

SUMMARY OF WITNESS TESTIMONY

- I. Ed Johnson of Network Realty Partners, on behalf of 2100 M Street Property Owner LLC, or another representative of the Applicant, will testify on behalf of the Applicant regarding the Project background and development and community outreach.
- II. CJ Anderson of Morris Adjmi Architects, the Project design architect, or another representative of the Morris Adjmi will testify regarding the Property, the Project design and challenges, the Project layout, and satisfaction of the standards for relief.
- III. William McBeath of MGMA Architects, the Project architect, or another representative of the Project architect, will testify regarding the Property, the Project design and challenges, the Project layout, and satisfaction of the standards for relief.
- IV. Dan VanPelt, P.E., P.T.O.E. of Gorove Slade, the Project traffic consultant, will testify regarding the parking, loading, and traffic conditions in the surrounding area.

RESUME

William Henninger McBeath, AIA, LEED AP

Principal, Managing Director

Education

University of Pennsylvania - Bachelor of Arts, 1987

Rice University - Master of Architecture, 1992

Experience

Mr. McBeath has worked at Morgan Gick McBeath & Associates since 1988. As Managing Principal, Mr. McBeath has successfully overseen the completed of projects ranging from small retail spaces to large industrial warehouses to major renovations to downtown Washington, DC office structures. He has completed complex renovations to laboratories as well as developed new sites and office buildings for major build-to-suit corporate clients throughout the East Coast.

Architectural Registration

Registered Professional Architect and NCARB Certification: Maryland, New York, Pennsylvania, Virginia, Florida, North Carolina, South Carolina, West Virginia and the District of Columbia.

Awards

NAIOP Awards:

2018 Award of Excellence: Best Warehouse – "BW Gateway"; 2017 Award of Merit: Best Capital Improvements Non-Institution - "Westwood Metro Tower"; 2016 Best Build-to-Suit Non-Institution, VA - "K2M"; 2016 Award of Excellence: Best Community Impact, Maryland - "City Garage"; 2013 Award of Excellence: Interiors Building Common Area - "1320 North Courthouse"; 2011 Award of Merit: Best Build-to-Suit - "Rockwell Collins"; 2007 Award of Merit: Best Industrial Build-to-Suit - "Heavy Fleet"; 2006; Best Industrial Project, Northern Virginia - "Baltimore Air Coil"; 2005 Best R &D Bulding - "Barber & Ross"; 2004 Award of Excellence: Best R & D - "logis-Tech"; 2003 Best Biotech Project, Maryland - "McKesson Bio Services"

Projects

Build-To-Suits: American Woodmark (150,000sf), Winchester, Virginia; K2M (65,000sf) World Headquarters, Oaklawn, Virginia; Navy Federal Credit Union Facility (190,000sf), Winchester, Virginia; Navy Federal Credit Union Facility (6,800sf) Fredericksburg, Virginia; Capital Lighting Headquarters and Distribution Facility (250,000sf), Landover, Maryland; Barber & Ross Headquarters and Manufacturing Facility (250,000sf), Winchester, Virginia; Security Storage (124,000sf), Dulles Virginia; First Data Merchant Services (150,000sf), Coral Springs, Florida; CES (246,000sf), Hagerstown, Maryland; United State Postal Services – Numerous branch facilities and the Greenway Distribution Center (120,000sf), Dulles, Virginia.

Office/Interior/Renovation Projects: City Garage, Port Covington, Maryland Liaison Hotel, Washington, D.C., JHU Building VI (240,000sf) office/lab, Laurel, Maryland; Franklin Center I, seven-story office building, Columbia, Maryland; Navy Federal Credit Union, office build-out (5,600sf), Rockville, Maryland; NOVA, four-story medical treatment and office facility, Lorton, Virginia; Caton's Ridge, four-story, (76,000sf) speculative office building Dale City, Virginia; Quantico Center I and II, three-story (122,000sf) office complex, and Quantico Center III, four-story (104,000sf) office facility, Quantico, Virginia; Prince William Town Center B1, three-story (150,000sf) office facility, Manassas, Virginia; 1775 Wiehle Avenue, five-story (132,000sf) office facility, Reston, Virginia; Maryland 95 Executive Office Center, four-story (124,000sf) office building Laurel, Maryland; Patuxent Crossing, three-story (100,000sf) office building, Columbia, Maryland; Montpelier A, B, C & D, one-story office buildings, Laurel, Maryland.



RESUME

Morgan Gick, AIA, NCARB **Director**

Education

University of Notre Dame - 2004
Bachelor of Architecture

Experience

Mr. Gick joined the studio in 2012 and has led MGMA on a number of high-profile projects including the 4747 Bethesda Avenue trophy office building, 3160 Fairview Park, Steeplechase Business Park, Colington Center, Paragon Bio Services and Metro Air Services at Harmans Road, Sultan Qaboos Omani Cultural Center, Southern Maryland District Courthouse and the Nino Vaghi residence. Mr. Gick's previous work featured prominent residential spaces in New York and New England.

Projects

Port Covington Office Building

Baltimore, Maryland

Studio Director

Project Description: MGMA led the creative team to design a seven-story, 225,300-square-foot commercial office building for Weller Development's E-5A block in Port Covington. Aligned with the owner's aesthetic requests, the building reflects an urban, industrial feel, embracing the historic character of the community and greater Baltimore. The facility contains roughly 43,300 square feet of retail space, 6,000 square feet of parking, six floors containing approximately 31,680 square feet of offices each, and more. MGMA also accommodated a small amenity space atop the seventh floor with 10,000 square feet of green roof.

4747 Bethesda Avenue

Bethesda, Maryland

Studio Director

Project Description: MGMA served as Executive Architect for JBG Smith's new cooperate headquarters in Bethesda, Maryland, situated in the heart of Downtown Bethesda. The project included redeveloping 4733 and 4735 Bethesda Avenue. 4733 Bethesda Avenue was designed as a stunning new 14 story 223,600SF trophy office building with roof top terrace amenity space affording surrounding views of Bethesda and beyond. Desirable features include a sophisticated concierge style lobby with Calcutta marble and herringbone-patterned inlays, a 3,600-sf state-of-the-art fitness facility with studio space, bike storage, an indoor/outdoor lounge, firepit and conference and event space, and a double-height private terrace. Defining the exterior is a striking curved bronze and glass façade which allows maximum light penetration into the two-story space.

Pepco Waterfront Substation #233

Washington, D.C.

Studio Director

Project Description: MGMA led the design team to create the Construction Documents for PEPCO's new substation located in Washington, DC and bounded by First, Second, Q and R Streets, SW. The shell building construction of PEPCO'S new 230 -138/13.8kv substation project (waterfront 223) includes the structural shell, the architectural skin, and the MEP work required to provide basic power to the life safety equipment.

Apartment and Townhouse Renovations

New York, New York

Project Architect (with Povero & Company)

Project Description: Position involved managing a number of apartment & townhouse renovations simultaneously throughout the New York City area. Projects ranged from bathroom & kitchen renovations to complete gut renovations of up to 4,000 sq.ft apartments. Projects typically involved surveying of existing conditions, conceptual design, permit drawings, construction drawings, specifying all finishes, fittings & fixtures and hardware. Fittings & fixtures, hardware, stone & tile and furniture were typically purchased by the architect. Projects involving sprinkler or HVAC work were coordinated with local engineers.

Daniel B. VanPelt, P.E., PTOE

Vice President & Principal

Mr. VanPelt has more than 22 years of transportation planning and traffic engineering experience leading and managing a wide variety of projects including: transportation impact studies, site access and circulation planning, multimodal studies, functional parking lot and garage design, parking demand analysis, corridor studies, campus master planning, major data collection efforts, loading dock design, intersection improvement design, signal design, signing and pavement marking design, and expert witness testimony.

Dan's practice areas include the District of Columbia, Arlington County, Virginia and Alexandria, Virginia. He is also responsible for the firm's planning practice. He has worked for public, private, and institutional sector clients throughout the United States and has worked on projects internationally.

Dan's project experience covers the full spectrum of land-use and includes:

Mixed-Use Development

- 1900 Crystal Drive, Arlington, VA
- 2001 Richmond Highway, Arlington, VA
- 223 23rd Street/2300 Crystal Drive, Arlington, VA
- Hoffman Town Center 4/5, Alexandria, VA
- Central Armature Works, Washington, DC
- Central District Retail, Arlington, VA
- Fannie Mae Redevelopment, Washington, DC
- Sursum Corda Planned Unit Development, Washington, DC
- The Highlands/West Rosslyn, Arlington, VA
- Union Market/1270 4th St NE, Washington, DC
- Union Market North Parcel, Washington, DC
- The Randall School Redevelopment, Washington, DC
- The Wharf Phases 1 and 2, Washington, DC
- 500 Morse Street NE, Washington, DC
- 750 North Glebe Road, Arlington, VA
- Ballpark Square, Washington, DC
- Brookland Manor, Washington, DC
- Clarendon West, Arlington, VA
- Gateway at King and Beauregard, Alexandria, VA
- McMillan Sand Filtration Site, Washington, DC

Multimodal System Design/Planning

- Eisenhower East Small Area Plan Update, Alexandria, VA
- DOT Post-Construction Study, Washington, DC
- DC2024 Olympic Bid Transportation Planning, Washington, DC
- DC North-South Corridor Streetcar Planning Study, Washington, DC
- DC Multifamily Residential Parking Study, Washington, DC
- DC Circulator Transit Plan Update, Washington, DC



Education:

- Master of Science in Civil Engineering, Washington University in St. Louis
- Bachelor of Science in Civil Engineering, Washington University in St. Louis
- Bachelor of Science in Physics, Bethany College

Professional Registrations:

- Professional Engineer – District of Columbia, Virginia, Maryland, Pennsylvania, and West Virginia
- Professional Traffic Operations Engineer

Professional Associations:

- Institute of Transportation Engineers (ITE)
- DC Building Industry Association (DCBIA)
- Lambda Alpha International Land Economics Honor Society
- National Association of Industrial and Office Properties (NAIOP)
- Urban Land Institute (ULI)

Experience:

- 22 years total
- 18 years with Gorove/Slade Associates

Offices:

Washington, DC & Alexandria, VA

Residential

- Verizon Site, Arlington, VA
- Waterfront Station M Street Parcels, Washington, DC
- 1000 4th Street SW, Washington, DC
- The Bard, Washington, DC
- Eckington Yards, Washington, DC
- St. Joseph's Townhomes PUD, Washington, DC
- St. Paul's Townhomes, Washington, DC
- The Spire, Alexandria, VA
- The Altaire (400 Army Navy Drive), Arlington, VA
- Ingleside at Rock Creek, Washington, DC
- Riverside Baptist Church Redevelopment, Washington, DC
- 10 Van Street, Washington, DC
- 1221 Van Street, Washington, DC
- The Bartlett, Arlington, VA
- Monroe Street Market Lot A2, Washington, DC
- St. Matthews' Redevelopment, Washington, DC
- The Fillmore, Alexandria, VA
- The Kingsley, Alexandria, VA
- Waterfront Station NW Parcel, Washington, DC
- WeLive/Crystal Plaza 6, Arlington, VA

Office, Hotel & Commercial

- Metropolitan Park 6, 7 & 8, Arlington, VA
- PenPlace, Arlington, VA
- 2000 L Street NW, Washington, DC
- 1900 N Street NW, Washington, DC
- 1700 Lee Highway (former Colony House site), Arlington, VA
- 1000 Connecticut Avenue NW, Washington, DC
- 1700 M Street NW, Washington, DC
- 900 16th Street NW, Washington, DC
- Old Post Office/Trump Hotel, Washington, DC
- Pinstripes at Georgetown Park, Washington, DC
- King Street Safeway, Alexandria, VA
- DC USA Columbia Heights, Washington, DC

Primary and Secondary Schools

- St. Stephen's and St. Agnes School, Alexandria, VA
- The Whittle School, Washington, DC
- West Elementary School, Washington, DC
- Banneker High School, Washington, DC
- KIPP DC Benning, Washington, DC
- Washington Leadership Academy, Washington, DC
- Latin-American Montessori Bilingual (LAMB) Public Charter School, Washington, DC

- Arlington Public Schools Education Center, Arlington, VA
- New Elementary School on the Reed Site, Arlington, VA
- Holy Trinity, Washington, DC
- Bishop Ireton High School, Alexandria, VA
- Georgetown Day School, Washington, DC
- Williamsburg Middle School, Arlington, VA

Colleges, Universities, and Institutional

- Virginia Theological Seminary, Alexandria, VA
- Humane Rescue Alliance, Washington, DC
- American University Campus Master Plan, Washington, DC
- District of Columbia Public Library at Cleveland Park, Washington, DC
- Georgetown University Campus Plan, Washington, DC
- Howard University Campus Plan, Washington, DC
- Indiana University, Bloomington, IN
- The Ohio State University, Columbus, OH
- University of the District of Columbia, Washington, DC
- US Capitol Complex Framework Plan, Washington, DC
- Ward 4 Short Term Family Housing Transportation Impact Study, Washington, DC
- Ward 5 Short Term Family Housing Transportation Impact Study, Washington, DC
- Ward 6 Short Term Family Housing Transportation Impact Study, Washington, DC
- Ward 7 (DC) Short Term Family Housing Transportation Impact Study, Washington, DC

Museums and Event Centers:

- Pentagon Memorial Visitor Education Center, Arlington, VA
- Kennedy Center for the Performing Arts, Washington, DC
- The International Spy Museum, Washington, DC
- National Cathedral Visitors Center, Washington, DC
- Gaylord Texan Resort and Convention Center, Grapevine, TX
- Memorials and Museums Master Plan, Washington, DC
- National Zoo, Washington, DC
- Turning Stone Casino, Verona, NY
- Connecticut Convention Center, Hartford, CT