

Gary D. Steiner, AIA

Principal



BIOGRAPHY

Mr. Steiner is a Principal at Perkins Eastman with more than 30 years of design, management, and development experience for a variety of architectural projects. He is an expert in the design of all types of commercial, multi-family, mixed-use and hospitality projects, as well as senior living communities. Mr. Steiner is known for his ability to exceed owner expectations, as evidenced by his many long-term clients.

Prior to joining Perkins Eastman, Mr. Steiner was Vice President of Design Management for Marriott International, where he managed the design process and development of more than 100 independent living, assisted living, skilled nursing and memory support communities across the country, in addition to hotel, resort and timeshare projects.

EDUCATION

Bachelor of Architecture, University of Maryland

LICENSING & MEMBERSHIPS

Mr. Steiner is a registered architect in Maryland, the District of Columbia, Pennsylvania, New York, and Missouri. He is a member of the American Institute of Architects (AIA) and is certified by the National Council of Architectural Registration Boards (NCARB). He also is a member of the AIA Design for Aging, DC Chapter.

SELECTED WORK

Hospitality

Choice Hotels, Cambria Suites
Washington, District of Columbia

Multi-Family High Rise

Wharf Hall and Apartments
Washington, DC

Waterfront Station Residential
Washington, DC

Museum Towers II
Philadelphia, Pennsylvania

Gateway North
Crystal City, Virginia

JBG Companies: Rosslyn Gateway*
Rosslyn, Virginia

JBG Companies: Rosslyn Central Place*
Rosslyn, Virginia

220 20th Street North*
Arlington, Virginia

Phoenix at Clarendon Metro*
Arlington, Virginia

Midtown Bethesda North*
North Bethesda, Maryland

Midtown Alexandria Station*
Springfield, Virginia

Wentworth House*
North Bethesda, Maryland

The Hartford*
Arlington, Virginia

The Reserve at Clarendon Metro*
Arlington, Virginia

Commercial

The Wharf: Parcel 3A
Washington, DC

EMA: Medical Office Building
Easton, Maryland

Emigrant Bank
Washington, DC

Senior Living

Moorings Park at Grey Oaks
Naples, Florida

Ingleside at Rock Creek
Washington, DC

Ingleside at King Farm
Gaithersburg, Maryland

Sava SeniorCare
Atlanta, Georgia

NCB Capital Impact: Green House®
Washington, DC

- Green House® Prototype
- Green House® Design Manual and Sustainability Guidelines

New Dawn Christian Community Services: StoneRidge Retirement Village Repositioning
Myerstown, Pennsylvania

William Hill Manor
Easton, Maryland

- Additions and Renovations
- The Gardens Dementia Facility

Virginia United Methodist Homes

- The Hermitage at Cedarfield
Richmond, Virginia
- The Hermitage in Richmond
Richmond, Virginia
- Hermitage on the Eastern Shore
Onancock, Virginia
- Hermitage in Northern Virginia
Alexandria, Virginia

* Designates work completed prior to joining Perkins Eastman
Board of Zoning Adjustment
District of Columbia
CASE NO.18898
EXHIBIT NO.27A

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SELECTED WORK

- **Roanoke United Methodist Home**
Roanoke, Virginia

Cedar Village
Mason, Ohio

Homestead Village
Lancaster, Pennsylvania

- Sunrise Senior Living**
- **Stratford Court of Boca Pointe**
Boca Raton, Florida
 - **Clayton on the Park**
Clayton, Missouri
 - **Sunrise of Northville**
Northville, Michigan

Kendal Corporation
Kendal at Granville*
Granville, Ohio

- Marriott Senior Living Services, Inc.***
- **Brighton Gardens**
60 Communities Nationally
 - **MapleRidge***
10 Communities Nationally

Jewish Senior Housing Council of
Greater Orlando Shira Lago*
Lake Mary, Florida

**Presbyterian Manors of Mid-America/
Greystone Senior Living Presbyterian
Manor of Greater St.Louis***
Chesterfield, Missouri

Stamford Hospital and Marriott
Senior Living Services Edgehill*
Stamford, Connecticut

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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

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.



GOROVE / SLADE

Transportation Planners and Engineers

EXHIBIT A

OUTLINE OF TESTIMONY OF LYNN O'CONNOR

- A. Mission
- B. Existing Program
- C. Needs
- D. Parameters of Expansion
 - Independent Living
 - Assisted Living
 - Health Care
- E. Future Plans
- F. Community Outreach
- G. Proposed Conditions of Approval

OUTLINE OF TESTIMONY OF GARY STEINER

- A. Description of Property
- B. Overview of Project
- C. Modifications made to project
- D. Elevations
- E. Visual Impacts
- F. Circulation

OUTLINE OF TESTIMONY OF DAN VANPELT

- A. Trip Generation
- B. Parking needs
- C. Impacts of Construction

D. Community Concessions