

Jeffrey T. Johnson\*  
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February 4, 2008

VIA HAND DELIVERY

Sharon Schellin  
Secretary to the Zoning Commission  
D.C. Office of Zoning  
One Judiciary Square  
441 4th Street, N.W.  
Suite 210S  
Washington, DC 20001

Re: Zoning Commission Order No. 07-02  
1444 Irving Street, N.W. (Square 2672, Lots 726 and 727)  
Resumes for Expert Witnesses

2008 FEB - 4 AM 10:30  
D.C. OFFICE OF ZONING  
RECEIVED

Dear Ms. Schellin:

Please find enclosed resumes for the following expert witnesses in the above-referenced case:

1. Christopher J. Donatelli, Donatelli & Klein;
2. Lindsley Williams, Holland & Knight LLP;
3. Holly Lennihan, Hickok Cole Architects;
4. Laurence Caudle, Hickok Cole Architects;
5. Eric W. Inman, Hickok Cole Architects; and
6. Iain Banks, O.R. George & Associates, Inc.

If you have any questions or need any additional information, please do not hesitate to contact me. Thank you for your attention to this matter.

\* Admitted only in Virginia; supervision by principals of the firm who are members of the DC Bar.

ZONING COMMISSION  
District of Columbia

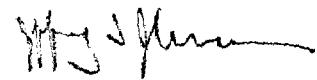
Atlanta • Bethesda • Boston • Chicago • Fort Lauderdale • Jacksonville • Los Angeles  
Miami • New York • Northern Virginia • Orlando • Portland • San Francisco  
Tallahassee • Tampa • Washington, D.C. • West Palm Beach

CASE NO. 07-02  
EXHIBIT NO. 29

Ms. Sharon Schellin  
February 4, 2008  
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Sincerely,

HOLLAND & KNIGHT LLP



Jeffrey T. Johnson

Enclosure.

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**Christopher J. Donatelli** is the President of Donatelli Development. Mr. Donatelli is responsible for all aspects of project development including negotiating land acquisition contracts, implementing joint venture agreements, and obtaining project financing. Donatelli Development is currently constructing three transit-oriented condominium projects adjacent to Green/Yellow Line Metro stations in NW, D.C.—Kenyon Square and Highland Park in Columbia Heights, and Park Place in Petworth. In each of these projects, 20% of the units have been designated as affordable housing. Previously completed Donatelli projects include the Ellington at 13<sup>th</sup> and U streets, NW, and two apartment communities in Annapolis, Maryland.

Mr. Donatelli is a native Washingtonian and graduate of Gonzaga College High School. He earned a B.S. in Finance from Villanova University and an M.B.A. in Real Estate from American University in Washington, DC. Mr. Donatelli is currently a Member of the Board of Trustees of his alma mater, Gonzaga College High School, and a Member of the Board of Directors of Victory Housing, a non-profit affiliate of the Catholic Church which develops elderly assisted living facilities. He previously served on the Board of Directors of the 14th & U Main Street Commercial District, which was created to improve the commercial vitality of that area in Northwest Washington.

*Lindsley Williams* is an experienced land use planner and has extensive knowledge of the comprehensive planning processes (with both Federal and “municipal” components), and the zoning regulations of the District of Columbia. He has appeared as an expert witness in before the Zoning Commission of the District of Columbia, and has provided assistance to clients with matters pending before the Board of Zoning Adjustment. Mr. Williams has also testified as an expert in the Superior Court of the District of Columbia and been deposed as an expert in zoning matters before that Court.

He also has extensive knowledge of the permitting process of the District of Columbia, and its relationship to the locally prevailing building code (BOCA), and the designation of historic areas and properties, and their relationship to both the permitting process and relevant aspects of zoning procedures where historic designations play a role.

For eight years, concurrent with his full-time Federal employment as a Commissioned Officer of the U.S. Public Health Service, Mr. Williams served on the Zoning Commission of the District of Columbia including serving as its Chairperson and Vice Chairperson. By virtue of that position, Mr. Williams also served, as did other Commission members, as one of the members of the Board of Zoning Adjustment.

While serving on the Commission itself, Mr. Williams participated in a wide variety of matters appropriate to its jurisdiction, which in the District of Columbia includes the approval (or disapproval) of rezonings and Planned Unit Developments -- matters most often decided in other jurisdictions by a local elective body such as a City or County Council. During his tenure, the Zoning Commission considered and decided an average of two cases per month. These included significant, and hotly debated, development proposals and complex reforms of the Zoning Regulations themselves in areas of policy (e.g., rules applicable within given zones, map changes) and technical matters (e.g., standards for parking and loading).

While serving as one of the “rotating” members of the Board of Zoning Adjustment, Mr. Williams considered typical requests for variances and special exceptions, along with appeals of decisions reached by the Zoning Administrator. Under District rules, the Board of Zoning Adjustment is the body that reviews and approves “campus plans” on which approval of individual development projects of local institutions of higher learning rest. He also suggested ways by which the Board could streamline its processes, which were adopted.

Mr. Williams is widely regarded in matters of land use, planning and zoning. After retiring from his career of active-duty as a PHS officer (August 1966 - September 1996), and in addition to providing planning advice to various clients, Mr. Williams served as Co-Chairperson of a Task Force designed to produce the legislative materials needed by which the Council of the District of Columbia could proceed to adopt reforms identified by the Business Regulatory Reform Commission (BRRC). This effort involved bringing together more than a dozen land use professionals (mainly attorneys), analyzing each of the nearly 100 recommendations, and preparing a written report for the Council and its committee on Consumer and Regulatory Affairs. That report, along with the underlying recommendations of the BRRC, formed the basis for statutory changes that were effected within six months of the start of the Task Force -- a remarkably short time in the District of Columbia where final

approval of statutory changes includes normal review by the Mayor, but also additional reviews by the District of Columbia Financial Responsibility and Management Assistance Authority (commonly called the “Control Board”) and further layover before the United States Congress.

Mr. Williams served as one of two key individuals in the contract awarded by the “Control Board” to the law firm of Holland & Knight, LLP, which reviewed regulations and procedures affecting building and land use in the District of Columbia. Mr. Williams not only identified the processes but also the key organizing principles of the database in which findings were captured and then analyzed. This led to that firm's recommending, with input from Mr. Williams and others, a wide-ranging number of changes streamlining procedures and reducing requirements.

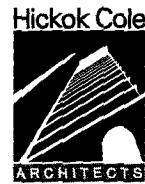
Mr. Williams served as Director for Land Use within the Office of the Deputy Mayor for Planning and Economic Development, Government of the District of Columbia. Mr. Williams provided guidance to staff of the Office of Planning at a time when it had no director, and helped the Director assume his duties once appointed. In the course of this, he provided advice on planning and zoning issues that formed the nucleus of the positions enunciated by municipal officials.

Mr. Williams is currently affiliated with the law firm of Holland & Knight LLP as a land use, planning, and zoning consultant. This relationship, which became effective March 1, 2002, followed a period of part-time employment by that firm (April 2000-February 2002). He currently provides professional services to that firm's clients through their organization, while providing independent advice to others from time to time.

Mr. Williams is a member of the Economic Development Committee of the District of Columbia Building Industry Association. Mr. Williams has also served or as a member of the Board of several voluntary organizations, including Property Owners' Association of Deep Creek Lake (Garrett County, Maryland), and Cleveland Park Historic Society.

Mr. Williams received a Bachelor of Arts in Sociology with honors from Haverford College and a Masters in Regional Planning from the University of North Carolina at Chapel Hill.

# Holly Lennihan, RA, LEED® AP Associate



Ms. Lennihan graduated Magna Cum Laude from Harvard University with a degree in Fine Arts. She went on to the Graduate School of Design at Harvard University to earn her Masters of Architecture Degree. Prior to joining Hickok Cole Architects in 1999, she was a Project Manager for Leo A. Daly in Washington DC. Ms. Lennihan is an Associate with Hickok Cole.

## COMMUNITY INVOLVEMENT

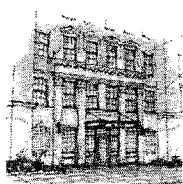
Ms. Lennihan is Secretary of the Board of Directors of Mi Casa, a non-profit housing developer. Her involvement includes strategic planning, fundraising, board recruitment, hands-on participation in surveying of properties and drawing existing conditions, as well as preparation of permit documents. She served as Chairperson of the Board for five years, ending in 2002.

Ms. Lennihan is also Chair of Member Services of CREW (Commercial Real Estate Women), an association which promotes professional opportunities for women in the commercial real estate industry and builds community partnerships.

## SUSTAINABLE DESIGN

Ms. Lennihan is a registered architect in the District of Columbia and became LEED accredited (Leadership in Energy and Environmental Design) by the US Green Building Council in 2002. She is an active member of the organization and attended the USGBC 2003 National Conference in Pittsburgh, Pennsylvania. Ms. Lennihan has written several articles on the topic of environmental building, including "10 Ways to Go Green" for the Foundation Center and "Sustainable Design in Today's Market" which was featured in *The Washington Business Journal's CREW Anniversary Edition* in 2004. Moreover, she spearheaded a roundtable discussion about green design for CREW and led a presentation of the National Geographic Society's headquarters, the first facility to achieve LEED for Existing Buildings (LEED-EB) certification in November 2003.

## Relevant Projects:



Jubilee Housing

### **Jubilee Housing**, Washington, DC

Project Manager/Project Designer for renovation of 214 units of affordable rental housing in the heart of Adams Morgan in northwest Washington, DC. Will be completed in two phases over the next two years and encompasses 7 residential buildings, ranging in size from 12 units to 60 units, within a six-block area. Design includes 7,500-square-foot addition.



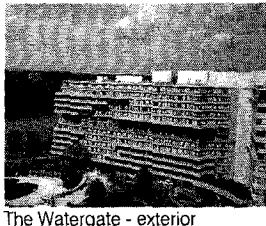
Arts and Housing LLC

### **Irving Street Condominiums at 1444 Irving Street, NW**, Washington, DC

Project Manager for two buildings on one site; will include 70 condominium units and 130 Single Room Occupancy units, for a total of 115,000 sf.

### **Arts and Housing LLC**, Washington, DC

Project Manager for mixed-use development on 35,000 sf site in DC's Brookland neighborhood featuring performance center, dance studios, appx. 50 live/work residential units, 30 market rate housing units, 6,000 sf commercial space, and parking.



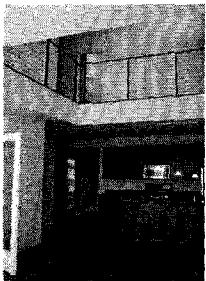
The Watergate - exterior

### **LAMB Public Charter School**, Washington, DC

Project Designer for renovation of existing 6,000 sf landmarked historic public school building and 12,000 sf addition. Scope includes environmentally-responsible "green" roof. New wing will include new main entry, classrooms, administrative offices, multipurpose room and commercial kitchen. Site will include a teaching garden and playground.

### **The Watergate**, Washington, DC

Conversion of historic Watergate Hotel into 96 co-op residential units. Features luxury studio, one-, two-, and four+ bedroom units ranging in size from 650 sf to 6,000 sf, plus private rooftop terraces, restaurant, banquet facilities and health club.



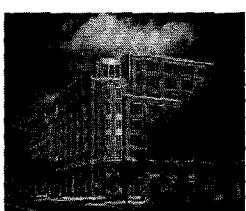
SJG Condominiums

### **Carroll Hall/St. Patrick's Academy Renovation and Addition**, Washington, DC

Project Manager/Project Designer for adaptive reuse of Carroll Hall/St. Patrick's Academy, a historic, early 20th century building that was converted to office use in order to house Catholic Charities. Building was also re-designed to allow for construction of an 8,400 sf rooftop addition which will serve as space for parish activities.

### **SJG Condominiums**, Washington, DC

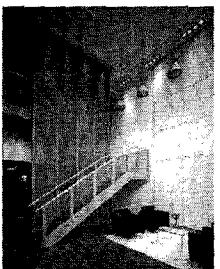
Project Manager for eight-unit, 6,375 sf new condominium building located on an infill site near Logan Circle.



FTC at 601 New Jersey Ave.

### **Federal Trade Commission**, Washington, DC

Project Manager/Project Designer for 210,000 sf commercial offices over nine floors with views of the U.S. Capitol and Union Station. Located at 601 New Jersey Avenue, NW, also designed by Hickok Cole. Includes 6,000 sf conference center. Many recycled-content products were used to meet the SFO's guidelines designated by US Environmental Protection Agency.



RWD Technologies

### **RWD Technologies**, Baltimore County, MD

Project Manager for three-story, 60,000 sf space built on the campus of University of Maryland in Baltimore County. The space houses RWD's Information Technology groups. Includes sound studio, large cafeteria and informal meeting areas.

### **Southeast Tennis and Learning Center**, Washington, DC

Project Manager for 20,000 sf community center developed by Cora Masters Barry who saw the need to provide athletic and academic opportunities to young people in Anacostia. The design work was done in conjunction with various governmental agencies and included meetings with community members. *Completed while employed at Leo A. Daly.*



# Laurence Caudle, AIA

## Associate Principal, Director of Housing

Mr. Caudle is an Associate Principal and the Director of Housing with Hickok Cole Architects. Prior to joining HCA in 1997, Mr. Caudle worked for several award-winning firms, including Weinstein Associates, Architects and Hugh Newell Jacobson, FAIA of Washington, DC. At Weinstein Associates, he was Project Architect and Designer for the Ellen Wilson Neighborhood Redevelopment.

Mr. Caudle is a frequent guest juror for undergraduate and thesis juries at the University of Maryland's School of Architecture and Catholic University's Architecture Department. His projects have been featured in *MIMAR Magazine*, *Architectural Record*, *Architectural Digest*, *Residential Architect*, *Builder Magazine* and the *Washington Post*. Mr. Caudle's resume includes many years of custom residential projects (both small and large in size), mixed-use projects and commercial base building design.

Mr. Caudle received a Bachelor of Science in Architecture and a Master of Architecture from the University of Maryland in College Park. He was recognized for his work, winning the Dean's Thesis Prize and the Faculty Award for Excellence in Design from the University.

Mr. Caudle is a Registered Architect in the District of Columbia. A member of the American Institute of Architects, he was invited to attend the 2006 AIA National Convention and Exposition in Los Angeles, CA as Hickok Cole's project, Adams Row, was honored with a national 2006 *Residential Architect* Award of Merit.

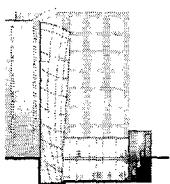
### **Professional Experience Includes:**



Phase I – Dakota Pointe

#### **Fort Totten Square, Washington, DC**

Project Designer for mixed-use project with 100,000 sf of retail and 895 residential units. Phases I through III total approximately 1 million sf, including single-level below-building parking, one level of retail, a large grocery anchor tenant and four levels of above-grade residential.



Irving Street Condominiums

#### **Irving Street Condominiums at 1444 Irving Street, NW, Washington, DC**

Associate-in-Charge for two buildings on one site; will include 70 high-end market-rate condominium units and 130 Single Room Occupancy transitional housing units, for a total of 115,000 sf.

#### **Arts and Housing LLC, Washington, DC**

Project Director for mixed-use development on 35,000 sf site in DC's Brookland neighborhood featuring theatre, dance studios, appx. 50 live/work residential units, 30 market rate housing units, 6,000 sf commercial space, and parking.



Arts and Housing LLC

#### **Park East, Washington, DC**

Project Director and Designer for 40-unit, 45,000 sf new condominium building with one-level of retail located on an infill site in Northwest DC.



16<sup>th</sup> Street & Constitution Ave., NE

**16<sup>th</sup> Street and Constitution Avenue, NE**, Washington DC

Project Director for 90,000 sf residential project, which includes 150 apartment and townhouse units, underground parking structure and retail.



Adams Row

**Adams Row at 2301 Champlain Street, NW**, Washington, DC

Project Director and Designer for 68-unit, 70,000 sf high-end condominium complex including underground parking for 56 cars.

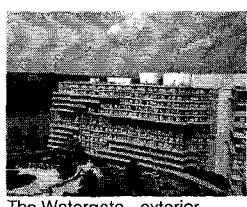
*Winner, 2006 AIA/Northern Virginia Chapter, Award of Merit.*

*Winner, 2006 AIA/Washington DC Washingtonian Residential Design Award.*

*Winner, 2006 Residential Architect Award of Merit.*

*Winner, 2006 Brick Industry Association, Brick in Home Building Awards, Bronze Winner.*

*Winner, 2005 AIA/Potomac Valley Chapter, Award of Merit.*



**The Watergate**, Washington, DC

Associate-in-Charge for conversion of historic Watergate Hotel to Luxury Hotel with extended use suites. Project will provide luxury two, three and four+ bedroom units ranging in size from 2,100 sf to 5,000 sf, as well as a restaurant, meeting facilities, and health club.



Moda Vista

**Moda Vista Residences**, Silver Spring, MD

92,000 sf mixed-use development consisting of 94 condominium units; 3,500 sf retail and 100 parking spaces.

**McGill Row**, Washington, DC

Renovation of two 1920s apartment buildings into 38 condominiums in DC's LeDroit Park area.

**Square 54**, Washington, DC

Residential Project Director for large mixed-use project in DC's Foggy Bottom neighborhood which includes 400,000 sf office building; 333 residential units totaling 320,000 sf; and 50,000 sf retail space.

**Dumbarton Place**, Washington, DC

Project Designer for full design services for conversion of office building into 60,000 sf, 36-unit luxury condominium building.

*Winner, 2006 Associated Builders and Contractors, Metro Washington and VA Chapters, Certificate of Merit, Excellence in Construction.*

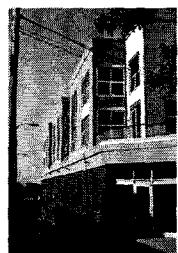
*Winner, 2006 MD/DC NAIOP Award of Excellence, Best Urban Renovation.*

*Winner, 2005 Washington Business Journal "Best Real Estate Deals" Award, Best Renovation.*

*Winner, 2005 Delta Associates Award for Excellence, Best Adaptive Reuse Condominium Project in Washington, DC.*

**Adams Alley**, Washington, DC

Project Director for 48,500 gsf mixed-use project in Adams Morgan.



Adams Alley

# Eric W. Inman, RA

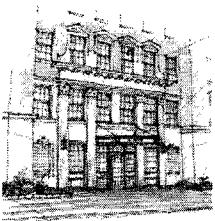


Mr. Inman received his Bachelor of Science in Architecture *cum laude* in 1997 and his Bachelor of Architecture in 1998 from the Catholic University of America. He served as a teaching assistant in architecture and an adjunct professor in design/graphics. Mr. Inman was also a visiting critic at Virginia Commonwealth University for an interior design course in 2003.

Prior to joining Hickok Cole Architects in 2001, Mr. Inman worked at several firms including Suda Architects & Associates, Oldham + Partners/OP-X and Eric Colbert & Associates. He has completed projects including interior and architectural design, working on a wide variety of projects which range from new commercial office to residential and commercial interior design.

Mr. Inman excels at physical model-making and computer rendering using AutoCAD and Photoshop. He is a registered architect in the Commonwealth of Virginia.

## **Relevant Experience includes:**



Jubilee Housing

### **Jubilee Housing, Washington, DC**

Project Architect/Project Manager for renovation of 214 units of affordable rental housing in Adams Morgan. Will be completed in two phases over next two years. Encompasses seven residential buildings, ranging in size from 12 units to 60 units, within six-block area. Design includes 7,500-square-foot addition.



Arts and Housing LLC

### **Arts and Housing LLC, Washington, DC**

Project Architect for mixed-use development on 35,000 sf site in DC's Brookland neighborhood featuring performance center, dance studios, appx. 50 live/work residential units, 30 market rate housing units, 6,000 sf commercial space, and parking.

### **Irving Street Condominiums and Single Room Occupancy Facility at 1444 Irving Street, NW, Washington, DC**

Project Architect for two buildings on one site; will include 70 condo units and 130 SRO units, for a total of 115,000 sf.



Consumer Healthcare Products Association

### **Consumer Healthcare Products Association, Washington, DC**

Project Manager/Project Architect for 20,000 sf interiors space.

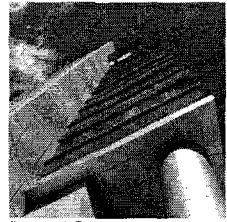
### **Ivins, Phillips & Barker, Washington, DC**

Project Manager/Project Architect for office renovation and new expansion space for law firm plus two new sub-tenant offices.

### **Federal Gateway at 1100 New Jersey Avenue, SE, Washington, DC**

Project Architect for 300,000 sf, ten-story office building with ground-floor retail space in the rapidly developing Anacostia Waterfront/Capitol Gateway area of southeast Washington.

*Honorable Mention, Most Catalytic Office Project, 2005 Washington, DC Marketing Center Industry Awards.*



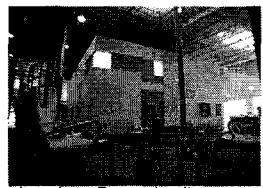
Federal Gateway



**The New Yorker at 300 L Street, NE**, Washington, DC

Project Manager/Project Architect for 42,000 sf condominium building with 45 units and 32 parking spaces.

**Selected Projects completed at other firms:**



American Dance Institute -  
Main Hall

**American Dance Institute**, Rockville, MD

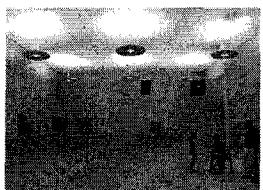
Project Architect for 100,000 sf adaptive re-use of commercial warehouse to new 4-studio dance school for amateur adults and children on the professional track. Included after-school learning center and computer lab.

**Food Marketing Institute**, Washington, DC

Staff Architect for 70,000 sf commercial interiors

**Rockwood High School Classroom Addition**, Rockwood, Missouri

Project Architect for 6,000 sf addition including lecture classroom and eight science lab classrooms.



American Dance Institute -  
Studio Space

**IAIN BANKS**

**Senior Traffic Engineer/Transportation Planner**

**EDUCATION:**

University of Southampton, England (1999-2000). M.Sc., Transportation Engineering and Planning.

University of Portsmouth, England (1996-1999): B. A. in Geography.

**EXPERIENCE:**

Senior Project Engineer, O. R. George & Associates, Inc., Lanham, Maryland. March 2004 to present.

Mr. Banks is a traffic engineer/ transportation planner with over seven years of experience in the engineering field. He has been involved in a range of transportation planning and engineering studies, including traffic impact studies, full intersection studies, infrastructure design and planning, traffic access and circulation studies for major retail/commercial and office land uses and related data analysis, traffic forecasts and parking demand studies. He has worked on a number of projects for the Maryland State Highway Administration, the District of Columbia and beyond.

The following projects are indicative of Mr. Banks' professional involvement and experience.

- Roadway engineering designs in support of large private sector development projects. These designs covered a wide range of projects from roadway access to underground truck tunnels and car parking systems. Representative projects include Ritchie Station and Vista Gardens in Prince George's County, Maryland.
- Corridor-wide data collection, analysis and documentation for State Highway facilities. Representative projects include MD 58 Speed Survey and Signage Inventory, MD 51 Roadway Engineering Study and the I-95 Advisory Speed Survey Study.
- Traffic management planning for construction/development phases on new and existing sites. Representative projects include Post Park Residential development in Prince George's County, RAND Construction and Grandview Estates in the District of Columbia.
- Full Intersection studies including Signal Warrant Analyses for private developments and for Maryland State Highway Administration. Representative projects include US 40 at Cornell Avenue in Washington County, MD 648 @ Kuethe Road in Anne Arundel County.
- Traffic impact studies and feasibility assessments for private and public sector development projects. Representative projects include the Armed Forces Retirement Home, the Children's National Medical Center, Howard University and Gonzaga High School

Mr. Banks' responsibilities on the above projects have covered the full range from field reconnaissance and data collection, to analysis, and documentation. Mr Banks has also been accepted as an expert witness before the District of Columbia Board of Zoning Adjustment and the Zoning Commission.

**OTHER POSITIONS HELD:**

Senior Transportation Planner, PTP Consultants Ltd, Essex, England. 2001 - 2004.  
Transportation Planner, PTP Consultants Ltd, Essex, England. 2000 - 2001.

**SPECIAL SKILLS:**

Mr. Banks also has considerable knowledge and skill in the use of several computer software packages, including AutoCAD, Microstation, Microsoft, HCS (Highway Capacity Manual), SYNCHRO, VISSIM, SATURN, AutoTRACK and AutoDRIVE.

**PROFESSIONAL AFFILIATIONS:**

Member, Institute of Highways and Transportation (IHT), England

◆ “A Commitment to Excellence, ... Dedication to Service” ◆