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November 13, 2006

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

**Re: Zoning Commission Case No. 06-21
Consolidated PUD – Douglas Development Corporation on behalf of Jemal's
Judge LLC**

Dear Members of the Zoning Commission:

Enclosed please find twenty (20) copies of the resumes of the expert witnesses that may testify on behalf of Douglas Development Corporation in connection with the above-referenced application. The public hearing for the application is scheduled for December 4, 2006.

Thank you for your attention to this matter. We remain hopeful of the Commission's favorable consideration of the application.

Sincerely,

HOLLAND & KNIGHT, LLP



Leila M. Jackson Batties

Cc: Advisory Neighborhood Commission 1B (c/o Philip Spalding, via U.S. Mail)
Ms. Jennifer Steingasser, Office of Planning (via hand delivery)

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**ZONING COMMISSION
District of Columbia**

CASE NO. 06-21
EXHIBIT NO. 20

ZONING COMMISSION
District of Columbia
CASE NO. 06-21
EXHIBIT NO. 20

PAUL MILLSTEIN

pmillstein@douglasdev.com
(202) 638-6300; Fax: (202) 638-0303

702 H Street, NW Suite 400
Washington, DC 20001

PROFESSIONAL EXPERIENCE

Douglas Development Corporation: Washington, DC

Vice President of Construction and Property Management 1987-present

Company overview: DDC owns, leases, manages, and oversees construction on over 150 buildings in four states and the District. Total portfolio includes over 7 million square feet of office, retail, and residential space worth over \$1 billion.

Personal Responsibilities:

- Oversight of all construction projects undertaken by DDC. Includes reviewing and approving budgets, tracking schedules, approving payments, oversight of the bid process, coordination with lenders, reviewing selection of subcontractors, working with government review boards for approval of projects. Over \$200 million of financing.
- Oversight of the Division of Property Management
 - Monitors the ongoing operation and condition of all completed projects. Oversees property managers, building engineers, subcontractors and maintenance staff.
- Personally brings all projects with Historic Significance through the HPRB and DCPL

Examples of Historic projects recognized favorably by the community:

- **800 F Street, NW:** Five National Register buildings preserved and converted to the International Spy Museum, Zola Restaurant, Spy City Café, five floors of offices and nine luxury apartments.
- **77 P Street, NE:** Renovation and conversion of People's Drug Warehouse into DC Government offices
- **700-734 7th Street, NW:** Preservation and restoration of storefront and offices in historic Chinatown.
- **3600 M Street, NW, Historic Car barn:** Continued preservation of former Car barn in Georgetown.
- **2301 Georgia Avenue, Wonder Plaza:** Preservation of former Wonderbread factory into Howard University shops and offices.
- **Park N' Shop** in Cleveland Park: Preservation of first "strip mall" in DC

Projects currently under construction, design or review:

- **Woodward and Lothrop Building:** Former department store currently being restored into three floors of streetfront retail and eight floors of offices averaging 50,000 square feet per floor. Successfully brought through zoning review, HPRB, and mayor's approval.
- **Jemal's Lofts at 910 F Street, NW:** Two historic buildings and one non-historic currently under conversion to 65 condominiums filling the housing requirement for Woodies Building. Worked with Zoning in order to achieve the separation. HPRB has reviewed and approved the design.
- **Atlantic Building at 950 F Street, NW:** In partnership with CarrAmerica, enormous Historic Project due to begin in late 2003. Five historic buildings and two non-historic to be preserved and extensively renovated into 50,000 square feet of street level retail and 250,000 square feet of offices with five levels of underground parking. Personally shepherded through HPRB and another mayor's agent hearing.

Chesapeake Building Specialties: Laurel, MD

Vice President 1981-1986

Oversaw all renovation projects, bid jobs, directly oversaw various construction projects with firm totaling \$5 million and approximately 1 million square feet.

EDUCATION

University of Maryland, College Park: College Park, MD

B.S., Psychology, May 1986

B.S., Criminology, graduated with Honors, May 1986

RESUME

Colline E. Hernandez SENIOR PROJECT MANAGER

Mrs. Hernandez possesses strong design and project management experience gained through 15 years of experience coordinating all phases of the design process from conception through completion. She has served as senior designer and project manager for various Commercial, Educational, Religious, Retail, Restaurant, Healthcare and Residential Design projects.

PROJECT EXPERIENCE

Bethesda/CC YMCA, 45,000 SF, campus master planning, full service architectural design, Bethesda, MD
Silver Spring YMCA, 45,000 SF, campus master planning, full service architectural design, Silver Spring, MD
200 K Street, schematic design for 750,000 SF mixed-use development, Washington, DC
76 L Street, 250,000 Residential Condo, full service architectural design, Washington, DC
6th & L Street, NW, 20 unit condo development, schematic design, Washington, DC
Lawndale Christian Health Center, 10,000 SF addition and renovation of exterior and public spaces, Chicago, IL
The Little Gym, space planning for 4,300 SF children's gym facility, Oak Park, IL
Barnes Professional Building, schematic design for 15,000 SF office building, Chicago, IL
Akarama Foundation Meeting Facility, 15,000 SF new construction, Chicago, IL
Operation Push Headquarters, interior renovation, Chicago, IL
River North Sales and Service, space planning for executive administration areas, Chicago, IL
Akainyah Gallery, programming and master planning, Chicago, IL
Steellife Gallery, interior build out, Chicago, IL
Shiloh Baptist Church Educational Building, 4,000 SF new construction, Chicago, IL
Destiny Church, programming and master planning, Barrington, IL
One Way Family Worship Center, schematic design of 2,500 seat sanctuary and community building, Chicago, IL
Pilgrim Baptist Church, schematic design for expansion of existing sanctuary space, Chicago, IL
47th Street Marketplace, adaptive re-use of 18,000 SF commercial building for retail tenant lease space, Chicago, IL
Mantra Restaurant, 6,000 SF schematic design, Harlem, NY
Sharkbar Restaurant, 3,000 SF interior renovation, Chicago, IL
Altereatgo Restaurant, 1,700 SF schematic design, Chicago, IL
Gotham Restaurant, 6,000 SF schematic design, Washington, D.C.
The District, interior build out of 2 level jazz club, Chicago, IL
Blue 47, interior build out of restaurant/lounge space, Chicago, IL
Romy's Smoke Shack, schematic design, Chicago, IL
Drake's Restaurant and Lounge, 2,000 sf interior renovation, Washington, DC
McNair Retail Development, master planning, Chicago, IL
Spoken Word Café, 2,500 SF interior build out, Chicago, IL
47th and Cottage Grove Ave., master planning and schematic design of 70,000 SF retail development, Chicago, IL
Lake Park Crescent, 93 Single Family and Town home Units, Chicago, IL
African American Showcase of Homes, 2400 SF single family homes, Chicago, IL
Lake Meadows Boulevard Homes, schematic design for 10 attached single-family homes, Chicago, IL
J. Jackson Residence, master bathroom renovation, Chicago, IL
Y. Jackson Residence, interior build out of master bedroom suite, Chicago, IL
M. Jackson Residence, schematic design for kitchen renovation, Chicago, IL
Meeks Residence, master bedroom suite renovation, Chicago, IL
Akainyah Residence, schematic design for 4,500 SF single family residence, Chicago, IL
Pickens Residence, interior build out of 3,000 SF penthouse, Chicago, IL
Johnson Residence, custom furniture design, Chicago, IL
Morton Residence, custom furniture design, Chicago, IL
Winfield Moody Health Center, 10,000 SF renovation and addition, Chicago, IL
Komed Health Center, 24,000 SF new construction, Chicago, IL
Provident Hospital, renovation of 260 bed public hospital facility, Chicago, IL
Northwestern Memorial Hospital Redevelopment Project, space planning of various clinical areas, Chicago, IL
Cook County Hospital Redevelopment Project, programming, Chicago, IL
Breast Imaging Clinic, interior build out, Chicago, IL
500 W. Monroe, commercial office building, Chicago, IL
Equitable Building, lobby and concourse level renovation, Chicago, IL

EDUCATION

Syracuse University, Bachelor of Architecture

PROFESSIONAL ORGANIZATIONS

National Organization of Minority Architects
African American Real Estate Professionals
Chicago Women in Architecture
Urban Land Institute
Rainbow Push Coalition

GTM

GTMARCHITECTS

OSBORNE R. GEORGE
President
Traffic Engineer/Transportation Planner

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 elsewhere 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.

**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.

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:

- 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)
- District of Columbia, (Zoning Commission)
- District of Columbia, (Board of Zoning Adjustment)
- 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 to Professional Résumé
OSBORNE R. GEORGE
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.

**December, 1998 – District of Columbia, Board of Zoning Adjustments Application
(Gonzaga College High School)**

Traffic impact analysis, on-site circulation and parking design concepts to support the planned upgrading of this historic campus. The services included expert witness testimony before the Board of Zoning Adjustments.

Client: Gonzaga College High School
Attorneys: Wilkes, Artis, Hedrick & Lane, Chartered
Washington, D.C.

**July, 1998 – District of Columbia, Zoning Commission
(Howard University Central Campus Plan)**

Traffic engineering studies and expert witness testimony in support of the Howard University Central Campus Plan update. Studies included assessment of potential neighborhood impacts and development of traffic calming/mitigation measures.

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

April, 1998 – District of Columbia, Zoning Commission (Lowell School)

Traffic engineering study and analysis in support of the development of the Lowell School (a private educational institution) located within the Shepard Park residential community in the District of Columbia, just south of Silver Spring, Maryland. In addition to the standard Traffic Impact Analysis, the studies and testimony focused on neighborhood impacts and traffic calming and mitigation measures, including work with a task force of neighborhood residents.

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

**February, 1998 – District of Columbia, Board of Zoning Adjustment
(CVS Store, MacArthur Blvd.)**

Traffic access, parking and safety studies I support of a Special Exception Application for a parking lot site to support a new CVS Store off MacArthur Boulevard in Northwest Washington, D.C.

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

◆ *"A Commitment to Excellence Dedication to Service"* ◆

**March, 1997 - District of Columbia, Zoning Commission
(Pope John Paul II Cultural Center)**

Traffic and impact assessments, parking evaluations and expert witness testimony to support this major cultural asset and visitor attraction. This project planned for a site adjacent to Catholic University in Northwest, Washington, D.C.

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

**March, 1997 – National Capital Planning Commission
(American National Red Cross Headquarters)**

Traffic impact studies, environmental assessments and expert witness testimony in support of the development application for the American Red Cross Headquarters site, located on a historic site within the Foggy Bottom area of Washington, D.C.

Client: American National red Cross/Julien J. Studley Companies
Attorneys: Wilkes, Artis, Hedrick & Lane Chartered
Washington, D.C.

**April, 1996 – Prince George's County, Zoning Hearing Examiner and
District Council (Jack Kent Cooke Memorial Stadium)**

Traffic impact assessments, public safety access studies and expert witness testimony in support of the Special Exception Application and development plans for the Jack Kent Cooke Memorial Stadium, Landover, Maryland.

Client: Jack Kent Cooke, Inc.
Washington, D.C.
Attorneys: Krauser & Taub, P.C.
Largo, MD

**May, 1998 – Howard County, Maryland, Board of Appeals
(First Baptist Church of Guildford)**

Traffic and parking studies and analyses, and expert witness testimony with respect to the potential impacts associated with the planned expansion of this large Baptist Church located in the Guilford Area of Columbia, Maryland.

Client: First Baptist Church of Guilford, Columbia MD
Attorneys: Law Offices of James L. Rouse
Baltimore, MD

**March, 1998 – City of Laurel, Board of Appeals
(Cypress Street Elderly Housing Project)**

Traffic engineering studies and safety analyses and expert witness testimony before the Board of Appeals and Public Safety Committee, addressing issues pertaining to pedestrian access, safety, signalization, and geometric improvements along Cypress Street within the City of Laurel, Maryland. Matter arose in connection with the planned development of housing for an active retirement/elderly community consisting of 125 dwelling units.

Client: AHD, Inc., Bethesda, MD
Attorneys: Meyers, Billingsley, Rodbell & Rosenbaum, P.A.
Riverdale, MD

**March, 1998 - Prince George's County, Maryland, Zoning Hearing Examiner
(National Harmony Memorial Cemetery)**

Traffic engineering studies and expert witness testimony in support of the planned expansion of the National Harmony Memorial Cemetery, and development of a Funeral Home in the Largo area of Prince George's County, Maryland.

Client: National Harmony Memorial Cemetery
Landover, Maryland
Attorneys: Gibbs & Haller, P.C.
Lanham, Maryland

**September, 1997 - Prince George's County, Zoning Hearing Examiner
(Exxon Gas Station Studies)**

Traffic impact analysis in support of the application for upgrading the improvements on an EXXON Gas Station site located off MD Rte 5 in Prince George's County, Maryland. Similar services were provided for a number of other gas station sites within the County.

Client: EXXON Company, USA
Greenbelt, MD
Attorneys: Meyers, Billingsley, Rodbell & Rosenbaum, P.A.
Riverdale, MD

Signed: _____ Date: _____
Osborne R. George



Steven E. Sher, Director of Zoning and Land Use Services, has more than 30 years' experience as the leading consultant in the Zoning Regulations and development processes in the District of Columbia. For more than 18 years, he has advised developers and property owners on the interpretation and application of development regulations and approval processes in the city. He has appeared as an expert witness in zoning and planning before the District of Columbia Zoning Commission, Board of Zoning Adjustment, Historic Preservation Review Board and the Mayor's Agent for the historic preservation act, before the Zoning Hearing Examiner and the Planning Board in Montgomery County, Maryland, and in local and federal courts. Recent major cases in which he has played a leading role include the MCI Center, the new Washington Convention Center, the residential/retail/hotel complex at 2200 M Street for the Ritz Carlton, and the planned redevelopment of the old Hecht's block at 7th and F Streets, the Station Place office development adjacent to Union Station, to be the new headquarters for the SEC, the International Monetary Fund's Headquarters II office building at 1900 Pennsylvania Avenue, the new headquarters for the U.S. Department of Transportation at the Southeast Federal Center and the redevelopment of the Capper/Carrollburg public housing projects in Southeast using a HOPE VI grant.

For more than 14 years, Mr. Sher was employed in the various zoning and planning offices of the District of Columbia. As one of the chief technical staff persons for the Zoning Commission, he played a significant role in drafting major portions of the present Zoning Regulations, including the waterfront and mixed use (CR) districts, the regulations concerning community based residential facilities, the planned unit development regulations and the regulations governing parking and loading.

For eight years, Mr. Sher served as the Executive Director of the Zoning Secretariat. As such, he was the chief executive/operating/administrative officer for the Zoning Commission and the Board of Zoning Adjustment of the District of Columbia. Mr. Sher supervised the handling of over 1,600 cases before the Board of Zoning Adjustment and numerous rezoning, planned unit development and text amendment cases before the Zoning Commission. Matters which he assisted the Zoning Commission in resolving included the rezoning of the Dupont Circle area, the Hotel-Residential Incentive District, implementation of the Foreign Missions Act and major development cases such as McLean Gardens, Techworld, Lafayette Center and the Sumner-Magruder schools redevelopment. Mr. Sher represented the Zoning Commission and the BZA before Congress, the Council of the District of Columbia, the Mayor and other public agencies.

Mr. Sher is a member of Lambda Alpha, the honorary land economics society, and the American Planning Association. He also served on the Mayor's Commission on Downtown Housing, various task forces of the Greater Washington Board of Trade and the D.C. Building Industry Association and the Metropolitan Washington Council of Government Metropolitan Development Community Advisory Committee. He has also served as guest lecturer at various universities on planning and zoning issues.

Mr. Sher received a Bachelor of Arts in Urban Studies from Brooklyn College of the City University of New York and a Master of Regional Planning from Cornell University.