

PAUL MILLSTEIN

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PREVIOUS BZA BOARD QUALIFICATIONS

- Accepted by the BZA Board as an expert in construction management and urban development on 3 separate occasions for sites located at 6th and L Streets, NW, Takoma Park, and 10th and F Streets, NW

PROFESSIONAL EXPERIENCE

Douglas Development Corporation: Washington, DC
Vice President of Construction and Property Management 1987-present

Company overview: DDC owns, leases, manages, and oversees construction on over 150 buildings in five states and the District. Total portfolio includes over 9 million square feet of office, retail, and residential space worth approx. \$2 billion.

Personal Responsibilities:

- Oversight of all construction projects undertaken by DDC.
 - Includes reviewing and approving budgets, tracking schedules, approving payments, oversight of the bid process, coordination with lenders, reviewing selection of subcontractors, working with government review boards for approval of projects. Over \$200 million of financing.
- Oversight of the Division of Property Management
 - Monitors the ongoing operation and condition of all completed projects. Oversees property managers, building engineers, subcontractors and maintenance staff.
- Personally brings all projects with Historic Significance through the HPRB and DCPL processes

Examples of Historic projects recognized favorably by the community:

- **800 F Street, NW:** Five Nationally Registered buildings preserved and converted to the International Spy Museum, Zola Restaurant, Spy City Café, five floors of offices and nine luxury apartments.
- **77 P Street, NE:** Renovation and conversion of the former People's Drug Warehouse into DC Government offices
- **700-734 7th Street, NW:** Preservation and restoration of storefront and offices in historic Chinatown.
- **3600 M Street, NW, Historic Car Barn:** Continued preservation of former Car Barn in Georgetown.
- **2301 Georgia Avenue, Wonder Plaza:** Preservation of former Wonderbread factory into Howard University shops and offices.
- **Park N' Shop in Cleveland Park:** Preservation of first "strip mall" in DC
- **Woodward and Lothrop Building:** Former department store restored into three floors of street front retail and eight floors of office averaging 50,000 square feet per floor.
- **Jemal's Lofts at 910 F Street, NW:** Two historic buildings and one non-historic building converted to 65 condominiums filling the housing requirement for Woodies Building.
- **Atlantic Building at 950 F Street, NW:** Five historic buildings and two non-historic preserved and extensively renovated into 50,000 square feet of street level retail and 250,000 square feet of offices with five levels of underground parking.
- **1155 F Street, NW:** 253,500 square foot Class A trophy office/retail development featuring new construction as well as historic renovation.

Projects currently under construction, design, or review:

- **450 K Street, NW:** Constructing multifamily residential property through joint venture with a national residential developer and Wall Street equity partner.
- **OBA Building at 600 F Street:** Restoration is underway of the Historic OBA Bank building, located directly across from the Verizon Center, into 12,800 square feet of mixed-use space including ground floor retail.
- **2221 14th Street, NW Apartments:** Planned redevelopment of 5,530 square foot site into a six-story 30-unit apartment building that will complement the existing neighborhood and appeal to the area's renters.
- **Kent Narrows at Kent Island, 51-61 Piney Narrows Road:** Planned redevelopment of approximately 14.0 acres in Kent Narrows, Maryland into a mixed-use lifestyle center right on the Chesapeake Bay
- **Uline Arena and Ice House, 1132 & 1140 3rd Street, NW:** Planned redevelopment of the former U-Line Arena and Ice House to convert the under-utilized site into a Class "A" commercial and multifamily complex, while at the same time preserving its unique historical appeal.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18613
EXHIBIT NO. 30D

- **Cheverly Row/Addison Road, 4800 Addison Rd.:** Planned development of approximately 33.4 acres of vacant land into a lifestyle center with 2,370 residential units, 136,000 square feet of commercial space and ample parking and recreation area.
- **Hecht's Warehouse, 1401 New York Ave:** Planned redevelopment of the former Hecht's Warehouse into a Class "A" commercial and multifamily complex.
- **920 Rhode Island Ave, NE Apartments:** Planned redevelopment of the under-utilized 1.4 acre site into a residential building with 450 residential units, 6,000 square feet of ground-floor retail space and one story of garage parking.
- **Square 670, NE:** Planned development of one of the few remaining urban infill development sites, approximately 5.0 acres of vacant land, in the rapidly developing NoMa neighborhood into a top quality retail and residential project.
- **Washington Post Site, 3700 Forestville Rd.:** Planned development of approximately 33.4 acres of vacant space into a lifestyle center with 1,140 multifamily units, 47,000 square feet of retail space and ample park and recreation area.
- **818 Michigan Ave, NE Apartments:** Planned redevelopment of approximately 4.0 acres adjacent to The Catholic University of America into a 427-unit multifamily complex.

Chesapeake Building Specialties: Laurel, MD

Vice President 1981-1986

Oversaw all renovation projects, bid jobs, directly oversaw various construction projects with firm totaling \$5 million and approximately 1 million square feet.

EDUCATION

University of Maryland, College Park: College Park, MD

B.S., Criminology with Minor in Psychology, graduated with Honors, May 1986