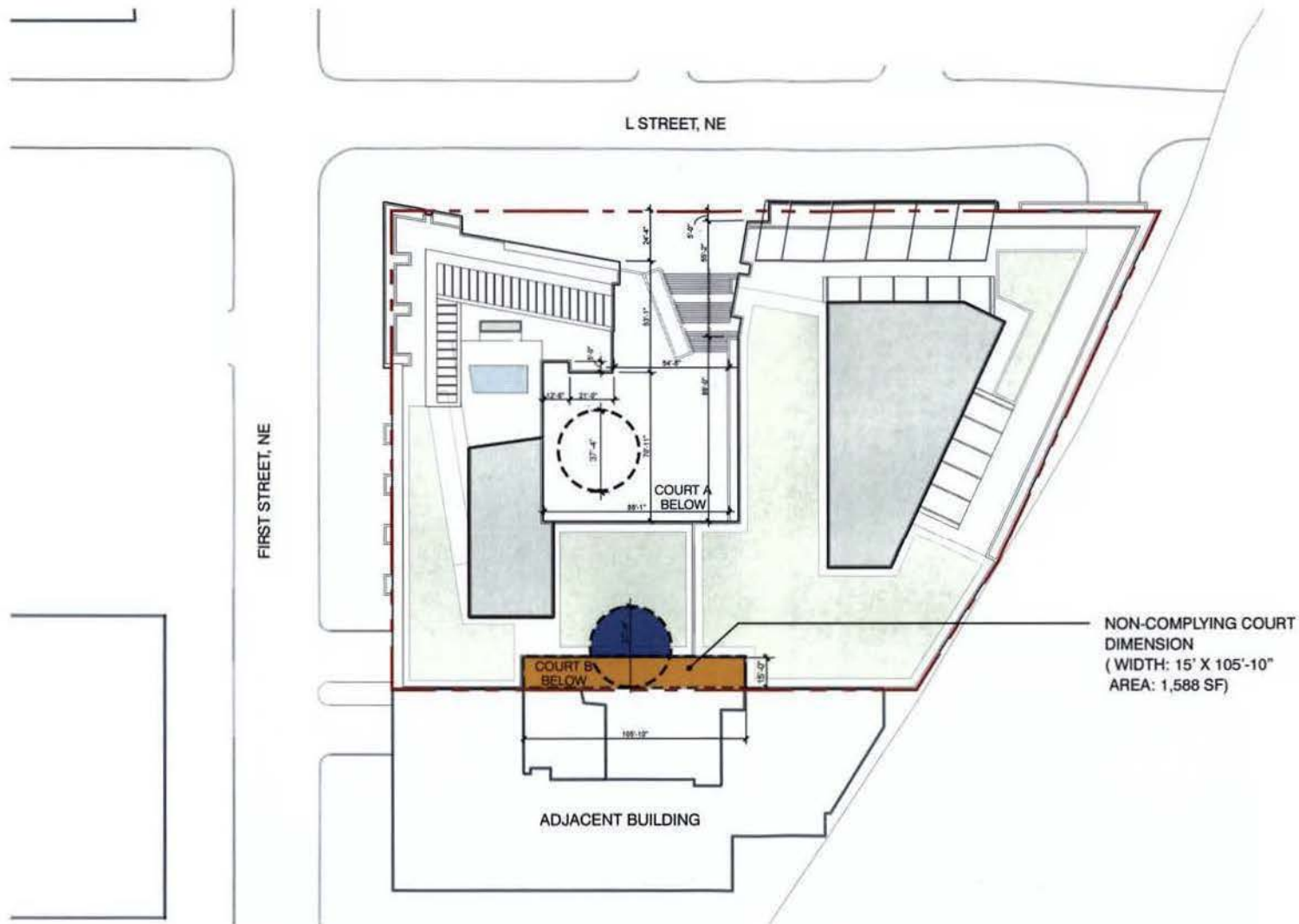
BOARD OF ZONING ADJUSTMENT APPLICATION

PENTHOUSE / ROOF PLAN

FEBRUARY 22, 2012

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STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



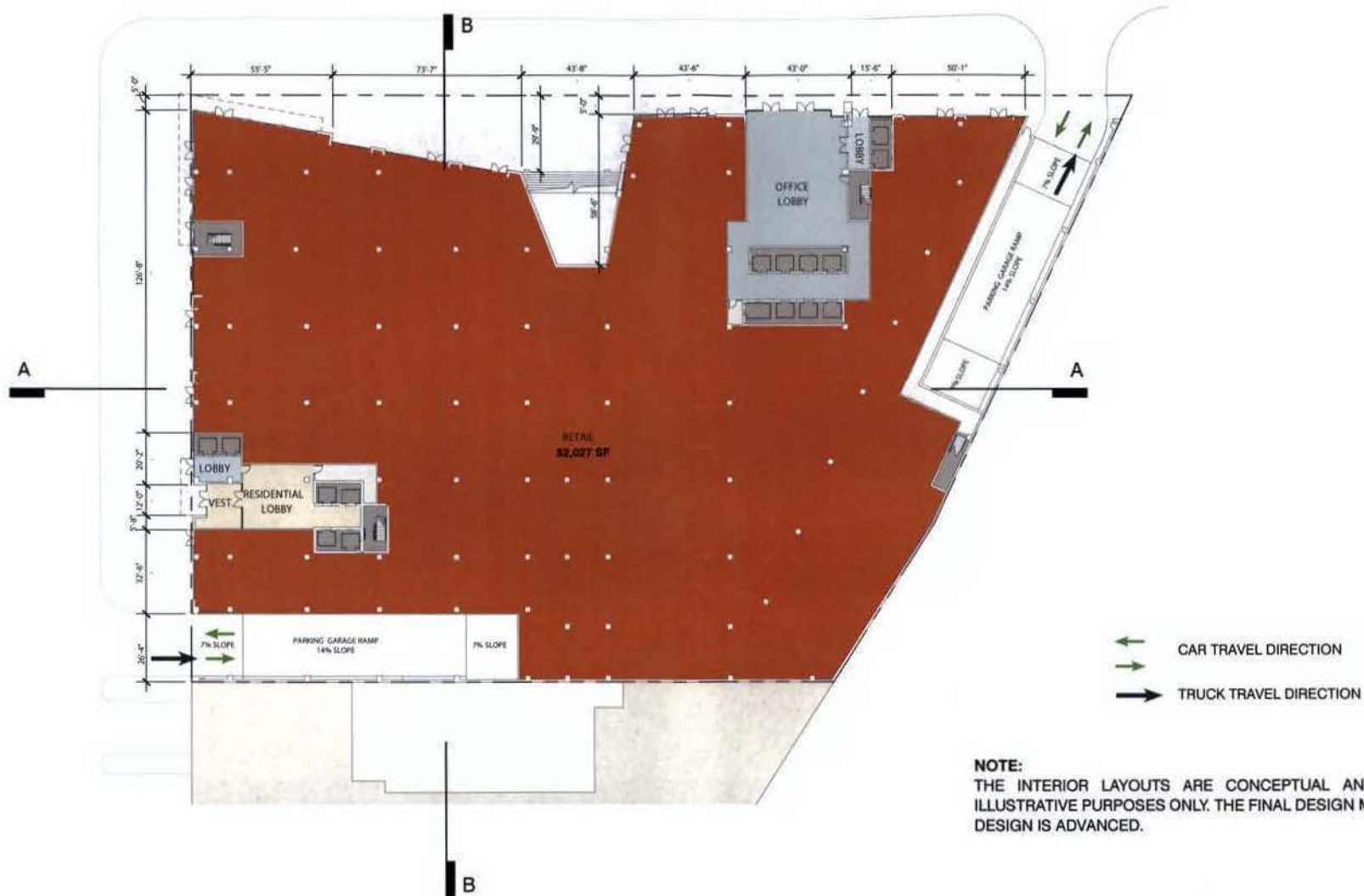
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BOARD OF ZONING ADJUSTMENT APPLICATION

ZONING RELIEF DIAGRAM

FEBRUARY 22, 2012





STOREY PARK

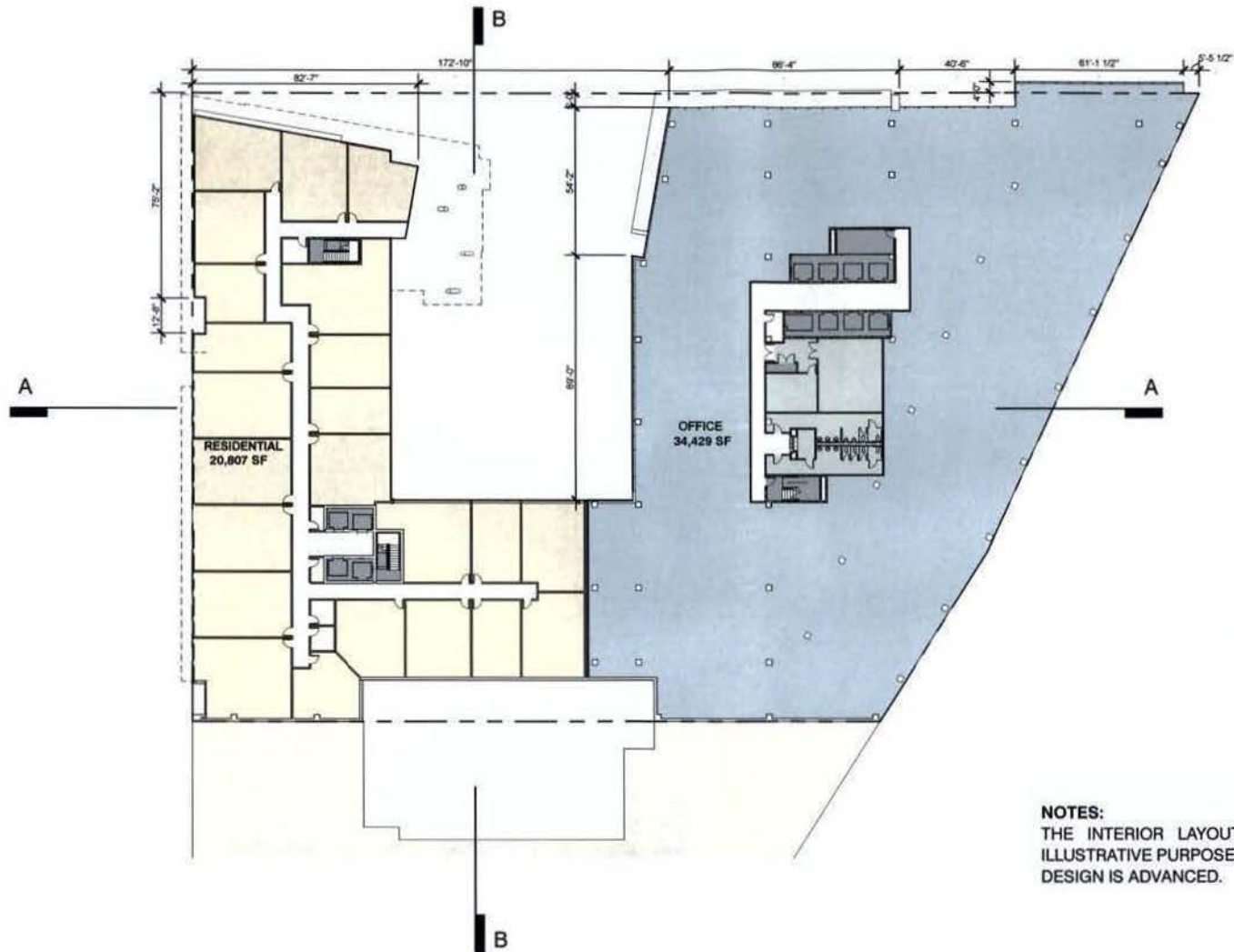
1005 FIRST STREET NE, WASHINGTON, DC

BOARD OF ZONING ADJUSTMENT APPLICATION

GROUND FLOOR PLAN

FEBRUARY 22, 2012

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NOTES:
THE INTERIOR LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY AS THE DESIGN IS ADVANCED.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



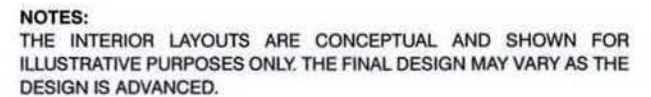
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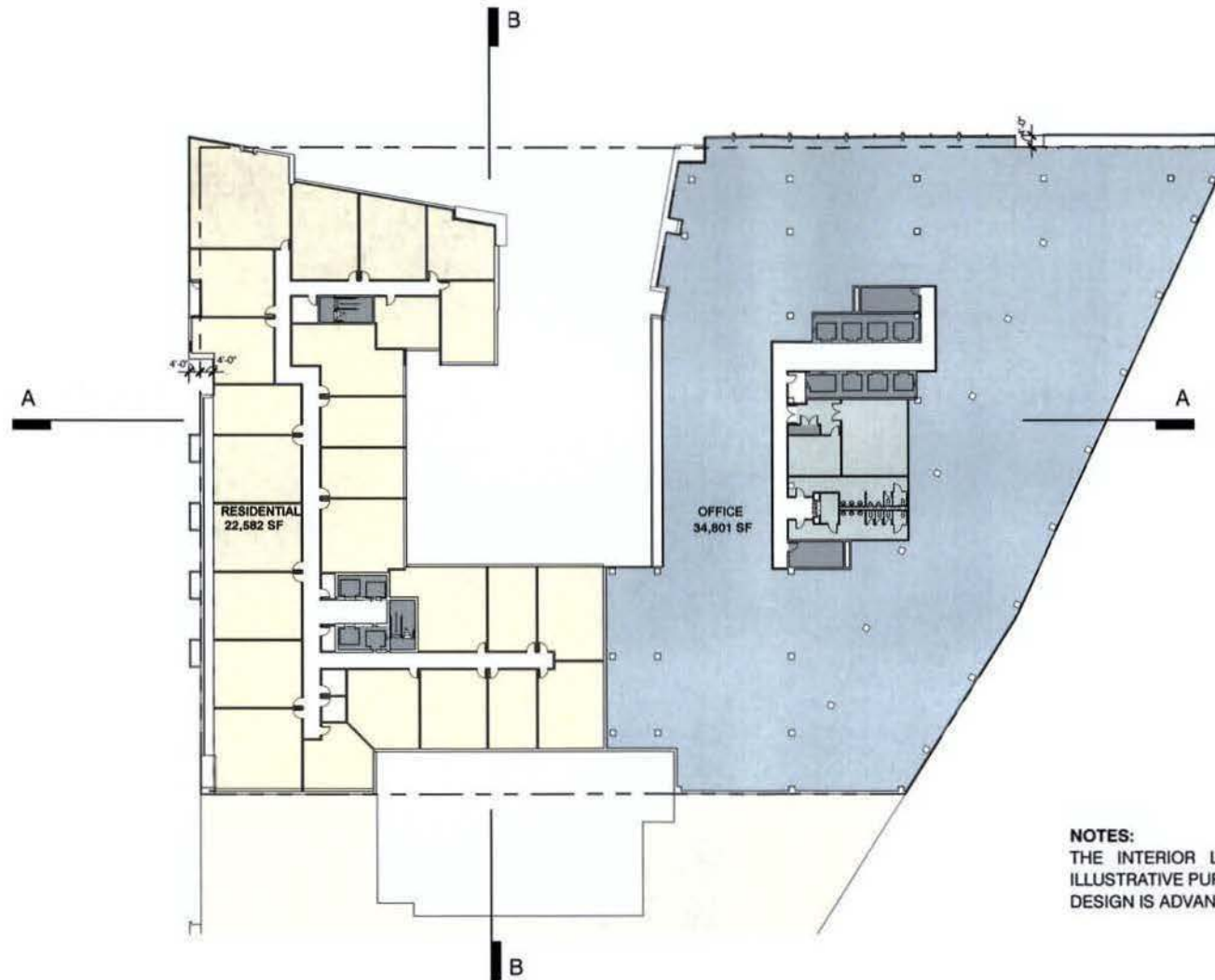
BOARD OF ZONING ADJUSTMENT APPLICATION

3RD FLOOR PLAN

FEBRUARY 22, 2012

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NOTES:
THE INTERIOR LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY AS THE DESIGN IS ADVANCED.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



SCALE: 1" = 40' - 0"

RESIDENTIAL 13TH AND OFFICE 11TH FLOOR PLAN

BOARD OF ZONING ADJUSTMENT APPLICATION

FEBRUARY 22, 2012

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LOADING

	REQUIRED	PROVIDED
12' X 30' BERTHS	5	2
10' X 20' SERVICE DELIVERY	4	4*
12' X 55' BERTHS	3	3**

*1 SPACE IS LOCATED AT PARKING AREA AT THIS LEVEL

**DESIGNED ALSO AS 12' X 30' BERTHS

CONCOURSE LEVEL PARKING

	PROVIDED
NUMBER OF SPACES	52

← CAR TRAVEL DIRECTION

→ TRUCK TRAVEL DIRECTION

NOTES:

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SERVICE VEHICLE ACCESS IS ONE WAY TRAFFIC ONLY (RAMP DOWN FROM 1ST STREET AND EXIT OUT THROUGH RAMP TO L STREET).

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

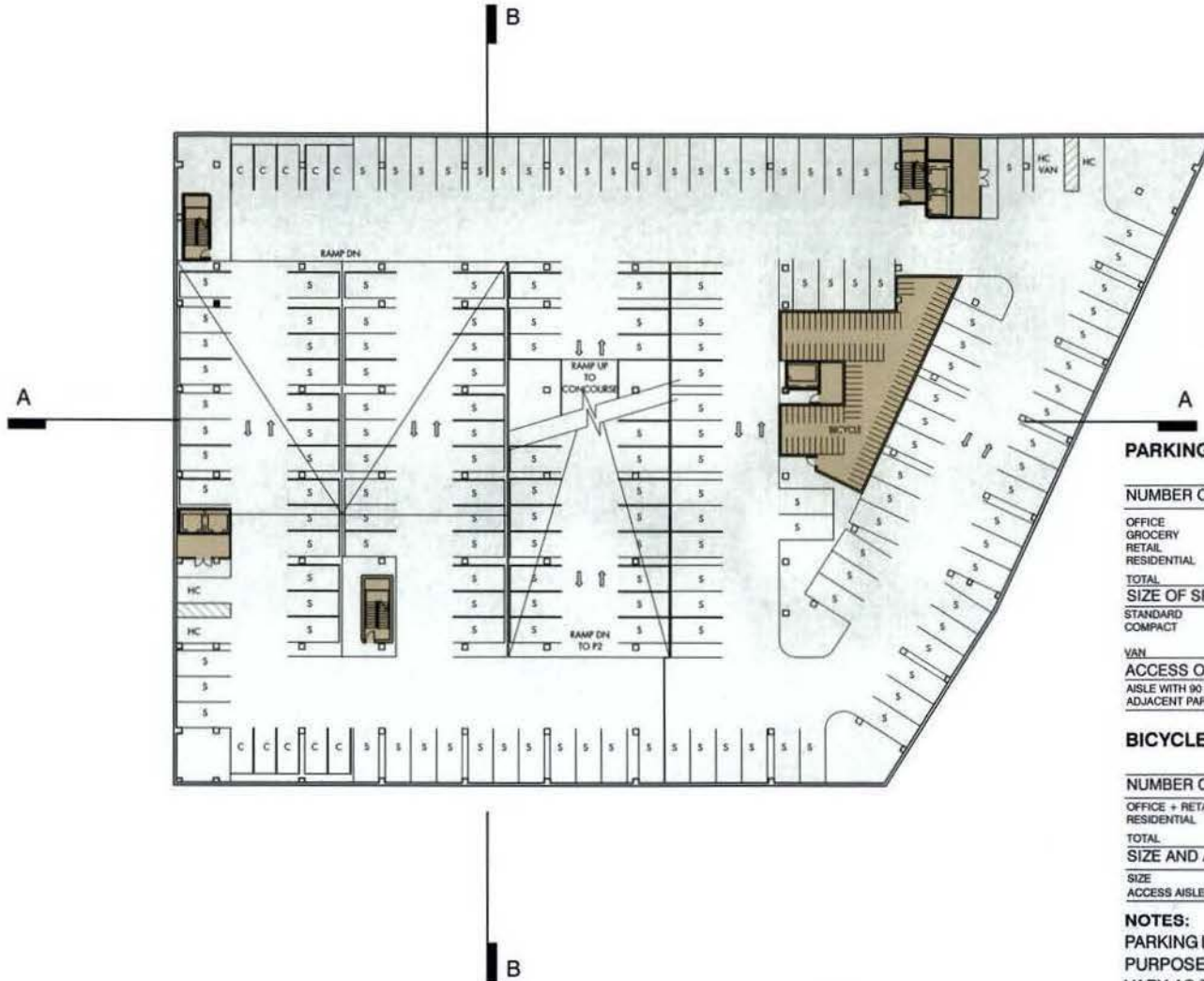
BOARD OF ZONING ADJUSTMENT APPLICATION

CONCOURSE FLOOR PLAN

FEBRUARY 22, 2012

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12



P1 LEVEL PARKING

	PROVIDED
NUMBER OF SPACES	170
BICYCLE PARKING	113

PARKING TABULATIONS

NUMBER OF SPACES	REQUIRED	PROVIDED
OFFICE	IN EXCESS OF 2,550 S.F. 1 PER 1800 S.F. = 191	255
GROCERY	IN EXCESS OF 190 S.F. 1 PER 750 S.F. = 33	190
RETAIL	IN EXCESS OF 270 S.F. 1 PER 750 S.F. = 47	50
RESIDENTIAL	.25 PARKING SPACES PER UNIT = 74	74
TOTAL	345	569
SIZE OF SPACES		
STANDARD	9' X 19', WITH 6'-6" MINIMUM CLEARANCE	9' X 19', WITH 6'-6" MINIMUM CLEARANCE
COMPACT	8' X 16', WITH 6'-6" MINIMUM CLEARANCE	8' X 16', WITH 6'-6" MINIMUM CLEARANCE (TOTAL 40 SPACES)
VAN	9' X 19', WITH 7'-2" MINIMUM CLEARANCE	9' X 19', WITH 7'-2" MINIMUM CLEARANCE
ACCESS OF SPACES		
aisle WITH 90 DEGREE ADJACENT PARKING	20'	20' MIN

BICYCLE PARKING TABULATIONS

NUMBER OF SPACES	REQUIRED	PROVIDED
OFFICE + RETAILS	5% OF REQUIRED PARKING SPACE = 14	14
RESIDENTIAL	1 PARKING SPACES PER 3 UNIT = 99	99
TOTAL	113	113
SIZE AND ACCESS		
SIZE	2' X 8'	2' X 8'
ACCESS AISLE	5'	5'

NOTES:

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STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

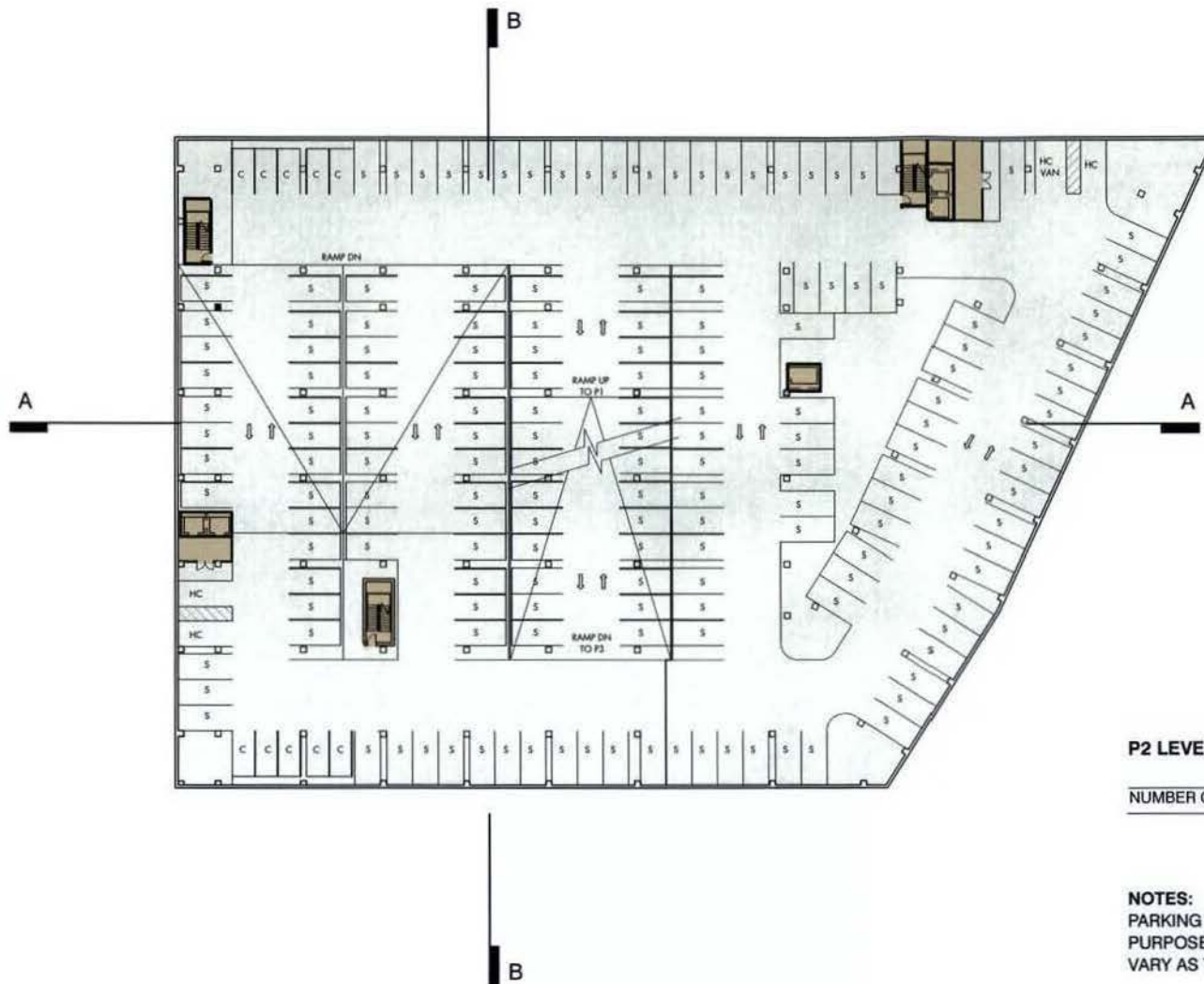
P1 PARKING FLOOR PLAN

FEBRUARY 22, 2012



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P2 LEVEL PARKING

NUMBER OF SPACES	PROVIDED
	179

NOTES:

PARKING LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN AND PARKING NUMBER MAY VARY AS THE DESIGN IS ADVANCED.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



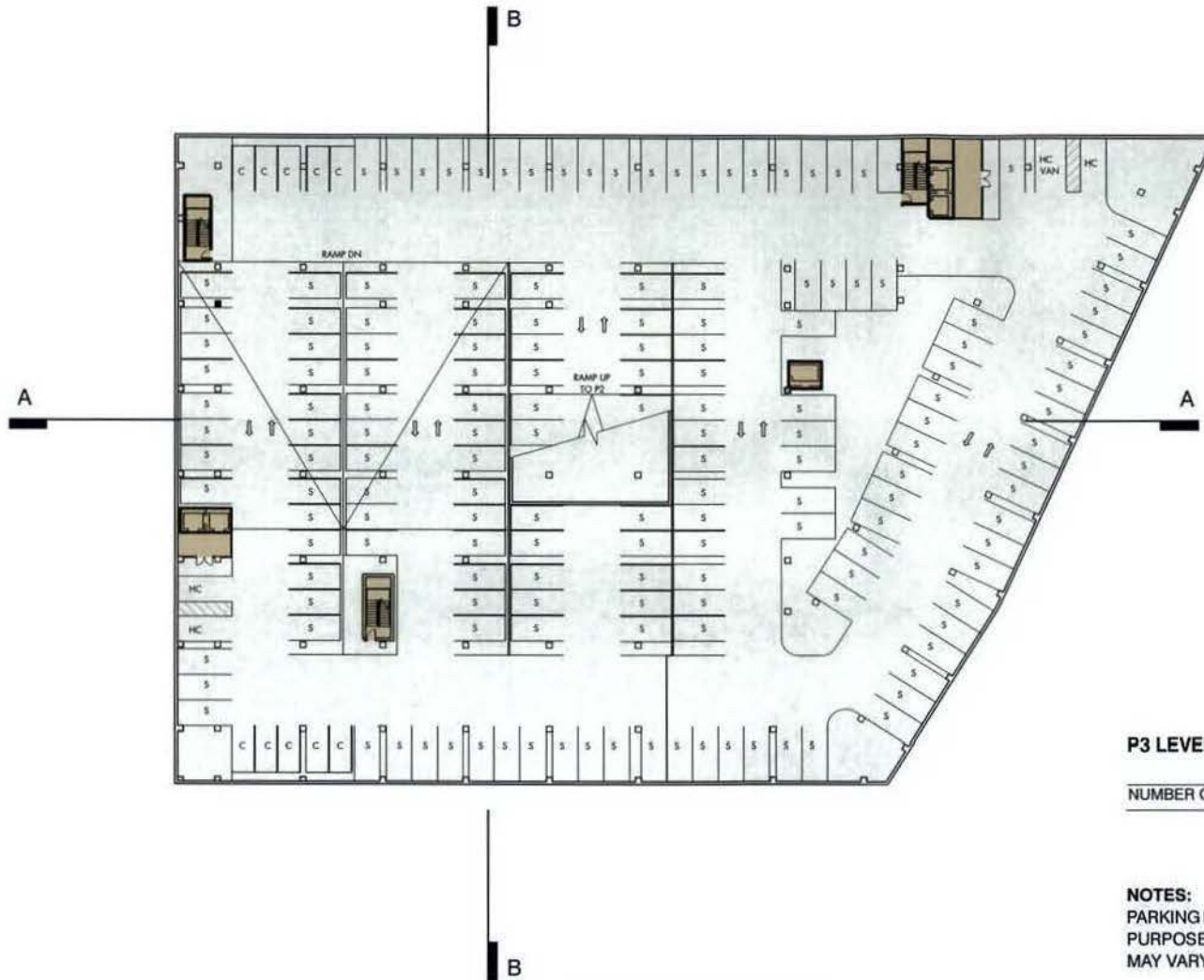
SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

P2 PARKING FLOOR PLAN

FEBRUARY 22, 2012





P3 LEVEL PARKING

	PROVIDED
NUMBER OF SPACES	168

NOTES:

PARKING LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, LEVELS AND PARKING NUMBER MAY VARY AS THE DESIGN IS ADVANCED.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC



SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

P3 PARKING FLOOR PLAN

FEBRUARY 22, 2012





NOTE:

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STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

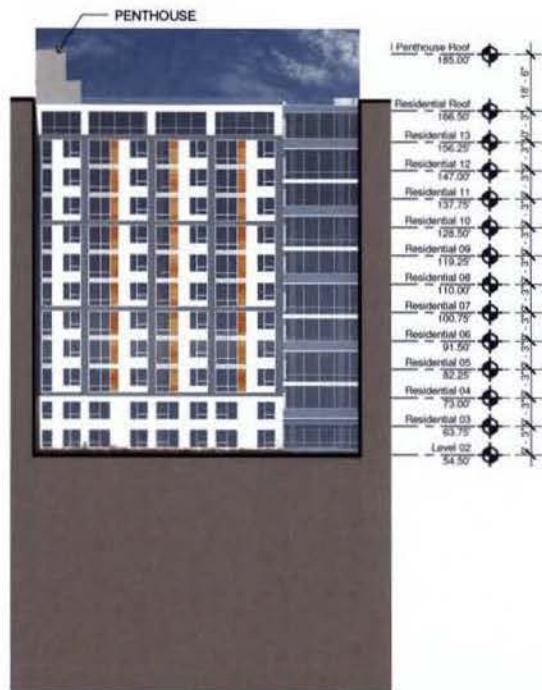
BOARD OF ZONING ADJUSTMENT APPLICATION

VIEW AT L STREET PLAZA

FEBRUARY 22, 2012

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SOUTH COURT (COURT B) ELEVATION



NORTH ELEVATION

NOTE:

THE EXTERIOR MASSING AND MATERIALS SHOWN IN THIS RENDERING REPRESENT A CONCEPTUAL LEVEL OF DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO MASSING AND MATERIALS, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCUR AS THE DESIGN ADVANCES.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

NORTH AND SOUTH ELEVATIONS

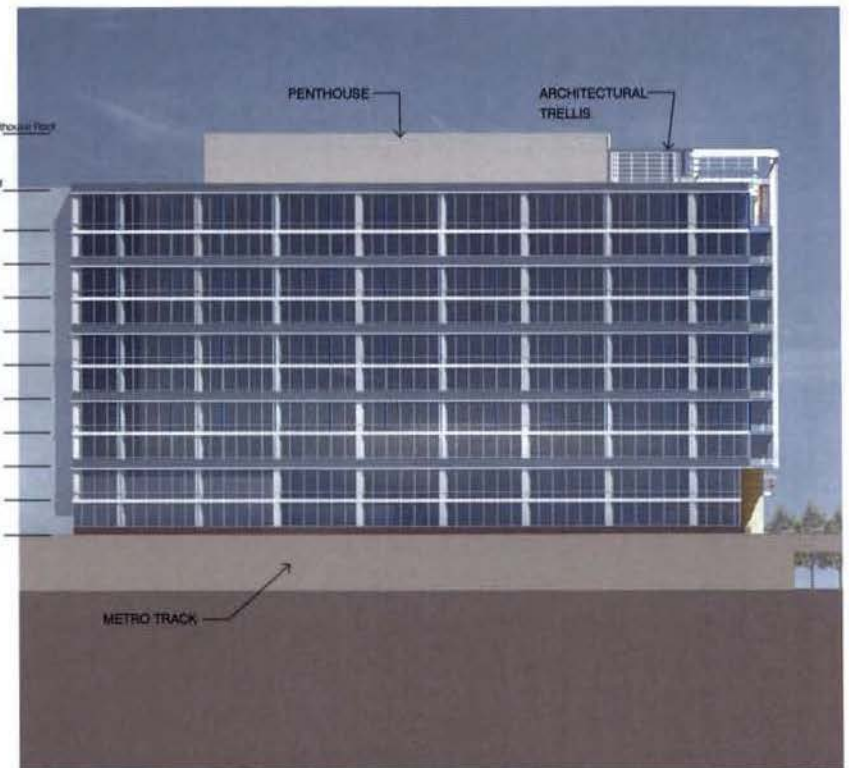
FEBRUARY 22, 2012

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WEST ELEVATION



EAST ELEVATION

NOTE:

THE EXTERIOR MASSING AND MATERIALS SHOWN IN THIS RENDERING REPRESENT A CONCEPTUAL LEVEL OF DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO MASSING AND MATERIALS, NOT IMPACTING THE REQUESTED RELIEF, MAY OCCUR AS THE DESIGN ADVANCES.

STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

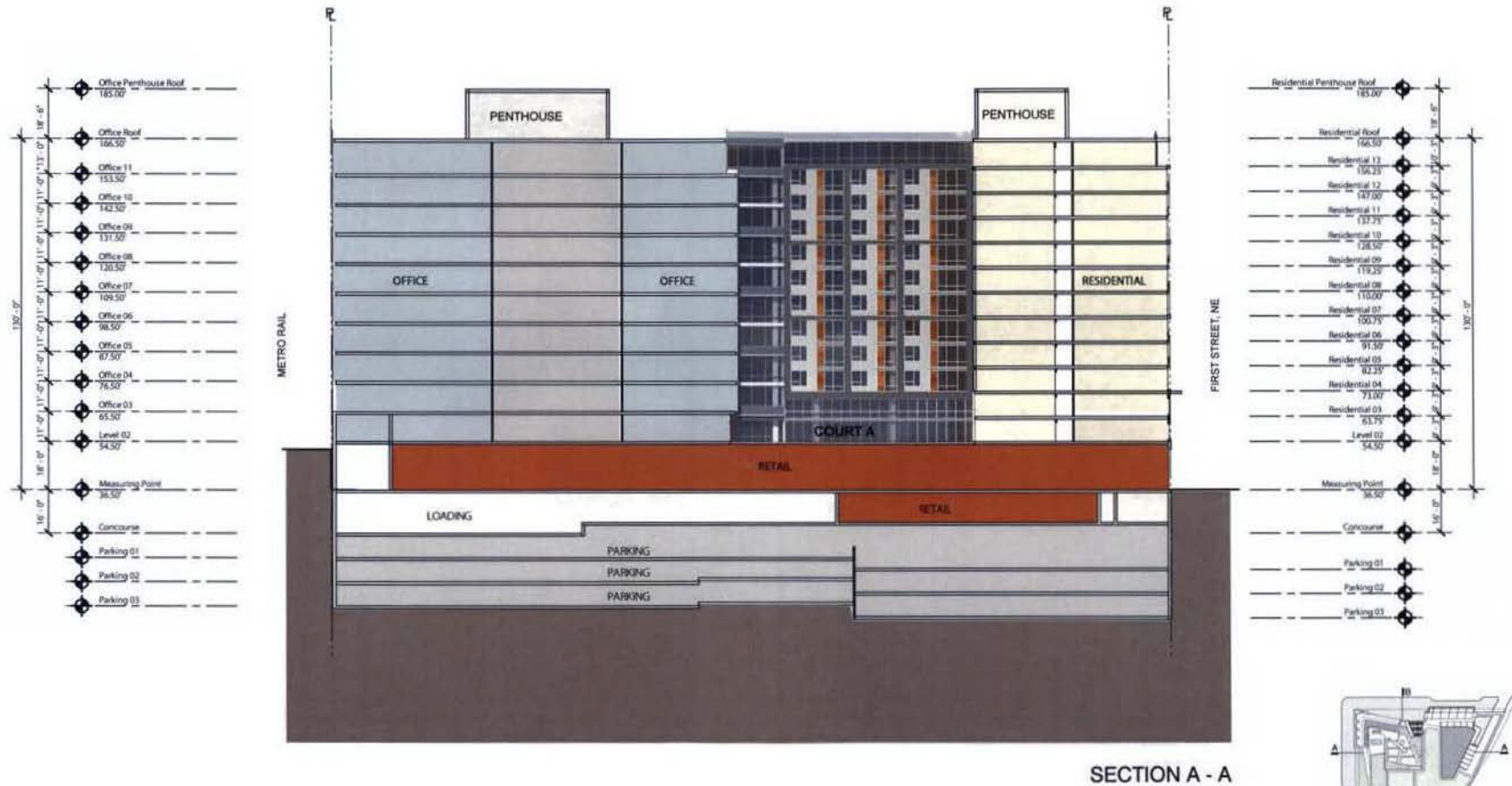
SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

EAST AND WEST ELEVATIONS

FEBRUARY 22, 2012





STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

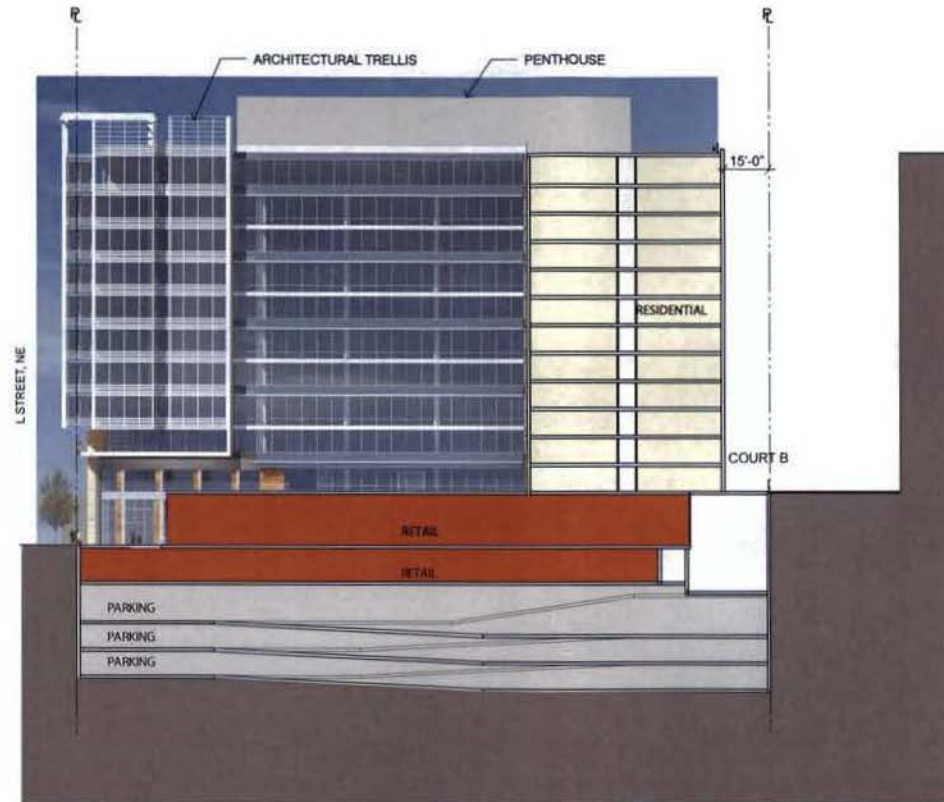
SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

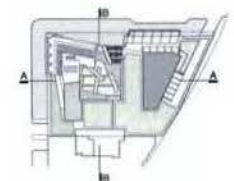
BUILDING SECTIONS

FEBRUARY 22, 2012

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SECTION B - B



STOREY PARK

1005 FIRST STREET NE, WASHINGTON, DC

SCALE: 1" = 40' - 0"

BOARD OF ZONING ADJUSTMENT APPLICATION

BUILDING SECTIONS

FEBRUARY 22, 2012

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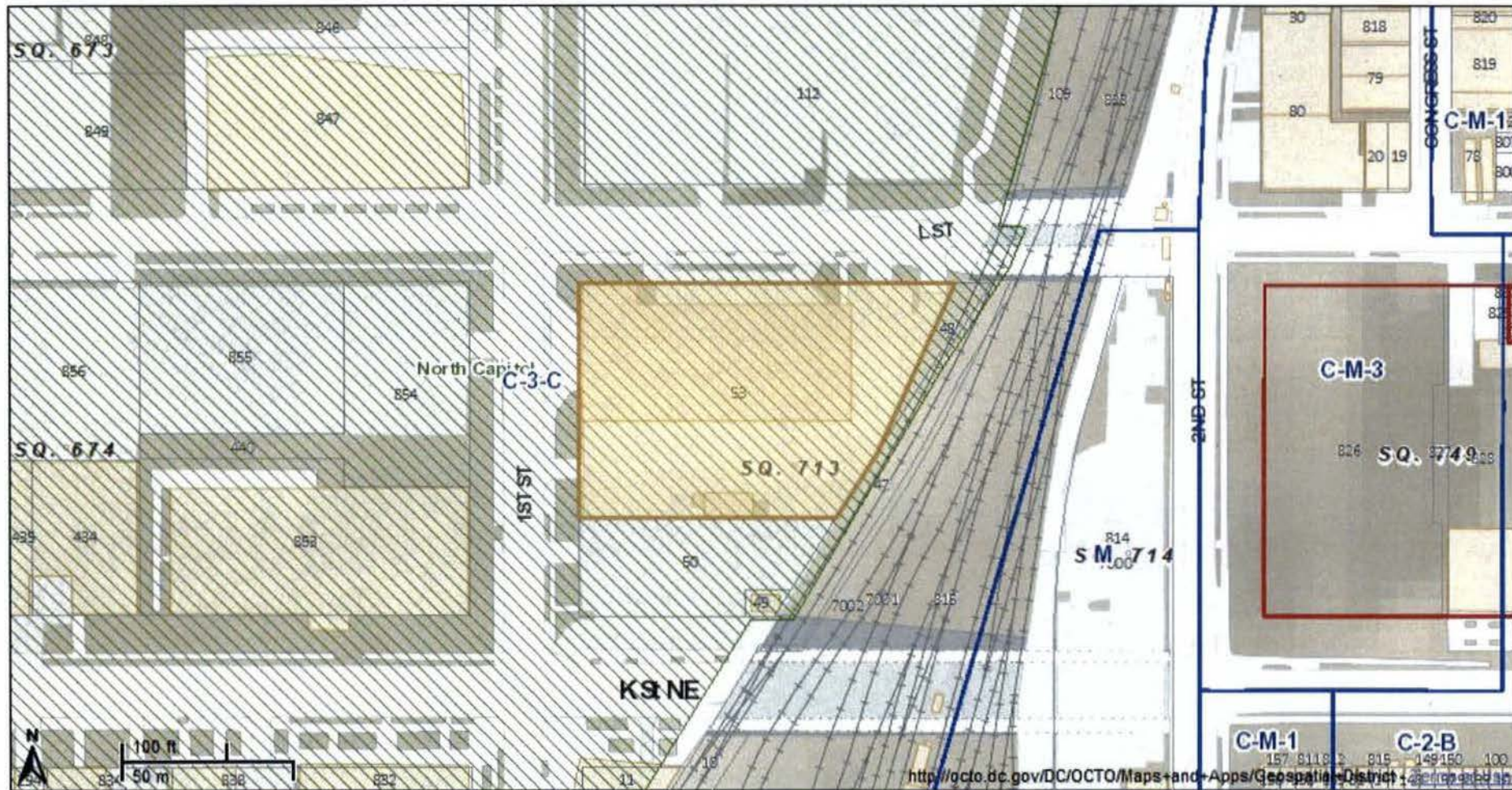
EXHIBIT B



District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

February 25, 2013



<http://octo.dc.gov/DC/OCTO/Maps+and+Apps/Geospatial+District+Information>

Zoning Layers

Zone Districts	Overlays Districts	TDRs	Air Rights Zone
Pending Zones	Pending Overlay Districts	Pending PUDs	Baist Index
Historic Districts	Campus Plans	Active PUDs	CEA

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

EXHIBIT C

Public Realm Master Plan

NOMA
CONNECTED



Public Realm Master Plan

NOMA
CONNECTED



Public Realm Master Plan

NOMA
CONNECTED



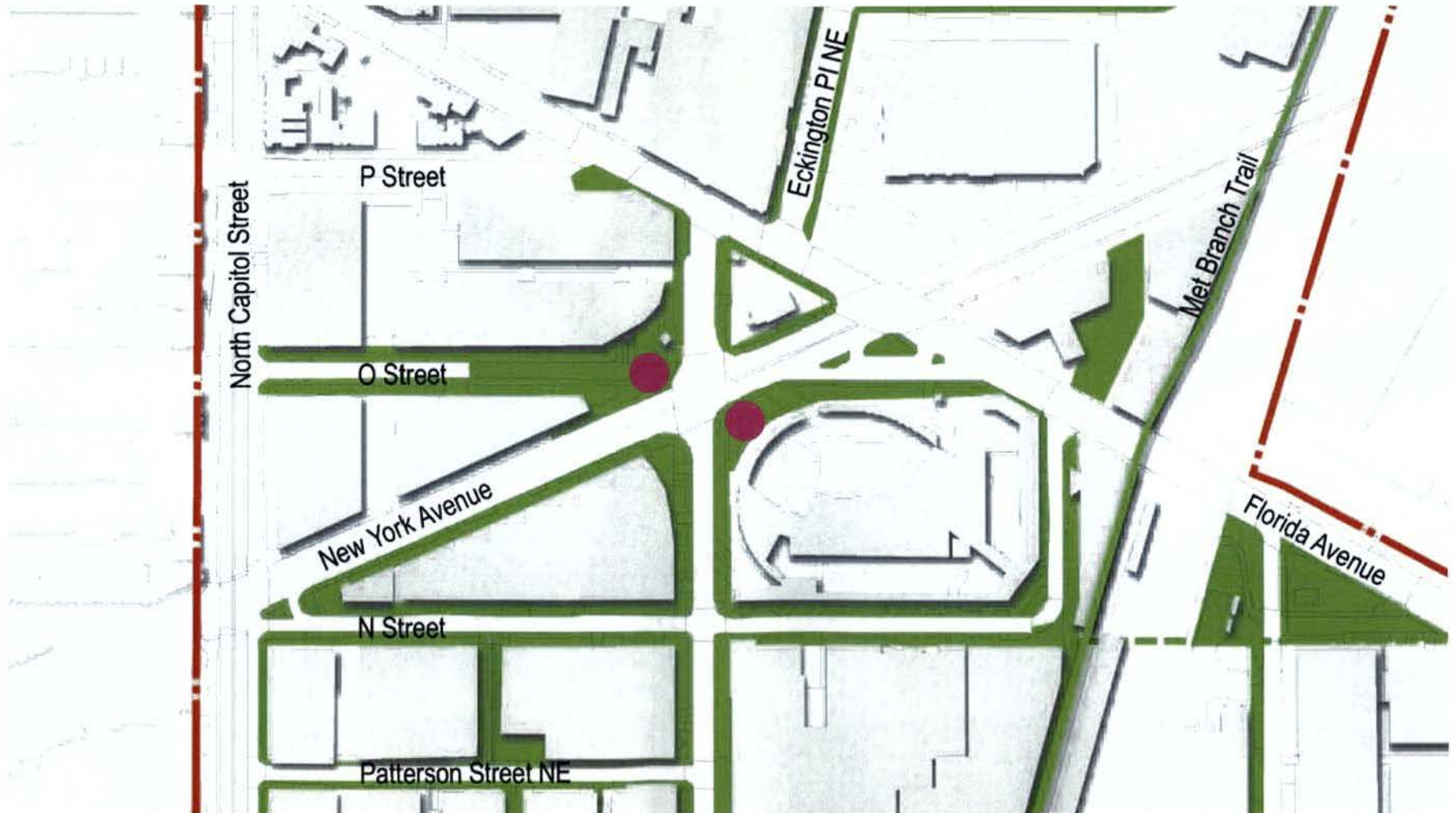
Public Realm Master Plan

NOMA
CONNECTED



Public Realm Master Plan

NOMA
CONNECTED



Public Realm Master Plan

NOMA
CONNECTED



AECOM

Public Realm Master Plan

NOMA
CONNECTED



AECOM

EXHIBIT D

ARCHSTONE NEAR NORTHEAST LLC

Via Email to: bzasubmissions@dc.gov

District of Columbia
Board of Zoning Adjustment
441 4th St, N.W Suite 200
Washington, DC 20001

**Re: FP Perseus 53-713 LLC / BZA Case No. 18516
Letter of Support**

Dear Members of the Board:

This letter is submitted on behalf of Archstone Near Northeast, LLC, which owns the parcel at 100 K Street, NE (Lot 50, Square 713) (the "100 K Parcel"), located immediately south of the property that is the subject of the above-referenced BZA application (the "Subject Property"). The 100 K Parcel is currently improved with a surface parking lot, but will be redeveloped as an apartment house with 222 units and a maximum building height of 130 feet.

Archstone Near Northeast LLC supports the redevelopment of the Subject Property as "Storey Park" as proposed under the BZA Application. The Applicant has worked with the 100 K Parcel development team over several months to design Storey Park in a manner that compliments the design of our residential development at 100 K Street, NE. Specifically, the rectangular closed court proposed for the residential tower at Storey Park aligns with the closed court that is proposed for the apartment house on the 100 K Parcel.

We support the Applicant's request for zoning relief, particularly as it relates to the area and width requirements for the closed court. The court is not required under the Zoning Regulations, therefore the Applicant could construct to the property line, which would adversely impact the apartment house on the 100 K Parcel. Additionally, in order to make the court compliant, the Applicant would have to redesign its open court fronting on L Street in a manner that adversely impacts the project's public open space and the retail space, which we do not support. The open space and retail, as currently designed, will be a significant amenity to the neighborhood.

Based on the foregoing, we request the Board's approval of the BZA Case No 18516.

Sincerely,
Graham Tyrrell, Vice President


Signature

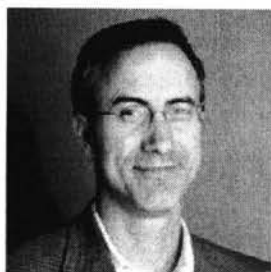
2/20/13
Date

EXHIBIT E

COMMERCIAL & MIXED-USE PRACTICE LEADER

Michael R. Nicolaus, AIA, LEED AP BD+C

Associate Principal and Senior Vice President



QUALIFICATIONS

Education

Master of Business
Administration
University of Pennsylvania

Bachelor of Architecture
University of Minnesota

Registration

Registered Architect:
Washington, D.C.,
Maryland, Virginia

Certified, National
Council of Architectural
Registration Boards
(NCARB)

U.S. Green Building
Council LEED®
Accredited Professional
Building Design +
Construction

Affiliation

American Institute
of Architects

"Good design should create value around all of our client's goals."

BACKGROUND

Michael Nicolaus has over 25 years of experience as an architect and urban designer practicing in the Washington, D.C. region and abroad. His diverse background includes working with the complex entitlement processes associated with large, mixed-use projects as well as serving as design principal or lead designer on large-scale residential, retail, office and hospitality projects.

In addition to being a degreed and licensed architect, Michael earned an MBA from The Wharton School in Philadelphia. This combination of skills allows him to have a deeper understanding of his client's economic interests, construction economics and stakeholders' diverse interests in combination with a distinct sense of architectural design. Michael has served as an expert witness in several jurisdictions across the US including such local jurisdictions as the City of Alexandria, Montgomery County, Baltimore City, and Fairfax County.

RELEVANT EXPERIENCE

1155 F. Street, NW

Washington, D.C.

253,535 sf, 12-story new office building, 57,000 sf 6-story historic building renovation with a 6-story glass atrium connector and 217-car parking garage including fitness center, ground level retail space and green roof at tower

Washington Headquarter Services

Alexandria, Virginia

1.87 million sf office building and 1.3 million sf garage for the consolidation of 6,409 Washington Headquarters Services personnel including remote inspection and remote distribution facilities, a separate multimodal transit center and a visitor/reception center. Earned LEED Gold Certification under NC v2.2

North Bethesda Market

Rockville, Maryland

650,000 sf, mixed-use facility with 425,000 sf of residential space with restaurants, retail stores, Whole Foods Market and a 1,220-car parking structure

Las Colinas Irving Entertainment Center

Las Colinas, Texas

430,000 sf mixed-use development including a 250,000 sf flexible concert arena, 16 restaurant concepts, outdoor plaza space with an outdoor concert stage and a 1,500-car elevated parking garage. Registered under NC v2.2, seeking LEED Certification

REFERENCES

Facility Name

Reference name

address

phone number

email

MIXED-USE

Union Village 13817

Henderson, Nevada

Design Principal

161-acre mixed-use urban project with a 200-bed hospital, children's hospital, rehab center, proton therapy, wellness center, 750-unit senior living, market rate housing, 250-key hotel, retail, medical office building, museum and cultural center

Las Colinas Irving Entertainment Center 12244

Irving, Texas

Design Principal

430,000 sf mixed-use development including a 250,000 sf flexible concert arena, 16 restaurant concepts, outdoor plaza space with an outdoor concert stage and a 1,500-car elevated parking garage Registered under NC v2 2, seeking LEED Certification

Haggard Master Plan 11977

Plano, Texas

Design Principal

Master plan of a 400-acre farm to develop a series of walkable neighborhood communities including housing, a main street and town green, mixed-use village, conference center hotel and numerous community amenity spaces

Gwinnett Braves Stadium Mixed-Use Projects Master Plan 11800

Buford, Georgia

Design Principal

Master plan for a potential 50-acre mixed-use development to include hotels, retail and office space at the new Gwinnett Braves Stadium

Woodglen Master Plan and Conceptual Design 11297

Montgomery County, Maryland

Design Principal

1.3 million sf mixed-use project consisting of residential, retail, office and hospitality components master planned to create a vibrant urban transit oriented neighborhood

North Bethesda Market 10286

Rockville, Maryland

Design Principal

650,000 sf, mixed-use facility with 425,000 sf of residential space with restaurants, retail stores, Whole Foods Market and a 1,220-car parking structure

Twinbrook Commons*

Rockville, Maryland

Principal-in-Charge/Design Leader

2.1 million sf mixed-use development consisting of residential, retail and office program located on 26 acres Project won national design award for urban design from the Congress for the New Urbanism (CNU)

Silver Spring Station*

Silver Spring, Maryland

Lead Designer

Mixed-use development with office, residential, hotel, retail and a major transit component

German Town Center*

Germantown, Maryland

Project Designer

Mixed-use development including 110,000 sf neighborhood retail center, 300,000 sf entertainment retail center, hotel, cinema and residential uses including a cultural arts center and public library

Old San Juan Waterfront Masterplan*

San Juan, Puerto Rico

Project Designer

Completed competition winning master plan for the waterfront redevelopment adjacent to Historic San Juan, Puerto Rico. New hotel, residential, office and retail district was created that wove new development and a waterfront promenade into the historic fabric of the city. Won AIA Citation for Excellence in Urban Design.

Diagonal Mar*

Barcelona, Spain

Design Architect

Mixed use project located along "The Diagonal" in Barcelona, Spain consisting of retail, entertainment, hotel, residential and office program

Mixed Use Project*

Takamatsu, Japan

Design Architect

Working with a Japanese architecture firm, we designed a mixed use project consisting of a Sogo department store, restaurants, retail and office program on the air rights above a regional commuter train station in Takamatsu, Japan

City Vista*

Washington DC

700,000 sf mixed-use project consisting of a range of residential and retail uses. The project is anchored by a Safeway Grocery Store and also contains a range of small shop retail and restaurant space. Located in the Mount Vernon Triangle area of the city, CityVista is a major building block in the city's plans to attract new residents and create a vibrant city center in the neighborhood.

The Village at Shirlington*

Arlington, Virginia

500,000 sf mixed-use project comprised of three buildings that extend and redefine an existing commercial/retail district. The project is centered around a central street and square that defines the project.

Arlington East*

Bethesda, Maryland

A 300,000 sf. mixed use project that combines retail, restaurant and residential uses around a vibrant Festival Street. The project operates within a successful retail/mixed use environment known as Bethesda Row and invigorates its west end.

COMMERCIAL

1155 F. Street, NW 09470

Washington, D C

Design Principal

253,535 sf, 12-story new office building, 57,000 sf 6-story historic building renovation with a 6-story glass atrium connector and 217-car parking garage including fitness center, ground level retail space and green roof at tower.

Courthouse Tower*

Arlington, Virginia

Principal-in-Charge/Design Principal

280,000 sf urban office building with 17,000 sf of street retail

United States Courthouse*

London, Kentucky

Project Designer

Lead the design team in the conceptual design of a new 87,400 sf courthouse expansion within the historic district of London, Kentucky. Was under the preview of GSA's Design Excellence Program.

Anne Arundel County Courthouse*

Annapolis, Maryland

Project Designer

Lead the design team in the design of a new county courthouse within the heart of Annapolis's historic district. The 295,000 sf complex was woven into the historic fabric of Annapolis with careful consideration to scale and context.

Appalachian Environment Lab Building (AEL)*

Frostburg, Maryland

Lead Designer

The Center for Environmental and Estuarine Studies is a joint facility between the Center and the University of Maryland to support research related to water chemistry, conservation genetics, ecology and wildlife sciences.

Armed Forces Retirement Home Redevelopment*

Washington, D C

Lead Designer

Development of a long range strategic plan to maximize the value of the historic Washington, D C campus.

Orlando Naval training Center*

Orlando, Florida

Lead Designer

Adaptive re-use master plan for a closed military training facility into a vibrant pedestrian focused neighborhood.

GOVERNMENT

Washington Headquarter Services 11537

Alexandria, Virginia

Design Principal

1.87 million sf office building and 1.3 million sf garage for the consolidation of 6,409 Washington Headquarters Services personnel including remote inspection and remote distribution facilities, a separate multimodal transit center and a visitor/reception center. Earned LEED Gold Certification under NC v2.2.

HEALTHCARE

Upper Chesapeake Health at Havre De Grace Planning 14935.001

Havre De Grace, Maryland

Planner/Designer

Conceptual feasibility and site planning for a proposed new 251,670 sf, 108-bed replacement hospital.

EXHIBIT F

Daniel B. VanPelt, P.E., PTOE

Vice President and Principal

Mr. VanPelt's wide range of traffic and transportation project experience includes traffic impact studies, site access and circulation planning, functional parking lot and garage design, parking demand analysis, corridor studies, campus master planning, major data collection efforts, loading dock design, intersection improvement design, signal design, signing and pavement marking design, and expert witness testimony. He has worked for public, private and institutional sector clients throughout the United States and has worked internationally on projects in the United Arab Emirates, China, Venezuela, Brazil and Mexico.

Education

Master of Science in Civil Engineering, *Washington University in St. Louis*

Bachelor of Science in Civil Engineering, *Washington University in St. Louis*

Bachelor of Science in Physics, *Bethany College*

Professional Registrations

Licensed Professional Engineer – Virginia #0402 037160, Pennsylvania #PE074759, Maryland #36413, District of Columbia #PE904669, and West Virginia #18288, Registered Professional Traffic Operations Engineer

Registered Professional Traffic Operations Engineer

Professional Associations

Institute of Transportation Engineers (ITE), Society for College and University Planning (SCUP), International Council of Shopping Centers (ICSC), American Society of Civil Engineers (ASCE), NAIOP Northern Virginia, and Lambda Alpha International Land Economics Honor Society

Publications

ITE webinar presenter for "Multi-Modal School Site Planning, Design and Transportation for Primary Grades K-8" 2010

"Lots to Learn, Don't let parking and traffic problems sink your entertainment business," *Casino Journal*, December 2003, p. 28

Representative Experience

CAMPUSES AND MASTER PLANS

Mr. VanPelt has developed transportation master plans, demand management plans, construction management plans, circulation studies, and parking studies for a number of universities, schools and institutions including the American University Campus Plan, Washington, DC, Georgetown University Campus Plan, Washington, DC, Howard University Campus Plan, Washington, DC, Indiana University Campus Plan, Bloomington, IN, IUPUI Campus Plan, Indianapolis, IN, Calhoun Street East-Waterfront Area Plan, Charleston, SC, US Capitol Complex Master Plan, Washington, DC, The Capitol Visitor Center, Washington, DC, Cannon House Office Building Renewal, Washington, DC, Princeton University Campus Framework Plan, Princeton, NJ; Yale University Medical District, New Haven, CT, Hartford Strategic Framework, Hartford, CT, The National Cathedral Campus Plan, Washington, DC, The Bullis School, Potomac, MD, Alexandria Country Day School, Alexandria, VA, and The Phillips Collection, Washington, DC

MIXED-USE AND COMMERCIAL DEVELOPMENTS

Mr. VanPelt has prepared traffic studies, parking analysis, site access planning, loading access design, site circulation planning and signal designs for projects including Monument Ballpark, Washington, DC, Monaco I/II and Sanremo, Jersey City, NJ, Children's Museum and Air Rights Buildings at L'Enfant Plaza, Washington, DC, Shamrock Business Center, Painesville, OH, Auyare I/II and Hacienda Santa Cruz, Caracas, Venezuela, Oaklawn in



GOROVE / SLADE

Transportation Planners and Engineers

Leesburg, Leesburg, VA, Dubai International Finance Center, Dubai, UAE, 5th & K Streets NW, Washington, DC, and Journal Square Centre, Jersey City, NJ

HOSPITALITY AND ENTERTAINMENT

Mr VanPelt has worked on numerous hospitality and entertainment sites throughout North and South America Projects include the St Regis Mohawk Casino, Monticello, NY, Turning Stone Casino Resort, Verona, NY; Gaylord Texan, Grapevine, TX, Gaylord National Harbor, Prince George's County, MD, Mohegan Sun Casino Resort, Uncasville, CT, W Mexico City, Polanco, Mexico D.F , Meskwaki Casino, Tama, IA, Marriott Orlando World Center, Orlando, FL, the Connecticut Convention Center, Hartford, CT, and Pikes Peak International Raceway, Colorado Springs, CO

SHOPPING CENTERS AND MALLS

Mr VanPelt has prepared traffic, parking, site access and site circulation studies for grocery stores, lifestyle centers, power centers, regional centers and urban retail including the Citadel Harris Teeter, Washington, DC, Mondawmin Mall Redevelopment, Baltimore, MD, DC USA Target and Best Buy, Washington, DC, Trotwood Town Center, Trotwood, OH, The Avenue Viera, Viera, FL, The Avenue Carriage Crossing, Collierville, TN, Woodbridge Center, Woodbridge, New Jersey; Kendall Town Center, Miami, FL, Summerlin Mall, Summerlin, NV, Chicago Premium Outlets, Aurora, IL, North Georgia Premium Outlets, Dawsonville, GA, Park Meadows Mall, Denver, CO, Owings Mills Mall, Owings Mills, MD, and Kittery Premium Outlets, Kittery, ME

OFFICE AND RESIDENTIAL DEVELOPMENTS

Mr VanPelt has worked on office and residential development projects involving site planning and access planning as well as the design of both traffic signals and parking garage facilities Projects have included 1700 K Street NW, Washington, DC, City View Condos, Washington, DC, Westmoreland House at Huntington Metro, Alexandria, VA, Balmoral Residential, Prince William County, VA, Red Cedar, Loudoun County, VA

PARKING STUDIES AND PARKING GARAGE DESIGN

Mr VanPelt has performed parking needs studies and garage planning for projects such as the Dubai International Finance Center, Dubai, UAE, National Cathedral Bus Garage Design, Washington, DC, City View Condos, Hyattsville, MD, ER One Washington Hospital Center, Washington, DC, and Ronald Reagan National Airport, Arlington, VA

TRAFFIC IMPACT STUDIES

Mr VanPelt has conducted numerous traffic impact studies in support of rezoning, subdivision, site plan approvals and EIS applications for large and small residential, commercial, office retail and institutional developments His work includes experience in Pennsylvania, Ohio, Virginia, Maryland, New Jersey, New York, Connecticut and the District of Columbia

DATA COLLECTION STUDIES

Mr VanPelt has conducted large-scale data collection efforts including traffic counts, pedestrian counts, vehicle classification counts, speed studies and origin-destination studies Examples include managing a long-term data collection program for the New Jersey DOT in northern New Jersey and supervising data collection efforts at both the Lincoln and Holland Tunnels for the Port Authority of New York and New Jersey

MEDICAL CAMPUS AND OFFICES

Mr VanPelt has provided transportation master planning and traffic studies for a variety of medical facilities, including The Ohio State University Medical Center in Columbus, OH, Indiana University-Purdue University, Indianapolis/Clarian Medical Center in Indianapolis, IN, Sibley Hospital in Washington, DC, Reston Hospital in Reston, VA, and the ER-1 scalable prototype major emergency facility at Washington Hospital Center in Washington, DC

Exhibit G



Steven E. Sher, Director of Zoning and Land Use Services, has more than 30 years' experience as the leading consultant in the Zoning Regulations and development processes in the District of Columbia. For more than 18 years, he has advised developers and property owners on the interpretation and application of development regulations and approval processes in the city. He has appeared as an expert witness in zoning and planning before the District of Columbia Zoning Commission, Board of Zoning Adjustment, Historic Preservation Review Board and the Mayor's Agent for the historic preservation act, before the Zoning Hearing Examiner and the Planning Board in Montgomery County, Maryland, and in local and federal courts. Recent major cases in which he has played a leading role include the MCI Center, the new Washington Convention Center, the residential/retail/hotel complex at 2200 M Street for the Ritz Carlton, and the planned redevelopment of the old Hecht's block at 7th and F Streets, the Station Place office development adjacent to Union Station, to be the new headquarters for the SEC, the International Monetary Fund's Headquarters II office building at 1900 Pennsylvania Avenue, the new headquarters for the U.S. Department of Transportation at the Southeast Federal Center and the redevelopment of the Capper/Carrollburg public housing projects in Southeast using a HOPE VI grant.

For more than 14 years, Mr. Sher was employed in the various zoning and planning offices of the District of Columbia. As one of the chief technical staff persons for the Zoning Commission, he played a significant role in drafting major portions of the present Zoning Regulations, including the waterfront and mixed use (CR) districts, the regulations concerning community based residential facilities, the planned unit development regulations and the regulations governing parking and loading.

For eight years, Mr. Sher served as the Executive Director of the Zoning Secretariat. As such, he was the chief executive/operating/administrative officer for the Zoning Commission and the Board of Zoning Adjustment of the District of Columbia. Mr. Sher supervised the handling of over 1,600 cases before the Board of Zoning Adjustment and numerous rezoning, planned unit development and text amendment cases before the Zoning Commission. Matters which he assisted the Zoning Commission in resolving included the rezoning of the Dupont Circle area, the Hotel-Residential Incentive District, implementation of the Foreign Missions Act and major development cases such as McLean Gardens, Techworld, Lafayette Center and the Sumner-Magruder schools redevelopment. Mr. Sher represented the Zoning Commission and the BZA before Congress, the Council of the District of Columbia, the Mayor and other public agencies.

Mr. Sher is a member of Lambda Alpha, the honorary land economics society, and the American Planning Association. He also served on the Mayor's Commission on Downtown Housing, various task forces of the Greater Washington Board of Trade and the D.C. Building Industry Association and the Metropolitan Washington Council of Government Metropolitan Development Community Advisory Committee. He has also served as guest lecturer at various universities on planning and zoning issues.

Mr. Sher received a Bachelor of Arts in Urban Studies from Brooklyn College of the City University of New York and a Master of Regional Planning from Cornell University.