

NICHOLAS J. MROCZKOWSKI, RA

Partner
2000; 2003-Present

Previous Experience
Perkins Eastman
Architects, PC
New York, NY
2002

ADM Group, Inc.
Phoenix, AZ
2001

Education
Bachelor of Architecture
University of Cincinnati
2003

Active Registrations
DC
NCARB

Updated
17 June 2015

Nick has over 14 years of experience as a Project Manager and Project Architect for many large and mid-scale projects throughout DC, Maryland, Virginia, Delaware, North Carolina, New Jersey, New York and Arizona. 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 also oversees the office technology and marketing.

Several of his projects have received additional recognition beyond client appreciation, including the Associated Builders & Contractors "Excellence in Construction" award [*City First Bank of DC's expansion and historic renovation*], and a feature article in AIADC's publication ArchitectureDC [*Washington Animal Rescue League's expansion and renovation*].

Representative Project Management Experience

7611-7701 Georgia Avenue NW | 83,000 GSF | \$9.6MM Construction Cost
Renovation of twin 46-unit buildings with ground floor retail space. Work includes unit reconfigurations, hazmat abatement, all new utilities and building systems, structural reinforcement and overall image upgrades. 7701 to reopen Q4 2015.

1417 N Street NW Cooperative | 40,000 GSF | \$3.2MM Construction Cost
Substantial renovation of a 7-story, 83-unit permanently affordable cooperative building. Work includes general unit improvements, new plumbing risers and HVAC systems, upgraded electrical, common areas, and accessibility improvements. Project will meet DHCD Section 3 requirements and complete Q2 2016.

The V at Georgia Avenue | 19,000 GSF | Cost Not Disclosed By Developer
New 20-unit mixed-use building near the Petworth Metro Station. S+A services included SD and coordination with land use counsel to receive BZA relief from penthouse, rear setback, and off-street parking requirements.

Chavez Prep PCS | 7,000 GSF | \$2.0MM Construction Cost
Gymnasium addition to a historic school building in Park View. A tight site and strict program requirements required that the new structure sit on piers over an existing parking lot. Pre-engineered building system components were coordinated with custom to meet schedule and budget requirements, along with CFA approval.

HART for Animals | 12,000 GSF | \$2.5MM Construction Cost
New state-of-the art animal shelter and veterinary care facility on a 5-acre site near Deep Creek Lake, MD. Phase 1 complete; Phase 2 expected completion Q3 2015.

Additional Projects

- 1415 Girard Street NW Cooperative, DC
- Capital Fringe – Logan Fringe Arts Space, DC
- Washington Parks & People – Josephine Butler Parks Center, DC
- Allegany County Animal Shelter, Cumberland, MD

John P. Diehl

Senior Project Manager



Environmental Consultants +
Contractors Inc.

Mr. Diehl is a Virginia Certified Professional Geologist and a Senior Manager/Senior Environmental Professional at ECC. Mr. Diehl manages environmental investigations including Phase II Environmental Site Assessments and Site Characterization Assessments in Virginia, Maryland, and the District of Columbia. Mr. Diehl has extensive experience managing sites through the Virginia Underground Petroleum Storage Tank Fund (VUPSTF). Mr. Diehl evaluates environmentally impaired sites and develops budgets for the implementation of both voluntary and mandated corrective actions. Mr. Diehl's expertise includes qualitative and quantitative risk assessments, data management and analysis, technical report preparation, and management of environmental activities during construction.

Mr. Diehl oversees and directs field activities including site investigations, remediation activities (voluntary, mandated and emergency response) and site monitoring. Under ECC's Quality Assurance Program, Mr. Diehl is responsible for training ECC geologists and field technicians to ensure regulatory and client data objectives and ECC quality requirements are achieved. Mr. Diehl is responsible for client and regulatory agency interaction, project staffing allocation, subcontractor resource management, and procurement of all environmental testing equipment.

Notable Projects

Canal Park Property, Washington, DC Status: Completed 2007
ECC conducted a Phase I and Phase II Environmental Site Assessment of an approximately 1.8-acre portion of the former Washington Canal which is planned for redevelopment as a park. Mr. Diehl designed and implemented the Phase I and Phase II environmental investigations, and provided the Anacostia Waterfront Initiative with projected costs for environmental remediation necessary to ensure successful construction of the park. Once completed, the Washington Canal Park will serve as a vital stormwater management feature for near-by office and residential buildings in southeast Washington, D.C.

Fannon Petroleum Services, Alexandria, Virginia Status: Completed 2012
ECC performed numerous site investigations of a bulk fuel storage facility under the Virginia Department of Environmental Quality (VDEQ) Petroleum Storage Tank Program. ECC was retained by a developer who sought to redevelop the Fannon Petroleum site. Mr. Diehl developed and implemented a Corrective Action Plan during redevelopment. Mr. Diehl oversaw execution of the VDEQ-required investigations and site remediation, and obtained reimbursement for the owner from the VUPSTF in the amount of 2.8 million dollars. The VDEQ issued a *Case Closed* letter in June 2012.

450 K Street, Washington, DC Status: Completed 2013
ECC conducted Phase I and Phase II Environmental Site Assessments for a proposed redevelopment and as a result the project was enrolled in the District Department of the Environment (DDOE) Voluntary Cleanup Program (VCP). A VCP Corrective Action Plan was prepared, approved by DDOE and implemented during site development. Mr. Diehl managed the entire project and directed all field remediation activities, ensuring successful implementation of the CAP. The DDOE issued a *Certificate of Completion* in December 2013.

Key Project Roles:

- Senior Project Manager
- Senior Environmental Professional

Years Experience:

- Total: 20
- Current Firm: 17

Education:

M.S. / Geosciences / George
Washington University / 2004

B.S. Environmental Science / Geology /
College of William & Mary / 1994

Professional Licenses:

Virginia Certified Professional
Geologist (License #2801001956)

West Virginia Licensed Remediation
Specialist (Registration #275)

Erwin N. Andres, P.E.

Principal

Mr. Andres's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Andres has directed traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has evaluated alternative public transportation modal options. He is familiar with roadway classification and its application to transportation planning. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.

Professional Registration

Professional Engineer: Maryland (#29177), New Jersey (#4557000)

Education

Bachelor of Science, Civil Engineering, *Rutgers University, New Brunswick, NJ*

Publications

"Ask the Expert", Healthcare Magazine, November 2003

North Capitol Main Street Technical Assistance Program Study, Urban Land Institute, August 2009

Professional Associations

Urban Land Institute (ULI); American Planning Association (APA); Institute of Transportation Engineers (ITE) Lambda Alpha International (LAI) Land Economics Honorary Society, Board Member; Georgetown University Real Estate Program, Capstone Advisor

Representative Projects

MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia, including the redevelopment of a defunct mall into a premiere mixed-use town center. The analysis addresses the existing traffic conditions, future traffic conditions without development, future traffic conditions with development, and future traffic conditions in ten to twenty years. Other tasks that are usually involved in larger projects of this nature are traffic signal design plans, parking analysis, site access planning, vehicular maneuverability analysis and loading access design, Transportation Demand Management (TDM) planning, and site circulation planning.

Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include hourly trip and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Projects include: North Bethesda Conference Center, Bethesda, MD; Half Street Akridge Development, Washington, DC; Poplar Point Master Plan, Washington, DC; Burnham Place, Washington, DC; Georgetown Safeway, Washington, DC; Southeast Federal Center Master Plan, Washington, DC

MASTER PLANNING AND REDEVELOPMENT PROJECTS

Mr. Andres has worked on the transportation aspects of overall master planning efforts for several redevelopment projects. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking and shared parking studies, loading dock maneuverability analyses, and Transportation Demand Management plans.

Projects include: Poplar Point Master Plan, Washington, DC; Southwest Waterfront Development, Washington, DC; Boathouse Row, Washington, DC; Bethlehem Baptist Church Planned-Unit Development (PUD), Washington, DC; Takoma Small-Area Plan, Washington, DC; The Yards, Washington, DC; Walter Reed Army Medical Center LRA and Department of State Redevelopments, Washington, DC

CAMPUSES, SCHOOLS, AND INSTITUTIONS

Mr. Andres has been involved with the development of circulation studies, traffic simulations, traffic signal design, parking studies, transportation master plans and data collection for many universities, schools and institutions. In addition, Mr. Andres has worked on numerous federal agency installations throughout the metropolitan Washington, DC area.

Projects include: Ohio State University, Columbus, OH; Howard University, Washington, DC; Georgetown University, Washington, DC; Kingsbury Academy, Washington, DC; Washington International School, Washington, DC; Washington National Cathedral, Washington, DC; National Institutes of Health, Bethesda, MD; National Cancer Institute, Fort Detrick, Frederick, MD; NASA Goddard Space Flight Center, Greenbelt, MD; Suitland Federal Center, Suitland, MD; Department of Homeland Security at St. Elizabeth's Campus, Washington, DC; USDOT Headquarters Building, Washington, DC.

Public Testimony

Mr. Andres has been qualified as an expert witness before Zoning Boards and Commissions in numerous jurisdictions throughout the northeast United States that include the District of Columbia, Montgomery County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

PROFESSIONAL QUALIFICATIONS

STEVEN EDWARD SHER
DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT, LLP

EDUCATION:

Brooklyn College of the City University of New York, 1969, Bachelor of Arts
(Urban Studies and Political Science)
Cornell University, 1971, Master of Regional Planning

PROFESSIONAL EXPERIENCE:

Director of Zoning and Land Use Services, Holland & Knight, LLP
2000 - present
Director of Zoning Services, Wilkes, Artis, Hedrick & Lane, Chartered
1985 - 2000
Executive Director, Zoning Secretariat, District of Columbia
1977 - 1985
Deputy Director, Zoning Division, Municipal Planning Office, District of
Columbia
1975 - 1977
Acting Secretary to the Board of Zoning Adjustment, District of Columbia
1976
Urban Planner, D.C. Zoning Commission, D.C. Office of Planning and
Management, D.C. Municipal Planning Office
1972 - 1975
Renewal Coordinator, District of Columbia Zoning Commission
1972 - 1973
Acting Secretary to the District of Columbia Zoning Commission
1972
Project Planner, District of Columbia Zoning Commission
1971 - 1972
Planning Intern, Frederick P. Clark Associates, Planning and Development
Consultants
1970
Research Intern, Brooklyn Linear City Development Corporation
1969

APPEARED AS EXPERT WITNESS:

District of Columbia Zoning Commission
District of Columbia Board of Zoning Adjustment
District of Columbia Historic Preservation Review Board
District of Columbia Mayor's Agent for D.C. Law 2-144
Zoning Hearing Examiner, Montgomery County, Maryland
Montgomery County (Maryland) Planning Board
U.S. Bankruptcy Court for the District of Columbia
Superior Court of the District of Columbia

AREAS OF INTEREST AND/OR SPECIALIZATION:

Land use planning
Zoning, subdivision and other control of land use
Urban design
Urban transportation planning

ORGANIZATIONS:

American Planning Association (1971-present)
Greater Washington Board of Trade (1986-2000)
 Planning and Development Committee (Vice-Chairman for Zoning and
 Regulatory Affairs) (1987-8)
 Community Development Bureau Steering Committee (1987-9)
 PUD Task Force (Chairman) (1987)
 Comprehensive Plan Task Force (1987-8)
 Downtown Revitalization Committee Housing Team (1988)
Mayor's Commission on Downtown Housing (1988-89)
Downtown Partnership Downtown Development District Task Force
 (1989-90)
Lambda Alpha (honorary land economics society) (1990-present)
Metropolitan Washington Council of Governments Metropolitan Development
 Citizens Advisory Committee (1997-2004)
District of Columbia Comprehensive Plan Assessment Task Force (2002-
 2003)
District of Columbia Comprehensive Plan Revision Task Force (2004-2006)
District of Columbia Zoning Advisory Committee (2003-2008)
District of Columbia Zoning Review Task Force (2007-present)

LECTURES/SEMINAR PRESENTATIONS:

District of Columbia Association of Realtors
District of Columbia Building Industry Association

D.C. Bar/Georgetown University Law School Continuing Legal Education
Capitol Hill Realtors
American University Real Estate Alumni
District of Columbia Apartment and Office Building Association