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WARREN C. RALSTON, AIA

Warren Ralston is an innovator, designer, thought leader, and architect. His passion for the transformative power of design has left its mark on thousands of homes and communities across the eastern seaboard. Warren is widely recognized for his groundbreaking design concepts winning numerous awards for residential designs and market-forward communities.

As managing principal of W.C. Ralston Architects, Warren provides high-level business strategy and serves as the hands-on leader of all planning and design teams. He founded W.C. Ralston in 2008 with the vision of setting the standard for design, leadership, and craftsmanship. Warren has built a team of top performers in the fields of architecture and planning, and he fosters a collaborative working environment, where fresh thinking and collective effort are encouraged and valued.

Prior to founding W.C. Ralston Architects, Warren was part of Lessard Group, where he managed the design and planning of diverse, mixed-use communities in Virginia, Maryland, Washington, DC, New York, New Jersey, Connecticut, North Carolina, South Carolina, and Georgia.

Warren is a member of the American Institute of Architects, the National Association of Homebuilders, and the Northern Virginia Building Industry Association. He currently serves on the Board of the local HomeAid chapter, which supports the areas homeless population by building and renovating shelters.

RELEVANT PROJECT EXPERIENCE

BROWNSTONES AT NATIONAL HARBOR | National Harbor, MD

6000 NEW HAMPSHIRE AVENUE | Washington, DC

TOTTEN MEWS | Washington, DC

CANAL PARC | Washington, DC

PARKSIDE | Washington, DC

BALLSTON OAKS | Arlington, VA

COURT AT LYON VILLAGE | Arlington, VA

COLUMBIA PLACE | Arlington, VA

HUDSON HARBOR | Tarrytown, NY

EDUCATION + PROFESSIONAL CREDENTIALS

Virginia Polytechnic Institute and State University, B.Arch, 2001

Registered Architect - VA, MD, DC, DE, NY, NJ, CT, NC, WA, FL

Board of Zoning Adjustment
District of Columbia
CASE NO.19377
EXHIBIT NO.64G

John K. Edwards, Assoc. AIA, LEED AP BD+C

Senior Project Manager | Sustainable Design Coordinator
Bonstra | Haresign ARCHITECTS



John Edwards, Assoc. AIA, LEED AP BD+C is a Senior Project Manager and Sustainability Design Leader for Bonstra | Haresign ARCHITECTS. Contributing over 24 years of experience in the architectural profession, Mr. Edwards has worked with BJHA since 2005 and has managed complex projects of diverse typologies including highly-visible historic renovations, complex adaptive-use conversions, and large-scale commercial and master planning projects. As the firm's Senior Sustainability Design Leader, Mr. Edwards contributes an expert understanding of sustainable technologies and certification processes. Prior to joining Bonstra | Haresign ARCHITECTS, Mr. Edwards was associated with SMB Architects, PC where he implemented the 12-story headquarters of the National Association of Realtors, which became the first new Class-A commercial building in Washington to receive LEED certification. Prior to his work at SMB Architects, he served as Senior Manager and Interim Executive Director of the Association of Collegiate Schools of Architecture, developing architectural education programs in the US/Canada, and spearheading reform of the architectural internship process in cooperation with the AIA and NCARB. Mr. Edwards has served on architecture juries for the University of Maryland School of Architecture, American Resort Development Association and the Catholic University of America School of Architecture, as well as presenting at CUA's continuing education program on sustainable design. He currently serves as an AIA nominee for National Architectural Accrediting Board professional school accreditation teams.

RELEVANT PROJECT EXPERIENCE

Corporate Headquarters Master Plan | McLean, VA - Senior Project Manager for new master plan of a 29-acre, 4.9 million SF parcel to achieve greater urban density in response to the Tysons Corner Comprehensive Plan including a landmark LEED-Gold office tower, hotel, residential, retail, community center & 4.5 acres of public parks.

The Concordia | Washington, DC - Senior Project Manager for the conversion of 1964 apartment building into 121-unit, 95,000 SF LEED® Gold extended-stay residence serving the International Monetary Fund, featuring high-efficiency mechanical and skin systems, an extensive green roof handling storm water management and one level of below-grade parking.

Saint Mark's Church | Washington, DC - Senior Project Manager for the renovation and addition to the historic 1928 Parish Hall of this Capitol Hill landmark adding 6,000 SF of new program space, while reorganizing and solving a number of usability issues with the existing space. (HPRB and Commission of Fine Arts approvals)

21 Dupont Condos | Washington, DC - Senior Project Manager for renovation and rear additions to three consolidated historic buildings in the Dupont Circle Historic District.

Ontario Court - Jumpstart Jubilee | Washington, DC - Senior Project Manager for a 27-unit, 29,600 SF affordable housing development in Adams Morgan, incorporating a 24-hour child care center serving the residents of Jubilee Housing. (BZA approval)

11141 Georgia Avenue | Wheaton, MD - Senior Project Manager for the conversion of a former 5-story office building into 12-story, 194-unit apartment building including mix of studios, one-and two-bedroom units, two levels of below-grade parking and ample rooftop amenities (gym, lounge, outdoor entertaining area and pool); achieved LEED certification.

PROFESSIONAL REGISTRATIONS

LEED ® AP BD+C

PROFESSIONAL AFFILIATIONS

American Institute of Architects, Washington DC
U.S. Green Building Council (USGBC)

EDUCATION

University of Maryland, Master of Architecture, 1993
University of Virginia, Bachelor of Arts with Distinction, 1986

PAUL TOLER

Landscape Designer

EDUCATION

Bachelor of Landscape
Architecture, 2013
Virginia Tech

EXPERIENCE & QUALIFICATIONS

As a landscape designer, Paul has become a natural complement to STUDIO39 and its multifaceted team of designers. During his time at Virginia Tech, he took part in an exchange program with Tongji University in Shanghai, China. Alongside an international peer group, he engaged in studies centered on architecture, planning, and exploration of the urban environment. Following his graduation, Paul worked as a Research Assistant at the College of Architecture as well as an Architectural Intern at an office in his hometown of Roanoke, Virginia before joining STUDIO39 in 2015.

PROFESSIONAL EXPERIENCE

1000 S. Capitol Street
Lerner Enterprises
Washington, District of Columbia

Watergate Hotel
Euro Capital Properties
Washington, District of Columbia

Brookland Manor
Mid City Financial
Washington, District of Columbia

Liberty Center South
Shooshan Company
Arlington, Virginia

Cedarfield
Virginia United Methodist Homes
Richmond, Virginia

Telek Place
Rushmark Properties
Alexandria, Virginia

The Copley
Streetscape Partners
Gaithersburg, Maryland

Evolution at Laurel
Wood Partners
Laurel, Maryland

Church Lofts
Park Development Associates
Washington, District of Columbia

DC Bar
Quadrangle Development
Washington, District of Columbia

MOXY Hotel
Douglas Development
Washington, District of Columbia

Met Park 6
Vornado
Arlington, Virginia

Meridian Braddock Station
Paradigm
Alexandria, Virginia

Parc Meridian at Eisenhower Station
Paradigm
Alexandria, Virginia

Grosvenor
EYA, Inc.
Bethesda, Maryland

Commerce Metro Center
Vornado
Fairfax, Virginia



LOREN HELGASON, PLA, ASLA, LEED BD+C

Landscape Architect / Studio Manager

EDUCATION

Master of Landscape
Architecture, 2001
Kansas State University

Bachelor of Science
in Architecture Studies, 1998
University of Nebraska-Lincoln

LICENSING

Registered Landscape Architect,
Maryland, #3344, 2004 - present

EXPERIENCE & QUALIFICATIONS

Loren Helgason is a senior member of STUDIO39. His experience ranges from conceptual design and rezoning to construction administration. Project types range from historic and adaptive reuse to new construction and renovations administration, on projects from North Carolina to New York City. Prior to joining STUDIO39 in 2001, he completed his thesis on the study use of literary tropes to depict history and culture in urban spaces. A LEED Building Design + Construction accredited professional, his experience with sustainable design began with his tenure at the Nebraska Energy Office, assisting the public with opportunities for energy and cost savings in their public and private buildings.

PROFESSIONAL EXPERIENCE

Grosvenor
EYA, Inc.
Bethesda, Maryland

Buchanan Gardens
Arlington Partnership for Affordable Housing
Arlington, Virginia

Founders Square, AKA Liberty Center South
The Shooshan Company
Arlington, Virginia

The Flats at Atlas District
Clark Realty Capital
Washington, District of Columbia

BRAC-133, Washington Headquarters Services
Duke Realty/U.S. Army Corps of Engineers
Alexandria, Virginia

MOXY Hotel
Douglas Development
Washington, District of Columbia

Watergate Hotel
Euro Capital Properties
Washington, District of Columbia

The Bartlett
Vornado Realty Trust
Arlington, Virginia

Rhode Island Row
A&R Development and Urban Atlantic
Washington, District of Columbia

Marymount University Ballston Center
Marymount University / The Shooshan Company
Arlington, Virginia

Parc Meridian at Eisenhower
Paradigm
Alexandria, Virginia

Freedom Park
Monday Properties
Arlington, Virginia

237 Park Avenue
Monday Properties
New York, New York

AVA H Street
Avalon Bay Communities
Washington, District of Columbia

The Oronoco
EYA, Inc.
Alexandria, Virginia

Workhouse Arts Center at Lorton
Lorton Arts Foundation
Lorton, Virginia

PROFESSIONAL ACTIVITIES

Member
American Society of Landscape Architects, Potomac Chapter

Guest Speaker
Johns Hopkins Real Estate course, 2002





KYLE U. OLIVER, PE
MEMBER, PRINCIPAL ASSOCIATE

YEARS OF EXPERIENCE: 27

Mr. Oliver has overseen, directed and managed more than 350 residential, mixed-use, hotel, public parks, and commercial developments in the District of Columbia. He is a licensed Professional Engineer in the District of Columbia and Virginia. Mr. Oliver's experience includes providing: BZA's and PUD's (Rezoning's), civil master planning, complete site/civil engineering plans; infrastructure, roadway, pavement, sewer, water, storm drainage, and, stormwater management plans; grading plans; erosion and sediment control plans; and, feasibility analyses.

AREAS OF PROFESSIONAL COMPETENCE:

- Planning and Civil design of residential and commercial redevelopment, rehabilitation and new development projects
- Low Impact Development (LID) design of stormwater management systems and civil and landscape site design elements
- Hydrology analysis
- Research, planning and design of storm drainage systems and stormwater management facilities, flood plain analysis, and storm drain systems
- Design of sanitary sewer systems and water supply systems Design of soil erosion and sediment control programs Preparation of plans processing and jurisdiction approval Roadway designs
- Construction administration and evaluation of infrastructure, residential, commercial and government projects

PUD/BZA PROJECT EXPERIENCE -

Principle Associate — DC WATER Sites, SE - Planned Unit Development (PUD): Washington, DC

Provided PUD site plan (First Stage, Consolidated PUD and Related Map Amendment) for this 7.6 acre mixed-use development with a 2500 seat movie theatre located at the intersection of N Place, SE, First St SE, and bounded by Diamond Teague Park, and DC WATER's Main and O Street Pumping Station. Services included: preparation of consolidated and preliminary Planned Unit Development (PUD) plans; site plans; stormwater management planning (to include LID Tree Pits) and design; Layout of new street grid; Preliminary sediment and erosion control design; Preliminary water, sewer, and storm drain design for new roadways; and, coordination with various District of Columbia agencies, that included District of Columbia Department of Transportation (DDOT), District of Columbia Office of Planning, District of Columbia Department of the Environment (DDOE), and District of Columbia Water and Sewer Authority (DCWATER).

Principle Associate — Art Place + Shops at Fort Totten, NE - Planned Unit Development (PUD) and Final Site Plan: Washington, DC

Provided PUD site plan/final design plans for this 16 acre mixed-use development located at the intersection of South Dakota Ave and Galloway Street NE near the Fort Totten Metro Station. PUD included 4 separate buildings and the final engineer for the first building is now under construction. Services included: preparation of consolidated and preliminary Planned Unit Development (PUD) plans; site plans; stormwater management planning and design; sediment and erosion control design; water, sewer, and storm drain design; and, coordination with various District of Columbia agencies, that included District of Columbia Department of Transportation (DDOT), District of Columbia Office of Planning, District of Columbia Department of the Environment (DDOE), and District of Columbia Water and Sewer Authority (DCWATER).

Principle Associate — Village at Washington Gateway, NE - Planned Unit Development (PUD) and Final Site Plan: Washington, DC

Provided professional surveying, civil engineering and landscape architectural services related to the development of Planned Unit Development (PUD) located at Fort Lincoln Drive and Commodore Joshua Barney Drive, NE. The project includes 357-townhouse units and townhouse-style condominiums on 23-acres. Services for the development and related site improvements included: preliminary site and utility plans; PUD site plan; PUD landscape plan; preliminary

subdivision and earthwork plans; bid plans; PUD and citizen meetings and processing; stormwater management waiver and concept plan; street realignment; site and utility plan; utility coordination; soil erosion and sediment control plan; landscape plan; easement documents; plat of computation; traffic control plan; public space plans; storm drain coordination; stakeout; tree locations and relocations; Low Impact Development (LID) design and coordination; and, construction administration.

Principle Associate — Fort Lincoln Premium Distributors, NE - PUD & Final Site Plan: Washington, DC

Services for this Planned Unit Development (PUD), located across from the Village of Washington Gateway Retail Center, included preparation of construction documents for a 164,000 square foot warehouse distribution center with 32,000 square feet of administrative offices. Responsible for: proposed and final site design; design of storm drain, water, and sanitary sewer; sediment and erosion control plan; and stormwater management pond plans. Concerns about drainage issues near pristine wetlands required meetings and coordination with National Park Service, National Capital Area Land Use Division.

Principle Associate — Banneker Townhouses – Banneker and Fort Lincoln Drives, NE – BZA and Final Site Plans:

Washington, DC Provided BZA site plan design for a zoning exception and variances to permit a new residential development; Provided civil engineering services for BZA infrastructure and site plans for 42 residential units that included surface parking spaces and the creation of individual building parcels. Final design will included stormwater management facility plan; private street realignment; site and utility plan; utility coordination; soil erosion and sediment control plan; landscape plan; easement documents; and plat of computation.

Principle Associate — 30th Place Work Force Housing Project – 30th and Adams Streets, NE – BZA and Final Site Plans: Washington, DC

Provided BZA site plan design for a map amendment to rezone the Subject Property as well as a special exception to permit a new residential development; Provided surveying and civil engineering services for infrastructure and site plans for 26 residential units and surface parking spaces and the creation of individual building parcels. Design included stormwater management facility and concept plan; private street realignment; public alley widening; site and utility plan; utility coordination; soil erosion and sediment control plan; landscape plan; easement documents; and plat of computation.

Additional PUD/BZA Projects include:

Josephites 12th and Allison St's NE – PUD (80 Townhomes); Recently approved
907 Barry Place, NE – PUD (Residential/Retail);
Portner Place, NW – PUD (Residential);
Ft Lincoln Multi-Family & Townhouse, NE - BZA (Residential);

FINAL CIVIL SITE PLAN PROJECT EXPERIENCE –

400 & 440 K STREET, NW: WASHINGTON, DC PRINCIPAL ASSOCIATE — Project is a 14-story residential building with ground-level retail and an underground garage. Our office provided a topographic survey; survey to mark; schematic design/design development; final site plan; erosion control plan; site storm drainage study and adequate outfall analysis; stormwater management plan; overall water, sewer, & storm drain design, and coordination with DOE and DC WATER. One of the challenges on this site was the coordination with DDOT and their design plans for rebuilding K St. Since the rebuilding of K Street occurred at the same time as building construction progressed, our office needed to revise our plans to coordinate their construction changes along K Street and the buildings original design. We are currently working on designing the building next door – 400 K Street NW.

PARK 7 AT MINNESOTA and BENNING ROAD, SE: WASHINGTON, DC PRINCIPAL ASSOCIATE — The project required coordination with WMATA for the redevelopment of an existing parking lot into the development of a new 377 unit 5 story residential building with ground floor retail. Extensive grading coordination was needed at the rear of the site and the building cantilevered over a portion of the new surface parking lot.

THE YARDS PARCEL D, 1212 4TH STREET, SE: WASHINGTON, DC PRINCIPAL ASSOCIATE — Provided surveying and engineering services related to the development of a new 218 unit 9 story residential building with ground floor Harris Teeter Grocery store and additional retail areas. The project required extensive coordination of the multiple design features of the building, ensuring the building stayed out of the 100 year flood plain, and coordination for the adjacent historic wall to remain on the edge of the property.

FORT LINCOLN, NE: WASHINGTON, DC — Ft. Lincoln New Town Corporation is the master developer of Ft Lincoln – a 362-acre mixed-use development. Projects within Ft Lincoln include: **Wesley House** – a 127-unit senior housing development project (final site plan), **Dakota Crossing** – a 209 unit Townhouse project that included both BZA and final site plan designs, **Villages of Washington Gateway** - a 357-townhouse unit and townhouse-style condominium project (PUD and final site plans) on 23-acres, **Premium Distributors** – a 164,000 square foot warehouse distribution center with 32,000 square feet of administrative offices (PUD and final site plan), **City Homes** – a 50 unit townhouse-style condominium project (BZA and final site plans), **Banneker Townhouses** – a 42 unit townhouse project (BZA and final site plans), and the **Shops at Dakota Crossing** – a 400,000+ square foot destination retail center located on a 44-acre parcel. Stores include COSTCO, LOWES, a DICK'S SPORTING GOODS STORE, and 11 other retail buildings. Services for all projects included: topographic survey; survey to mark; schematic design/design development; final site plan; erosion control plan; site storm drainage study and adequate outfall analysis; stormwater management plan; overall water, sewer, & storm drain design; and Low Impact Development (LID) design.

ART PLACE at FORT TOTTEN PLANNED UNIT DEVELOPMENT and FINAL ENGINEERING, NE: WASHINGTON, DC PRINCIPAL ASSOCIATE — Providing civil engineering plans related to the multi-phase development of new mixed-use transit-oriented development, near the Ft. Totten Metro Station. The total development will contain 4 mixed-use buildings, containing 2 million square feet of new construction on 719,000 square feet of land. Provided the civil plans for the realignment of Hamilton Street to intersect with Ingraham Street and all associated utility relocations. Currently providing the final site plan design for the Building A of the overall Planned Unit Development (PUD). Building A will include 520 residential units, 25,500 square feet of residential amenities, 105,000 square foot retail space area, and 680 covered parking spaces. The project will be registered for LEED Neighborhood Development certification, with individual buildings expected to achieve LEED New Construction recognition.

SQUARE 737 – MULTI-PHASED BLOCK BUILD-OUT, NEW JERSEY AVE. SE, WASHINGTON DC

PRINCIPAL ASSOCIATE — Provided civil engineering services related to the multi-phased build-out of this block including roadway design for the extension of H Street, SE to New Jersey Avenue, new street design to connect I Street, SE from 2nd Street to New Jersey Avenue. The 1.1-million-square-foot mixed-use development is to be broken into 3 phases. The 1st phase, a 430-unit apartment building at 880 New Jersey called the Park Chelsea, and is currently under construction. In this phase our offices also prepared the design plans for the relocation of a 42" sanitary sewer approximately 38'-40' deep needed to avoid the building footprint. Currently providing the design plans for the 2nd phase, a 336-unit apartment building with 35,000 sf of ground-floor retail, which is to be utilized by Whole Foods Market. Both structures are to be 13-stories, with 3 levels of underground parking garage. All phases included substantial improvements to the public space streetscape.

WASHINGTON CANAL PARK, SE: WASHINGTON, DC PRINCIPAL ASSOCIATE — Washington Canal Park is located on a narrow three-block site and the total project area of improvement is approximately 3 acres. Provided surveying and civil engineering services that included: boundary and topographic survey; survey to mark; demolition plan; schematic and design development site plans; site and utility plans; construction documents; erosion control plan; preparation of the Environmental Impact Screening Form (EISF); stormwater management plan; public space permits exhibits; DCWATER coordination; bidding assistance; construction administration; subsurface utility investigation, designation, and mapping; design and installation of dry utility service; and, stormwater management as-built. In response to the small portion of contaminated soil under the site, and to minimize contamination of groundwater, the rain gardens will have a waterproof liner and under-drainage system to collect the stormwater to keep water from percolating into the ground water. The design includes innovative systems that will minimize energy consumption, and maximize stormwater re-use. The design currently includes rain gardens to filter and direct the runoff to an underground storage tank that, together with stormwater runoff collected from adjacent buildings, will fulfill the majority of the park's irrigation demands. In response to the small portion of contaminated soil under the site, and to minimize contamination of groundwater, the rain gardens will have a waterproof liner and under-drainage system to collect the stormwater to keep water from percolating into the ground water. Since the stormwater generated by the site (and a majority of the surrounding buildings) will not leave the

site, the stormwater pollutant load leaving the site will be zero. The stormwater reuse system will hold and treat at least the first 3.2 inches of rainfall to meet current and future Anacostia Waterfront Initiative (AWI) stormwater management regulations. Additional sustainable design features also include: street tree pits that function as rain gardens to filter street runoff; geothermal wells for heating and cooling the main pavilion; and, heat recovery systems linking the waste heat of the skating rink to the pavilion.

PROFESSIONAL DEGREES AND REGISTRATIONS, YEAR OBTAINED:

Bachelor of Science, Civil Engineering, Virginia Military Institute, 1987
District of Columbia — Registered Professional Engineer #9007700, 2003
Virginia — Registered Professional Engineer #032744, 1999

PROFESSIONAL ACTIVITIES:

District of Columbia Building Industry Association (DCBIA), Member
NAIOP, Commercial Real Estate Development Association. Member