



Pillsbury Winthrop Shaw Pittman LLP

2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8000

RECEIVED
D.C. OFFICE OF ZONING

2010 FEB 16 PM 2: 23

Jeffrey C. Utz
Phone: 202.663.8715
jeffrey.utz@pillsburylaw.com

February 16, 2010

VIA HAND DELIVERY

Marc Loud, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: BZA Application No. 18037 by Dix Street Corridor Revitalization Partners, LLC – 400-414 Eastern Avenue, N.E. (Lots 17, 18, 19 in Square 5260) and Dix Street, N.E. (Lot 806 in Square 5260 (comprised of Lots 21, 22, 23, and 24, and a portion of Lot 25)), and 405 – 407 61st Street, N.E. (Lots 2, 28, and 800 in Square 5260) (collectively, the “Property”) – Special Exception and Variance Application for Affordable Housing Project – Fourteen-Day Submission

Dear Chairman Loud and Members of the Board:

Dix Street Corridor Revitalization Partners, LLC (the “Applicant”) hereby submits one original and twenty copies of this Fourteen-Day Pre-Hearing Submission for the above-referenced application for variance and special exception relief. The Applicant is seeking such relief in order to construct an affordable townhouse community at the Property (“Project”). In order to implement the Project, the Applicant is seeking (i) special exception relief under §353.1 to construct multi-family buildings in the R-5-A Zone District and under §2516.1 to build more than one structure on one record lot, and (ii) area variance relief for the lot open area and setback requirements of §2516.4, and a number of provisions related to §2100’s parking requirements, including the number of parking spaces required under §2101.1, the minimum dimensions of parking spaces under §2115.1, the minimum

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18037
EXHIBIT NO. 26

www.pillsburylaw.com

Board of Zoning Adjustment
District of Columbia
401710809v
CASE NO. 18037
EXHIBIT NO. 26

parking area of parking spaces under §2115.10, and the grouping requirements for contiguous compact parking spaces under §2115.4.

I. Community Meetings and Support

The Applicant has met with its Advisory Neighborhood Commission ("ANC") 7C Single Member District Commissioner and received support. Due to the record snowfall, the ANC rescheduled their meeting, and therefore their vote, on the application but will be taking up this matter in the coming days. In addition, the Applicant has received support from numerous community members who have sent letters to the BZA.

II. Landscape Plan

Attached as Exhibit 1 are the landscape plans prepared by Bowman Consulting Group, Ltd., dated February 5, 2010 ("**Landscape Plan**") which show the significant green space that the Project will create. The Landscape Plan aims to provide the maximum amount of green space possible for residents and provide a buffer between the Project and the surrounding community. The Applicant met with the Urban Forestry Administration and will continue to work with them throughout the Project.

III. Lot Occupancy and FAR

Attached as Exhibit 2 is a chart that shows the cumulative figures for the lot occupancy and FAR of the Project. To assess the true community impact, the Project should be assessed as a complete project rather than piecemeal.

Regarding the lot occupancy of the Project, Exhibit 2 demonstrates that the residentially-zoned portion of the Property is only 0.04 FAR over the 0.9 FAR permitted in the R-5-A Zone District and the commercially-zoned portion of the Property is under the 2.5 FAR permitted in the C-2-A Zone District (particularly when the private alley is considered).

Regarding the FAR of the Project, Exhibit 2 demonstrates that the residentially-zoned portion of the Property is only 1.06% over the 40% lot occupancy permitted in the R-5-A Zone District and the commercially-zoned portion of the Property is only 1.75% over the 60% lot occupancy permitted in the C-2-A Zone District. If the private alley in the C-2-A zone portion of the Property were to be included in lot occupancy calculations, the lot occupancy for that segment of the

Project is 50.93%, well within the 60% lot occupancy permitted in the C-2-A Zone District.

IV. Minor Update to Plan Page

Attached as Exhibit 3 is the updated page C2.10 by Bowman Consulting Group, Ltd., dated December 8, 2009. This page contains updates and corrections to some of the figures provided in the chart on page C2.10 and replaces page C2.10 of Exhibit 13 in the Record from the Applicant's application submission.

V. Expert witness resumes and additional outline of witness testimony

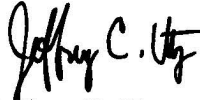
Attached as Exhibit 4, please find the expert resumes of: (i) Ron Schneck and Mark Ramirez of Square 134 Architects, the project architect, who the Applicant wishes to present as experts in the field of architecture; and (ii) Joanne Gabor and Scott Delgado of Bowman Consulting, the project site engineer, who the Applicant wishes to present as an expert in the field of site engineering.

Attached as Exhibit 5, please find the outline of testimony for Kevin Sadowski/Ray Nix, as representatives of the Applicant, Ron Schneck/Mark Ramirez of Square 134 Architects, and Joanne Gabor/Scott Delgado of Bowman Consulting.

If the Application were to be approved by the Board, the Applicant would also like to request that a condition is included in the Order that would allow the Applicant flexibility to modify the Project's site plan in order to accommodate the requests of District agencies and the utilities.

We look forward to presenting our case to you at the public hearing on March 2, 2010. If you have any questions, please do not hesitate to contact the undersigned at (202) 663-8715. Thank you for your attention to this application.

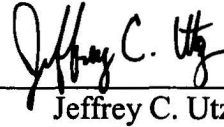
Sincerely yours,


Jeffrey C. Utz

Enclosures

Certificate of Service

I certify that on February 16, 2010, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

Stephen Cochran (2 copies)
Office of Planning
2000 14th Street, N.W.
Suite 4000
Washington, D.C. 20009

Gizachew Andargeh
Office of Planning
2000 14th Street, N.W.
Suite 4000
Washington, D.C. 20009

ANC 7C (7 copies)
4651 Nannie Helen Burroughs Ave., N.E. #2
Washington, D.C. 20019

Mary Gaffney
328 62nd Street, N.E.
Washington, D.C. 20019

1



Bowman
CONSULTING

1800 Connecticut Avenue, N.E.
 Suite 200
 Washington, D.C. 20002
 Phone: (202) 462-2288
 Fax: (202) 462-2278
 www.bowmanconsulting.com

EDEN PLACE
 EASTERN AVENUE AND DIX STREET N.E.

SQUARE 5260, LOTS 1, 2, 17, 18, 19, 26, AND A&T 806
 WASHINGTON, DC

PLAN STATUS

02/05/20 BIA SUBMISSION

DATE DESCRIPTION

JBS DESIGN JBS CHKD

SCALE 1/8" = 1'

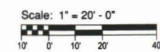
JOB No. 6377-01-001

DATE : FEBRUARY 2010

FILE No. 6377-0-CP-001

Sheet No. 1 of 1

SHEET



2

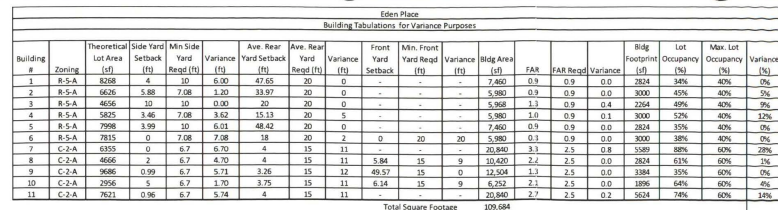
<u>R-5-A Property</u>	<u>Theoretical Lots</u>	<u>Lot areas</u> <u>(SF)</u>	<u>Building square</u> <u>footages (SF)</u>	<u>Building</u> <u>footprints</u>
	Lot 1	8,268	7,460	2,824
	Lot 2	6,626	5,980	3,000
	Lot 3	4,656	5,968	2,264
	Lot 4	5,825	5,980	3,000
	Lot 5	7,998	7,460	2,824
	Lot 6	7,815	5,980	3,000
	Subtotal	41,188	38,828	16,912

<u>C-2-A Property</u>	Lot 7	6,355	20,840	5,589
	Lot 8	4,666	10,420	2,824
	Lot 9	9,686	12,504	3,384
	Lot 10	2,956	6,252	1,896
	Lot 11	7,621	20,840	5,624
	Subtotal	31,284	70,856	19,317
	Private Alley	6,643		
	Subtotal	37,927	70,856	19,317

Total	79,115	109,684	36,229
--------------	---------------	----------------	---------------

	<u>FAR</u>		<u>Lot occupancy</u>	
	<u>Provided</u>	<u>Permitted</u>	<u>Provided</u>	<u>Permitted</u>
Residential	0.94	0.9	41.06%	40%
Commercial	2.26	2.5	61.75%	60%
Commercial with alley	1.87	2.5	50.93%	60%
Entire site	1.39	n/a	45.79%	n/a

3



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

BUILDING LAYOUT AND TABULATION TABLE

EDEN PLACE

EASTERN AVENUE AND DIX STREET N.E.

SQUARE 5260, LOTS 1, 2, 17, 18, 19, 28, AND A&T 806

PLAN STATUS		
12/08/09	B2A SUBMISSION	
DATE	DESCRIPTION	
JRG DESIGN	DAD DRAWN	JRG CHKD
SCALE	H: 1" = 25' V:	
JOB No. 6377-01-001		
DATE : DECEMBER 2009		
File No. 6377-D-CP-001		
SHEET	C2.10	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

4

Ronald Schneck, AIA

Square 134 Architects co-founder Ron Schneck has specialized in innovative design, most recently on several distinctive condominium projects. By focusing on identifying the right solutions for unique challenges, he has been on the forefront of implementing cutting-edge "green" technology and innovative cladding systems. In addition to his condominium work, he has extensive experience in commercial office buildings and commercial interiors.

Prior to serving as an Associate with the award-winning firm of Hickok Cole Architects in Washington, DC, where he worked for ten years, Mr. Schneck graduated Magna Cum Laude as a Bachelor of Architecture from Temple University in 1996. In addition to his professional work, he has participated in volunteer programs aimed at promoting appreciation of the built environment among children.

Mr. Schneck's design work has been recognized by several prominent awards, as well as publications such as *The Washington Post* and *Washington Spaces* magazine. He is an Adjunct Faculty member at the University of Maryland School of Architecture, where he began teaching in Fall of 2006.

Projects of Note:

Harrison Street Condominiums, 2007, Washington, DC. (In design) Design of a 40,000 sf low-rise luxury condominium project at Harrison Street and Wisconsin Avenue.

McGill Court at 2nd & W Streets, NW, 2007, Washington, DC. (In design) Design of urban alley townhouse dwellings.

Park East Condominiums, 2006, Washington DC. Project manager and designer of this 43-unit condominium, which blends modern materials such as fiber-cement and zinc panels with traditional brick. In addition, residential-scaled bays break the massing down to respect the scale of the neighborhood.

Logan Row Condominiums, 2005, Washington DC. Project manager and designer for a new, 20 unit condominium building in the downtown residential core of Washington, D.C. The building consists of a new 5-story residential structure on a vacant lot and the renovation of four 3-story adjacent townhouses. The exterior finishes consist of elegantly detailed brick and stone.

Fennessy Lofts, 2004, Washington DC. Project manager and designer for a new 50,000 sf ultra-high-end condominium building currently under construction. Project consists of a 9-story, 28-foot wide, 38-unit "addition" to an historic landmark, a late 1800s horse stable. The distinctive design takes full advantage of the unique site considerations, and required extensive coordination with City agencies including ANC, HPRB and BZA.

Democratic National Committee, 2003, Washington, DC. Project manager and designer for complete renovation and new construction to the 52,000 sf Democratic National Headquarters including complete interior renovation to the existing 1980s building, the interior renovation to the top two floors of the adjacent National Democratic Club, and the design of a concrete, metal and glass three-story "connector" that links the two spaces.

Elevation 314, 2001, Washington DC. Architect-of-Record project manager for the first "green" multi-family rental residence in the District of Columbia. Collaborated with numerous specialized consultants incorporating sustainable systems including a bio-retention system, a geo-thermal heat pump system and use of eco-friendly materials, while simultaneously integrating the modern building into an historic neighborhood.

Ronald Schneck, AIA - continued

Residential Condominiums:

728 Longfellow Street condominium conversion, 66 units

2nd and W Streets condominium conversion, Washington DC, 36 units

The Fenton Group, Silver Spring MD, 98 units

Fennessy Lofts, Washington DC, 38 units

Logan Row Condominiums, Washington DC, 20 units

Park East Condominiums, Washington DC, 43 units

1109 M Street, Washington DC, 9 units

2209 Massachusetts Avenue, Washington DC, 5 units

Venue 27 Condominiums, Washington DC, 20 units

Residential Apartments:

Elevation 314, Washington DC, 54 units

Commercial Office Buildings:

New Dominion I, Herndon VA, 150,000 sf

Prosperity Medical Center, Fairfax VA, 100,000 sf

Shady Grove Medical Office Building, Shady Grove MD, 110,000 sf

601 New Jersey Avenue, Washington DC, 270,000 sf

Columbia Center, Washington DC, 410,000 sf

Commercial Interiors:

Democratic National Committee Headquarters, Washington DC, 52,000 sf

Principal Health Care, 250,000 sf

CompuTech, Bethesda MD, 50,000 sf

Offices of Terry McAuliffe, 1,500 sf

Washingtonpost.com, Arlington VA, 5,000 sf

Institutional:

Sheridan School Renovation and Addition, 35,000 sf

Democratic National Committee Headquarters, 52,000 sf

World Charter Public School, 5,000 sf

Democratic National Club

Commercial Mixed-Use:

Dakota Pointe, Washington DC, 800,000 sf

Forbes Foundation, Silver Spring MD, 400,000 sf

L'Enfant Plaza Redevelopment, Washington DC, 900,000 sf

Private Residential:

Winston-Salem Affordable House, Philadelphia PA

Addison Residence, Philadelphia PA

Najafi Residence, Potomac MD

Other:

1725 New Hampshire Avenue Canopy and Lobby, Washington DC

Regatta Bay Condominium Clubhouse, 3,000 sf

Park East Condominiums Sales Center, Washington DC, 1,000 sf

World Center Building/Olives Restaurant Renovation, Washington DC, 5,000 sf

Ballston Metro Center - Atrium Renovation, Arlington VA, 21,000 sf

Mark Ramirez

With over thirteen years of experience, Mark Ramirez has been responsible for the design and project management of numerous multi-million dollar projects including buildings at some of the city's most notable development projects: The L'Enfant Plaza Redevelopment and National Harbour. He is a graduate of Virginia Tech where he holds a both a Bachelor of Architecture and a Master of Architecture degree. While working on his Masters, Mr. Ramirez spent nearly two years living and studying in Virginia Tech's European Studies Center, located in the Ticino region of Switzerland. During this time, he travelled extensively through Europe studying construction techniques. His Masters thesis focused on the effect new technological models of thought would have on architectural design and the construction process.

Prior to co-founding Square 134 Architects, Mr. Ramirez was an Associate with Hickok Cole Architects in Washington, DC, where he served as project manager and architect with a portfolio consisting primarily of commercial and medical office buildings. Mark is a current Adjunct Faculty member at the University of Maryland School of Architecture, where he teaches a class that explores digital media in the design process.

Mr. Ramirez is recognized by clients, engineers and contractors in the industry for his design portfolio, project management skills, as well as his strong technical background. Over the years, he developed a broad knowledge of building materials and construction methodology. He is devoted to striking the balance between design, technical detailing, and the construction process. In addition to his work on projects, he has established AutoCAD standards for several architectural firms. He has given special importance to the mentoring process. Even before he became a founding principal at Square 134, he had given numerous seminars and talks and was known amongst his peers and colleagues as a resource for design, code and technical questions. Most recently, Mr. Ramirez presented a case study of the 1401 New York Avenue facade renovation at DesignDC 2008, an annual conference hosted by the Washington DC Chapter of the American Institute of Architects.

Projects of Note:

1401 New York Avenue, 2006, Washington, DC. Project manager for the renovation of an existing 1981 office building located two blocks from the White House. The building is clad in a new metal and stone-panel exterior, and the system was installed from the exterior to minimize disruptions to the tenants of the fully-occupied building. Associate Architect with Michael Winstanley Architects Planners.

Eilan Office Buildings, 2007, San Antonio, TX. Project manager for the design of one 80,000 s.f. office building and one 100,000 s.f. office building, each located over a structured parking garage. The garage walls are battered to create a stone plinth for the office building to sit on. The buildings' features include a curved inside wall, vertical tower, and two story entrance pavilion. The buildings are located so as to buffer the user from the adjacent highway and to allow for easy access to the central plaza. Associate Architect.

National Harbor, 2006, Prince Georges County, Maryland. Project manager for the first two buildings at the National Harbor. Each building consists of a 400,000 sf parking structure fronted by an 80,000 sf office/retail building with a dramatic view of the Potomac River. The buildings were designed to conform with the historic aesthetic of the complex.

L'Enfant Plaza, 2005, Washington DC. Project Manager for the renovation of the existing retail promenade as well as three new buildings totaling over 1 million square feet. Two of the buildings sit on the air rights above 9th street and the third building will occupy the center of the existing plaza. In his role

Mark Ramirez - continued

as Executive Architect, Mr. Ramirez in coordination the documentation of the project with Design Architect Pelli Clarke Pelli and Associates of New York.

Columbia Center, 2004, Washington, DC. Project Manager for the design and construction of a twelve-story, trophy class office building adjacent to the Washington Post site at 15th and L Streets in Washington, DC. Upon completion, the 415,000 sf building will include underground parking and ground floor retail space. Featuring a four-story entry atrium of folded glass and a roof garden, the speculative building has been designed for marketability to law firms.

Yorktown 50, 2002, Fairfax, VA. Project Manager for the renovation of an existing 104,000 sf Medical Office Building, as well as a new 80,000 sf medical office building and 180,000 square foot structured parking garage. A pedestrian-friendly plaza accommodates vehicular traffic while providing a communal space rarely found in suburban office parks.

Commercial Office Buildings:

National Harbor- Buildings J&M, National Harbor MD, 160,000 sf

L'Enfant Plaza Center Office Building Renovation, Washington DC, 380,000 sf

L'Enfant Plaza North Air Rights Building, Washington DC, 275,000 sf

Columbia Center Office Building, Washington DC, 410,000 sf

Parkridge IV Office Building, Reston VA, 240,000 sf

Milestone Business Park #2 (Acterna Headquarters), Germantown MD, 180,000 sf

Medical Office Buildings:

Yorktown 50 Medical Office Building #2, Fairfax VA, 80,000 sf

Prosperity Medical Center A, Fairfax VA, 85,000 sf

Prosperity Medical Center B, Fairfax VA, 85,000 sf

Prosperity Medical Center C, Fairfax VA, 100,000 sf

Commercial Interiors:

UCIS, Washington DC, 3,000 sf

DC Bar Association, 9,000 sf

DC Republican Committee, 3,000 sf

NIH-CIT, 6,000 sf

Hickok Warner Fox Architects - Virginia Office-Phase I, Vienna VA, 4,000 sf

Yorktown 50 Medical Office Building #1 Corridors & Lobby Renovation, Fairfax VA, 10,000 sf

Institutional:

Quander Road School, Fairfax VA, 20,000 sf

Plymouth Haven Baptist Church, 16,000 sf

Manufacturing:

Milestone Business Park #1 (Acterna Manufacturing Building), Germantown MD, 130,000 sf

Government:

Dulles Airport Pedestrian Connector, Sterling VA, 200,000 sf

USPS Mail Processing Centers, varied

Residential: Rental Apartments

L'Enfant Plaza South Air Rights Building, Washington DC, 325,000 sf

Gunston Commons Apartment Building, 120,000 sf

Merrifield Commons Apartment Building, Fairfax VA, 120,000 sf

Residential: Single Family

Gulick Group Homes, varied

MT Rose Companies Homes, varied

Dunn Residence, 3,000 sf

112 Hampton Street, 2,500 sf

869 North Jefferson Street, 1,200 sf

Master Planning:

Milestone Business Park Building #3, #4, & #5 Pinnacle Center

Retail:

L'Enfant Plaza- Promenade Renovation, Washington DC, 80,000 sf

Structured Parking Garages:

National Harbor, National Harbor MD, 400,000 sf

Prosperity Medical Center, Fairfax VA, 250,000 sf

Yorktown 50 Medical Center, Fairfax VA, 180,000 sf

JOANNE GABOR, P.E.

Project Engineer

Ms. Gabor has over four years of experience in all aspects of land development in Virginia, Maryland, and the District of Columbia. Her experience has concentrated on urban infill projects and the challenges of the design constraints of redeveloping land with extensive existing infrastructure that must be incorporated into the design. Ms. Gabor has managed projects from concept phase through final engineering and finally, construction.

Ms. Gabor has over eight years of experience in water resources engineering with extensive experience in stream restoration and wetland mitigation design. Ms. Gabor has analyzed and prepared stream restoration plans for approximately 16,000 linear feet of stream for eleven separate projects. Ms. Gabor has designed and performed construction management for over 130 acres of wetland mitigation in the Northern Virginia area.

PROFESSIONAL EDUCATION

- Bachelor of Science, Agricultural Engineering, Virginia Tech, 1995

PROFESSIONAL REGISTRATION

- Professional Engineer: Virginia, Maryland, and the District of Columbia

REPRESENTATIVE PROJECTS

FOUNDERS SQUARE, ARLINGTON, VA

Project Manager for the Founders Square development located adjacent to the Ballston Commons Mall. The development consists of over 5 acres of area and 5 buildings with an underground garage under the majority of the site. This project went through the County Administrative Regulations 4.1 process to increase the FAR allowed on site. Responsible for final engineering plans including grading, erosion and sediment control, utility design, stormwater management design, and dry utility and landscape design coordination. Bowman Consulting also completed the survey for the entire site.

HOTEL WASHINGTON, WASHINGTON DC

Project Manager responsible for providing utility, erosion and sediment control, and traffic control plans for the rehabilitation of the Hotel Washington located adjacent to the White House. Obtained plan approval from DDOE and DCWASA.

CENTRAL PLACE, ARLINGTON, VA

Project Manager for the Central Place project which involved the development of the two block area surrounding the Rosslyn Metrorail Station. It is a mixed-use development consisting of two towers: an office tower with ground level retail, and a residential tower also with ground floor retail for a total of 48K sf of retail. Bowman Consulting provided surveying, planning, civil engineering design, and the landscape construction documents for this rezoning. The property underwent the County's Administrative Regulations 4.1 process to raise the FAR to 10.0. Bowman aided in the preparation of this package, submitted it to the County, and gained approval.

ROSSLYN GATEWAY NORTH, ARLINGTON COUNTY, VA

Project Engineer for the redevelopment/revitalization of 2 city blocks with park areas to increase office, residential, retail, and recreational uses and opportunities. The area will be developed to include a hotel, condominium and office buildings with retail elements. The entire site will have underground parking to increase the greening of the area. Responsible for all site work, coordination with team members, and utility issues.

CITY OF ALEXANDRIA NPDES REPORTS, ALEXANDRIA, VA

Prepared Year 2 Annual Report to show progress on permit regulations, and submitted for approval. Tasks completed for the city include preparation of training material for all city employees, development of brochures on various water quality issues, and compilation of city SWM database information.

POPES HEAD CREEK WATERSHED STUDY, FAIRFAX COUNTY, VA

Performed hydrologic, hydraulic, and water quality modeling of 23 miles of stream in the watershed. Project includes application of GIS in creation of the models using HEC-GeoRAS. HEC-RAS models were developed using the steady and unsteady state options. Responsibilities include field assessments of watershed to identify projects to improve watershed water quality and manage water quantity. Prioritized projects for implementation based on service area. Assisted at public meetings and presented findings.

LID TECHNOLOGIES DEVELOPMENT, FAIRFAX COUNTY, VA

Project Manager responsible for the incorporation of low impact development (LID)/best management practices (BMP) into the county design manual for engineers. Evaluated numerous BMPs, and conducted focus groups to determine the practices for inclusion in the design manual. Completed language, including maintenance, construction, monitoring and examples for each practice to be adopted by the local government. Completed papers and presentation on the future of LID/BMPs within the county.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete on section E for each key person.)

12. NAME Scott Delgado, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 17	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION (City and State) Bowman Consulting Group, Ltd., Alexandria, Virginia			
16. EDUCATION (DEGREE AND SPECIALIZATION) Master of Science, Construction Engineering, Illinois Institute of Technology, 1996 Bachelor of Science, Civil Engineering, Syracuse University, 1992		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) <u>PROFESSIONAL ENGINEER, WASHINGTON, D.C.</u> , Maryland and Virginia Erosion and Sedimentation Control Certified, Virginia	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Delgado is the Director of Engineering for Bowman's Alexandria office, and is responsible for project management and supervision of civil engineering projects in Northern Virginia and the Washington D.C. area. He has extensive experience managing projects for federal, state, and municipal clients with a special emphasis on highways, airports and utilities. Additionally, Mr. Delgado is responsible for coordinating with clients; developing contracts and fee proposals; responding to client requests-for-proposals; preparing final contract documents; and overseeing quality design while meeting sensitive time constraints. He is a member of the American Society of Civil Engineers, The Society of American Military Engineers, and the American Council of Engineering Companies.			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Ashton Judiciary Square Washington, DC		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Director of Engineering for the redevelopment the site located at 724 to 730 3rd Street, NW in Washington, DC. The project includes developing this property "by-right" and consisting of a proposed building with 50 rental apartments with structured parking below. Significant project challenges included replacing approximately 515 lf of existing 8" water main, relocating an existing transformer; dry utility location and design services relative to the existing dry utility lines that are located along 3rd Street and within the adjoining alleyways, consolidation of existing subdivision lots into one unified record lot in order to submit and process a building permit.		☒ Check if project performed with current firm	
b.	Rhode Island Metro Redevelopment Washington, DC		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Director responsible for the planning, design, and construction engineering services for a new mixed-use urban center located at the Rhode Island Avenue Metro Station. The project involves extensive coordination with WMATA, DC Office of Planning, DDOT, and the community. The project includes a WMATA garage, two residential/retail parking garages with parking spaces, 274 residential units, and over 70,000 square feet of retail.		☒ Check if project performed with current firm	
c.	Emerson Park Washington, DC		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Director for a 6-acre 75-unit townhome community in NE DC that was a concrete manufacturing plant previously. Developed a detailed erosion and sediment control plan, provided utility coordination for both wet and dry utilities, and site layout. Strategize the grading design of a site with a 45-foot grade difference from one end of the site to the other to maintain a balance of cut & fill material in an area will poor soils.		☒ Check if project performed with current firm	
d.	Yale Laundry Washington, DC		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Director for a 300-unit condominium development which will include the renovation of the 1902 historic Yale Laundry landmark. Key design strategies include discharging stormwater into a combined sewer system, site grading, and obtaining approval through DC Department of Health and DC Water and Sewer Authority.		☒ Check if project performed with current firm	
e.	Senate Square Washington, DC		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Quality Control Engineer for project plans and computations. The project included transforming the existing vacant Children's Museum which is over 130 years old, into Senate Square, a 500 unit, luxury condominium community, introducing new residential and parking structures. This project is an example of the adaptive reuse of an historic building in Washington, DC.		☒ Check if project performed with current firm	

5

**OUTLINE OF TESTIMONY OF KEVIN SADOWSKI OR RAY NIX,
REPRESENTATIVES OF THE APPLICANT, DIX STREET CORRIDOR
REVITALIZATION PARTNERS, LLC**

- I. Introduction
 - A. Location and Description of the Area
 - B. Description of the Site
 - C. District Solicitation Site
- II. Description of the Project
 - A. Intended Use
 - B. Need for Project
 - C. Affordable Housing
 - D. Green Communities
- III. Community Contact
- IV. Conclusion

**OUTLINE OF TESTIMONY OF RON SCHNECK OR MARK RAMIREZ,
PROJECT ARCHITECT, SQUARE 134 ARCHITECTS**

- I. The Property and the Surrounding Area
 - A. Zoning
 - B. Character of Property
 - C. Need for Renovation
 - D. Topography
 - E. Shape of Lot and Configuration
- II. Description of the Project
 - A. Design Considerations
 - B. Phasing
 - C. Alley Closing and Access
- III. Need for Variance Relief
- IV. Need for Special Exception Relief
- V. Conclusion

**OUTLINE OF TESTIMONY OF JOANNE GABOR OR SCOTT DELGADO;
SITE ENGINEERS, BOWMAN CONSULTING**

- I. Experience in the District of Columbia and Surrounding Jurisdictions
- II. Site Planning Considerations
 - A. Site Location
 - B. Existing Traffic Conditions
 - C. Topography
 - D. Site Plan
- III. Landscape Plan
- IV. Conclusion