

List of Witnesses

1. Donald E. Tucker or Caleb A. Brenneman, Applicant
2. John J. Maisto, M.Arch., EDG Architects
3. Iain J. Banks, Senior Transportation Engineer, O. R. George & Associates, Inc.

ZONING COMMISSION  
District of Columbia

CASE NO. 08-08

EXHIBIT NO. 47

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Outline of Testimony of

**Donald E. Tucker or Caleb A. Brenneman**  
**Applicant**

- I. Introduction of Applicant
- II. Summary of Plans for Site
  - a. Neighborhood/Location
  - b. Brief Description of Project
    - i. Residential – Affordable Housing Program
    - ii. Mary's Center/ Ground Floor Uses
  - c. Funding
  - d. Community Participation
  - e. Benefits and Amenities of Project
- III. Conclusion

*(Approximately 15 minutes)*

Outline of Testimony and Curriculum Vitae of

**John J. Maisto, M.Arch.  
EDG Architects**

- I. Introduction
- II. Overview of Architectural Plans
  - a. Site Description/Location/Uses
  - b. Floor Plans
  - c. Parking & Loading
  - d. Elevations
  - e. Sections
  - f. Materials
  - g. Renderings
- III. Explanation of LEED Elements of Plans
- IV. Conclusion

*(Approximately 20 minutes)*

Outline of Testimony and Curriculum Vitae of  
**Iain J. Banks, Senior Transportation Engineer**  
**O. R. George & Associates, Inc.**

- I. Introduction
- II. Description of Area
- III. Existing Traffic Conditions
  - a. Operation levels
  - b. Metrobus lines
- III. Impact of Proposed Development
- V. Parking & Loading Circulation
- IV. Conclusion

*(Approximately 10 minutes)*

**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, Georgia Commons 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, the District of Columbia Zoning Commission and the Council of the District of Columbia.

**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” ◆

# EDG Architects

EDG Architects has an extensive portfolio of successful completed projects. With offices in the Washington Metropolitan area since 1972, EDG has been responsible for the design and production of more than 150 projects ranging from single family residences and small group homes to large commercial and multi family residential complexes. Our experience also includes more than 60 residential rehab projects ranging from cosmetic repairs to historic restoration and adaptive re-use with replacement of all major building systems.

As the name would indicate, EDG, which stands for Environmental Design Group, approaches architectural design from the viewpoint of environmental sustainability. Among our recent projects is Eastern Village, a cohousing condominium that received the NAHB Green Building of the Year award and a LEED Silver certification. We view design and production as a collaborative effort. For each project, a team consisting of an EDG principal, a project architect and the appropriate engineering and design consultants is formed. Prior to construction the team works closely with the client and the selected contractor as well as property manager and marketing consultant to assure that the final product meets the targeted budget, schedule, environmental and market objectives.

EDG Architects offers comprehensive architectural and engineering services including programming, site and building design, preparation of construction documents, assistance with bidding or contractor negotiations and construction contract administration. In addition, we offer expertise in the evaluation of existing structures, site analysis and selection and project feasibility analysis.

As a member of the building team, EDG brings to bear more than 35 years of experience with the programming, design and production of multi-family, elderly and special user housing. We are used to working within tight budget and time constraints, and take pride in our ability to provide a high quality, market oriented product within these constraints.

# Resume

## **Donald E Tucker, AIA Principal**

A principal of EDG Architects since 1974, Mr. Tucker has been responsible for the design and production of numerous projects ranging from single family residences and small group homes to large commercial and multi-family residential complexes. Mr. Tucker is a recognized expert in the programming, design and production of multi-family, elderly and special user housing with an extensive portfolio of successful projects. His knowledge of real estate development also enables him to assist clients with site procurement, feasibility studies, financing, and development coordination.

Prior to 1974, Mr. Tucker was associated with several prominent architectural firms in Philadelphia and San Francisco. He received his Bachelor of Architecture Degree from the University of New Mexico in 1968 and was subsequently awarded a Fellowship in Urban Design at the University of California, Berkeley, where he received a Masters Degree in Architecture in 1970.

In addition, Mr. Tucker has taught Architecture at Temple University, lectured at numerous conferences and written articles on the topics affordable housing and elderly housing design. He is also a principal of AHD, Inc., a developer of affordable housing.

Mr. Tucker is both an experienced architect and developer and is thoroughly familiar with the activities required to bring a project successfully from conception to completion.

# Resume

## **John J. Maisto, AIA Principal**

Mr. Maisto has been with EDG Architects since 1994, serving as an integral project team member of various residential projects, including rehabilitative housing, multi-family residential complexes, independent elderly housing, and assisted living and limited care facilities. Duties include on-site surveys for cost estimation, production of construction documents, construction administration, and project management. Since 1996 Mr. Maisto has successfully managed a number of multi-family and assisted living projects from conceptual design through completion of construction.

After receiving a Bachelor of Arts Degree in History from the College of William and Mary, Mr. Maisto received a Master of Architecture Degree from the University of Maryland in 1993. He has worked since 1990 for several different area architecture firms ranging from sole proprietorships to professional corporations, garnering a wide range of experience.

Recent experiences in project management have combined the increased responsibilities of marketing, scheduling, and extensive client contact with the daily details of architectural practice. A principal with EDG Architects since 2004, Mr. Maisto is active in ensuring that the conception and execution of a building flows smoothly throughout all phases of the design process.