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September 9, 2008

Anthony Hood, Chairperson  
D C Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 210  
Washington, DC 20036

**Re Zoning Commission Case No 05-38A, Supplemental Submission of Marina View Trustee, LLC for a Modification to an Approved Planned Unit Development (Square 499, Lot 61, also known as Lots 855, 856, 857 858, 859)**


Dear Chairperson Hood and Members of the Commission

At its public meeting on July 14, 2008, the Zoning Commission set the above-referenced case down for a limited scope public hearing to be held on September 29, 2008. Accordingly, the Applicant now files supplemental information in preparation for the hearing. The Applicant will have only one witness, Phil Esocoff, testify on its behalf. Mr. Esocoff will testify as an expert in architecture. He has been accepted as an expert by the Commission on several occasions, including the initial hearing for the Marina View Planned Unit Development. A copy of his resume and an outline of his testimony are attached to this letter. The Applicant anticipates needing no more than ten minutes to make its presentation.

We look forward to presenting the proposed modifications to the approved Planned Unit Development on September 29, 2008, and will be happy to answer any questions the Commission may have at that time.

ZONING COMMISSION  
District of Columbia  
CASE NO 05-38A  
EXHIBIT NO 14  
400339002v COMMISSION  
District of Columbia  
CASE NO.05-38A  
EXHIBIT NO.14

Sincerely,

A handwritten signature in black ink that reads "Paul Tummonds". The signature is written in a cursive style with a large, sweeping flourish at the end.

Paul Tummonds

A handwritten signature in black ink that reads "Christine Roddy". The signature is written in a cursive style with a large, sweeping flourish at the end.

Christine Roddy


Certificate of Service

I certify that a copy of the foregoing document was delivered to the following addresses by hand-delivery or first-class mail on September 9, 2008

Joel Lawson  
Office of Planning  
801 N Capitol Street, NE  
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ANC 6D  
PO Box 71156  
Washington, DC 20024

Max Skolnik, ANC 6D01  
700 7<sup>th</sup> Street, SW  
#610  
Washington, DC 20024

  
\_\_\_\_\_  
Christine Roddy

# Philip A Esocoff, FAIA

## EDUCATION

Master of Architecture University of Pennsylvania 1975  
Diploma Architectural Association Graduate School London 1972  
Bachelor of Arts University of Pennsylvania 1971  
Class of 1946 Award to Outstanding Senior University of Pennsylvania 1971  
Thouron Brush American Exchange Fellow Architectural Association London 1971 1972  
Dale Traveling Fellowship University of Pennsylvania 1973

## PROFESSIONAL AFFILIATIONS

Fellow of the American Institute of Architects  
Society for College and University Planning

## PROFESSIONAL EXPERIENCE

### PROJECTS

#### 900 Monroe Street NE

Washington D C Principal in Charge This project is a mixed use development near Catholic University in Northeast Washington A total of 200 000 GSF will be developed on six stories with extensive ground floor retail space residential units above grade and below grade parking for 200 vehicles Design services include pursuit of a Planned Unit Development to achieve the desired density

#### National 4 H Council Campus Master Plan

Chevy Chase MD Principal in Charge Esocoff & Associates | architects is preparing a Master Plan for the 12.5 acre campus of the National 4-H Council in Chevy Chase MD The planning process includes a facility analysis of this growing institution and planning and design services for expansion of the 800 person Youth Conference Center and institutional headquarters offices

#### The Canterbury 704 3<sup>rd</sup> Street, NW

Washington D C Principal in Charge The project includes an 11 story 90 000 GSF office addition to an existing 5 story 40 000 GSF landmark property The historic building will be adaptively reused as office space in conjunction with the new tower Approved by the DC Historic Preservation Review Board the design preserves the character and integrity of the existing building and provides new building services targeted for LEED Silver certification The aesthetic design was commended by the HPRB and the State Preservation Officer as contextually appropriate yet contemporary and sophisticated

#### The DuMont West 425 Massachusetts Avenue, NW

Washington D C Principal in Charge The DuMont West addresses a design challenge generated by Washington's Beaux Arts plan where mid block building facades abut each other in order to define the public realm This 370 unit, 14-story urban residence achieves sculptural richness through the use of projecting bays federally mandated setbacks and deep balconies These architectural devices also allow for dramatic views along this L'Enfant boulevard home to scholarly institutions and embassies and Daniel Burnham's Union Station A thru block building the facade along Eye Street is less formal and far glassier to take advantage of its northern exposure and different context The rooftop garden which includes a pool and the lush landscaping in the central courtyard generate opportunities for quiet communal recreation essential to urban living Raised first floor direct access units along the side streets recall the distinctive town homes once common to the area and create a sense of scale and inhabitation that gives character and personality to the streetscape of the neighborhood as well as providing live/work opportunities These features in addition to others combine to result in a project that has a minimum LEED score of 26 points

#### The DuMont East

**401 Massachusetts Avenue NW**

Washington D C Principal in Charge The DuMont East addresses a design challenge common in Washington where L'Enfant's ceremonial diagonal boulevards representative of the federal presence intersect the orthogonal grid of the local city This nexus is further manifest in the federally mandated rooftop setback along Massachusetts Avenue that is not required along the side street This 189 unit, 14-story urban residence leverages the opportunities of these junctures to create a lively sculptural composition of bays projections towers and setbacks to make a building specific to its context both physically and temporally The architectural expression both respects and extends the vocabulary used by generations of architects who have likewise found a basis for expressive designs within what at first may seem to be restrictions but upon further consideration reveal themselves to be positive inspirations The DuMont East also shares many of the same combined amenities of its adjacent sister building The DuMont West and meets the high standards for design established there

**Fairfield at Marina View****1000 1100 6<sup>th</sup> Street SW**

Washington D C Principal in Charge This proposed 600 000 square foot residential development includes two existing 9 story residential towers by noted architect I M Pei built in 1962 as part of an urban renewal project in Southwest Washington The exterior of the existing towers will be restored and the interiors renovated The two new 11 story residential buildings are positioned and configured to compliment the existing towers and reinforce the urban street grid with 8 700 square feet of retail along M Street Three distinct landscaped areas will be incorporated including a garden open to the public The landscape is being designed by the project's original landscape architect Zion Breen Richardson Green roof technology will be incorporated on the landscaped rooftops Underground parking for 564 cars will be accommodated under the new buildings A separate amenity building is provided for residents The construction will be phased to accommodate the existing residents

**1200 North Irving Street**

Clarendon Virginia Principal in Charge A new apartment project on a complicated site providing 188 units in two buildings Retail occupies about half the ground floor and parking on 2 below grade levels accommodates retail residential and visitors The project will be LEED certified Three roof levels have extensive plantings and a rooftop pool and community room

**Wardman Park****Woodley Road NW**

Washington D C Principal in Charge A new condominium project that shares a site with an existing hotel An H shaped 8 story tower with a double height atrium entry divides to provide two circulation cores each serving no more than 11 residences per floor Units range from 800 to over 3500 square feet Larger penthouse units have direct access to private roof gardens while all units have balconies or terraces All residences are provided with two parking spaces including some private garages

**The Onyx****1100 1<sup>st</sup> Street SE**

Washington D C Principal in Charge Located near the proposed Washington Nationals baseball stadium the US Department of Transportation Headquarters and the many planned civic amenities comprising the Anacostia Waterfront Initiative this project is a contribution to the burgeoning Near Southeast Washington neighborhood revitalization The integration of the building into its urban setting establishes a dense residential character along L Street SE and a pedestrian oriented streetscape on 1st Street on the boundary of the M Street commercial corridor The architectural expression pays homage to the area's Modernist heritage and the use of full height glazing on the principal facades reflects the open floor plans and minimalist flavor of the interior organization and design

**945 Florida Avenue, NW**

Washington D C Principal in Charge This 10 story residential building is located in the Shaw neighborhood near Howard University and the historic U Street corridor It is the first of three residential buildings to be built on the former Atlantic Plumbing warehouse sites and will contribute to the revitalization of an area that was once the cultural center of the District's African American community The 24 000 SF of

retail area is achieved by enclosing the entire site at the ground floor and locating a landscaped courtyard at the second floor above. The unique exterior expression is a result of carving balconies into the façade maximizing the daylight received by the deep residential units.

#### **1010 Massachusetts Avenue, NW**

Washington D.C. Principal in Charge: This 14-story residential condominium tower is located at the intersection of Massachusetts Avenue 11<sup>th</sup> and L Streets NW. The project includes 8,700 SF of ground floor retail space and 198,000 SF of residential condominiums atop an underground parking garage containing 169 parking spaces. The residential lobby is entered from Massachusetts Avenue through a landscaped terraced plaza. The building sets back along Massachusetts Avenue providing private roof terraces for select units. The landscaped rooftop recreational space includes a swimming pool.

#### **The Whitman**

##### **910 M Street NW**

Washington D.C. Principal in Charge: The Whitman residential condominium project was completed in early 2007. On the boundary between the high-rise Downtown and townhouse-dominated Shaw Historic District, the irregularly shaped site is subject to unique zoning regulations and review by the Historic Preservation Review Board. Along its principal façade on M Street, the building is six stories tall, including two-story townhouse units with private terraces on the ground floor. The remainder of the building is eleven stories tall with a wide variety of unit types and views. Most units have private balconies or terraces.

#### **Senate Square**

##### **201 & 225 Eye Street, NW**

Washington D.C. Principal in Charge: This project includes two 12-story residential condominium towers located on the block surrounded by 2nd, 3rd, H, and I Streets in NE Washington, DC. With 12 levels of residential condominium construction, the overall area above the parking structures totals 568,120 SF, with the lowest level of the residential configured with walkout terraces lower than the level of the sidewalk. The entry level of each tower includes a double-height lobby with an overlook from the 2nd floor.

#### **The Citadel**

##### **1631 Kalorama Road NW**

Washington D.C. Principal in Charge: This project is a renovation/rehabilitation of an existing Art Deco styled roller skating rink, a long-time fixture in the Adams Morgan community. The building is being revitalized as an active part of the community with a new Harris Teeter supermarket on the main floor and a new retail store in an existing corner storefront. A new floor and windows are being added to accommodate an additional 26,700 SF of office space to total 149,331 square feet. There are two levels of tenant parking in the existing garage.

#### **318 Eye Street, NE**

Washington D.C. Principal in Charge: Located on the edge of Washington's historic Capitol Hill neighborhood and in the shadow of Daniel Burnham's Union Station, 318 Eye Street presents yet another unique design challenge. This 156-unit, 8-story urban residence draws from its environs to create a contextually appropriate structure that is both respectful of its neighbors and makes the most of its corner site. Using such architectural devices as raised first-floor direct access units with decorative railings, architectural embellishments at the roof line, and other scaled design elements, this building reduces its overall scale to be in keeping with its surroundings. The urbane central piazza, encircled by a bosque of trees planted in natural soil and used intermittently for loading and servicing, enhances its surroundings and generates an opportunity for the entire block for communal recreation essential to urban living, as does the lush rooftop garden which includes a pool. These features, in addition to others, combine to result in a project that has a minimum LEED score of 26 points.

#### **Quincy Court**

##### **1117 10th Street, NW**

Washington D.C. Principal in Charge: This project is an 11-story residential tower with 136 units and below-grade parking. Penthouse units are set back to provide residents with private terraces overlooking Massachusetts Avenue. The building also has a green roof designed as an amenity area with a garden and a sundeck. A wing of units, one per floor, extends south from the main building and has its entrance on L Street.

Located in the Shaw Historic District Quincy Court required the approval of the Historic Preservation Review Board

**Quincy Park**  
**1001 L Street, NW**

Washington D C Principal in Charge This condominium building is located on the corner of 10th and L Streets within the Shaw Historic District and required the approval of the Historic Preservation Review Board It rises nine stories to overlook Massachusetts Avenue and has 90 units 78 below grade parking spaces and an area of 105 355 SF

**Kalorama Lofts**  
**1700 Kalorama Road, NW**

Washington D C Principal in Charge Located in D C s eclectic Adams Morgan neighborhood this project is a renovation and addition to an existing 1930 s light industrial building It includes 32 residential units arranged in loft like apartments covering 55 000 square feet some with access to private rooftop gardens This building is also the new home to the Patricia M Sitar Center for the Arts which occupies the street level of the building

**400 Massachusetts Avenue NW**

Washington D C Principal in Charge Sited at the intersection of Massachusetts Avenue Fourth Street and H Street in Northwest Washington this thirteen story condominium consists of 256 residential units ground floor commercial space and below grade parking The building wraps around an historic firehouse and curved bay projections offer views from the residential units down broad streets and avenues Setback terraces and inset balconies provide desirable outdoor space for many units while a full rooftop garden terrace features a lap pool gas grills and a trellised promenade with views of all of the city s monuments

**The Jefferson at Penn Quarter**  
**616 E Street, NW**

Washington D C Principal in Charge Winner of a GSA development competition this 428 unit residential mixed use complex is located in the prestigious Penn Quarter neighborhood of Washington D C This project contains approximately 40 000 SF of retail and a 250 seat live performance theater and theater school The total development area is over 800 000 SF including the 465 parking spaces below grade The project incorporates two existing historic buildings and retained facades of eleven other existing buildings The eleven residential floors surround a landscaped courtyard with a rooftop developed as a residents garden with swimming pool sundeck and landscaped common areas The living spaces include two and three story units as well as traditional single level units The courtyard and penthouse units all have private patios

**Post Massachusetts Avenue**  
**1499 Massachusetts Avenue, NW**

Washington D C Principal in Charge This fifteen story residential tower is 380 000 SF in overall area and includes 195 parking spaces below grade The 269 unit project is located at the prominent corner of Massachusetts Avenue and 15<sup>th</sup> Street NW and targets the higher end of the residential rental market The upper two floors of the project are set back providing the penthouse units with private terraces The rooftop has been developed to provide an amenity space with a swimming pool landscaping and a sundeck Fronting on three streets projecting bay windows afford residents a panoramic view of downtown Washington including a view of the Washington monument This project won the Delta Associates Award for Best mid Atlantic Apartment Building

**Girls and Boys Town – Pennsylvania Avenue**

Washington, D C Principal in Charge On a 2.1 acre prominent triangular corner site on Pennsylvania Avenue SE this project is a small campus like group of buildings laid out to maximize the visual impact of the site while providing a protective and sheltering group of buildings for children The campus consists of four Group Homes a Short Stay Facility and an Administration building for the non profit organization The practice developed a model plan for future homes designed to house six children in a foster family setting The shelter includes a classroom for children who are not able to attend their normal school

#### **Girls and Boys Town – Sargent Road**

Washington D C Principal in Charge Using the model plan developed at Pennsylvania Avenue this project includes a collection of four Group Homes adapted for the more open conditions of this existing residential campus A sloping site and existing buildings were integral consideration in the final design

#### **George Washington University Structural Dynamics Laboratory**

Ashburn Virginia Principal in Charge This new 1 400 SF addition to GWU s graduate research and teaching facility houses a state of the art shaking table for investigating seismic phenomena and evaluating vehicle and aircraft suspension systems Design had to integrate this new addition with the existing original building completed in 1991 and successfully it accomplished using the plug in method already established in the original library/auditorium wing Materials where possible were selected to match the existing context Dynamic loadings created by the equipment had to be resolved and absorbed resulting in a piles driven into the bedrock 70 feet below

#### **George Washington University National Crash Analysis Center**

Ashburn Virginia Principal in Charge This project proposed a 157 000 SF facility to house the most advanced fully enclosed automotive crash test facility in the world The design accommodated physical research with angular collisions and roadside hardware used to refine computer modeling now being developed to accelerate the design of safer vehicles

#### **Research & Training Center – National Transportation Safety Board @ George Washington University Virginia Campus**

Ashburn Virginia Principal in Charge This project included the national research and training facility for the National Transportation Safety Board as tenant to the University A Laboratory building 100 x 300 x 45 high houses large artifacts and wreckage reconstructions used for investigative research and educational purposes Connected with this is a conference and teaching facility with tiered classrooms interlinked teaching spaces administrative spaces and a 150 seat auditorium Also provided are three large multi function spaces to allow the research program to develop over the next twenty years Only the second major building to be constructed on this campus it is carefully detailed to be compatible with the smaller adjoining townhouse developments just off the campus while maintaining the overall color palette of the campus Large floor to floor heights and generous bay dimensions will ensure the long term viability and functionality of this facility The building is also sited to take advantage of sweeping views towards the Potomac River from within the common areas of the building

#### **Torgersen Hall at Virginia Tech**

Blacksburg Virginia Principal in Charge This new 160 000 academic teaching and research building includes an electronic reading room multimedia classrooms and seminar rooms research labs a large multimedia auditorium and a meeting room for the University s Board of Visitors Bridging the main drive the ACITC (Advanced Communication and Information Technology Center) is a ceremonial gateway into the campus core and symbol of Virginia Tech s commitment to leading edge information science teaching technology and educational research This project won the Architectural Precast Association s Award for Design Excellence in 2002 and an Award of Merit from the DC Chapter of the AIA

#### **Goodwin House**

Alexandria Virginia Principal in Charge A continuing care retirement community affiliated with the Episcopal Church in the diocese of Virginia Esocoff & Associates designed a new fifteen story 132 unit apartment building as part of an overall expansion and renovation which included a chapel garden and indoor swimming pool This project won the Associated Builders and Contractors Excellence in Construction Award in 1999

#### **Embassy of Chile**

Washington D C Principal in Charge This project is a restoration renovation and integration of two historic townhouses in the Massachusetts Avenue Historic District The 23 000 SF project required new systems to be carefully routed to maintain the character of the properties Existing subdivisions of key spaces were reversed as part of the restoration effort

**NIKKEI**

Washington D C Principal in Charge This 4 000 SF interior is the Washington Bureau for Japan s largest economic newspaper Nihon Keizai Shimbun The design is primarily an open plan layout with attendant conference and service rooms

**Hispanic Radio Network, Inc**

Washington D C Principal in Charge This is a 9 000 SF interior which houses the headquarters and broadcast studios of this non profit Spanish language NPR

**Zevnik Horton**

Washington D C Principal in Charge This project entailed an interior design for a 4 500 SF law firm located in the historic Warner Theater Building

**Homestead Village Urban Hotel**

Washington D C Principal in Charge This \$20 000 000 220 room extended stay lodging was designed for a site on historic Scott Circle in Washington s central business district

**Stanford Learning Lab Stanford University**

Menlo Park California The Stanford Learning Lab (SLL) houses studies of pedagogy and the use of advanced technologies as enhancements to the learning process Esocoff & Associates provided consultation on possible options for a new facility located on Stanford s historic campus

*The following projects are those for which Mr Esocoff had primary design authorship and oversight responsibility at his former firm Florance Eichbaum Esocoff King (FECK) which was earlier known as Keyes Condon Florance and is currently operating under the name SmithGroup*

**2401 Pennsylvania Avenue, NW**

Washington D C Principal in Charge A 250 000 SF mixed use development with four stories of condominium units three stories of office space and ground floor retail space for RWN Development Group and Naing Properties This project won the Award for Excellence in Architecture Washington DC AIA 1994

**Ambassador House/Carnegie Endowment for International Peace/Brookings Institution**

Washington D C Principal in Charge This mixed use project is a Planned Unit Development which includes the existing 140 000 SF Brookings headquarters a new 90 000 SF headquarters for CEIP and an 82 unit apartment building which shares a garden and a 200 space below grade parking garage The project s location in the Massachusetts Avenue Historic District required extensive design and zoning review

**The Historic Greyhound Terminal****1100 New York Avenue NW**

Washington D C Design Principal This new 775 000 SF commercial office development for Manulife Real Estate is designed to restore and incorporate the historic 1939 Greyhound Bus Terminal This project won the Merit Award for Preservation AIA Washington Chapter in 1993 DCPL Award 1991

**George Washington University Northern Virginia Campus Master Plan**

Ashburn Virginia Principal in Charge This project required a comprehensive master plan for a 50 acre 1.5 million SF graduate research campus with a high technology orientation This 576 acre satellite campus created by the Charles E Smith Company in partnership with Loudoun County and George Washington University is the focal point of the mixed use University Center development

**George Washington University Graduate Research & Teaching Center**

Ashburn Virginia Principal in Charge This 77 000 SF project is the initial signature building for a new satellite campus which provides teleconferencing facilities multi media classrooms seminar rooms library administrative and research facilities for graduate engineering computer science and Executive MBA programs

**Court House Plaza Mixed Use Development**

Arlington Virginia Project Architect This project a 1 000 000 SF mixed use development, was a competition submission to Arlington County

**Glenmont Metro Center Mixed Use Development**

Montgomery County Maryland Principal in Charge A new 30 acre town center focused on the Metrorail station including 3 000 dwelling units 250 000 SF of office space and amenity retail areas

**Reston Town Center Phase II**

Reston Virginia Design Principal A master plan and architectural design for four block expansion of Reston Town Center this project includes 850 000 SF of office space 160 000 SF retail space and 3 000 structured parking spaces

**Virginia Tech Master Plan**

Blacksburg Virginia Principal in Charge This project is a master plan and set of architectural guidelines for a ten year plan to accommodate over 1 000 000 SF of additional space within this 1 200 acre campus

**Virginia Tech Newman Library Interior Masterplan**

Blacksburg Virginia Principal in Charge This study involved a comprehensive revision to the programmatic layout of the main campus library Reactivation of the historic entrance and enclosure of an interior courtyard will increase the efficiency and efficacy of this technology intensive facility Now completed the electronic reading room that spans the drive between them physically joins the new ACITC and Newman Library

**Brookings Institution Renovation**

Washington D C Principal in Charge This project is an exterior renovation restoration and alteration of the existing 140 000 SF headquarters building within the Massachusetts Avenue Historic District

**George Washington University National Law Center Phase II**

Washington D C Principal in Charge This project for renovations and interior design include electronic library upgrades faculty offices and study dining administrative and student activity areas The project involved swing space planning and careful job phasing on a tight schedule

**The American University Fine Arts Building**

Washington D C Principal in Charge The project proposed a design of a 25 000 SF addition to two existing fine arts buildings including gallery space painting and drawing studios art history classrooms offices and a dance studio

**Georgetown Day High School**

Washington D C Principal in Charge A five acre campus plan and a 72 000 SF independent high school for 400 students this project uses a program that includes classrooms a library science laboratories an experimental theater an arts facility and a gymnasium

**LEGENT Corporate Headquarters (now CAI)**

Herndon Virginia Principal in Charge The project involves an interior design for a 140 000 SF corporate headquarters for a software development firm including a videoconference center training facility and dining area

**Institute for Defense Analysis Headquarters Building**

Alexandria Virginia Project Designer A 120 000 SF build to suit headquarters this project includes offices research facilities computer center and security systems for the IDA Corporation a defense related research organization

**IBM Divisional Headquarters**

Rockville Maryland Principal in Charge A pair of buildings involving 250 000 SF of corporate office space for IBM's Federal System Division this project is sited at the Shady Grove Executive Center The project incorporates extensive high tech space including a 15 000 SF computer facility audio visual facilities and conference centers

**National Trust for Historic Preservation**

Washington D C Principal in Charge This project for space planning and interior design required the renovation of the historic headquarters ground floor suite to accommodate open office systems The project established prototypical guidelines for future renovation of the entire facility

**The Torpedo Factory Building #3**

Alexandria Virginia Project Designer A component of a 639 000 SF mixed use development this 104 000 SF industrial waterfront structure was renovated to commercial office use for the Alexandria Waterfront Restoration Group and the City of Alexandria This project won the Excellence in Architecture Award AIA Washington Chapter 1984

**Associated General Contractors of America**

Washington D C Principal in Charge This approved PUD mixed use office and residential project includes a 66 000 SF fifty five dwelling unit condominium and a 175 000 SF office structure with three levels of below grade parking

**Jefferson Row at Reston**

Reston Virginia Principal in Charge This project is a proposed design for 400 residential units configured into ten four story forty unit buildings on a thirty six acre tract close to Reston Town Center A central lake provided the setting for a clubhouse whose design derives from Philadelphia s historic Boathouse Row

**GEICO Corporate Headquarters Expansion**

Chevy Chase Maryland Interior Design Principal This project is an expansion and renovation of a corporate headquarters facility Following zoning approvals the firm was retained to provide complete architecture and interior design services for the expansion Interior design services included programming and space planning for 738 000 SF The facility includes offices data processing centers a major conference center a telecommunications center and support facilities

**Perpetual American Corporate Operation Center**

Alexandria Virginia Project Architect This is an interior design project for 200 000 SF multi use offices including a computer center and dining facilities

**Perpetual American Real Estate Services**

McLean Virginia Principal in Charge This is an interior design for a 13 000 SF corporate office

**Perpetual American Brookland Branch Office**

Washington D C Project Architect This is a 5 000 SF branch bank located adjacent to the Brookland Metro Station

**PHICO Corporate Headquarters**

Mechanicsburg Pennsylvania Project Designer A 235 000 SF headquarters multi use office building located on a 125 acre site this project includes a computer center cafeteria health & fitness center conference & audio visual center and television studio

**Wilmer, Cutler & Pickering**

Washington D C Design Principal A 160 000 SF law office including a computer center conference rooms a library an audio visual facility and a cafeteria

**1525 Wilson Boulevard**

Arlington Virginia Principal in Charge This project is a 300 000 SF commercial office building for The Kaempfer Company incorporating two levels of parking and a grocery store below grade

**Shady Grove Executive Center**

Rockville Maryland Principal in Charge This project is a forty five acre master plan and design of 650 000 SF of office space in five buildings and two garages accommodating 1 300 cars for Spaulding & Slye IBM and Copley Real Estate Advisors

**Shady Grove Executive Center Buildings No 7 & 8**

Rockville Maryland Principal in Charge This project is a schematic design for two additional office buildings of 130 000 SF and 75 000 SF respectively to an existing forty five acre campus with six existing buildings

**Greenbelt Community Center**

Greenbelt Maryland Principal in Charge This project required programming architecture and interior design for the restoration and adaptive reuse of the historic 57 504 SF Art Deco Greenbelt Center School originally built in 1935 for the City of Greenbelt

**2001 L Street NW**

Washington D C Principal in Charge This is a design project for the proposed renovation of the downtown office building including new interior designs for a main lobby and typical elevator lobbies Additional development rights were attained through a modification of the original PUD allowing expansion of the main lobby and retail space

**1030 15th Street, NW**

Washington D C Principal in Charge This project is a restoration and renovation design service for the 110 000 SF downtown office building for KOLL Properties

**Hamilton Hotel, Crowne Plaza**

Washington D C Principal in Charge The design of a two story 16 000 SF rooftop addition to this historic 1926 structure overlooking Franklin Square was approved by the District of Columbia Preservation League in lieu of official landmarking

**1212 Massachusetts Avenue**

Washington D C Principal in Charge This project is a 123 000 SF commercial office building for RWN Development Group

**Federal Metropolitan Detention Center**

Washington D C Principal in Charge This is a project for a medium security 1000 bed detention center for the Federal Bureau of Prisons to be located along New York Avenue NE Three complete schematic designs for this 375 000 SF \$72 000 000 building were approved prior to suspension of the project

**AWARDS**

**Associated Builders and Contractors Excellence in Construction Award for Masonry** The Whitman Condominium 2008

**Washington Building Congress Craftmanship Award for Cast in Place Concrete**, Washington Building Congress – The Dumont – East and West 2008

**“Signature of Loudoun” Design Excellence Award** Loudoun County Economic Department Design Cabinet – GWU Graduate Research and Teaching Facility 2007

**Award for Design Excellence** Architectural Precast Association – 400 Massachusetts Avenue 2005

**Washington Building Congress Craftmanship Award for Precast Concrete**, Washington Building Congress – 400 Massachusetts Avenue 2005

**Masonry Institute Craftmanship Award** 400 Massachusetts Avenue 2005

**Award for Best Mid Atlantic Condominium Switch Project**, Delta Associates – The Clara Barton 2004

**Award of Merit in Architecture** Washington Chapter/AIA Award – NTSB Academy 2004

**Award of Merit in Architecture** Washington Chapter/AIA Award – Torgersen Hall 2003

**Bronze Citation** American School & University Magazine Torgersen Hall August 2003

**Honorable Mention** Masonry Institute Design Awards Boys and Girls Town 2002

**Award for Best Mid Atlantic Apartment Building** Delta Associates 1499 Massachusetts Avenue 2002

**Award for Design Excellence**, Architectural Precast Association Torgersen Hall at Virginia Tech 2002

**Excellence in Construction** Associated Builders and Contractors Goodwin House 1999

**Award for Excellence in Architecture** AIA Washington Chapter 2401 Pennsylvania Avenue NW 1994

**Excellence on the Waterfront** The Waterfront Center Annual Award The Torpedo Factory 1994

**Merit Award for Historic Preservation** AIA Washington Chapter The Greyhound Bus Terminal 1100 New York Avenue 1993

**Second Annual Preservation Award** DC Preservation League The Greyhound Bus Terminal 1100 New York Avenue 1991

**Award for Excellence in Architecture** AIA Washington Chapter The Torpedo Factory 1984

**Award for Excellence in Architecture** AIA Washington Chapter Perpetual American Bank 1982

## HONORARIA

**Historic Former Apartments to be Incorporated Into New Office Project Gets HPRB Nod for Excellent Design** (The Canterbury) The InTowner June 2008

**Reiss AIA, Steven M 'A Theatrical Enigma Woolly Mammoth Settles into Its New Home "** (The Jefferson at Penn Quarter) Architecture DC (Spring 2008)

**Renewing Urban Renewal A Case Study in Southwest D C** (Fairfield at Marina View) Blueprints National Building Museum Magazine Winter 2007 2008

**Nine Honored for Innovative Historical Designs** (GWU Graduate Center) Loudoun Times Mirror May 9 2007

**Gaudy and Grand Elevations on Seventh Street Gallery Place s Bells & Whistles are No Match for Jefferson's Quiet** (The Jefferson at Penn Quarter) Washington Post, June 11 2005

**Throwing the Skyline a Curve** A New Residential Building on Mass Ave Uses Waves to Stir Up a Sea of Concrete (400 Massachusetts Avenue) Washington Post October 23 2004

**Award Winning Architecture** (Torgersen Hall) Architecture DC A Publication Of The Washington Chapter of The American Institute Of Architects Winter 2004

**Bronze Citation Winners** (Torgersen Hall) American School and University Citation Winners August 2003  
**On Massachusetts, Curving Away From the Apartment Block** (Post Massachusetts Avenue) Washington Post January 4 2003

**Signature Gesture** (Torgersen Hall) Inform Magazine 2002 number two

**Doing the Old Block One Better** (Goodwin House) Washington Post, August 22 1998

**A Welcome New Kid on the Block** (Carnegie Endowment) Washington Post April 18 1998

**Campus Classroom Connections** graduate Research and Teaching Center (George Washington University Virginia Campus) 1994

**Green Architecture** *Design for an energy-conscious future* (PHICO) 1991

**New Capital Buildings** (2401 Pennsylvania Ave ) America Illustrated April 1993

**Campus Generator** (George Washington University Graduate Center) Architecture March 1993

**Technology Trends for the Intelligent Building** (George Washington University Graduate Center) Construction Specifier January 1993

**George Washington University Graduate Center** American School & University November 1992

**Cityscape The Barn, Reborn in Loudoun** (Geo Washington Univ Graduate Center) Washington Post, September 28 1991

**The Dignified Depot** (1100 New York Avenue) Washington Post September 14 1991

**Bipartisan Design** (2401 Pennsylvania Ave ) Architecture April 1991

**West End's Marvelous Mixture** (2401 Pennsylvania Ave ) Washington Post April 13 1991

**Designing by Context** A Tale of Three Office Projects (Shady Grove Executive Center) Washington Post September 16 1989

**Budgeting for Educational Goals Building a quality high school on a tight budget** (Georgetown Day High School Washington DC) American School & University December 1989

**Throwing a Curve to a Legal Firm** (Wilmer Cutler & Pickering Law Office Washington DC) Designer Magazine May 1989

**The Greyhound Terminal Preserving the Past for the Future** Business Properties March 1989

**Georgetown Day High School, Washington, DC** American School & University November 1988

**Greyhound Plan Gets Final Okay** Preservation News October 1988

**Washington** (The Torpedo Factory) Abitare July/August 1988

**New Architecture in Washington DC** (Georgetown Day High School Torpedo Factory) Metropolitan Review Summer 1988

**The Office Great Professional Lairs** Museum and Arts Washington Jan /Feb 1987 Featuring the law offices of Wilmer Cutler & Pickering

**PHICO Corporate Headquarters in Pennsylvania** NIKKEI/Architecture Japan May 1987

**Cityscape Making the Grade** (Georgetown Day High School) Washington Post September 12 1987

**Some Capital Ideas** *National Law Journal* Office Design (Special Issue) Sept 1987 Featuring the law offices of Wilmer Cutler & Pickering

**Wilmer's Dazzling Deco Make Over** (Wilmer Cutler & Pickering Law Offices Washington DC) *Legal Times* June 29 1987

**Textile Inspired Architecture** *Fibre Arts Magazine* Sept /Oct 1987 Featuring Mr Esocoff's design theories and techniques

**Regional Recalls** (PHICO) *Architectural Record* November 1986

**Making Infill Projects Work**, *Brookings Institution and Resources for The Future/National Wildlife Federation Urban Land Institute* 1985

**Former Waterfront Eyesore Given Colorful Refurbishing** (The Torpedo Factory) *Architecture The AIA Journal* November 1984

**From Armaments to Art The Reconstruction of a Dilapidated Torpedo Factory in Alexandria, Virginia** *Building Design & Construction* May 1984

**AIA Component Awards Perpetual American Bank** *AIA Journal* May 1983

**Cityscape The Brookings Building Plan** *Washington Post* November 1983

**Lenders Breaking New Ground Real Estate** (Featuring Perpetual American Bank on Rhode Island Ave) *Washington Post* March 1982

## REGISTRATION

Registered Architect in the District of Columbia the Commonwealth of Pennsylvania the State of Maryland and the Commonwealth of Virginia

## OTHER ACTIVITIES

Presenter **Context and Emotion in the Urban Landscape** in Using Brick for Sustainable Architecture and Green Building Design *National Building Museum* December 10 2007

Juror **Architectural Precast Association** Design & Manufacturing Awards competition 2003

Presenter **Restoration and Renovation Hardware Showcase** Baltimore Designing in Historic Districts Process Product and Presentation 2003

Speaker **Harvard University**, Harvard University Graduate School of Design/Professional Development Course 2002

Juror **Catholic University of America**, Holocaust Memorial Competition 2001

Speaker **Harvard University**, Harvard University Graduate School of Design/Professional Development Course 2001

Speaker **Commercial Construction Group** The Past Present and Future of Downtown DC Architecture Lessons Learned and Ideas For Tomorrow's Urban Structure 2001

Juror **Roanoke Valley Chapter AIA**, 2001 Awards

Presenter **SCUP** North Atlantic Regional Conference 'Breaking the Instructional Toolbox' 1998

Adjunct Professor **University of Maryland** Urban Design/Architecture Studies Spring 1993

President Board of Trustees **School for Friends** 1989

Sponsorship and Expo Chair **Society for College and University Planning** 1996 National Conference Washington DC

Member National Committee for Professional Development **Society for College and University Planning**

Presenter **SCUP** Mid Atlantic Region Annual Conference Virginia Tech Managing Change by Design 1995

Presenter **Building Virginia** The Design Picture 1994

Presenter **World Bank/AIA Seminar** Quality Design and Sustainable Built Environment 1994

Presenter **John Hopkins University** Mixed Use Development 1994

Presenter **Virginia Public Education Institutions** Conference 1994

Presenter **New Jersey Institute of Technology** Conference 1994

Presenter **George Washington University** Virginia Campus Lecture Series 1994

Juror James River Chapter **AIA**, 1994 Awards

Presenter **SCUP** National Conference 1994

Member **Society for College and University Planning**

Member **Spingarn High School** (Washington DC) Pre Architecture Program Committee

Member Professional Advisory Board **University of the District of Columbia Architecture Program**  
AIA Awards Juror Central Pennsylvania Chapter 1993  
Panelist **Metropolitan Young Architects Forum** Washington DC 1993  
Member **Lambda Alpha** 1993  
Presenter **SCUP** Mid Atlantic Regional Conference 1993  
**ASLA** Awards Juror Connecticut Chapter 1992  
Panelist Greyhound Bus Forum **Cleveland Restoration Society** 1991  
Moderator & Lecturer **Smithsonian Institution** Resident Associate Program 'Beyond Postmodernism  
Architecture for the Next Decade' 1987  
Member Planning and Development Committee and Chairman Urban Design Subcommittee **Greater  
Washington Board of Trade** 1986  
Studio Critic **Catholic University** 1985  
Member **The Real Estate Group** Washington DC  
Member **Dupont Circle Conservancy**  
Guest Critic **University of Maryland, Catholic University, Temple University Drexel University and  
Moore College of Art, Howard University University of the District of Columbia Drury  
College**

OUTLINE OF WITNESS TESTIMONY  
PHIL ESOCOFF, PROJECT ARCHITECT

I Introduction – Phil Esocoff, Esocoff & Associates (Project Architect)

- Previous experience in the District of Columbia
- Accepted as expert in initial Marina View case

II Overview of Modifications to Approved PUD Plans

- Refinement of facades and roof structures
- Relocation of pool

III Conclusion