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manatt
manatt | phelps | phillips

John Ray
Manatt, Phelps & Phillips, LLP
Direct Dial: 202.585.6565
E-mail: jray@manatt.com

File No. 27758-030

December 27, 2005

Chairperson Carol J. Mitten and Members
D.C. Zoning Commission
One Judiciary Square, Suite 210 South
441 4th Street N.W.
Washington, D.C. 20001

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RE: Case No. 05-36 (First Stage & Consolidated PUD & Related Map Amendment-200 K Street N.E.)

Dear Chairperson Mitten and Members:

On behalf of the Applicant, 200 K Street LP, I write to confirm the witness list and time required for our presentation at the Zoning Commission hearing January 5th, 2006, in the above-listed case. We plan to offer essentially the same presentation with the same witnesses as stated in correspondence previously filed with you in the prior case (01-28TE), and as before, we request one (1) hour for our presentation. For your ready reference, the witnesses and the topics they will discuss are as follows:

1. Ronald J. Cohen, the Applicant – Project Description, Objectives, Development Timetable;
2. David Starnes, Senior Associate, Basile Baumann Prost & Associates – Economic and Fiscal Impact;
3. George Myers and Richard Conrath, GTM Architects – Site Planning and Building Design; and
4. Gregory Long, Bowman Consulting – Green Roof Plan and other engineering matters.

Following their testimony, I will discuss the project's compliance with the PUD standards and regulations. Others who will be present and available to respond to questions include Mr. Cohen's development partner, Jon C. Wallenstrom, senior vice president of ZOM Mid-Atlantic Inc.; and the project traffic consultant, Glenn Cook of The Traffic Group.

As previously, we ask to have Mssrs. Starnes, Myers, Conrath, Long, and Cook qualified as experts in their fields. Copies of their resumes were submitted in the previous case and are attached here for your convenience.

Thank you for your consideration of our request.

Sincerely,

John Ray
MANATT PHELPS & PHILLIPS
Counsel to the Applicant

ZONING COMMISSION
District of Columbia
CASE NO. 05-36
EXHIBIT NO. 15

ZONING COMMISSION
District of Columbia
CASE NO.05-36
EXHIBIT NO.15

CERTIFICATE OF SERVICE

I hereby certify that a copy of this document was served upon the following on December 27, 2005:

By FIRST-CLASS MAIL, POSTAGE PRE-PAID to:

ANC 6C02 Commissioner Mark Dixon
Chairman, Advisory Neighborhood Commission 6C
80 New York Avenue N.W., # 402
Washington, D.C. 20001

ANC 6C01 Commissioner Lawrence L. Thomas
Golden Rule Apartments
901 New Jersey Avenue N.W.
Washington, D.C. 20001

and

By E-MAIL to:

ANC 6C03 Commissioner Lena A. Brown
lbrown3117@aol.com

ANC 6C04 Commissioner Daniel Pernell
ccoroutreach@aol.com

ANC 6C05 Commissioner Anthony Rivera
arivera268@aol.com

ANC 6C06 Commissioner Mike Sherman
mikesherman7@gmail.com and msherman@sandw.com

ANC 6C07 Commissioner William Sisolak
wsisolak@gvpi.com

ANC 6C08 Commissioner Karen J. Wirt
kwirt@toward.com and kwirt@crs.loc.gov

ANC 6C09 Commissioner Charles A. Docter
charleydocter@yahoo.com

D.C. Office of Planning
Jennifer.Steingasser@dc.gov, and Stephen.Cochran@dc.gov

John Ray

David Starnes, AICP
Senior Associate

Education

Masters of City Planning
Specialization in Land Development and Transportation
Georgia Institute of Technology

Bachelor of Science in Biology
University of Delaware

Professional Registrations/ Affiliations

- American Institute of Certified Planners
- American Planning Association
- Urban Land Institute
- International Economic Development Council

Mr. Starnes is a Senior Associate with Basile Baumann Prost & Associates, Inc. (BBP Associates), and specializes in land use and economic development planning and real estate analysis for both the public and private sectors. Mr. Starnes' experience includes economic and market impact evaluations; market, demographic and economic analyses; revitalization and implementation strategies; land use planning; identifying alternative financing opportunities; and implementation strategies for urban redevelopment, transportation-oriented joint development projects, mixed-use development projects, and revitalization projects.

Relevant Project Experience

Mr. Starnes has served as a expert concerning economic and fiscal impact, planning, zoning, market demand and development programming throughout the United States including but not limited to metropolitan planning organizations, local city councils, local municipalities, transportation agencies, planning organizations, and community stakeholder groups in the District of Columbia, Maryland, Virginia, Texas, Massachusetts, North Carolina, Ohio, Vermont, Pennsylvania and elsewhere.

Selected Relevant Project Experience

- Economic and Fiscal Impact Evaluation, Watergate Hotel – Condominium Project, Washington, DC
- Economic and Fiscal Impact Evaluation, Georgia Avenue-Petworth Metro Station Site, Washington, DC
- Prichard Farm Residential Development Impact Evaluation, Frostburg, MD
- Economic and Fiscal Impact Evaluation, Riverside Planned Unit Development, Washington, DC
- Economic and Fiscal Impact Evaluation, Florida Rock Project, Washington, DC
- Economic and Fiscal Impact Evaluation – WMATA Ballpark Development, Washington, DC
- Capitol Town Center Baseball Village Economic and Fiscal Impact Study, Washington, DC
- New Carrollton Metrorail Transit-Oriented Development, Prince Georges County, MD
- Economic and Fiscal Impact Evaluation, Florida Rock / Fannie Mae Project, Washington, DC
- Financial Services Consulting, Skyland Shopping Center Redevelopment, Washington, DC
- West Village Expansion Economic and Fiscal Impact Evaluation, Durham, NC

- Military Highway Corridor District Comprehensive Plan, Economic and Market Analysis, Norfolk, VA
- Capitol Hills Towers Project Feasibility and Tax Analysis, Washington DC
- Northampton Corridor Master Plan, Norfolk and Virginia Beach, VA
- Revitalization Concepts and Implementation Strategies for the Southeast Quadrant of the Bailey's Crossroads / Seven Corners Revitalization District, Fairfax County, VA
- Economic/Market Evaluation for Transit-Related Joint Development, Attleboro Multimodal Transportation Terminal, Attleboro, MA
- Norfolk Light Rail Transit Project, Norfolk, VA
- City Market Feasibility Study, Cambridge, MD
- Smart Development and Land Reservation Strategy, Griffin Busway Feasibility Study, Hartford, CT
- Peninsula Park and Ride Transit-Oriented Development Feasibility Analysis, Gig Harbor, WA
- West Side Market Rent Structure Evaluation, Cleveland, OH
- Brownsville Multimodal Transportation Terminal, Brownsville, TX
- Houston-Galveston Area Council 2025 Metropolitan Transportation Plan, TX
- Bus Rapid Transit Development Planning, Independence Boulevard, Charlotte, NC
- Economic and Market Analysis, Transit-Oriented Development Planning, Burlington-Essex Rail Project, VT
- Transit-Oriented Development (TOD) Planning along the Regional Rail Corridor, Raleigh-Durham, NC
- Frankfort District Market Evaluation and Feasibility Analysis, Mineral County, WV
- Airport Area Market Assessment, Pittsburgh, PA
- Henson Creek – South Potomac Master Plan, Economic Development Strategies, Prince George's County, MD

RESUME

George T. Myers, AIA, NCARB

PRINCIPAL

Mr. Myers brings a strong design orientation honed through nearly two decades of professional practice. Since founding GTM in 1989, he has served as Principal-in-charge for a number of educational, commercial, residential, and retail projects.

PROJECT EXPERIENCE

Tennis Center at College Park, 11 acre site, design, construction, 3D visualization, College Park, MD
Granary Row, 36,000 SF, preservation and renovation, Gaithersburg, MD
77 P Street, NE, 380,000 SF, base building renovation and new construction, Washington, D.C.
Capital View Bungalows, design of a new four-home community for re-development and sale by Builder-client
Liebner Residence, Washington, D.C.
726-738 7th Street Chinatown Historic District, preservation and renovation, Washington, D.C.
DJHP & A, space planning and interior design, Rockville, MD
Linden Avenue Townhouses, design of seven townhouses, Bethesda, MD
NABI, interior renovation, Rockville, MD
2000 S Street, NW, renovation and conversion, Washington, D.C.
Tenley Park Townhouses, design of six townhouses within an established NW District of Columbia neighborhood
2131 K Street, NW, interior lobby and public spaces, Bethesda, MD
7900-7920 Norfolk Avenue, renovation of interior and exterior, Bethesda, MD
7108 Denton Road, design, development, and re-sale of a residential property, Bethesda, MD
2807 Connecticut Avenue, NW, interior renovation, Washington, D.C.
Bullis School Tennis Courts, design and construction, Potomac, MD
Nugent Residence, design and construction, Leonardtown, MD
Wiseman Residence, renovation and addition, Alexandria, VA
Residence at Baltimore Street, design and construction, Kensington, MD
Dinn Residence, renovation and addition, Kensington, MD
Krawczyk Residence, renovation and addition, Chevy Chase, MD
Residence at 10409 Fawcet Street, historic renovation, Kensington, MD
704-718 7th Street, NW, Chinatown Historic District, preservation and renovation, Washington, DC
901 7th Street, N.W., historic renovation, Washington, DC
Newport School, 8 acre site, master plan, design and programming, Burtonsville, MD
Historic Car Barn, banquet pavilion on roof terrace, Washington, DC
GTM Office, renovation and addition, Kensington, MD
Riverdale Park Town Center, renovation, Riverdale, MD
McCaffrey Residence, renovation and addition, Chevy Chase, MD
Myers Residence, renovation and addition, Kensington, MD
200 K Street, SE, Large mixed use development, Washington, DC
1333 M Street, 26 unit townhome development, Washington, DC
Laguna Vista, 41-unit condominium complex, full-service architecture, Ocean City, MD
Joslin Residence, renovation and addition, Chevy Chase, MD
7912 –7914 Radnor Road, design and construction, Bethesda, MD
Chevy Chase County Club, tennis facility design, Chevy Chase, MD
Bethesda Country Club, tennis facility schematic design, Bethesda, MD
Knebel Residence, design of new custom home, Washington, DC

EDUCATION/ACADEMIC HONORS

University of Maryland, College Park, MD - Bachelor of Science in Architecture
University of Maryland, College Park, MD - Master of Architecture, Magna Cum Laude
ACC Scholar/Athlete of the Year 1985
University of Maryland, College Park, MD - Captain, Tennis Team, 1985

AWARDS

"USTA Public Tennis Facility of the Year 2001" Award Winner for the Junior Tennis Champions Center project
2001 National Association of the Remodeling Industry DC Metro Chapter - Design Award for Additions over $250,000, Legg Residence
Remodeling Magazine Renaissance Design Awards 2001 Honorable Mention for the Myers Residence
Remodeling Magazine Renaissance Design Awards 2001 Merit Award for the Leibner Residence
Potomac Valley AIA Award for Granary Row project
Potomac Valley AIA Award for Capital View Bungalows
2002 Southern Home Awards – Chrysalis Award for Excellence for whole house renovation over $500,000 for Legg Residence
2003 CHRYSALIS Award for Excellence for Best Deck/Porch for the Joslin Residence
2003 NARI Regional COTY Award for Residential Exterior for the Joslin Residence
Remodeling Magazine 2004 Grand Award for McCaffrey Residence

PROFESSIONAL ORGANIZATIONS
American Institute of Architects

PROFESSIONAL REGISTRATION
DC, MD, VA
NCARB

GTM

RESUME

Richard J. Conrath, AIA, NCARB

PRINCIPAL

Mr. Conrath brings a strong design orientation honed through nearly three decades of professional practice. Since joining GTM in 1991, he has served as Principal in-charge for a number of educational, commercial, retail, and restaurant projects.

PROJECT EXPERIENCE

Union Place, 875,000 sf, mixed-use development, Washington, DC
Newport School, 8 acre site, master plan, design and programming, Burtonsville, MD
Market Square Shopping Center, Prince Frederick, MD
Granary Row, 36,000 SF, preservation and renovation of retail/office complex, Gaithersburg, MD
The Washington Navy Yard, 25,000 SF Town Center, preservation and renovation, Washington, DC
Pentagon, 40,000 SF, renovation of food service and ancillary space, Arlington, VA
4731 Elm Street, retail and office complex, Bethesda, MD
Wisteria Office Park, new building, Germantown, MD
Southgate Phase Two, office warehouse complex, Chantilly, VA
Beach Brothers Printing, new printing facility, Rockville, MD
Innsbrook, masterplan of retail, office and residential site, Richmond, VA
The Hamptons, office warehouse complex, Prince George's County, MD
Loudoun Technical Center, 3 story, 24,000 SF, new medical office building, Loudoun County, VA
Huntington Internal Medicine Group, 20,000 SF, renovation and addition, Huntington, WV
Maguire Clinic, renovation and addition, Richmond, VA
HealthSouth, procedure room expansion, Easton, MD
HealthSouth, physical therapy suite, Winchester, VA
Parham Road Medical Office Building, new building, Richmond, VA
Amherst Medical Office Building, new building, Winchester, VA
Valley View Medical Park, site planning, master planning, Roanoke, VA
Baja Fresh, franchise, multiple locations
Chesapeake Bagel Bakery, franchise, 60 locations, US
Einstein Bros Bagels, franchise, 10 locations, VA, MD, DC
Boston Market, franchise, 24 locations, VA, MD, DC
The Cheesecake Factory, restaurant, Inner Harbor Baltimore, MD, Reagan National Airport, Norfolk, VA
J. Paul's, restaurant, Inner Harbor, Baltimore, MD
Paolo's, restaurant, Inner Harbor, Baltimore, MD
West Friendship Veterinary Clinic, West Friendship, MD
Univax Biologics, renovation, Rockville, MD
Shoppes at Dobbin Way, new retail center, Columbia, MD
Koone's Dodge, service bay and administrative offices renovation, Falls Church, VA
Red Hot & Blue Restaurant, Gaithersburg, MD
The Old Hickory Grille, Burtonsville and Gaithersburg, MD
Mancini's Restaurant, Alexandria, VA
California Pizza Kitchen, base building and interior renovation, Alexandria, VA
Frozen Fusion, franchise, various locations, US
Georgetown Seafood Express, Union Station Washington, DC
Xando/Cosi restaurant and bar, interior renovation, Arlington and Alexandria, VA, Washington, DC
Buffalo Billiards, interior renovation, Washington, DC, Philadelphia, PA
Villages of Kiln Creek, new retail center, Newport News, VA
Ben & Jerry's, various locations, US
Starbucks Coffee, various locations, US
Neyla Restaurant, interior exterior renovation, Washington, DC
Wentworth Gallery, White Flint Mall, Rockville, MD
Jacksonville Naval Air Station, food court renovation, Jacksonville, FL
Little Creek Naval Amphibious Base, food court renovation, Norfolk, VA
Cherry Point Marine Air Base, food service interior renovation, Cherry Point, NC
GNC, interior renovation, The Washington Navy Yard, Washington, DC
Modern Nails, interior renovation, Tysons Corner, VA
Pika Pita, interior renovation, Pentagon City, VA, Union Station Washington, DC
Stella's Restaurant, interior renovation, Alexandria, VA
Mediterranean Grill, interior renovation, Frederick, MD
Kuzine Restaurant, interior renovation, King Farm, Rockville, MD
Sesto Senso Restaurant, Washington, DC
Mackey's Bar and Restaurant, interior renovation, Washington, DC
Starcuts, interior renovation, The Washington Navy Yard, Washington, DC
Nash Flooring, interior renovation, The Washington Design Center, Washington, DC
Genesis Federal Credit Union, interior renovation, Springfield, VA
World Gym, interior renovation, Leesburg and Sterling, VA
Georgetown Prep, renovation of cafeteria and offices, Washington, DC

EDUCATION/ACADEMIC HONORS

Harvard University - Master of Landscape Architecture
University of Houston - Bachelor of Architecture

AWARDS
Granary Row, AIA Design Merit Award
Southgate Phase II, NAIOP Award

COMMUNITY SERVICE
LYSA (Loudoun Youth Soccer Association) – Volunteer Coach

PROFESSIONAL ORGANIZATIONS
American Institute of Architects

PROFESSIONAL REGISTRATION
NCARB
Registrations: VA, MD, CA, MI, IN, OH, RI, DC

Bowman
CONSULTING

GREGORY C. LONG

LAND PLANNER/REGISTERED LANDSCAPE ARCHITECT

Mr. Long is a Project Manager in Bowman Consulting's Alexandria office. He has been with the firm since August 2003 as a registered landscape architect to help complement the land planning department. His expertise includes:

- Preliminary and final site development planning
- Conceptual programming, charrette planning, and community visioning
- Land use master planning
- Urban infill, adaptive re-use and brownfield redevelopment
- Transit oriented development and mixed use town center design
- Design guideline package preparation and form based coding
- Rezoning report preparation

Mr. Long is also experienced with conventional subdivision planning; storm water management and sediment control permitting; forest conservation management and landscape plan preparation; and stream restoration and wetland reclamation. His project portfolio emphasizes many New Urbanism smart growth developments that incorporate civic, commercial, and residential uses.

PROFESSIONAL EXPERIENCE

Mr. Long has eight years of experience pertaining to the field of land development all of which related to work in and around the Washington D.C. metropolitian area. Prior to joining Bowman Consulting, Mr. Long was a Landscape Architect/Project Manager at LandDesign, Inc. in Alexandria, VA. Previous to this position he was employed as a Land Planner with Lessard Architectural Group in Vienna, VA. Upon graduating from college he worked as a Landscape Architect/ Site Designer with Charles P. Johnson Associates in Silver Spring, MD.

PROFESSIONAL EDUCATION

Masters of Urban and Regional Planning, Virginia Tech, 2001-present
BSLA, Pennsylvania State University, 1996

PROJECTS/WORK EXPERIENCE

Camp Springs Town Center-ALTA Branch Phase 1: Project manager for the detailed site plan preparation for a 548 unit transit oriented development in Prince George's County, MD.

Eastgate Gardens-HOPE VI Housing Development: Project manager for a 269 unit mixed residential PUD in Ward 7 of the District of Columbia. This project also included a 100 unit senior housing component.

Berwyn House: Project manager for the detailed site plan preparation for a 204 unit student housing development in College Park, MD..

University of Virginia Foundation's Research Parks: Assistant Project Manager responsible for the land use campus master plan for the Fontaine I & II, North Fork and Blue Ridge Research Parks.

Moorefield Station, Dulles, VA: Assitant Project Manager for the conceptual site planning and rezoning for this 600-acre transit oriented development along the proposed Dulles Rapid Transit Corridor. The project required application of smart growth/place making principles for a 6,000 dwelling unit and a 9.5 million sq. ft. commercial town center. Mr. Long assisted in the design guideline package, capital facilities proffers, and rezoning text amendment legislation, as well as the creation of the open space amenity programming.

Crozet, VA: Project Manager for the comprehensive growth management/sector plan for the Crozet community within Albemarle County, VA. The project also included landscape architectural and land planning services for the mixed use development of Old Trail and its adjacent golf course/active adult community.

Prince William County Center, Prince William, VA: Coordinated special use permitting and rezoning submissions for this neo-traditional center. Assisted in preparation of a builders' architectural pattern book and the conceptual site plan layout.

Lorton Town Center, Fairfax County, VA: Assisted in the design and layout for the Lorton Town Center adjacent to the VRE commuter rail station. The project included final development plan preparation, landscape architectural construction detailing for the site and coordination and programming for the land uses within the town center.

Snowshoe, WV: One of the land planners working on the resort redevelopment and thematic planning for Snowshoe, WV. As part of the project, assessed real estate opportunities for infill and adaptive re-use of the existing facilities within Hawthorne Valley and the upper village.

PROFESSIONAL REGISTRATION
Registered Landscape Architect, Maryland #3162
Certified Landscape Architect, Virginia #1195

PROFESSIONAL ACTIVITIES AND AFFILIATIONS
American Society of Landscape Architects, Associate Member
American Planning Association, Associate Member
Congress for New Urbanism
International City Management Association
Greenroofs for Healthy Cities

Staff

Back to staff listings

Glenn E. Cook - Vice President

Glenn Cook is Vice President with The Traffic Group, Inc., responsible for conducting and overseeing the preparation of Traffic Impact Studies and the preparation of geometric design plans, parking lot layouts, highway lighting, traffic control and traffic signal plans. His projects included the $1 billion Port America project, the 6 million sq. ft. Presidential Corporate Centre project and the Bowie New Town Center project located in Prince George's County, Maryland. Mr. Cook has served as a Transportation Planner for the development of Master Plans for both private firms and government agencies.

Mr. Cook has over 30 years experience in the traffic engineering and transportation planning field both in the public sector with the Maryland State Highway Administration and in the private sector. Mr. Cook's experience in the public sector provides him with a wide range of knowledge to deal with the complex problems associated with receiving public agency approvals. Mr. Cook is qualified and has been accepted as an expert in the field of Traffic Engineering and Transportation Planning before numerous County and Municipal Boards in Maryland, Virginia and New Jersey.

Job History

2003 - Present	*Traffic Engineering Consultant* The Traffic Group, Inc.
2000 - 2003	*Director's Senior Engineering Staff* Maryland State Highway Administration
1985 - 1999	*Traffic Engineering Consultant* The Traffic Group, Inc.
1983 - 1985	*Traffic Engineering Consultant*
1979 - 1983	*Chief, Office Engineering Section* Maryland State Highway Administration
1972 - 1979	*Traffic Signal Design Section* Maryland State Highway Administration

Educational Background

- *Civil Engineering Preparation*
  Community College of Baltimore
- *Traffic Engineering Courses*
  Northwestern University Traffic Institute
  University of Maryland

Affiliations

- Institute of Transportation Engineers (I.T.E)
- Maryland Association of Engineers (M.A.E.)

Places where Mr. Cook has qualified as an expert witness

Maryland

- Anne Arundel County – Zoning Hearing Examiner
- Baltimore City – City Council, Planning Board
- Baltimore County – County Review Group (CRG), Board of Appeals, Circuit Court
- Calvert County – County Commissioners, Planning Commission
- Carroll County – Board of Appeals, Planning Board
- Charles County – Board of Appeals, County Commissioners
- Chesapeake Beach – Special Board of Appeals, Planning Board
- City of Bowie – Planning Advisory Board, Mayor and City Council
- City of Easton – Board of Appeals
- City of Frederick – Planning Commission
- City of Greenbelt – Mayor and City Council
- City of Salisbury – Planning Commission
- City of Westminster – Mayor and City Council
- Frederick County – County Commissioners, Planning Board
- Garrett County – Planning Commission
- Hagerstown – Mayor and City Council
- Harford County – Zoning Hearing Examiner
- Howard County – Planning Board, City Council, County Council
- Montgomery County – Zoning Hearing Examiner, Board of Appeals, M-NCPPC
- Prince George's County – Zoning Hearing Examiner, M-NCPPC, County Council
- Town of Bel Air – Town Commissioners, Planning Board
- Town of Sykesville – Planning Board
- Washington County – Planning board, County Commissioners

New Jersey

- Atlantic County – Superior Court

Virginia

- City of Fairfax – Mayor and City Council
- Fairfax County – County Council
- Prince William County – Planning Board

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