

OUTLINE OF TESTIMONY

**JULIO MURILLO OR DON MALNATI
MURILLO MALNATI GROUP, LLC**

1. Introduction
2. Description of subject property and existing conditions
3. Description of compatibility with surrounding neighborhood
4. Communication with ANC
5. Conclusions and request for approval

OUTLINE OF TESTIMONY

BILL BONSTRA BONSTRA HARESIGN ARCHITECTS

1. Introduction and experience
2. Overall site planning considerations
3. Overview of building design (floor plans, elevations)
4. Parking variance
 - a. Exceptional situation or condition
 - b. Practical difficulty
 - c. No substantial detriment to public good or zone plan
5. Conclusions

William J. Bonstra, FAIA, LEED AP

Managing Partner



BACKGROUND & EXPERIENCE:

Bill Bonstra, FAIA is the founder and managing partner of Bonstra Haresign Architects LLP. After distinguishing himself at several notable Washington firms, he founded the firm in 2000 and has designed prominent and award-winning landmarks such as Citta 50, Woodley Wardman, The Erie, Q14 Condominiums, Solo Piazza, Lamont Lofts, The Tapies Condominium, and The Studio Theatre. These projects contribute exemplary contemporary design to the historic architecture of the nation's capital. For this reason Mr. Bonstra was elevated to Fellow in the American Institute of Architects in 2010, one of the highest honors bestowed to members of the architecture profession. Mr. Bonstra and his work has been recognized with over 50 national and regional awards for exemplary design, historic preservation, and adaptive re-use. He and his work have been featured in over 40 national and regional design journals and publications including the **AIA Guide to the Architecture of Washington, DC - Sixth Edition, Architectural Record, Residential Architect, Builder, the Washington Post, ULI/Urban Land, ArchitectureDC, Washingtonian Magazine**, and in the Second Edition of James M. Goode's book **Best Addresses, A Century of Washington's Distinguished Apartment Houses**. Internationally, his work has been published in well-known design magazines such as **BRAVACASA, Aspekti** and **Idealen Dom**. As a mentor to young architects he teaches a masters design studio at The Catholic University of America, regularly lectures at the University of Maryland in their real estate development program, and frequently participates in lectures, juries, and presentations at leading institutions such as The University of Maryland, The Catholic University of America, and Virginia Tech Alexandria Center, to name a few. Mr. Bonstra is on the Board of Directors for Cultural Tourism DC, a council appointed member for the DC Zoning Task Force and a member of the Council of Advisors at the University of Maryland for both the architecture and real estate development programs. He is Past President of the Maryland Architecture Alumni Chapter, Past Director of the Greater Washington Boys and Girls Clubs, and Past Chair of the LCCA Historic Preservation Review Committee. He received his Bachelor of Architecture degree from the University of Maryland, from which he graduated with honors. Mr. Bonstra is a member of the Cosmos Club in Washington DC.

PROFESSIONAL AFFILIATIONS:

- Fellow, American Institute of Architects
- National Building Museum – Corinthian Member
- U.S. Green Building Council – LEED Accredited Professional
- District of Columbia Zoning Taskforce – Council appointed member
- Board of Directors, Co-chair Sponsorship Committee, Cultural Tourism DC
- Council of Advisors, UMD School of Architecture - Real Estate Development Curriculum
- Professional Advisory Board , UMD School of Architecture
- District of Columbia Building Industry Association
- Urban Land Institute
- LAMBDA ALPHA International, George Washington Chapter
- District of Columbia Preservation League

PROFESSIONAL REGISTRATIONS:

- DC, MD, VA, and NCARB; LEED AP

EDUCATIONAL BACKGROUND:

- University of Maryland, Bachelor of Architecture, 1983, Cum Laude

OUTLINE OF TESTIMONY

**OSBORNE R. GEORGE
O.R. GEORGE ASSOCIATES, INC.**

1. Introduction and experience
2. Results from parking studies
 - a. Mixed-use, walkable neighborhood
 - b. Close proximity to public transit, bicycle facilities, and car share locations
 - c. On- and off-street parking availability
3. Proposed TDM measures
4. Discussions with DDOT
5. Conclusions

OSBORNE R. GEORGE, P.E.
President
Principal Transportation/Traffic Engineer

EDUCATION: George Washington University, Washington, D.C., 1974: M.Sc., Engineering and Applied Science, (Focal Area: Transportation Planning & Engineering).
Howard University, Washington, D.C., 1972: B.Sc., Civil Engineering.
Northwestern University, Traffic Institute, Chicago, Illinois, 1991: Highway Geometric Design Course.
George Mason University, Fairfax, VA, 1990: Computer Applications in Transportation Engineering.

EXPERIENCE: Mr. George is a professional traffic engineer and transportation planner specializing in providing consulting services in support of land planning and zoning, infrastructure planning and design, and urban revitalization projects. He has had over thirty (30) years of broad experience in traffic engineering and transportation planning, and in related areas of civil engineering. As founder/president of O.R. George & Associates, he directs all aspects of the firm's consulting activities, which include planning and engineering consulting services to public and private sector clients. Prior to founding O.R. George & Associates, Mr. George worked for nine (9) years with Planning Research Corporation (PRC) where he was involved in a wide range of projects in the United States, Canada and internationally, with assignments ranging from project engineer to regional manager.

The following projects are indicative of Mr. George's professional involvement and experience:

- Traffic impact analyses and expert witness testimony in support of a large number of private and public sector development projects. These projects covered a wide range of land uses, from day-care centers and convenience stores to large residential developments, employment/industrial parks, and institutional uses such as hospitals and universities. Involvement has included projects within Prince George's, Montgomery, Howard, Calvert, Anne Arundel, and Baltimore Counties in Maryland, and Washington, D.C., as well as a number of jurisdictions in Virginia and beyond. Mr. George has also provided traffic impact assessments for the Maryland State Highway Administration, Real Estate Division, in support of real property acquisitions for State projects.
- Traffic engineering studies, neighborhood traffic mitigation studies, signal warrant analyses, as well as extensive data collection and analysis of various intersections within Montgomery County under Maryland State Highway Administration and Montgomery County contracts.
- Development studies for Metrorail station areas, involving several stations and a transit corridor over the Washington Metropolitan Area Transit Authority (WMATA) system.
- Transportation access and public safety impacts for the Washington Redskins/Jack Kent Cooke Stadium, Prince George's County, Maryland.

OSBORNE R. GEORGE

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- Transportation assessment study for Washington Village/Pigtown Area Empowerment Zone, City of Baltimore, Maryland.
- Multi-modal access and feasibility study for the Norfolk International Terminals, Norfolk, Virginia.
- Master plan traffic and parking studies for Medlantic Healthcare Campus, Howard University Law School campus, Washington, D.C. and for Virginia Commonwealth University Medical and Academic campuses, Richmond, Virginia.

Mr. George's responsibilities on the above projects have covered the full range from field reconnaissance and data collection, to analyses, documentation, as well as public presentations and expert witness testimony before administrative and judicial bodies. Supplementary experience specific to the District of Columbia, is presented in the supplement following.

POSITIONS HELD:

Principal, O.R. George & Associates (1985 - Present).

Associate, KELLERCO, Inc., McLean, Virginia (1984 - 1985).

Project Engineer/Regional Manager, Planning Research Corporation, McLean, VA (1972 - 1977 and 1981 - 1984).

Consultant/Resident Engineer, Ministry for The Federal Capital Development Authority, Federal Government of Nigeria (1977 - 1981).

PROFESSIONAL AFFILIATIONS/ CITATIONS:

Member, Institute of Transportation Engineers.

Fellow, American Society of Civil Engineers.

Registered Professional Engineer, District of Columbia (PE904748)

Member, Association of Professional Engineers of Ontario, Canada.

Outstanding Civil Engineer, Howard University (1972): Citation by American Society of Civil Engineers.

Task Force Chairman, Prince George's County Chamber of Commerce, Corridor Transit Improvements (Addison Road to Bowie, Prince George's County, Maryland (1990-1991).

EXPERT WITNESS EXPERIENCE:

Admitted as Expert Witness in the field of traffic engineering & transportation planning and/or provided testimony before the following bodies:

- District of Columbia, (Zoning Commission)
- District of Columbia, (Board of Zoning Adjustment)
- District of Columbia, (Mayor's Agent)
- District of Columbia, (City Council)
- Prince George's County, (Zoning Hearing Examiner, and District Council)
- Prince George's County, (Board of Zoning Appeals)
- Howard County, (Board of Appeals)
- Montgomery County, (Planning Board)
- City of Laurel, Maryland, (Planning Commission)
- City of Laurel, Maryland, (Board of Zoning Appeals/Public Safety Committee)
- City of Bowie, Maryland, (Planning Commission/City Council)
- Fairfax County, (Board of Supervisors)

Supplement
OSBORNE R. GEORGE, P.E.
Traffic Engineer/Transportation Planner

The following is a representative list of recent cases on which Osborne R. George has been admitted, and provided testimony as Expert Witness in the Field of Traffic Engineering and Transportation Planning.

2006/2007 – 5220 Wisconsin Avenue Planned Unit Development Application, Friendship Heights, Northwest, Washington, D.C. (Case No. 06-31)

Traffic impact studies and expert witness testimony, including several community presentations and interaction with the District Department of Transportation.

Client: AKRIDGE Company
Attorneys: Holland & Knight, LLP
Washington, D.C.

2007 – Stanton Square Planned Unit Development Application, Anacostia, Southeast, Washington, D.C. (Case No. 05-35)

Traffic impact analysis, signal warrant analysis, community meetings and presentations and expert witness testimony before the City's Zoning Commission.

Client: Horning Brothers, Inc.
Attorneys: Shaw Pittman, P.C.
Washington, D.C.

2006/2007 – Rhode Island Avenue Metrorail Station Planned Unit Development Application, Ivy City, Northeast, Washington, D.C. (Case No. 04-24)

Comprehensive traffic impact analyses, pedestrian study, signal warrant analyses and expert witness testimony.

Client: Mid-City Urban, LLC/A&R Development Companies
Attorneys: Arnold & Porter, LLP
Washington, D.C.

2007 – Randall School Planned Unit Development Application, Southwest, Washington, D.C. (Case No. 07-13)

Traffic impact assessment, trip generation reviews and expert testimony before the City's Zoning Commission regarding impacts on adjacent properties and mitigation consideration.

Client: Oak Hill Development
Attorneys: Arnold & Porter, LLP
Washington, D.C.

**2006/2007 – Washington International School Board of Zoning Adjustment Application.
(Case No. 17560)**

Traffic impact studies, Transportation Management Plan and expert witness testimony before the City’s Board of Zoning Adjustment, Washington, D.C.

Client: Washington International School
Attorneys: Greenstein, DeLorme & Luchs, P.C.
Washington, D.C.

2003/2004 – Capper Carrollsburg (Residential) Planned Unit Development Application, Board of Zoning Adjustments Application, Washington, D.C. (Case Nos. 03-12 and 03-13)

Comprehensive traffic and parking impact analyses to support a large housing redevelopment site near the Navy Yard in Southwest, Washington, D.C.

Client: Mid-City Urban, LLC
Attorneys: Holland & Knight, LLP
Washington, D.C.

2008 – Union Place Planned Unit Residential Development Application.

Direction of all transportation analyses, site access assessments and provision of expert witness testimony for the large development situated near the New York Avenue Metrorail Station in the Union Station/Eckington area of Northeast, Washington, D.C. (Services in progress.)

Client: ADC Builders
Attorneys: Holland & Knight, LLP
Washington, D.C.

2000 - 2003 – Re-Zoning Application and Master Plan for Washington Hospital Center MedStar Health Complex in Northwest, Washington, D.C. (Case No. 02-43)

Comprehensive traffic analyses, Transportation Management Plan, off-site roadway design concepts, community liaison and expert witness testimony.

Client: MedStar Health/Washington Hospital Center
Attorneys: Arter & Hadden, LLP
Washington, D.C.

2002/2003 Catholic University of America Master Plan Update Northeast, Washington, D.C.

Traffic and parking studies and expert witness testimony before the City’s Zoning Commission.

Client: Catholic University of America
Attorneys: Shaw Pittman, P.C.
Washington, D.C.

1999 - 2000 - Pope John Paul II Visitors Center, Northeast, Washington, D.C.

Traffic and parking studies and expert witness testimony before the City's Board of Zoning Adjustment and Zoning Commission.

Client: Pope John Paul foundation, Detroit, Michigan
Attorneys: Wilkes, Artis, Hedrick & Lane Chartered
Washington, D.C.

July, 1998 – Howard University Central Campus Plan, Zoning Commission Application, Northeast, Washington, D.C. (Case No. 14733)

Comprehensive traffic impact study and expert witness testimony before the City's Zoning Commission.

Client: Howard University
Attorneys: Linowes & Blocher, LLP
Washington, D.C.

April, 1998 – Lowell School, Zoning Commission Re-zoning Application, Northwest, Washington, D.C.

Traffic impact studies and expert witness testimony before the City's Zoning Commission.

Client: Lowell School
Washington D.C.
Attorneys: Wilkes, Artis Hedric & Lane, Chartered
Washington, D.C.

February, 1998 – CVS Store, MacArthur Boulevard Board of Zoning Adjustment Application, Northwest, Washington, D.C.

Traffic access, parking and safety studies and expert testimony before the City's Board of Zoning Adjustment.

Client: CVS Stores, Inc.
Washington, D.C.
Attorneys: Linowes & Blocher, LLP
Washington, D.C.

Signed: _____ Date: February 4, 2008
Osborne R. George, P.E.